

Welcome to the The District Detroit

COMMUNITY BENEFITS ANNUAL UPDATE MEETING



DEPARTMENT OF
Planning &
Development

December 9, 2025

AGENDA

Welcome & Introductions

CBO Process Review

CBO Monitoring and Enforcement

Community Benefits Provision Update

Construction & Project Update

NAC Q & A + Discussion

General Public Comment



THE
DISTRICT
DETROIT

The District Detroit 2025: A Year in Review

Neighborhood Advisory Council
Update Meeting

December 9, 2025

 RELATED

OLYMPIA
DEVELOPMENT
OF MICHIGAN



Welcome & CBA Overview

Aaron Goodman

THANK YOU NEIGHBORHOOD ADVISORY COUNCIL!

- **Terrance “T.R.” Reid** - Elected by Impact Area Residents
- **Henry Allen Williams Jr.** - Elected by Impact Area Residents
- **Barbrie Logan**- Appointed by Council Member Gabriela Santiago-Romero
- **Deirdre Jackson** – Appointed by Council Member Mary Waters
- **Jonathan C. Kinloch, Parliamentarian** – Appointed by Council Member Coleman A. Young II
- **Michael Essian II, Secretary** – Appointed by Planning & Development
- **Eddie Hall III**- Appointed by Planning & Development
- **Christopher Jackson, Chair** – Appointed by Planning & Development
- **Rogelio Landin, Vice-Chair** – Appointed by Planning & Development
- **Steven Hawring**- Non-voting alternate appointed by Planning and Development

CBO Engagement Process

Developing the Community Benefits Provision



CBO Engagement Process

What we heard from the community

**9 CBO
MEETINGS
HOSTED BY
CITY**

**400
Attended
In Person or
Via Zoom**

**NOVEMBER
2022 –
FEBRUARY
2023**

Affordable Housing	Employment and Local Hiring	Retail and Local Business Incubation	Traffic, Transit, and Parking
Culture and Arts	Green Space and Accessibility	Education and Workforce Training	Construction Impacts

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



ONCE CBO MEETINGS ARE COMPLETED

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

www.detroitmi.gov/districtdetroit

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

BUSES DEPARTMENTS GOVERNMENT JOBS PAY WATER

ENGLISH MORE

SEARCH

MENU

Where am I: [Home](#) / [Planning and Development Department](#) / [Community Benefits Ordinance](#) / [Current CBO Engagements](#)

District Detroit




The Developer, Related Olympia Predevelopment Company LLC, which consists of The Related Companies LP and Olympia Development of Michigan LLC, proposes the next phase of development plans in The District Detroit, aimed at attracting and retaining talent and driving forward inclusive economic development in Detroit and Michigan. After an extensive period of community outreach and feedback, the potential development would include the construction and operation of **10 renovated historic or new projects, including 4 mixed-income residential buildings, 4 commercial office buildings and 2 hotels, along with additional open public and green space.**

The proposed projects include **integrated parking plans, a projected 1,253,000 square feet of commercial office space, 146,000 square feet of retail space, 467 hotel rooms and 695 residential units.** At least 20% of the residential units will be available to rent at rates affordable to those earning no more than 50% of Area Median Income, equivalent to an annual salary of \$35,800 or less for a two-person household.

The Developer seeks governmental approvals by the first quarter of 2023 with a goal to commence site remediation and construction on the first of the projects in 2023.

CONTACTS




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Planning and Development
Department Coleman A. Young Municipal Center 2
Woodward Avenue - Suite 808 Detroit, MI 48226
[\(313\) 224-1339](tel:3132241339)
Monday - Friday 9:00 am – 5:00 pm
Save yourself a trip! Most questions can be resolved by phone.
All in-person meetings by appointment only
For information on College/University visits, internships and partnerships, please call Alexandra Coleman at 313-224-6603

The background of the slide is a light gray map of a city, likely San Francisco, showing a dense grid of streets and a prominent river (the San Francisco River) winding through the center. The map is semi-transparent, allowing the text to stand out.

Community Benefits Monitoring and Enforcement by CRIO

THE ORDINANCE

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

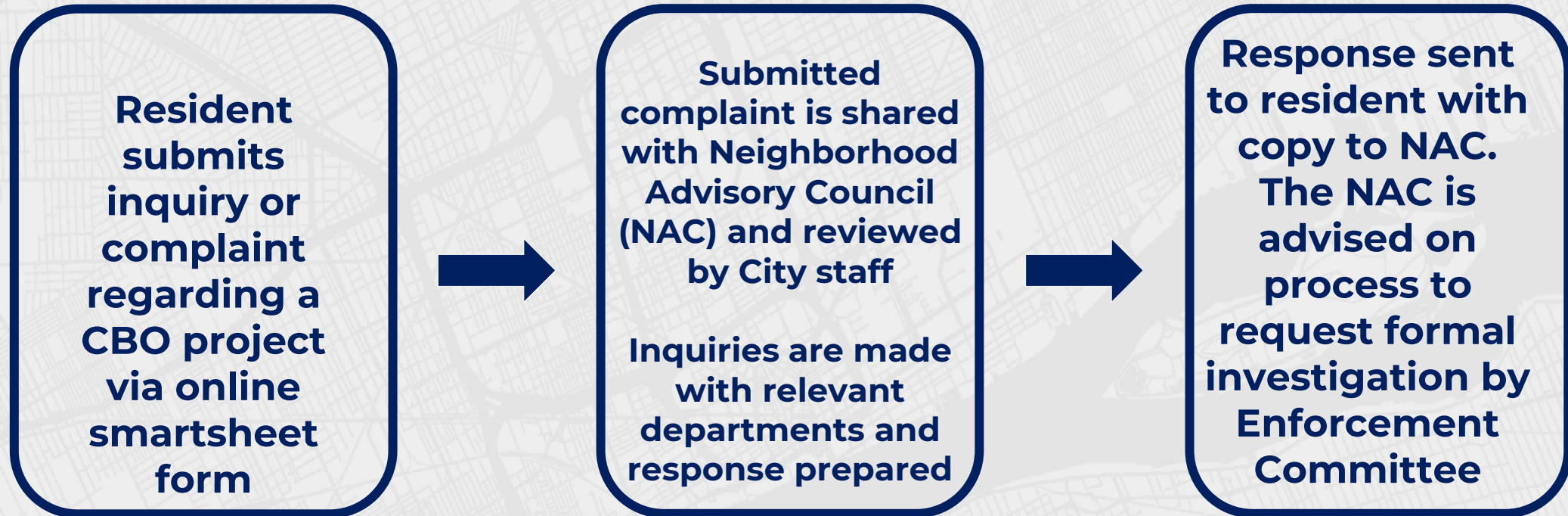


\$1M
OR MORE
IN VALUE OF CITY
PROPERTY SALE
OR TRANSFER
FOR BELOW
MARKET VALUE &
WITHOUT
OPEN BIDDING

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
- CRIO meets with various departments to verify submitted information
- CRIO then generates a report. Reports can be found online at: <https://detroitmi.gov/departments/civil-rights-inclusion-opportunity-department/about-crio/compliance-team>

Stage 1: Citizen Submitted Complaints



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.

