

Welcome to the **MICHIGAN & CHURCH STREET PROJECT**

COMMUNITY BENEFITS MEETING



DEPARTMENT OF
**Planning &
Development**

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CBO Meeting #6 – May 13, 2021

AGENDA

Introduction + CBO Process Review

Developer Commitments in Response to Community Impacts

NAC Q & A + Discussion

General Q & A

NAC Resolution in Support of Community Benefits Provision

COVID-19 VACCINE INFORMATION

*Walk Up
Drive Up
After Hours
Weekends*

**Vaccines to Fit
Your Schedule**

(313) 230-0505



Get Paid.

**Get your neighbors
vaccinated.**

**\$50 per person,
per shot.**

Register as a Good Neighbor,

Call 313.230.0505



**VACCINE QUESTIONS?
Call DHD at 313-876-4000**

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Ages 12 and above can now get Pfizer vaccine!



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4

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Parent/guardian must show ID

Parent/guardian must sign written consent form

No Good Neighbor reimbursement for anyone bringing a person under age 18 to be vaccinated

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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

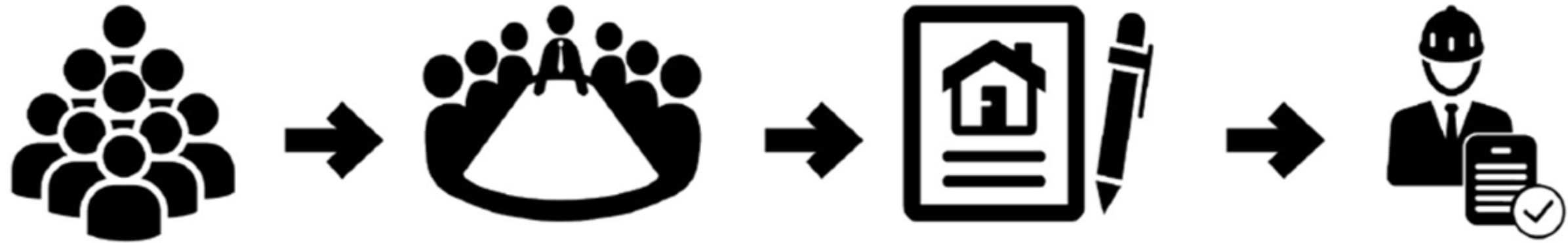
CBO PROCESS – MEETING SCHEDULE

*Please note that this schedule may change. Updates will be provided through email list and at www.detroitmi.gov/michigan-church

MICHIGAN & CHURCH STREET PROJECT CBO SCHEDULE												
Meetings	March 2021					April 2021				May 2021		
	WK 1	WK 2	WK 3	WK 4	WK 5	WK 6	WK 7	WK 8	WK 9	WK 10	WK 11	WK 12
Meeting 1 - Introduction to CBO	11-Mar											
Meeting 2 - NAC Selection (2 members selected by the public)		18-Mar										
Bye Week - City Selection Week + NAC Orientation			No Mtg									
Meeting 3 - Developer Project Presentation to NAC				1-Apr								
Bye Week - NAC Drafts Project Impacts & Community Benefits					7-Apr: NAC Meeting	14-Apr: NAC Meeting						
Meeting 4 - Continued Developer / NAC Discussion						15-Apr						
Bye Week - NAC Finalizes Project Impacts & Community Benefits							20-Apr: NAC Meeting	28-Apr: NAC Meeting				
Meeting 5 - NAC Presents Project Impacts & Community Benefits								29-Apr				
Bye Week - NAC Prepares Letter of Consensus									5-May: NAC Meeting			
Meeting 6 - Developer Presents Responses to Community Benefits										13-May		

