

Welcome to the

THE MID COMMUNITY BENEFITS MEETING

Public Meeting 2
Tuesday April 23rd, 2019

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DEPARTMENT OF
Planning &
Development

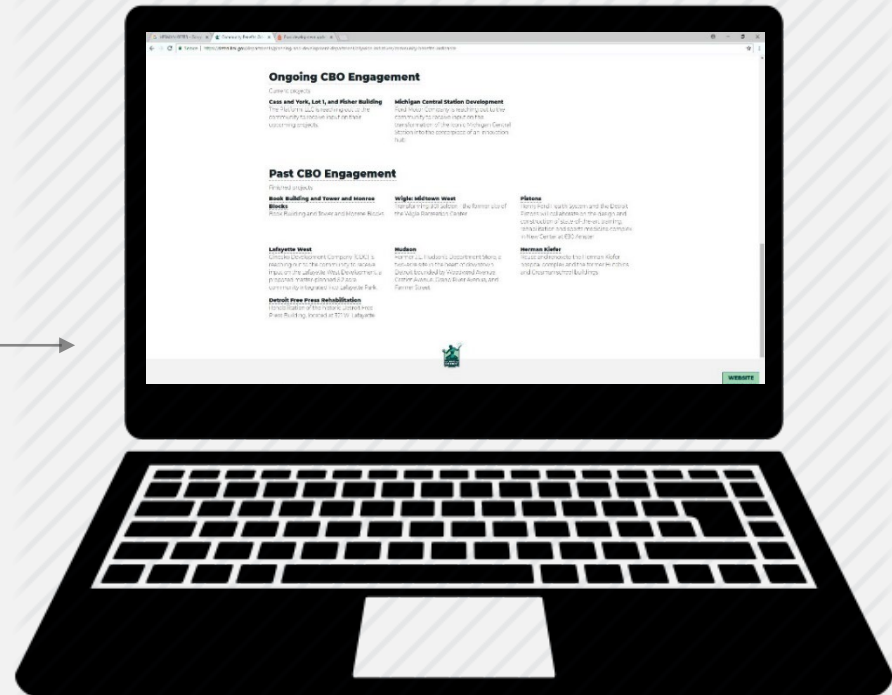
AGENDA

- 6:00 – 6:05 PM Welcome - Opening Remarks + Team introductions**
- 6:05 – 6:25 PM Presentation of CBO Process + Q & A**
- 6:25 – 6:40 PM Resident Interest for Serving on the NAC**
- 6:40 – 7:00 PM NAC Community Selection**
- 7:00 – 7:15 PM The Mid Project Presentation – Emery Matthews**
- 7:15 – 7:25 PM Q&A for The Mid**
- 7:25 – 7:30 PM Community NAC Selection Announced + Next Steps**

