

TRUE COPY CERTIFICATE

Form C of D-16-CE

STATE OF MICHIGAN, }
City of Detroit } ss.

CITY CLERK'S OFFICE, DETROIT

I, Janice Wintrey

, City Clerk of the City of Detroit, in said

State, do hereby certify that the annexed paper is a TRUE COPY OF Resolution

adopted (passed) by the City Council at session of

July 20 2021

and approved by Mayor

July 26 2021

as appears from the Journal of said City Council in the office of the City Clerk of Detroit, aforesaid; that I have compared the same with the original, and the same is a correct transcript therefrom, and of the whole of such original.

In Witness Whereof, I have hereunto set my hand and affixed the corporate seal of said City, at

Detroit, this 4th

day of August A.D. 2021

Janice Wintrey
CITY CLERK



**PLANNING AND
DEVELOPMENT DEPARTMENT**

Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 808
Detroit Michigan 48226

Phone 313-224-1339
www.detroitmi.gov

July 8, 2021

Detroit City Council
1340 Coleman A. Young Municipal Center
Detroit, MI 48226

**RE: Community Benefits Provision for Tier 1 Development Projects
Michigan and Church – Oxford Perennial Corktown Propco, LLC**

Honorable City Council:

Oxford Perennial Corktown Propco, LLC ("Oxford") is undertaking the development of an approximately 2.18 acre site in the City of Detroit generally between 11th Street and Trumbull Street just South of Michigan Avenue that includes: (1) a mixed-use, 188 unit apartment complex with 12,451 square feet of retail space, (2) 7 townhomes and (3) a 216 space parking garage (collectively the "Project").

Under the City of Detroit Ordinance 35-16 ("Ordinance"), codified in Chapter 12, Article VIII of the Detroit City Code ("Code"), development projects that qualify as a "Tier 1 Development Project" are subject to certain community engagement procedures (the "CBO Process"). Because the Project is expected to incur an investment of at least \$75 million and to involve the abatement of more than \$1 million in City taxes, the Project qualifies as a Tier 1 Development Project under the Ordinance and thus is subject to the CBO Process.

The Project was reviewed by a Neighborhood Advisory Council ("NAC") as part of the CBO Process to ascertain the community's concerns related to any impacts the Project may have on the surrounding community and the ways by which Oxford plans to address those impacts. A Community Benefits Report was prepared for the Project as a result of the CBO Process and such report has been submitted in accordance with Section 12-8-3 of the Code. Oxford has agreed to address the concerns raised during the CBO Process by entering into that certain "Community Benefits Provision for Tier 1 Development Projects – Michigan and Church" that is included as Exhibit A to the attached resolution (the "Provision").

We hereby request that your Honorable Body adopt the attached resolution that approves the Provision in furtherance of the Project.

Respectfully submitted,

Katharine G. Trudeau
Deputy Director / Acting Director

cc: A. Peoples (Mayor's Office)

RESOLUTION

BY COUNCIL MEMBER: Tate

NOW, THEREFORE BE IT RESOLVED, that the Planning & Development Department's ("P&DD") Michigan and Church Street Community Benefits Agreement Report in the attached Exhibit B incorporated herein is hereby received and filed by Detroit City Council; and be it further

RESOLVED, that the "Community Benefits Provision for Tier 1 Development Projects – Michigan and Church" attached hereto as Exhibit A (the "Provision") is hereby approved, and be it further

RESOLVED, that the P&DD Director, or his authorized designee, is hereby authorized to execute the Provision; and be it finally

RESOLVED, that the Provision will be considered confirmed when executed by the P&DD Director, or his authorized designee, and approved by the Corporation Counsel as to form.

EXHIBIT A

COMMUNITY BENEFITS PROVISION
FOR
TIER 1 DEVELOPMENT PROJECTS

(Michigan and Church)

[SEE ATTACHED]

**COMMUNITY BENEFITS PROVISION
FOR
TIER 1 DEVELOPMENT PROJECTS**

(Michigan and Church)

THIS COMMUNITY BENEFITS PROVISION ("Provision") is entered into as of its Effective Date, as hereinafter defined, by and between the City of Detroit ("CITY"), a Michigan municipal corporation acting through its Planning and Development Department, and Oxford Perennial Corktown Propco, LLC ("DEVELOPER"), a Michigan limited liability company with an office at 32300 Northwestern Highway, Suite 230, Farmington Hills, MI 48334. The CITY and the DEVELOPER may each be referred to herein as a "Party" or collectively as the "Parties" to this Provision, as applicable.

RECITALS

WHEREAS, DEVELOPER is undertaking the development of an approximately 2.18 acre property between 11th Street and Trumbull Street just South of Michigan Avenue that includes: (1) a mixed-use, 188 unit apartment complex with 12,451 square feet of retail space, (2) 7 townhomes and (3) a 216 space parking garage (collectively the "Project").

WHEREAS, under City of Detroit Ordinance No. 35-16 ("Ordinance"), codified in Chapter 12, Article VIII of the Detroit City Code ("Code"), effective as of November 29, 2016, certain development projects referred to therein as "Tier 1 Development Projects" are subject to certain community engagement procedures as set forth in the Ordinance (as in existence as of the date hereof, the "CBO Process") to determine the outstanding issues related to the Project and the best means of mitigating the concerns of the community pertaining directly to the development of the Project.

WHEREAS, because the Project is expected to incur an investment of at least \$75 million and to involve the abatement of more than \$1 million in city taxes, the Project qualifies as a 'Tier 1 Project' under the Ordinance and thus is subject to the CBO Process.

WHEREAS, the Project was reviewed through a CBO Process by a Neighborhood Advisory Council ("NAC") and the CITY has prepared a Community Benefits Report ("Report") regarding the Project, all in accordance with Section 12-8-3 of the Code.

NOW THEREFORE, the CITY and DEVELOPER agree as follows:

Section 1: Addressing Community Impacts. The DEVELOPER understands that through the community engagement process set forth in the Ordinance, certain concerns have been raised by the Neighborhood Advisory Council regarding the Project's anticipated impact on the community, all of which are itemized in the Report. The DEVELOPER acknowledges these concerns by agreeing to the commitments set forth in the attached Exhibit A, which is incorporated herein by reference. The DEVELOPER further agrees that all above-referenced actions cumulatively bear

an essential nexus with and are proportional to the type and magnitude of the impacts to the community that the NAC has identified and that the DEVELOPER has acknowledged.

Section 2: Continued Community Engagement. DEVELOPER has been actively engaging with the community for input and will continue to do so throughout the development of the Project. The DEVELOPER acknowledges and understands that pursuant to Section 12-8-3(f)(3) of the Code, the CITY will facilitate at least one (1) meeting annually between the DEVELOPER and the NAC. The CITY will facilitate, and the DEVELOPER must attend, such meetings on an annual basis for a period of two (2) years following the Effective Date of this Provision. The purpose of such meetings will be to discuss anticipated or actual impacts of the Project on the community and to coordinate the implementation of the DEVELOPER's efforts to address such impacts, among other topics that the CITY may determine.

Section 3: Compliance Reports. The DEVELOPER must submit to the CITY annual compliance reports that summarize the DEVELOPER's progress on and compliance with the obligations set forth on Exhibit A and the other community engagement obligations set forth herein.

Section 4: Meetings. Upon request by either Party, the Parties will meet at their mutual convenience, whether in person or by video conference, telephone, or other convenient means, to review any aspect of this Provision and each Party's rights and obligations hereunder.