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**

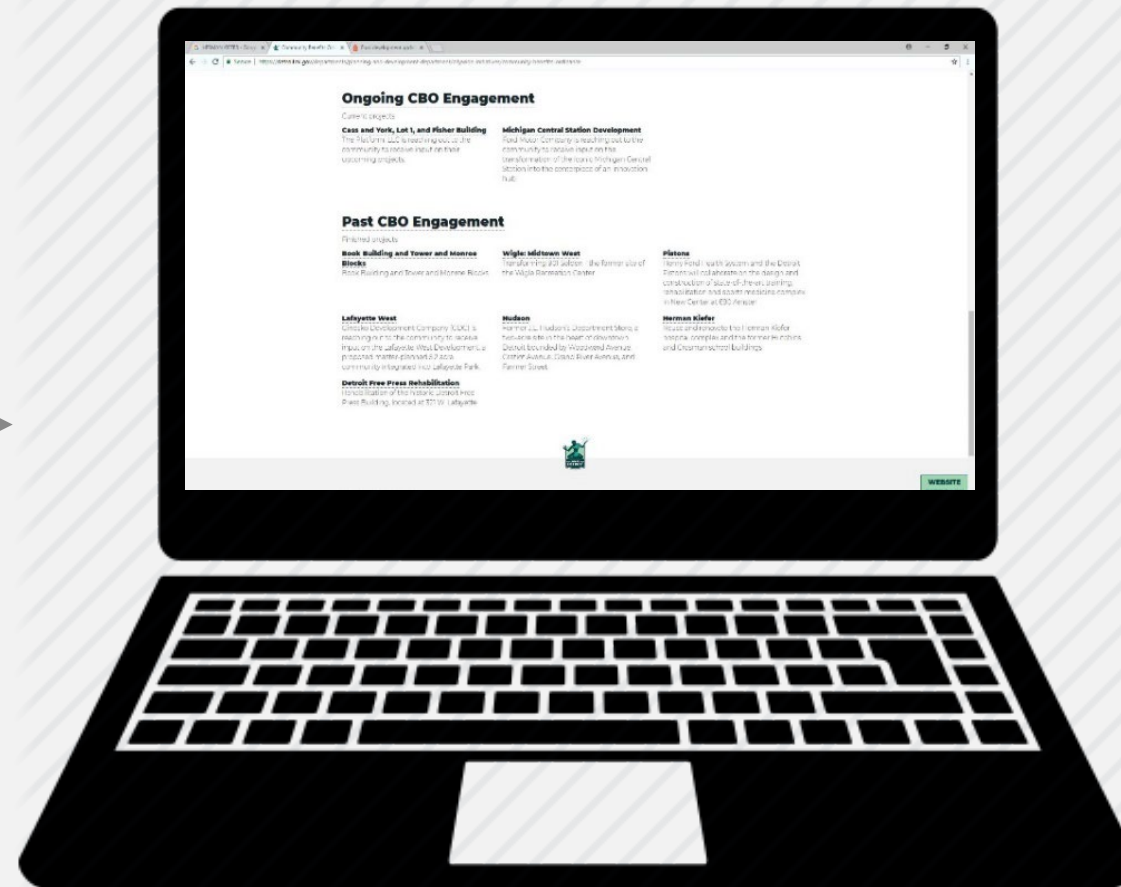
↑
**THE NAC
DEVELOPS
**SUGGESTIONS
TO IDENTIFIED
IMPACTS****

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

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

MICHIGAN-CHURCH STREET DEVELOPMENT NEIGHBORHOOD ADVISORY COUNCIL

* COMMUNITY ENGAGEMENT PROCESS *

NAC – Community Meetings

April 7th

April 20th

April 28th

May 5th

May 7th (NAC / Developer / City Discussion)