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



**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

+



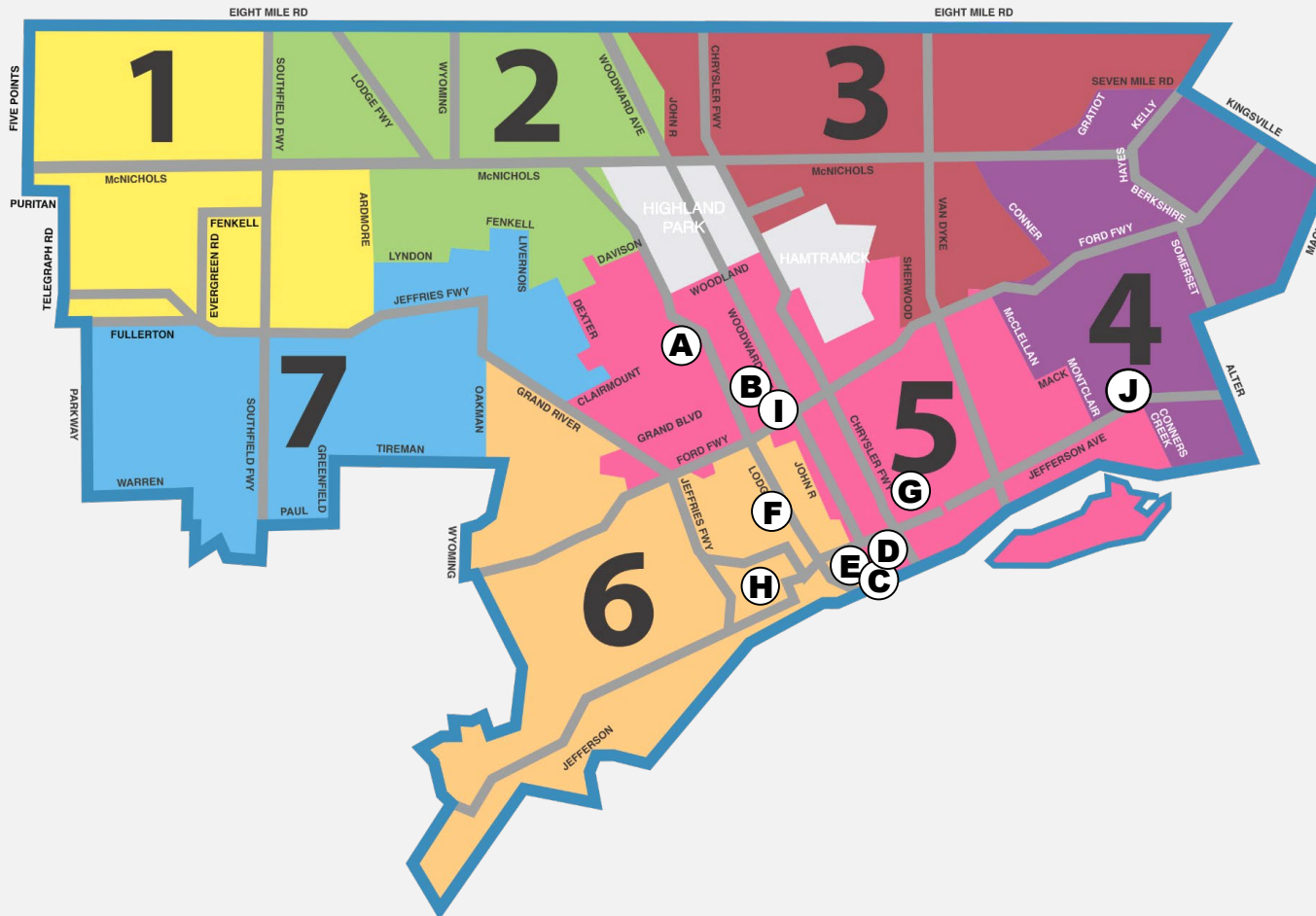
\$1M
OR MORE
IN CITY TAX
ABATEMENTS
IN THE CITY
OF DETROIT

OR



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

8 CBOS COMPLETED 2 IN PROGRESS



- (A)** HERMAN KIEFER
3 MEETINGS
- (B)** PISTONS
6 MEETINGS
- (C)** HUDSONS
5 MEETINGS
- (D)** BOOK TOWER & MONROE BLOCK
6 MEETINGS
- (E)** DETROIT FREE PRESS BUILDING
4 MEETINGS
- (F)** WIGLE
8 MEETINGS
- (G)** LAFAYETTE WEST
5 MEETINGS
- (H)** MICHIGAN CENTRAL STATION
8 MEETINGS
- (I)** CASS & YORK
(IN PROGRESS, 7th MEETING)
- (J)** FCA
IN PROGRESS

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

\$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?



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?

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



NAC SELECTION

9 MEMBERS

2

**COMMUNITY
SELECTIONS**



+

3

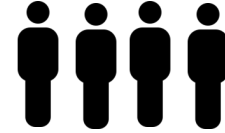
**APPOINTED
BY COUNCIL
MEMBERS**



+

4

**APPOINTED BY
PLANNING &
DEVELOPMENT**



NAC SELECTION

NAC Roles & Responsibilities

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

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...