Section 5: Recordkeeping and Reporting. Each Party will maintain information pertinent to its activities under this Provision for at least two (2) years following the expiration or earlier termination of this Provision, but in no case for less time than may be required to maintain compliance with Applicable Laws.

Section 6: Indemnification. The DEVELOPER will indemnify, defend, and hold the CITY harmless against and from any and all liabilities, obligations, damages, penalties, claims, costs, charges, losses and expenses (including, without limitation, reasonable fees and expenses for attorneys, expert witnesses and other consultants) that may be imposed upon, incurred by, or asserted against the CITY or its departments, officers, employees, or agents by reason of (a) any grossly negligent act, error, or omission caused by the DEVELOPER, (b) any failure by the Developer to perform its obligations under this Provision, or (c) any injury to the person or property of an employee of the CITY where such injury arises out of the Developer's performance under this Provision.

Section 7: Compliance with Laws. Each Party acknowledges that it is individually responsible for maintaining compliance in all respects with all applicable federal, state, and local laws, rules, regulations, and orders having the binding effect of law (collectively "Applicable Laws"). Neither Party will be responsible for ensuring the other Party's compliance with Applicable Laws at any time, unless so required under Applicable Laws.

Section 8: Non-Discrimination. The DEVELOPER will, in addressing community impacts as set forth in Section 1 herein, or in performing its activities set forth herein, refrain from refusing, restricting, withholding, or denying any accommodations, services, privileges, advantages or facilities or otherwise discriminating, whether directly or indirectly, on the basis of race, color,

ethnicity, national origin, religious beliefs or practices, age, disability, pregnancy, marital status, parental status, military status, employment or educational status, gender, sex, sexual orientation, gender identity or expression, or any other protected or designated classification, in accordance with Chapter 27 of the Detroit City Code and other Applicable Laws.

Section 9: Community Reporting. The Parties acknowledge and understand that pursuant to Section 12-8-3(f)(4) of the Code, members of the community may report to the NAC allegations of the DEVELOPER's failure to comply with this Provision. Community members can submit such reports to the CITY by personal delivery with receipt obtained or by registered or certified first-class mail with return receipt requested at the following address:

City of Detroit, Planning & Development Department
2 Woodward Avenue, Suite 808
Detroit, MI 48226
Attention: Director

The CITY will forward all such reports from community members to the NAC for the Project, which may take further action in accordance with Section 12-8-3(f) of the Code.

Section 10: Breach and Default. The failure by either Party to comply with its obligations under this Provision, which is not caused by the other Party's failure to comply with its own obligations under this Provision, will constitute a material breach of this Provision.

- A. In the event of DEVELOPER's material breach of this Provision, the DEVELOPER will be considered to be in default of this Provision upon the DEVELOPER's failure to cure such breach within sixty (60) days after written notice of such breach and demand to cure by the CITY, provided, however, that if the nature of DEVELOPER's default is such that more than sixty (60) days is reasonably required for its cure, then DEVELOPER will not be deemed to be in default if DEVELOPER, with the CITY's acknowledgment and consent, commences such cure within said period and thereafter diligently pursues such cure to completion.
- B. In the event of DEVELOPER's violation of this Provision, DEVELOPER will comply with such enforcement and mitigation efforts as are determined by the Enforcement Committee in consultation with the NAC, or City Council (as applicable), until the City Council has determined that DEVELOPER is in compliance or has taken adequate steps to mitigate violations, all in accordance with Section 12-8-3(f) of the Code.
- C. In the event of the CITY's material breach of this Provision, the CITY will be considered to be in default of this Provision upon the CITY's failure to commence its cure of such breach and thereafter diligently pursue such cure to completion within ninety (90) days after written notice of such breach and demand to cure by the DEVELOPER.

Section 11: Effective Date, Term, and Termination. This Provision has no force or effect until the date upon which it has been fully executed by the duly authorized representative of the CITY (if necessary, pursuant to the resolution of the Detroit City Council as approved by the Mayor of

the City of Detroit), and has been approved by the City of Detroit Law Department ("Effective Date"). This Provision will remain in effect until completion of the Project and Developer's satisfaction of all of the obligations hereunder, or earlier termination by the Parties if so approved by the City Council. The term of this Provision will be equal to the period of time necessary for both Parties to satisfy all of their respective obligations set forth in this Provision, at which time and upon written notice by either Party the term of this Provision will expire.

Section 12: Amendments. No amendment to this Provision will have any force or effect against either Party unless it is in writing, expressly makes reference to this Provision, is fully executed by the duly authorized representative of the CITY (if necessary, pursuant to the resolution of the Detroit City Council as approved by the Mayor of the City of Detroit) and DEVELOPER, and is approved by the City of Detroit Law Department.

Section 13: Notices. All notices, requests, notifications, and other communications (collectively, "Notices") related to this Provision shall be given in writing, signed by an authorized representative of the Party and sent by United States mail, registered or certified, return receipt requested, postage prepaid, or sent by express, overnight courier to the respective parties at the addresses listed below, and shall be deemed delivered one (1) business day after the delivery or mailing date:

If to CITY: City of Detroit, Planning & Development Department
2 Woodward Avenue, Suite 808
Detroit, MI 48226
Attention: Director

With a copy to: City of Detroit, Law Department
2 Woodward Avenue, Suite 500
Detroit, MI 48226
Attention: Corporation Counsel

If to DEVELOPER: Oxford Perennial Corktown Propco, LLC
32300 Northwestern Highway, Suite 230
Farmington Hills, MI 48334
Attention: Seth Herkowitz

Either Party to this Provision may change its address and/or point of contact for the receipt of Notices at any time by giving written Notice thereof to the other Party in accordance with this Section.

Section 14: Miscellaneous Terms.

A. Independent Parties; Effect of Agreement. Each Party acknowledges that the CITY and the DEVELOPER are independent of each other and do not intend, as a result of this Provision or otherwise, to become a joint venture, partners, employees, servants, agents, representatives, contractors, or any type of related business entities to one another with respect to the subject matter of this Provision. DEVELOPER and CITY acknowledge and

agree that this Provision, and the performance of the obligations hereunder, is intended to satisfy the obligations of the Ordinance and the CBO Process.


- B. **Assignment.** This Provision sets forth DEVELOPER's intended activities to address impacts on the community by the Project in accordance with the Ordinance. The DEVELOPER may not delegate or assign this Provision, or any portion thereof, either voluntarily or involuntarily, or by operation of law.
- C. **Force Majeure.** In the event of enforced delay in the DEVELOPER's performance of its obligations under this Provision due to unforeseeable causes beyond its control and without its fault or negligence, including, but not restricted to, acts of God or of the public enemy, fires, floods, epidemics, or severe weather, the time for performance of such obligations shall be extended for the period of the enforced delays; provided that the DEVELOPER must within thirty (30) days after the beginning of such enforced delay, have first notified the CITY in writing of the causes thereof and requested an extension for the period of the enforced delay. In the event that there is any dispute as to what constitutes such *force majeure* event, the determination of the CITY will control.
- D. **Choice of Law and Venue.** The Parties acknowledge that this Provision will be governed by the laws of the State of Michigan, excluding its choice of laws rules. Any legal suit, action or proceeding arising out of this Provision will be instituted in the federal courts of the United States of America or the courts of the State of Michigan, in each case located in the City of Detroit and County of Wayne, and each Party irrevocably submits to the exclusive jurisdiction of such courts in any such suit, action, or proceeding.
- E. **Severability.** In the event that any provision in this Provision is found by a court to be impermissible or illegal, then that provision shall be stricken from the Provision and shall be replaced by a provision that is permissible and legal and by mutual agreement of the Parties comes closest to expressing the intent of the stricken provision. The remainder of the Provision shall remain in full force and effect in accordance with its original overall intent.
- F. **Counterparts.** This Provision may be executed in multiple counterparts, each of which shall be deemed to be an original, but all of which together shall constitute but one document. Each counterpart may be executed by facsimile or electronic signature, which will be deemed to be an original signature, to the extent permitted by Applicable Law.
- G. **Authority of City.** Notwithstanding anything in this Provision or otherwise to the contrary, the CITY is not authorized or obligated to perform any of its obligations pursuant to this Provision until this Provision has been fully executed by the duly authorized representative of the CITY (if necessary, pursuant to the resolution of the Detroit City Council as approved by the Mayor of the City of Detroit), and has been approved by the City of Detroit Law Department. Any amendments or modifications must likewise be duly signed (if necessary, authorized by resolution of the City Council and approved by the Mayor), and must be approved by the Law Department, to be enforceable against the CITY.

