

Welcome to the

# THE MID COMMUNITY BENEFITS MEETING

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Public Meeting 1  
Tuesday April 16<sup>th</sup>, 2019

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DEPARTMENT OF  
Planning &  
Development

# **AGENDA**

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**Welcome + Opening Remarks**

**Agenda Overview & Team introductions**

**Presentation of CBO Process + Q & A**

**The Mid Project Presentation**

**Q&A**

**Resident Interest Serving on the NAC**

**Next Steps**

# COUNCIL MEMBERS

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**Brenda Jones**  
Council President



**Janeé L Ayers**  
Council Member  
At Large



**Mary Sheffield**  
Council President  
Pro Tem - District 5

# THROUGHOUT THE PROCESS

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

WWW.DETROITMI.GOV/CBO







What is a  
**COMMUNITY  
BENEFITS  
ORDINANCE?**





# **CBO FAST FACTS**

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**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 only applies to a development project if...



**\$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**  
**WITHOUT**  
OPEN BIDDING







**OVER THE NEXT  
30 YRS, CBO  
PROJECTS WILL  
BRING THE ENTIRE  
CITY OF DETROIT...**

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**\$655M**

**ESTIMATED  
TOTAL NET  
BENEFIT**

**17,545**

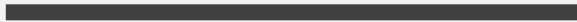
**ESTIMATED  
CONSTRUCTION  
JOBS**

**11,588**

**ESTIMATED  
PERMANENT  
JOBS**



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



# HOW IS THE COMMUNITY ENGAGED?

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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**

# **WHAT IS AN IMPACT AREA?**

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The planning department reviews the project scope and **defines 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 a representative 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.



# IMPACT AREA

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# NAC SELECTION

9 MEMBERS

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2

**COMMUNITY  
SELECTIONS**



+

3

**APPOINTED  
BY COUNCIL  
MEMBERS**



+

4

**APPOINTED BY  
PLANNING &  
DEVELOPMENT**



# **NAC SELECTION**

## **NAC Roles & Responsibilities**

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### **ELIGIBILITY**

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

### **REQUIREMENTS**

- Attend all 5 scheduled 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.

# **PDD IDENTIFIED POTENTIAL IMPACTS**

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## **A. Construction**

- Noise and dust
- Street closures
- Pedestrian right of way closures
- Construction equipment staging
- Construction hours

## **B. Vehicular and Non-Motorized Traffic**

- Site connectivity
- Cycling and pedestrian mobility
- Traffic flow
- Vehicular access through site

## **C. Jobs**

- Jobs created
- Access to jobs





# ONCE CBO MEETINGS ARE COMPLETED...

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NAC SIGNS  
LETTER OF  
SUPPORT FOR  
**COMMUNITY  
BENEFITS  
PACKAGE**

THE **COMMUNITY  
BENEFITS PACKAGE** IS  
FOLDED INTO THE  
“**COMMUNITY BENEFITS  
PROVISION AGREEMENT,**”  
WHICH THE DEVELOPER  
SIGNS

“**COMMUNITY BENEFITS  
PROVISION AGREEMENT**”  
IS SUBMITTED TO  
COUNCIL ALONG WITH  
COMMUNITY BENEFITS  
REPORT AND INCENTIVES  
REQUEST

