

CBO Meeting #1 - Tuesday August 18, 2026

WELCOME TO THE RENAISSANCE CENTER AND EAST RIVERFRONT PROJECT COMMUNITY BENEFITS MEETING



**RISE
HIGHER**
MAYOR MARY SHEFFIELD

MEETING AGENDA

- **Welcome & Introductions**
- **Presentation of CBO Process + Q & A**
- **Renaissance Center and East Riverfront
Project Presentation**
- **General Q & A**
- **Resident Interest for Serving on the NAC**
- **Next Steps**



**RISE
HIGHER**
MAYOR MARY SHEFFIELD

DETROIT CITY COUNCIL MEMBERS



**Council Member
Renata Miller**
District 5



**Council President
Pro-Tempore
Coleman A. Young II**
At-large



**Council Members
Mary Waters**
At-large

CITY OF DETROIT DEPARTMENTS & AGENCIES



PLANNING AND DEVELOPMENT DEPARTMENT

MAYOR'S OFFICE + JOBS & ECONOMY TEAM

DEPARTMENT OF NEIGHBORHOODS

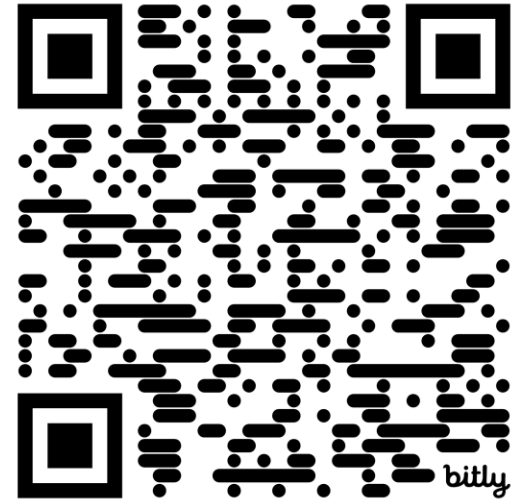
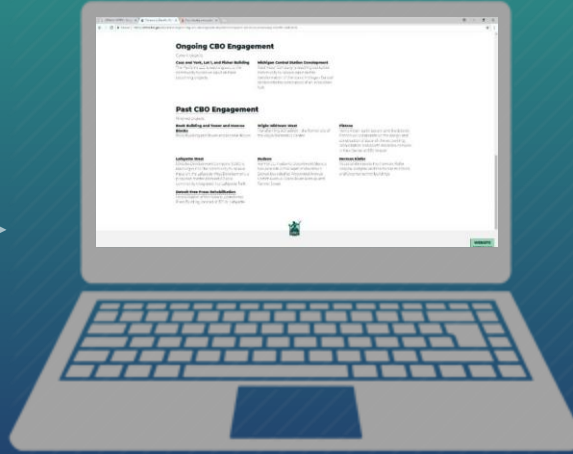


DETROIT ECONOMIC GROWTH CORPORATION



CITY OF DETROIT CBO WEBSITE

THE CBO
WEBSITE IS
UPDATED
REGULARLY
WITH PUBLIC
MEETING TIMES,
DATES, &
PRESENTATIONS
+ THE SIGNED
COMMUNITY
BENEFITS
PROVISION



SUBSCRIBE TO EMAIL UPDATES ON THE WEBSITE

WWW.DETROITMI.GOV/RENCEN

What is the
**COMMUNITY
BENEFITS
ORDINANCE?**

DETROIT'S COMMUNITY BENEFITS ORDINANCE (CBO)



**THE CBO WAS
APPROVED BY DETROITERS
DURING THE 2016 ELECTION
AND AMENDED BY CITY COUNCIL IN 2021**

**The Detroit CBO was the first such law in a major U.S. city*

DEFINITION OF COMMONLY USED TERMS

Community Benefits Ordinance (CBO)



**IN DETROIT:
A PROCESS FOR DEVELOPERS
TO PROACTIVELY ENGAGE
WITH THE COMMUNITY
TO IDENTIFY AND ADDRESS
ANY PROJECT IMPACTS**

Community Benefits Agreement (CBA)



**A CONTRACT BETWEEN A LOCAL
COMMUNITY AND DEVELOPER
THAT REQUIRES DEVELOPER TO
PROVIDE SPECIFIC AMENITIES
AND/OR MITIGATIONS
TO THE LOCAL COMMUNITY OR
NEIGHBORHOOD**

COMMUNITY BENEFITS ORDINANCE – TIER 1 PROJECTS

The **Community Benefits Ordinance TIER I requirements** only applies to a development project if...



\$75M

OR MORE
INVESTMENT IN
CONSTRUCTION
COSTS, OR TO
BEGIN / EXPAND
OPERATIONS

+



\$1M

OR MORE
IN CITY TAX
ABATEMENTS
IN THE CITY
OF DETROIT

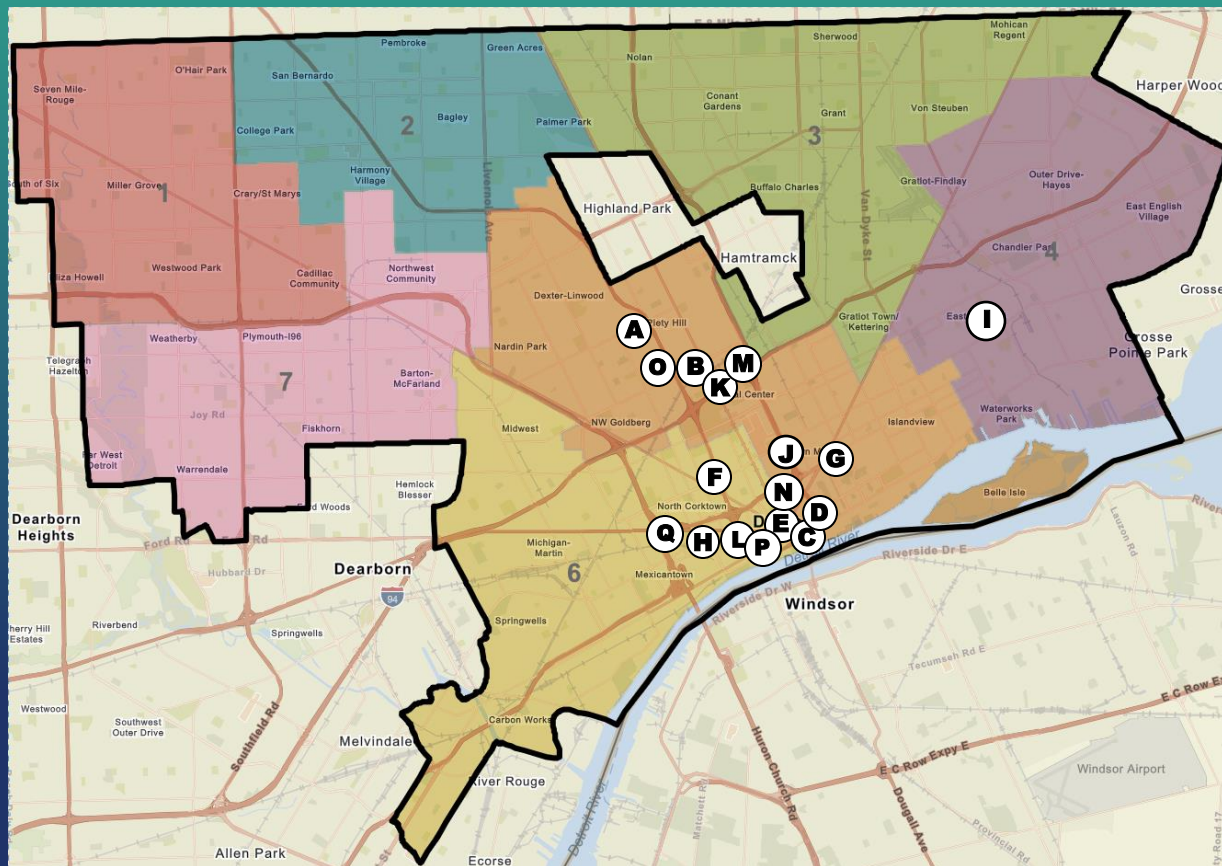
OR



\$1M

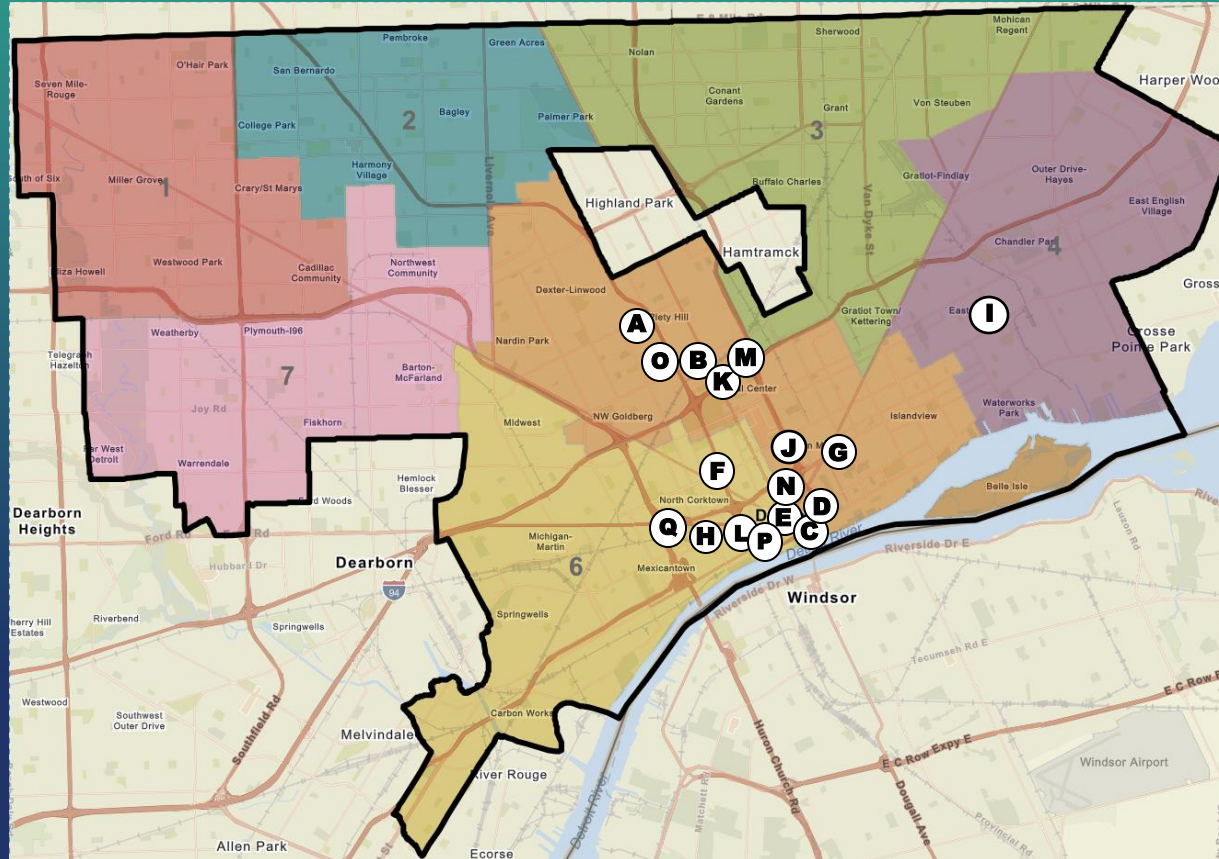
OR MORE
IN VALUE OF
CITY PROPERTY
SALE OR
TRANSFER FOR
BELOW MARKET
VALUE &
WITHOUT
OPEN BIDDING