Nikita Easley
Director of Compliance
nikita.easley@detroitmi.gov

Airel Hughes
Compliance Analyst
Airel.hughes@detroitmi.gov

An architectural rendering of a vibrant urban plaza. In the foreground, a large group of diverse people are gathered, some sitting on a low wooden bench, others standing and talking. The plaza is lush with greenery, including tall trees on the left and various plants and flowers in the foreground. In the background, modern buildings with large glass windows and curved facades rise up. The overall atmosphere is bright and lively, suggesting a high-quality public space.

The District Detroit Community Benefits Provision Update

The District Detroit City of Detroit Community Benefit Provision Updates

Motor City Match - *The City shall direct the Detroit Economic Growth Corporation, for a period of not less than five (5) years after final approval of the TBP, to support small businesses located within or attempting entrance into the Impact Area (i) by providing technical assistance through the by District Business Liaisons and the Motor City Match program, including both quarterly workshops focused on retail and restaurants to highlight best practices, address regulatory challenges, and help program participants access funding as well as technical assistance awards, and (ii) by funding, through Motor City Match, at least one Motor City Match cash award for a business located or locating within the Impact Area in each of the remaining rounds funded by American Rescue Plan Act dollars.*



The District Detroit City of Detroit Community Benefit Provision Updates

Renovations of John R. Watson Park - *The City of Detroit will construct landscaping and public improvements at the John R. Watson Park in the amount of approximately one million dollars (\$1,000,000) (including eight hundred thousand dollars (\$800,000) budgeted for the renovation of John R. Watson Park from GSD's budget and the two hundred-thousand-dollar (\$200,000) contribution from Developer required herein).*

The City shall meet with interested neighborhood residents, including, but not limited to, the Brush Park Community Development Corporation and the NAC to review plans for the park renovation prior to commencing construction of such park improvements.



The District Detroit

City of Detroit Community Benefit Provision Updates

Brush Park Residential Permit Parking -
Subject to the consideration and approval of the Detroit City Council, the City will advance current efforts to study and establish residential permit parking zones in the Brush Park neighborhood.

If the City Council has not passed a resolution to establish residential permit parking in the Brush Park neighborhood by the time Developer and the City present the Parking Plan to the NAC, the Parking Plan will make a recommendation as to whether such residential permit parking zones should be authorized.



The District Detroit City of Detroit Community Benefit Provision Updates

Bus Shelter Renovations

- The City will install or replace up to eleven (11) bus shelters on Woodward Avenue between Mack Avenue and Campus Martius by the end of the 2024 calendar year. All such bus shelters shall be compliant with the ADA.



Developer CBA Overview

Rian English Barnhill

Comerica Park



Women's City Club



Columbia Street



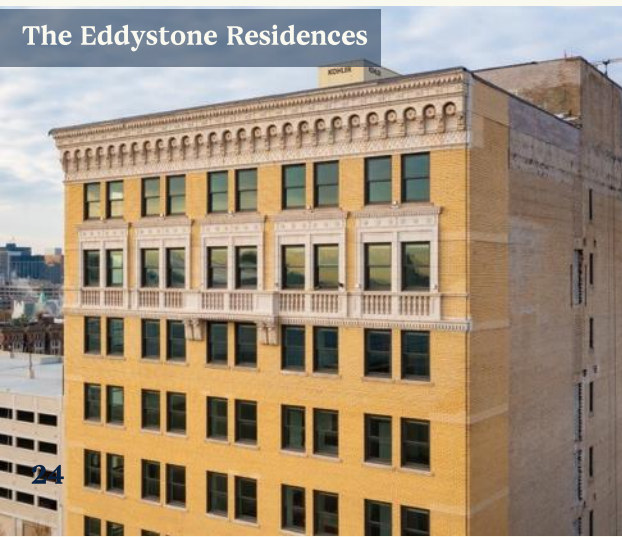
Henry Street Apartments



Improving the Lives of People

AFFORDABLE HOUSING | JOB CREATION | HISTORIC RENOVATION | PLACEMAKING | EDUCATION | ENTERTAINMENT

The Eddystone Residences



Little Caesars Arena



2715 Woodward



Little Caesars World Headquarters



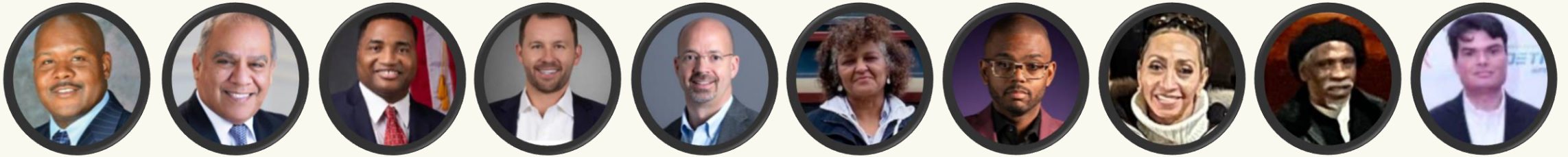


Creating Memorable Experiences, Supporting Our Neighbors And Giving Back For A Better Tomorrow



Introductions

Neighborhood advisory council committee members & assignments:



NAC Committee	Liaison 1	Liaison 2	Liaison 3	ex-officio
Accessibility	Deirdre Jackson			Chris Jackson
Traffic / Parking / Transit	Michael Essian II	Henry Allen Williams Jr.	Eddie Hall III	Chris Jackson
Cultural / Neighborhood History/ Greenspace	Henry Allen Williams Jr.	T.R. Reid		Chris Jackson
Housing	Barbrie Logan	Deirdre Jackson		Chris Jackson
Retail, Local Business Incubation, Construction	Jonathan C. Kinloch	Rogelio Landin		Chris Jackson
Employment and Education	Rogelio Landin	Barbrie Logan		Chris Jackson

CBA Overview

Education



- College graduate outreach and inclusion
- High school field renovation
- Experiential internships, field trips, guest speakers, and work-based learning

Housing



- At least 20% of residential units at 50% AMI
- Section 8 voucher acceptance
- On-site opportunity connector providing housing guidance

Inclusivity



- MBE bond fund
- Retail T1 fund and \$100 million procurement goal for disadvantaged and Detroit-based businesses

Employment



- Talent upskilling and credential programs
- On-site opportunity connector providing job opportunities
- Executive order: construction sites to be 51% Detroiters

Sustainability



- LEED Gold target and carbon reducing design initiatives
- Match funds for I-75 overbuild
- Park improvements and plaza construction

Programming



- Low- and no-cost programming
- Local art commitment
- Active recognition of local history

