

Welcome to the
MICHIGAN & CHURCH STREET
CBO - NAC Orientation



March 30, 2021

AGENDA

Introductions / Icebreaker

Technology Check-in (Zoom, etc)

CBO Process Review

Serving on a NAC

Identifying Project Impacts and Community Benefits

Related City Policies

Project Schedule and Approvals Calendar

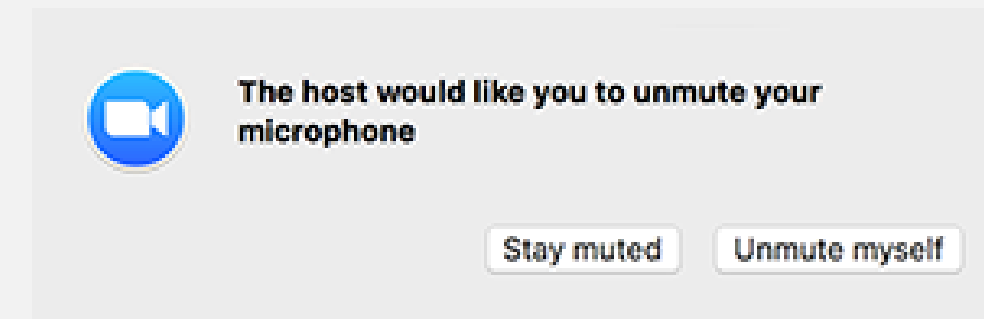
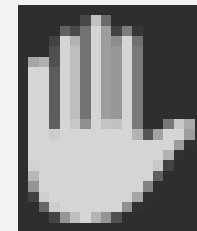
Establishing Group Expectations

NEIGHBORHOOD ADVISORY COUNCIL (NAC)

- . **Debra Walker** - Elected by Impact Area Residents
- . **Hilliard Hampton III** - Elected by Impact Area Residents
- . **Taurean Thomas** - Appointed by Council President Brenda Jones
- . **Brandon Lockhart** - Appointed by Council Member Janeé Ayers
- . **Dorothy Bennick** - Appointed by Council Member Raquel Castañeda-López
- . **David Esparza** - Appointed by Planning & Development
- . **Brian Moore** - Appointed by Planning & Development
- . **Maggie Shannon** - Appointed by Planning & Development
- . **Bob Roberts** - Appointed by Planning & Development
- . **Kevin Pines** - Alternate

ZOOM MEETING TIPS

- **If possible - keep your video on, especially when speaking**
- **Rename your profile to identify yourself as a NAC member**
 - E.g. “John Smith – NAC Member”
- **If joining by phone, download any materials ahead of time so you can view and follow along**
- **RAISE HAND: Raise your hand in the webinar to indicate that you need something from the host or want to ask a question**
 - Click “Raise Hand” in the Webinar Controls or Alt-Y (Windows / Option-Y (Mac)
 - On phone dial *9
- **UNMUTE/MUTE: If the host gives you permission, you can unmute and talk during the webinar. All participants will be able to hear you. If the host allows you to talk, you will receive a notification.**
 - Click “Unmute” in Meeting Controls or Alt-A (Windows / Option-A (Mac)
 - On phone dial *6
- **CHAT: In-meeting chat allows you to ask questions and send a message to the host, panelists, and attendees**



THROUGHOUT THE PROCESS

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

WWW.DETROITMI.GOV/MICHIGAN-CHURCH



**YOU CAN ALSO SUBSCRIBE TO EMAIL UPDATES ON THE WEBSITE
ALL PREVIOUS CBO INFO AT WWW.DETROITMI.GOV/CBO**

COMMONLY USED ACRONYMS

- **AMI - Area Median Income**
- **BSEED - Buildings, Safety, Engineering, and Environmental Department**
- **CBO - Community Benefits Agreement**
- **CRIO - Civil Rights, Inclusions, and Opportunity Department**
- **DBRA - Detroit Brownfield Redevelopment Authority**
- **DON - Department of Neighborhoods**
- **HDC - Historic District Commission**
- **NAC - Neighborhood Advisory Council**
- **PDD - Planning and Development Department**
- **TIF - Tax Increment Financing**

What is the
**COMMUNITY
BENEFITS
ORDINANCE?**

CBO FAST FACTS



**CBO WAS
APPROVED
BY DETROITERS
IN 2016
ELECTIONS**



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

CBO TRIGGERS

The Community Benefits Ordinance Tier 1 requirements applies to a development project if it has...