PDD sends Community  
Benefits reports to the  
NAC & posted to website

Enforcement period;  
PDD hosts annual  
check-ins with the NAC  
and developer

**THE MID**  
**3750 WOODWARD AVENUE**  
MARCH 2019



**DESIGN FOR ACTIVATION**



**INTRODUCE MULTI-SEASONAL PUBLIC SPACE**



**ENRICH EXISTING NEIGHBORHOODS**



**STRENGTHEN MIDTOWN RETAIL ENVIRONMENT**



**LINK URBAN ECOSYSTEMS**





# Key Districts + Anchors



Wayne State University



College for Creative Studies



Detroit Institute of Arts

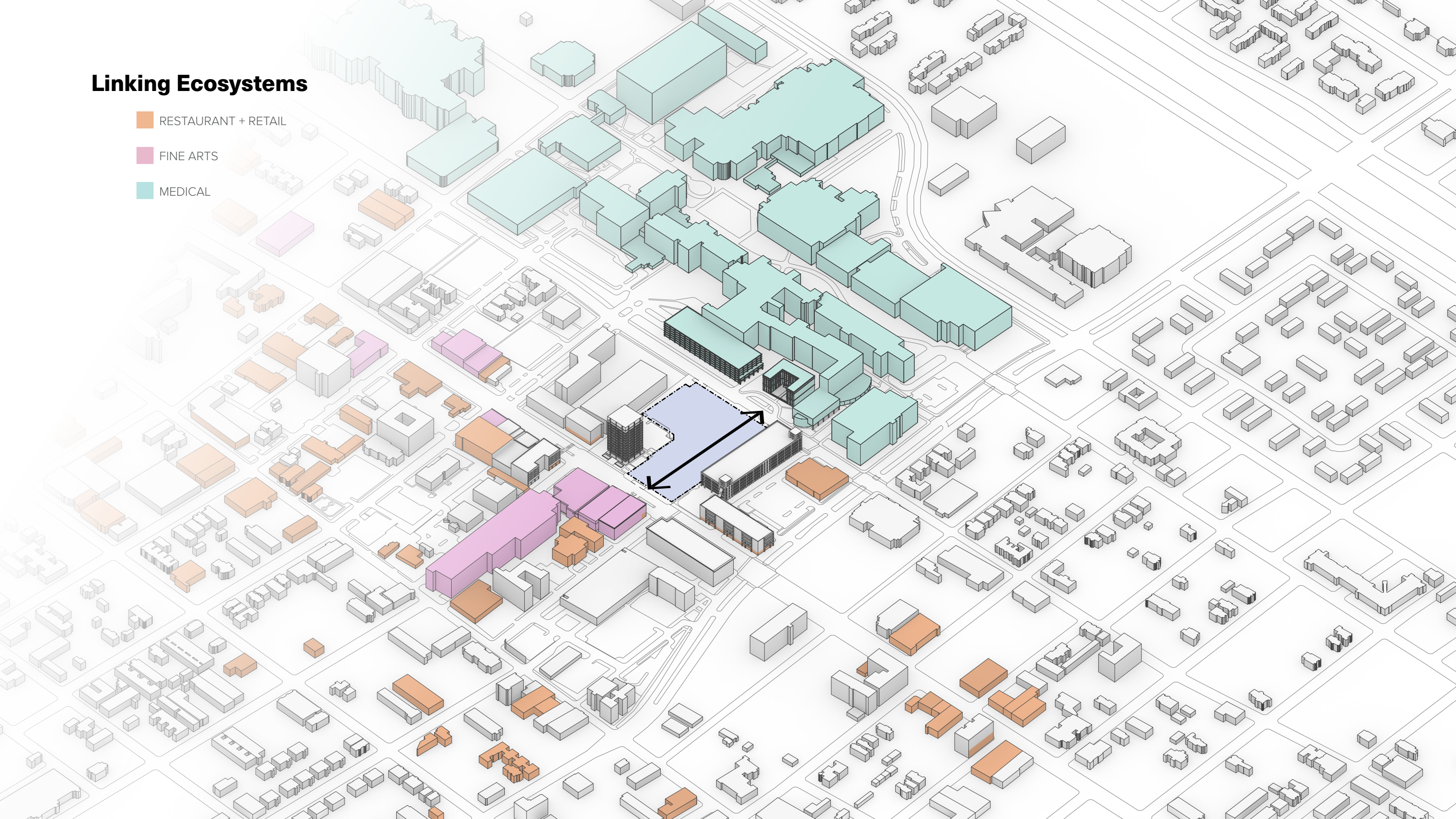


Detroit Medical Center / Karmanos / Veterans

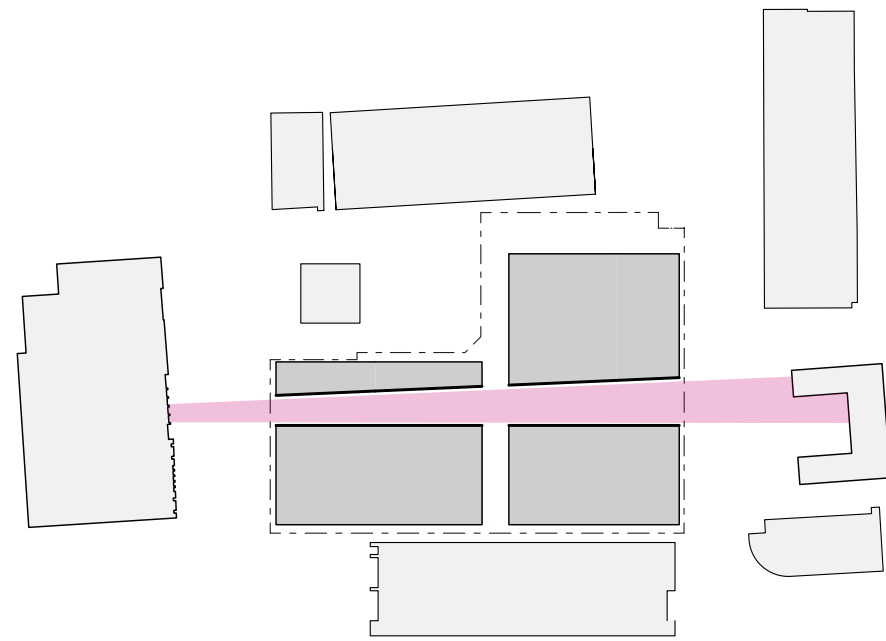


# Linking Ecosystems

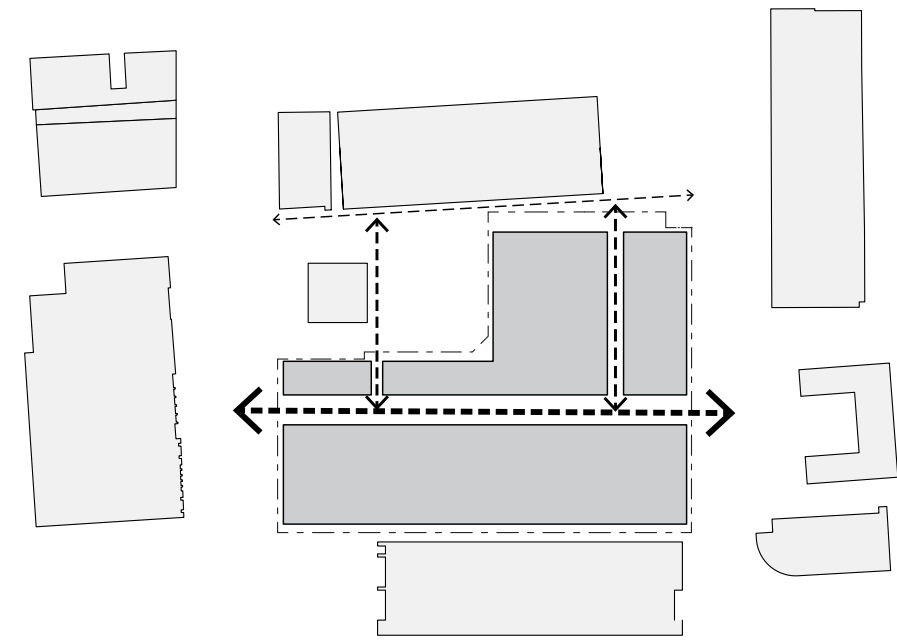
- RESTAURANT + RETAIL
- FINE ARTS
- MEDICAL