Incubation/Economic Inclusion

Partners

Detroit Means Business, Michigan Women Forward, Detroit Means Business, Motor City Match, Motor City Contractor Fund, Duffy Enterprise, Owl Innovations, Downtown Detroit Partnership and Comerica Bank

Milestone: The Opportunity Center Opens (August 2023)

- **Interviewed 235 people, and extending offers to 189 Detroiters:**
 - **Crowd Management, Environmental Services, Parking Attendants, Ushers, and Guest Services.**
 - **Employment at Little Caesars Arena, The Fox Theater, Comerica Park and the Northern Venue Amphitheaters.**
- **The Opportunity Center has welcomed more than 1,728 visitors since September 2023, hosting more than 30 community partners**
- **Visitors from all 7 City Council Districts**



Incubation/Economic Inclusion

Partners

Real Estate Association of Developers, Building Community Value, City of Detroit, and NAC members

Milestone: Co-developer Program Launch and Award

- 9 stakeholder meetings to inform the creation of the RFPs and process
- 3 prime sites selected within the energy and traffic of The District Detroit
- Over 45 applicants have submitted intake forms to engage in the process

Locations

1. The Woodstock/475 Peterboro – AWARDED!
2. The Blenheim/81 W. Columbia
3. Fine Arts Building/44 & 48 W. Adams





Retail and Local Business

Incubation/Economic Inclusion

Partners

Detroit Means Business, Michigan Black Business Alliance, YouthBuild, as well as Council Members Mary Waters and Fred Durhall III and Gabriela Santiago-Romero.

Local Business Growth In The District Detroit:

- Pingree Detroit
- Good Cakes & Bakes
- Detroit VS Everybody

Local Vendor Food and Beverage Engagement at Comerica Park and Little Caesars Arena:

- | | | |
|-----------------------------|------------------------|--------------------|
| • Breadless | • El Rey de las Arepas | • Craigs Got Crabs |
| • Cooking with Que | • Lobster Food Truck | • Voyager |
| • Detroit Water Ice Factory | • Slows Bar-B-Q | • Yum Village |
| • Egg Roll Diva | • Taqueria El Rey | |



Retail and Local Business Recruitment Consultants

Recruitment Consultants Hired

- **Metro Strategies**
- **Detroit Equity Inc.**

Recruitment Consultants Scope Of Work:

- **Ensure equity and inclusion programs and policies are in place to reach City of Detroit Executive Orders**
- **Create a space to develop and share Detroit-specific data and best practices**
- **Measure the pulse of the community through formal interactions between our trusted faith-based leaders and community members**
- **Engage with Detroit residents to support Executive orders for Detroit Based contracting and workforce hiring**



Bishop Edgar L. Vann II,
Detroit Equity Inc



Terrence M. Hicks,
Metro Strategies

Traffic / Parking / Transit

Partners

- City of Detroit Parking & Traffic Division
- WSP
- ODM
- NAC Members
- DPD
- MDOT

Parking and Traffic Study

- ODM hosted 6 stakeholder meetings to inform the creation of the study and desired outcomes.
- WSP delivered the final report January of 2025 with recommendations.
- PROGRESS: Worked with MDOT for new pedestrian markings on Woodward Avenue for increased safety
- Continue to partner with all large venue operators for traffic and parking planning
- 2026 look ahead: CBA required traffic meetings and communication for any expected road closures



Housing/ Accessibility

Partners

- **Detroit Housing Network**
- **City of Detroit**
- **Olympia Development**
- **MHT/Continental Management**
- **NAC Members**



CBA Commitments

- **To date over 1 Million contributed to the city's Affordable Housing Fund**
- **Accessibility Consultant hired and met with NAC lead Deirda Jackson**



Arts, Culture, and Green Space

Partners

- City of Detroit
- Olympia Development
- ACE
- NAC Members –
- Michigan Historical Society

CBA Commitments

- **2024 -Request for Applications for the Neighborhood History Study which will research, document, and memorialize the history of Detroiters in the Brush Park, Paradise Valley, Cass Corridor, Black Bottom and Cass Park neighborhoods**
- **2025 - RFA AWARDED to Wayne State University. The Past Forward Project, has been led by Dr. Krysta Ryzewski, Chair and Professor of Anthropology at Wayne State University**
- **3 Community charettes were hosted for Woodward Plaza and 2 more for the M Block green space.**



I-75 Project Update

Ryan Friedrichs

Arts, Culture, and Green Space

Preferred I-75 Cap Concept

The preferred I-75 Cap Concept locates three caps at strategic locations within the study area. The West Cap creates a hub of daily activity by strengthening the Grand River corridor and increasing walkability and safety. The West Cap anchors the upcoming University of Michigan Center for Innovation development and creates a space for both Cass Tech and U-M students. The Central Cap creates an impactful and memorable space located near vital downtown stadiums and entertainment centers bringing residents and visitors into a central gathering space. The East Cap creates a neighborhood gathering space for Brush Park and Brewster Homes residents, enhancing residents' connection to Downtown and creating a natural space for families, youth, and seniors in the area.



Arts, Culture, and Green Space

Next Steps

Funding is already secured for the further study and design of this project. The next phase will include further exploration to identify additional construction phase funding through public grant programs and private philanthropy.

Future Phases

Feasibility Study: 2025

This phase will include further study on cap public space planning and design, structural and design studies, and ongoing community engagement.

Finalization of Construction Engineering: 2026 to 2027

This phase will follow the feasibility study to refine designs and set up the project for construction.

Construction: 2028 or Later

Once the design is finalized, construction will occur to create the caps as well as park programming on each cap. This is dependent on securing funding for the caps and public space amenities.

Three caps

Three unique identities



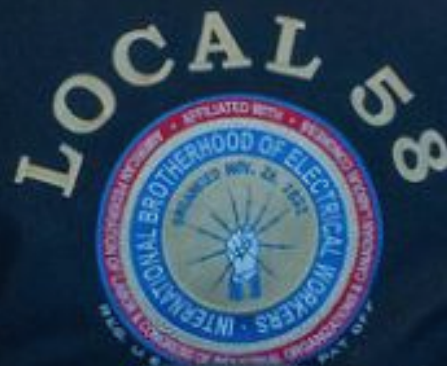
UMCI Update

Lutalo Sanifu



CENTER FOR INNOVATION IN DETROIT

UNIVERSITY OF MICHIGAN



UMCI Vision

DETROIT IS THE #1 SOURCE
for highly skilled talent in key growth
areas to catalyze economic development
and prosperity in the region.