Average # of participants = 80



Emails

michiganchurchstnac@gmail.com

Survey – 75 responses received

On-line

Distributed door-to-door

Responses via website or

Dropped off at local restaurants –

McShane's . Bobcat Bonnies . Batch Brewing

320+ comments, ideas
submitted from community

Feedback from the above sources

led to identifying and prioritizing
the Impact List

Developer Commitments in Response to Community Impacts

COMMUNITY IDENTIFIED IMPACTS

**Mitigate
Construction**

**Project
Design and
Sustainability**

**Historic
Preservation**

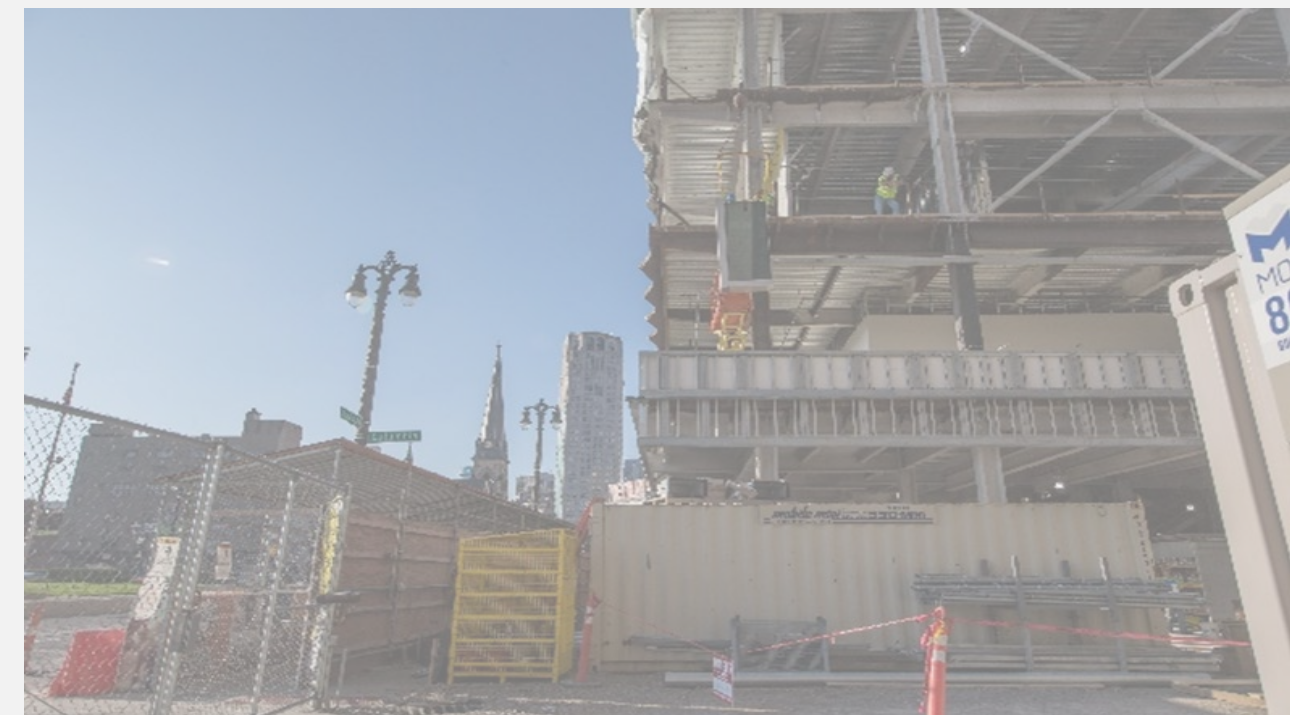
**Parking,
Traffic, and
Walkability**

**Affordable
Housing**

**Community
Support and
Investment**

CONSTRUCTION MITIGATION

- Construction limited to 7am – 7pm Mondays through Fridays and 8am – 7pm on Saturdays
- Use best practices to control dust, including regular street sweeping, meeting or exceeding BSEED requirements
- Create online portal for project information and email and phone number for resident complaints
- Patronize local businesses and vendors during construction:
 - Collaborate with Corktown Business Association to provide a directory of local businesses in Corktown to all Project contractors and workers on a quarterly basis
- No on-street contractor parking
- Secure and fenced construction site



WORKFORCE AND LOCAL HIRING

- Project is subject to Detroit Executive Order 2016-1 requiring at least 51% of construction workforce to be Detroiters
- Submitted local hiring plan for permanent jobs to the City of Detroit, which included the following commitments:
 - Engage with Detroit at Work as primary staffing partner
 - Ban the Box on employment applications
 - Modify pre-employment screening
 - Commit to agreed-upon priority hiring window for new positions
 - Engage with Grow Detroit's Young Talent
- Share Project internship and employment opportunities with Detroit Hispanic Development Corp, Mercy Education Project, and other local non-profits



Photo Credit: Model D / Nick Hagan



HISTORIC PRESERVATION

- **Preserve entire Downtown Storage Building**
- **Revised plan was submitted to Historic District Commission and granted a Certificate of Appropriateness on May 12th**
- **Downtown Storage Building preservation provides buffer between parking garage and residential neighborhood**
- **Acknowledge history of site as a Saw Mill with a commemorative plaque**
- **Hold at least 3 future community meetings on possible re-use plans for the Downtown Storage Building**



PARKING, TRAFFIC, WALKABILITY, & SAFETY

- Provide the amount of parking spaces as required for the Project by Detroit Zoning Code and in the Tier 2 agreement for the Godfrey Hotel
- All required parking will be built prior to Project opening
- All overnight vehicles will be parked in garage, no on-street parking will be used by hotel valet
- Apply to establish 15 minute parking spaces on Church along parking garage
- Provide limited number of parking spaces dedicated for rideshare vehicles