IN WITNESS WHEREOF, the Parties have executed this Provision as of the dates shown below, to be effective as of the Effective Date.

CITY OF DETROIT,
a Michigan municipal corporation

By: _____
Name: _____
Its: _____
Date: _____

DEVELOPER: OXFORD PERENNIAL CORKTOWN PROPCO, LLC

By: 
Name: John W. Rutledge
Its: Authorized Signatory
Date: July 12, 2021

Effective Date / Approved by Detroit City Council on: _____

Approved by Corporation Counsel pursuant to §7.5-206 of the 2012 Charter of the City of Detroit.

Corporation Counsel

EXHIBIT A**DEVELOPER'S COMMITMENTS****(Michigan and Church)**

DEVELOPER hereby agrees to the following with respect to the Project:

1. MITIGATION OF PROJECT CONSTRUCTION**A. Impact – Hours of Construction**

- i. DEVELOPER will limit construction hours to the period of 7am to 7pm Mondays through Fridays and 8am to 7pm on Saturdays.

B. Impact – Dust Control

- i. DEVELOPER will meet or exceed the CITY's Buildings, Safety Engineering and Environmental Department ("BSEED") requirements. The DEVELOPER's general contractor will use best practices for dust mitigation including netting on site fencing, netting on guardrails, regular street sweeping, and diligent on-site clean-up. DEVELOPER's dust mitigation efforts will also meet the standards of Michigan Occupational Safety and Health Administration.

C. Impact – Communication

- i. DEVELOPER will provide an online portal for Project information, environmental reports, road closure, and other construction information.
- ii. DEVELOPER will provide a phone number and email for resident complaints to developer during construction process.
- iii. CITY will post BSEED number for construction complaints on Project CBO website at www.detroitmi.gov/michigan-church

D. Impact – Patronize Local Businesses

- i. DEVELOPER agrees to patronize businesses and vendors within the project impact area, which is located in Corktown, Detroit and comprises the entirety of Census Tract 5214 bound by I-75 on the North; M-10, 6th St on the East; Porter St., Labrosse St., Bagley St., and the Norfolk Southern Railroad Tracks on the South; and I-96/I-75 on the West (the "Project Impact Area") during construction process. In collaboration with Corktown Business Association, DEVELOPER will provide a directory of local businesses in Corktown to all Project construction trades, subcontractors, related consultants, and workers on a quarterly basis during the construction period.

E. Impact – Security, Accessibility, and Parking during Construction

- i. DEVELOPER commits that contractor parking will not be on the street or in the neighborhood. DEVELOPER has an existing surface parking lot under contract for staging and contractor parking.
- ii. DEVELOPER commits that prior to the start of construction, the work site will have a fenced enclosure and the construction site will be fully secured with fencing and security cameras.
- iii. DEVELOPER will make best efforts to keep Michigan Avenue bike lanes open during construction in coordination with Michigan Department of Transportation (“MDOT”) and the CITY.
 - a. Safety concerns will take priority in the decision-making process as to whether bike lanes can remain open during construction.

F. Godfrey Hotel

- i. DEVELOPER acknowledges that Godfrey Detroit Propco, LLC (“Godfrey Propco”), an affiliated entity, is constructing a new seven-story boutique hotel at 1401 and 1411 Michigan Avenue, Detroit, MI (“Godfrey Hotel Project”) in the vicinity of the Project. DEVELOPER and CITY both acknowledge that any commitments and/or obligations regarding the Godfrey Hotel Project are included in separate written commitments that include, but are not limited to: 1) that certain Tier 2 Project Community Benefits Agreements effective November 17, 2020 (the “Godfrey Community Benefits Agreement”) and 2) that certain The Godfrey Hotel Detroit Project Summary dated November 2020 and submitted to the Detroit City Clerk (the “Godfrey Hotel Project Summary”).

2. WORKFORCE AND LOCAL HIRING**A. Impact - Local Hiring for Construction Jobs**

- i. DEVELOPER will comply with the terms set forth in City of Detroit Executive Order 2016-1 requiring that at least 51% of the workforce on publicly funded construction projects be bona-fide Detroit residents.

B. Impact – Local Hiring for Permanent Jobs

- i. DEVELOPER will submit a local hiring plan for permanent jobs as part of its tax abatement application to be evaluated and approved by the CITY’s Civil Rights, Inclusion, and Opportunity Department (“CRIQ”).
- ii. DEVELOPER has committed the following in its local hiring plan submitted to the CITY:

- a. To engage Detroit at Work as its primary staffing partner for any direct employment related to the apartment building and the parking garage for the Project. DEVELOPER acknowledges that Godfrey Propco has made similar commitments for the Godfrey Hotel Project.
- b. Develop and implement a Detroit at Work Staffing Plan
- c. Post all Detroit job openings through DetroitatWork.com
- d. Ban the Box
- e. Modify pre-employment screening and testing
- f. Commit to an agreed-upon priority hiring window for all new positions
- g. Commit to attending a New Employer Introduction meeting for Grow Detroit's Young Talent"

C. Impact – Internship Opportunities

- i. DEVELOPER will share internship and employment opportunities with local non-profits such as Detroit Hispanic Development Corporation, Mercy Education Project and others as appropriate.

3. HISTORIC PRESERVATION

A. Impact – Preserve Entire Downtown Storage Building

- i. DEVELOPER will preserve the entire Downtown Storage Building and submitted this plan to the Detroit Historic District Commission.
- ii. DEVELOPER confirms that the preservation of the Downtown Storage Building will serve as a buffer between the parking garage and community.

B. Impact – Acknowledge History of the Downtown Storage Building Site

- i. DEVELOPER will commemorate the site's history as a Saw Mill by installing a commemorative plaque.

C. Impact – Engage Community on Re-use Plans for Downtown Storage Building

- i. DEVELOPER will hold 3 community meetings on possible re-use plans for the Downtown Storage Building in keeping with its demonstrated commitment to community engagement.
- ii. DEVELOPER will follow the City of Detroit Historic District requirements as applicable to the Project.