CBO Outcomes – 16 Tier 1 Projects Since 2017*



- A** HERMAN KIEFER - 5 MEETINGS
- B** PISTONS - 6 MEETINGS
- C** HUDSONS - 5 MEETINGS
- D** BOOK TOWER & MONROE BLOCKS - 6 MEETINGS
- E** DETROIT FREE PRESS BUILDING - 4 MEETINGS
- F** WIGLE: MIDTOWN WEST - 8 MEETINGS
- G** LAFAYETTE WEST - 5 MEETINGS
- H** MICHIGAN CENTRAL STATION - 8 MEETINGS
- I** FIAT CHRYSLER ASSEMBLY PLANT - 8 MEETINGS
- J** THE MID - 5 MEETINGS
- K** *CASS & YORK (PROCESS SUSPENDED AFTER 7th MEETING)
- L** MICHIGAN & CHURCH ST. - 6 MEETINGS
- M** FISHER BODY 21 - 9 MEETINGS
- N** THE DISTRICT DETROIT - 9 MEETINGS
- O** FUTURE OF HEALTH- 9 MEETINGS
- P** HOTEL AT WATER SQUARE - 7 MEETINGS
- Q** DCFC STADIUM - 9 MEETINGS

CBO Tier 1 Outcomes – Transformative Investments



- ~\$12.1 billion in Investment
- 4,200 new housing units
- ~7 million sq ft of new commercial/office space
- ~2.5 million sq ft new industrial space
- 33,300+ estimated Construction Jobs
- 24,700+ estimated Permanent Jobs
- ~\$2 billion estimated net revenue benefit to City of Detroit over next 35 years

NOTABLE CBO PROJECTS SINCE 2017



Stellantis (FCA) Assembly Plant
Conner Creek / Eastside



Hudson Building
Downtown



Michigan Central
Corktown



Fisher Body Plant 21
Milwaukee Junction / Midtown



The District Detroit
Downtown



Future of Health
New Center

CBO OUTCOMES - RESIDENT ENGAGEMENT



16

Tier 1 CBO Processes
completed since 2017

120+

PUBLIC CBO
MEETINGS

139

RESIDENTS
have served on
Neighborhood
Advisory Councils (NACs)

2K+

RESIDENTS
have participated
in CBO processes

CBO OUTCOMES

Listening to Neighbors = Positive Impact on Development

- It creates an opportunity for meaningful community engagement on private developments
- The community has an opportunity to express potential project impacts in a direct dialogue with the developer
- The developer has a chance to hear what's important to the community
- The community is better informed about the project and construction timeline
- Serving on the NAC provides Detroiters the opportunity to meaningfully impact the City's growth



How does the

**COMMUNITY
BENEFITS
ORDINANCE**
Work?



PROJECT IMPACT AREA

The Planning and Development Department (P&DD) reviews the project scope and **defines the Impact Area**. The Impact Area includes at least the census tract of the project.

A notice of the first CBO meeting is **mailed to all residents within 300ft of the impact area**.

The Impact Area is determined to identify **who can serve** on the Neighborhood Advisory Council (NAC) and **who can vote** to select two (2) representatives to serve on the NAC.

The CBO process is set up to focus discussion around the Impact Area residents; however, all meetings are open to the public and all are welcome to participate in the process

THE CITY OF DETROIT
INVITES YOU TO ATTEND THE
COMMUNITY BENEFITS PUBLIC
MEETINGS FOR THE

RENAISSANCE CENTER - EAST RIVERFRONT PROJECT



FOR MEETING SCHEDULE AND ALL PROJECT INFORMATION VISIT
WWW.DETROITMI.GOV/RENCEN

HOW TO PARTICIPATE IN THE COMMUNITY BENEFITS (CBO) MEETINGS

PUBLIC CBO MEETINGS WILL TAKE PLACE IN PERSON AT THE COLEMAN A. YOUNG MUNICIPAL CENTER
WITH AN OPTION TO WATCH REMOTELY VIA ZOOM

ALL MEETINGS BEGIN AT 6:00PM - DOORS OPEN AT 5:30PM FOR REGISTRATION AND REFRESHMENTS

ATTEND IN PERSON

Coleman A. Young Municipal Center
Erma Henderson Auditorium - 13th Floor
2 Woodward Ave. Detroit, MI 48226 - Enter at the
Randolph Street Entrance
Transit access via DDOT, SMART, QLine, The People
Mover, and MoGo Bike Share
Parking available at Ford Underground Garage - 30 E.
Jefferson Ave.

VIEW REMOTELY VIA ZOOM

Register to receive meeting link
Dial by phone: +1 312 626 6799
Meeting ID: 875 7404 3872
Passcode: 685579



Register at:
[https://bit.ly/](https://bit.ly/rencen-cbo)
rencen-cbo

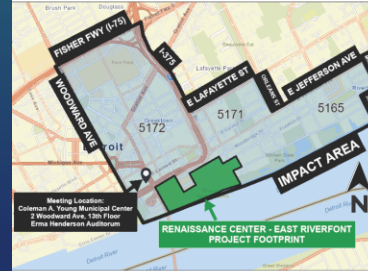
1ST MEETING

TUESDAY, AUGUST 18, 2026 AT 6:00PM
CBO PROCESS AND PROJECT INFORMATION

2ND MEETING

TUESDAY, SEPTEMBER 1, 2026 AT 6:00PM
ELECTION OF TWO (2) NEIGHBORHOOD
ADVISORY COUNCIL MEMBERS -
ONLY IMPACT AREA RESIDENTS ATTENDING IN
PERSON MEETING MAY VOTE

RENAISSANCE CENTER - EAST RIVERFRONT PROJECT SITE AND IMPACT AREA



IMPACT AREA: The project Impact Area contains all of Census Tracts 5171 and 5172 and parts of 5165. As shown on the map, this area is bounded by E. Jefferson Ave., E. Lafayette St. and the Fisher Pkwy (I-75) to the north, the Chrysler Fwy (I-375), Orleans St., McDougall St., and Joseph Campau St. to the east, the Detroit River to the south, and Woodward Ave. to the west. The Impact Area includes parts of the following neighborhoods: Downtown, Greektown, Rivertown and, Lafayette Park.

WHAT IS DETROIT'S COMMUNITY BENEFIT ORDINANCE?

The Community Benefits Ordinance (ORDINANCE NO. 2021-4) is a law that requires developers to proactively engage with the community to identify community benefits and address potential impacts of certain development projects. The ordinance was approved by Detroit voters in 2016 and amended by Detroit City Council in 2021.

The project's impact Area (see map on the left) was determined by the Planning & Development Department. As per the Community Benefits Ordinance (CBO), a nine (9) member Neighborhood Advisory Council (NAC) will be established for this community benefits process. Any Detroit resident who lives in the Impact Area and is over the age of 18 is eligible to serve on the Neighborhood Advisory Council.

Members of the NAC are expected to attend all scheduled public meetings during the CBO process, consisting of at least 5 meetings over a period of 2 - 3 months. Attend the first CBO meeting on August 18th to learn more about the project and how you can participate in the process. During the second CBO Meeting on September 1st, two (2) NAC members will be elected. Only Impact Area Residents attending the in-person meeting on September 1st may vote in the NAC election. For more information visit: www.detroitmi.gov/renac or contact Aaron Goodman at goodmana@detroitmi.gov

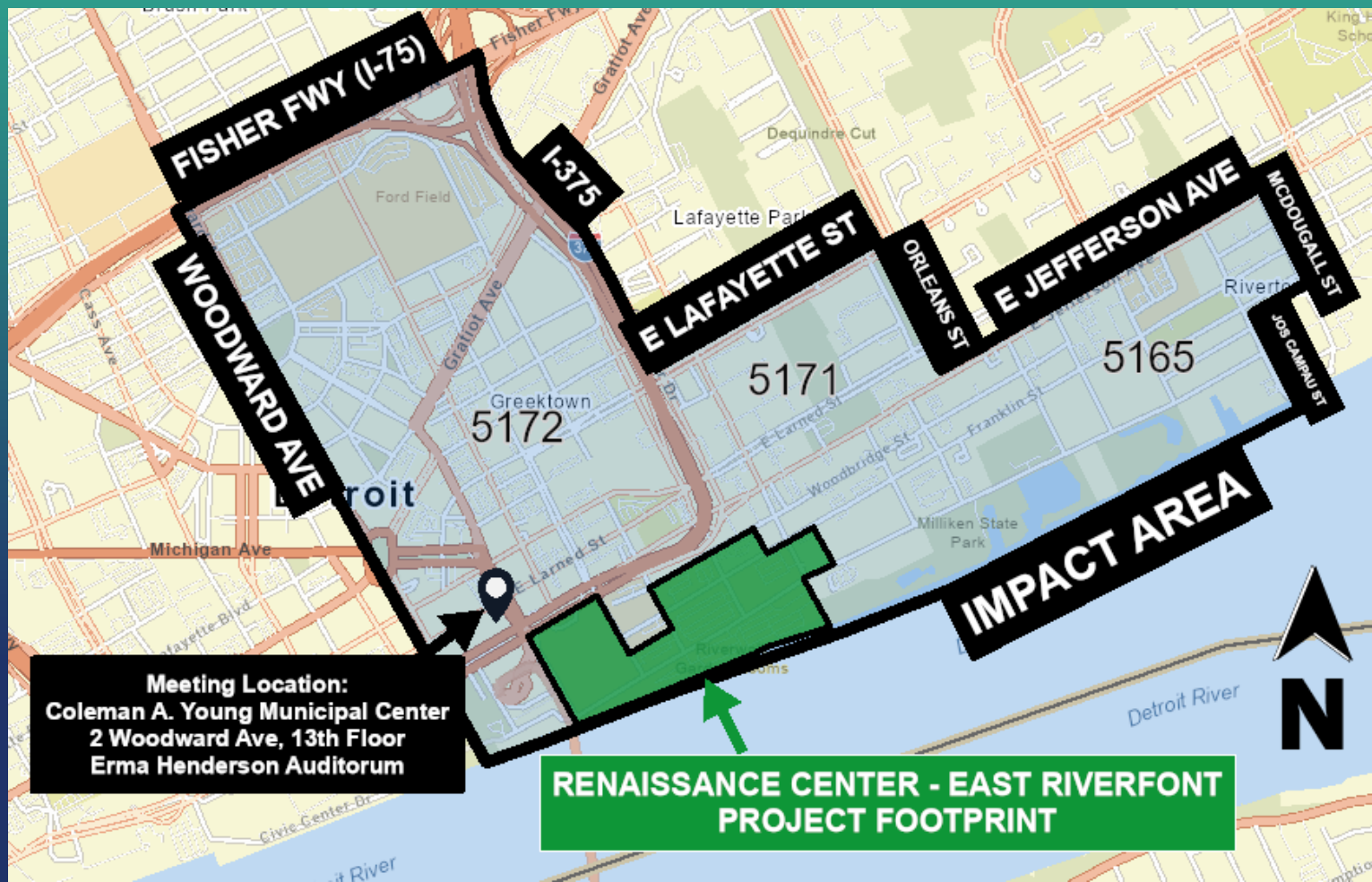
With advance notice of seven calendar days, the City of Detroit will provide interpreter services at public meetings, including language translation and reasonable ADA accommodations. Please contact the Civil Rights, Inclusion and Opportunity Department at 313-224-4950, through the TTY number 711, or email crio@detroitmi.gov to schedule these services.