# Site Strategy Diagrams



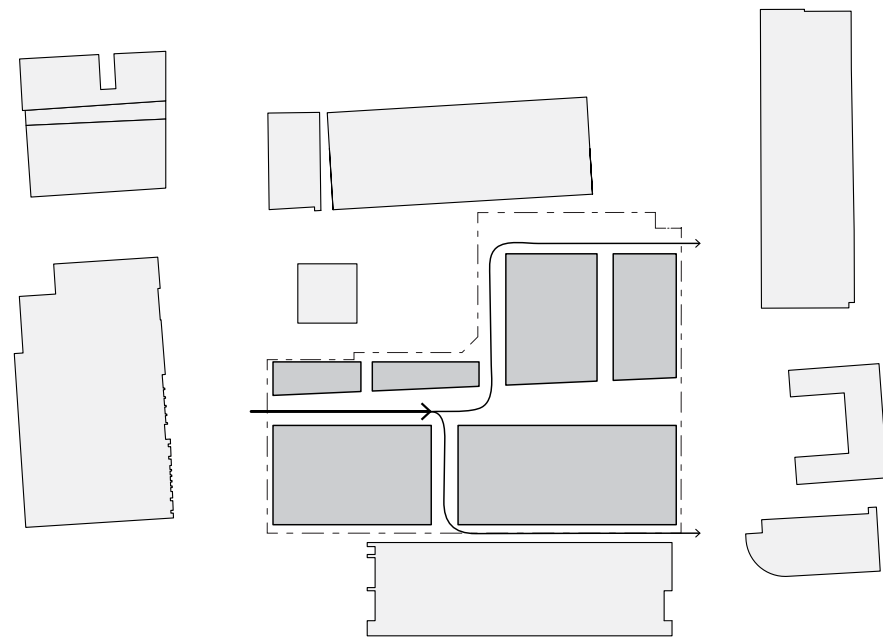
Ecosystem Linkage



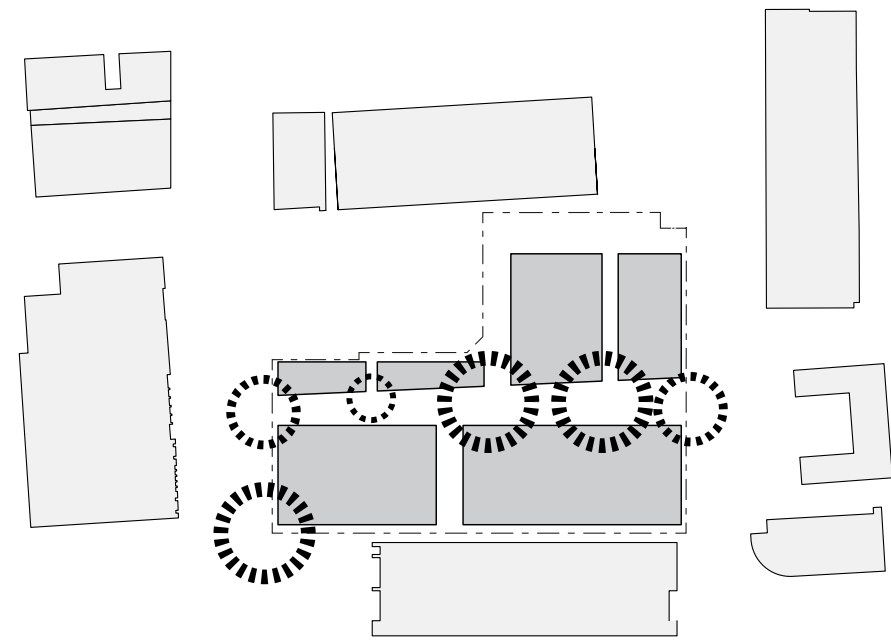