\$75M
OR MORE IN
CONSTRUCTION
COSTS

+



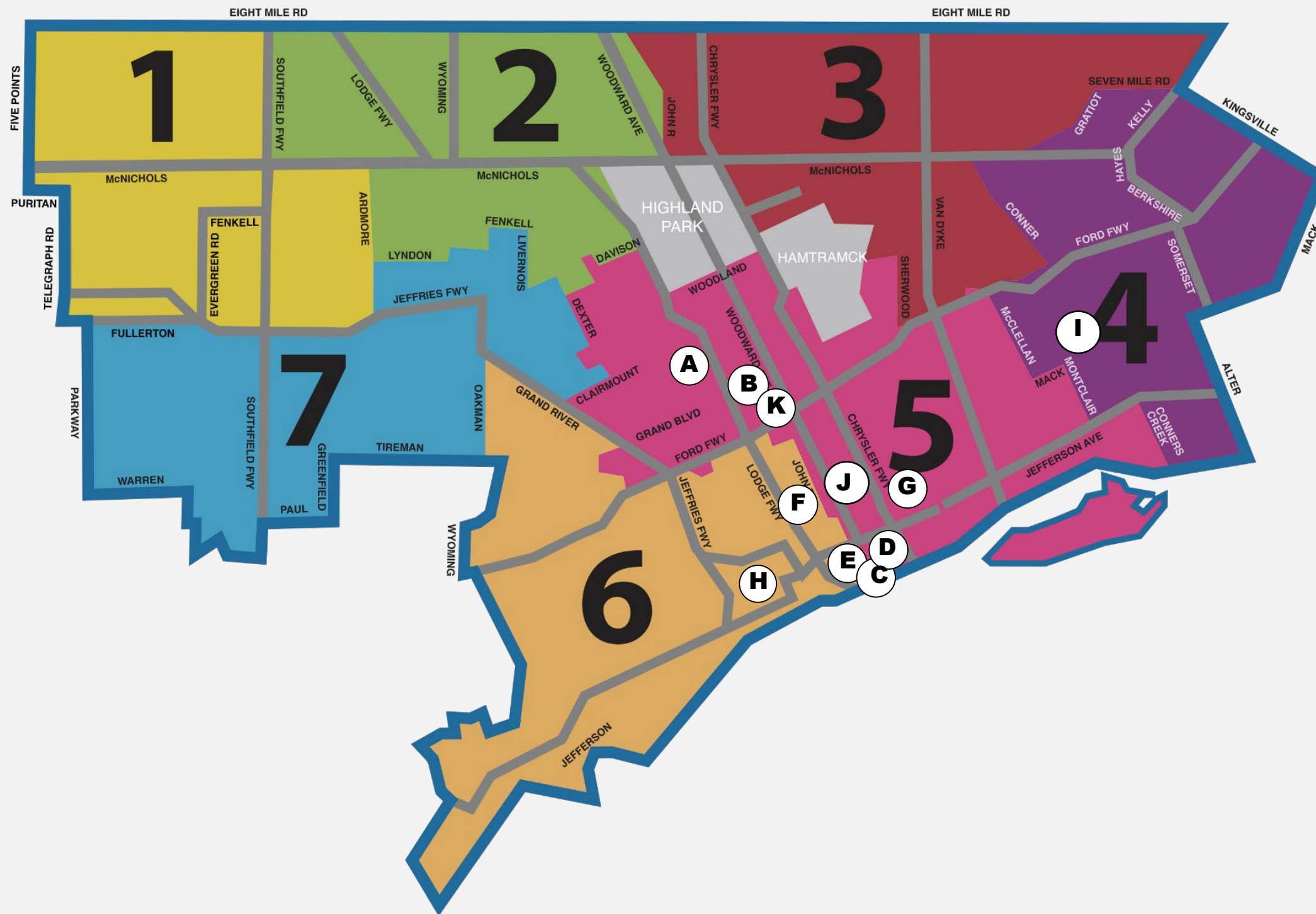
\$1M
OR MORE
IN CITY TAX
ABATEMENTS
IN THE CITY
OF DETROIT

OR



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

10 CBOS COMPLETED 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)

CBO POSITIVE OUTCOMES

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

CBO ENGAGEMENT OUTCOMES

68+

**COMMUNITY
MEETINGS**

1K+

**RESIDENTS
have participated
in CBO processes**

101

**RESIDENTS
have served on
Neighborhood
Advisory Councils**

6

**MEETINGS
per CBO (on
average)**

How does the
**COMMUNITY
BENEFITS
ORDINANCE**
Work?

PROJECT IMPACT AREA

The planning department reviews the project scope and **defines the impact area.**

A notice of the first CBO meeting is **mailed to all residents in 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 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.



