Welcome to FUTURE of HEALTH: DETROIT

COMMUNITY BENEFITS MEETING

DEPARTMENT OF

Development





October 3, 2023 - CBO Meeting #1



Welcome & Introductions

Presentation of CBO Process + Q & A

Future of Health Development Presentation

General Q & A

Resident Interest for Serving on the NAC

Next Steps

DETROIT CITY COUNCIL MEMBERS







Council President Mary Sheffield District 5 Council Member Coleman A. Young II *At-large* Council Members Mary Waters *At-large*

CITY OF DETROIT DEPARTMENTS & AGENCIES



PLANNING AND DEVELOPMENT DEPARTMENT MAYOR'S OFFICE + JOBS & ECONOMY TEAM DEPARTMENT OF NEIGHBORHOODS



Detroit Economic Growth Corporation **DETROIT ECONOMIC GROWTH CORPORATION**

FUTURE of HEALTH: DETROIT DEVELOPMENT TEAM







<u>CITY OF DETROIT</u> CBO WEBSITE

THE CBO WEBSITE IS UPDATED REGULARLY WITH PUBLIC MEETING TIMES, DATES, & PRESENTATIONS + THE SIGNED COMMUNITY BENEFITS PROVISION



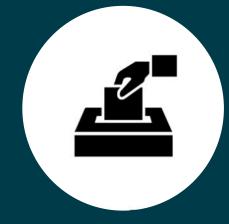


YOU CAN ALSO SUBSCRIBE TO EMAIL UPDATES ON THE WEBSITE

WWW.DETROITMI.GOV/FUTUREOFHEALTH

What is the COMMUNITY BENEFITS ORDINANCE?

COMMUNITY BENEFITS ORDINANCE (CBO) Fast facts about the first such law in a major city

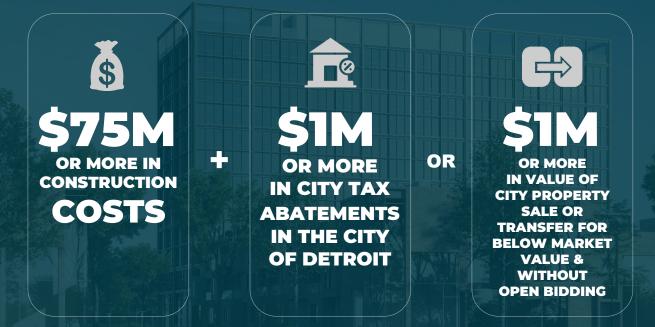




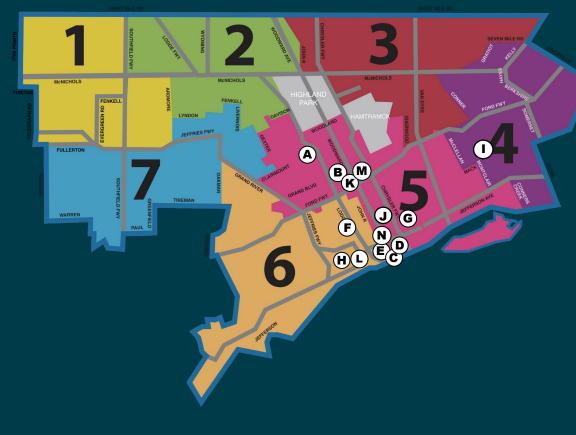
CBO WAS APPROVED BY DETROITERS DURING THE 2016 ELECTION A PROCESS FOR DEVELOPERS TO PROACTIVELY ENGAGE WITH THE COMMUNITY TO IDENTIFY AND ADDRESS ANY PROJECT IMPACTS

CBO TIER 1 TRIGGERS

The Community Benefits Ordinance TIER I requirements only applies to a development project if...