Pedestrian Activation



# Site Strategy Diagrams



Vehicular Circulation



Circulation Nodes

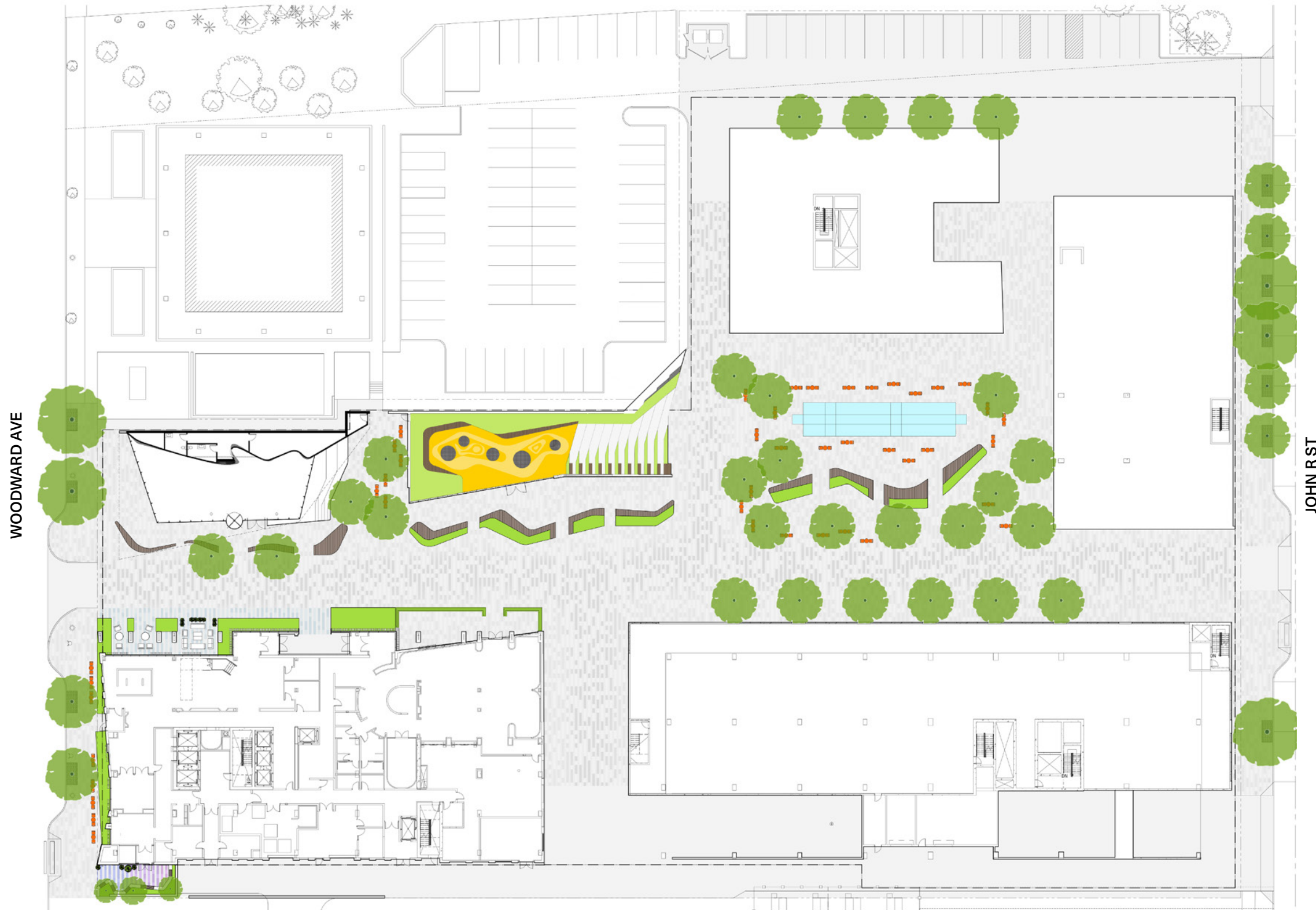