4. PARKING, TRAFFIC, WALKABILITY, AND SAFETY

A. Impact – Parking Spaces for Apartments, Retail, and Godfrey Hotel

- i. DEVELOPER will meet the amount of parking spaces as required for the Project by applicable City of Detroit Zoning Ordinance. All required parking will be built prior to Project receiving Certificate of Occupancy.
- ii. DEVELOPER acknowledges that Godfrey Propco has made certain parking commitments for the Godfrey Hotel Project pursuant to the Godfrey Community Benefits Agreement.
- iii. DEVELOPER acknowledges that Godfrey Propco has made certain commitments regarding: 1) overnight traffic for the Godfrey Hotel Project that will be parked in the garage and 2) that zero on-street parking will be used by the Godfrey Hotel Project valet.
- iv. DEVELOPER will apply to CITY's Department of Public Works ("DPW") to establish 15 minute street parking spaces alongside parking garage on Church Street, between Trumbull and 10th Street.
- v. DEVELOPER will consider the availability of any underutilized parking spaces in Project and evaluate the opportunity to join the Corktown Business Association's Shared Corktown Parking Program six months after the opening of the Project.
- vi. CITY, through its Planning and Development Department ("P&DD"), commits to convene a committee of Corktown stakeholders to continue a broader parking conversation and support implementing the parking recommendations of the Greater Corktown Framework Plan. P&DD will convene this committee within six months of Detroit City Council approval of the Provision.

B. Impact – Parking Garage Design and Protecting Residential Neighborhood from Increased Traffic Flow

- i. DEVELOPER confirms the primary ingress and egress for the parking garage is on Trumbull. The garage's secondary ingress and egress is located on Church Street, as far east as possible. This secondary entrance will serve 40 spaces along with bicycle storage, thus significantly reducing the volume of traffic accessing the garage off Church Street.

C. Impact – Pedestrian Safety and Walkability

- i. DEVELOPER confirms reduced parking garage capacity resulting reduced car volume at the site.

- ii. DEVELOPER will install new sidewalks, increase the size of the 10th Street sidewalk, and install street trees along Church Street, 10th, and Michigan Avenue frontages.
- iii. DEVELOPER will support additional traffic calming measures preferred by the community subject to any necessary studies proving such measures to be effective and that such measures are approved by the appropriate City of Detroit governing body.
- iv. CITY will support removing triangle street cut-through at intersection of Church and Trumbull pending results of study by MDOT.

D. Impact – Neighborhood Safety

- i. If DEVELOPER engages and contracts with a security firm for the apartment building and parking garage, DEVELOPER will commit to providing a neighborhood patrol.
- ii. DEVELOPER understands that the Corktown Neighborhood COMPSTAT will be administered by the Detroit Police Department through their community COMPSTAT program.

5. DESIGN AND SUSTAINABILITY

A. Impact – Building Heights, Materials and Setbacks

- i. DEVELOPER commits that Project building facades will be consistent with the renderings as shown to the community. Developer will provide the NAC with the final elevations.
- ii. DEVELOPER commits that the townhouse construction along Church Street will continue to match the building heights and setbacks of the neighborhood as currently shown.
- iii. DEVELOPER confirms that the apartment building amenity deck is raised to approximately 3rd floor level of the townhomes and the roofs of the neighboring properties, obscuring views from the alley and Church Street. Activity in the amenity deck will be 16' above the alley limiting noise impact at street level. Decorative screening and landscaping will buffer the south edge of the amenity deck.

B. Impact – Church Street and 11th Street Alleyways

- i. DEVELOPER commits that the alley behind the apartment building will connect from 11th Street to 10th Street. A public access easement will be provided over the portion of private property that will connect the current dead end public alley to

10th Street. This will result in public access in the alley from 11th Street to 10th Street.

- ii. DEVELOPER confirms that two alleyways will be completely reconstructed as part of this project. The alleyways include two sections: a 20 ft. wide east-west section that runs from 11th Street and dead ends about 50 ft. west of 10th Street and a 18 ft. wide north-south section that runs from the east-west alley to an alley that runs east-west to 11th Street. These alleys will be constructed and maintained, as follows:
 - a. The Project will completely reconstruct the north-south and east-west sections of Public Alley to DPW - City Engineering standards adjacent to the 1611 Michigan Avenue and Townhouse projects. The project further will extend the concrete alley pavement to complete the ally's continuity and connect to 10th Street with an ADA accessible concrete alley approach. A public access easement will be provided to allow the public to use this private property to gain access to the alley and the adjacent residents' property.
 - b. The subject portion of public and private alley will be fully demolished with the concrete and soil removed and disposed of off-site. The alley will have new catch basins and manhole connections over the existing DWSD combined sewer installed to capture all storm water run-off from the public alley. All the private property, the two building sites and portion of the private alley will be captured by the storm water detention system. Further the project will enter into an agreement with the DPW - City Engineer to maintain the alley, ensuring the alley remains operational and draining property. The public alley will however remain public Right-of-Way and open to the public to use as permitted by DPW.
 - c. Per the DPW - City Engineering standards the alley is to be placed on an aggregate base and be installed with 8" non-reinforced concrete, pitched to the center with catch basins to provide drainage. A zero to 14' wide green space will be provided along the alley. Along the south and western alley edge adjacent to the private residence a typical 6" green space will be placed between the edge of the concrete and the property line / Right-of-Way line. Where garages exist the alley pavement will be brought the property line to the garage driveway pavement edge. The grading of this edge adjacent to the garages will be coordinated with the property owners.

C. Impact – Light Pollution

- i. DEVELOPER will limit light from new developments as described:
 - a. Limiting light from new developments to 0.1 footcandles as maximum vertical illuminance in any point in the plane of the property line facing residential properties per IES Model Lighting Ordinance for Lighting Zone 1. subject to applicable City approval.

- ii. DEVELOPER will install safety wall mounted light fixtures in the alley behind the garage, facing residences on Leverette.

D. Impact – Sustainability and Environmental Features

- i. DEVELOPER will provide sustainable design elements in the Project beyond code minimums and ASHRAE (American Society of Heating, Refrigerating and Air-Conditioning Engineers) requirements.
- ii. DEVELOPER will provide Energy Star appliances, water-conserving plumbing, and energy efficient lighting in the Project.
- iii. DEVELOPER will provide recycling services to residents in Project apartments and townhouses. DEVELOPER intends to provide these services for the life of the building and will report on this commitment to the CITY for a period of 5 years after the Project is completed.
- iv. DEVELOPER will provide EV (Electric Vehicle) charging stations in the Project parking garage.
- v. DEVELOPER will practice sustainable design to minimum LEED (Leadership in Energy and Environmental Design) and International Well Being Institute's WELL Building Standards on this Project. DEVELOPER will not be seeking LEED or WELL certification for the Project.

E. Impact – Compliance with City of Detroit zoning requirements

- i. DEVELOPER will adhere to City of Detroit Zoning and Traditional Main Street Overlay requirements for Project.

F. Impact – Pedestrian Focused Urban Design

- i. DEVELOPER commits that pedestrian focused urban design is a primary objective of the architecture and landscape design for Project. The overall design is focused on enhancement of the ground level pedestrian experience through active building frontages and sidewalk improvements.
- ii. Michigan Avenue and 10th Street: The entire length of the Michigan Ave and 10th Street frontage is programmed and designed for uses which will create a comfortable and active street environment day and night. Uses within the apartment building along Michigan Avenue and wrapping around the corner along 10th Street include commercial space, entry lobby and reception, as well as leasing office and apartment amenities. A second apartment building entrance will be located off 10th Street.

