



Civil Rights, Inclusion  
and Opportunity

COLEMAN A. YOUNG MUNICIPAL CENTER  
2 WOODWARD AVENUE, SUITE 1240  
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**To:** Honorable Detroit City Council  
Neighborhood Advisory Councils  
**From:** Anthony Zander, Director, Civil Rights, Inclusion, and Opportunity  
**Date:** September 2025  
**Re:** Community Benefits Ordinance Biannual Report for Midtown West - Wigle Development

The Civil Rights, Inclusion, and Opportunity (CARIO) Department has been given the responsibility of monitoring the Community Benefits Ordinance. The report details the developer's compliance with each Community Benefits Provision (CBP) commitment.

**Midtown West-Wigle** project currently has **0** of their commitments **"Off Track"**.

Below, you will find a key to reference when reviewing "Status Update" and the total number of CBP commitments in each specific status

Status Update	Explanation	Commitments
On Track	On Track- Actions taken towards satisfying commitment	11
Off Track	Off Track-Commitment not fulfilled	0
Off Track but Compliance Plan Submitted	Off Track but Compliance Plan Submitted	0
Not Started	Not Started- No action taken	4
Additional Information Requested	Additional information requested	0
Completed	Commitment fulfilled	8
<b>Total Commitments</b>		<b>23</b>

Respectfully,

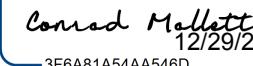
Anthony Zander

Conrad Mallett

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12/30/2025  
Director, CARIO  
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Corporation Counsel



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**Biannual Community Benefits Report**

**Project Name/Location:** Midtown West – Wigle Development

**Agreement Approval Date:** November 20, 2018

**Developer Name/Address** PDH Development Group LLC 535 Griswold Suite 111-118 Detroit, Mi

	Commitment	Finding	Status	City Department
1	Greenspace			



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1.	<p>Developer will provide and maintain open space in the Project that is privately-owned, but publicly accessible, to enhance pedestrian activity and to add to the attractiveness of the development and neighborhood. The pedestrian connections will be landscaped and will connect to public streets and the City's public park</p>	<p>The public park will be located along 4th Street, between Tuscola and Brainard. The design will enhance pedestrian activity by concentrating pedestrian activity along street frontages. The development of the park is tied to the construction of Parcel 1S.</p> <p>Construction has not begun on Parcel 1S.</p>		<b>Housing and Revitalization Department</b>
	<b>Commitment</b>	<b>Finding</b>	<b>Status</b>	<b>City Department</b>
<b>2 Affordability</b>				



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2.	<p>Developer will provide in the Project deeper affordability for rental units at the Project such that:</p> <ul style="list-style-type: none"> <li>• 2.5% of rental units are available at 80% or less of the Area Median Income determined as of lease execution;</li> <li>• 5% of rental units are available at 60% or less of the Area Median Income determined as of lease execution;</li> <li>• 2.5% of rental units are available at 40% or less of the Area Median Income determined as of lease execution.</li> </ul> <p>For the purposes of this Agreement, "Area Median Income" means the median family income for the Wayne County AMI as published by MSHDA.</p>	<p>Parcel 1S, a planned 67 unit development, this will be 100% affordable with units at 40%, 60% &amp; 80% AMI. this development has received a 9% LIHTC award from MSHDA. Developer has been working diligently with HRD &amp; MSHDA to close financing gaps. Unit rental pricing will be established at the time of lease up based upon current MSHDA standards.</p>		<p><b>Housing and Revitalization Department</b></p>
3.	<p>Developer will adhere to the local marketing plan for affordable units</p>	<p>The Developer will begin marketing the units upon construction of the apartment building. Construction could begin in the fall of 2024. Developers plan to adhere to local marketing plans for affordable housing is as follows:</p> <ol style="list-style-type: none"> <li>1. The Developer commits to notifying the City on which units are being designated as affordable units.</li> </ol>		<p><b>Housing and Revitalization Department</b></p>



