



COLEMAN A. YOUNG MUNICIPAL CENTER
 2 WOODWARD AVENUE, SUITE 1240
 DETROIT, MICHIGAN 48226
 PHONE: 313.224.4950
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To: Honorable Detroit City Council
 Neighborhood Advisory Councils

From: Kimberly Rustem, Director, Civil Rights, Inclusion and Opportunity Department







Date: August 6, 2021

Re: Community Benefits Ordinance Biannual Report for Hudson's

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.

Hudson's project currently has **0** of their commitments **"Off Track"** and **3** 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	10
	Off Track-Commitment not fulfilled	0
	Off Track but Compliance Plan Submitted	0
	Compliance Impacted by Covid-19	0
	Not Started- No action taken	3
	Additional information requested	2
Completed	Commitment fulfilled	4
Total Commitments		19

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

Respectfully,


 Kimberly Rustem
 Director
 Civil Rights, Inclusion and Opportunity


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





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Biannual Community Benefits Report

Project Name/Location: Hudson's Site Project/ 1241 Woodward Ave
Agreement Approval Date: March 11, 2019
Developer Name/Address Bedrock Management Services, LLC, 630 Woodward Ave, Detroit MI 48226

August 2021 CBO Report

	Commitment	Finding	Status	City Department
1.	Compliance with the affordable Housing Agreement approved by City Council in July 2017	Bedrock is currently exceeding the requirements under the Affordable Housing Agreement. Of the 947 completed units offered by the developer, 387 (40%) are affordable.		Housing & Revitalization Department
2.	Bedrock will ensure compliance with Fair Housing regulations and other applicable laws when marketing housing to prospective tenants.	Bedrock intends to fully comply with Federal Fair Housing regulations and requirements. All of Bedrock's leasing and property managers have Fair Housing training in-person by attorney James Gromer and online via Grace Hill. A contract form is available on the Bedrock Detroit website for prospective tenants to request information regarding the project: http://www.bedrockdetroit.com/contact/ . The contact phone number is: 833-729-5824. Bedrock		Housing & Revitalization Department



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		<p>also uses channels such as Apartments.com to publish information regarding available units.</p> <p>Marketing to potential tenants has yet to commence. Once the project is nearer completion, those conversations will take place at the appropriate time, which is still to be determined.</p>		
3.	<p>Developer will provide information on construction and related activity in connection with the development projects to the City to mitigate the impact of construction on the downtown community and ensure information regarding construction and related activities is communicated to those impacted</p>	<p>Bedrock reaches out to the NAC to share updates regarding activities that will impact areas around the project. Since the October 2020 CBO report, there have been no impact updates to share with the NAC.</p> <p>Bedrock continues to participate in and shares information in the Downtown Detroit Partnership's Traffic & Construction meetings. The last meeting occurred in early April and discussed various mobility programs as well as other traffic and parking related updates in the downtown area.</p>	●	<p>Department of Neighborhoods</p> <p>Buildings, Safety Engineering, and Environment Department</p> <p>Planning and Development Department</p> <p>Department of Public Works</p>
4.	<p>Developer has proposed a traffic logistics plan relating to pedestrian and vehicular traffic to the City for review and approval</p>	<p>The developer reported that it works with the City on all traffic management issues. The first Maintenance of Traffic Plan was submitted to and approved by the City in December of 2017. Subsequent phases were submitted and approved in June of 2019 and August of 2020. The Right of Way permit, which requires this Maintenance of Traffic Plan, renews each year in December.</p>	●	<p>Department of Public Works</p>



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		The Civil Rights, Inclusion and Opportunity Department has not received confirmation from the Department of Public Works to confirm or verify the status of compliance. Additional information has been requested.		
	Commitment	Finding	Status	
5.	Developer will comply with City traffic requirements including those related to the safety of pedestrians.	<p>Bedrock works with the city on all traffic management issues. Bedrock is aware of this commitment and intends to continue to comply with traffic requirements. There have been no traffic violations.</p> <p>The Civil Rights, Inclusion and Opportunity Department has not received confirmation from the Department of Public Works to confirm or verify the status of compliance. Additional information has been requested.</p>		Department of Public Works
6.	The persons responsible for flagging traffic will be trained in the Department of Transportation's Uniform Traffic Control Measures	Bedrock has trained in accordance with the Department of Transportation's Uniform Traffic Control Measures the persons given this responsibility	Completed	Department of Public Works
7.	Developer, and all relevant parties, will comply to the City's noise ordinances and MIOSHA requirements as appropriate for construction of the Project (subject to any variance)	Bedrock is in compliance with all construction, health and safety requirements. Construction activities take place only during the working hours and fully abide by the noise thresholds permitted by the City's noise ordinance.		Buildings, Safety Engineering and Environment Department
8.	Time constraints will be placed on activities known to meet or exceed the	Bedrock is in compliance with all construction, health and safety requirements. Construction activities take		Buildings, Safety Engineering and