- a. The facades along Michigan Ave and 10th Street are broken up into smaller building volumes creating visual interest and individualized storefront identities.
 - b. At the center zone along Michigan Avenue the building is set back 5'-0" at the second floor to allow ground level to read independently from the building above.
 - c. Sidewalks will be rebuilt in conformance with the city's landscape standards with street trees, paving, and lighting.
 - d. The sidewalk along the west side of 10th Street will be improved along its length from the corner on Michigan to Church Street.
 - e. Additional landscaping and trees and lighting will also be installed within the townhouse property frontage along the 10th Street.
- iii. Church Street:
- a. The Church street townhouses will be set back with landscaped yards to correspond to the front yards of the existing homes along Church Street.
 - b. Townhouse units will have front doors set back from Church Street with paved walkways to each unit.
 - c. East of 10th Street along the Storage building and the parking garage, the sidewalk will be improved with landscape and lighting.
 - d. The garage design recalls the look and feel of the historic industrial buildings of Corktown with punched windows in a brick façade. At the ground level gates are inserted in the openings recalling the ballpark gates of old Tiger Stadium.
 - e. At the corner of Church and Trumbull the future retail tenant will provide active frontage and outside sidewalk dining.

6. HOUSING AND RETAIL

A. Impact – Affordable Housing

- i. DEVELOPER will provide 10% of Project rental units as affordable to those with incomes of not more than 60% of the Area Median Income as defined by the Michigan State Housing Development Authority ("MSHDA") for Wayne County, subject to CITY approval.
- ii. DEVELOPER will seek a waiver from City Council to gain approval for this affordable housing commitment, if required by the City of Detroit Inclusionary Housing Ordinance.
- iii. DEVELOPER will employ a property management company to market affordable units and verify income of eligible tenants for those units.
- iv. DEVELOPER will provide affordable units for the Project as defined above within the full range of unit types available in the Michigan Avenue apartment building.

B. Impact – Retail Spaces and Opportunities for Detroit Entrepreneurs

- i. DEVELOPER will design white box retail spaces for Project with flexibility and infrastructure to incorporate possible restaurant tenants.
- ii. DEVELOPER will engage a retail broker at the appropriate time in preparation for leasing the Project retail space. The broker will conduct a market study upon engagement.
- iii. DEVELOPER will partner with Motor City Match to identify potential local tenants and entrepreneurs for retail spaces and assist with tenant upfront costs.
- iv. DEVELOPER welcomes input from the community on preferred retail uses for Project.

7. COMMUNITY SUPPORT AND INVESTMENTS**A. Impact – Investment in Community Improvement Initiatives**

- i. DEVELOPER will contribute \$100,000 to be paid upon approval of the Provision by Detroit City Council to a Michigan nonprofit entity approved by the P&DD. An additional \$50,000 will be contributed by the DEVELOPER within twelve months of the Project receiving its Certificate of Occupancy from the CITY to the same Michigan nonprofit entity approved by the P&DD.
 - a. DEVELOPER'S contributions to such Michigan nonprofit entity must be used to create a permanent endowment fund for neighborhood improvement projects benefiting the Project Impact Area.
 - b. The interest income from the endowment fund must be deployed annually to support neighborhood improvement projects in the Project Impact Area (Historic Corktown Neighborhood) per the procedures and practices of the granting organization with input from neighborhood residents.

B. Impact – Support for Public Art and Detroit Artists

- i. DEVELOPER acknowledges that Godfrey Propco is working with the City of Detroit "Detroit Walls" program for mural design and artist selection for the Godfrey Hotel Project murals.

C. Impact – Continued Engagement and Community Participation

- i. DEVELOPER will annually meet with Corktown residents concerning Project activities and progress for a period of 7 years, beginning in 2022.

- ii. DEVELOPER acknowledges that Godfrey Propco has committed to support the outreach initiatives of St. Peter's Church as documented in Godfrey Hotel Project Summary.
 - a. Such initiatives and contributions were agreed to as a result of direct discussions and negotiations between the Godfrey Propco development team and church leadership.
- iii. DEVELOPER will make available Project's community space for neighborhood meetings or events, free of charge, twice annually, with a maximum capacity of 50 people.
- iv. DEVELOPER understands that Godfrey Propco is a member of the Corktown Business Association. In the event a Business Improvement Zone for Corktown is established, DEVELOPER will evaluate the option of participating at that time.
- v. CITY will engage in corridor planning efforts conducted by P&DD regarding 10th Street and Trumbull Avenue to begin within six months of the Provision.

8. ADDITIONAL LIMITATIONS & CONDITIONS

A. Governmental Approvals & Enforcement

Notwithstanding anything to the contrary contained herein, any terms, conditions or obligations of this Provision that pertain to matters that require separate governmental approvals and/or enforcement by a separate governmental entity, board, authority, commission and/or CITY department other than P&DD are expressly subject to, conditioned upon and limited by any such separate governmental approvals and/or enforcement.

B. Compliance with the Law

Notwithstanding anything to the contrary contained herein, if any terms, conditions or obligations of this Provision are found by the CITY to be contrary to or inconsistent with any federal, state or local laws, codes and/or regulations, any such terms, conditions or obligations shall be considered void and unenforceable for purposes of this Provision. If any terms, conditions or obligations of this Provision are found by the CITY to be void and unenforceable, the remainder of this Provision shall not be affected and shall remain valid and enforceable to the fullest extent permitted by law.

###

EXHIBIT B

MICHIGAN AND CHURCH STREET
COMMUNITY BENEFITS AGREEMENT REPORT

[SEE ATTACHED]



MICHIGAN AND CHUCH STREET PROJECT

COMMUNITY BENEFITS REPORT

**CITY OF DETROIT
PLANNING AND DEVELOPMENT DEPARTMENT
May 27th, 2021**

TABLE OF CONTENTS

SECTION	DESCRIPTION
A	Notice Of Public Meeting And Impact Area
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C	Project Impacts / Request From NAC
D	Approved Community Benefits Proposal
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2	Tier 1 CBO Determination
3	Public Meeting Notice & Flier
4	CBO Public Meeting Schedule
5	CBO Public Meeting Recaps
6	Neighborhood Advisory Council Activities and Community Engagement
7	Presentation: Project Overview - Community Benefit Public Meeting #3
8	Presentation: NAC Presentation of Community Impact Report - Community Benefit Public Meeting #5
9	Community Impacts and Developer Response Matrix
10	Presentation: Developer Response to Community Impact Report - Community Benefit Public Meeting #6

SECTION A.

NOTICE OF PUBLIC MEETING AND IMPACT AREA

A. NOTICE OF PUBLIC MEETING AND IMPACT AREA

The Planning and Development Department determined that the Michigan and Church Street Project qualified as a Tier 1 development under the City of Detroit’s Community Benefits Ordinance due to the amount of investment to build this project and the amount of abated City taxes sought by the developer, Oxford Perennial.

The *Public Notice* of the first meeting was mailed out to over 1,230 residences within the Impact Area (see Figure 1: Impact Area Map). The meeting notice was also posted on the CBO project website and sent to representatives of the City Council, Legislative Policy Division (LPD), and the Department of Neighborhoods (DON). Additionally, hard copy flier notifications were distributed to key housing and commercial locations throughout the Impact Area.

The project Impact Area is located in Corktown, Detroit and comprises the entirety of Census Tract 5214. It is bound by I-75 on the North; M-10, 6th St on the East; Porter St., Labrosse St., Bagley St., and the Norfolk Southern Railroad Tracks on the South; and I-96/I-75 on the West.

The first Community Benefits Meeting for the Michigan and Church Street Project was held on **Thursday March 11th, 2021 at 6:00 pm.**

Subsequent Public CBO Meetings were held at 6pm on March 18th, April 1st, April 15th, April 29th, and May 13th.

