

Welcome to **FUTURE** of **HEALTH:** **DETROIT**

COMMUNITY BENEFITS MEETING



DEPARTMENT OF
**Planning &
Development**

November 1, 2023 - CBO Meeting #4

AGENDA

Welcome & Introductions

Neighborhood Advisory Council (NAC) Activities and Group

Working Agreements

Public Comment

NAC Discussion – Identifying Project Impacts and Benefits

ANTICIPATED PUBLIC CBO MEETING SCHEDULE

Meetings	October 2023				
	WK 1	WK 2	WK 3	WK 4	WK 5
Meeting 1 - Introduction to CBO and Tier 1 Project	3-Oct				
Meeting 2 - NAC Selection <i>(2 members selected by the public)</i>		10-Oct			
<i>Bye Week - Confirm Council and PDD NAC Selections / Hold NAC Orientation</i>			<i>Week of October 17</i>		
Meeting 3 - Developer Project Presentation and DEGC presentation on incentives				24-Oct	
<i>Meeting 4 - NAC Working Session: Drafts Project Impacts & Community Benefits</i>					1-Nov

ANTICIPATED PUBLIC CBO MEETING SCHEDULE

Meetings	November 2023				Dec 2023
	WK 6	WK 7	WK 8	WK 9	WK 10
Meeting 5 - NAC Presents Project Impacts & Community Benefits to Developer	7-Nov				
<i>Meeting 6 - NAC Working Session</i>		14-Nov			
THANKSGIVING HOLIDAY WEEK			<i>No Meeting 11/21/2023</i>		
Meeting 7 - Developer Presents Responses to Community Benefits				28-Nov	
Meeting 8 - <u>If Necessary:</u> Finalization and Potential NAC Vote on Community Benefits Agreement					5-Dec

*Please note that this schedule might change and will be updated as we progress

CBO TIER 1 PROCESS

Identifying Project Impacts and Mitigations



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



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



**THE NAC
DEVELOPS
SUGGESTIONS
TO IDENTIFIED
IMPACTS AND
THE DEVELOPER
RESPONDS**

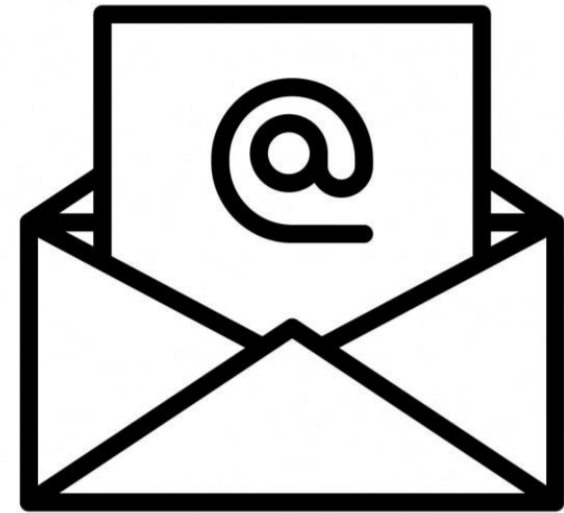


**THE CITY AND
DEVELOPER
GENERATE AN
**AGREEMENT IN
RESPONSE TO
THE IMPACTS**
WITH THE NAC'S
SUPPORT**

NEIGHBORHOOD ADVISORY COUNCIL (NAC)

- **Steven Rimmer** - Elected by Impact Area Residents
- **Joanne Adams** - Elected by Impact Area Residents
- **Russell Howard** - Appointed by Council President Mary Sheffield
- **Lauren McNeary** - Appointed by Council Member Coleman A. Young II
- **Venita Thompkins** - Appointed by Council Member Mary Waters
- **Stephan Bobalik** - Appointed by Planning & Development
- **Lynda Jeffries** - Appointed by Planning & Development
- **Marcus Keys** - Appointed by Planning & Development
- **Gary Williams** - Appointed by Planning & Development
- **Benjamin Bennett** - Alternate appointed by Planning & Development