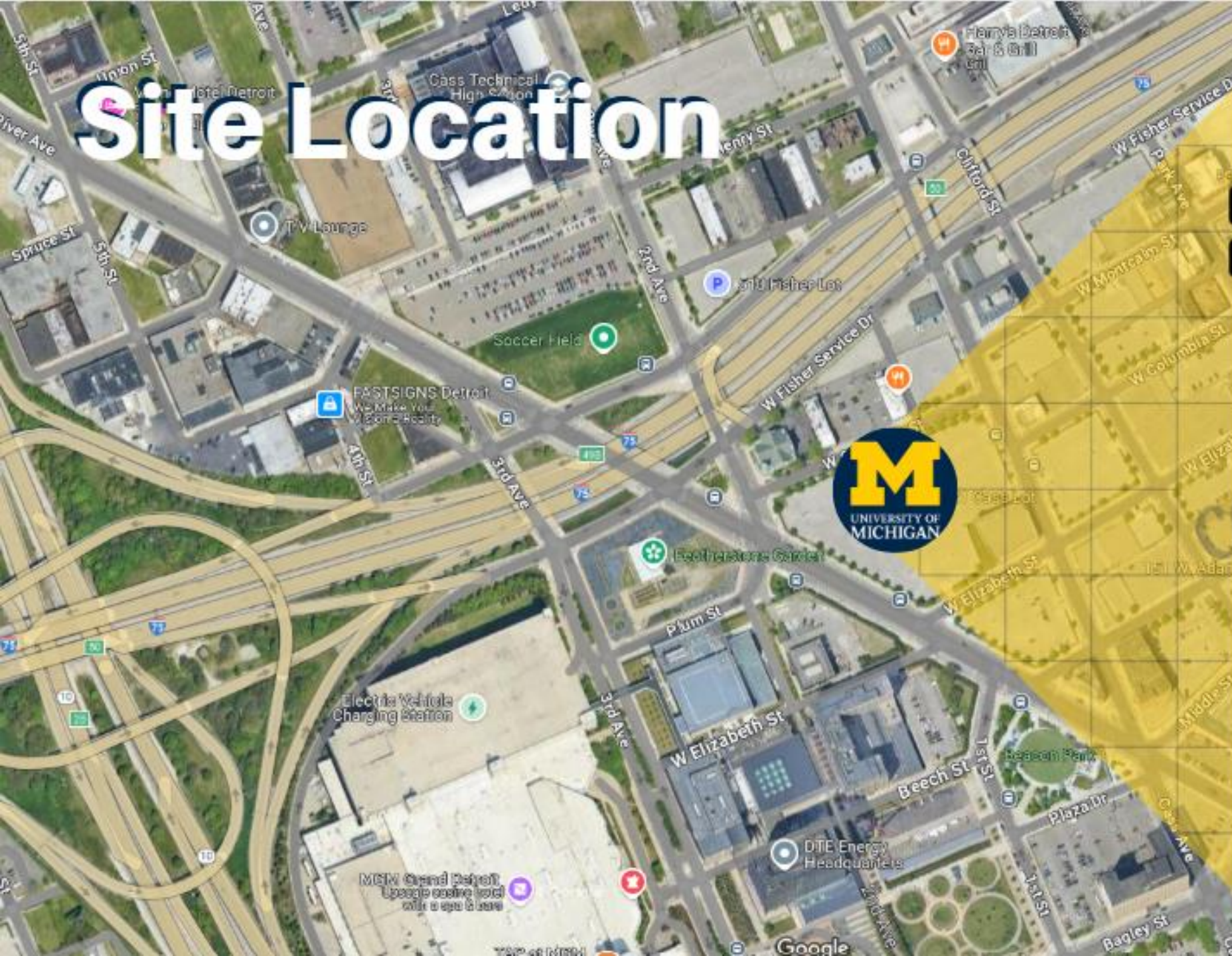


Engagement Philosophy

**“NOTHING ABOUT US
WITHOUT US”**

*Michael Masutha and William Rowland
Disabled People South Africa*

Site Location





UMCI Site Overview

UMCI Site

- Adequate Lighting
- Vibrant Pedestrian Walk
- Maximized Flexible Space
- Media Center
- Business Support Studio
- Michigan Engineering Zone
- Cafe

Public Park

- Native & adapted plants
- Durable hardscapes
- Light-colored paving

Student Housing

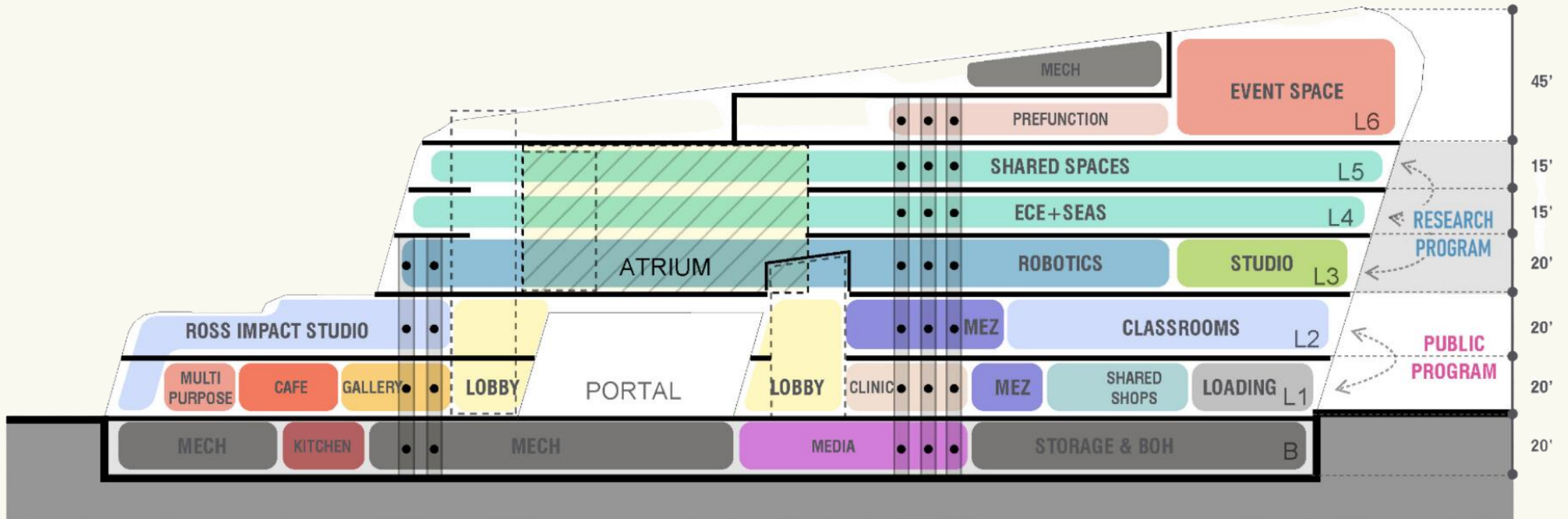
- Student/faculty housing
- Mixed-use development

Incubator Space

- Business incubator
- Parking structure



Building Cross-section



SECTION A-A

Draft Layout - Subject to Change

UMCI Sustainability Goals

Project Overview

UMCI will be an **all-electric building**, with renewable energy offsets purchased by the university.