13 TIER 1 CBO PROJECTS COMPLETED SINCE 2017*



- A HERMAN KIEFER 5 MEETINGS
- **B PISTONS -** 6 MEETINGS
- **C** HUDSONS 5 MEETINGS
- **BOOK TOWER & MONROE BLOCKS** 6 MEETINGS
- **E DETROIT FREE PRESS BUILDING** 4 MEETINGS
- **F** WIGLE: MIDTOWN WEST 8 MEETINGS
- **G** LAFAYETTE WEST 5 MEETINGS
- MICHIGAN CENTRAL STATION
 8 MEETINGS
- **FIAT CHYRSLER ASSEMBLY PLANT** 8 MEETINGS
- **J** THE MID 5 MEETINGS
- ***CASS & YORK** (PROCESS SUSPENDED AFTER 7th MEETING)
- **MICHIGAN & CHURCH ST.** 6 MEETINGS
- **FISHER BODY 21** 9 MEETINGS
- ▶ THE DISTRICT DETROIT 9 MEETINGS

CBO OUTCOMES: ENGAGEMENT



CBO TIER 1 POSITIVE OUTCOMES

- It creates an opportunity for meaningful community engagement on private developments
- The community has an opportunity to express potential project impacts in a direct dialogue with the developer
- The developer has a chance to hear what's important to the community
- The community is better informed about the project and construction timeline
- Serving on the NAC provides Detroiters the opportunity to meaningfully impact the City's growth



How does the COMMUNITY BENEFITS ORDINANCE Work?

PROJECT IMPACT AREA

The planning department reviews the project scope and defines the impact area. Impact area includes at least the census tract of the project.

A notice of the first CBO meeting is mailed to all residents within 300ft of the impact area.

The impact area is determined to identify who can serve on the Neighborhood Advisory Council (NAC) and who can vote to select 2 representatives to serve on the NAC.

The CBO process is set up to focus discussion around the impact area residents, however all meetings are open to the public and all are welcome to participate in the process.

THE CITY OF DETROIT INVITES YOU TO ATTEND THE COMMUNITY BENEFITS MEETINGS FOR THE FUTURE OF HEALTH - DETROIT

BEGINNING TUESDAY, OCTOBER 3, 2023: PUBLIC COMMUNITY BENEFITS ORDINANCE (CBO) MEETINGS WILL TAKE PLACE IN PERSON AT UNIVERSITY PREP ACADEMY HIGH SCHOOL -ED PARKS CAMPUS WITH AN OPTION TO WATCH REMOTELY VIA ZOOM

ALL MEETINGS BEGIN AT **6:00PM** - DOORS OPEN AT **5:30PM** FOR REGISTRATION AND REFRESHMENTS



FOR FUTURE MEETING SCHEDULE AND ALL PROJECT INFORMATION VISIT WWW.DETROITMI.GOV/FUTUREOFHEALTH

HOW TO PARTICIPATE IN THE CBO MEETINGS

ATTEND IN PERSON

University Prep Academy High School -Ed Parks Campus 610 Antoinette St. Detroit, MI 48202 Public parking lot available across Antoinette

VIEW REMOTELY VIA ZOOM

Register to receive meeting link Dial by phone: +1 312 626 6799 Meeting ID: 873 4667 3162

IST MEETING

TUESDAY, OCTOBER 3, 2023 AT 6:00PM CBO PROCESS AND PROJECT INFORMATION



TUESDAY, OCTOBER 10, 2023 AT 6:00PM

COUNCIL MEMBERS -ONLY IMPACT AREA RESIDENTS ATTENDING IN

PERSON MEETING MAY VOTE

Please register in advance at: https://bit.ly/futureofhealthdetroit

With advance notice of seven calendar days, the City of Detroit will provide interpreter services at public meetings, including language translation and reasonable ADA accommodations. Please contact the Civil Rights, inclusion and Opportunity Department at 313-224-4350, through the TY number TI), or email civil@detroitmigovt or schedule these services.

Mediante un aviso previo de siete días calendario, la ciudad de Detroit proporcionará servicios de interpretación en las reuniones públicas, incluída la traducción de idiamas y las adaptaciones razonabiles de acuerdo con la Ley ADA. Para programar dichos servicios, comuniquese con el Departamento de Derechos Civiles, Inclusión y Opartunidad Ilamando al 313-224-4950, por medio del númera TTV 11, o envie un correo electrónico a a traigedertoritaria y .

LEGAL MEETING NOTICE TO RESIDENTS LIVING WITHIN NOTICE AREA:

Community Benefits Public Meeting for "The Future of Health: Detroit" consisting of multiple developments proposed in the general area south of W. Grand Blvd on the east and west side of the John C. Lodge Evv (M-10).

IMPACT AREA: The project Impact Area contains all of Census Tracts 5236, 5224, and 5339. As shown on the map, this area is bounded by W. Euclid St. on the north, Woodward Ave. on the east, 1-94 Fwy on the south and Rosa Parks Blvd. on the west. The Impact Area includes all or part of the following neighborhoods: Eligh McCoy, New Center, New Center Commons, Tech Town, Virginia Park, cand Virginia Park Community.



