



COLEMAN A. YOUNG MUNICIPAL CENTER
 2 WOODWARD AVENUE, SUITE 1240
 DETROIT, MICHIGAN 48226
 PHONE: 313.224.4950
 FAX: 313.224.3434

**To: Honorable Detroit City Council
 Neighborhood Advisory Councils**
From: Anthony Zander, Director, Civil Rights, Inclusion and Opportunity
Date: September 2025
Re: The MID Development_ Community Benefits Report

The Civil Rights, Inclusion, and Opportunity (CRIO) 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.

The **MID** project currently has 0 of their commitments considered "**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- Actions taken towards satisfying commitment	0
	Off Track- Commitment not fulfilled	0
	Off Track-Compliance Plan Submitted	0
	Not Started- No action taken	26
	Additional information requested	0
Completed	Commitment fulfilled	0
Total Commitments		26

Respectfully,

Anthony Zander
 Director, CRIO

Conrad Mallett
 Corporation Counsel

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Biannual Community Benefits Report

Project Name/Location: The MID/3750 Woodward

Agreement Approval Date: July 15, 2019

Developer Name/Address Emery Matthews / 3750 Woodward Avenue

	Commitment	Findings	Status	City Department
1.	DEVELOPER intends to comply with the American with Disabilities Act.	Construction has not commenced; however the project has been designed to comply with the American with Disabilities Act.		Civil Rights, Inclusion and Opportunity Department
2.	Due to safety concerns, DEVELOPER will not use sidewalk scaffolding	The Developer is aware of the obligation and intends to comply upon commencement of construction. It shall be included in the work plan.		Department of Public Works



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3.	DEVELOPER will clearly mark all alternative paths around sidewalk closures.	The Developer is aware of the obligation and intends to comply upon commencement of construction. It shall be included in the work plan.		Department of Public Works
4.	DEVELOPER will work with MDOT or other appropriate governmental agencies to temporarily retime the pedestrian signal at Woodward and Parsons so that it gives pedestrians sufficient time to cross Woodward Avenue.	The Developer is aware of the obligation and intends to comply upon commencement of construction. It shall be included in the work plan. There have been no conversations with MDOT since the prior update.		Department of Public Works
5.	DEVELOPER will limit construction hours to the period of 7am to 7pm.	The Developer is aware of the obligation and intends to comply upon commencement of construction. It shall be included in the work plan.		Buildings, Safety Engineering and Environment Department
6.	Other than in cases of emergency, DEVELOPER will provide 48 hours advance notice to the public of any Saturday or Sunday work.	The Developer is aware of the obligation and will comply upon commencement of construction. It shall be included in the work plan. The Developer will post the notices on the perimeter site fencing, post via social media outlets, and request that Midtown Detroit, Inc post the information, and email to publicly available community list serves.		Department of Neighborhoods



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7.	DEVELOPER commits that work will rarely, if ever, be conducted on Sundays.	Developer does not plan to conduct work on Sundays.		Department of Neighborhoods
8.	DEVELOPER will be responsible for any construction or demolition related damage for which it is liable.	Construction has not commenced. The Developer is aware of the obligation and will comply upon commencement of construction.		Buildings, Safety Engineering and Environment Department
9.	DEVELOPER will work with the following five (5) neighboring properties: The Plaza Midtown, The Ellington, Bicentennial Tower, McLaughlin Hall and Max M. and Marjorie S. Fisher Music Center to contribute to their window cleaning expense. Assuming mutual agreement, DEVELOPER shall contribute up to \$18,000 for each of the identified neighboring properties (to be adjusted based on actual square footage).	The Developer is aware of the obligation and will comply upon commencement of construction. It shall be included in the work plan.		Department of Neighborhoods
10.	DEVELOPER will implement a pest control plan prior to the start of construction that will remain in place throughout construction.	The Developer is aware of the obligation and will comply upon commencement of construction. It shall be included in the work plan which has not yet been finalized.		Buildings, Safety Engineering and Environment Department



