

# Welcome to the **MICHIGAN & CHURCH STREET PROJECT**

## **COMMUNITY BENEFITS ANNUAL UPDATE MEETING**



DEPARTMENT OF  
**Planning &  
Development**

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**November 15, 2023**

# **AGENDA**

**Welcome & Introductions**

**CBO Process Review**

**CBO Monitoring and Enforcement**

**Construction & Project Update**

**Community Benefits Provision Update**

**NAC Q & A + Discussion**

**General Q & A**

# **THANK YOU NEIGHBORHOOD ADVISORY COUNCIL!**

- . **Debra Walker, Co-Chair** - Elected by Impact Area Residents
- . **Hilliard Hampton III** - Elected by Impact Area Residents
- . **Taurean Thomas** - Appointed by Council President Brenda Jones
- . **Brandon Lockhart** *(Resigned)* - Appointed by Council Member Janeé Ayers
- . **Dorothy Bennick** - Appointed by Council Member Raquel Castañeda-López
- . **David Esparza** - Appointed by Planning & Development
- . **Brian Moore, Co-Chair** - Appointed by Planning & Development
- . **Maggie Shannon** *(Resigned)* - Appointed by Planning & Development
- . **Bob Roberts** - Appointed by Planning & Development
- . **Kevin Pines** - Alternate, now serving as an appointed NAC member

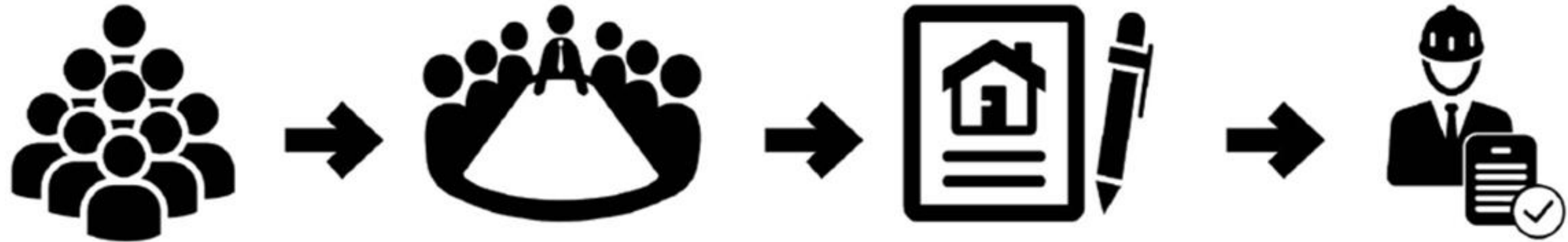


In Memoriam –  
Debra Walker  
*NAC Co-Chair*

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# CBO Engagement Process

## *Developing the Community Benefits Provision*



↑

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

↑

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

↑

**THE NAC DEVELOPS SUGGESTIONS TO IDENTIFIED IMPACTS**

↑

**THE DEVELOPER GENERATES AN AGREEMENT IN RESPONSE TO THE NAC'S INPUT**

# **CBO Engagement Process**

## ***What we heard from the community***

**6 CBO  
MEETINGS  
HOSTED BY CITY  
+  
5 NAC hosted  
Community  
Meetings**

**175+  
Attended  
Via Zoom**

**MARCH – MAY  
2021**

**Mitigate  
Construction**

**Project  
Design and  
Sustainability**

**Historic  
Preservation**

**Parking,  
Traffic, and  
Walkability**

**Affordable  
Housing**

**Community  
Support and  
Investment**

# **COMMUNITY BENEFITS PROVISION CONTENT**

## **Enforcement Mechanisms for the Community Benefits Provision**

Ex. Claw-back of City-provided-benefits,  
revocation of land transfers or  
land sales, penalties and fees

## **List of Benefits That Developer Has Agreed to Provide**

## **Requirement for Developer to Submit Compliance Reports**

## **Community Engagement Requirements**

***The Community Benefits Provision Agreement remains in effect throughout the duration of the project***

# ONCE CBO MEETINGS ARE COMPLETED



**1**  
NAC signs letter of support for the negotiated Community Benefits Package

**2**  
Development package submitted to City Council along with Community Benefits Report & Provisions signed by the developer

**3**  
City Council approves incentives request with Community Benefits Provision

Community Benefits Report is sent the NAC & posts to website

Monitoring & Enforcement Period: Annual Meetings and Biannual Compliance Reports



# ONCE CBO MEETINGS ARE COMPLETED

All documents and reports are posted on City of Detroit Website:

[www.detroitmi.gov/Michigan-Church](http://www.detroitmi.gov/Michigan-Church)

PDD hosts Public Annual Update Meeting with NAC and Developer (at least 2 years)

BUSES DEPARTMENTS GOVERNMENT JOBS PAY WATER

ENGLISH ESPAÑOL BENGALI العربية MORE

SEARCH

Where am I: [Home](#) / [Planning and Development Department](#) / [Design and Development Innovation](#) / [Community Benefits Ordinance](#) / [Past CBO Engagement](#)


## Michigan and Church Street

**CONTACTS**

- Aaron Goodman  
Manager - Community Benefits Ordinance  
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[goodmana@detroitmi.gov](mailto:goodmana@detroitmi.gov)
- Edwina King  
Associate Director - Legislative Affairs & Equitable Development  
3132249119  
[kinge@detroitmi.gov](mailto:kinge@detroitmi.gov)
- Planning and Development  
Department Coleman A. Young Municipal Center 2  
Woodward Avenue - Suite 808 Detroit, MI 48226  
(313) 224-1339  
Monday - Friday 9:00 am – 5:00 pm  
Save yourself a trip!  
Most questions can be resolved by phone.  
All in-person meeting by appointment only

**The 2023 Michigan and Church St. Annual Update Meeting will take place at the Godfrey Hotel (1401 Michigan Ave.) on Wednesday, November 15th, 2023 at 6:00 PM**

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The background is a light gray map of a city grid. A prominent river or waterway flows diagonally from the top right towards the bottom left. A large, dark gray shaded area covers the right side of the map, partially overlapping the river. The text is centered horizontally and positioned in the middle of the page.