Mediante un aviso previo de siete días calendario, la ciudad de Detroit proporcionará servicios de interpretación en las reuniones públicas, incluida la traducción de idiomas y las adaptaciones razonables de acuerdo con la Ley ADA. Para programar dichos servicios, comuníquese con el Departamento de Derechos Civiles, Inclusión y Oportunidad llamando al 313-224-4950, por medio del número TTY 711, o envíe un correo electrónico a crio@detroitmi.gov.

LEGAL MEETING NOTICE

Your address is located within the Community Benefits Ordinance (CBO) IMPACT AREA for the 'Renaissance Center - East Riverfront Project' development proposed at 400 Renaissance Center Dr. Detroit, MI 48243 and various adjacent parcels in the area bounded by E. Jefferson Ave., Rivard St., the Detroit River, and Renaissance Center Dr.

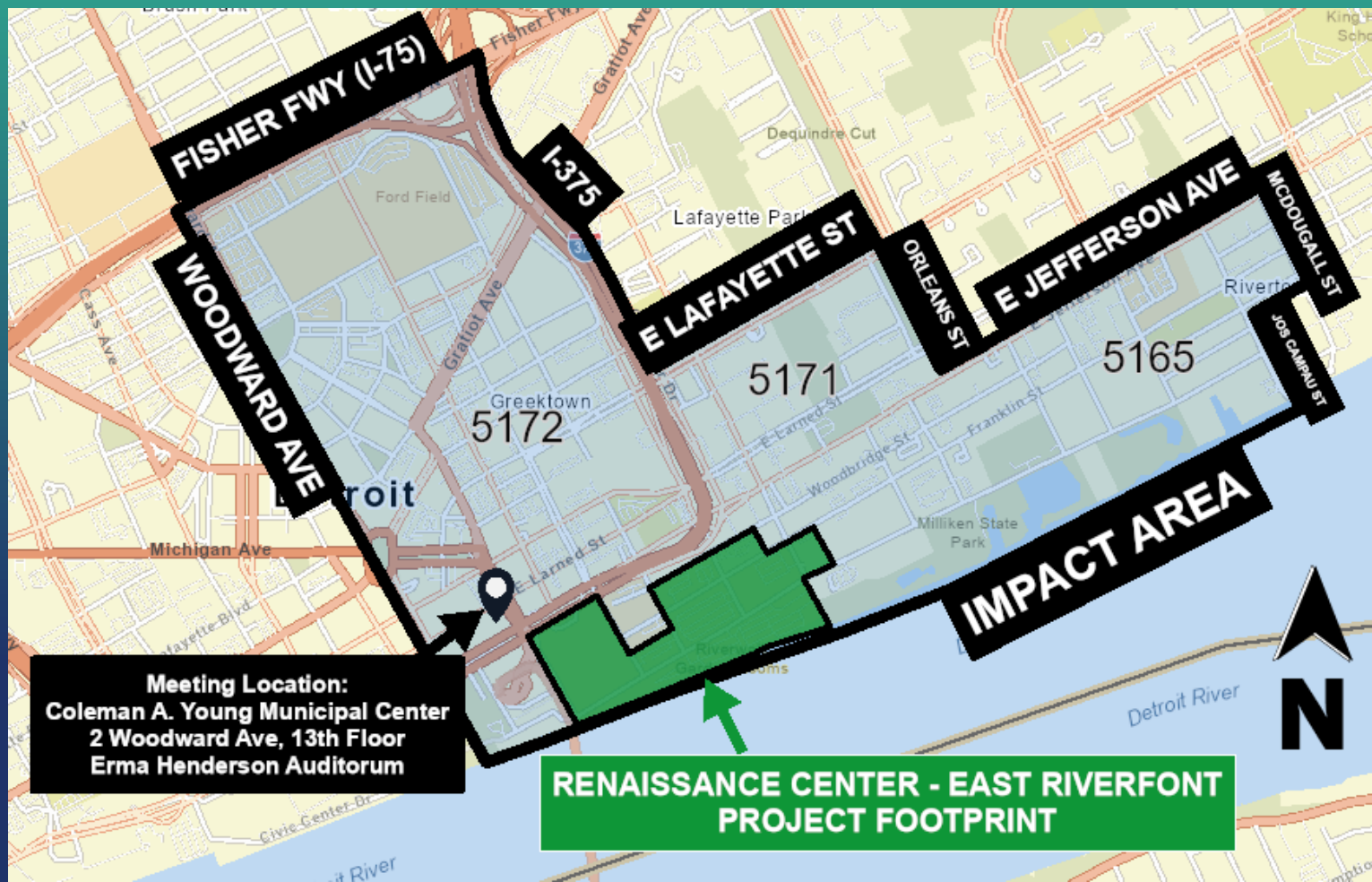
CBO IMPACT AREA



CBO IMPACT AREA

**4,648
Residents**

**Based on
Census
Boundaries
per the CBO**



Neighborhood Advisory Council (NAC) Selection - 9 Members

2

**COMMUNITY
SELECTIONS**



+

3*

**APPOINTED
BY COUNCIL
MEMBERS**



+

4

**APPOINTED BY
PLANNING &
DEVELOPMENT**



**Appointed by 2 At-Large Members and the Council Member whose district contains the largest portion of the Impact Area*

NAC SELECTION – ROLES & RESPONSIBILITIES

ELIGIBILITY

- Primary residence is within the impact area.
- At least 18 years of age.
- No agents or employees / affiliates of the Developer or involved City Departments / Agencies.
- MUST BE NOMINATED AT THE PUBLIC CBO MEETING.

REQUIRED DUTIES

- Must attend all scheduled CBO meetings.
- Develop NAC impact list.
- Review Community Benefits Report written by the Planning and Development.
- Develop a letter of consensus regarding the proposed Community Benefits.
- Compliance: Review biannual compliance report to monitor progress and status of project.
- Compliance: Attend annual meeting to discuss the status of the project.

RESPONSIBILITIES

- You cannot use this position for personal gain and must declare any conflicts of interest.
- You are agreeing to represent your neighbors – receiving and providing community feedback
- You are agreeing to work in a transparent and public manner
- You are agreeing to work collaboratively with fellow NAC members to make official recommendations to mitigate any negative impacts of the project.
- You are advising the City of Detroit and City Council on how best to mitigate impacts.

CBO TIER 1 PROCESS

Identifying Project Impacts and Mitigations



**THE
NEIGHBORHOOD
ADVISORY
COUNCIL (NAC)
NINE
(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**

CBO TIER 1 PROCESS - Typical Public Meeting Schedule

WEEK 1: **PUBLIC MEETING 1** - INTRODUCTION TO CBO PROCESS AND DEVELOPER PRESENTATION OF THE PROJECT

WEEK 2: *NAC INTEREST INFORMATIONAL SESSION*

WEEK 3: **PUBLIC MEETING 2** - IMPACT AREA RESIDENTS VOTE FOR TWO (2) NAC MEMBERS

WEEK 4: *BYE WEEK for REMAINING NAC APPOINTMENTS & ORIENTATION*

WEEK 5: **PUBLIC MEETING 3** - DEVELOPER PRESENTATION & DEGC PRESENTS INCENTIVES PACKAGE

WEEK 6: **PUBLIC MEETING 4** - NAC WORKING SESSION

WEEK 7: **PUBLIC MEETING 5** - NAC PRESENTATION OF IMPACTS

WEEK 8: **PUBLIC MEETING 6** - NAC WORKING SESSION

WEEK 9: **PUBLIC MEETING 7** - DEVELOPER PRESENTS RESPONSES TO IMPACTS

WEEK 10: **PUBLIC MEETING 8** - FINALIZATION AND POTENTIAL NAC VOTE ON AGREEMENT

WEEK 11: **PUBLIC MEETING 9** - IF NEEDED: CONTINUED DEVELOPER / NAC DISCUSSIONS

TOWARDS FINAL RESOLUTION AND VOTE ON COMMUNITY BENEFITS AGREEMENT

BEFORE PUBLIC MEETING #3

PDD INFORMS NAC MEMBERS VIA EMAIL OR PHONE THAT THEY HAVE BEEN SELECTED & HOLDS AN ORIENTATION TO PROVIDE THE NAC WITH:

- MEETING AGENDAS
- ROLES & RESPONSIBILITIES
- PREVIOUS EXAMPLES OF CBOS
- NAC CONTACT LIST
- OTHER "ESSENTIAL INFORMATION" AS SPECIFIED IN THE CBO

ANTICIPATED PUBLIC CBO MEETING SCHEDULE

Public Meetings	AUGUST 2026		SEPTEMBER 2026		
	WK 1	WK 2	WK 3	WK 4	WK 5
Meeting 1 - Introduction to CBO and Tier 1 Project**	18-Aug				
<i>Informational Session for interested NAC members</i>		<i>Week of August 24</i>			
Meeting 2 - NAC Selection (2 members selected by the public)			1-Sep		
<i>Bye Week - Confirm Council and PDD NAC Selections / Hold NAC Orientation</i>				<i>Week of September 7</i>	
Meeting 3 - Developer Project Presentation and DEGC presentation on incentives					15-Sep

ANTICIPATED PUBLIC CBO MEETING SCHEDULE

Public Meetings	SEPTEMBER 2026		OCTOBER 2026			
	WK 6	WK 7	WK 8	WK 9	WK 10	WK 11
<i>Meeting 4 - NAC Working Session: Drafts Project Impacts & Community Benefits</i>	22-Sep					
Meeting 5 - NAC Presents Project Impacts & Community Benefits to Developer		29-Sep				
<i>Meeting 6 - NAC Working Session</i>			6-Oct			
Meeting 7 - Developer Presents Responses to Community Benefits				13-Oct		
Meeting 8 - Finalization and Potential NAC Vote on Community Benefits Agreement					20-Oct	
Meeting 9 - If Necessary Continued Developer / NAC Discussion: Final resolution and vote on proposed agreement						27-Oct