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	<ol style="list-style-type: none"><li>2. The Developer and its Marketing Agent will establish a PO Box, email address or call service box for questions/applications.</li><li>3. The Developer will erect marketing signs at the Project Site when it begins to market the affordable units. The Developer will post advertisements in newspapers and other media outlets,</li><li>4. The Developer will send a copy of the advertisement to any persons that have been placed on the project interested party list.</li><li>5. Applicant's compliance information will be reviewed by the Developer. The applicant will be notified of status/comments</li><li>6. Leases will be signed prior to Applicant move in.</li></ol>	
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		7. The Developer will maintain final logs with initial rent roll for all affordable units.		
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**3 Community Impact Fund**

4.	Developer will contribute \$50,000 to the Cass Corridor Neighborhood Development Corporation on or before the closing of construction financing for Phase 1 of the Project. Such contribution will be used solely for the community space building improvements at 3535 Cass Avenue, Detroit, MI.	This commitment was marked complete in November 2019 after the Developer made a \$50,000 contribution to the Cass Corridor Neighborhood Development Corporation at the groundbreaking of Parcel 2.	Completed	<b>Housing and Revitalization Department</b>
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**Inclusive, Accessible Design**



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5.	Developer will use renowned professionals to design the Project	<p>VolumeOne was the designer for Parcel 2 (the completed building). They will also be serving as the designer for Parcel 1S. VolumeOne is an international and award-winning practice, specializing in architectural and urban design as well as interior design. VolumeOne is a certified Women-Owned Business Enterprise (WBE), a Detroit Based Business (DBB), a Detroit Small Business (DSB) and a Detroit Resident Business (DRB).</p>		<b>Planning and Development Department</b>
6.	Developer agrees that the project will follow a pedestrian focused urban design.	<p>The project design continues to reinforce pedestrian access along 4th St. Street trees will be planted @ approximately 25' intervals along 4th street sidewalks. Parking for parcel 1S will be accessed from Tuscola, near western end of site.</p> <p>The design for Parcels 1 and 2 appropriately respects and reinforce the street grid. The site plans have been presented to and approved by PD&amp;D.</p> <p>Construction has not begun on Parcel 1S.</p>		<b>Planning and Development Department</b>



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7.	<p>Developer agrees that the Project will have a unit mix of studio, 1 BR, 2 BR and 3Br apartments that comply with federal accessibility requirements and will be proportionally distributed amongst the affordable and market rate units in the Project. The affordable units will be mixed through the rental building in the Project. In its discretion, the Developer may also construct condominium units and or townhomes.</p>	<p>Parcel 1 will contain a mix of studio, 1, 2, and 3 bedroom apartments. The affordable units will be mixed throughout the building. Parcel 2 is a 26 unit rental building containing 2 studio, 14 one bedroom, and 10 2 bedroom apartments. The units in Parcel 1S will all be affordable. There is also plans for affordable units in Parcel 1N. There are no designated affordable units in Parcel 2 which consists of 26 units. These units were originally condos but have been changed to rentals. The developer cites market conditions as the reason for the change.</p>		<p><b>Housing and Revitalization Department</b></p>
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**5 Historic and Cultural Preservation**



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8.	<p>Developer will provide non-monetary support of art within the City's public park that is to be created by the adjacent to the Project.</p>	<p>The developer has continuously supported the arts within the development and the idea of a mural on the basketball court or skate park. The developer will continue its non-monetary support of the art within the park once it is completed.</p>		<p><b>General Services Department</b></p>
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## 6 Digital Inclusion

9.	<p>Developer will work with the Detroit Community Technology Project to participate in the pre-existing mesh network.</p>	<p>The Detroit Community Technology Project informed the developer they were incapable of working with them due to capacity issues. This commitment was marked complete in 2021.</p>	<p>Completed</p>	<p><b>Department of Neighborhoods</b> <b>Planning and Development Department</b></p>
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## 7 Retail Selection