# **Community Benefits Monitoring and Enforcement by CRIO**

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**The Civil Rights, Inclusion, and Opportunity Department (CRIO) monitors Tier 1 Projects under the Community Benefits Ordinance**

**TIER 1 PROJECTS ARE:**



**\$75M**  
OR MORE IN  
CONSTRUCTION  
**COSTS**

**+**



**\$1M**  
OR MORE  
**IN CITY TAX**  
ABATEMENTS  
IN THE CITY  
OF DETROIT

**OR**



**\$1M**  
OR MORE  
IN VALUE OF CITY  
PROPERTY SALE  
OR TRANSFER FOR  
BELOW MARKET  
VALUE &  
WITHOUT  
OPEN BIDDING

### CRIO is responsible for *monitoring and enforcing Community Benefits Provisions*

- CRIO sends the developer a biannual CBO status request letter and a reporting form with targeted questions. This form requires the developer to provide specific updates on all commitments
- CRIO reviews the submitted information, requests a project walkthrough, documented proofs and/or additional clarification within 14 days of the submission to verify commitments, if necessary
- CRIO meets with various departments to verify submitted information
- CRIO then generates a report twice a year. Reports can be found online at: <https://detroitmi.gov/departments/civil-rights-inclusion-opportunity-department/about-crio/compliance-team>

## **CBO Complaints or Inquiries**

- **Formalizes internal process for dealing with complaints that are submitted to City via the public smartsheet form.**
- **City staff (PDD, CRIO, DON) review complaints; communicate with the NAC; and coordinate responses.**
- **Per the CBO, investigations of CBO agreement violations by the Enforcement Committee must be formally requested by the NAC.**

## **Stage 1: Citizen Submitted Complaints**

**Resident  
submits inquiry  
or complaint  
regarding a  
CBO project via  
online  
smartsheet  
form**



**Submitted  
complaint is shared  
with Neighborhood  
Advisory Council  
(NAC) and reviewed  
by City staff**

**Inquiries are made  
with relevant  
departments and  
response prepared**



**Response sent  
to resident with  
copy to NAC.  
The NAC is  
advised on  
process to  
request formal  
investigation by  
Enforcement  
Committee**

**Submit Public Comments for CBO Projects at:  
<https://bit.ly/CBOPublicComment>**

## **Stage 2: Formal Investigation Requested by NAC**

**NAC submits  
request for  
complaint to  
be formally  
investigated by  
Enforcement  
Committee**



**Enforcement  
Committee (EC)  
is convened by  
Corporation  
Counsel –  
including PDD,  
CRIO, LPD, and a  
NAC  
representative**



**Within 21 days  
of receipt of  
formal request,  
the EC  
completes  
investigation  
and submits  
findings\* to NAC  
as well original  
complainant**

***\*Enforcement Committee findings shall include:***

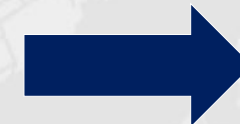
- 1. Whether the Developer is in compliance with the Community Benefits Provision***
- 2. How the Community Benefits Provision will be enforced or how violations will be mitigated***

## **Stage 3: NAC disagrees with Enforcement Committee findings**

**If NAC disagrees with findings or determines that the EC is not diligently pursuing enforcement - NAC may send notice to EC which will have 14 days to respond**



**If NAC is not satisfied with subsequent response from EC, NAC may petition City Clerk to request a City Council hearing with both the NAC and EC**



**City Council may elect to hold a hearing to determine if the EC has made reasonable efforts to ensure developer compliance.**

**Based on its findings, City Council can require follow up action from the EC and/or developer.**



**Anthony Zander**

*Director*

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**Tenika Griggs**

*Deputy Director*

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**Jacob Jones**

*Incentives Compliance*

*Manager*

[Jacob.Jones@detroitmi.gov](mailto:Jacob.Jones@detroitmi.gov)

# **Michigan and Church Street Construction and Project Update**

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# MICHIGAN & CHURCH STREET PROJECT "PERENNIAL CORKTOWN"

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Community Benefits Agreement Annual Meeting  
Wednesday, November 15th, 2023 @ 6:00PM

**OWNERSHIP**

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**Hunter Pasteur**

THE FORBES COMPANY

**ARCHITECT**

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ELKUS | MANFREDI

KraemerDesignGroup

**ENGINEERS**

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RESURGET  
ENGINEERING



**GENERAL CONTRACTOR**

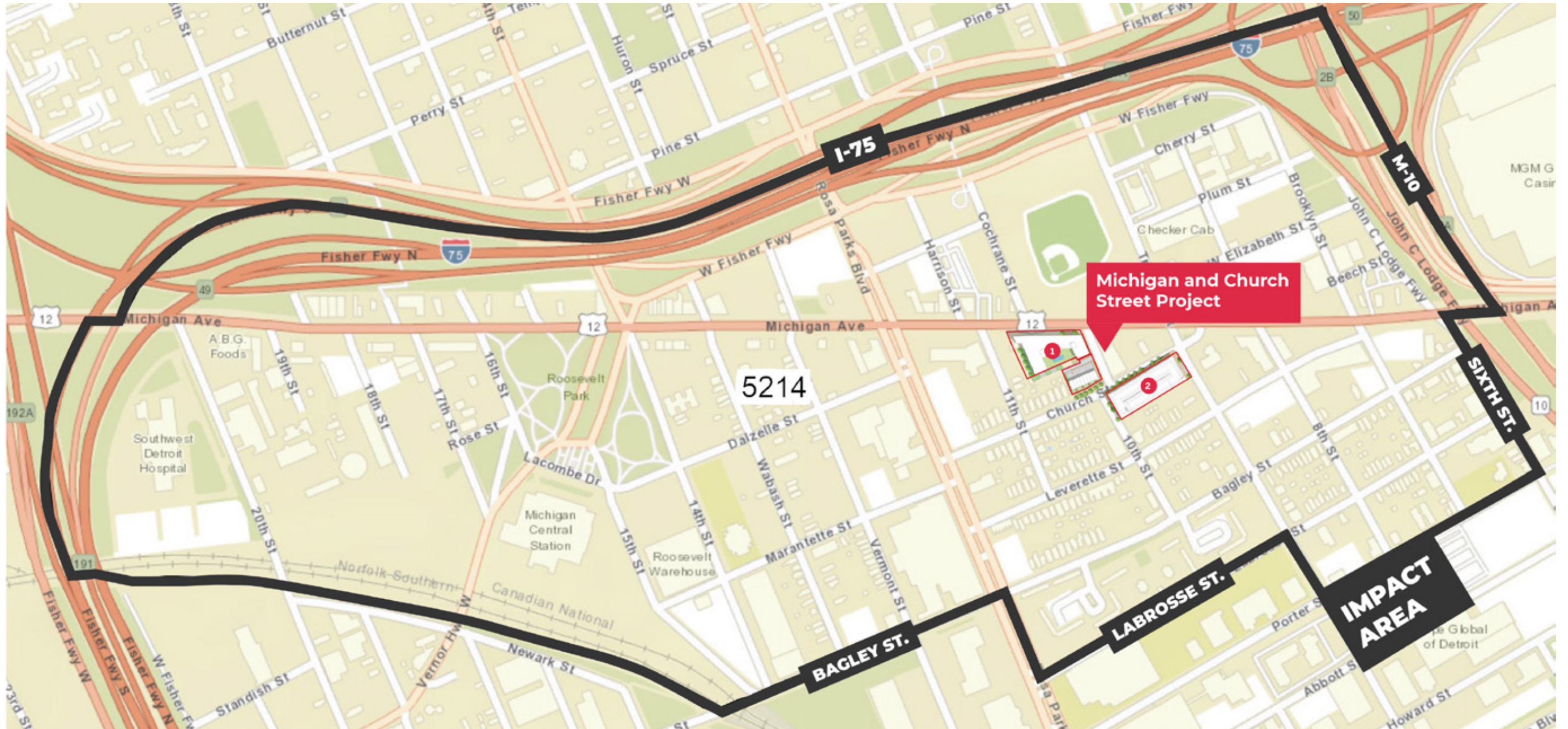
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# CORKTOWN AERIAL