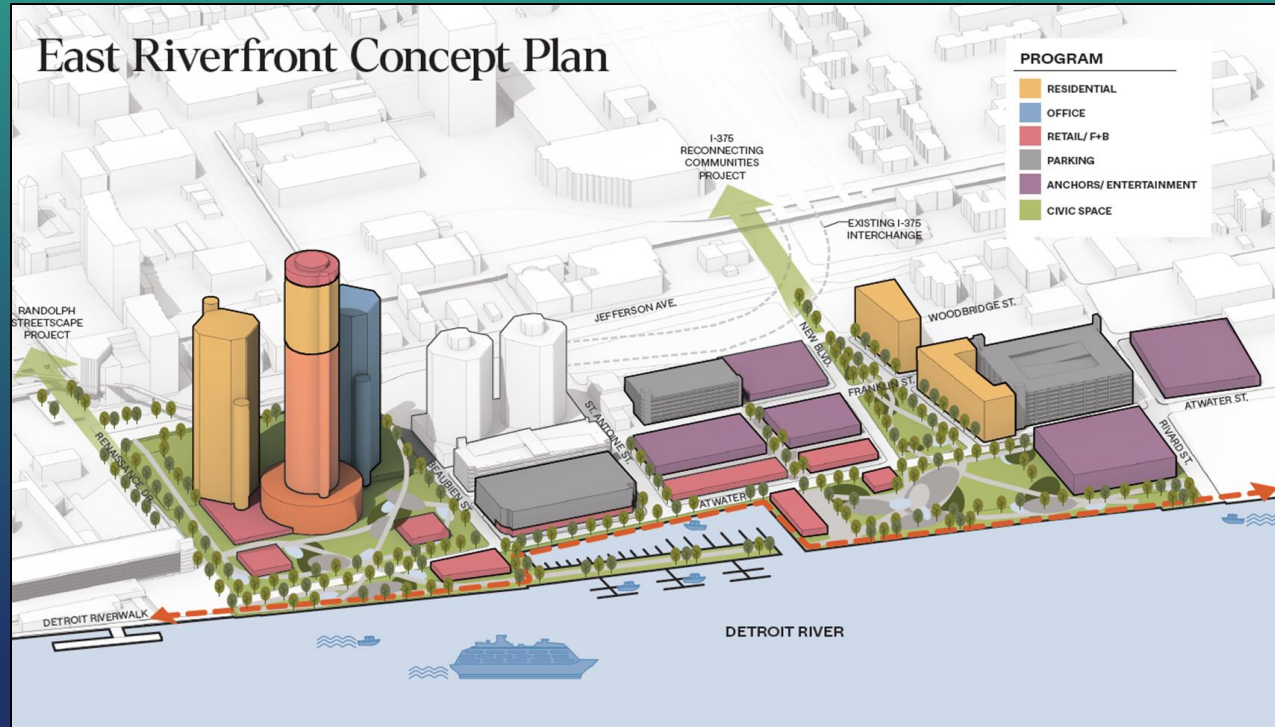
ONCE TIER 1 MEETINGS ARE COMPLETED



***All documents and reports are posted on City of Detroit Website:
Detroitmi.gov/CBO***

RENAISSANCE CENTER AND EAST RIVERFRONT PROJECTS

East Riverfront Concept Plan



Project's CBO Tier 1

Qualifying Factors

- ~\$1.6 Billion investment to renovate the Renaissance Center along with new development across 10 parcels and 17 acres of new civic space and public riverfront amenities.
- Seeking approval of City of Detroit tax abatements valued at more than \$1M.

PDD IDENTIFIED POTENTIAL PROJECT IMPACTS

➤ Construction

- **Concern:** Noise, dust, mud, runoff, vibration, general disturbances to surrounding area resulting from a 5 – 10 year phased construction timeline across 40 acres along the riverfront - including demolition of two 39-story buildings
- **Concern:** Construction related restrictions / closures impacting local streets, sidewalks, freeway access, the riverfront, public transit systems, and the Detroit-Windsor Tunnel
- **Concern:** Construction hours, truck traffic, parking / loading areas for construction workers and equipment staging
- **Opportunity:** Providing appropriate screening, routing, and construction Best Management Practices (BMPs) to mitigate potential impacts

PDD IDENTIFIED POTENTIAL PROJECT IMPACTS

➤ Design and Landscaping

- **Concern:** Project will significantly alter a defining feature of Detroit's internationally recognized skyline
- **Concern:** All proposed buildings and public spaces should adhere to City of Detroit Design Principles
- **Concern:** Light pollution and building designs that may negatively impact birds
- **Concern:** Potential limited public use of the site during private or ticketed events that restrict accessibility
- **Opportunity:** Activating street-level façade along street and public spaces enhancing overall pedestrian experience
- **Opportunity:** Creating new publicly accessible green spaces with programming and events that are accessible to Detroiters
- **Opportunity:** Providing new and enhanced connectivity between the Detroit riverfront and downtown and the city as a whole

PDD IDENTIFIED POTENTIAL PROJECT IMPACTS

➤ Employment Opportunities

- **Concern:** Prioritization of hiring Detroit-based contractors and sub-contractors during construction and permanent operations
- **Opportunity:** Providing access to construction and permanent jobs for Detroiters that pay at least a living wage
- **Opportunity:** Creating new and enhanced educational, career development, and economic opportunities for Detroiters during construction and throughout the permanent operations of the completed projects

PDD IDENTIFIED POTENTIAL PROJECT IMPACTS

➤ Accessibility, Mobility, and Traffic

- **Concern:** Site connectivity, traffic flow, and vehicular access through project footprint, impacting connections to downtown and the riverfront and transportation infrastructure including major roadways, Detroit People Mover, and Detroit-Windsor Tunnel
- **Concern:** Locations and coordination of vehicle staging, valet queuing, loading docks, truck routes impacting pedestrians
- **Concern:** Increased traffic congestion impacting pedestrian experience due to new developments interacting with major events
- **Concern:** Access to affordable parking for residents, employees, and visitors - limiting parking in adjacent neighborhoods
- **Opportunity:** Providing new retail, housing and public amenities attracting increased visitors to project site and the riverfront
- **Opportunity:** Create bicycle-friendly access points with bicycle storage/locking stations.
- **Opportunity:** Enhancing public transportation and mobility via bus systems, Detroit People Mover and bike share
- **Opportunity:** Enhancing local connectivity between downtown, surrounding neighborhoods, riverfront, and Windsor, Ontario
- **Opportunity:** Incorporating universal design standards in buildings, public spaces, and housing exceeding Americans with Disabilities Act (ADA) requirements
- **Opportunity:** Incorporating Transportation Demand Management to reduce vehicle trips and increase mobility options

PDD IDENTIFIED POTENTIAL PROJECT IMPACTS

➤ **Housing and Retail**

- **Concern:** Impact on local and small businesses due to disruption of roads and pedestrian access during construction period
- **Concern:** Access to housing opportunities that are affordable to Detroit residents
- **Opportunity:** Creating over 900 new affordable & market rate housing units available in a mix of unit types
- **Opportunity:** Increasing opportunities and support for existing neighborhood-serving retail businesses
- **Opportunity:** Access to new retail space – attracting / retaining local and small businesses that meet neighborhood needs

PDD IDENTIFIED POTENTIAL PROJECT IMPACTS

➤ Sustainability and Environment

- **Concern:** Demolition of two 39-story buildings directly adjacent to an environmentally sensitive international waterway
- **Concern:** Energy use and carbon footprint of building construction & operations across development projects
- **Opportunity:** Providing on-site stormwater management and upgrades to sewer systems to protect waterways such as the Detroit River
- **Opportunity:** Increasing access to electric vehicle charging and alternative mobility options
- **Opportunity:** Offering on-site recycling and composting in both residential and commercial uses
- **Opportunity:** Encouraging development project to achieve LEED and sustainability standards to support City's climate goals

COMMUNITY BENEFITS ORDINANCE Q & A



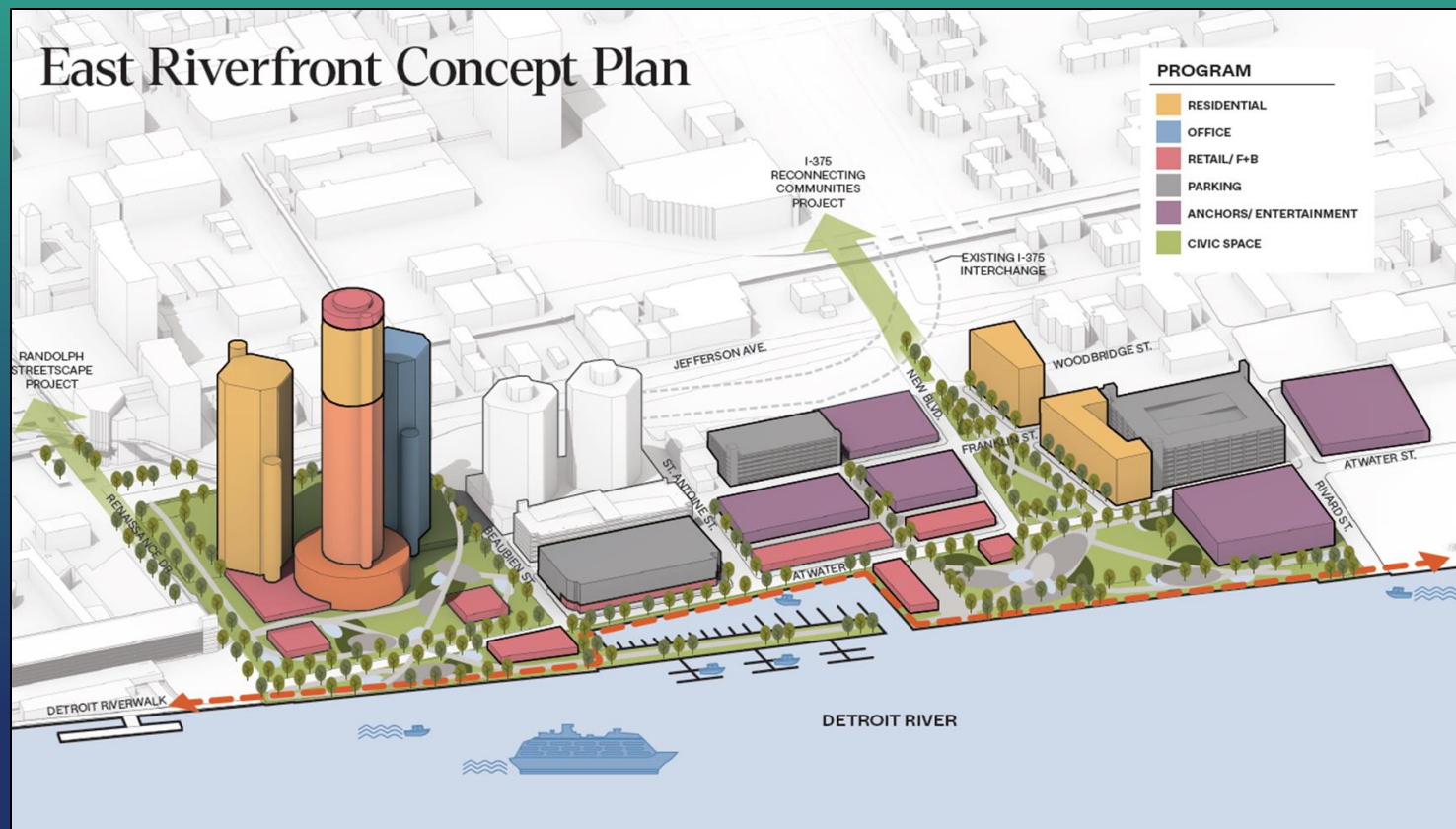
Comment cards also available



**RISE
HIGHER**
MAYOR MARY SHEFFIELD

DEVELOPER PRESENTATION

East Riverfront Concept Plan



**RISE
HIGHER**
MAYOR MARY SHEFFIELD

The Renaissance Center and East Riverfront

CBO MEETING #1, AUGUST 18, 2026

 BEDROCK



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HOW TO ENGAGE

Project + Team Introduction

A joint effort by **Bedrock** and **General Motors**, this project encompasses 35+ acres on the Detroit east riverfront, bounded by E Jefferson to the North, the Detroit Riverwalk and Riverfront to the South, Renaissance Center Drive to the West and Rivard to the East.

Combining two projects:

- Adaptive reuse of the 5.3MM SF Renaissance Center
- Transformation of nearly 30 acres of underutilized waterfront land



The Project Team

Development Partners



In Collaboration With



Engagement Partners



About Bedrock

Bedrock is a Detroit-based real estate company focused on fueling the growth of our city, including creating iconic cityscapes, rehabilitating historic properties and making space for the community by investing in public space —all with the philosophy to operate for more than profit.

HISTORIC PRESERVATION

45+

Bedrock has preserved over 45 historic buildings.

RETAIL TENANTS

191

Bedrock currently has 191 retail tenants in their portfolio.

JOBS

233K

The Rock Family of Companies supports nearly 233,000 additional jobs in Michigan, of which 55,000 are located in Detroit.



Hudsons Detroit



Downtown Retail



Monroe Street Midway



Book Tower



Shinola Hotel



Winter Markets

For More Than Profit

Rocket Community Fund

Rocket Community Fund’s mission is to help families achieve stable homeownership so they can lead more prosperous lives.