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

Q+A

THE MID
3750 WOODWARD AVENUE
MARCH 2019

DESIGN FOR ACTIVATION



INTRODUCE MULTI-SEASONAL PUBLIC SPACE



ENRICH EXISTING NEIGHBORHOODS



STRENGTHEN MIDTOWN RETAIL ENVIRONMENT



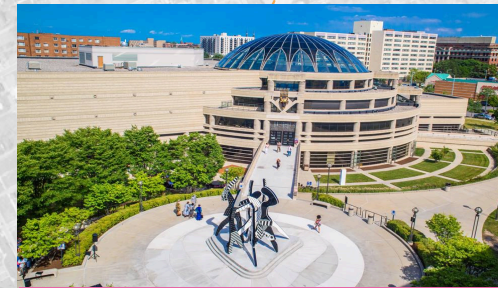
LINK URBAN ECOSYSTEMS



Key Districts + Anchors



Wayne State University



Charles H Wright African American Museum



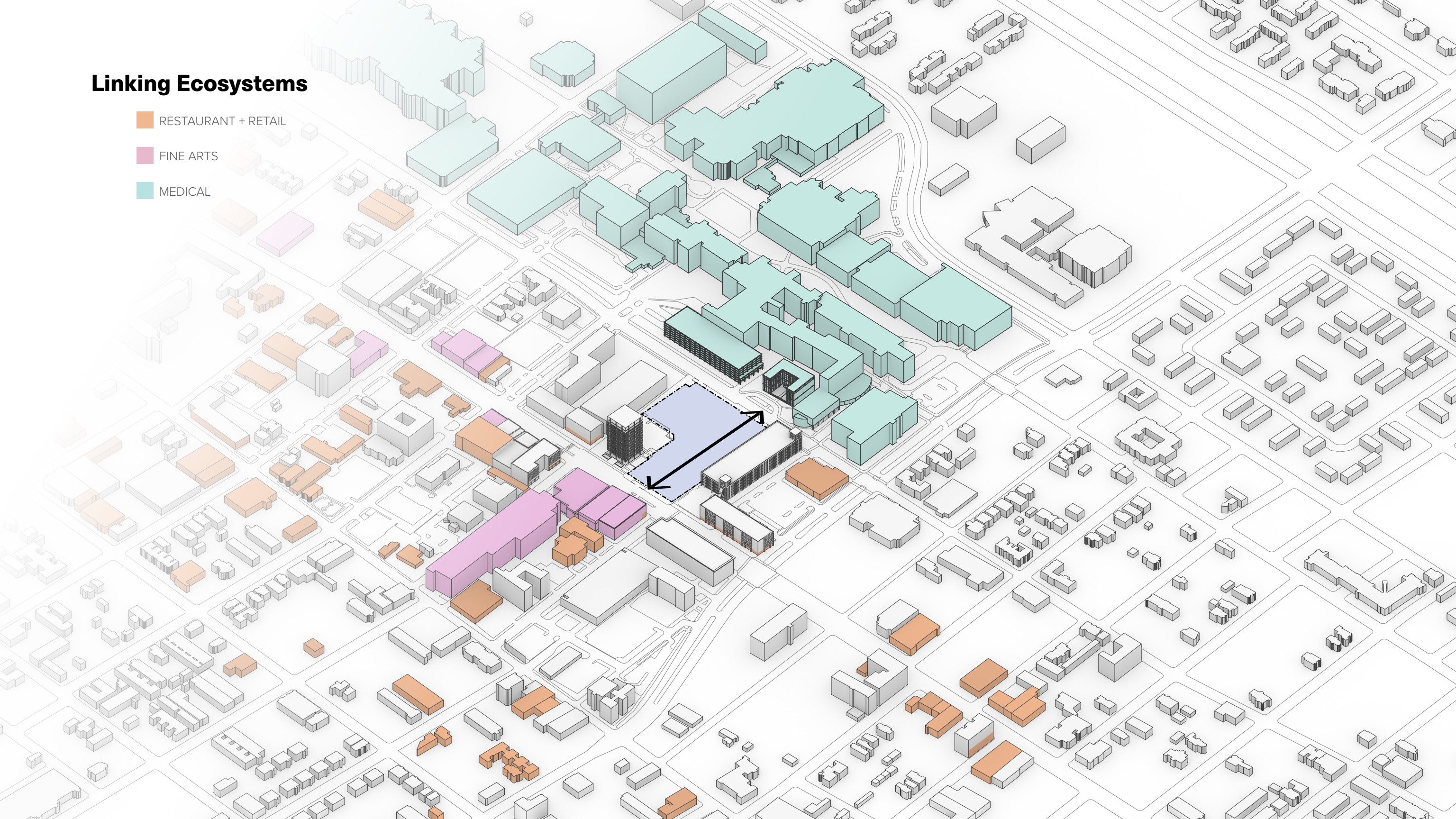
Detroit Institute of Arts



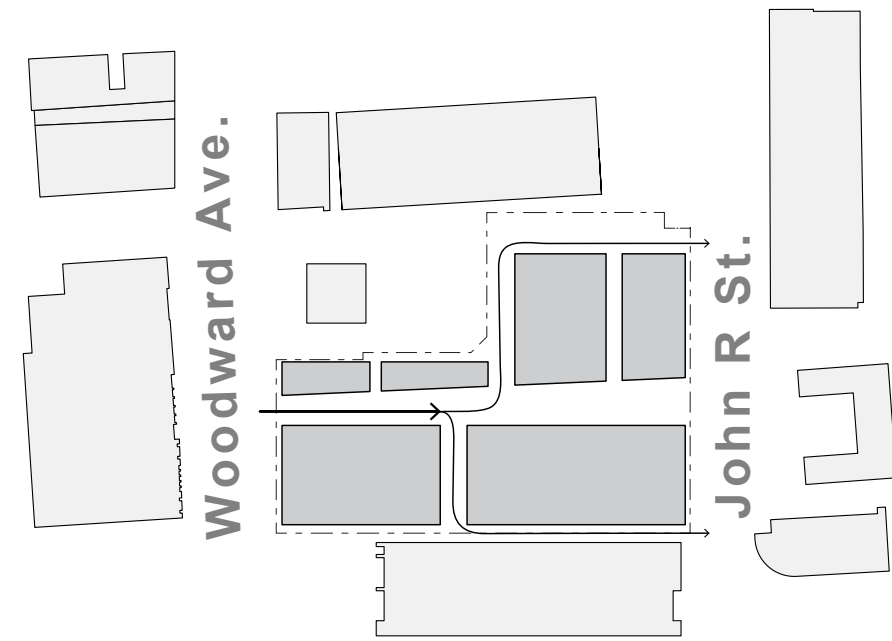
Detroit Medical Center / Karmanos / Veterans