# CBO IMPACT AREA





## APARTMENTS

- Unit Count - 188
  - Retail Sq. Ft - 9,889 GSF
  - Parking - 22
  - Sq. Ft. Range - 535–1,154
  - Build Area - 204,260 Sq. Ft
- 



## TOWNHOMES

- Unit Count - 7
  - Parking - 16 (9 Ground + 7 Surface)
  - Sq. Ft. Range - 2,303–2,777
  - Building Area - 20,473 Sq. Ft
- 



## PARKING GARAGE

- Parking Spaces - 219
- Retail Sq. Ft. - 2,922
- Build Area - 92,288 Sq. Ft



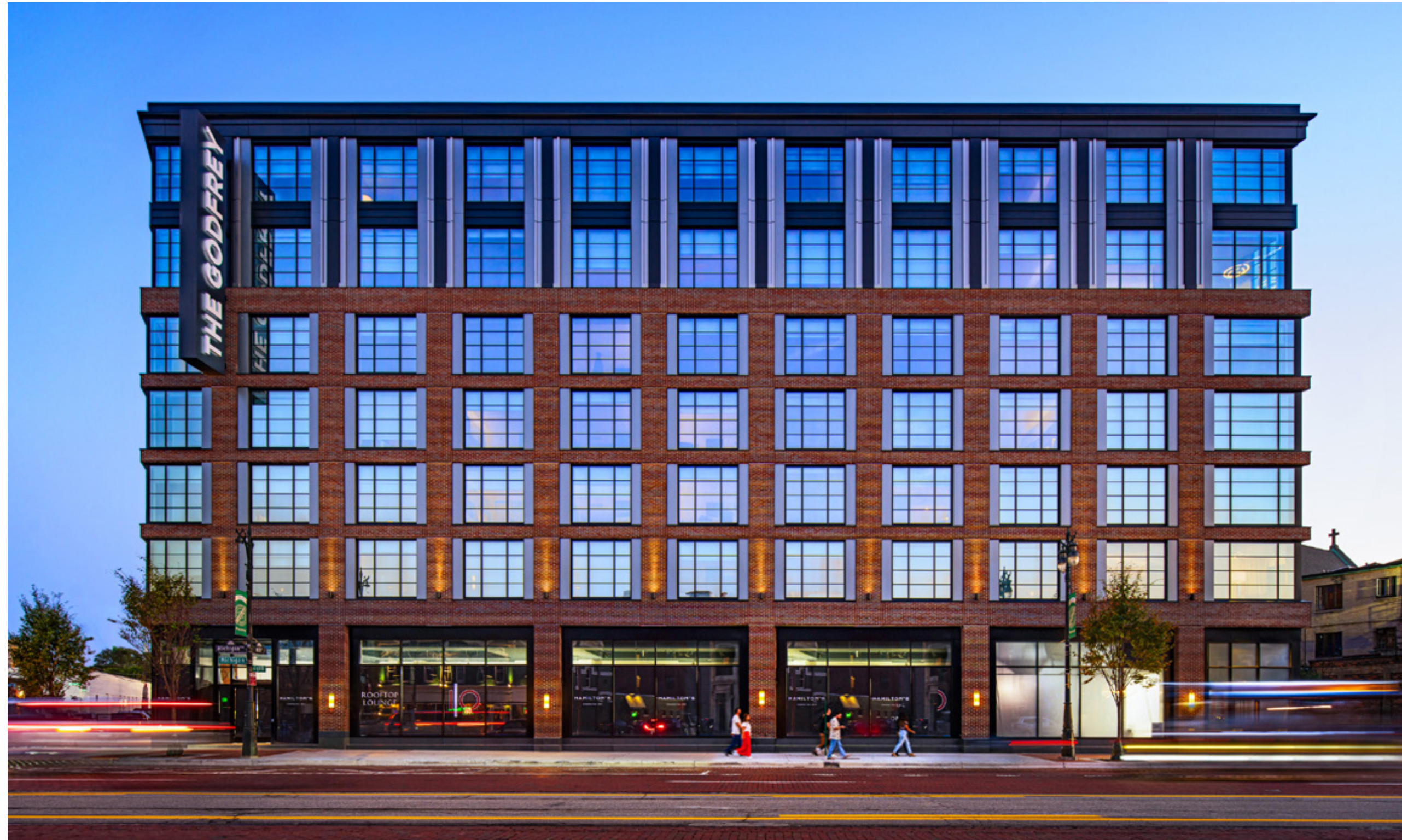
[WWW.MICHIGANANDCHURCHSTPROJECT.COM](http://WWW.MICHIGANANDCHURCHSTPROJECT.COM)