City of Detroit
Planning and Development Department
2 Woodward Avenue, Suite 808
Detroit, MI 48226

John Doe
1234 Michigan Ave.
Detroit, MI 48226

For future meetings schedule and all project info visit/ Para el calendario de reuniones futuras y toda la información del proyecto, visite: WWW.DETROITMI.GOV/MICHIGAN-CHURCH

The City of Detroit invites you to attend the **COMMUNITY BENEFITS PUBLIC MEETINGS FOR**
La ciudad de Detroit le invita a participar de la **REUNIÓN PÚBLICA DE BENEFICIOS COMUNITARIOS PARA EL:**

MICHIGAN AND CHURCH STREET PROJECT

1ST MEETING / 1ER REUNIÓN
THURSDAY MARCH 11, 2021
JUEVES 11 DE MARZO, 2021
6:00PM TO 7:30PM

2ND MEETING / 2DA REUNIÓN
THURSDAY MARCH 18, 2021
JUEVES 18 DE MARZO, 2021
6:00PM TO 7:30PM

Information on CBO process and Project Introduction presented at both Meetings 1 and 2
Información sobre el proceso de la CBO y la introducción del proyecto presentada en las reuniones 1 y 2

ADVANCE REGISTRATION REQUIRED / ES NECESARIO REGISTRARSE CON ANTELACIÓN

Join Online / Únete en línea:
<http://bit.ly/Michigan-ChurchCBO>
OR dial by phone / O marcar por teléfono:
+1 312 626 6799
Meeting ID / ID. de reunión:
853 3838 362



Following CDC guidelines during the COVID-19 Pandemic, all public CBO meetings will take place virtually through Zoom / Siguiendo las pautas de los CDC durante la pandemia COVID-19, todas las reuniones de CBO se llevarán a cabo virtualmente a través de Zoom

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 78, or email crio@detroitmi.gov to schedule these services.

Mediante notificación con siete días corridos de anticipación, la ciudad de Detroit ofrecerá servicios de interpretación en las reuniones públicas, que incluirán la traducción de idiomas y las adaptaciones razonables de la ADA. Póngase en contacto con el Departamento de Derechos Civiles, Inclusión y Oportunidad, llamando al 313-224-4950, a través del número TTY 78, enviando un correo electrónico a crio@detroitmi.gov o ingresando a www.detroitmi.gov/cryo para programar estos servicios.