Linking Ecosystems

- RESTAURANT + RETAIL
- FINE ARTS
- MEDICAL



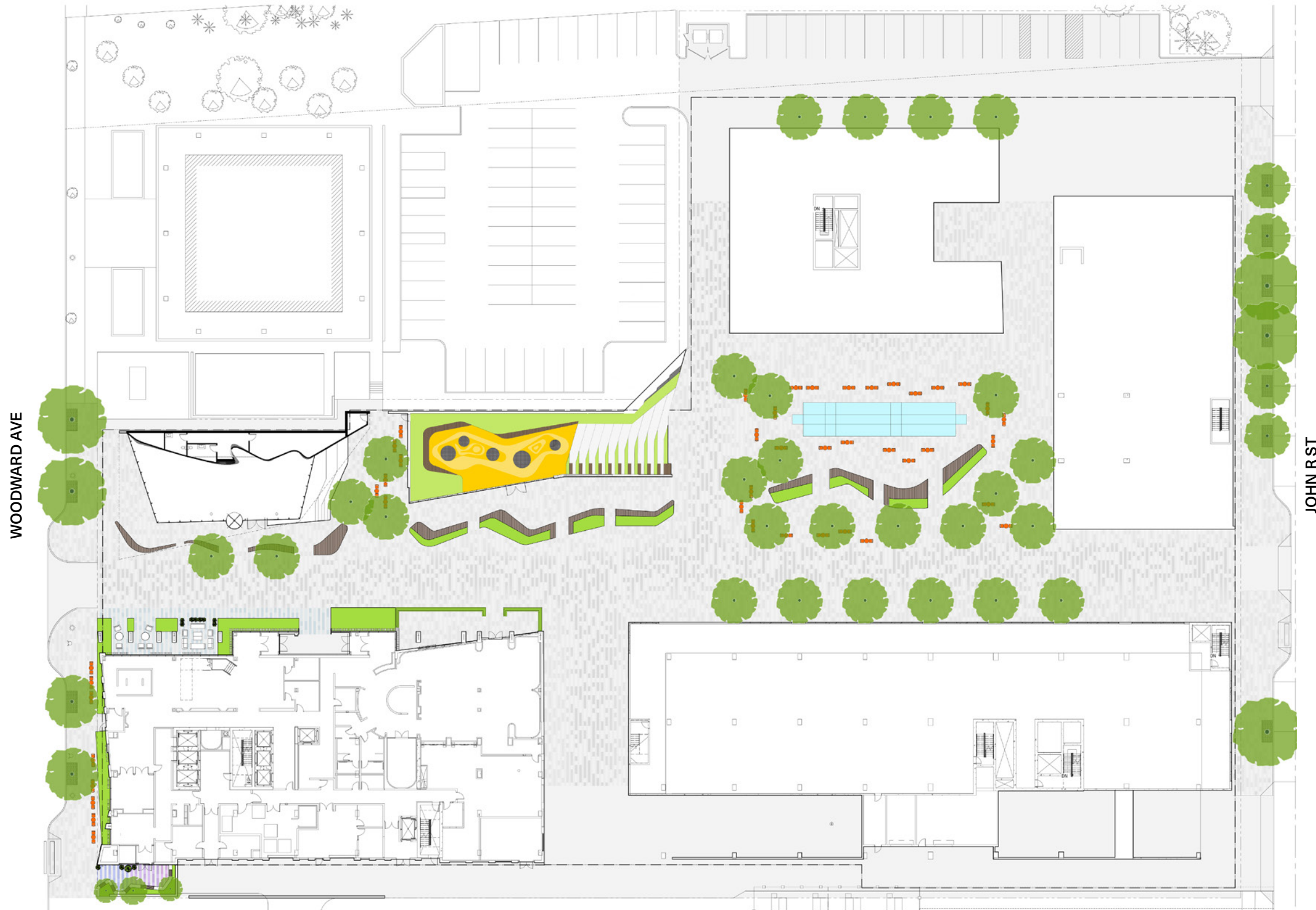