KEY METRICS

Since 2010, Rocket Companies has contributed:

COMMUNITY ORGANIZATION + PROGRAMMING

\$815MM+

VOLUNTEER HOURS IN DETROIT

920K+

VOLUNTEER HOURS NATIONWIDE

1.285MM

+ Includes indirect and direct philanthropic efforts

Gilbert Family Foundation

The foundation supports the economic stability and mobility of residents in Detroit by investing in wealth-building opportunities and breaking down systemic barriers.

**10-YEAR, \$500 MILLION COMMITMENT
ALONGSIDE ROCKET COMMUNITY FUND**



Housing Stability



Economic Mobility



Public Spaces Arts



Culture

About General Motors

POWERING MICHIGAN'S ECONOMY

- Contributes \$28B+ to Michigan GDP
- 38 facilities and 200,000+ jobs supported statewide
- \$17.3B invested in Michigan facilities over the last decade to modernize plants and lead in EVs and advanced manufacturing

INVESTING IN PEOPLE AND COMMUNITIES

- \$150MM+ in corporate giving in Michigan over the past 10 years for education, workforce development, neighborhood revitalization, and STEM/STEAM.
- New \$50MM corporate giving commitment (through 2030) focused on education, workforce readiness, and community partnerships.
- Michigan employees have contributed ~530,000 volunteer hours and \$10MM in personal donations over the past five years.

DEEP ROOTS AND LONG-TERM COMMITMENT

- Proudly headquartered in Detroit with the largest U.S. manufacturing footprint and a leading North American EV supply chain anchored in the region.
- Detroit serves as the decision-making hub for the Michigan operations that generate \$28B+ in GDP and 200,000+ jobs statewide.
- Invested \$2.2B in Factory ZERO (formerly the Detroit-Hamtramck Assembly Center) in November 2020 for retooling and upgrades.



The Renaissance Center

Designed to be a ‘city within a city’ during a challenging time in the arc of Detroit’s history, the RenCen was conceived as an inward-facing fortress.

“The Renaissance Center sets itself apart from Detroit...The five towers are set on a multistory concrete base, which turns a massive wall to the rest of the city...It wants to stand alone, and it fails to do the crucial thing that all good urban buildings do — relate carefully to what is around them.”

— The New York Times, 1977



Renaissance Center: Yesterday

1977

ARE-INVESTMENT INTO OUR DOWNTOWN

Built by a coalition lead by Henry Ford II, The Renaissance Center was meant to serve as a catalyst for reinvestment into our city and included:

- Office
- Detroit Plaza Hotel
- Food and Beverage
- Signature Retail
- Cinema

But—the disconnected site and exclusionary, inward-facing design isolated the complex from the rest of the City, and broader economic opportunities did not materialize.



Renaissance Center: Today

1996

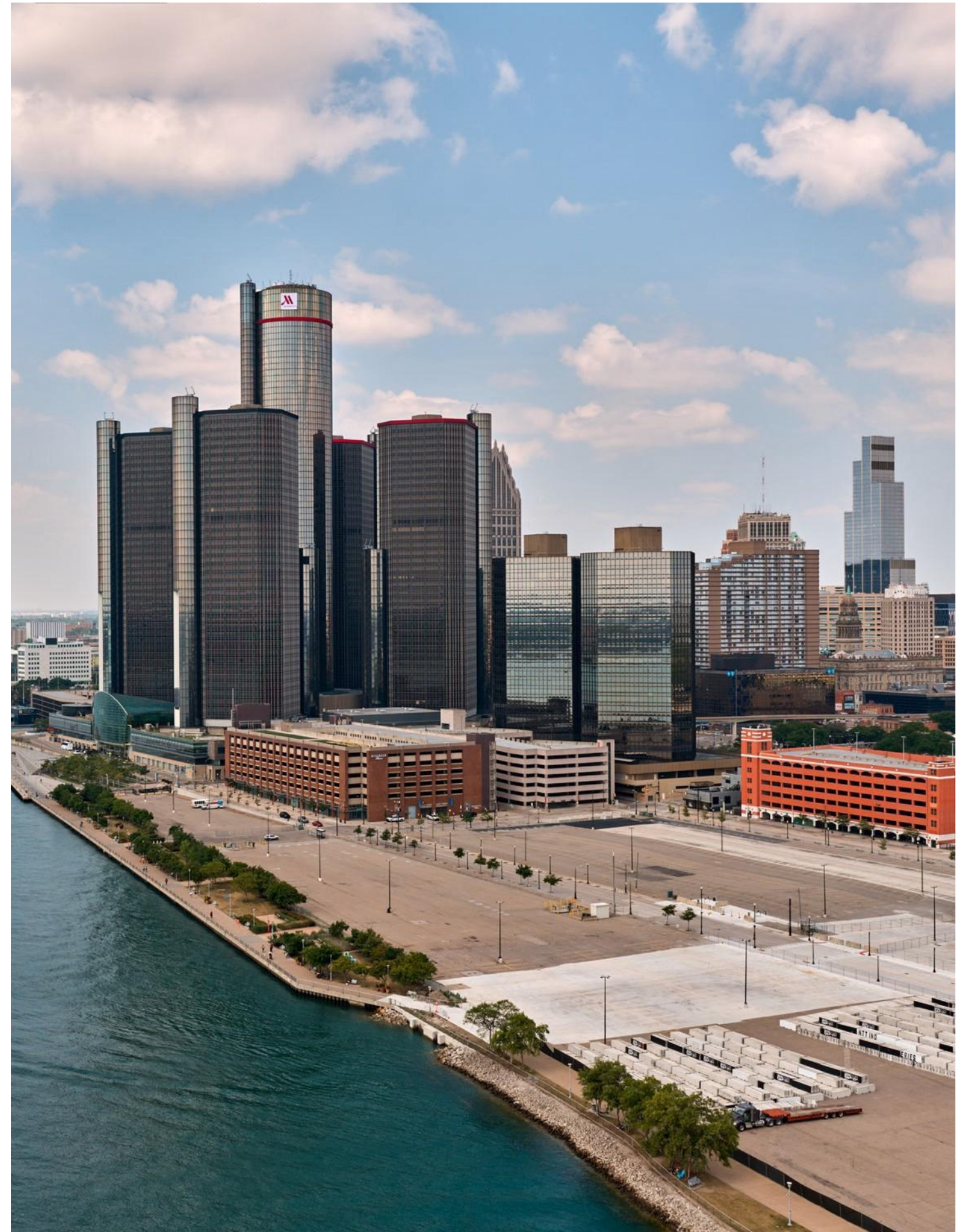
GM BUYS THE RENCEN

Since 1996, General Motors has invested more than \$1 Billion into the RenCen, including:

- Removal of the external concrete bunkers that limited entry from Jefferson Avenue.
- The addition of the Wintergarden.
- The first phase of the RiverWalk in partnership with the Detroit Riverfront Conservancy, including the GM Fountain, GM Plaza.

2026

- Despite GM's investment, the 1.5M square foot podium 'shopping center' has suffered from decades of persistent vacancy, and today, the office towers are less than 10% occupied.



Renaissance Center: A Path Forward

Preservation of the entire 3.5MM square foot complex is not possible

- Conversion of additional towers to multifamily requires \$800MM in additional investment.
- No current or projected future demand for 2.7MM SF of dated office space and lease-up efforts may drive vacancy in other parts of Downtown.

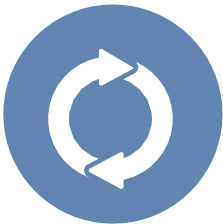
Idle and “Wait and See” is not an option

- Vacant structures would remain a barrier between downtown and the riverfront.
- No outside developer or partnership group is willing to take on this project.

Full demolition is not attractive

- Maintaining the essential profile of our skyline and the tallest building in Michigan is an imperative.

This collaboration with **General Motors, Bedrock**, and our **public partners** is the best path forward for the RenCen, positioning it for the next 100 years of viability. This plan:



Adaptively reuses 3.2 Million SF of existing structure.



Preserves the essential profile of our skyline and the tallest structure in Michigan.



Creates a more accessible and inclusive experience at the ground level and adds housing.



Reduces vacancy, ensures facility does not become blighted.

The Opportunity

Turn Exclusion into Inclusion

- WATERFRONT PUBLIC SPACE
- COMMUNITY-DRIVEN PROGRAMING

Turn Isolation into Accessibility

- MIXED-INCOME HOUSING
- FAMILY-FRIENDLY ACTIVITIES

Turn Disconnection Into Connection

- WATERFRONT TO RIVERWALK TO DOWNTOWN





CONCEPTUAL RENDERING

Project Overview + Principles

The Renaissance Center and Detroit's east riverfront represents one of the most important urban redevelopment opportunities.





EXISTING CONDITIONS

Project Principles

Our Commitments to the Project, the City and the Community:

PRINCIPLE 01

Create America’s Premier Broadly Accessible Waterfront Destination.

PRINCIPLE 02

Build on the Momentum Established by the Riverwalk.

PRINCIPLE 03

Connect the Renaissance Center and East Riverfront to Downtown and Neighborhoods.

PRINCIPLE 04

Alignment with Mayor Sheffield’s Pillars to “Empower Community Voice to Stabilize, Strengthen and Grow Detroit Through Civic Space and Programming.”

PRINCIPLE 05

Support Economic Growth, Housing and Waterfront Activity.

PRINCIPLE 06

Showcase Detroit Globally.

The Detroit Riverfront will be the region's waterfront destination: Riverfront dining, hospitality, community sports and culture: family-friendly, broadly accessible and built around new and existing public spaces.



CONCEPTUAL RENDERING

The vision for the Renaissance Center is a mixed-use riverfront destination, built around civic spaces, waterfront hospitality, mixed-income housing and connections to Downtown.