Following CDC guidelines during the COVID-19 Pandemic, all public Community Benefits Ordinance (CBO) public meetings for the Michigan and Church Street Project took place virtually through Zoom with a dial in by phone option available. All meeting dates, zoom links, materials and documents were posted on the City of Detroit CBO Project Website (www.detroitmi.gov/michigan-church) and distributed regularly via the City of Detroit Gov-Delivery e-mail list with 243 subscribers. Hard copies of materials were available upon request.

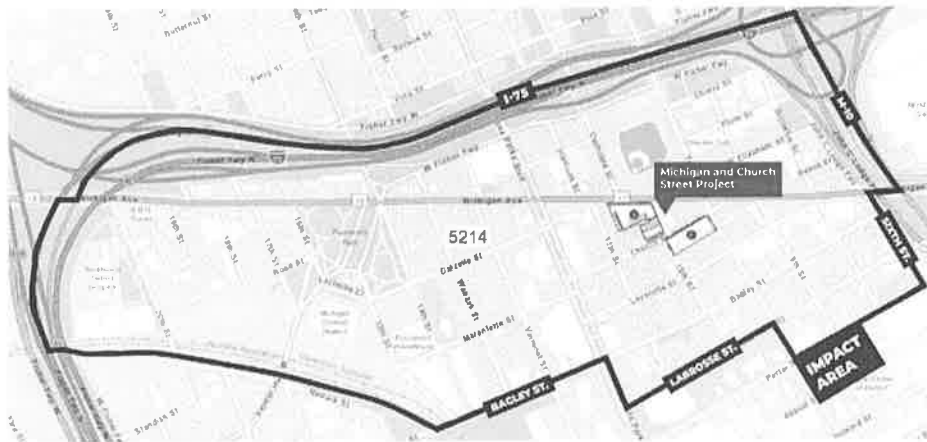


Figure 1: Impact Area

Sixty-Nine (69) people were recorded as attending the first meeting (not including City Staff or Development Team). The full public notice, pictured below, has been attached to this document under Appendix 3.

MICHIGAN AND CHURCH STREET PROJECT

Resident
1234 Michigan Ave.
Detroit, MI 48216

LEGAL MEETING NOTICE

AVISO DE REUNION LEGAL

Important Notice: This public notice is required within the designated notice area of the Michigan and Church Street Project. Please appear in person for Detroit.

Notificación importante: Este anuncio es requerido en el área de notificación designada del Proyecto de la Avenida Michigan y la Calle Church. Por favor, comparezca en persona al Ayuntamiento de Detroit.

Michigan and Church Street Project

LEGAL MEETING NOTICE

AVISO DE REUNION LEGAL

Important Notice: This public notice is required within the designated notice area of the Michigan and Church Street Project. Please appear in person for Detroit.

Notificación importante: Este anuncio es requerido en el área de notificación designada del Proyecto de la Avenida Michigan y la Calle Church. Por favor, comparezca en persona al Ayuntamiento de Detroit.

Section B.

**NEIGHBORHOOD ADVISORY COUNCIL
DEVELOPER
CITY OFFICIALS**

B. Neighborhood Advisory Council (NAC)

Neighborhood Advisory Council Member	Appointment by:
Debra Walker	Impact Area Resident Selection
Hilliard Hampton III	Impact Area Resident Selection
Taurean Thomas	Council President Brenda Jones
Brandon Lockhart	Council Member At-Large Janeé Ayers
Dorothy Bennick	District 6 Council Member Raquel Castañeda-López
David Esparza	PDD Dir. Katharine Trudeau
Brian Moore	PDD Dir. Katharine Trudeau
Bob Roberts	PDD Dir. Katharine Trudeau
Maggie Shannon	PDD Dir. Katharine Trudeau
Kevin Pines	Alternate Non-Voting NAC Member

Michigan and Church Street Project Development Team

- Seth Herkowitz - Hunter Pasteur Homes
- Randy Wertheimer - Hunter Pasteur Homes
- Matthew Kalt - Oxford Capital
- John Rutledge - Oxford Capital
- Sheila Cockrel - Crossroads Consulting
- Matt Walters - Walters and Associates

City of Detroit Officials

Planning and Development (PDD): Katharine Trudeau, Karen Gage, Jermaine Ruffin, Aaron Goodman

Mayor's Office: Amanda Elias

Department of Neighborhoods (DON): Eva Torres, Antonio Mora-Mills, Vince Keenan

Legislative Policy Division Representative (CPC): Christopher Gulock

City Council: Raquel Castañeda-López - Councilmember for District 6, Janeé Ayers - At-Large Councilmember, Brenda Jones - Council President

Detroit Economic Growth Corporation (DEGC): Nevan Shokar

Detroit Brownfield Redevelopment Authority (DBRA): Cora Capler

Section C.

PROJECT IMPACTS / REQUEST FROM NAC

The Michigan and Church Street Project Impact List

Submitted April 29th, 2021

Michigan-Church Street Development Neighborhood Advisory Council Identified Impacts and Requested Actions

IMPACT LIST: APRIL 29, 2021

Maintain historic storage building \$\$ (TBD)

Rehabilitate entire Downtown Detroit Storage building for a different use. Acknowledge the history of the site.

Create a buffer between parking structure and community

Engage community for possible re-use plans for the existing storage building.

Commit to providing a minimum of 401 parking spaces, without creating new surface lots.

Traffic Impact / Safety / Walkability \$\$ (TBD)

There are concerns about increased traffic, increased volume of cars, relative to neighborhood safety for children and walkability. Please respond with how these concerns will be mitigated.

Limit garage vehicle egress so that travel is not permitted toward the residential neighborhoods

Extend and provided security to also patrol neighborhood

Support obtaining 4-way STOP signs at Church & 10th

Support more protected bike lanes

Provide funding for Corktown DPD Compstat, which is a monthly meeting lead by DPD and administered by WSU's Center for Urban Studies. Attendees include the FBI, Homeland Security, Border Patrol, Department of Corrections, Security officers from DTE, Ford, Motor City Casino, Rock Financial, WCCCD, and others, along with HEAT, the community and the Corktown Business Association to identify crime patterns to deter crime in the area. Cost is for data analysis and coordination with partners. Annual Cost = \$15,000

Update traffic study to also include pedestrian traffic

Maintaining / Enhancing Neighborhood Character \$\$ (TBD)

Concerns of light pollution from garage and new development into residential areas. Request: Limit light from new developments to 0.1 footcandles as maximum vertical illuminance in any point in the plane of the property line facing residential properties per IES Model Lighting Ordinance for Lighting Zone 1.

Contribute to the home improvement grant for Impact Area residents - \$\$

Install new historically appropriate street lighting along Church and Leverette, compatible with that planned for 10th - \$\$

Support outreach initiatives of St. Peter's Church - \$\$

Incorporate recognition of previous Saw Mill into project

Developer commits to continue community engagement beyond project completion

Provide visual and acoustic screening at public amenity deck (towards residential properties)

Affordable Housing (TBD)

The community is concerned that 20% of units at 80% AMI will not adequately address the needs of community. Request: Provide 5% of units at 80 AMI, 5% of units at 60 AMI, and 5% of units at 40 AMI.

Provide affordable units within the full range of unit types available.

Parking \$\$ (TBD)

With the mobility movement coming in future, can the parking structure be built so that it could be modified to other uses at a later date, ie, Future Proofing?