PARKING, TRAFFIC, WALKABILITY, & SAFETY

- 6 months after Project opening, consider availability of underutilized parking spaces and evaluate participating in Shared Corktown Parking Program
- Primary garage entrance / exit on Trumbull, secondary on Church Street (only for 40 spaces)
- Install new, wider sidewalks on 10th Street and install street trees along Church, 10th, and Michigan Avenue



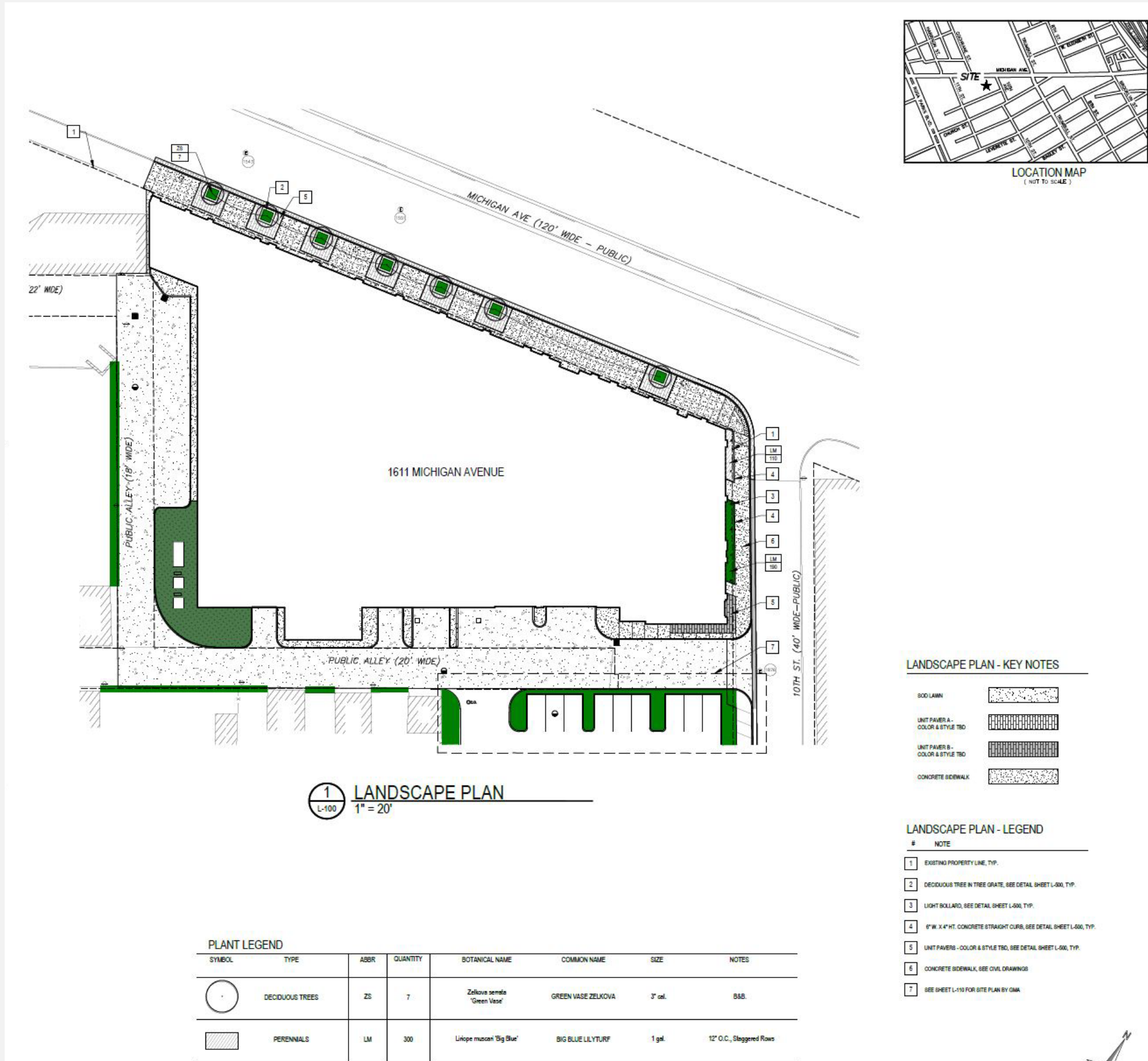
DESIGN AND SUSTAINABILITY

- Building facades, heights, and setbacks will be consistent with those shown to community
- Apartment amenity deck is raised to 3rd floor level of neighboring properties, limiting noise impact.
- Screening and landscaping will buffer south edge of amenity deck
- Alley behind apartments will connect from 10th Street to 11th Street