Site Strategy Diagrams



Vehicular Circulation

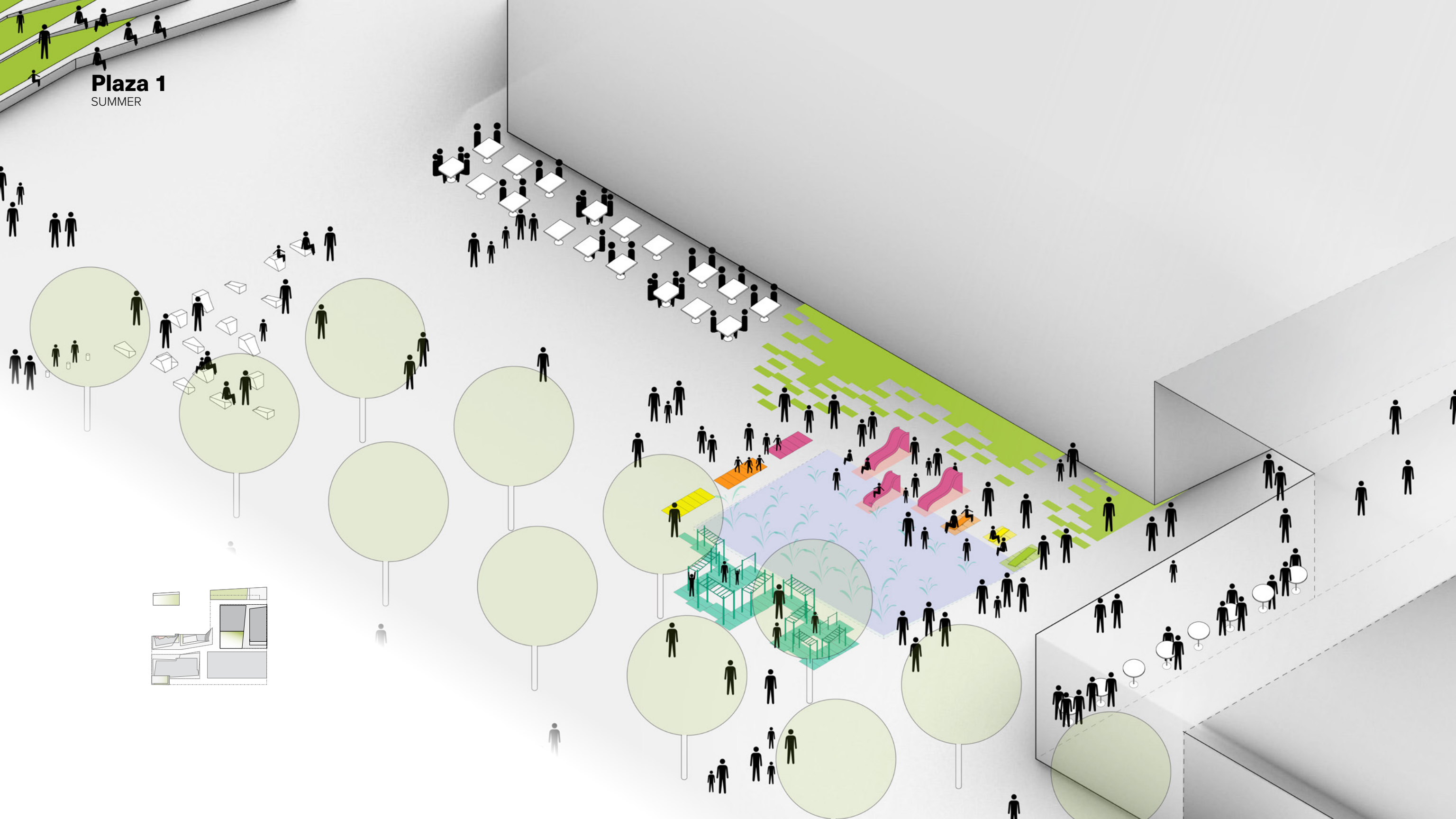


Public Plaza



