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**To:** Honorable Detroit City Council  
 Neighborhood Advisory Councils

**From:** Charity R. Dean, Esq., Director, Charity R. Dean, Esq., Director, Civil Rights, Inclusion and Opportunity

**Date:** October 9, 2020

**Re:** **Community Benefits Ordinance Biannual Report for Wigle: Midtown West**

The Civil Rights, Inclusion, and Opportunity (CRIO) Department has been given the responsibility of monitoring the Community Benefits Ordinance. The report details the developer's compliance with each Community Benefits Provision (CBP) commitment.

**Wigle** project currently has **0** of their commitments **"Off Track"** and **11** of their commitments are considered **"Not Started"**

Below, you will find a key to reference when reviewing "Status Update" and the total number of CBP commitments in each specific status

Status Update	Explanation	Commitments
●	On Track- Actions taken towards satisfying commitment	6
●	Off Track-Commitment not fulfilled	0
●	Off Track but Compliance Plan Submitted	0
●	Compliance Impacted by Covid-19	3
●	Not Started- No action taken	11
●	Additional information requested	0
Completed	Commitment fulfilled	3
<b>Total Commitments</b>		<b>23</b>

If you have any questions, do not hesitate to contact my office at 313-224-4950

Respectfully,

Charity R. Dean, Esq.  
 Director  
 Civil Rights, Inclusion and Opportunity

Cc: Arthur Jemison, Chief of Services and Infrastructure, City of Detroit




Lawrence Garcia, Esq.  
 Corporation Counsel  
 City of Detroit Law Department






**Project Name/Location:** Wigle: Midtown West/ 456 East 173rd Street




**Agreement Approval Date:** November 20, 2018





**Developer Name/Address** PDH Development Group LLC, 535 Griswold St, Suite 111-18, Detroit, MI 48226




**October 2020 Report**


	<b>Commitment</b>	<b>Finding</b>	<b>Status</b>
1.	Developer will provide and maintain open space in the Project that is privately-owned, but publicly accessible, to enhance pedestrian activity and to add to the attractiveness of the development and neighborhood. The pedestrian connections will be landscaped and will connect to public streets and the City's public park	The developer plans to include a dog park or privately owned publically accessible space along the Lodge Access Road from Tuscola.	
2.	Developer will contribute \$50,000 to the Cass Corridor Neighborhood Development Corporation on or before the closing of construction financing for Phase 1 of the Project. Such contribution will be used solely for the community space building improvements at 3535 Cass Avenue, Detroit, MI	On November 15, 2019 \$50,000 was contributed to the Cass Corridor Neighborhood Development Corporation.	Completed
3.	Developer will provide in the Project deeper affordability for rental units at the Project such that: <ul style="list-style-type: none"><li>• 2.5% of rental units are available at 80% or less of the Area Median Income determined as of lease execution;</li><li>• 5% of rental units are available at 60% or less of the Area Median Income determined as of lease execution;</li><li>• 2.5% of rental units are available at 40% or less of the Area Median Income determines as of lease execution.</li></ul> For the purposes of this Agreement, "Area Median Income" means the median family income for the Wayne County AMI as published by MSHDA.	The developer will adhere to or exceed the percentages of affordable rental units noted.	
4.	Developer will adhere to the local marketing plan for affordable units	The developer will follow the outline set forth in the Community Benefits Agreement.	

	<b>Commitment</b>	<b>Finding</b>	<b>Status</b>
5.	Developer will use renowned professionals to design the Project	The Design Architect has not been determined. The developer intends to retain a renowned professional to design the project.	
6.	Developer agrees that the project will follow a pedestrian focused urban design.	The developer agrees that the project for parcels 1 and 2 will follow a pedestrian focused urban design. Parcel 1 is currently undergoing a redesign which may make the site more pedestrian focused with buildings lining the street grid.	
7.	Developer agrees that the Project will have a unit mix of studio, 1 BR, 2 BR and 3Br apartments that comply with federal accessibility requirements and will be proportionally distributed amongst the affordable and market rate units in the Project. The affordable units will be mixed through the rental building in the Project. In its discretion, the Developer may also construct condominium units and or townhomes.	Parcel 1 will contain a mix of studio, 1, 2 and 3 bedroom apartments. The affordable units will be mixed throughout the building. Parcel 2 will be a 26-unit condo containing 2 studio, 14 one bedroom and (10) 2 bedroom apartments. There are no designated affordable units in Parcel 2 because the Parcel 2 units are for sale and not rent, so they are not a part of the affordability requirements.	
8.	Developer will provide non-monetary support of art within the City's public park that is to be created by the adjacent to the Project.	The developer will research strategies in the arts and not for profit communities to strategically support local art within the development and the park.	
9.	Developer will work with the Detroit Community Technology Project to participate in the pre-existing mesh network.	The developer and DCTP have agreed upon a budget and a plan to install antennae. Buildings to be determined.	