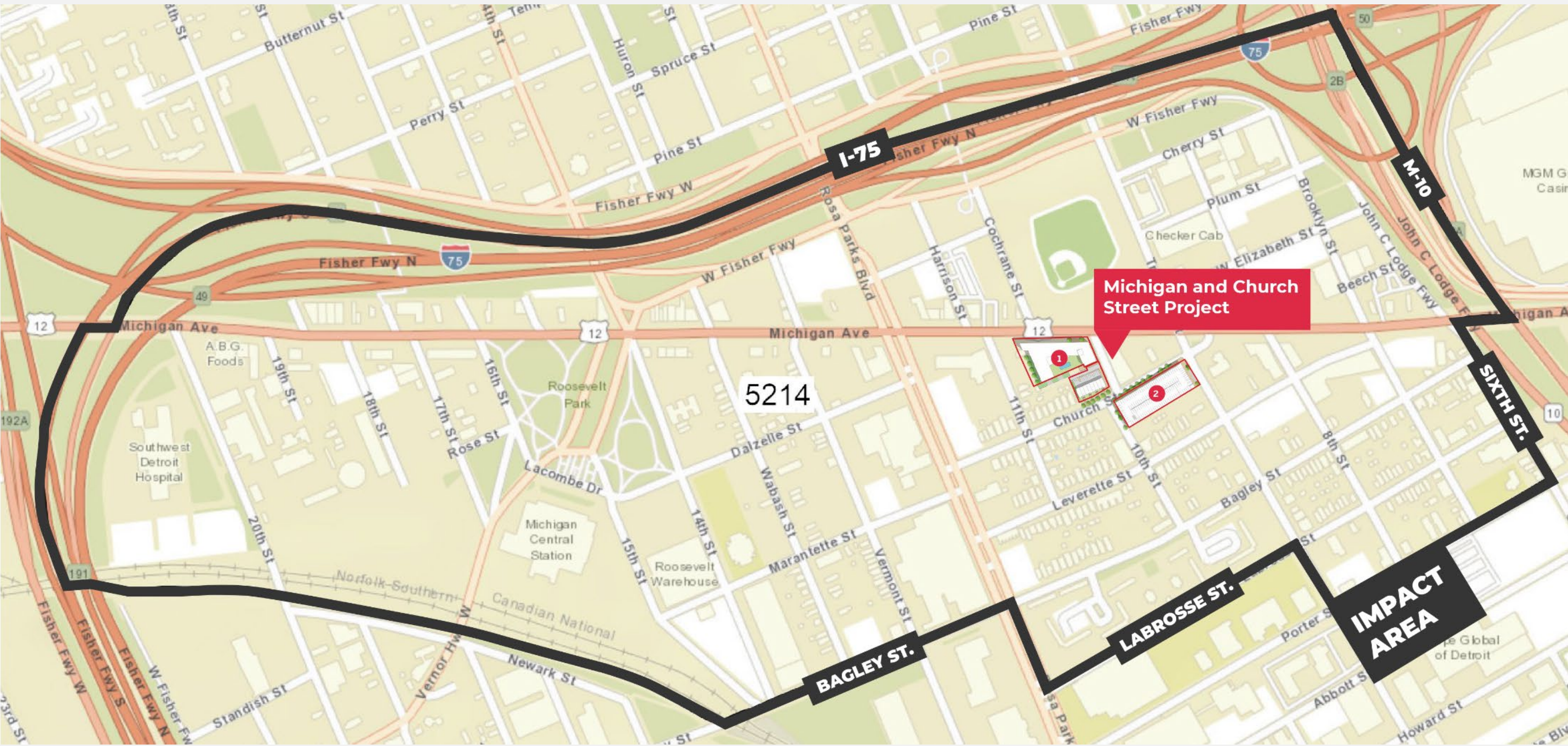
LEGAL MEETING NOTICE

TO RESIDENTS LIVING WITHIN NOTICE AREA: Community Benefits Public Meeting for "Michigan and Church Street Project" proposed at 1611 MICHIGAN AVE. and 1501 CHURCH ST

AVISO DE REUNION LEGAL

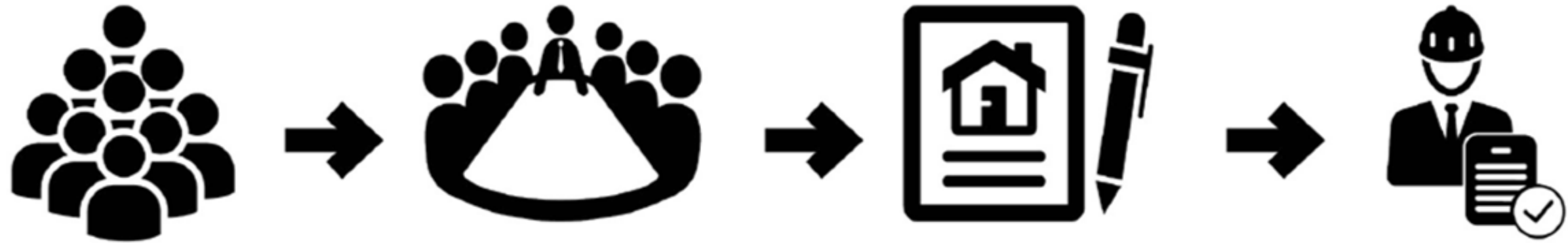
A LOS RESIDENTES QUE VIVEN DENTRO DEL ÁREA DE NOTIFICACIÓN: Reunión Pública de Beneficios Comunitarios de "Michigan and Church Street Project" propuesta en 1611 MICHIGAN AVE. y 1501 CHURCH ST.

MICHIGAN & CHURCH STREET PROJECT IMPACT AREA



CBO PROCESS

Developing the Community Benefits Provision



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

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

↑
**THE NAC
DEVELOPS
**SUGGESTIONS
TO IDENTIFIED
IMPACTS****

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

CBO PROCESS – MEETING SCHEDULE

WEEK 1 / MARCH 11: PUBLIC MEETING 1 (INTRO MEETING)

WEEK 2 / MARCH 18: PUBLIC MEETING 2 (INTRO / RESIDENT VOTE FOR 2 NAC MEMBERS)

WEEK 3: *BYE WEEK / NAC ORIENTATION*

WEEK 4 / APRIL 1: PUBLIC MEETING 3 (DEVELOPER PRESENTATION & DEGC PRESENTS INCENTIVES PACKAGE)

WEEK 5: *BYE WEEK / NAC MEETINGS*

WEEK 6 / APRIL 15: PUBLIC MEETING 4 (NAC PRESENTATION OF IMPACTS)