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	acceptable sound pressure level readings and appropriate alternative methods for certain construction activities will be considered (e.g. welding machines with mufflers or containment and enclosures for louder activities)	place only during the working hours and fully abide by the noise thresholds permitted by the City's noise ordinance. There are no activities onsite that currently meet or exceed the acceptable sound pressure levels.		Environment Department
9.	Construction schedule is based on the City's ordinance No 02-16, Chapter 36 which allows working hours from 7am-10pm, with the majority of work completed by late afternoon (unless the City grants a variance)	Bedrock is in compliance with all construction, health and safety requirements. The current construction work hours and days are Monday through Friday, from 6:30 AM to 3:30 PM; work activities conducted before 7:00 AM abide by all City regulations, including those regarding noise. Saturday is held as a make-up work day in the event weather prevents work during the week.		Buildings, Safety Engineering and Environment Department
10.	Bedrock will complete light pollution and shadow studies as required by the City for permitting and other approvals	Not appropriate for the current stage of construction. Upon Finalization of Bedrock's design for the Hudson's Site, a light pollution and shadow study will be conducted as required by the City for permitting and other approvals.		Planning and Development Department
11.	While the type of work will determine the appropriate methods of controlling fugitive dust, the Developer will comply with applicable City ordinances when managing fugitive dust. The Developer will also comply with all applicable City ordinances and MIOSHA regulations that define acceptable engineering controls for controlling silica dust	Developer is complying with all City ordinances and MIOSHA regulations.		Buildings, Safety Engineering and Environment Department



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	Commitment	Finding	Status	
12.	Developer will respond to any newly discovered contaminants on the Project in accordance with protocols established by MIOSHA and other governmental agencies	Soil borings and testing have been completed in limited areas on the site, and to date, no new site contaminants have been encountered. Any materials deemed to be contaminated will be manifested and disposed of properly per local, state and federal regulations. Outside of the past smell issue and soil borings, there have been no other newly discovered irritants or contaminants on the project.	Completed	Buildings, Safety Engineering and Environment Department
13.	Developer will use appropriate isolation methods in order to control the risk of falling objects during the development of the Project	Bedrock utilizes all appropriate isolation methods in order to control the risk of falling objects and personnel injuries during development of the project. This includes the use of hard jersey barricades, fencing, roping guardrails and the installation of horizontal and vertical debris cantilevered netting for the perimeter of vertical construction activities, as well as enclosure systems for the engineered scaffoldings when used. There are also trained personnel assigned to control pedestrian and vehicle access within and immediately near the development project.		Buildings, Safety Engineering and Environment Department Department of Public Works
14.	Developer will support initiatives that provide school students and adults with the skills necessary to take advantage of the construction jobs available now, and to build sustainable careers in the skills trade	Bedrock committed \$250K to Randolph School Career Technical Programs and \$1 Million (\$500k cash + \$500k in-kind) to Breithaupt Career and Technical Center. Bedrock also works with Urban Alliance to place Randolph students in internships within the Rock Family of Companies.	Completed	Detroit at Work



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15.	Hudson's developer is subject to comply with Executive Order 2016-1	As of July 1, 2021, 43.6% of the total hours worked on construction related to the Hudson Project were worked by Detroit Residents. \$34 has been paid in contribution for the shortfall. Executive Order 2016-1 sets a workforce target of 51% of the hours worked on publically funded construction projects are worked by Detroit residents.		Civil Rights, Inclusion & Opportunity Department
16.	Hudson's developer is subject to comply with Executive Order 2014-5.	Developer is compliant with Executive Order 2014-5.		Civil Rights, Inclusion & Opportunity Department
	Commitment	Finding	Status	
17.	Bedrock has requested an economic impacts study for all four of Bedrock transformational development projects, including Hudson's	Bedrock completed the required study in partnership with the University of Michigan as part of the Transformational Brownfield Plan review and approval process. The University of Michigan's Research Seminar in Quantitative Economics (RSQE) completed the study in 2018. The study is available here: https://lsa.umich.edu/econ/rsqe/impact-analysis/transformational-brownfield-plans.html	Completed	



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18.	Developer, or developer affiliates, will commit any City Income Tax that the developer or its affiliates receives pursuant the Transformational Brownfield Plan for the Project site due to the Renaissance Zone on such sit to the City of Detroit to support neighborhood development initiatives.	The City Income Taxes will not occur until the project is completed and occupied and the project is not complete.	●	Planning and Development Department
19.	Bedrock is considering all options for the name of the building, including paying tribute to J.L. Hudson.	Bedrock is continuing to explore the appropriate name. We have received many suggestions for the project and anecdotes about Hudson's memories from the community through the Hudson's Site webpage.	●	Department of Neighborhoods Planning and Development Department