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10.	Developer will assess retail options for the project through community outreach performed by local retail broker and Midtown Detroit, Inc. to drive retail interest to the project and Selden Street retail.	The retail space is complete, and a lease has been signed with Detroit Dance Center which will occupy 2,500 sq ft on Selden. Detroit Dance Company has moved into the space. An additional tenant is set to occupy the southern retail space in fall 2024, completing this provision.	Completed	<b>Detroit Economic Growth Corporation</b>
	<b>Commitment</b>	<b>Finding</b>	<b>Status</b>	<b>City Department</b>
11.	Developer agrees that retail rental rates in the Project will reflect market rates at the time the lease is up. Developer will rely upon the retail tenants to set their price points for their goods and services but will also consider what the neighborhood needs and attempt to lease the retail space to a tenant who is set up to be successful over the long-term providing value services to not only the resident of Midtown West but the broader community as well.	According to the developer, the retail rental rates were set by the market rates and what tenants were able to afford. The tenant, Detroit Dance Center, can set its prices. The developer has stated that it believes that childhood education in the arts will be a positive community development. An additional tenant is moving into the southern retail space of Parcel 2.	Completed	<b>Detroit Economic Growth Corporation</b>
12.	Developer will work with Motor City Match to identify local entrepreneurs for retail space.	Detroit Dance Center, a start up business located in the retail space on Parcel 2, applied for and received a Motor City Match grant. The Developer will continue to reach out to MCM for other retail spaces as they become available.		<b>Detroit Economic Growth Corporation</b>



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## 8 Labor and Hiring

13.	Developer will, to the extent possible, hire a minimum of 51% local contractors that will perform construction of the Project.	Following construction of Parcel 2, the Developer provided the Civil Rights, Inclusion and Opportunity (CARIO) Department with a list of locally based contractors/suppliers. Of the contractors used, five have been certified by CARIO as Detroit Based Business, three as Detroit Headquartered Businesses, two as Woman-Owned Business Enterprise, two as Detroit Based Small Business, and one as a Detroit Resident Business. When construction resumes, CARIO will require detailed information regarding the hiring of local contractors.		<b>Civil Rights, Inclusion and Opportunity Department</b>
	<b>Commitment</b>	<b>Finding</b>	<b>Status</b>	<b>City Department</b>

## 9 Environmental Health

14.	Developer agrees that design of the Project will be sensitive to storm water mitigation. Developer will study sustainable methods for the Project, such as storm water retention.	Developer agrees that the design of the project will be sensitive to storm water mitigation. All development thus far has not triggered the required threshold needed for compliance with the Storm Water Management Ordinance (PCSWMO). When construction		<b>Detroit Water and Sewage Department</b>
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		resumes, the design of the project will follow the City's requirements for stormwater mitigation.		
15.	Developer commits to including certain Enterprise Green Communities Standards into the Project, including energy star appliances, water conserving plumbing fixtures and energy efficient lighting.	Developer commits to including certain Enterprise Green Community Standards. A list of Enterprise Green Communities that the project complies with has been provided by the Developer.		<b>Buildings, Safety Engineering and Environment Department</b>
16.	Developer will offer recycling services for all buildings within the Project. Developer will study local providers for composting services to determine if composting is a feasible service to offer.	Parcel 2 has recycling and trash services inside of the building. Parcels 1 will be equipped with trash rooms on each floor and a trash chute for general trash. The Developer will contract with local carting firms that separate and recycle at their facilities. Composting on site is not a viable option. The Development has contracted with Detroit Disposal Recycling.		<b>Department of Neighborhoods</b>
17.	Developer will include street trees along the Lodge access road to serve as a buffer.	Street trees are included in the site plan for Parcels 1 and 2 and have been installed on 4th street. Street trees along the Lodge Access Road are under the control of city of Detroit and MDOT, and subject to their collective approval.		<b>Planning and Development Department</b>