# GODFREY CONSTRUCTION - OCTOBER 2022



# GODFREY CONSTRUCTION - CURRENT CONDITION



# APARTMENT CONSTRUCTION - OCTOBER 2022



# APARTMENT CONSTRUCTION - CURRENT CONDITION



# PARKING DECK CONSTRUCTION - OCTOBER 2022



# PARKING DECK CONSTRUCTION - CURRENT CONDITION



# TOWNHOMES CONSTRUCTION - OCTOBER 2022



# TOWNHOMES CONSTRUCTION - CURRENT CONDITION





# **Michigan and Church Street Community Benefits Provision Update**

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# MITIGATION OF PROJECT CONSTRUCTION

- Construction limited to 7am-7pm M-F, 8am-7pm on Saturdays
- Dust Control practices include regular street sweeping, meeting or exceeding BSEED requirements
- Construction site which is fully enclosed, secured with fencing and security cameras
- Patronizing local businesses and vendors within the impact area during construction process

# PATRONIZING LOCAL BUSINESS



**BATCH**  
BREWING COMPANY

<https://www.batchbrewingcompany.com/>  
\*1400 Porter Street\*



**BOBCAT**  
BONNIES

<https://bobcatbonnies.com/>  
\*1800 Michigan Ave.\*



**Brooklyn St**  
Local

<https://brooklynstreetlocal.com/>  
\*1266 Michigan Ave.\*



**brightlytwisted**

<https://www.brightlytwistedtiedye.com/>  
\*1416 Michigan Ave.\*

**HAPPY 4 PARTY STORE**

313-965-5328  
\*1444 Fort St.\*



**Mama Coos**  
boutique

<https://www.facebook.com/Mama-Coos-Boutique-616519985080846/>  
\*1701 Trumbull @ Bagley\*



**FOLK**

<https://www.toastlab.com/folk/v3/>  
<https://www.folkdetroit.com/>  
\*1701 Trumbull @ Bagley\*



**ima**

<https://imanoodles.com/corktown-menu>  
\*2100 Michigan Ave.\*



**McShane's**  
IRISH PUB & WHISKEY BAR

Mcshanespub.com  
\*1460 Michigan Ave.\*

**eldorado general store**

[www.eldoradogeneralstore.com](http://www.eldoradogeneralstore.com)  
\*1700 Michigan Ave.\*



**DETROIT LOVES TACOS**

www.detroitlovestacos.com  
\*1444 Fort St.\*



**THE BEARDED Lady**  
BARBER & BEAUTY

<https://www.thebeardedladydetroit.com/>  
\*1701 Trumbull\*



**MERCURY**  
BURGER & BAR

<https://mercuryburgerbar.com/>  
\*2163 Michigan Ave.\*



**MICHIGAN & TRUMBULL PIZZA**

<https://www.michigantrumbullpizza.com/>  
\*1441 W. Elizabeth\*



**MUDGIE'S**  
AMERICAN ARTISAN DELI

<http://www.mudgiesdeli.com/wp/>  
\*1413 Brooklyn\*



**JAMES OLIVER**  
COFFEE COMPANY

[www.jamesolivercoffee.com](http://www.jamesolivercoffee.com)  
\*1236 Michigan Ave.\*