# Site Strategy Diagrams



Public Plaza

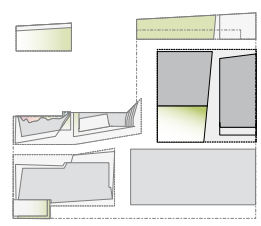
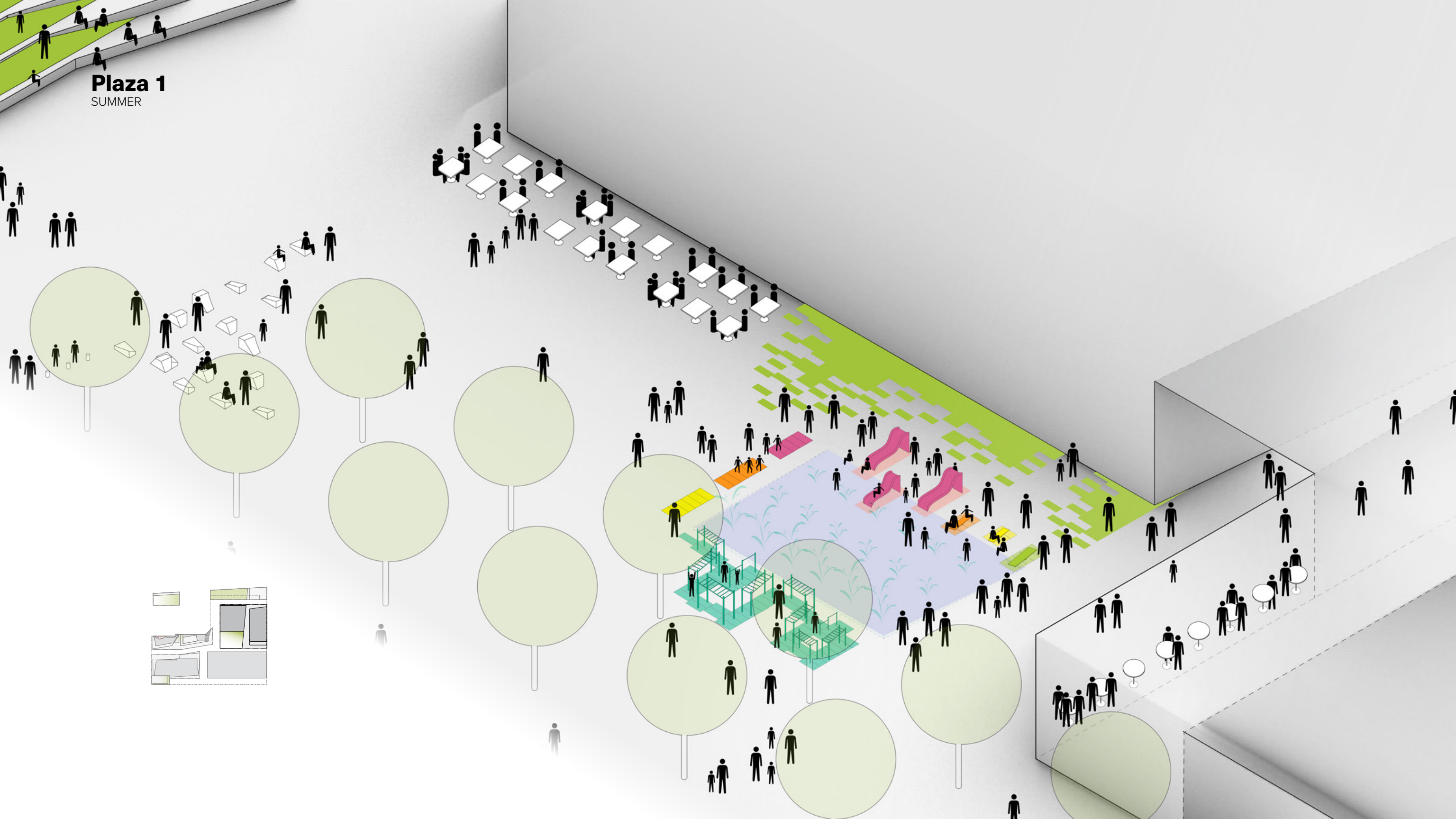