CONTACT THE NAC DIRECTLY



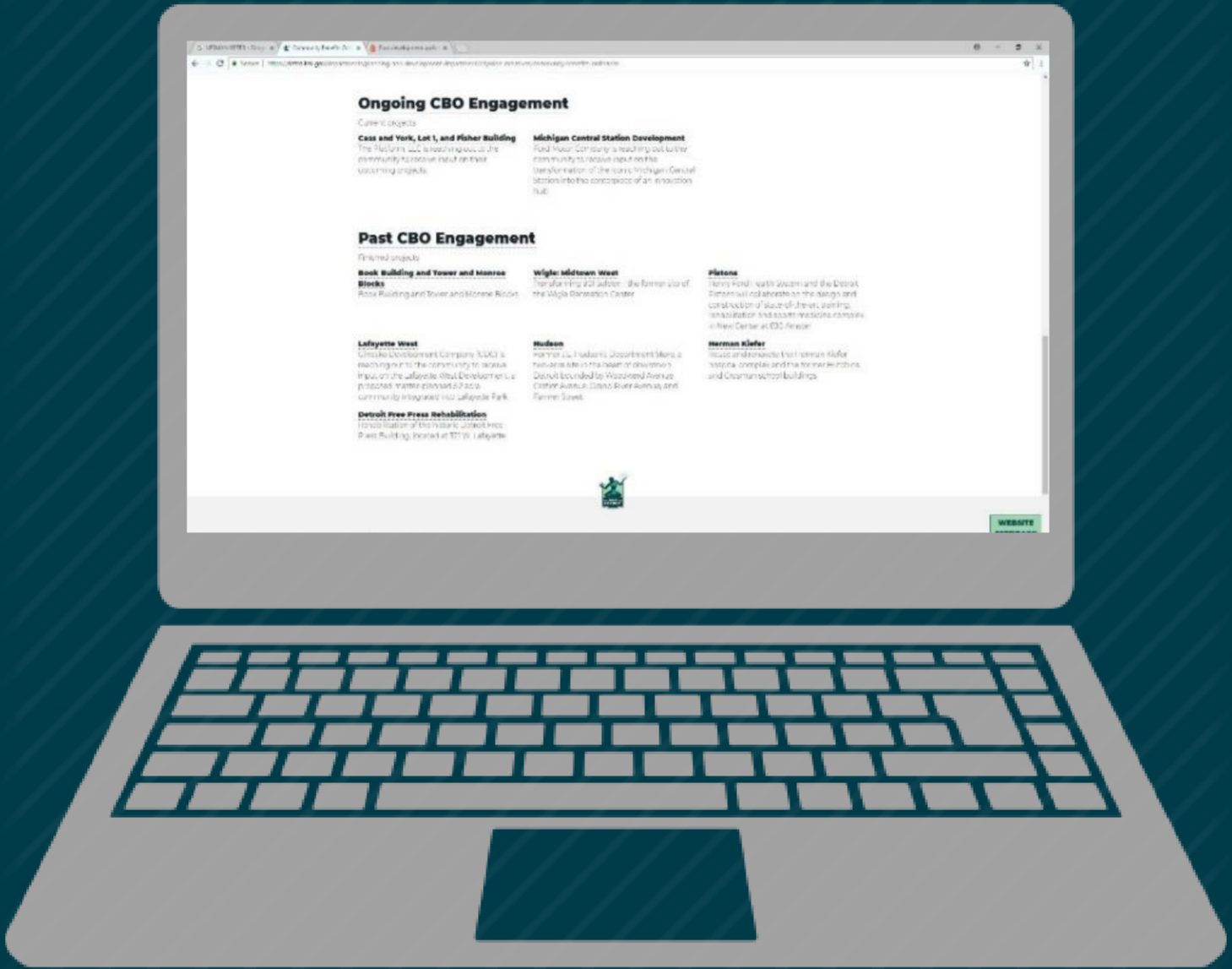
futureofhealthnac@gmail.com



Facebook: The Future of Health NAC

CITY OF DETROIT 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

NEIGHBORHOOD ADVISORY COUNCIL (NAC)

Recent Activities and Group Working Agreements

Public Comment



One minute per speaker

NAC Discussion:

Identifying Project Impacts and Benefits

Public may submit comment cards with ideas

MISSION-DRIVEN DEVELOPMENT

5 PILLARS OF IMPACT



**CAREER OPPORTUNITIES
CLOSE TO HOME**



EDUCATION



**FINEST HEALTH CARE FOR
DETROITERS**



**FUTURE OF
HEALTH:
DETROIT**



**HOUSING FOR
DETROITERS**



**COMMUNITY
BUILDING**

CBO TIER 1 PROCESS

Identifying Project Impacts and Mitigations



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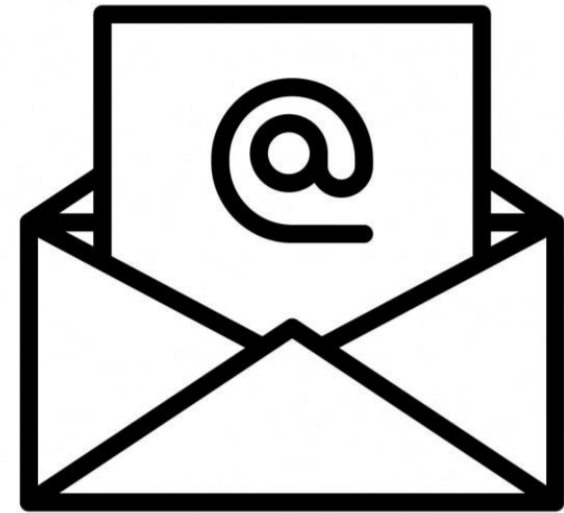
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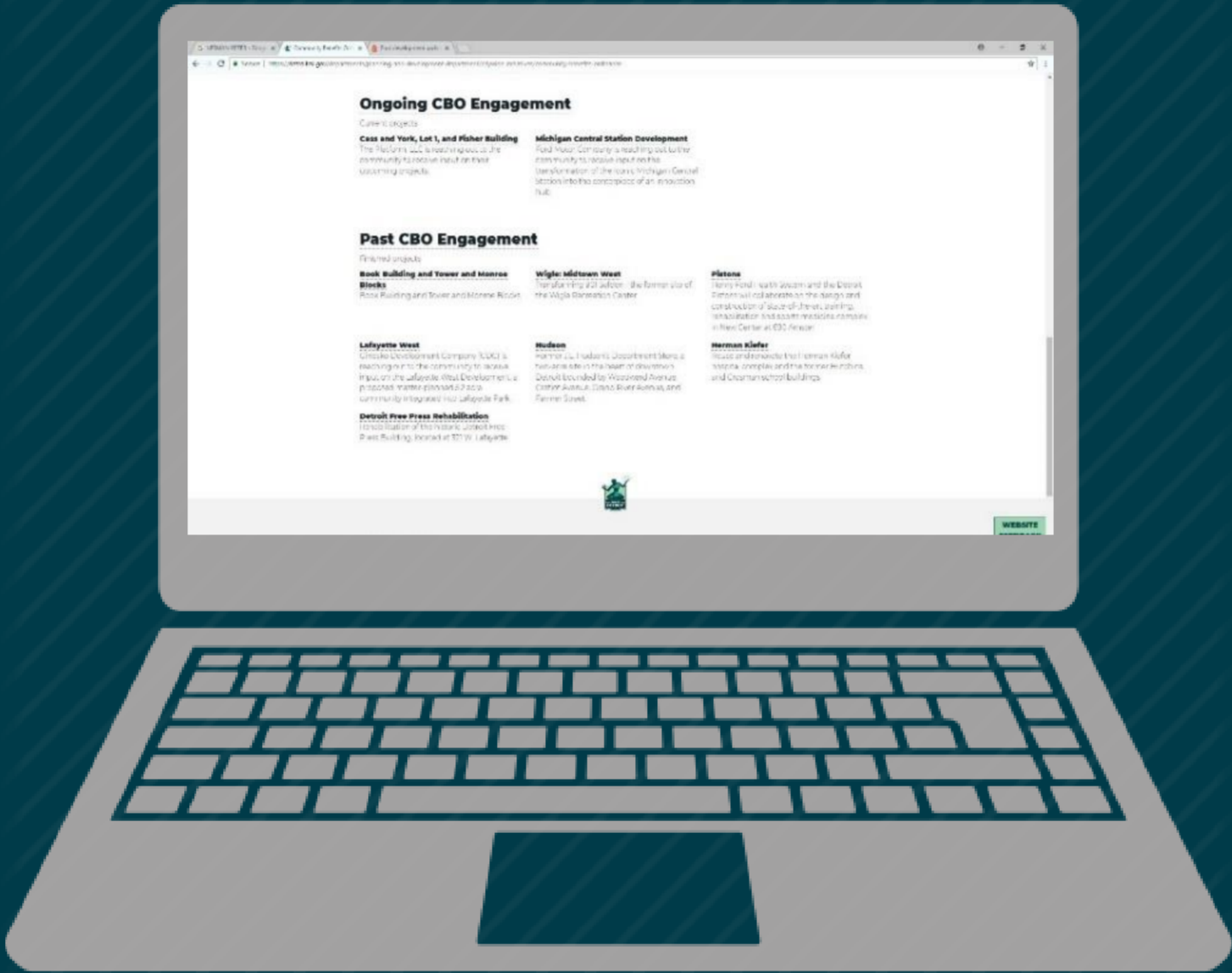
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Upcoming Public Hearing