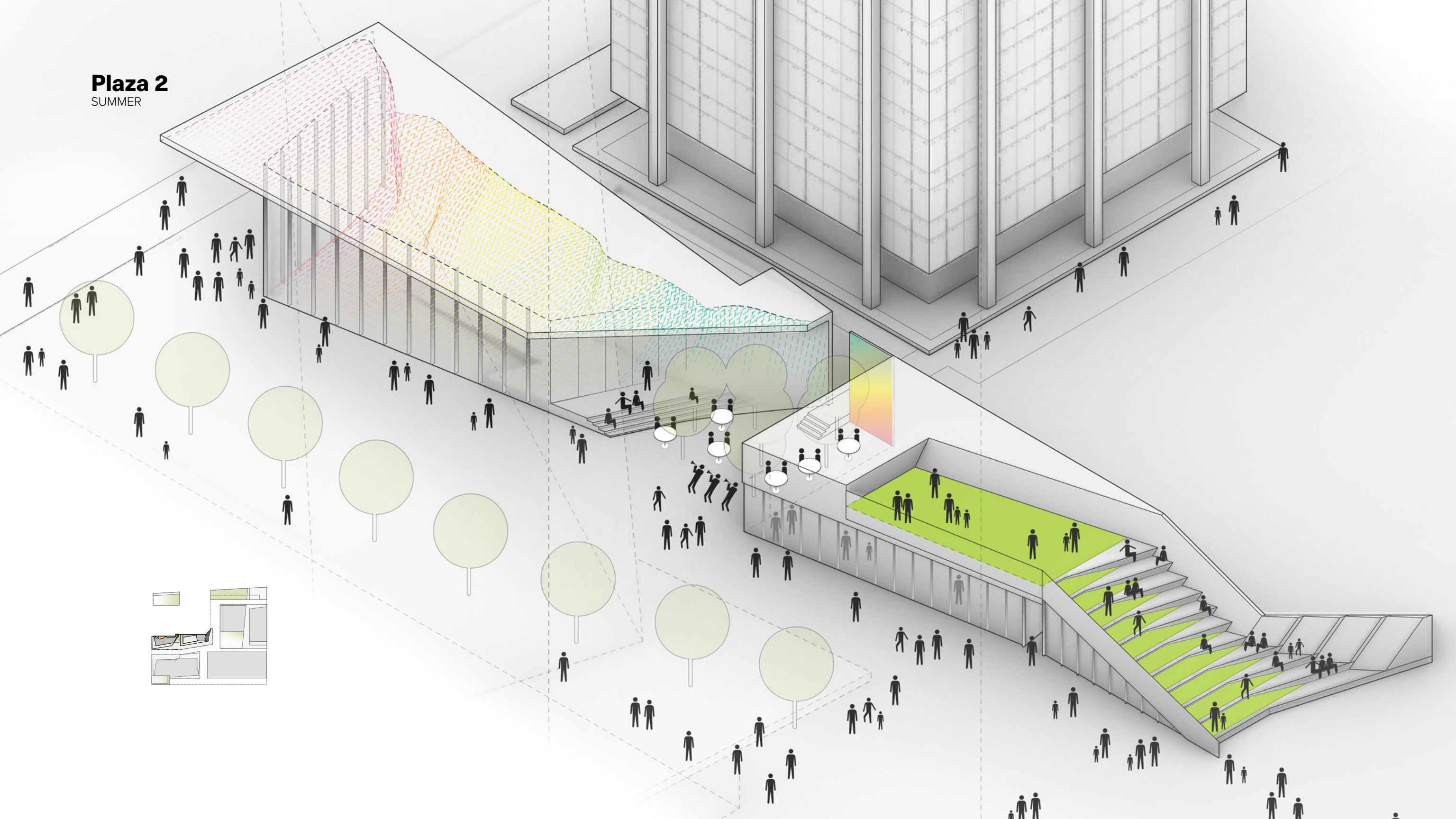
Plaza 1

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

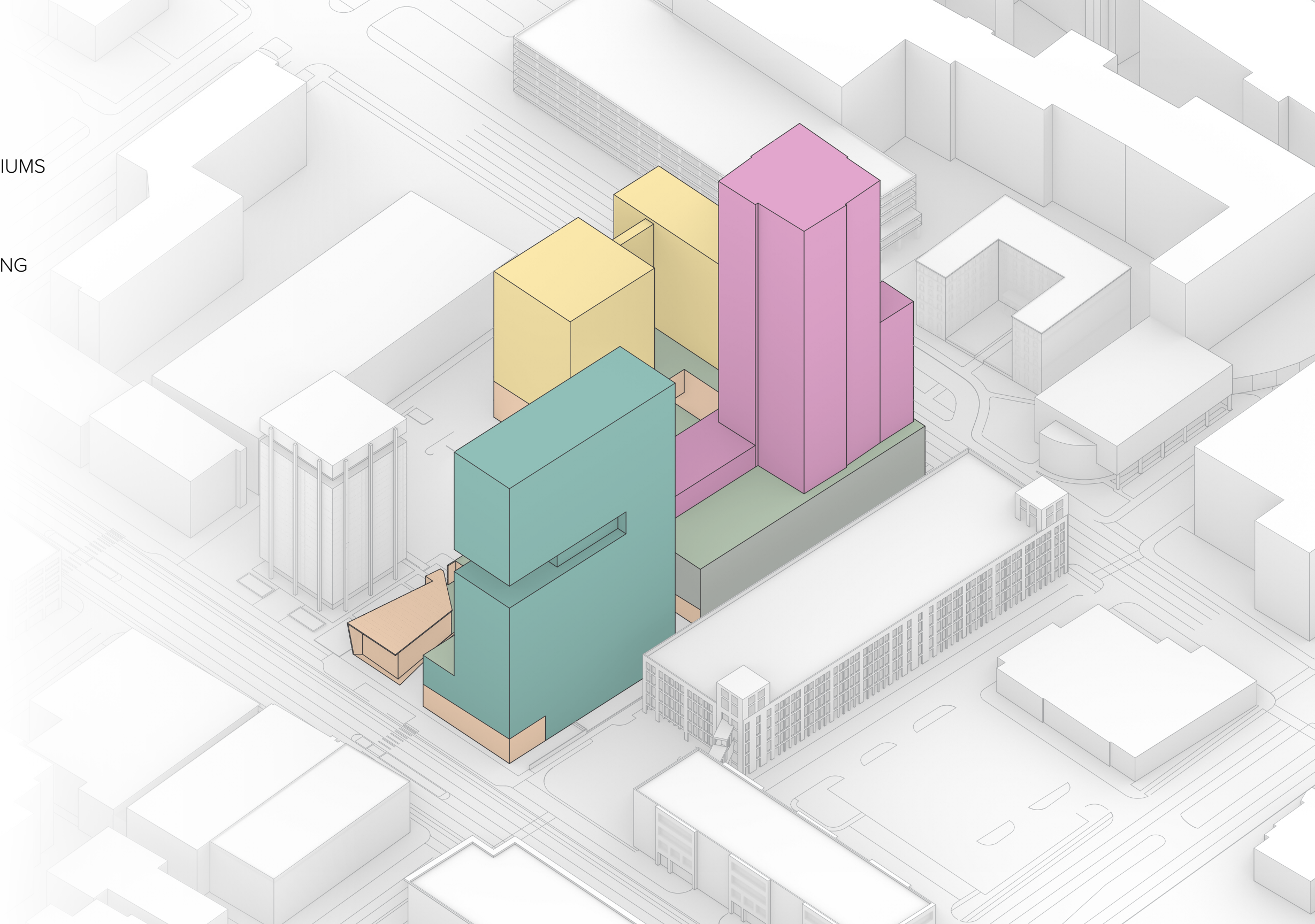