WEEK 7: *BYE WEEK / NAC MEETINGS*

WEEK 8 / APRIL 29: PUBLIC MEETING 5 (DEVELOPER RESPONSE + NAC MAY VOTE ON PACKAGE)

WEEK 9: *BYE WEEK / NAC MEETINGS*

WEEK 10 / MAY 13: PUBLIC MEETING 6 (IF REQUESTED)

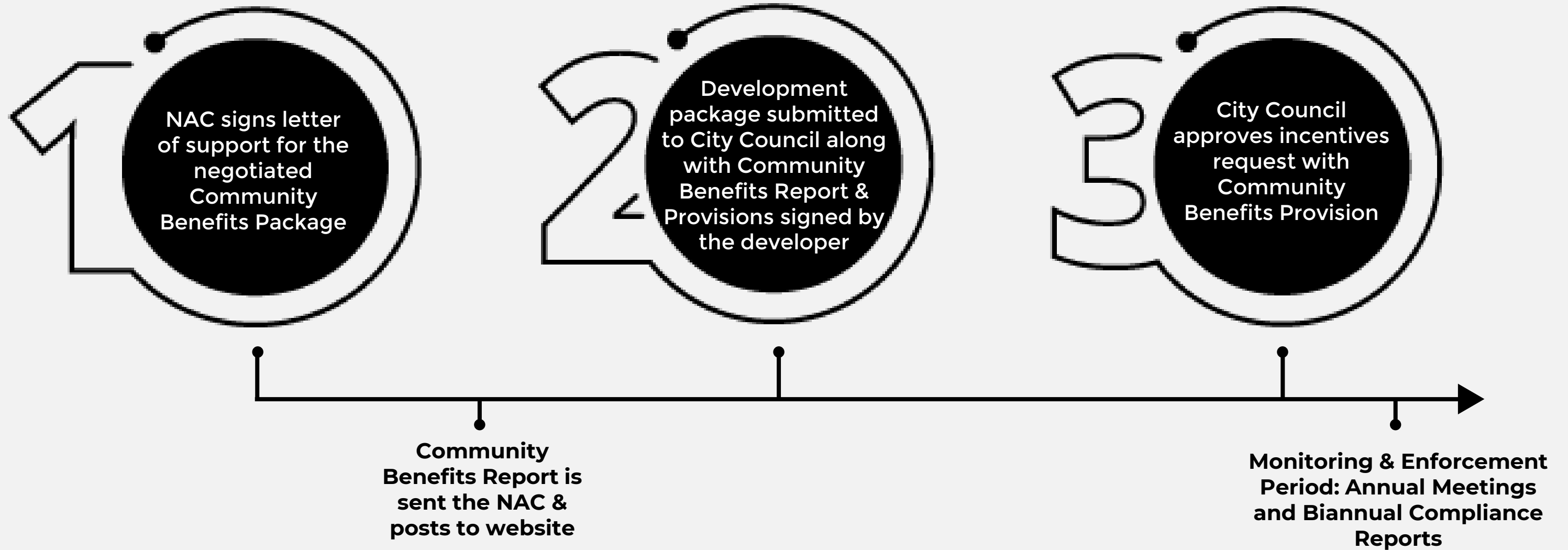
WEEK 11: *MORE MEETINGS IF VOTED BY THE NAC*

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 COMMUNICATIONS**

ONCE CBO MEETINGS ARE COMPLETED



Contract with Community Benefits Provision will be considered at City Council

COMMUNITY BENEFITS PROVISION CONTENT

| | |
|---|---|
| <p>Enforcement Mechanisms for the Community Benefits Provision</p> <p><i>Ex. Claw-back of City-provided-benefits, revocation of land transfers or land sales, penalties and fees</i></p> | <p>List of Benefits That Developer Has Agreed to Provide</p> |
| <p>Requirement for Developer to Submit Compliance Reports</p> | <p>Community Engagement Requirements</p> |

ONCE CBO MEETINGS ARE COMPLETED

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

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

Civil Rights, Inclusion, and Opportunity Department (CRIO) monitors and enforces agreement and publishes [Compliance Reports](#) for each completed project twice per year.