**Spectacle Society**

<https://spectaclesocietydetroit.com/>  
\*1512 Bagley\*



**HONEY BEE MARKET**  
LA COLMENA

<https://honeybeemkt.com/>  
\*2443 Bagley\*

**DETROIT BARBERS**

<https://detroitbarbers.com/>  
\*2000 Michigan Ave.\*



**P.J'S LAGER HOUSE**  
LIVE THE LIFE

<https://pjslagerhouse.com/>  
\*1254 Michigan Ave.\*



**Nemo's**

<https://nemodetroit.com/>  
\*1384 Michigan Ave.\*



**SLOWS**  
TO GO

<https://slowsbarbq.com/locations/corktown/>  
\*2138 Michigan Ave.\*



**TWO JAMES**  
COMPANY

<https://twojames.com/tasting-room/>  
\*2445 Michigan Ave.\*

**GEORGE GREGORY**

<https://shopgeorgegregory.com/>  
\*1422 Michigan Ave.\*

**Brooks LUMBER CO.**  
ACE HARDWARE

313-962-6448  
\*2200 Trumbull\*

**O'CONNOR REAL ESTATE**  
www.oconnordetroit.com

<https://www.oconnordetroit.com/>  
\*2122 Michigan Ave.\*

**OTTAVA VIA**  
BREWERY

<https://www.ottavaviadetroit.com/>  
\*1400 Michigan Ave.\*

**Grandma BOBS**  
HANDMADE PIZZA

<https://www.grandmabobs.com/>  
\*2135 Michigan Ave.\*

**CORK & GABEL**

<https://www.corkandgabel.com/>  
\*2415 Michigan Ave.\*



**BREW DETROIT**

<https://www.brewdetroit.com/>  
\*1401 Abbott\*



**NATIONAL Co.**  
DRY GOODS

<https://www.nationaldrygoods.com/>  
\*1200 Trumbull\*

**METROPOLIS CYCLES**  
BIKE SHOP & REPAIR

<http://metropoliscycles.bike/>  
\*2117 Michigan Ave.\*

**plum health**  
direct primary care

<https://www.plumhealthdpc.com/schedule>  
\*1620 Michigan Ave. / Suite 125\*



**MOTORCITY WINE**

<http://motorcitywine.com/>  
\*1949 Michigan Ave.\*

**TAKOI**

<https://takoidetroit.com/>  
\*2520 Michigan Ave.\*



**Nancy Winery**

313-962-4247  
\*2644 Harrison\*

**UFO FACTORY**

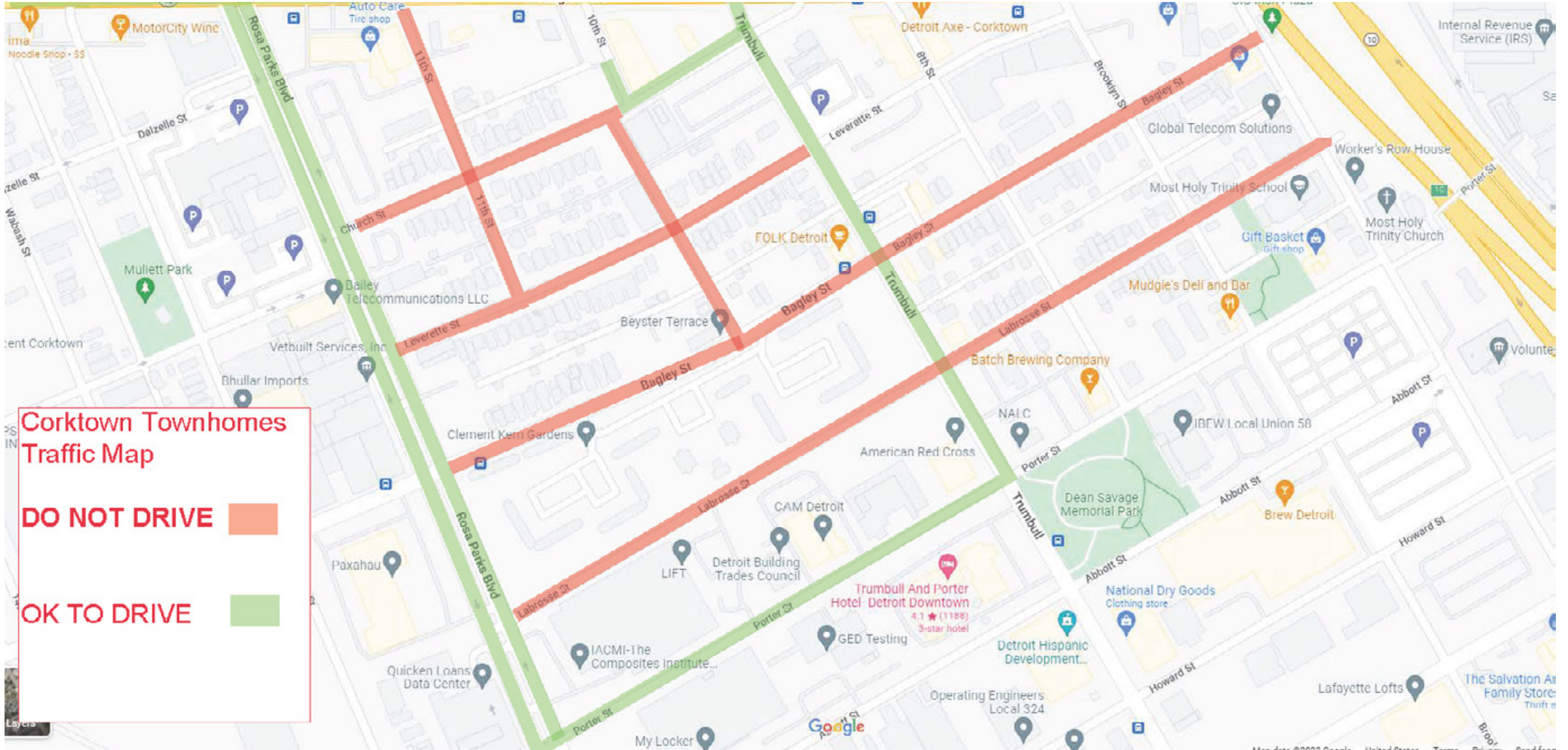
<https://ufofactory.com/>  
\*2110 Trumbull\*