Can other (i.e. Ford garage) structures or lots be utilized for employee parking and long term parking with shuttles used to transport those people?

Reserve number of parking spaces for Corktown residents / guests, (on a need basis) at no charge

Provide free transit passes for renters/owners of the units to avoid the need for them to have to have a car

Provide garage parking spaces for ride share vehicles type vehicles (such as Zipcar)

Free parking for businesses to validate customer's patronizing local businesses

Pay for Residential Parking permits -- \$\$ At current costs per car/per yr

Provide parking study to include Ford and other structures being built

Have other Detroit hotels (before covid) been studied as to the number of cars they park for their guests versus what happens in other cities?

House all parking for hotel and housing in the parking garage, and not on-street parking.

Provide updated parking plans (with preservation of entire storage building) and proposed fee structure to NAC and community to review.

One way signs at 10th corner of Church / Leverette directing traffic only to Trumbull

Environmental Concerns

Provide sustainable design elements in the new project beyond code minimums and ASHRAE requirements.

Provide energy star appliances, water-conserving plumbing fixtures, and energy efficient lighting.

Provide recycling services to residents in apartments and townhouses.

Provide EV charging stations in the new garage.

Design alleyways as green alleys to improve pedestrian travel and reduce hardscape.

Follow LEED guidelines for certification (but not necessarily having to go through LEED process)

Consider designing apartment building as a net-zero development, utilizing PACE funding.

Retail / Workforce - \$\$ (TBD)

Commit in writing that at least 51% of permanent full and part-time jobs will be to Detroit residents.

Contribute to workforce training initiative \$\$ (TBD)

Work with local non-profits, ie, Detroit Hispanic Development Corp, Mercy Education Project, to provide intern opportunities

There are concerns that the current retail rental rates will be unaffordable to local small business owners. Consider providing some smaller retail areas and decreased rents to local businesses. Provide at least 30% of retail space at smaller leasable areas that can be available to local small businesses with a 50% reduction from market rates for five years from completion of project. Consider that this space could be a collective space shared between multiple retail tenants.

Consider designing white box retail spaces with flexibility and infrastructure to incorporate possible restaurant tenants.

Conduct an area wide market study to determine what businesses residents / guests want / need. This legacy of unique and diverse small businesses must be honored and continued. This should include concessions and affordability to make the retail spaces accessible to mom and pop shops vs. chains, with priority given to existing residents of Greater Corktown. Encourage small convenience shops with longer hours.

Work with Motor City Match for local tenants to get them help with tenant up front costs and identify entrepreneurs for retail spaces.

Concern about too much traffic on Trumbull if Bucharest Grill moves to Trumbull

Commit in writing that at least 51% of contractors to be Detroit-based

Construction Mitigation \$\$ (TBD)

Mitigate noise concerns due to direct proximity to a residential neighborhood. Request: Limit noise-making construction to hours between 8:30am-7:00pm weekdays only.

Limit dirt, dust, and other particulate materials from construction site to exceed BSEED requirements.

Request: Sweep the streets and remove debris weekly.

Preserve use of bike lane on MI Ave during construction.

Agree to patronize businesses and vendors within impact zone during construction process.

Provide an online portal for project information, environmental reports, road closure, and other construction information.

Provide a phone number and email for resident complaints to developer during construction process.

City to share number for BSEED regarding construction concerns on the CBO website during the construction process.

Provide a fenced enclosures and security for the construction sites.

Provide all parking for construction, construction staging, and construction traffic needs off-site and not in residential neighborhoods (including, but not limited to, Church, 10th St south of Church, 11th St, and Leverette).

Recognize the Inconvenience (vouchers for cleaning, furnace filters, etc) residents will experience from the construction by paying them some nominal amount, not to be considered compensation for any significant damage to their property they may experience. - \$\$

Community Investments -- \$\$ (TBD)

Provide 10% of \$10M rebate over ten years = \$100,000 / year to the community

Provide funding to upgrade Murphy Play lot basketball court - \$\$

Allow nominal fee membership for Corktown residents to use the apartment amenities - pool, gym

Provide free community Space for meetings, events, etc.

Fund local art by Detroit artists. Request: Provide minimum two works of public art either on project site or elsewhere within impact area. \$\$

Donate to the Corktown Historical Society -- \$\$

Join Corktown Business Association and participate in Business Improvement Zone \$\$ TBD

Community Assurances

Developer will adhere to the Detroit zoning and traditional main street overlay requirements

Commit in writing that facades along MI Ave (80%), 10th, and 11th and at parking garage will be at least 60% brick masonry material.

Developer follows the same historic (HDC) requirements as the residents must with their homes

Commit in writing that the townhouse construction along Church St will continue to match the building heights and setbacks of the neighborhood as currently shown.

Commit in writing that the alleyway will provide thoroughfare at project completion.

Agree to develop the project to follow pedestrian-focused urban design.

Other Opportunities (TBD)

Propose a moratorium of demolishing property in Historic Corktown

Residential parking permits must be last step in controlling any overflow

Suggest developer refer to www.reformdetroitparking.org

Community has shown support for a taller garage or underground garage if needed.

Section D.

APPROVED COMMUNITY BENEFITS PROPOSAL

May 13, 2021

Katy Trudeau
Director of Planning and Development
City of Detroit
2 Woodward, Suite 808
Detroit, MI 48226

Re: Neighborhood Advisory Council Letter of Support for the Michigan and Church Street Community Benefits Agreement

Ms. Trudeau:

The Michigan and Church Street Neighborhood Advisory Council (the "NAC") was established on Thursday April 1, 2021 for the purpose of participating in the Community Benefits Process, as required by the Detroit Community Benefits Ordinance (the "CBO"). As part of the Community Benefits Process, the NAC met with Seth Herkowitz representing Hunter Pasteur for Oxford Perennial (the "developer") and his team, City staff, and members of the public to better understand the proposed Michigan and Church Street Project, hear community concerns, and ultimately provide a list of impacts and concerns to the development team.

The developer ("Oxford Perennial"), which consists of Oxford Capital, Hunter Pasteur, and the Forbes Company, has placed under contract and/or acquired several parcels in the Corktown neighborhood. Site 1 is located at 1611 Michigan Avenue and Site 2 is located at 1501 Church Street. Oxford Perennial intends to develop a mixed-use, 188 unit apartment complex with 12,451 square feet of retail space, 7 Townhomes, and a 216 space parking garage.

Despite the challenges of the COVID-19 pandemic which required all meetings to be held virtually, the Michigan and Church Street Neighborhood Advisory Council engaged in extensive community outreach, conducted a neighborhood survey, and hosted several community meetings in addition to the 6 public CBO meetings organized by the Planning and Development Department. This community input informed the NAC's preparation of a Community Impacts Report in response to the proposed development. The Community Impacts Report was presented and reviewed with the public and the developer at CBO Public Meeting #5, held on Thursday, April 29th 2021 at 6:00pm. The NAC hosted a public meeting on Wednesday May 5th to review the developer's initial responses and then a follow up meeting with the developer on Friday May 7th to further discuss the proposal. The revised responses to the NAC Impact Report were presented by the developer and reviewed with the NAC and the public at CBO Public Meeting #6, held on Thursday May 13th, 2021 at 6:00pm.


The NAC is pleased to offer this letter of support for the approval of the Michigan and Church Street Project's Tier 1 Community Benefits Provision. The NAC welcomes the Michigan and Church Street Project to Corktown and looks forward to working with members of the City's administration and the development team to create a stronger community for all.