BUSES DEPARTMENTS GOVERNMENT JOBS PAY WATER ENGLISH ESPAÑOL BENGALI العربية MORE

SEARCH

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

MICHIGAN AND CHURCH STREET

CONTACTS

- Aaron Goodman
Manager - Community Benefits Ordinance
(313) 224-3577
goodmana@detroitmi.gov
- Karen Gage
Director of Design and Development Innovation
(313) 224-1421
gagek@detroitmi.gov
- Planning and Development Department
Coleman A. Young Municipal Center 2
Woodward Avenue - Suite 808
Detroit, MI 48226
(313) 224-1339
Fax: (313) 224-1310
• Monday - Friday 9:00 am - 5:00 pm

DEPARTMENT MENU

[Documents](#)

© ELKUS MANFREDI ARCHITECTS

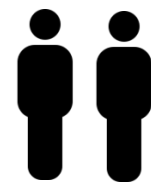
The Developer ('Oxford Perennial'), which consists of Oxford Capital, Hunter Pasteur, and the Forbes Company, has placed under contract and/or acquired several parcels in the Corktown neighborhood. Site 1 is located at 1611 Michigan Avenue and Site 2 is located at 1501 Church Street. **Oxford Perennial intends to develop a mixed-use, 188 unit apartment complex with 12,451 square feet of retail space, 7 Townhomes, 46 surface level spaces, and a 401 space parking garage.**

**SERVING ON THE
NEIGHBORHOOD
ADVISORY COUNCIL (NAC)**

NEIGHBORHOOD ADVISORY COUNCIL (NAC) SELECTION - 9 MEMBERS

2

**COMMUNITY
SELECTIONS**



+

3

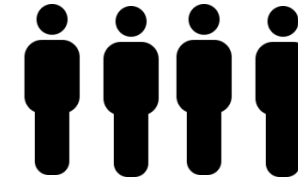
**APPOINTED
BY COUNCIL
MEMBERS**



+

4

**APPOINTED BY
PLANNING &
DEVELOPMENT**



NAC – ROLES & RESPONSIBILITIES

ELIGIBILITY

- Resident of the impact area
- At least 18 years of age

REQUIREMENTS

- Attend all scheduled CBO meetings.
- Develop NAC impact list.
- Review Community Benefits Report written by the Planning and Development.
- Develop a letter of consensus of 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.

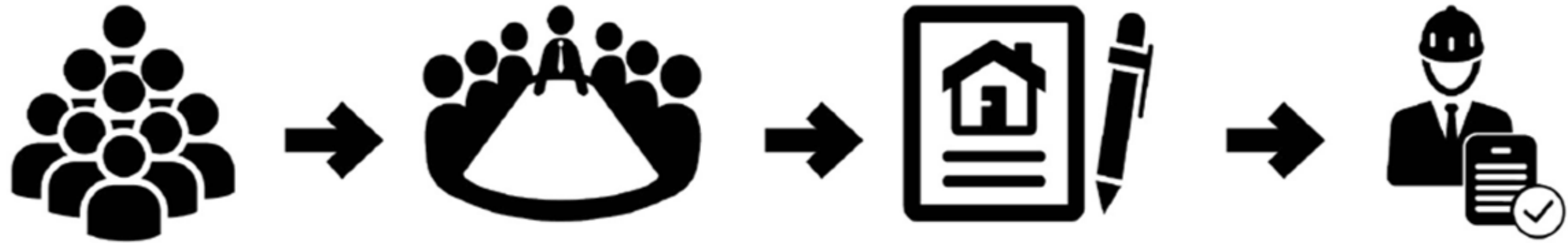
RESPONSIBILITIES

- You cannot use this position for personal gain.
- You are agreeing to represent your fellow residents.
- You are agreeing to provide feedback for the community.
- You are agreeing to work together 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.

**IDENTIFYING
PROJECT
IMPACTS AND
BENEFITS**

CBO PROCESS

Developing the Community Benefits Provision



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**THE
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9 RESIDENTS
FROM THE
IMPACT AREA**

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

HOW THE NAC IDENTIFIES IMPACTS

Collect and review project specific information

- Project description and details
- Traffic studies
- Incentives information and “net-benefit” analysis from DEGC
- Historic District Commission documents
- Local Hiring Plan
- Other:

HOW THE NAC IDENTIFIES IMPACTS

Engage your neighbors

- **Communication strategies**
 - **Publicize the CBO Meetings through your networks**
 - **Utilize an email address for neighbors to reach the NAC**
- **Identify key stakeholders / groups**
 - **i.e. block clubs, business association, local non-profits**
- **Think about who is missing - who won't / can't attend the CBO meetings yet whose input is needed**
- **Other ideas....**

PDD IDENTIFIED POTENTIAL PROJECT IMPACTS

A. Construction

- Noise, dust, and demolition of any existing structures
- Street and sidewalk closures
- Construction hours and equipment staging