**black & salon**

<https://www.blackthesalon.com/>  
\*2127 Michigan Ave.\*



# TRUCK TRAFFIC MAP

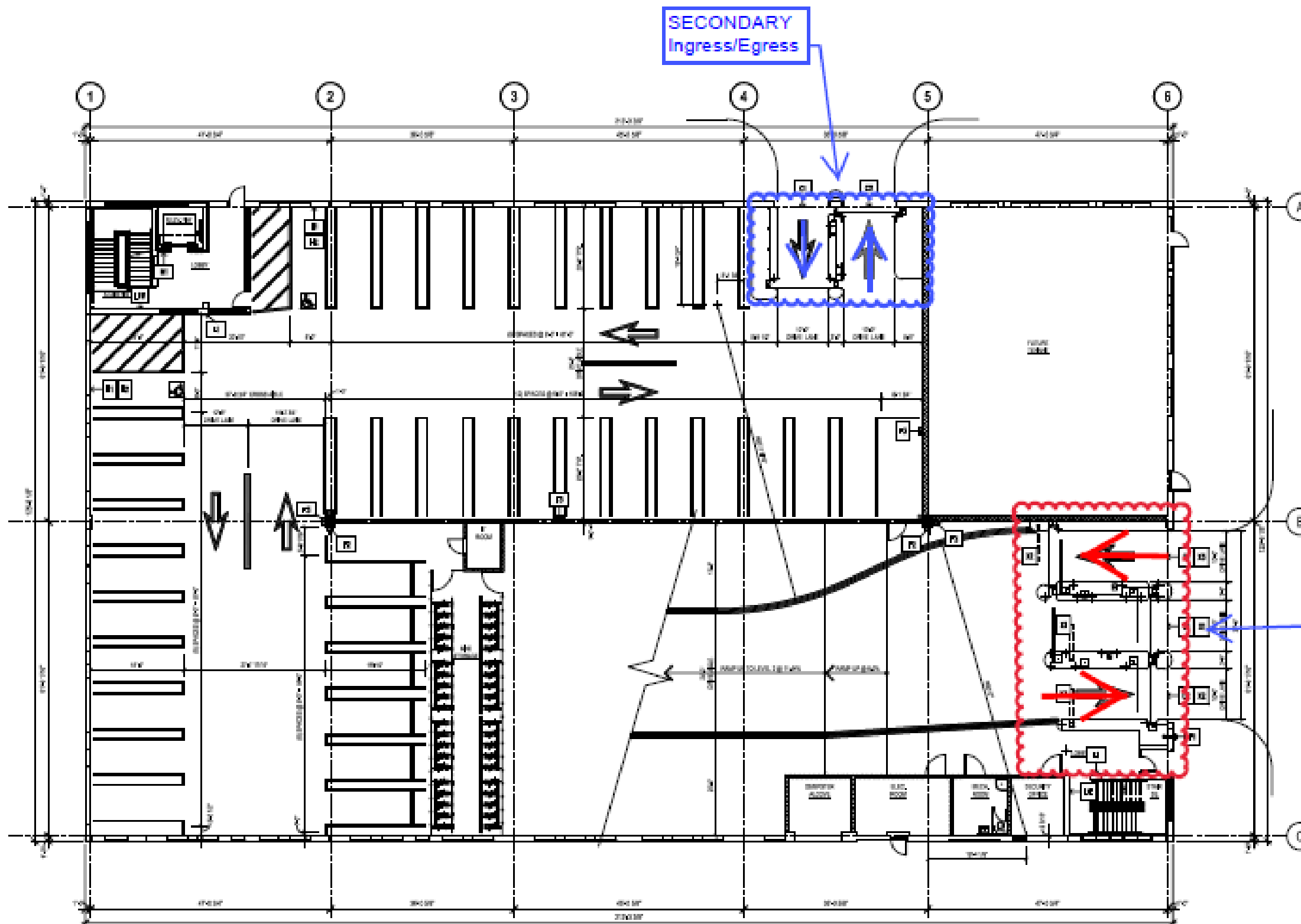


# CONTRACTOR PARKING



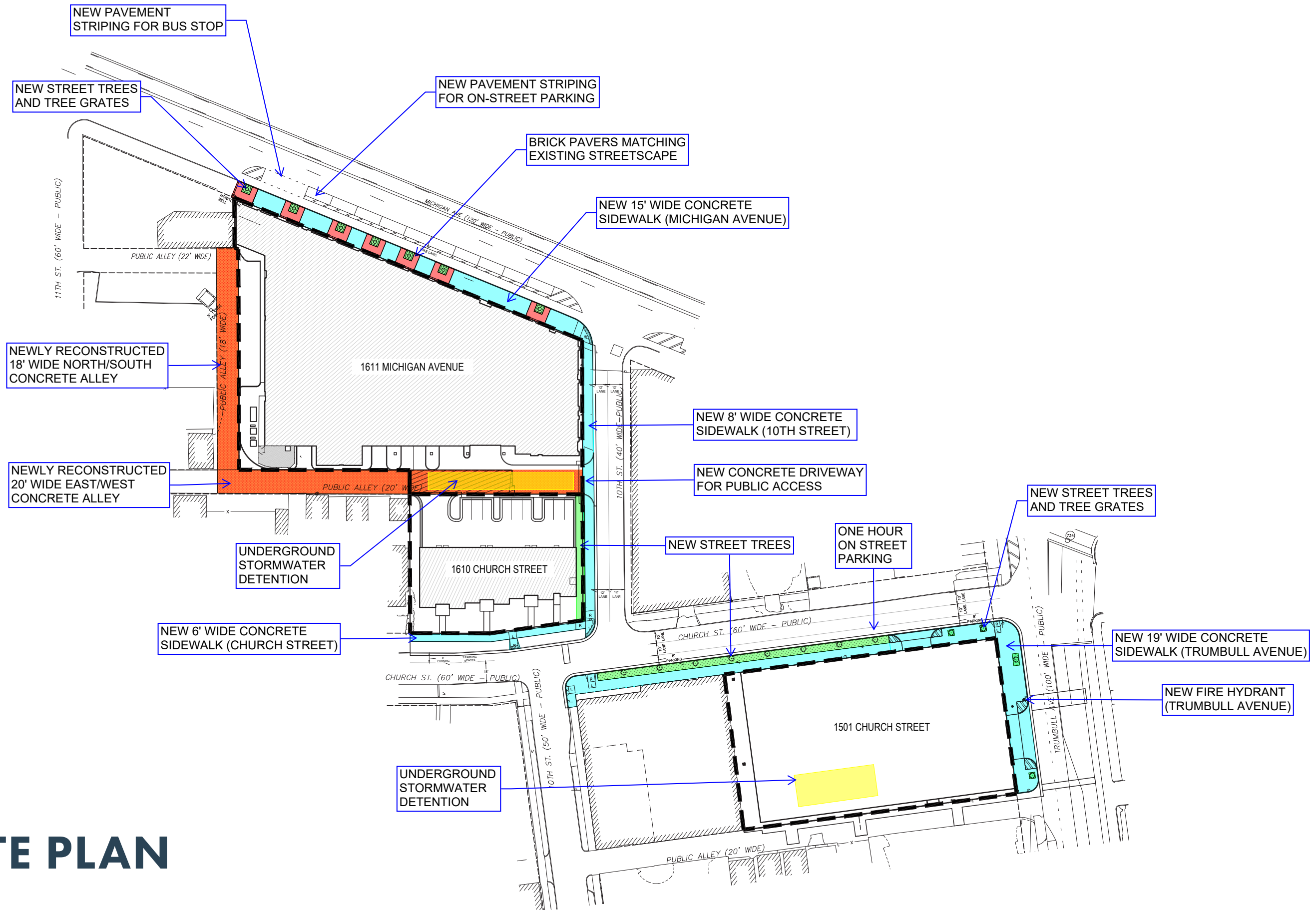


# PARKING GARAGE INGRESS / EGRESS



LEVELS	STANDARD STALLS	ACCESSIBLE STALLS	COMPACT STALLS	RESIDENTIAL STALLS	TOTAL
01	0	2	0	36	38
02	64	3	0	0	67
03	78	2	0	0	80
04	34	0	0	0	34
TOTALS	176	7	0	36	219