The **energy efficient system design** has a unique hybrid water-to-water heat pump and air-to-water heat pump system and ice thermal storage tanks maximizing energy recovery.

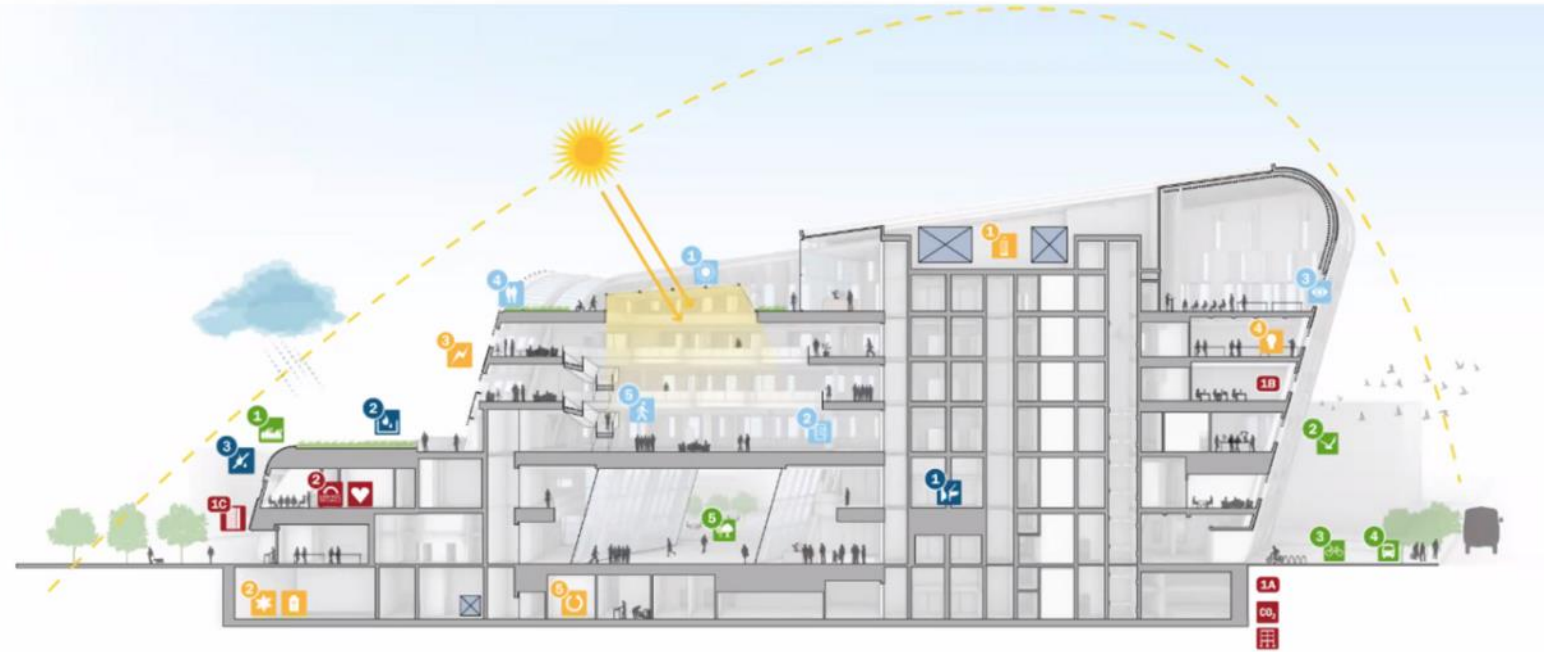
The design **reduces embodied carbon** by utilizing optimized concrete mixes, structural steel with recycled content, and low-carbon insulation to lower the building's overall global warming potential.

The design prioritizes **daylight and connection to the urban landscape** with views and exterior occupiable spaces.

Healthy interior material selection will promote the health and wellbeing of students, staff and community.

Low-flow plumbing fixtures, based on distinct user groups, will significantly **reduce annual indoor water consumption**.

Potential **ecological impacts** of the development are addressed through **native and adaptive, irrigation-free landscape design**, site lighting design to reduce light pollution, and **strategic bird-safe glass** with frit along the building's facade.



ENERGY AND OPERATIONAL CARBON

- 1 Electric heating from air source and water source heat pumps
- 2 Thermal storage for expanded energy recovery and peak load shifting
- 3 Purchasing off-site renewable energy for building energy use
- 4 Efficient LED-only indoor and outdoor lighting
- 5 Building exhaust air energy recovery

MATERIALS AND EMBODIED CARBON

- 1 Low carbon materials
 - 1A Concrete
 - 1B Structural steel
 - 1C Insulation
- 2 Low-VOC indoor materials and material ingredient transparency

HEALTH, WELLNESS, AND OCCUPANT COMFORT

- 1 Daylit atrium
- 2 Healthy indoor air quality
- 3 Quality views to the outdoors
- 4 Outdoor open space
- 5 Feature stairs for an active design

SITE, LANDSCAPE AND ENVIRONMENT

- 1 Green roof with native and adaptive plants
- 2 Strategic bird-safe glazing
- 3 Bicycle parking
- 4 Access to transit
- 5 Publicly accessible plaza

WATER EFFICIENCY AND MANAGEMENT

- 1 Efficient, low-flow plumbing fixtures
- 2 Stormwater retention at green roof
- 3 No permanent irrigation needed for native and adaptive plants





Bring together the best of U of M & the City of Detroit



Detroit Residents

Can we design programs that are affordable and accessible for local residents without college degrees?



Top International Students

Can we build a recruitment engine without diverting focus, attention, and resources from serving local communities?



Regional Talent

Can we establish UMCI as a destination for top students in the midwest currently drawn to Chicago?



HBCUs, HSIs & TSIs
Graduates

Can we create pathways to study at UMCI and live in Detroit that are attractive to the best students?

*Proportions based on estimated total enrollments across all degree and certificate programs. Individual programs may have very different proportions.

Focus On Four Interdisciplinary Areas



Climate action
and clean energy
transition



Advanced
manufacturing and
mobility



Applied artificial
intelligence w/
initial focus on
smart cities and
urban tech



Entrepreneurship
and innovation



2,000

Careers Advanced

Advance 2,000 Detroiters careers per year
with gateway certificate programs

500

Educational/Research Jobs

Create X jobs via educational and
research partnerships with Y companies

5,000

Youth Engaged

Engage with 5,000 local K-12
students in crafted STEAM curriculum

2027

Open Academic Building

Open academic building that meet the
academic needs of UMCi by Fall 2027

500

Enroll 500 Grad Students

Enroll 500 grad. students per year with 5
new degrees involving 5 schools

30,000

*Community Members
Engaged*

Improve 5 long-term metrics
demonstrating positive community impact
through ongoing engagement



Master's Degree Programs

- Conferred by U-M Ann Arbor
- Topics being researched include Urban Technology / Smart Cities, Artificial Intelligence, Sustainable Energy, Robotics, and more
- First programs expected to launch Fall 2027

Gateway Certificates

- For Detroiters 14+ with some or no college
- Can be completed in 6-12 months
- Develop skills for in-demand, good paying entry level roles such as
 - Project management
 - Quality assurance specialists
 - Business development/Inside Sales
 - and more to come

Skill Mastery Programs and Workshops

- Leadership, entrepreneurship and business
- Programming, data science and generative AI
- Drone operations and emerging technology

New skill and topic areas will be regularly evaluated and developed.