B. Site Design and Vehicular Traffic

- Public Access to available parking
- Site connectivity, traffic flow, and vehicular access through site
- Building impact on Michigan Ave. corridor: pedestrian experience, public transit and Traditional Main Street Overlay

C. Jobs

- Jobs created and access to jobs for Detroiters
- Hiring / prioritizing Detroit-based sub-contractors

D. Housing and Retail

- New market rate and affordable housing units in the neighborhood
- Access to retail space for local and small businesses
- Attracting retail businesses that meet the needs of neighborhood

**Intended as suggestions - NAC may change, remove, or add other impacts*

HOW THE NAC IDENTIFIES IMPACTS

Collect and review relevant City of Detroit Plans and Policies

- **Community Benefits Ordinance**
- **Other relevant City policies**
 - **Affordable housing requirements**
 - **Workforce requirements / Executive Orders**
 - **Zoning and Site Design requirements**
 - **Sign Ordinance**
- **Review other plans for the neighborhood**
 - **Corktown Neighborhood Framework**
 - **MDOT Michigan Ave. Study (ongoing)**

DECIDING WHAT BENEFITS TO ASK FOR AT MEETING 4 - April 15

- Review documents and information that has been presented or collected
- Continue to listen to your neighbors – both at the CBO meetings and via other methods
- Learn from previous CBO projects
- Review existing City policies
- Prioritize your list and build consensus among the NAC
- Present to developer at Meeting 4 – April 15
- Developer will respond at Meeting 5 – April 29

TYPES OF BENEFITS INCLUDED IN PREVIOUS CBOs

- **Construction Management**
- **Parks and Public Space Improvements**
- **Site Design and Vehicular Traffic**
- **Parking and Public Transportation**
- **Jobs and Workforce Development**
- **Affordable Housing**
- **Supporting Local Businesses and Retail**
- **Public Engagement**

CBO Tip:

Each project is different - in scope, cost, and impact - and the needs of each neighborhood are different too.

The impacts and benefits requested by the NAC should strive to be in response to community needs and proportional to the project's impact