GENERAL INFORMATION FOR PROPOSED TIER 1 CBO DEVELOPMENT: THE FUTURE OF HEALTH - DETROIT

The Developers, consisting of Henry Ford Health, Michigan State University, and the Device TP Istons, propose a sweeping community development that brings connectivity between Henry Ford's hospital campus foctprint to the north and south of West Cranel Boulevard while transforming the section of New Center which currently houses the headquarters of both Henry Ford Health System and the Detroit Pistons.

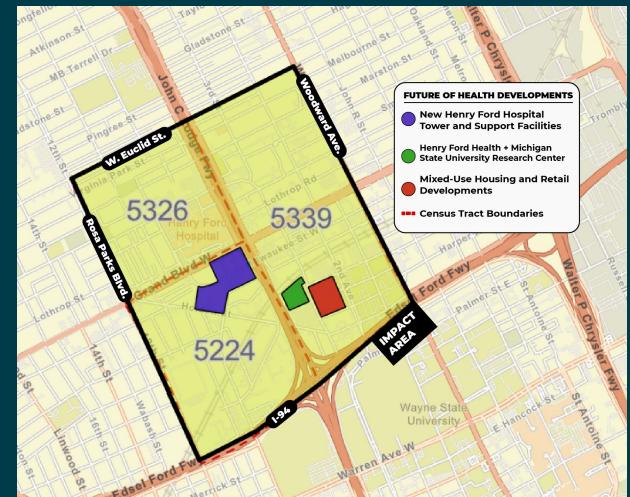
The proposed projects consist of integrated parking plans, health care/research/laboratory space, retail/commercial space and mixed-income residential units including:

 Major expansion of Henry Ford Hospital with new Imilion's et a patient tower, expanded emergency department, support services, and utility infrastructure \new cutting-edge 335.000 sq ft Research Center for Henry Ford Health - Michigan State University Health Sciences - Creation of 600 - plus housing units and 33.000 sq ft of retail / commercial and community space located in two new residential / mixed-use buildings and the conversion of One Ford Place to a residential/mixed-use building. Planned residential housing will include an affordable housing component

• Two new parking structures with ~2,000 total spaces • New public recreation and green spaces

The Developers seek governmental and requisite board approvals by the first quarter of 2024 with a goal to commence site remediation and construction on the first phase of the projects in 2024.

FUTURE OF HEALTH: CBO IMPACT AREA



CBO TIER 1 PROCESS Neighborhood Advisory Council (NAC) Selection - 9 Members



*Appointed by 2 At-Large Members and the Council Member whose district contains the largest portion of the Impact Area

NAC SELECTION – ROLES & RESPONSIBLITIES

ELIGIBILITY

- Resident of the impact area.
- \circ At least 18 years of age.
- \circ No agents or employees / affiliates of the Developer or involved City Departments / Agencies.
- MUST BE NOMINATED AT THE PUBLIC CBO MEETING.

REQUIRED DUTIES

- Must attend all scheduled CBO meetings.
- Develop NAC impact list.
- Review Community Benefits Report written by the Planning and Development.
- \circ Develop a letter of consensus of the proposed Community Benefits.
- Compliance: Review biannual compliance report to monitor progress and status of project.
- \circ Compliance: Attend annual meeting to discuss the status of the project.

RESPONSIBILITIES

- \circ You cannot use this position for personal gain and must declare any conflicts of interest.
- \circ You are agreeing to represent your fellow residents.
- \circ You are agreeing to provide feedback for the community.
- You are agreeing to work together with fellow NAC members to make official recommendations to mitigate any negative impacts of the project.
- \circ You are advising the City of Detroit and City Council on how best to mitigate impacts.