Free education programs led by City of Detroit + University of Michigan

- Year round **skill development courses** for adult learners in programming, technology, leadership, communication, and business
- **STEAM-based summer camps** for middle/high school students
- **Peer mentorship and networking** sessions
- Career resources through **Detroit at Work** and U-M admissions counseling access
- **Free laptop loans** for participants

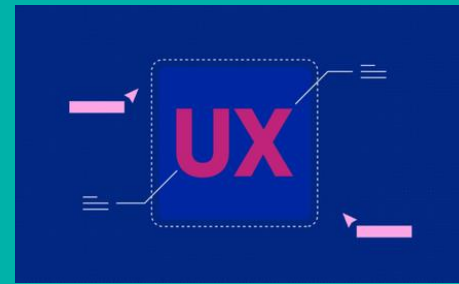
Sponsored By

ally

**SONG
FOUND
ATION**

Saturdays in the D Summer Certificate Classes & Workshops

- Foundations of Project Management
- Introduction to User Experience Principles and Processes
- Python I: Programming for Everybody
- Python III: Using Python to Access Web Data
- Python IV: Using Databases with Python
- Speaking and Presenting: Poise, Pitches, and Persuasion



Sponsored By



MICHIGAN CENTRAL

Career Development Day



**Saturday, October 25
1–4pm**

**Newlab at
Michigan Central**
2050 15th Street
Detroit, MI 48216



EVENT DETAILS

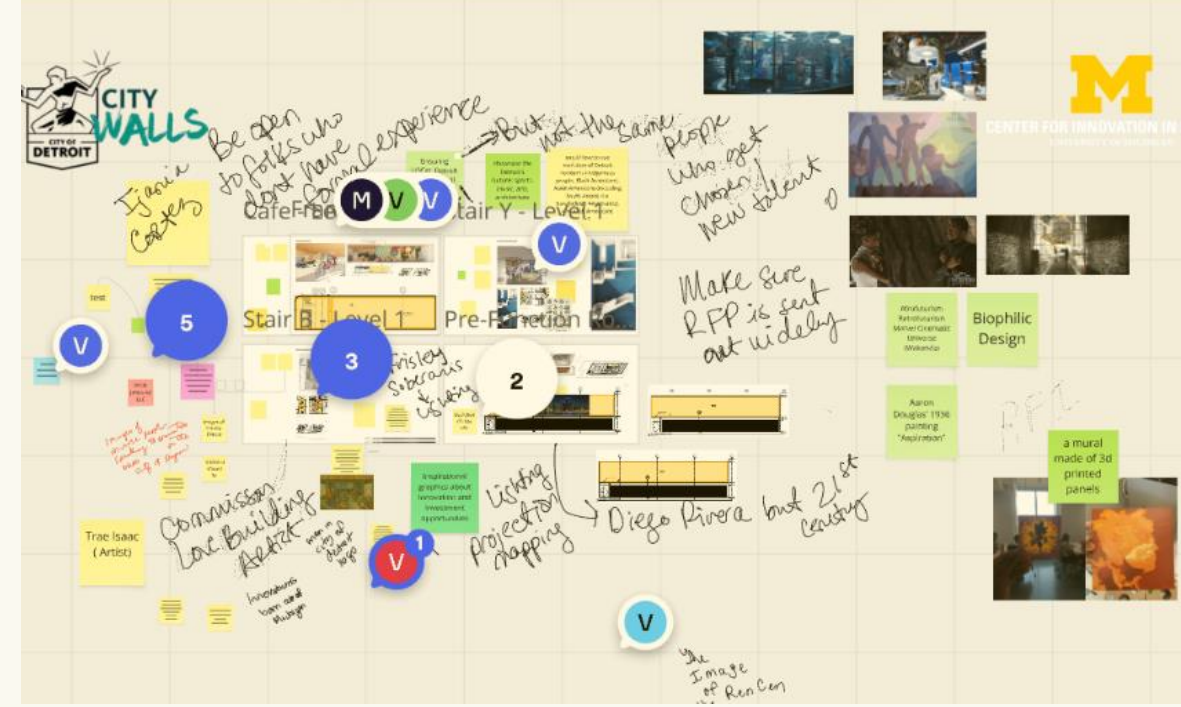
- + Professional Portraits
- + Employer Networking
- + Job Readiness Workshops
- + Onsite Job Interviews

JOB OPPORTUNITIES

- + Marketing Associate
- + Field Service Technician
- + LPN Trainer
- + Systems Engineer
- + Animation contractor
- + And more!