CENTRAL TOWER

HOTEL + RESIDENTIAL

72 FLOORS

+/-850 MID-MARKET HOTEL KEYS

+/- 200 FOR-RENT RESIDENTIAL UNITS

TOWER 100

OFFICE-TO-RESIDENTIAL

39 FLOORS

+/- 385 FOR-RENT RESIDENTIAL UNITS

NEW CIVIC SPACE

+/- 9 ACRES (COMBINED RIVERFRONT AND JEFFERSON)

TOWER 300

TOWER 400

PODIUM LEVELS 1-3

REMOVED

TOWERS 500/600

NOT IN SCOPE

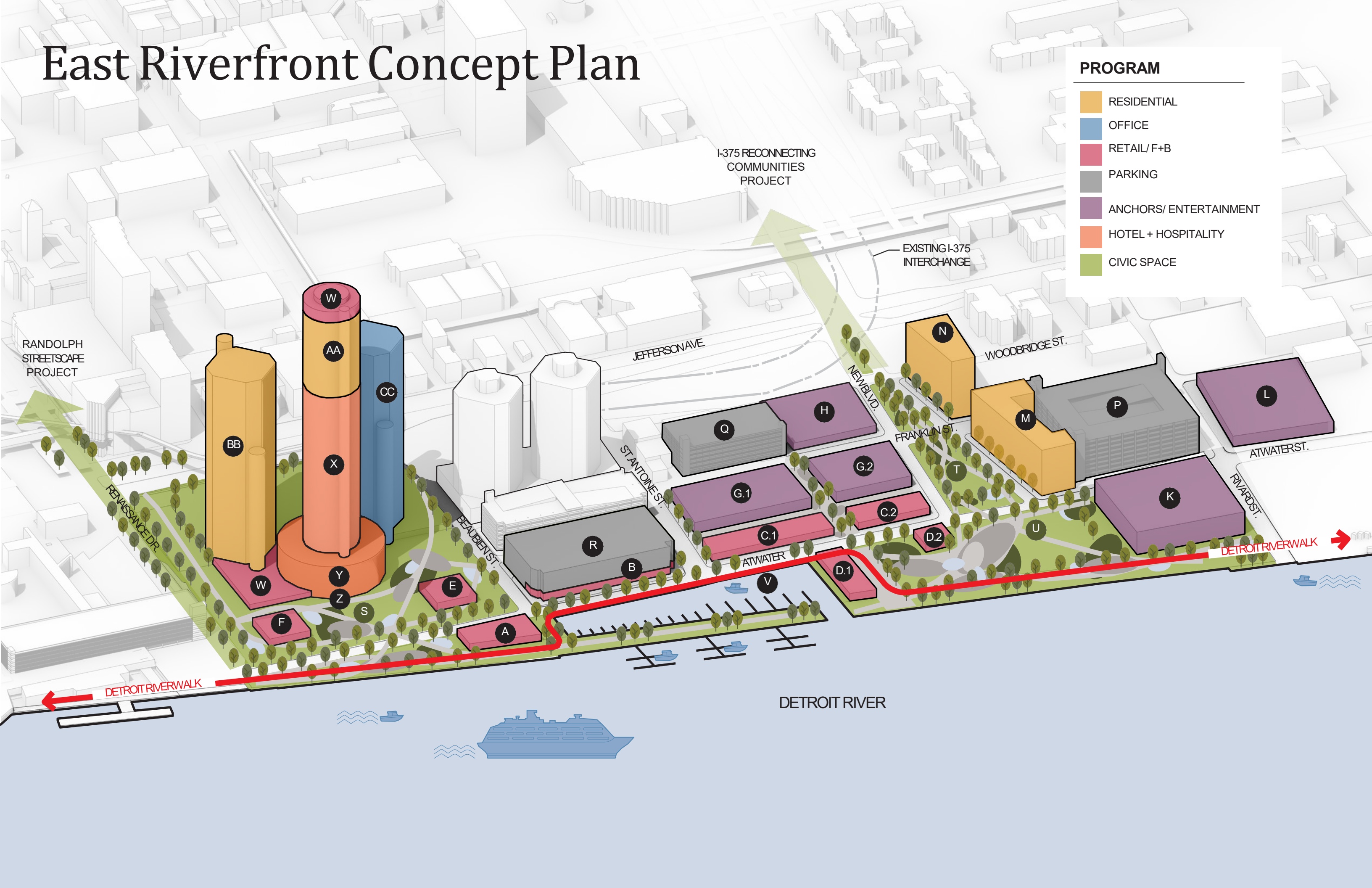
TOWER 200

REMAINS OFFICE

39 FLOORS

675,000 GSF

East Riverfront Concept Plan

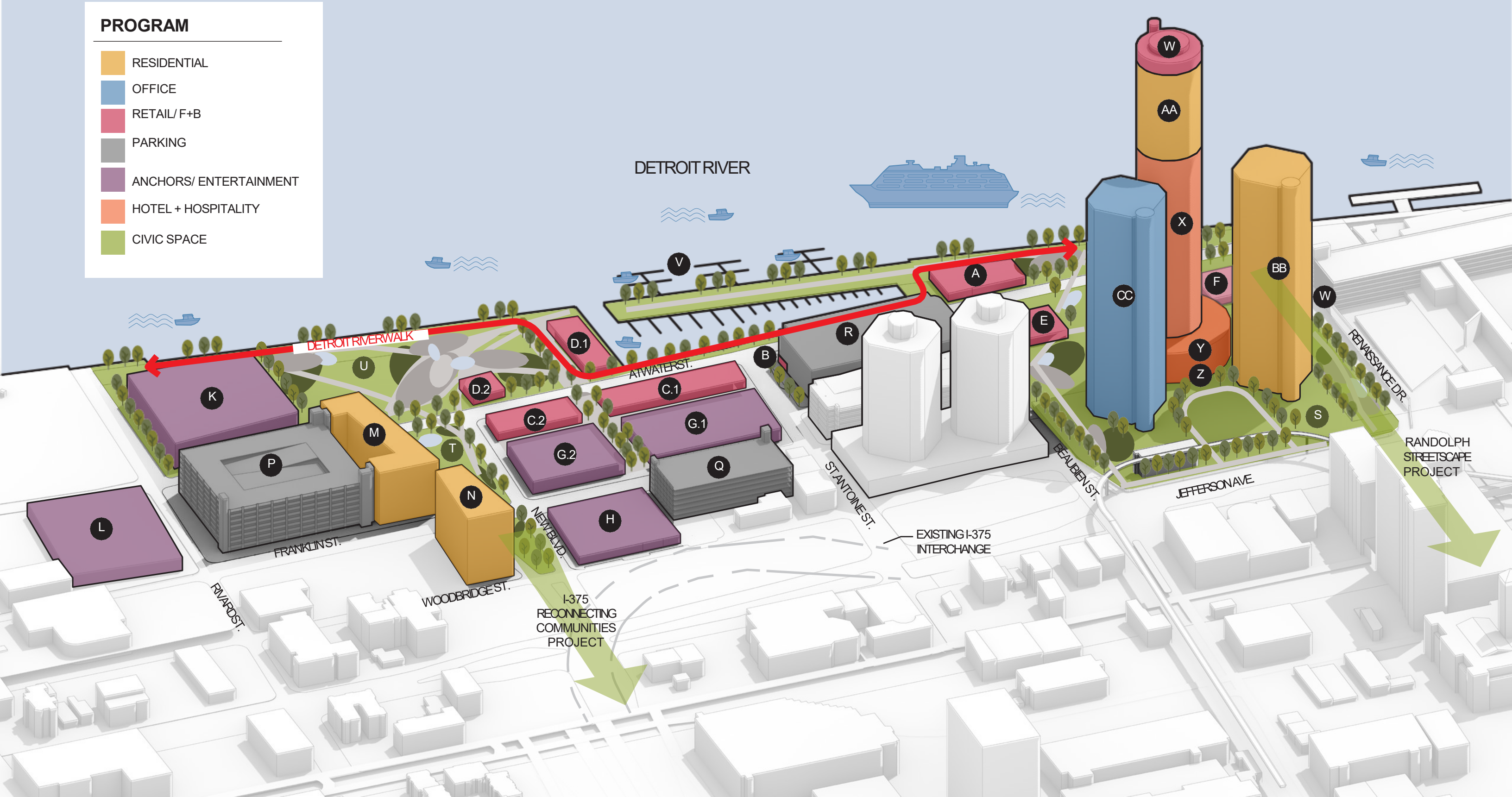


East Riverfront Concept Plan

Continued

PROGRAM

- RESIDENTIAL
- OFFICE
- RETAIL/ F+B
- PARKING
- ANCHORS/ ENTERTAINMENT
- HOTEL + HOSPITALITY
- CIVIC SPACE



How to Engage

In conjunction with Mayor Sheffield's approach to Detroit's future direction, Bedrock commits to making this the boldest, most rigorous and inclusive CBO process in Detroit's history, creating an open and people-powered process that listens to every voice.

LISTEN. LEARN. COLLABORATE. RESPOND.

- Provide clear and timely project information.
- Listen carefully to residents and stakeholders.
- Address questions and considerations.
- Distinguish between “final” plans and concepts.
- Identify ways to reduce or mitigate negative impacts.
- Fully engage throughout CBO, project implementation and compliance.
- Continue the community engagement process beyond the CBO timeline.



Three Ways to Participate (Beyond CBO)

To maximize touchpoints with the community and stakeholders through this process, we have set up three ways to participate:

THE EAST RIVERFRONT COMMUNITY HUB

OUR STOREFRONT ON THE RIVERWALK

With regular open hours, exhibits, and workshops, the community is invited to directly engage with the project team and have your voice be heard.



THE ROADSHOW

MEET YOU WHERE YOU ARE

Engagement sessions will be conducted in each Council District, with other ‘pop-ups’ around the city at events and Block Club meetings.



DIGITAL CHANNELS + SURVEY

Participation will be made available on our website, drf.dev, through email distribution and on social channels.

An online survey to document your input.



The East Riverfront Community Hub

The East Riverfront Community Hub is our publicly accessible storefront where residents can engage directly with the team, learn about the project, and let us know what you would like to see on the Detroit Riverfront.

Location:

Beaubien Place
521 Atwater Street
Detroit, MI 48226

Hours

Wednesday – Thursday – Friday

11:00 am – 6:00 pm

Saturday

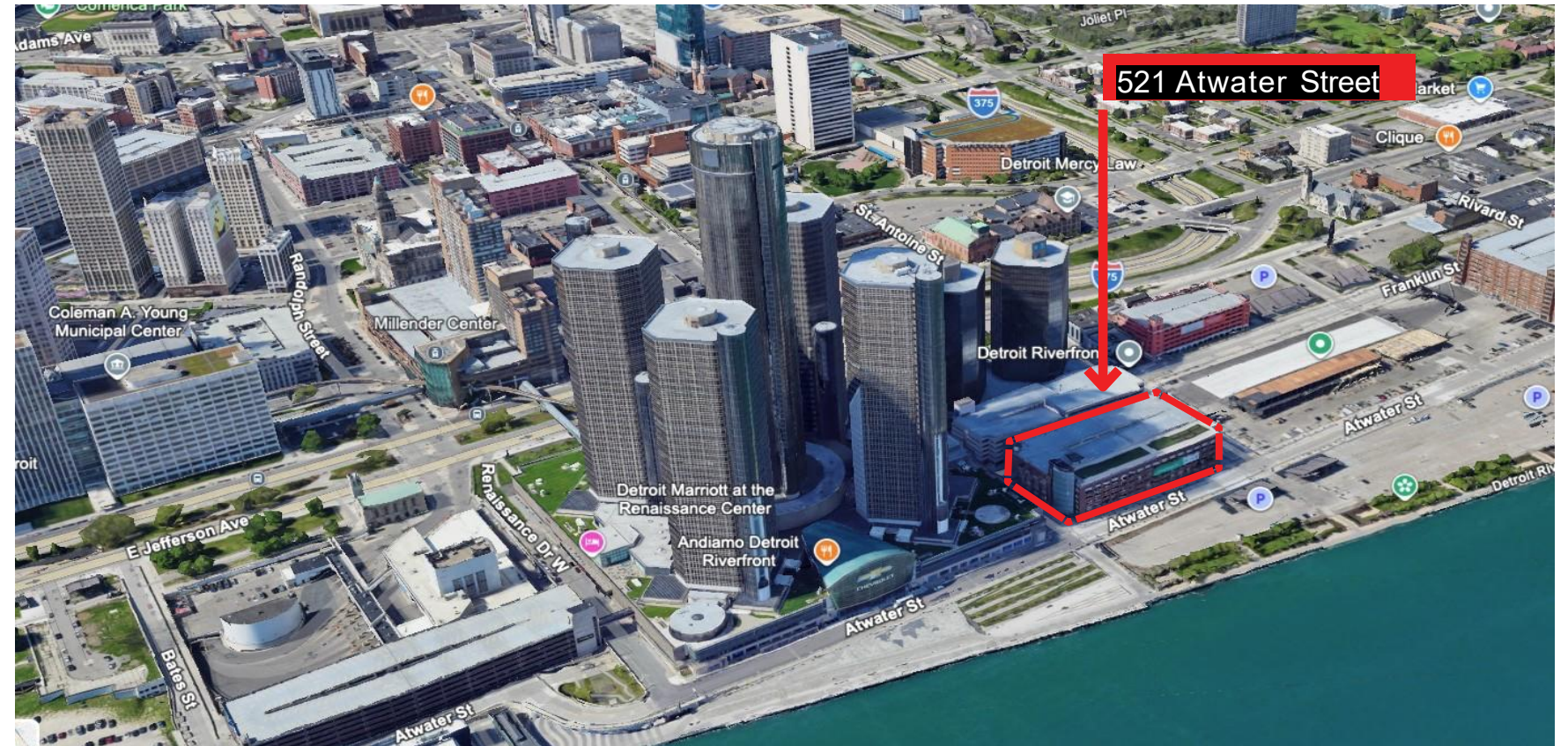
11:00 am – 4:00 pm

Calendar of Events:

Posted on website, drf.dev

and

<https://detroit-riverfront.bedrockdetroit.com/>



CALENDAR OF EVENTS (HIGHLIGHTS)

(Visit our website drf.dev OR <https://detroit-riverfront.bedrockdetroit.com> for updates and most current information)

September 10th: Community Open House Event

September 24th: Building an Accessible Riverfront for All (virtual)

September 30th: Riverfront Public Space and Placemaking

October 8th: Detroit's Riverfront as a Maritime Asset

October 16th: Detroit's Riverfront: Opportunities for Small Businesses

October 22nd: Detroit's Riverfront: A Youth Perspective

October 28th: Come Play on the Riverfront

The Roadshow

The Roadshow will bring the East Riverfront Community Hub directly to neighborhoods, meeting residents where they are. Scaled and mobile elements of the Hub will travel throughout the community, creating accessible opportunities for residents to learn about the project, engage with interactive displays and activities and share meaningful feedback.

For updates and most current information, Visit our website drf.dev OR

<https://detroit-riverfront.bedrockdetroit.com>



National Night Out | August 4
Occupy the Summer | August 14

Department of Neighborhoods (DON) Community Meetings by District

District 1 – August 27
District 2 – September 8
District 3 – August 25
District 4 – September 9
District 5 – September 16
District 6 – September 17
District 7 – August 26

Block Clubs and Neighborhood Associations | Ongoing

Other Partner Touchpoints Throughout the City, including:

Community meetings
Activity centers and parks
Faith-based organizations
Senior centers
Business associations

Note: Additional events still to be scheduled.
Visit drf.dev for latest calendar of events +
locations.

Our Public Collaborators

“

The scale of this opportunity holds the extraordinary potential to create a new nexus of activity, a catalyst for growth, and builds on how Detroit meets the water.

Ryan Sullivan, CEO



“

Our partnership has been grounded in open communication, meaningful stakeholder engagement, and a shared commitment to strengthening Detroit’s riverfront in a way that supports maritime commerce, economic development, public access, and long-term regional prosperity.

Commissioner Jonathan C. Kinloch,
Chairman

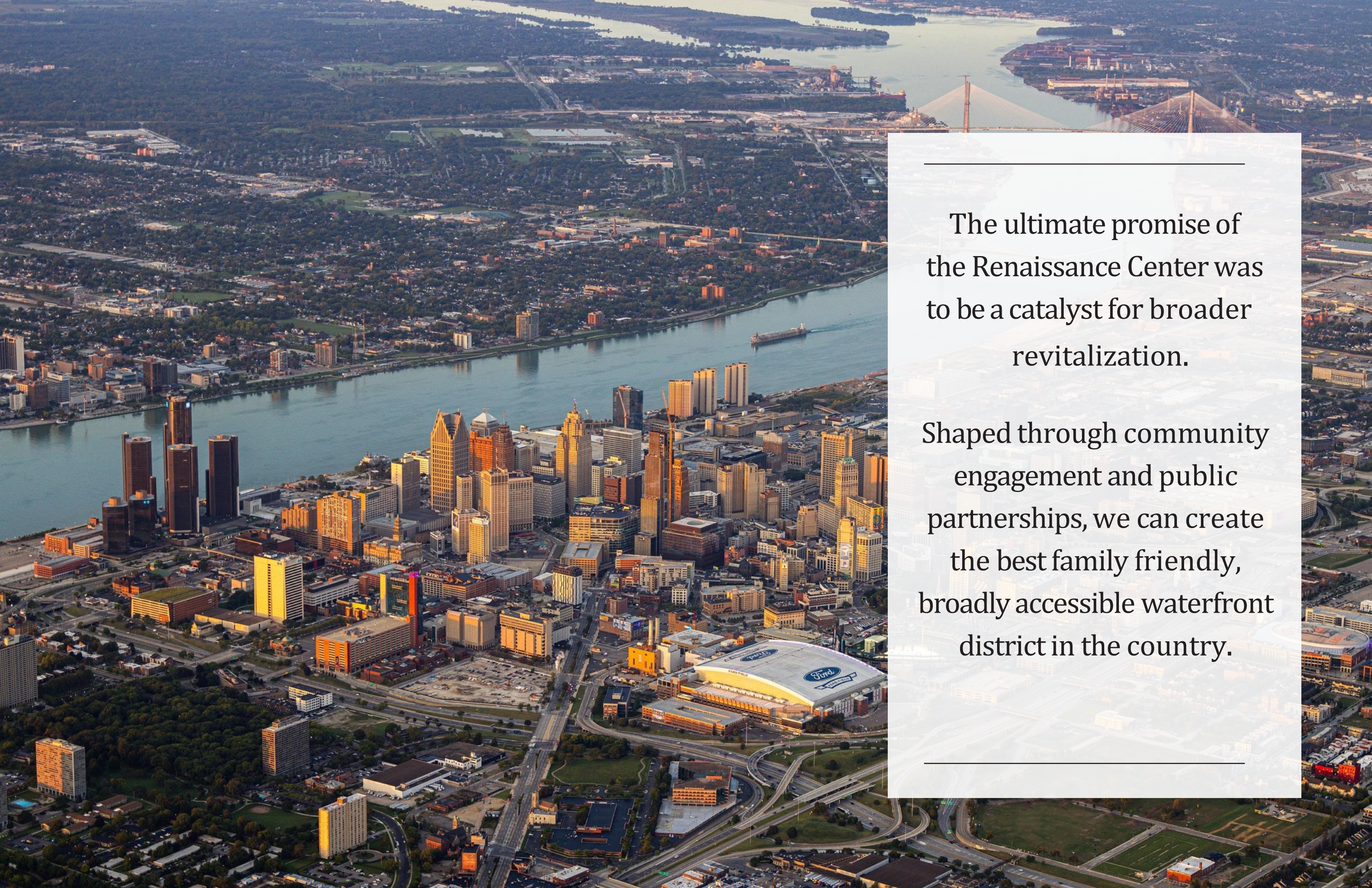


“

Bedrock’s vision builds on Detroit’s momentum as a world-class destination and creates lasting economic opportunity for our region and has the full support of Visit Detroit.

Claude Molinari, President & CEO, Visit Detroit

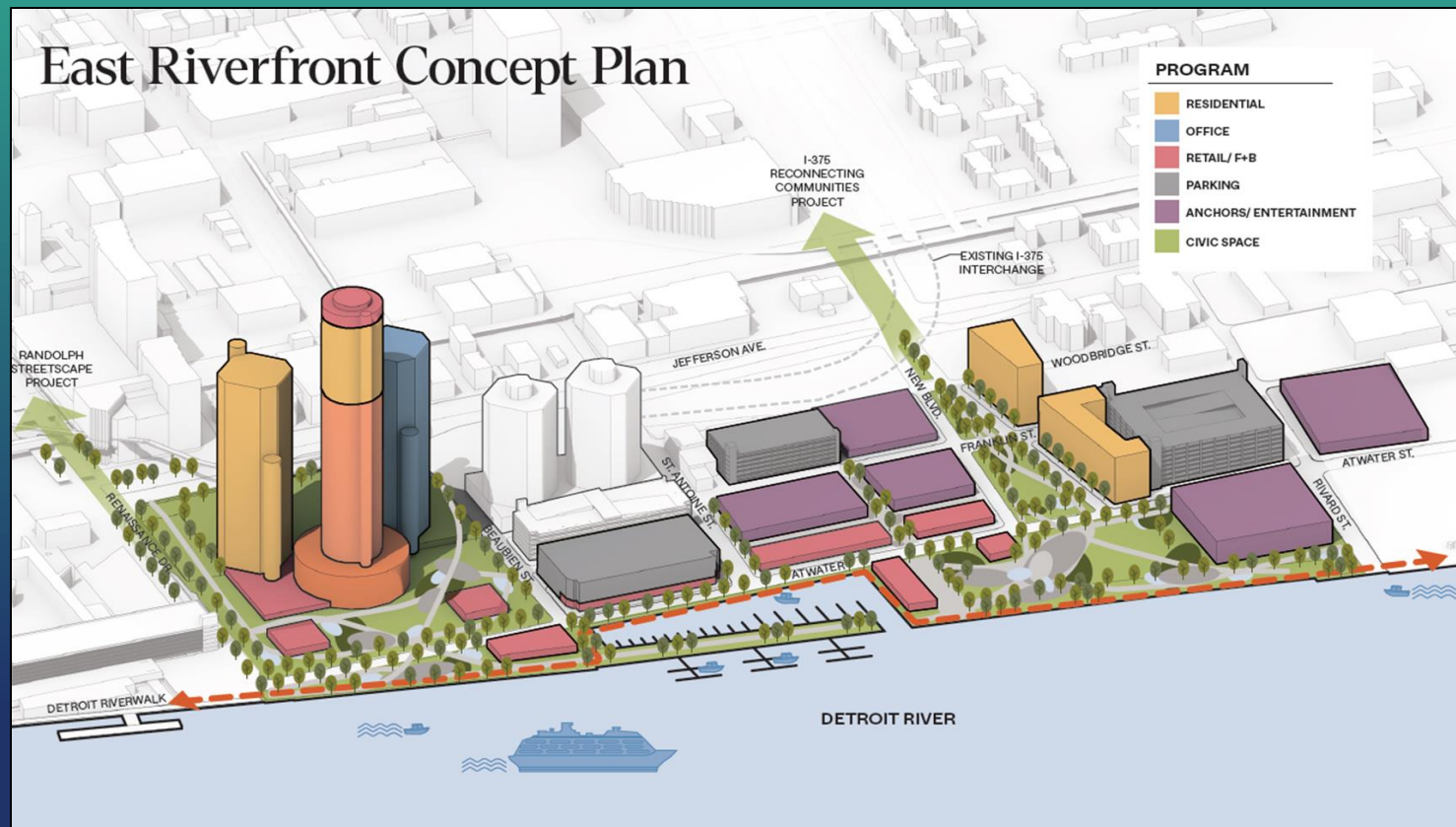


An aerial photograph of Detroit, Michigan, showing the city skyline along the Detroit River. The Renaissance Center is prominent on the left. The Ford Field stadium is visible in the lower right. The river flows through the center, with a bridge in the background. The text is overlaid on the right side of the image.

The ultimate promise of
the Renaissance Center was
to be a catalyst for broader
revitalization.

Shaped through community
engagement and public
partnerships, we can create
the best family friendly,
broadly accessible waterfront
district in the country.