CBO TIER 1 PROCESS Identifying Project Impacts and Mitigations



THE CITY AND DEVELOPER GENERATE AN AGGREEMENT IN RESPONSE TO THE IMPACTS WITH THE NAC'S SUPPORT

THE NAC DEVELOPS SUGGESTIONS TO IDENTIFIED IMPACTS AND THE DEVELOPER RESPONDS

THE NAC MEETS WITH PLANNING & DEVELOPMENT, THE DEVELOPER, AND COMMUNITY TO IDENTIFY PROJECT IMPACTS

THE NEIGHBORHOOD ADVISORY COUNCIL (NAC) 9 RESIDENTS FROM THE IMPACT AREA

CBO TIER 1 PROCESS Typical Schedule : Ten Weeks

WEEK 1: PUBLIC MEETING 1 - INTRO MEETING

WEEK 2: PUBLIC MEETING 2 - INTRO / RESIDENT VOTE FOR 2 NAC MEMBERS

WEEK 3: BYE WEEK / NAC ORIENTATION

WEEK 4: <u>PUBLIC MEETING 3</u> - DEVELOPER PRESENTATION & DEGC PRESENTS INCENTIVES PACKAGE)

WEEK 5: PUBLIC MEETING 4 - NAC WORKING SESSION

WEEK 6: PUBLIC MEETING 5 - NAC PRESENATION OF IMPACTS

WEEK 7: PUBLIC MEETING 6 - NAC WORKING SESSION

WEEK 8: PUBLIC MEETING 7 - DEVELOPER PRESENTS RESPONSES TO IMPACTS

WEEK 9: PUBLIC MEETING 8 - FINALIZATION AND POTENTIAL NAC VOTE ON AGREEMENT

WEEK 10: <u>PUBLIC MEETING 9</u> - IF NEEDED: CONTINUED DEVELOPER / NAC DISCUSSIONS TOWARDS FINAL RESOLUTION AND VOTE ON COMMUNITY BENEFITS AGREEMENT

WEEK 11: *MORE MEETINGS IF VOTED BY THE NAC*

BEFORE PUBLIC MEETING #3

PDD INFORMS NAC MEMBERS VIA EMAIL OR PHONE THAT THEY HAVE BEEN SELECTED & HOLDS AN ORIENTATION TO PROVIDE THE NAC WITH:

- MEETING AGENDAS
- ROLES & RESPONSIBILITIES
- PREVIOUS EXAMPLES OF CBOS
- NAC CONTACT LIST

ANTICIPATED PUBLIC CBO MEETING SCHEDULE

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Meeting 3 - Developer Project Presentation and DEGC presentation on incentives				24-Oct		
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ANTICIPATED PUBLIC CBO MEETING SCHEDULE

WK 6	WK 7			
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ONCE TIER 1 MEETINGS ARE COMPLETED



All documents and reports are posted on City of Detroit Website: <u>Detroitmi.gov/CBO</u>

Future of Health: Detroit



Project's Tier 1 CBO Qualifying Factors

• Total Cost of Investment of ~\$3B

Residential and Research
 Center seeking City of
 Detroit tax abatements
 valued over \$1M

COMMUNITY BENEFITS ORDINANCE Q & A



Comment cards also available

HENRY FORD HEALTH

HENRY FORD HEALTH + MICHIGAN STATE UNIVERSITY Health Sciences





THE FUTURE OF HEALTH IN A THRIVING NEW CENTER



THE FUTURE OF HEALTH: DETROIT TEAM







Arlynn Dailey MSU



Jerry Darby HFH









I. OVERVIEW & PARTNERS INTRODUCTION II. COMMUNITY ENGAGEMENT III. MISSION-DRIVEN IMPACT IV. DEVELOPMENT OVERVIEW



MISSION – DRIVEN DEVELOPMENT

MISSION: Serving a purpose other than profit





THREE COMMUNITY-MINDED INSTITUTIONS - WORKING AS ONE MISSION-DRIVEN DEVELOPMENT

HENRY FORD HEALTHH Health - He

Our Commitment to Detroit

HENRY

HEALTH

FORD

100+ YEARS OF MISSION-DRIVEN HEALTHCARE • On average 97% of patients are Detroit Residents

DIVERSE EMPLOYER – 33,000 STRONG

10,900 Detroit Residents Employed
Generating \$9.3 M in City of Detroit Income Taxes



WHEN OTHERS LEFT – WE STAYED

\$35M West Pavilion Investment in (2009)
\$32M Cardinal Health Distribution Center (2014)
\$48M Elijah McCoy Shared Linen Processing Facility (2020)
\$173M Brigitte Harris Cancer Pavilion (2021)