Mural Focus Group



UMCI Leadership Program

COMMUNITY FOCUS GROUPS





CENTER FOR INNOVATION IN DETROIT
UNIVERSITY OF MICHIGAN

Youth Entrepreneurship Program



Program Launch

Fall 2025



1

BELONGING & IDENTITY

Build confidence and foster an entrepreneurial mindset

2

UNDERSTAND ENTREPRENEURSHIP

Introduce concepts of entrepreneurship and existing businesses

3

DEFINE A BUSINESS IDEA

Identify a product or service that people will pay for

4

DESIGN A RETAIL PRODUCT

Learn practical skills in product design and development

5

INTERNSHIPS WITH EXISTING STARTUPS

Gain hands-on experience working in a startup environment

6

MICRO-FUNDING & POP-UP TESTING

Pitch business ideas, test the market, and generate initial sales

7

LEGAL SETUP

Support to establish business entity, licensing, banking

- Develop an operational plan

8

LAUNCH BUSINESS

Open to customers, track performance, and refine for growth

Serving Our Community

Rian English Barnhill



Serving our Community Beyond our CBA



Construction Update

Stephanie Calhoun



University of Michigan Residential Tower

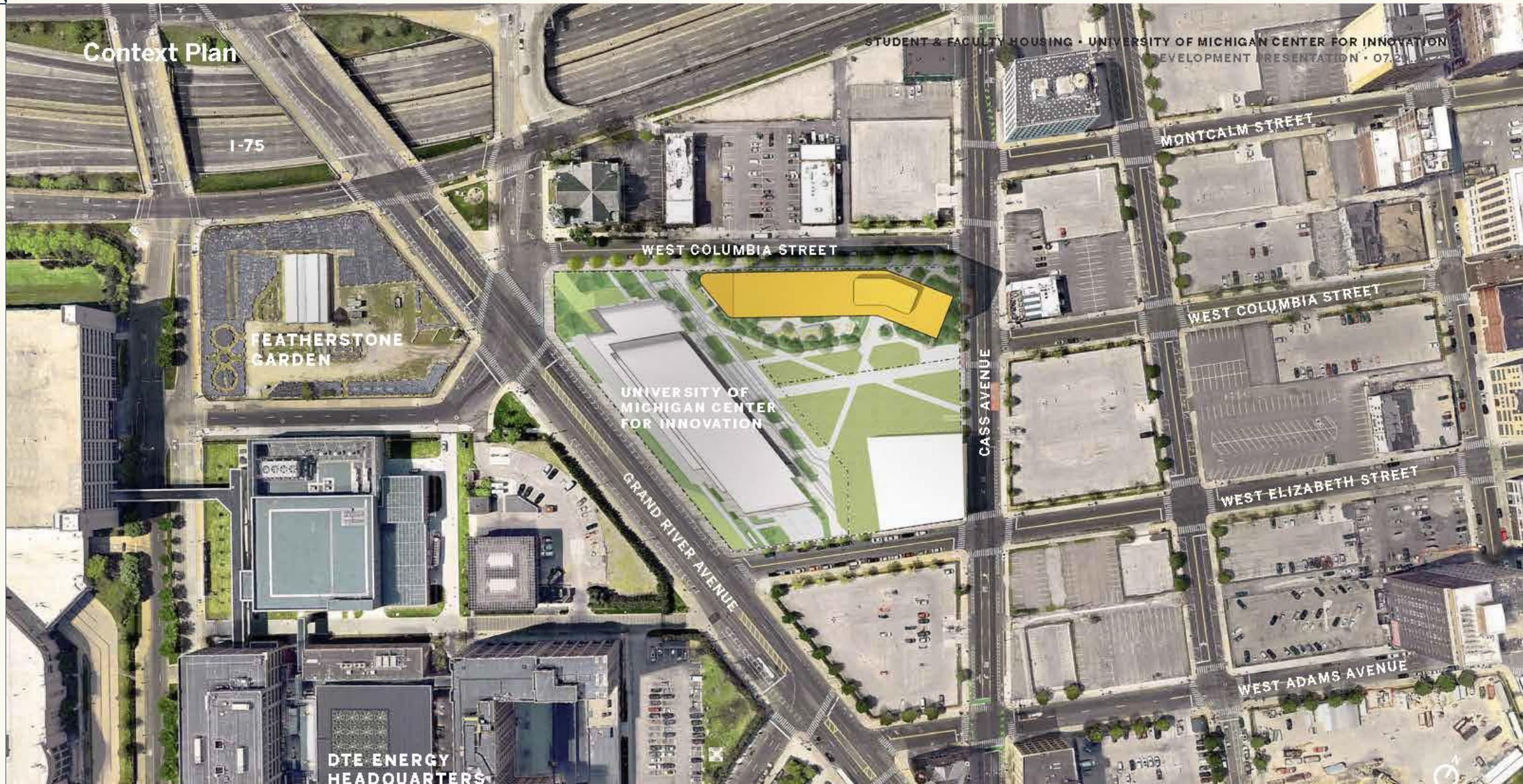


RELATED

OLYMPIA
DEVELOPMENT
OF MICHIGAN



Context Plan



W COLUMBIA ST

UM SHP

UMCI

UMCI

MOOSE LODGE, EXISTING
BUILDING TO REMAIN

CASS AVE

W CO

GRAND RIVER AVE

W ELIZABETH ST



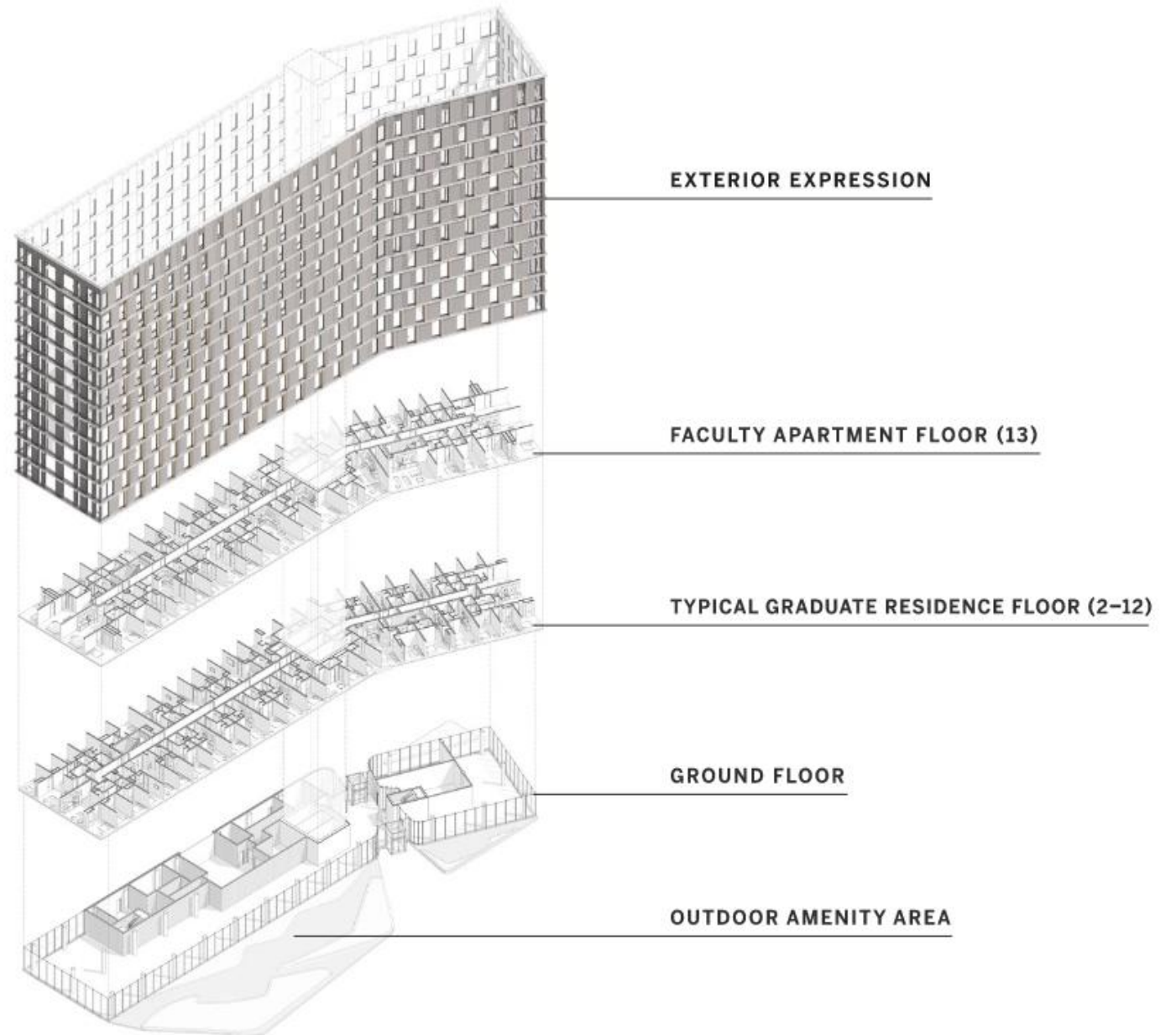




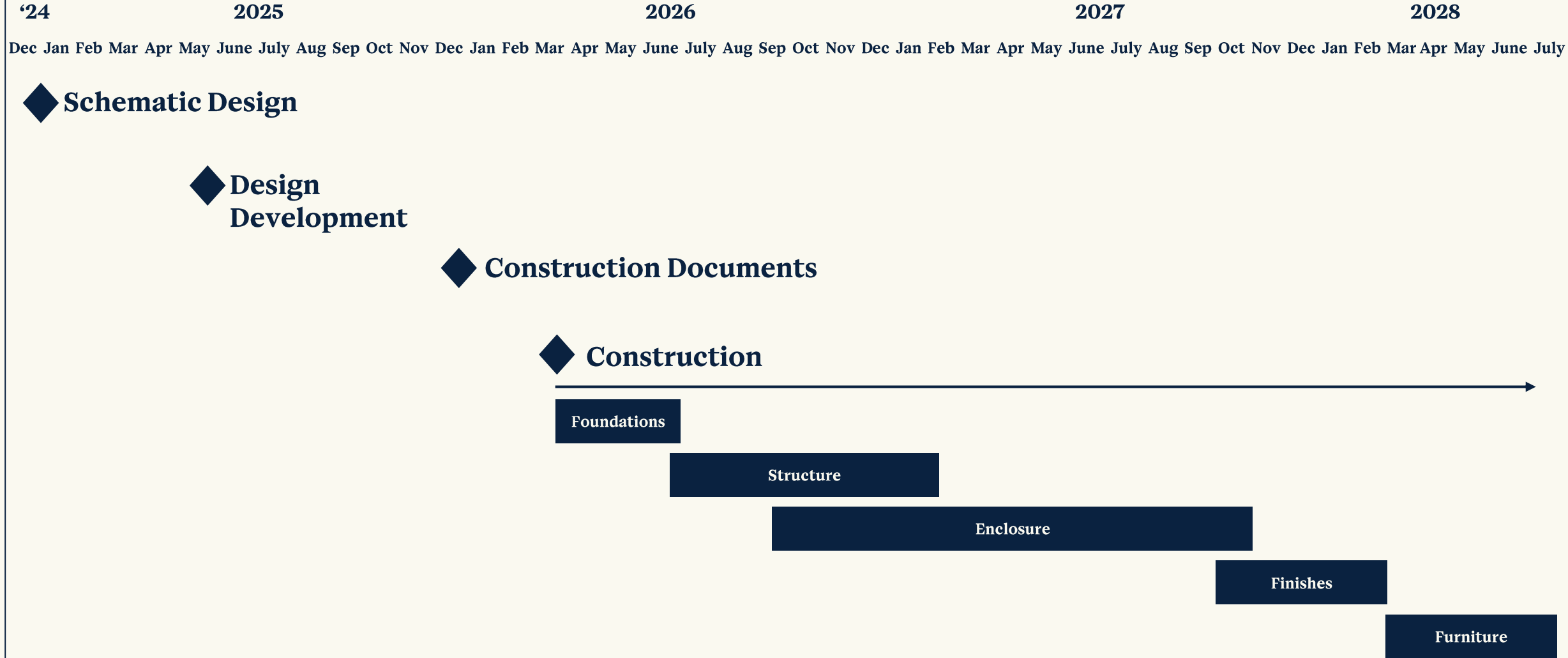


Project Overview

- 13-story, 235,000 GSF building
- Ground floor with amenities: lounge, study rooms, fitness, grab-and-go
- 11 floors of graduate residences
- One floor of faculty apartments
- Outdoor amenity space



UMCI Residential Project – Milestone Schedule



Construction and Phasing Update

Keith Bradford

Henry Street Apartments



170
Residential
Units

7
Buildings

6
Residential

1
Community Center

60%/40%/30%
AMI



The Residents @ 150 Bagley

148

Apartments

20% Affordable at 80% AMI

-

125

Parking Spots

-

8,800

SQ FT Retail

Bagley Development Group

RELATED

OLYMPIA
DEVELOPMENT
OF MICHIGAN



Little Caesars Arena Hotel

290 Keys
22K SF Retail



The American

149

Residential Units

-

30%

Affordable at 50% AMI

-

11

Stories

-

5K

SF Retail



Construction and Phasing Update

2026 Pre Development Projects: Co-Developer Sites



The Woodstock
475 Peterboro



The Blenheim
81 W. Columbia



Fine Arts Building
44 & 48 W. Adams

2025 Summary + 2026 Look Ahead

