

THE CITY OF DETROIT INVITES YOU TO ATTEND THE COMMUNITY BENEFITS MEETINGS FOR THE FUTURE OF HEALTH - DETROIT

BEGINNING TUESDAY, OCTOBER 3, 2023: PUBLIC COMMUNITY BENEFITS ORDINANCE (CBO) MEETINGS WILL TAKE PLACE IN PERSON AT **UNIVERSITY PREP ACADEMY HIGH SCHOOL – ED PARKS CAMPUS** WITH AN OPTION TO WATCH REMOTELY VIA ZOOM

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



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

HOW TO PARTICIPATE IN THE CBO MEETINGS

ATTEND IN PERSON

University Prep Academy High School - Ed Parks Campus
610 Antoinette St. Detroit, MI 48202
Public parking lot available across Antoinette

VIEW REMOTELY VIA ZOOM

Register to receive meeting link
Dial by phone: +1 312 626 6799
Meeting ID: 873 4667 3162



1ST MEETING

TUESDAY, OCTOBER 3, 2023 AT 6:00PM
CBO PROCESS AND PROJECT INFORMATION

2ND MEETING

TUESDAY, OCTOBER 10, 2023 AT 6:00PM
ELECTION OF TWO (2) NEIGHBORHOOD ADVISORY COUNCIL MEMBERS –
ONLY IMPACT AREA RESIDENTS ATTENDING IN PERSON MEETING MAY VOTE

Please register in advance at: <https://bit.ly/futureofhealthdetroit>

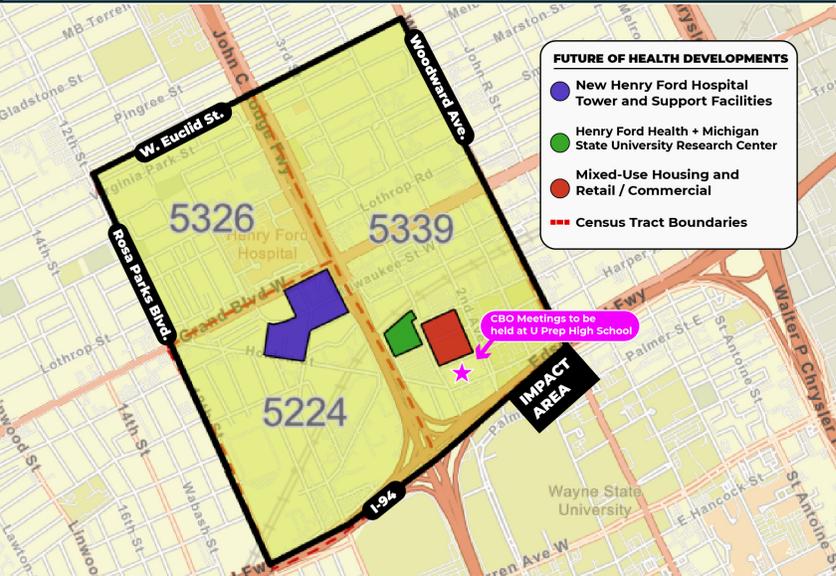
With advance notice of seven calendar days, the City of Detroit will provide interpreter services at public meetings, including language translation and reasonable ADA accommodations. Please contact the Civil Rights, Inclusion and Opportunity Department at 313-224-4950, through the TTY number 711, or 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 TO RESIDENTS LIVING WITHIN NOTICE AREA:

Community Benefits Public Meeting for “The Future of Health: Detroit” consisting of multiple developments proposed in the general area south of W. Grand Blvd on the east and west side of the John C. Lodge Fwy (M-10).

IMPACT AREA: The project Impact Area contains all of Census Tracts 5236, 5224, and 5339. As shown on the map, this area is bounded by W. Euclid St. on the north, Woodward Ave. on the east, I-94 Fwy on the south, and Rosa Parks Blvd. on the west. The Impact Area includes all or part of the following neighborhoods: Elijah McCoy, New Center, New Center Commons, Tech Town, Virginia Park, and Virginia Park Community.



GENERAL INFORMATION FOR PROPOSED TIER 1 CBO DEVELOPMENT: THE FUTURE OF HEALTH - DETROIT

The Developers, consisting of Henry Ford Health, Michigan State University, and the Detroit Pistons, propose a sweeping community development that brings connectivity between Henry Ford's hospital campus footprint to the north and south of West Grand Boulevard while transforming the section of New Center which currently houses the headquarters of both Henry Ford Health System and the Detroit Pistons.