HENRY FORD HEALTH – MAXIMIZING CARE FOR DETROITERS - OVER THE LAST 15 YEARS -



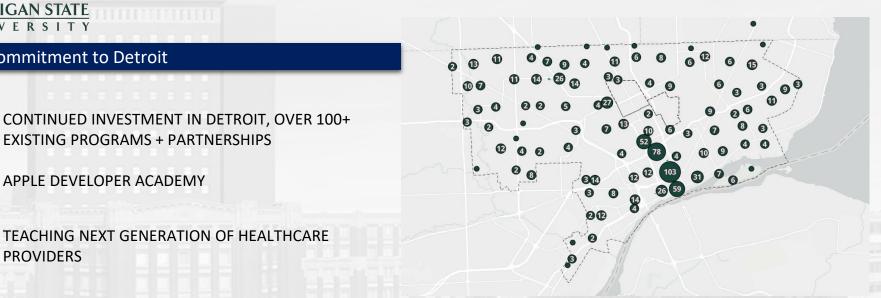


Our Commitment to Detroit

EXISTING PROGRAMS + PARTNERSHIPS

APPLE DEVELOPER ACADEMY







PROVIDERS







History and Commitment



30+ YEAR PARTNERSHIP



FOCUS ON RESEARCH, EDUCATION AND PROGRAMS TO IMPROVE PREVENTION, TREATMENT OUTCOMES AND OVERALL HEALTH



DRIVEN BY A COMMITMENT TO ELEVATE DIVERSITY, EQUITY, INCLUSION TO PURSUE AN END TO HEALTH DISPARITIES



CREATING A NATIONAL DESTINATION FOR HEALTH ADVANCEMENTS, DISCOVERING NEW TREATMENTS, AND TRAINING THE NEXT GENERATION OF HEALTHCARE PROFESSIONALS





DETROIT PISTONS

Our Commitment to Detroit



MOVED ORGANIZATION AND ALL EMPLOYEES BACK TO THE CITY IN 2017



BUILT A PUBLICLY ACCESSIBLE HOME THAT FUNCTIONS AS A COMMUNITY ASSET



DELIVERING EVENTS AND PROGRAMMING THAT CREATE OPPORTUNITIES TO SERVE OUR NEIGHBORS



MOVED NBA G-LEAGUE TEAM TO DETROIT AND CREATED PARTNERSHIP WITH WAYNE SATE UNIVERSITY TO BUILD NEW ARENA







II. COMMUNITY ENGAGEMENT

COMMUNITY CONVERSATIONS WHAT WE'VE HEARD SHAPES OUR PILLARS

ENGAGEMENT SESSIONS

Reached **over 1,000** residents Hosted meetings with over **80 community leaders** citywide Hosted <u>5 community group/block clubs</u> in the impact area Hosted <u>3 business roundtables</u> Host clergy roundtable discussion Hosted panel discussion with local High School Patient Experience Listening Session



COMPLETED / UPCOMING CITY COUNCIL TOURS

D5 City Council President Sheffield D1 Councilmember Pro Tempore Tate At Large Councilmember Waters TBD At Large Councilmember Young TBD

COMMUNITY GROUP MEETINGS

Vanguard Community Development Corp. 360 Detroit Motown Museum West Grand Blvd Collective North End Neighborhood Alliance North End Cabinet Historic Boston Edison Association East Village Association 5 Alive CANCAN LaSalle Gardens Block Club Central Detroit Christian CDC Northwestern High School D2 Councilmember Calloway D3 Councilmember Benson D4 Councilmember Johnson D6 Councilmember Santiago-Romero D7 Councilmember Durhal

U Prep Art and Design HS and MS Green Living Science Student Ambassadors Warrior on Wheels Detroit Clergy Roundtable District 5 Business Roundtable Department of Neighborhoods Det Black Business Alliance Midtown Inc. Urban Neighborhood Initiatives (UNI)



WHAT WE'VE HEARD SHAPES OUR PILLARS COMMUNITY CONVERSATIONS





We would love to hear from you

Please scan the QR code to fill out our survey (5-10 minutes)

intrastructure improvements education training equity accessibility lighting health disparities programming ansportation community gardens fitness programming internships legacy detroiters h lighting ownership training ongoing engagement legacy detroiters promises green space gathering spaces neighborhood concierge internships affordable housing grant opportunities promises equity community gardens lighting parking & traffic impact fordable housing ownership transportation gathering spaces gathering spaces parking & traffic impact healthcare access in the community neighborhood concierge youth & senior programming behavior health access education internships, women owned business opportunities ongoing engagement green space Career pathways infrastructure improvements parking & traffic impact