**Not exhaustive or limiting in what NAC may identify as important project mitigations or benefits*

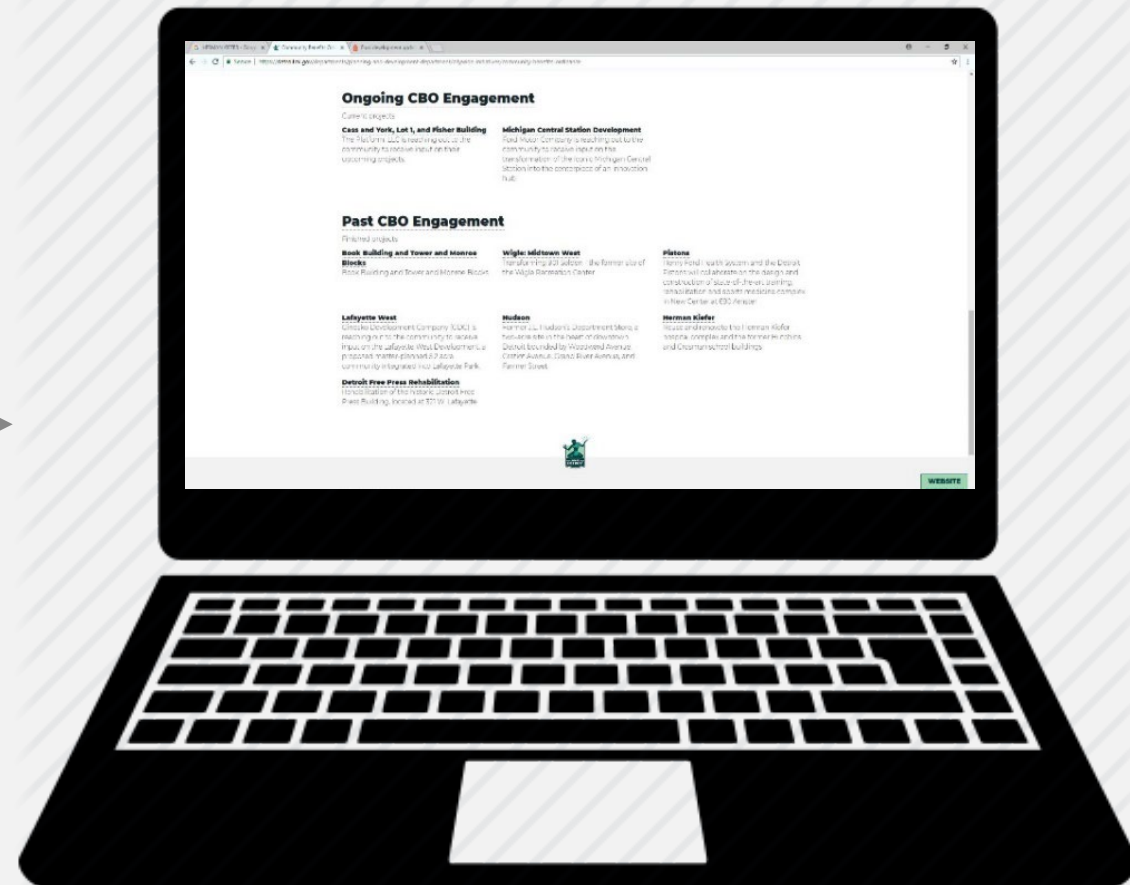
RELATED POLICIES TO CONSIDER

- CBO Tier 2 Agreement - In the Godfrey Hotel Project, the developer committed to certain conditions concerning the building of parking to accommodate the hotel and future planned projects (including Michigan and Church Street)
- **Inclusionary Housing Ordinance**: Sets affordability requirements for housing developments that receive City subsidy and also establishes the “Affordable Housing Development and Preservation Fund” for creating deeply affordable housing.
 - Michigan and Church St. Project is already committed to providing 20% of its rental units as affordable to those making 80% of AMI (\$50,240 or less for a two-person household)
- **Executive Order 2016-1**: For all private development projects receiving \$3M or more in City incentives or tax abatements - at least 51% of the work must be completed by Detroit residents. Projects that do not meet the Workforce Target must pay a fine that funds City of Detroit Workforce Development Programs
- **Construction Site Regulations**: Ensure the safety of workers and the public on and near a construction site, including noise, disturbances, hours of construction, dust and debris, and lead and asbestos handling. Standards set and enforced by State of Michigan (MIOSHA) and City of Detroit (BSEED)
- **Signage and Lighting Code**: City of Detroit has a sign ordinance in order to properly regulate the size location, lighting and construction of signage as well as intensity and location of lighting
- Traditional Main Street Overlay (TMSO): Michigan Ave. in Corktown is a TMSO zoning designation which provides for certain requirements on development along the corridor. More information at www.detroitmi.gov/tmso
- Physical Accessibility Requirements: These are governed by the Americans with Disabilities Act (ADA)

PREVIOUS CBO AGREEMENTS

THE CBO WEBSITE CONTAINS ALL PRESENTATIONS, CBO REPORTS, & COMMUNITY BENEFITS PROVISIONS FROM PAST PROJECTS

WWW.DETROITMI.GOV/CBO



CBO PROCESS – OTHER PROJECT APPROVALS

- **CBO Report and Provisions Finalized – Meeting 5 on April 29th**
 - ****if agreement reached between NAC and Developer**
- **Historic District Commission (HDC) Public Hearing**
- **Site Plan Approval**
- **Detroit Brownfield Redevelopment Authority (DBRA)**
 - **Community Advisory Council**
 - **Local Public Hearing**
 - **DBRA Board Approval**
- **City Council Public Hearing for Tax Abatement and Brownfield TIF**

NAC – SETTING GROUP EXPECTATIONS

Things to consider as a NAC going into Meeting 3 – April 1

- Decision making as a group
- Record-keeping
- Specific roles for NAC members
- How you will work together
- Making room for everyone's voice
- Acknowledging personal self-interests or bias
- Communications and engaging your neighbors
- What you need from PDD

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NEXT CBO MEETING + AGENDA

THURSDAY April 1st, 6:00pm – 8:00pm

MEETING 3 –

- **NEIGHBORHOOD ADVISORY COUNCIL INTRODUCTION**
- **OVERVIEW OF PROJECT FINANCIAL INCENTIVES**
- **DETAILED PROJECT PRESENTATION**
- **NAC Q & A**
- **GENERAL Q & A**

MEETING REGISTRATION: <https://bit.ly/Michigan-ChurchCBO>

DIAL IN: 1-312-626-6799

MEETING ID: 853 3838 3620

MEETING LINK AND DIAL IN INFORMATION ARE THE SAME – IF YOU REGISTERED BEFORE, YOU HAVE THE LINK FOR ALL MEETINGS

Planning & Development Department - Contacts

Aaron Goodman – Manager, Community Benefits Ordinance

goodmana@detroitmi.gov

313-451-0687 (work cell phone)

**Jermaine Ruffin – Associate Director for Equitable Development and
Legislative Affairs**

ruffinje@detroitmi.gov

www.detroitmi.gov/cbo