The proposed projects consist of integrated parking plans, health care/research/laboratory space, retail/commercial space and mixed-income residential units including:

- Major expansion of Henry Ford Hospital with new 1 million+ sq ft patient tower, expanded emergency department, support services, and utility infrastructure
- New cutting-edge 335,000 sq ft Research Center for Henry Ford Health + Michigan State University Health Sciences
- Creation of 600 - plus housing units and 33,000 sq ft of retail / commercial and community space located in two new residential / mixed-use buildings and the conversion of One Ford Place to a residential/mixed-use building. Planned residential housing will include an affordable housing component
- Two new parking structures with ~2,000 total spaces
- New public recreation and green spaces

The Developers seek governmental and requisite board approvals by the first quarter of 2024 with a goal to commence site remediation and construction on the first phase of the projects in 2024.

PLEASE READ THIS IMPORTANT NOTICE FOR INFORMATION ABOUT COMMUNITY BENEFITS AND OTHER IMPACTS THAT MAY AFFECT YOU

ANTICIPATED PROJECT IMPACTS: The Neighborhood Advisory Council (NAC) will work directly with the developer to identify community benefit commitments, which are included in the final development agreement approved by the Detroit City Council. The City of Detroit's Planning and Development Department (PDD) acknowledges **concerns** and **opportunities** related to this project in the following areas:

Construction

Concern: Noise, dust, mud, vibration and increased light pollution resulting from construction of multiple new buildings

Concern: Closure and restrictions of local surface streets and sidewalks impacting local retail businesses, pedestrian access and traffic circulation – particularly Holden St., Lincoln St., W. Grand Blvd., W. Milwaukee St., Third St. and access to M-10 Freeway

Concern: Construction hours, truck traffic, parking / loading areas for construction workers and equipment staging

Site Design and Landscaping

Concern: Buildings and sites should adhere to City of Detroit Design Principles

Concern: Light pollution and glass design negatively impacting birds

Concern: Mitigation of visual and environmental impacts of developments through landscaping and screening

Opportunity: Preservation and reuse of historic Henry Ford Hospital buildings and structures

Opportunity: Activation of street-level façade along streets and public spaces enhancing overall pedestrian experience

Opportunity: Enhancement of connections across W. Grand Blvd to legacy hospital campus and across the M-10 Freeway

Public Amenities

Opportunity: Creation of new publicly accessible green spaces

Opportunity: Programming, events and activities accessible to neighborhood residents and Detroiters in general

Hospital and Research Center Operations

Concern: 24/7 operations of the hospital: emergency department, patient and employee traffic circulation, truck routes, parking / loading areas, helipad and new Central Utility Plant

Concern: Research operations: traffic circulation, truck routes, parking / loading areas and environmental impacts

Employment

Concern: Access to construction and permanent jobs for Detroiters

Concern: Prioritization of Detroit-based contractors and sub-contractors during construction and facility operations

Opportunity: Creation of new educational and career development pathways for Detroiters particularly in the health care and medical research fields

Accessibility, Mobility and Traffic

Concern: New high intensity uses of hospital, residential and research buildings - such as increased traffic and congestion in the New Center and adjacent neighborhoods on pedestrian, public transportation and non-motorized transit users

Concern: Site connectivity, traffic flow and vehicular access throughout the development footprint and across major roadways

Concern: Locations and coordination of vehicle staging / valet, loading docks for the hospital, research and residential buildings

Concern: Access to parking facilities and impact of adding or replacing off-street parking on land use and local mobility

Opportunity: Enhanced public transportation and mobility connections via DDOT / SMART Buses, Q-Line, Amtrak and bike-share

Opportunity: All buildings, public spaces, and residential developments incorporate universal design standards, exceeding Americans with Disabilities Act (ADA) requirements

Housing and Retail

Opportunity: More than 600 new market rate and affordable housing units in the neighborhood

Opportunity: Support for existing neighborhood-serving retail businesses, specifically along the Holden / Lincoln Corridors and W. Grand Blvd – during and post-construction

Opportunity: Access to retail space - attracting / retaining local and small businesses that meet the needs of the neighborhood

Sustainability and Environment

Opportunity: On-site stormwater management for buildings to protect local waterways including Detroit River

Opportunity: Energy efficiency and reduced carbon footprint through building design, clean electrification and renewable energy

Opportunity: Access to electric vehicle charging and alternative mobility options

Opportunity: On-site recycling and composting options for hospital, research and residential buildings

WHAT IS DETROIT'S COMMUNITY BENEFITS ORDINANCE AND HOW CAN YOU PARTICIPATE?

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 the Detroit City Council in 2021.

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

Members of the NAC are expected to attend all public CBO meetings - at least 5 meetings over a period of 2 – 3 months.

Attend the first CBO meeting on October 3rd to learn more about this project and how you can participate in this public process. During the second CBO Meeting on October 10th, two (2) NAC members will be elected. Only Impact Area Residents attending the in-person meeting on October 10th may vote in the NAC election.

For more information visit: www.detroitmi.gov/futureofhealth or contact Aaron Goodman at goodmana@detroitmi.gov