HOUSING FOR DETROITERS



III. MISSION-DRIVEN DEVELOPMENT

HENRY FORD HEALTH



The Very Best Healthcare - Right In the Heart of Detroit

Expanded-Larger Emergency Room Shorter Wait Times

State-of-the-Art Medical Facilities and Technology

Privacy: All Single-Patient Rooms

Less Disruption: Helipad & Ambulances Relocated from Neighborhood

Parking Solutions: Additional Parking Options Ease Neighborhood Congestion







LIFE-CHANGING JOINT RESEARCH FACILITY Tomorrow's Discoveries Today

Research sets foundation for best care

Fights multiple health issues, including cancer

Better Health Outcomes

Accelerates Health Equity

Pathway to eliminating health disparities





45



PISTONS LIVE, WORK, PLAY DEVELOPMENT Connecting Downtown and Detroit Neighborhoods



Building an Inclusive Community

New Modern Places to Live for those Working the Jobs we are Creating

Affordable and Achievable Housing For All Detroiters

Commercial, Retail and Green Space



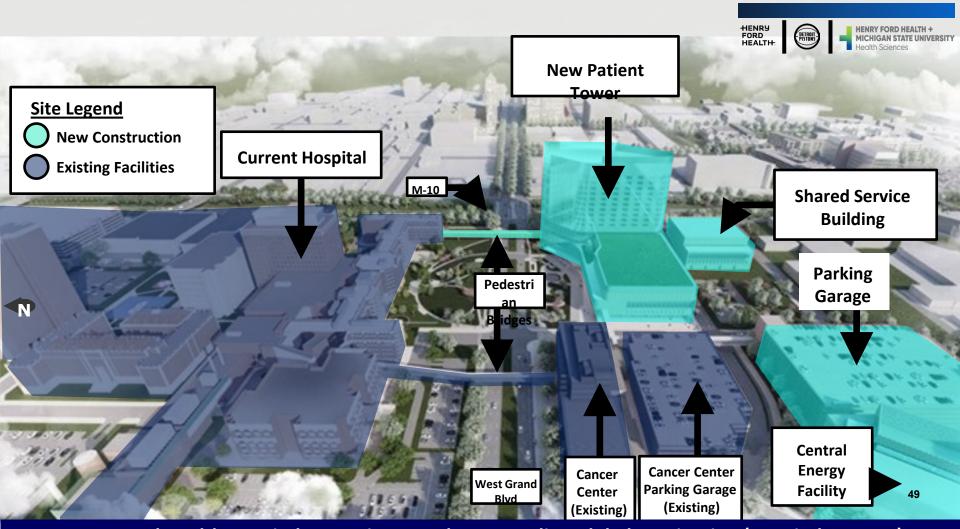




IV. DEVELOPMENT OVERVIEW



Honry Ford Health Hernital Expansion — Industry Leading Clobal Destination (Hernital Comput)

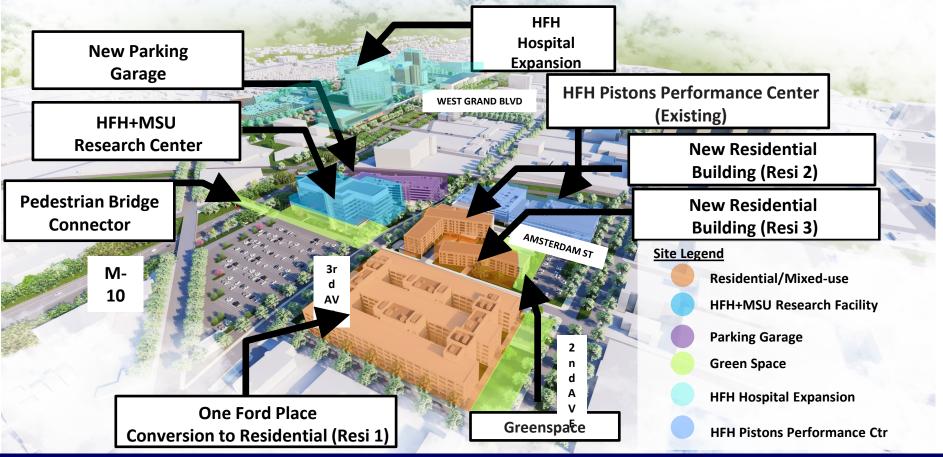


Henry Ford Health Hospital Expansion — Industry-Leading Global Destination (Hospital Campus)