- 10 levels
- 500 - 550 beds

Multi-Family Housing

- 29 Levels
- 313 units

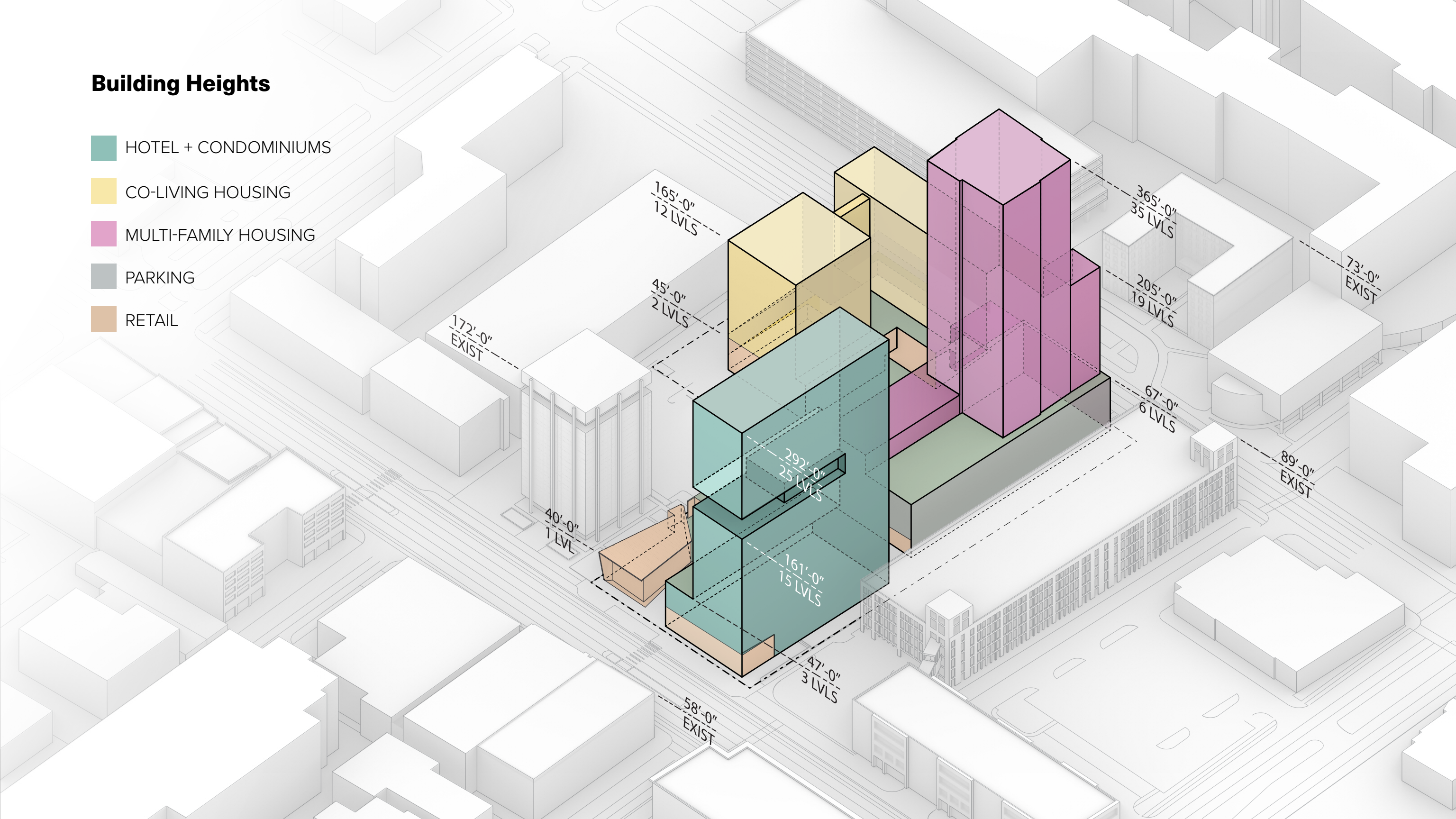
Parking

- 767 spaces



Building Heights

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



Q+A