DESIGN AND SUSTAINABILITY

- Two alleyways alongside apartments will be completely reconstructed and maintained by developer, including:
 - Easement to allow public access
 - Storm water capture and detention system
 - Landscaping and green space in alley



DESIGN AND SUSTAINABILITY

- Limit light pollution from new developments to 0.1 footcandles per IES Model Lighting Ordinance
- Provide sustainable design elements in Project beyond code minimums
- Provide Energy Star appliances, water-saving plumbing fixtures, and energy efficient lighting in Project
- Provide recycling services to residents in apartments
- Provide electric vehicle charging stations in parking garage
- Practice sustainable design to LEED and WELL standards - not seeking certification
- Pedestrian focused urban design is primary architectural and landscape objective for project. Enhancing pedestrian experience through active building frontages and sidewalk improvements on Michigan Ave, 10th St., and Church St.



AFFORDABLE HOUSING

- 10% of rental units will be affordable to those with incomes of not more than 60% of the Area Median Income
- If required, Developer will seek a waiver from City Council to gain approval for the affordable housing commitment
- Employ a property management company to market affordable units and verify income of eligible tenants
- Provide affordable units within the full range of unit types available at apartment building – studio, 1 bedroom, 2 bedroom



RETAIL

- Design white box retail spaces with ability to incorporate possible restaurant tenants
- Engage retail broker to lease retail space. Retail broker will conduct a market study upon engagement
- Partner with Motor City match to identify potential local tenants and entrepreneurs and assist with tenant's upfront costs
- Welcome community input on preferred retail uses



COMMUNITY SUPPORT

- Meet annually with Corktown residents to provide Project updates and progress for 5 years, beginning in 2022
- Make Project's community space available for neighborhood meetings or events
 - Twice per year
 - Maximum capacity of 50 people
 - Free of charge
- Godfrey Hotel is a member of Corktown Business Association
- Work with Detroit Walls program for mural design and artist selection for the Godfrey hotel murals
- Support outreach initiatives of St. Peter's Church
 - As previously committed through direct negotiations with church leadership and documented to City Council during Godfrey Hotel approval



COMMUNITY INVESTMENTS

- Contribute \$100,000 upon approval of Project's Tier 1 CBO Provision by Detroit City Council
- Contribute an additional \$50,000 within twelve months of Project receiving Certificate of Occupancy from City of Detroit
- Contributions will be used to create a permanent endowment fund for neighborhood improvement projects benefiting the Impact Area (Historic Corktown)
- Interest income from the endowment fund will be deployed annually per the procedures and practice of the granting organization with input from neighborhood residents



Additional Commitments

- **CITY will engage in corridor planning efforts regarding 10th Street and Trumbull Ave to begin within six months of the PROJECT Tier 1 approval by Detroit City Council.**
- **The City of Detroit Planning and Development Department commits to convene a committee of Corktown stakeholders to continue a broader parking conversation and support implementing the parking recommendations of the Corktown Framework Plan.**
- **Extend Annual meeting period for developer to meet with community to 7 years**



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SITE 1 APARTMENTS: VIEW FROM MICHIGAN AVENUE

CORKTOWN › DETROIT, MICHIGAN › SITES 1&2



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SITE 1 TOWNHOMES: VIEW FROM CHURCH STREET

CORKTOWN › DETROIT, MICHIGAN › SITES 1&2



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SITE 2 PARKING GARAGE: VIEW FROM MICHIGAN AVE

CORKTOWN › DETROIT, MICHIGAN › SITES 1&2

Program Summary & FAQ

Site 1 Apartments

- 1611 Michigan Avenue
- 188 Apartment Units
- 490 sf – 1,188 sf Unit Sizes
 - 34% Studio
 - 50% One Bedroom
 - 16% Two Bedroom
- 30 Parking Spaces
- 7- Stories/ 82'-6" High
- 9,385 sf Retail