The Future of Health in a Thriving New Center (Research/Residential Community Campus)

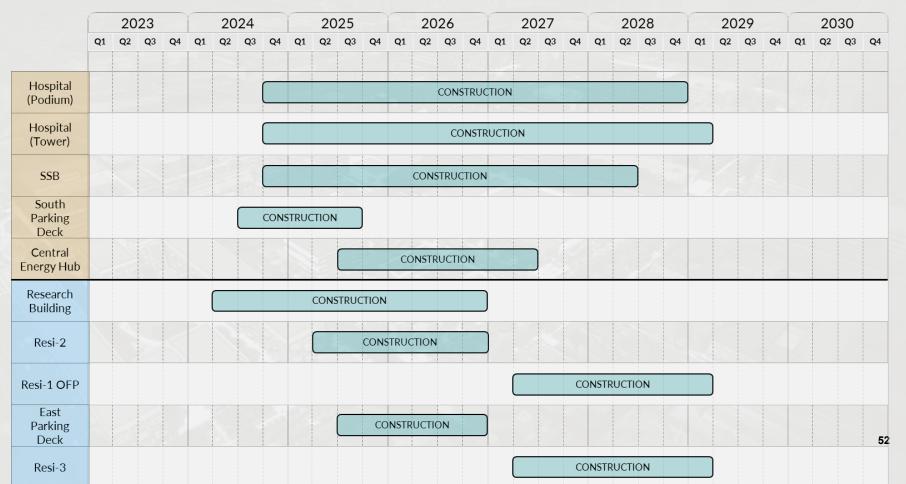




The Future of Health in a Thriving New Center (Research/Residential Community Campus)

CONSTRUCTION SCHEDULE





HENRY FORD HEALTH_®

HENRY FORD HEALTH + MICHIGAN STATE UNIVERSITY Health Sciences



General Q & A



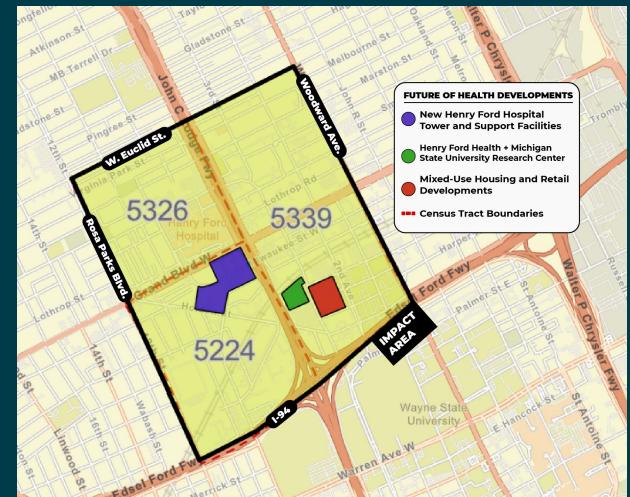
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NEIGHBORHOOD ADVISORY COUNCIL (NAC) NOMINEES

- 2 MINUTES TO SPEAK ABOUT WHY YOU WANT TO SERVE
- OPEN TO RESIDENTS OVER 18 WHOSE <u>PRIMARY</u> <u>RESIDENCE</u> IS IN IMPACT AREA
- ADD YOUR NAME AND CONTACT INFORMATION AND ADDRESS TO NAC INTEREST LIST
- NAC CANDIDATES MUST ATTEND CBO MEETING ON OCTOBER 10TH TO BE CONSIDERED
- BRING ID OR OTHER PROOF OF PRIMARY RESIDENCY TO THE OCTOBER 10TH MEETING AND SIGN AFFIDAVIT

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WWW.DETROITMI.GOV/FUTUREOFHEALTH

What Comes Next

Next CBO Meeting: Tuesday October 10th at 6pm Doors at 5:30 for Registration and Refreshments

- > All NAC Candidates <u>Must</u> Attend
- Voting for NAC done <u>in person</u> ONLY
- In-person meeting at: UPREP High School
 610 Antoinette
- Remote access via Zoom
- Meeting registration at: https://bit.ly/futureofhealthdetroit
- All project notices and documents will be available at www.detroitmi.gov/futureofhealth