**City Planning Commission:
Thursday November 2nd at
5:15pm**

- **Proposed map amendment to rezone parcels for the hospital expansion**
- **Meeting held in person and via Zoom**
- **In person at:** Coleman A. Young Municipal Center – 2 Woodward Ave. Committee of the Whole Room, 13th fl
- **Further Details and Zoom information available at:**
<https://detroitmi.gov/government/commissions/city-planning-commission>



What Comes Next

Next CBO Meeting:

Tuesday November 7 at 6pm

Doors at 5:30 for Registration and Refreshments

- NAC Discussion of Project Impacts
- 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



An aerial, high-angle photograph of a city skyline, featuring a prominent skyscraper with a pointed top on the right side. The image is faded and serves as a background for the text.

APPENDIX

PDD IDENTIFIED POTENTIAL IMPACTS

A. Construction

- **Concern:** Noise, dust, mud, vibration and increased light pollution resulting from construction of multiple new buildings
- **Concern:** Closure and restrictions of local surface streets and sidewalks impacting local retail businesses, pedestrian access and traffic circulation –particularly Holden St., Lincoln St., W. Grand Blvd., W. Milwaukee St., Third St. and access to M-10 Freeway
- **Concern:** Construction hours, truck traffic, parking / loading areas for construction workers and equipment staging

B. Site Design and Vehicular Traffic

- **Concern:** Buildings and sites should adhere to City of Detroit Design Principles
- **Concern:** Light pollution and glass design negatively impacting birds
- **Concern:** Mitigation of visual and environmental impacts of developments through landscaping and screening
- **Opportunity:** Preservation and reuse of historic Henry Ford Hospital buildings and structures
- **Opportunity:** Activation of street-level façade along streets and public spaces enhancing overall pedestrian experience
- **Opportunity:** Enhancement of connections across W. Grand Blvd to legacy hospital campus and across the M-10 Freeway

C. Public Amenities

- **Opportunity:** Creation of new publicly accessible green spaces
- **Opportunity:** Programming, events, and activities accessible to neighborhood residents and Detroiters in general

D. Hospital and Research Center Operations

- **Concern:** 24/7 operations of the hospital including emergency department, patient and employee access, parking and loading areas, helipad and new Central Utility Plant
- **Concern:** Research operations - traffic circulation, truck routes, parking / loading areas and environmental impacts

E. Employment Opportunities

- **Concern:** Access to construction and permanent jobs for Detroiters
- **Concern:** Hiring / prioritizing Detroit based contractors
- **Opportunity:** Creation of new educational and career development pathways for Detroiters particularly in the health care and medical research fields

PDD IDENTIFIED POTENTIAL IMPACTS

F. Local Mobility and Vehicular Traffic

- **Concern:** New high intensity uses of hospital, residential and research buildings - such as increased traffic and congestion in the New Center and adjacent neighborhoods on pedestrian, public transportation and non-motorized transit users
- **Concern:** Site connectivity, traffic flow and vehicular access throughout the development footprint and across major roadways
- **Concern:** Locations and coordination of vehicle staging / valet, loading docks for the hospital, research and residential buildings
- **Concern:** Access to parking facilities and impact of adding or replacing off-street parking on land use and local mobility
- **Opportunity:** Enhanced public transportation and mobility connections via DDOT / SMART Buses, Q-Line, Amtrak and bike-share
- **Opportunity:** All buildings, public spaces, and residential developments incorporate universal design standards, exceeding Americans with Disabilities Act (ADA) requirements

G. Housing and Retail

- **Opportunity:** More than 600 new market rate and affordable housing units in the neighborhood
- **Opportunity:** Support for existing neighborhood-serving retail businesses, specifically along the Holden / Lincoln Corridors and W. Grand Blvd – during and post-construction
- **Opportunity:** Access to retail space - attracting / retaining local and small businesses that meet the needs of the neighborhood

H. Sustainability and Environment

- **Opportunity:** On-site stormwater management for buildings to protect local waterways including Detroit River
- **Opportunity:** Energy efficiency and reduced carbon footprint through building design, clean electrification and renewable energy
- **Opportunity:** Access to electric vehicle charging and alternative mobility options
- **Opportunity:** On-site recycling and composting options for hospital, research and residential buildings