2025

- To date 189 Detroiters Hired from the OC
- 30 community partners
- Over 1 million contributed to the Housing Trust Fund
- Codeveloper Site 1 awarded: 475 Peterboro
- 3rd Detroit based business opened, Pingree Detroit
- Recruitment Consultants Hired
- Accessibility Consultant Hired
- Arts and Culture RFA awarded
- Contractor Fair #2 (UMCI Residential)

2026

- UMCI Residential Project Groundbreaking
- Fast Track Program
- Internship program expands
- Continued Community support and local hiring

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Neighborhood Advisory Council Q & A + Discussion



General Public Comment



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District Detroit



The Developer, Related Olympia Predevelopment Company LLC, which consists of The Related Companies LP and Olympia Development of Michigan LLC, proposes the next phase of development plans in The District Detroit, aimed at attracting and retaining talent and driving forward inclusive economic development in Detroit and Michigan. After an extensive period of community outreach and feedback, the potential development would include the construction and operation of **10 renovated historic or new projects, including 4 mixed-income residential buildings, 4 commercial office buildings and 2 hotels, along with additional open public and green space.**

The proposed projects include **integrated parking plans, a projected 1,253,000 square feet of commercial office space, 146,000 square feet of retail space, 467 hotel rooms and 695 residential units.** At least 20% of the residential units will be available to rent at rates affordable to those earning no more than 50% of Area Median Income, equivalent to an annual salary of \$35,800 or less for a two-person household.

The Developer seeks governmental approvals by the first quarter of 2023 with a goal to commence site remediation and construction on the first of the projects in 2023.

CONTACTS

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Planning and
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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 meetings
by appointment only

For information on
College/University visits,
internships and
partnerships, please call
Alexandra Coleman at
313-224-6603

*Public Meeting Information,
presentations, all documents,
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Thank you