Entry Activation



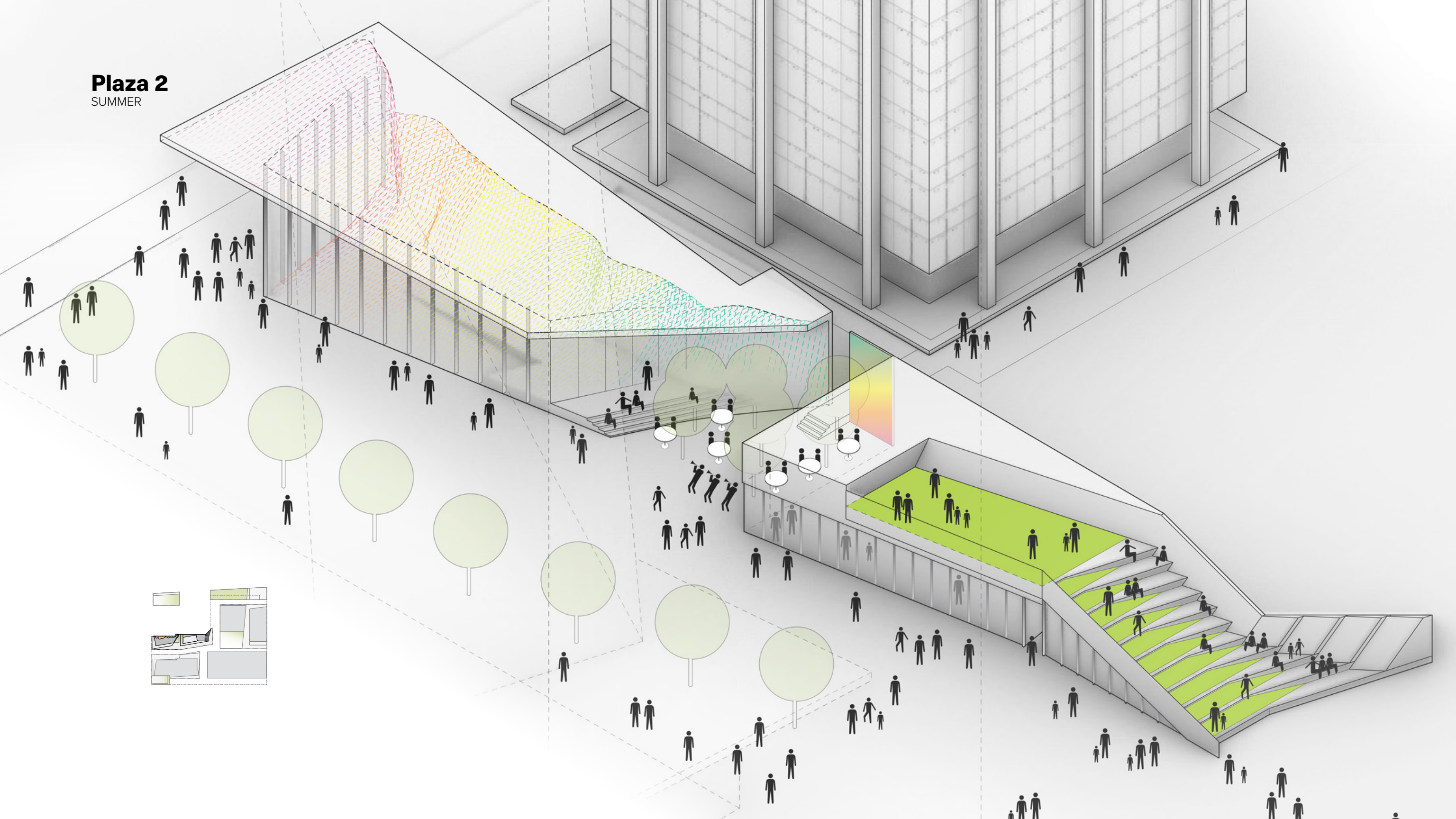
# Plaza 1

SUMMER










**Plaza 2**  
SUMMER





## Building Program

-  HOTEL + CONDOMINIUMS
-  CO-LIVING HOUSING
-  MULTI-FAMILY HOUSING
-  PARKING
-  RETAIL

### Luxury Boutique Hotel

- 17 Levels
- 228 keys

### Luxury Condominiums

- 8 levels