	<b>Commitment</b>	<b>Finding</b>	<b>Status</b>
10.	Developer will assess retail options for the project through community outreach performed by local retail broker and Midtown Detroit, Inc. to drive retail interest to the project and Selden Street retail.	COVID-19 has stalled retail marketing efforts. The Developer is awaiting the completion of the Parcel 2 building to begin marketing efforts for the Parcel 2 neighborhood retail.	
11.	Developer agrees that retail rental rates in the Project will reflect market rates at the time the lease is up. Developer will rely upon the retail tenants to set their price points for their goods and services, but will also consider what the neighborhood needs and attempt to lease the retail space to a tenant who is set up to be successful over the long term providing value services to not only the resident of Midtown West but the broader community as well.	The Developer is expecting that COVID-19 will have an adverse impact on leasing of retail space.	
12.	Developer will work with Motor City Match to identify local entrepreneurs for retail space.	As Parcel 2 nears completion of construction, the Developer has been in contact with Motor City match staff and plans to submit to Motor city Match as a Building Owner and outreach to business owners that have submitted applications to Motor City Match to enhance our retail marketing opportunities.	

	Commitment	Finding	Status
13.	Developer will, to the extent possible, hire a minimum of 51% local contractors that will perform construction of the Project.	The Developer has provided the Civil Rights, Inclusion and Opportunity Department with a list of local contractors that are working on the project in which 12 of those contractors or Detroit Based.	
14.	Developer agrees that design of the Project will be sensitive to storm water mitigation. Developer will study sustainable methods for the Project, such as storm water retention.	Storm water design for the Project will comply with City requirements.	
15.	Developer commits to including certain Enterprise Green Communities Standards into the Project, including energy star appliances, water conserving plumbing fixtures and energy efficient lighting.	Developer commits to including certain Enterprise Green Community Standards. A list of Enterprise Green Communities that the project complies with has been provided by the Developer.	
16.	Developer will offer recycling services for all buildings within the Project. Developer will study local providers for composting services to determine if composting is a feasible service to offer.	Parcels 1 and 2 will be equipped with trash rooms on each floor, and a trash chute for general trash. The Developer will be contracting with local carting firms that separate and recycle at their facilities.  Developer has spoken with three potential composting companies: Midtown Composting, Brothers Nature and Unlimited Recycling. Developer has	

	<b>Commitment</b>	<b>Finding</b>	<b>Status</b>
		determined composting is not a feasible service to offer.	
17.	Developer will include street trees along the Lodge access road to serve as a buffer.	Street trees are incorporated into the site plan for Parcel 1 and Parcel 2. The Lodge access road is under the control of the City of Detroit Traffic and Engineering Department, and the installation of street trees along the Lodge is subject to their approval for Parcel 1.	
18.	Developer will incorporate industry standard HVAC systems into all buildings within the Project.  One of the criteria that must be utilized in the Developer's selection of the HVAC systems for building along the Lodge access road will be to minimize penetrations of the Building's exterior walls	HVAC systems for Parcel 1 are still in process of being evaluated. One of the evaluation criteria is minimization of openings in the facade along the Lodge Access Road.	
19.	Developer will utilize windows that have an OITC rating of 28 for windows within the Project that front along the Lodge access road with the exception that such windows will provide sufficient noise buffer within the respective units.	All windows used in the development will have an OITC rating of 28 or greater.	

	Commitment	Finding	Status
20.	<p>The City of Detroit will lead a public engagement process for the design of Wigle Park. A landscape architect will be hired to help design the park through a community engagement process and community engagement will extend beyond the range of the NAC to include a much broader radius. Public engagement will begin within 90 days of the Midtown West land sale closing</p> <ul style="list-style-type: none"> <li>• Meeting #1- Landscape architects will host a listening session and ideas charrette</li> <li>• Meeting #2- Presentation of park design based upon feedback from first meeting and more listening and feedback</li> <li>• Meeting #3 Present revised concept for further community discussion and feedback - vote</li> </ul>	<p>The City has led a public engagement process. Landscape architects hosted a listening session and ideas charrette on November 18, 2019. A Presentation of park design based upon feedback from was held January 30, 2020 at 6pm. <b>The presentation of revised concepts for further community discussion and feedback has been postponed due to COVID.</b></p>	
21.	<p>Land identification for Additional Midtown Parks</p> <ol style="list-style-type: none"> <li>1. GSD/Recreation will secure no less than 1.5 acres of land to provide park space in west Midtown</li> <li>2. The 1.5 acres of park will be provided within a 12 minute walk of Wigle</li> </ol>	<ul style="list-style-type: none"> <li>• The City has an agreement for a new playground to be built on DWSD land at 4<sup>th</sup>-Calumet (0.17 acres, 0.2 miles away)</li> <li>• John R-Watson park expansion (0.57 acres, 0.6 miles away)</li> <li>• 4<sup>th</sup>-Charlotte park expansion (0.76 acres, 0.3 miles away)</li> </ul>	Completed
22.	<p>GSD will engage residents through a public design process to develop park amenities and programming within 90 days of the closing of the land sale for the Midtown West project</p>	<p>The General Services Department has engaged residents through a public design process within 90 days of the closing of the land sale. One of the four parcels has closed and been transferred, which occurred on July 29, 2019. There have been two community meetings regarding the design of Wigle park as well as two of the "replacement" parks in midtown: the new 4<sup>th</sup>-Calumet park and expanded 4<sup>th</sup>-Charlotte park.</p>	Completed

	<b>Commitment</b>	<b>Finding</b>	<b>Status</b>
23.	GSD will begin construction on additional parkland within 12-months of the land sale closing.	The park construction has not started; Construction is delayed due to construction of the road on both sides of the park. The road construction must be complete before the start of the park construction.	