East Riverfront Concept Plan



Comment cards also available



**RISE
HIGHER**
MAYOR MARY SHEFFIELD

Serving on the
**NEIGHBORHOOD
ADVISORY COUNCIL**

Neighborhood Advisory Council (NAC) Selection - 9 Members

2

**COMMUNITY
SELECTIONS**



+

3*

**APPOINTED
BY COUNCIL
MEMBERS**



+

4

**APPOINTED BY
PLANNING &
DEVELOPMENT**



**Appointed by 2 At-Large Members and the Council Member whose district contains the largest portion of the Impact Area*

NAC SELECTION – ROLES & RESPONSIBILITIES

ELIGIBILITY

- Primary residence is within the impact area.
- At least 18 years of age.
- No agents or employees / affiliates of the Developer or involved City Departments / Agencies.
- MUST BE NOMINATED AT THE PUBLIC CBO MEETING.

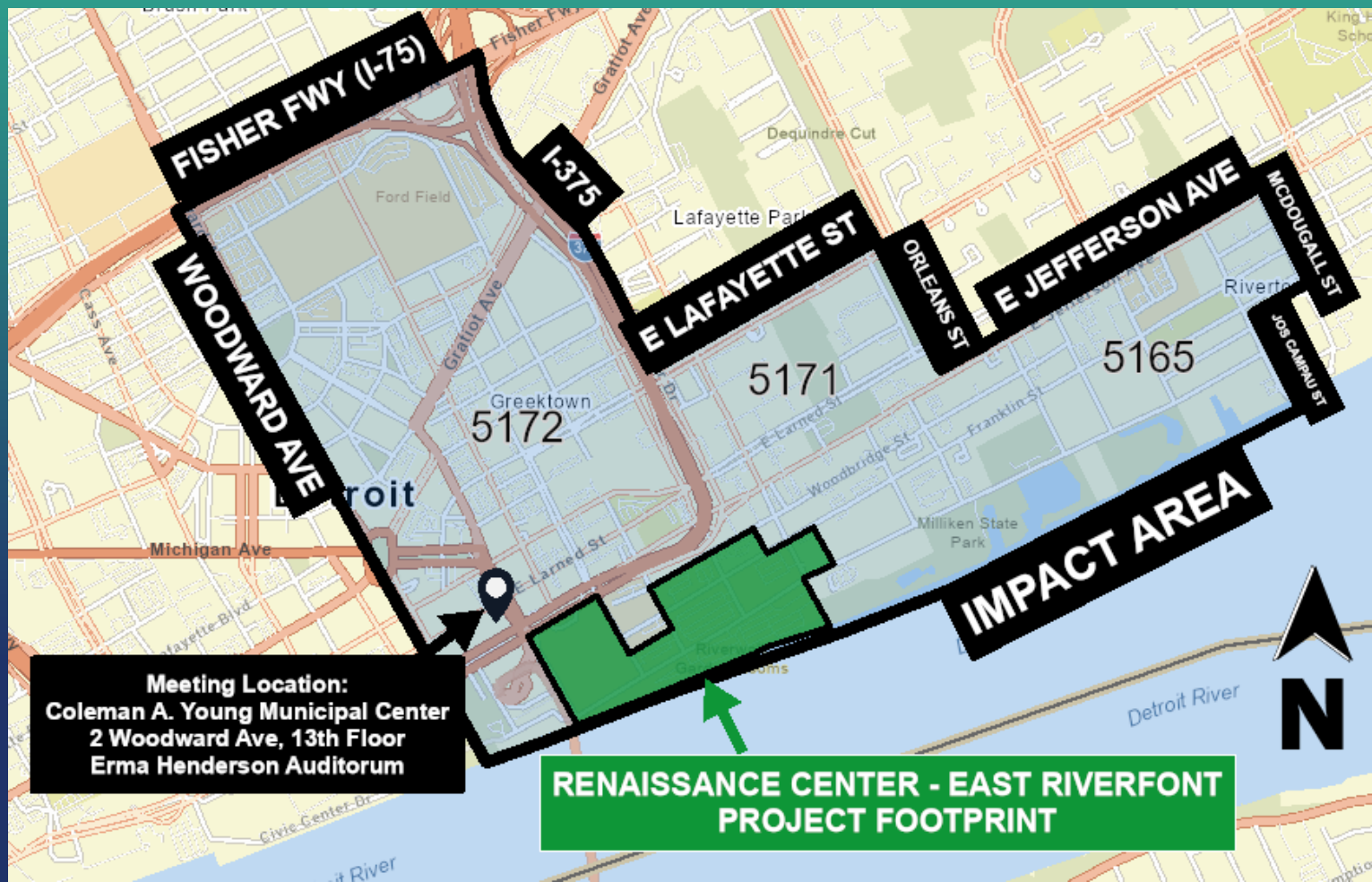
REQUIRED DUTIES

- Must attend all scheduled CBO meetings.
- Develop NAC impact list.
- Review Community Benefits Report written by the Planning and Development.
- Develop a letter of consensus regarding the proposed Community Benefits.
- Compliance: Review biannual compliance report to monitor progress and status of project.
- Compliance: Attend annual meeting to discuss the status of the project.

RESPONSIBILITIES

- You cannot use this position for personal gain and must declare any conflicts of interest.
- You are agreeing to represent your neighbors – receiving and providing community feedback
- You are agreeing to work in a transparent and public manner
- You are agreeing to work collaboratively with fellow NAC members to make official recommendations to mitigate any negative impacts of the project.
- You are advising the City of Detroit and City Council on how best to mitigate impacts.

CBO IMPACT AREA



ANTICIPATED PUBLIC CBO MEETING SCHEDULE

Public Meetings	AUGUST 2026		SEPTEMBER 2026		
	WK 1	WK 2	WK 3	WK 4	WK 5
Meeting 1 - Introduction to CBO and Tier 1 Project**	18-Aug				
<i>Informational Session for interested NAC members</i>		<i>Week of August 24</i>			
Meeting 2 - NAC Selection (2 members selected by the public)			1-Sep		
<i>Bye Week - Confirm Council and PDD NAC Selections / Hold NAC Orientation</i>				<i>Week of September 7</i>	
Meeting 3 - Developer Project Presentation and DEGC presentation on incentives					15-Sep

ANTICIPATED PUBLIC CBO MEETING SCHEDULE

Public Meetings	SEPTEMBER 2026		OCTOBER 2026			
	WK 6	WK 7	WK 8	WK 9	WK 10	WK 11
<i>Meeting 4 - NAC Working Session: Drafts Project Impacts & Community Benefits</i>	22-Sep					
Meeting 5 - NAC Presents Project Impacts & Community Benefits to Developer		29-Sep				
<i>Meeting 6 - NAC Working Session</i>			6-Oct			
Meeting 7 - Developer Presents Responses to Community Benefits				13-Oct		
Meeting 8 - Finalization and Potential NAC Vote on Community Benefits Agreement					20-Oct	
Meeting 9 - If Necessary Continued Developer / NAC Discussion: Final resolution and vote on proposed agreement						27-Oct

NEIGHBORHOOD ADVISORY COUNCIL (NAC) NOMINEES

- OPEN TO RESIDENTS OVER 18 WHOSE **PRIMARY RESIDENCE** IS IN THE IMPACT AREA
- ADD YOUR NAME, CONTACT INFORMATION AND ADDRESS TO THE NAC INTEREST LIST
- **NAC CANDIDATES MUST ATTEND CBO MEETING ON SEPTEMBER 1ST TO BE CONSIDERED**
- BRING ID OR OTHER PROOF OF PRIMARY RESIDENCY TO THE SEPTEMBER 1ST MEETING *AND SIGN AFFIDAVIT*
- TWO (2) MINUTES TO SPEAK ABOUT WHY YOU WANT TO SERVE
- ***ATTN: NAC NOMINEES SHOULD BE AVAILABLE FOR ORIENTATION THE WEEK OF SEPTEMBER 7***

NAC 101 – EDUCATION SERIES

- **Tuesday August 25 at 6:00pm**
- **Virtual Session for those interested in serving on the NAC**
- **Presented by PDD in partnership with Offices of Council Member Miller, Council Member Waters, and Council President Pro-Tempore Young**
- **Meeting Registration at <https://bit.ly/RCERPNAEducationSeries>**



City of Detroit Planning and Development Department
and the
The Offices of Council Member Renata Miller (District 5),
Council President Pro-Tempore Coleman A. Young, II
and Council Member at Large Mary Waters
Present



EDUCATION SERIES: Renaissance Center - East Riverfront Project CBO Neighborhood Advisory Councils 101



Do you reside in census tracts 5171, 5172, and the western portion of 5165? Are you passionate about advocating for your community? Are you interested in learning more about the Community Benefits Ordinance process and the Neighborhood Advisory Council?

You're invited to learn more about the process and how you can be involved!



**Tuesday,
August 25, 2026**



6:00 PM



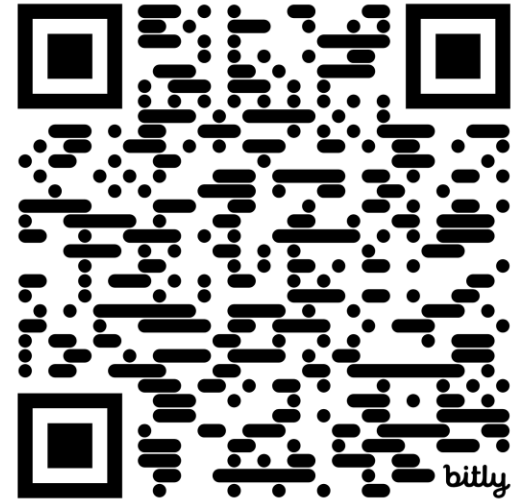
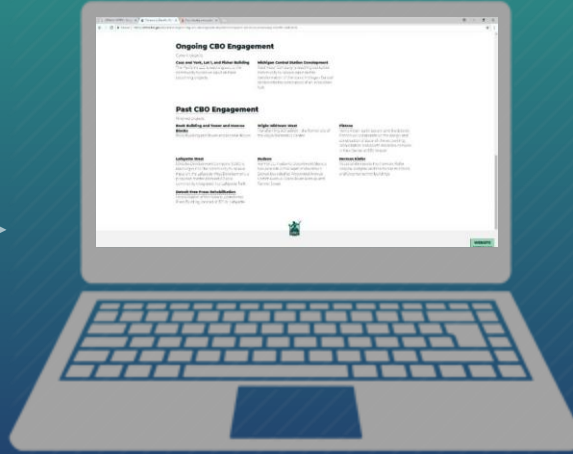
via Zoom



To register, please scan
the QR Code or visit
bit.ly/RCERPNAEducationSeries
(case sensitive!)

CITY OF DETROIT CBO WEBSITE

THE CBO WEBSITE IS UPDATED REGULARLY WITH PUBLIC MEETING TIMES, DATES, & PRESENTATIONS + THE SIGNED COMMUNITY BENEFITS PROVISION



SUBSCRIBE TO EMAIL UPDATES ON THE WEBSITE

WWW.DETROITMI.GOV/RENCEN

WHAT COMES NEXT

Next CBO Meeting: Thursday September 1st at 6pm

*Doors at 5:30 for Registration and
Refreshments*

- **All NAC Candidates Must Attend**
- **Voting for NAC done in person ONLY and after all candidates speak**
- **In-person meeting at: Coleman A. Young Municipal Center, Erma Henderson Auditorium, 13th Floor – 2 Woodward Ave.**
- **Remote access via Zoom**
- **Meeting registration at:
<https://bit.ly/rencen-cbo>**
- **All project notices and documents will be available at www.detroitmi.gov/rencen**



**RISE
HIGHER**
MAYOR MARY SHEFFIELD

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**Scan QR Code to
Register for Meetings!**



**RISE
HIGHER**
MAYOR MARY SHEFFIELD