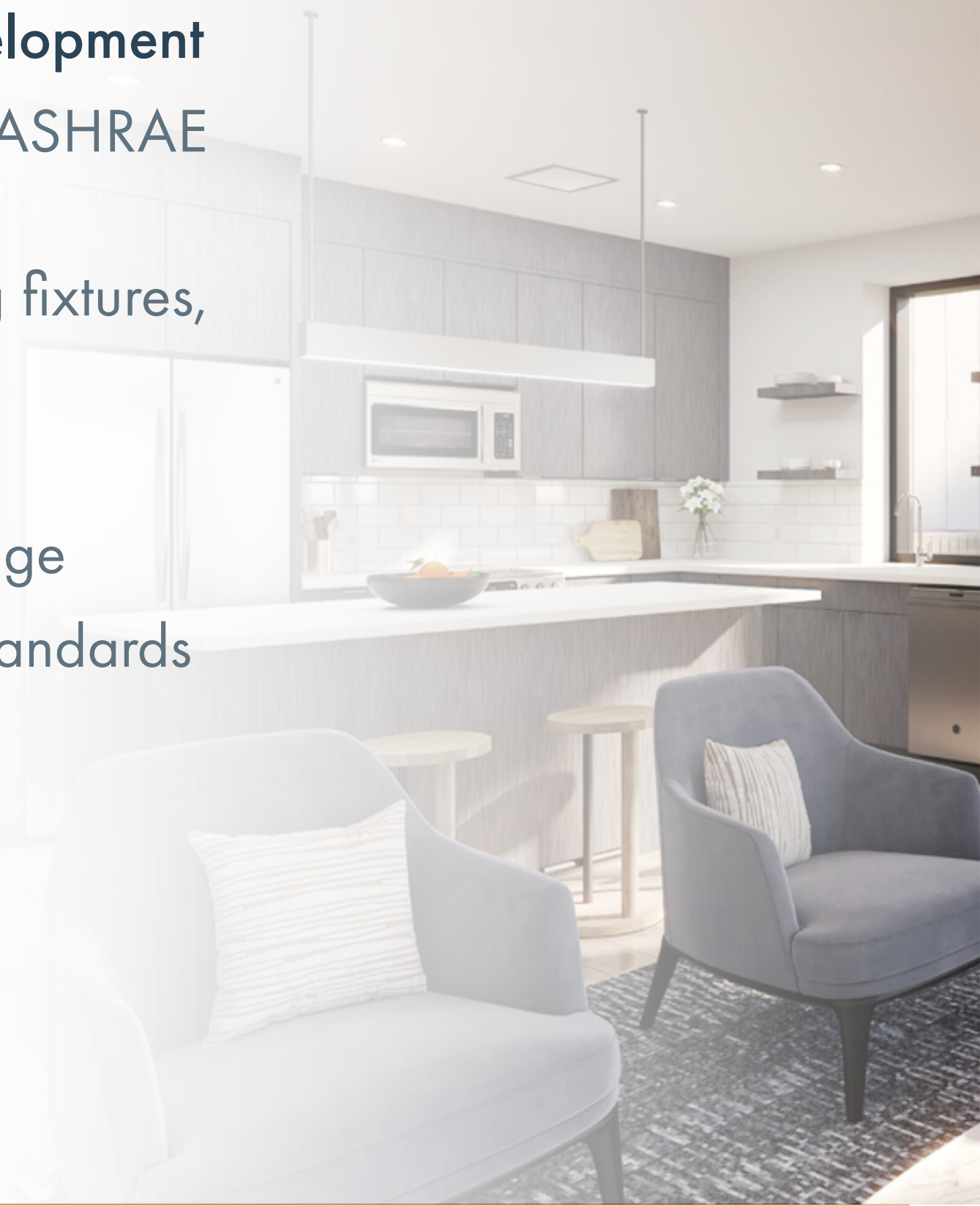
# SITE PLAN





# SUSTAINABILITY

- Sustainability measured in construction and development
  - › Design elements beyond code minimums and ASHRAE requirements
  - › Energy Star appliances, water saving plumbing fixtures, and energy efficient lighting in project
  - › Recycling services to residents in apartment
  - › Electric vehicle charging stations in parking garage
  - › Practice sustainable design to LEED and WELL standards



# PARKING GARAGE ELECTRIC CAR CHARGERS



# WORKFORCE

- Percentage of Qualified Detroit Based Employees working per project (EO Project Metrics as of Nov 2023):
  - › Perennial Corktown – 47.9%
- Union Labor Force Commitment 70% – 80%
  - › Actual union labor force contracted – 80%
- Detroit at Work