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				<b>Buildings, Safety Engineering and Environment Department</b>
18.	<p>Developer will incorporate industry standard HVAC systems into all buildings within the Project.</p> <p>One of the criteria that must be utilized in the Developer's selection of the HVAC systems for building along the Lodge access road will be to minimize penetrations of the building's exterior walls</p>	<p>For the completed building, the Developer has used VRF HVAC. VRF's are all electric systems, which are both environmentally friendly, and industry standard.</p> <p>Buildings will be set back from Lodge access road, which will also serve as a noise mitigation strategy.</p> <p>Developer remains committed to incorporate at or above industry standard HVAC systems into all buildings within the Midtown West development. the heating/cooling system for parcel 1S has yet to be determined.</p>		<b>Buildings, Safety Engineering and Environment Department</b>
19.	Developer will utilize windows that have an OITC rating of 28 for windows within the Project that front along the Lodge access road with the exception that such windows will provide sufficient noise buffer within the respective units.	The building design features less windows on the Lodge Access Road than previously expected. The remaining windows will have an OITC rating of 28.		<b>Buildings, Safety Engineering and Environment Department</b>
<b>10 City of Detroit Parks Commitment</b>				
20.	The City of Detroit will lead a public engagement process for the design of Wigle Park. A landscape architect will be hired to help design the park through	The City of Detroit has led a public engagement process. Landscape architects hosted a listening session	Completed	



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	<p>a community engagement process and community engagement will extend beyond the range of the NAC to include a much broader radius. Public engagement will begin within 90 days of the Midtown West land sale closing</p> <ul style="list-style-type: none"> <li>Meeting #1- Landscape architects will host a listening session and ideas charrette</li> <li>Meeting #2- Presentation of park design based upon feedback from first meeting and more listening and feedback</li> <li>Meeting #3 Present revised concept for further community discussion and feedback - vote</li> </ul>	<p>and ideas charrette on November 18, 2019. A Presentation of park design based upon feedback from the community was held January 30, 2020, at 6pm. The third meeting was held in March 2020 to present revised concepts GSD is the architect. This provision is completed as of March 2020.</p>		<b>General Services Department</b> <b>Parks and Recreation Department</b>
21.	<p>Land identification for Additional Midtown Parks</p> <ol style="list-style-type: none"> <li>GSD/Recreation will secure no less than 1.5 acres of land to provide park space in west Midtown</li> <li>The 1.5 acres of park will be provided within a 12 minute walk of Wigle</li> </ol>	<ul style="list-style-type: none"> <li>The City of Detroit has an agreement for a new playground to be built on DWSD land at 4<sup>th</sup>-Calumet (0.17 acres, 0.2 miles away). 4th and Calumet Park is now open and complete.</li> <li>John R-Watson park expansion (0.57 acres, 0.6 miles away). GSD has engaged with community groups and construction has begun.</li> <li>4<sup>th</sup>-Charlotte park expansion (0.76 acres, 0.3 miles away)</li> </ul>	Completed	<b>General Services Department</b> <b>Parks and Recreation Department</b>



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		basketball court has been installed.		
22.	GSD will engage residents through a public design process to develop park amenities and programming within 90 days of the closing of the land sale for the Midtown West project	<p>The General Services Department has engaged residents through a public design process within 90 days of the closing of the land sale. One of the four parcels has closed and been transferred, which occurred on July 29, 2019.</p> <p>There were two community meetings regarding the design of Wigle park as well as two of the "replacement" parks in midtown: the new 4th-Calumet Park and expanded 4th-Charlotte Park.</p>	Completed	<p><b>General Services Department</b></p> <p><b>Parks and Recreation Department</b></p>



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23.	GSD will begin construction parkland within 12-months of the land sale closing.	4th and Calumet Park is now open and complete. Portions of 4th and Charlotte are open and complete (basketball court)., GSD began collaborating with the Brush Park CDC to conduct a rigorous collaborative design process for improvements to John R-Watson Park. Unfortunately, due to the Pandemic, the City of Detroit reallocated the project funding toward emergency measures. Then, in 2022, GSD requested for funding from the American Rescue Plan Act (ARPA) to complete the project. Once the funding was approved, GSD went right back to work in making this concept a reality. Portions of the John R Watson park are now complete.	Completed	<b>General Services Department</b> <b>Parks and Recreation Department</b>
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