Site 1 Townhomes

- 7 Townhomes
- 2&3 Bedrooms
- 2,415 sf – 2,942 sf
- 43'-6" Rear Setback
- 20' Front Setback
- 3 stories/35' high
- 7 Private Indoor Parking Spaces
- 9 Outdoor Parking spaces

Site 2 Parking Garage

- 1501 Church St
- 35' High
- 3,000 SF of Retail
- 216 Garage Spaces
- 2 Elevator Cores and Stair Wells



Neighborhood Advisory Council Q & A + Discussion



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General Q & A



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ONCE CBO MEETINGS ARE COMPLETED



Contract with Community Benefits Provision will be considered at City Council

MICHIGAN AND CHURCH STREET MILESTONES

May 12, 2021 – Certificate of Appropriateness Approved by Detroit Historic District Commission

June 2021: Detroit Brownfield Redevelopment Authority hearing and approval of Brownfield TIF

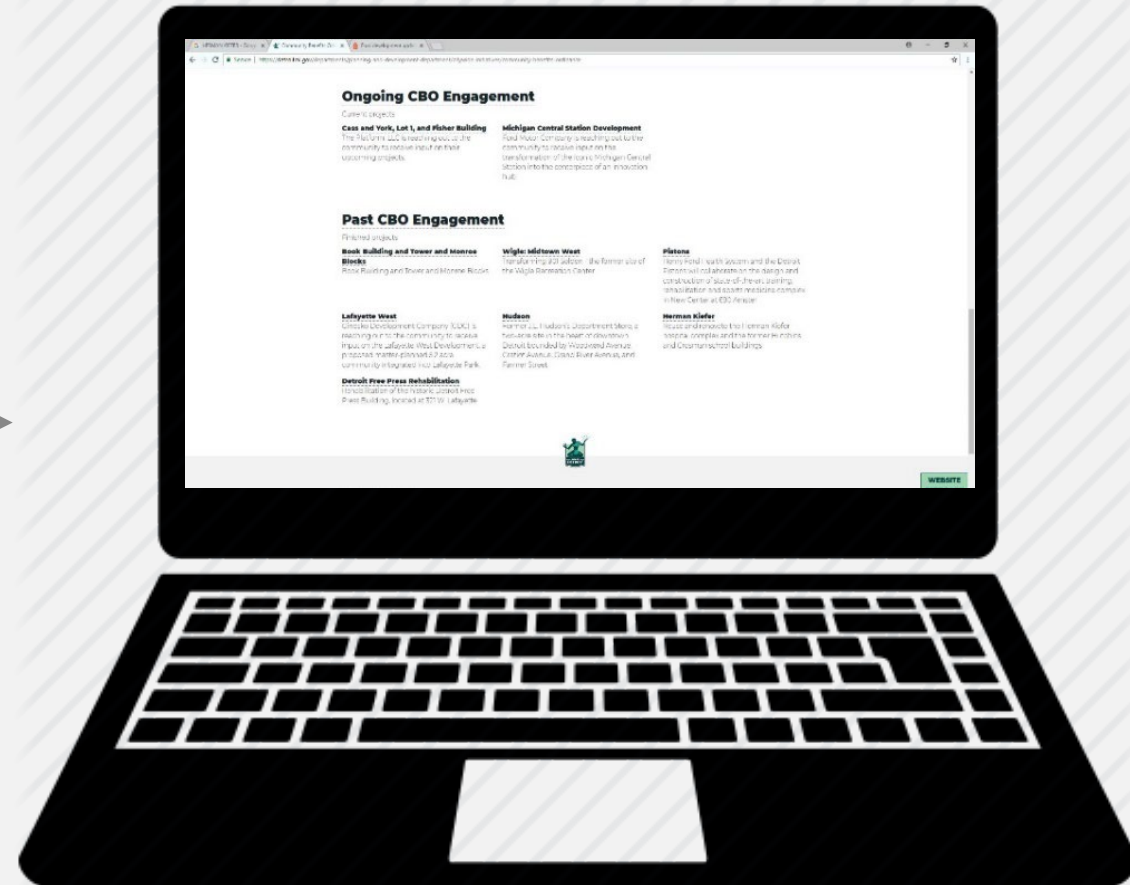
July 2021: Detroit City Council Approval of Tax Abatement, Brownfield TIF, and Tier 1 Agreement

Groundbreaking projected for 4th Quarter of 2021

THROUGHOUT THE PROCESS

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THANK YOU!



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