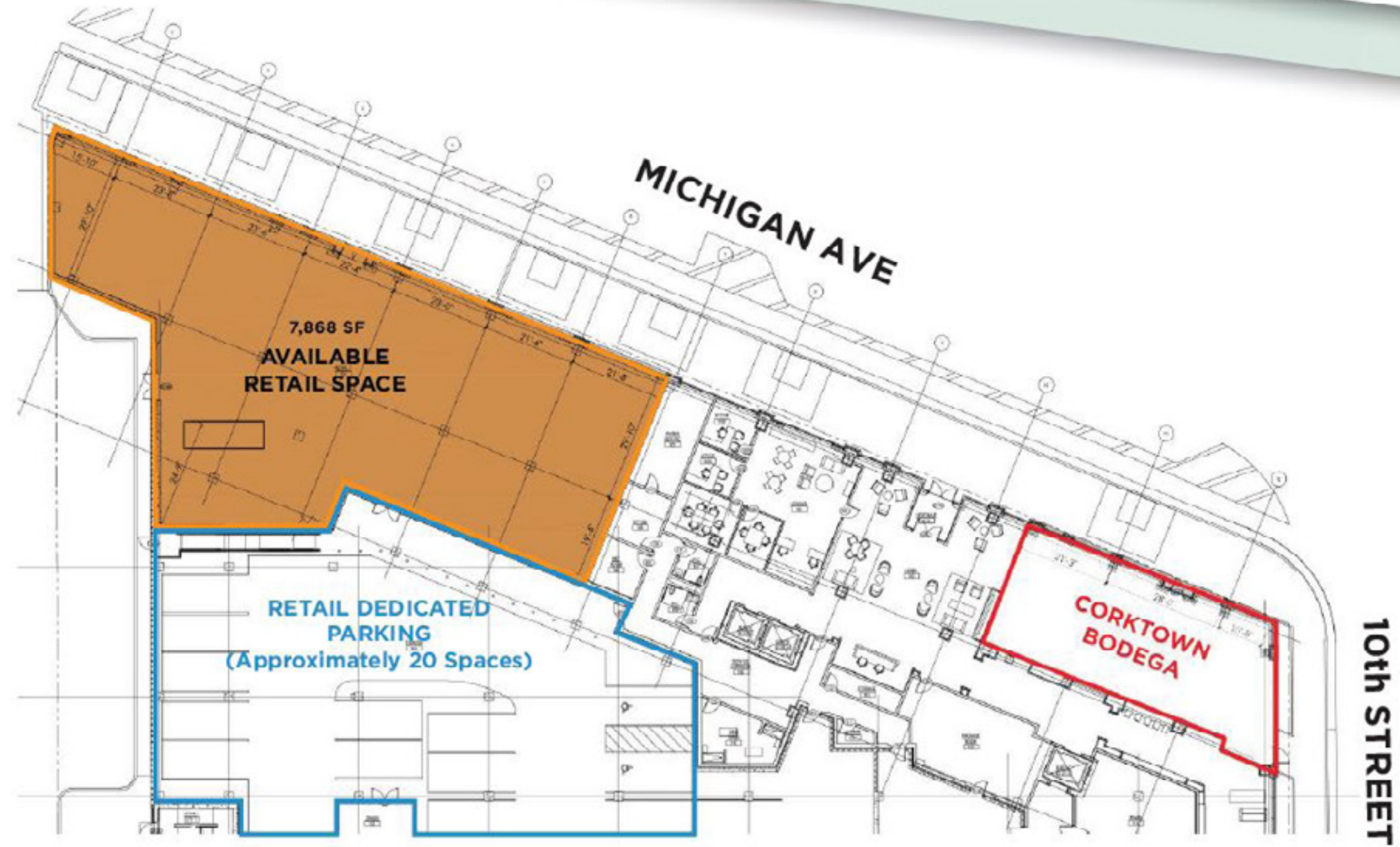
# HOUSING

- **Affordable housing**
  - › 10% of rental units will be affordable to those with incomes of not more than 60% of the Area Median Income
  - › Affordable units apply to all unit types (studio, 1 bedroom, 2 bedroom)
  - › Employ property management company to market affordable housing and verify income of eligible tenant
- **All 60% AMI units were leased and include studio, one bedroom, and two bedroom**
  - › Marketing sources - Zillow, Apartment.com, website



# RETAIL

## PERENNIAL CORKTOWN SPACE PLAN **BUILDING 1**



# RETAIL



# HISTORIC PRESERVATION

- **Historic District Commission Meeting Dates**
  - › Meeting 1: 5/11/22 (conceptual)
  - › Meeting 2: 9/14/22 (obtained Certificate of Appropriateness with Unanimous Vote)
- **Building History**
  - › 1894 – Building Erected as John Whittaker Planing Mill
  - › 1916 – Building expanded to current footprint
  - › 1920s-1970s – Red Arrow Bottling Works
  - › 1999 – Building sold to Downtown Storage Company



# STORAGE BUILDING CURRENT CONDITION





# RED ARROW LOFTS FUTURE CONDITION



# GODFREY HOTEL COMMITMENTS

- Tier 2 Community Benefits Agreement
- City Walls
- Detroit at Work
- Member of Corktown Business Association



# GODFREY MURALS



- Dec 2022 - Community Meeting #1
- Jan 2023 - Community Meeting #2
- Feb 2023 - Request for Proposal was issued by City Walls
- Apr 2023 - Community Selection Panel Meetings

# PUBLIC BENEFITS

- Create a more pedestrian friendly experience
- Eliminate surface parking lots to increase density
- Improve walkability on Michigan Ave, 10th , and Church St.
- Additional retail options
- Significant infrastructure improvements
  - › Sidewalks, curbs, lighting, street trees, landscape bed, alley paving, storm water detention
- Economic development
  - › Job creation
  - › Tax base
  - › Support of local business

# INVESTMENT IN COMMUNITY IMPROVEMENT INITIATIVES

- **Contributions**
  - › \$100,000 contribution – funded March 15th, 2022
  - › \$50,000 additional within 12 months after Certificate of Occupancy is issued
- **Michigan Central/Church Street Fund**
  - › Broad range of disciplines to be funded
  - › Community and economic development, arts and culture, environmental and public space, social and human services, public health, and more

# COMMUNITY INVESTMENTS – Michigan Central / Church St. Fund

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- Permanent Endowment Fund managed by Community Foundation for Southeast Michigan (CFSEM)
- Oxford Perennial's contribution combined with \$750k contribution from Ford Motor Company (per the Michigan Central CBO) to maximize available funds
- Launched Spring 2022: Inaugural grant application and selections
  - Two rounds of awardees to date (2022 and 2023)
- Applications reviewed by a local Community Input Panel
- To date - 9 total awarded grantees: ~\$69k from fund / total of \$82k awarded (CFSEM applied other fund sources to fill the gap)
- 2023 Grantees – Announced in November
  - Mexicantown Community Development Corp.
  - St. Peter's Episcopal Church
  - North Corktown Neighborhood Association
  - Matrix Theatre Company
- Grant application and awards every year – next application opens Spring 2024



*For further details and guidelines visit: [www.cfsem.org/michigan-central](http://www.cfsem.org/michigan-central)*

# **Implementation Update – Streets & Parking**

## **Streets Planning:**

- **Planning & Development (COD) is in process of releasing an RFP for streets design consulting:**
  - **Scope of work will include 10th St. & Trumbull (in addition to other streets)**
  - **Anticipating release early '24. Spring '24 = Tentative start date**
  - **PDD secured a \$50,000 NEA grant for the 10th St. Neighborhood greenway**
    - **Grant will support community engagement and concept planning**

## **Neighborhood Parking:**

- **Internal dialogues continue on a "district-wide" parking solution**
  - **Very complex issue, with many factors (MI Ave reconstruction, new parking decks being built, unused surface parking lots, etc.)**
- **How is on-street vs. off-street parking managed and enforced?**
- **What incentives can be offered to access the thousands of private surface lot spaces that exist across the neighborhood?**
- **Smarter parking solutions (Quality over Quantity)**
- **Over 2,200 new/rehabbed parking spaces (both public and semi-public) recently on-line (or coming on-line) within the next year.**

# Neighborhood Advisory Council Q & A + Discussion



DEPARTMENT OF  
Planning &  
Development

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November 15, 2023



# General Q & A



DEPARTMENT OF  
**Planning &  
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**November 15, 2023**



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