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11.	DEVELOPER will share such pest control plan with the NAC prior to construction start.	The Developer is aware of the obligation and will comply prior to commencement of construction. It shall be included in the work plan.		Department of Neighborhoods
12.	DEVELOPER will direct all lighting inwards. DEVELOPER will utilize special purpose lenses and deflectors in order to minimize light pollution.	The Developer is aware of the obligation and will comply upon commencement of construction. It shall be included in the work plan which has not yet been finalized.		Buildings, Safety Engineering and Environment Department Planning and Development Department
13.	DEVELOPER will coordinate with the CITY to review and adjust the construction traffic and staging as necessary.	The Developer is aware of the obligation and will comply upon commencement of construction. It shall be included in the work plan which has not yet been finalized.		Department of Public Works
14.	DEVELOPER will review the construction site logistics plan with the CITY prior to construction start.	Construction has not commenced; however, the project plans to engage the city prior to construction start to review and approve the site logistics plan.		Department of Public Works Planning and Development Department
15.	DEVELOPER acknowledges that the Project plans do not require use of any parking spaces beyond those fronting the Project site.	The Developer is aware of the obligation and plans to comply upon commencement of construction. It shall be included in the work plan. The work plan has not been finalized.		Buildings, Safety Engineering and Environment Department



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16.	DEVELOPER shall design and construct the valet area such that vehicle queuing will be positioned internal to the Project site.	Developer is aware of the obligation and will comply prior to commencement of construction.		Buildings, Safety Engineering and Environment Department
17.	DEVELOPER will adhere to the Property plan presented to the CITY on 06-04-2019 with respect to valet queuing.	Developer is aware of the obligation and will comply prior to commencement of construction.		Buildings, Safety Engineering and Environment Department
18.	DEVELOPER will designate a minimum of 12,000 square feet of the available 80,000 square feet of retail space for local and small businesses.	Developer is aware of the obligation and will comply upon commencement of construction. It shall be included in the work plan which has not yet been finalized.		Detroit Economic Growth Corporation Planning and Development Department
19.	DEVELOPER will maintain its own list of potential retail tenants, however DEVELOPER will also request the NAC's assistance in soliciting and compiling retail tenant suggestions.	The Developer is aware of the obligation and plans to comply. It has been included in the project plan.		Detroit Economic Growth Corporation Planning and Development Department
20.	DEVELOPER will adhere to design guidelines required by the CITY's Planning and Development Department and the City Planning Commission.	Developer is aware of the obligation and will comply prior to commencement of construction. It shall be included in the work plan which has not yet been finalized.		Buildings, Safety Engineering and Environment Department Planning and Development Department



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21.	DEVELOPER will notify the Neighborhood Advisory Council of each site plan review submission.	Developer is aware of the obligation and will comply upon submission of a revised site plan (which has not yet occurred).		Planning and Development Department
22.	DEVELOPER will see that the public space for the Project is well lit and has adequate seating.	Developer is aware of the obligation and will comply upon commencement of construction. It shall be included in the work plan which has not yet been finalized.		Planning and Development Department
23.	DEVELOPER work with the CITY to create a pet relief area within the Project's public space to the north of the Project site. This will also address concerns regarding the pedestrian walkway.	Developer is aware of the obligation and will comply upon commencement of construction. It shall be included in the work plan which has not yet been finalized.		Planning and Development Department
24.	DEVELOPER will consider use of historic street names.	The Developer has considered the use of historic street names. A decision has not been made.		Planning and Development Department
25.	DEVELOPER will work to deliver a Project design that is inspiring and welcoming. DEVELOPER will see that the Project has outstanding public spaces, including areas for dogs.	The most recent design has been shared with CPC staff as of May 2022. The plan is consistent with the plan originally presented to the NAC in 2019.		Planning and Development Department



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26.	DEVELOPER will see that a pet relief area includes a dedicated dog park with a lit and fenced in area. DEVELOPER will work with the CITY to create the dog park within the public space in the northwest quadrant of the Project site. This will also address concerns regarding the pedestrian walkway	At the proper construction phase, the Develop intends to comply with the pet relief area to include a dog park with a lit and fenced-in area."		Buildings, Safety Engineering and Environment Department
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