- 60 units

### Co-Living Housing

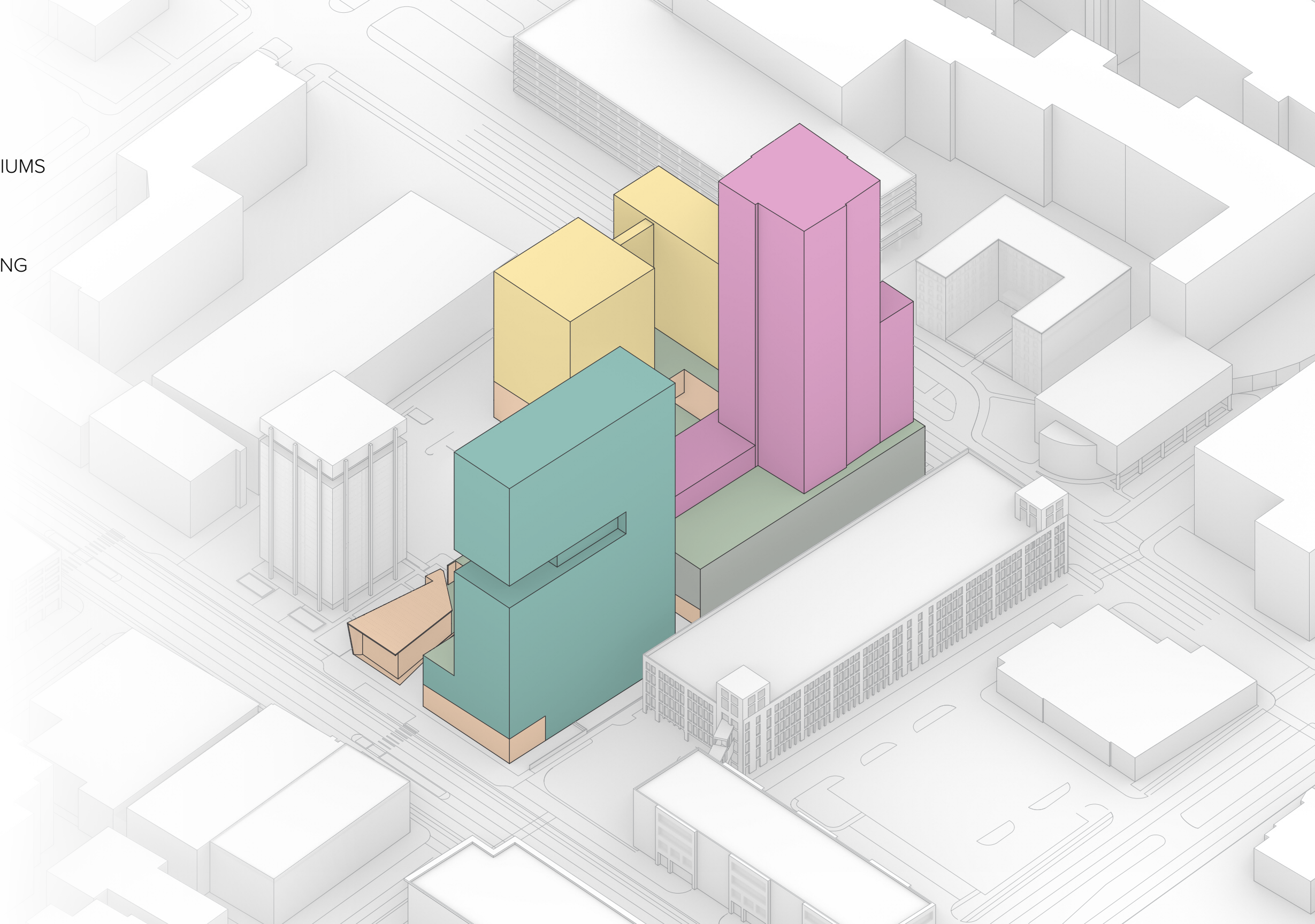
- 10 levels
- 500 - 550 beds

### Multi-Family Housing

- 29 Levels
- 313 units

### Parking

- 767 spaces





# Building Heights

- HOTEL + CONDOMINIUMS
- CO-LIVING HOUSING
- MULTI-FAMILY HOUSING
- PARKING
- RETAIL