Sincerely,

The Michigan and Church Street Neighborhood Advisory Council



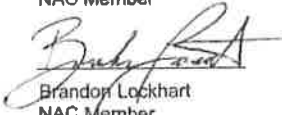
Debra Walker
NAC Member



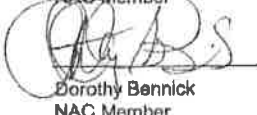
Hillard Hampton III
NAC Member



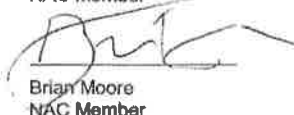
Taurean Thomas
NAC Member



Brandon Lockhart
NAC Member



Dorothy Bennick
NAC Member



Brian Moore
NAC Member



Bob Roberts
NAC Member



Maggie Shannon
NAC Member



David Esparza
NAC Member

EXHIBIT A**DEVELOPER'S COMMITMENTS****(Michigan and Church Street Project)**

DEVELOPER hereby agrees to the following with respect to the Project:

1. MITIGATION OF PROJECT CONSTRUCTION**A. Impact – Hours of Construction**

- i. DEVELOPER will limit construction hours to the period of 7am to 7pm Mondays through Fridays and 8am to 7pm on Saturdays.

B. Impact – Dust Control

- i. DEVELOPER will meet or exceed BSEED requirements. The general contractor will use best practices for dust mitigation including netting on site fencing, netting on guardrails, regular street sweeping, and diligent on-site clean-up. Developer's dust mitigation efforts will also meet the standards of MIOSHA

C. Impact – Communication

- i. DEVELOPER will provide an online portal for project information, environmental reports, road closure, and other construction information.
- ii. DEVELOPER will provide a phone number and email for resident complaints to developer during construction process.
- iii. CITY will post BSEED number for construction complaints on Project CBO website at www.detroitmi.gov/michigan-church

D. Impact – Patronize Local Businesses

- i. DEVELOPER agrees to patronize businesses and vendors within Project Impact Area during construction process. In collaboration with Corktown Business Association, DEVELOPER will provide a directory of local businesses in Corktown to all Project construction trades, subcontractors, related consultants, and workers on a quarterly basis during the construction period.

E. Impact – Security, Accessibility, and Parking during Construction

- i. DEVELOPER commits that contractor parking will not be on the street or in the neighborhood. DEVELOPER has an existing surface parking lot under contract for staging and contractor parking.

- ii. DEVELOPER commits that prior to the start of construction, the work site will have a fenced enclosure and the construction site will be fully secured with fencing and security cameras.
- iii. DEVELOPER will make best efforts to keep Michigan Avenue bike lanes open during construction in coordination with MDOT and the City of Detroit.
 - a. Safety concerns will take priority in the decision-making process as to whether bike lanes can remain open during construction.

2. WORKFORCE AND LOCAL HIRING

A. Impact - Local Hiring for Construction Jobs

- i. DEVELOPER will comply with the terms set forth in City of Detroit Executive Order 2016-1 requiring that at least 51% of the workforce on publicly funded construction projects be bona-fide Detroit residents.

B. Impact – Local Hiring for Permanent Jobs

- i. DEVELOPER will submit a local hiring plan for permanent jobs as part of its tax abatement application to be evaluated and approved by Detroit Civil Rights, Inclusion, and Opportunity Department (CRIO).
- ii. DEVELOPER has committed the following in its local hiring plan submitted to the CITY:
 - a. To engage Detroit at Work as its primary staffing partner for both the Godfrey Hotel and any direct employment related to the apartment building and the parking garage for the Project.
 - b. Develop and implement a Detroit at Work Staffing Plan
 - c. Post all Detroit job openings through DetroitatWork.com
 - d. Ban the Box
 - e. Modify pre-employment screening and testing
 - f. Commit to an agreed-upon priority hiring window for all new positions
 - g. Commit to attending a New Employer Introduction meeting for Grow Detroit's Young Talent"

C. Impact – Internship Opportunities

- i. DEVELOPER will share internship and employment opportunities with local non-profits such as Detroit Hispanic Development Corporation, Mercy Education Project and others as appropriate.

3. HISTORIC PRESERVATION

A. Impact – Preserve Entire Downtown Storage Building

- i. DEVELOPER will preserve the entire Downtown Storage Building and submitted this plan to the Detroit Historic District Commission.
- ii. DEVELOPER confirms that the preservation of the Downtown Storage Building will serve as a buffer between the parking garage and community.

B. Impact – Acknowledge History of the Downtown Storage Building Site

- i. DEVELOPER will commemorate the site's history as a Saw Mill by installing a commemorative plaque.

C. Impact – Engage Community on Re-use Plans for Downtown Storage Building

- i. DEVELOPER will hold 3 community meetings on possible re-use plans for the Downtown Storage Building in keeping with its demonstrated commitment to community engagement.
- ii. DEVELOPER will follow the City of Detroit Historic District requirements as applicable to their specific Projects.

4. PARKING, TRAFFIC, WALKABILITY, AND SAFETY

A. Impact – Parking Spaces for Apartments, Retail, and Godfrey Hotel

- i. DEVELOPER will meet the amount of parking spaces as required for the Project by applicable City of Detroit Zoning Ordinance. All required parking will be built prior to Project receiving Certificate of Occupancy.
- ii. DEVELOPER will meet the parking requirements for its Godfrey Hotel development as set forth by the City of Detroit Zoning Ordinance and the Tier 2 Community Benefits Agreement as previously agreed to with the City of Detroit.
- iii. DEVELOPER commits that all overnight traffic will be parked in the garage and zero on-street parking will be used by the Godfrey Hotel valet.
- iv. DEVELOPER will apply to City of Detroit Public Works to establish 15 minute street parking spaces alongside parking garage on Church Street, between Trumbull and 10th Street.
- v. DEVELOPER will consider the availability of any underutilized parking spaces in Project and evaluate the opportunity to join the Corktown Business Association's Shared Corktown Parking Program six months after the opening of the Project.

- vi. CITY through the 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 Greater Corktown Framework Plan. Planning and Development Department will convene this committee within six months of City Council approval of the Project's Tier 1 agreement.

B. Impact – Parking Garage Design and Protecting Residential Neighborhood from Increased Traffic Flow

- i. DEVELOPER confirms the primary ingress and egress for the parking garage is on Trumbull. The garage's secondary ingress and egress is located on Church Street, as far east as possible. This secondary entrance will serve 40 spaces along with bicycle storage, thus significantly reducing the volume of traffic accessing the garage off Church.

C. Impact – Pedestrian Safety and Walkability

- i. DEVELOPER confirms reduced parking garage capacity resulting reduced car volume at the site.
- ii. DEVELOPER will install new sidewalks, increase the size of the 10th Street sidewalk, and install street trees along Church, 10th, and Michigan Avenue frontages.
- iii. DEVELOPER will support additional traffic calming measures preferred by the community subject to any necessary studies proving such measures to be effective and that such measures are approved by the appropriate City of Detroit governing body.
- iv. CITY will support removing triangle street cut-through at intersection of Church and Trumbull pending results of study by Michigan Department of Transportation (MDOT).

D. Impact – Neighborhood Safety

- i. If DEVELOPER engages and contracts with a security firm for the apartment building and parking garage, DEVELOPER will commit to providing a neighborhood patrol.
- ii. The Corktown Neighborhood COMPSTAT will be administered by the Detroit Police Department at no charge, through their community COMPSTAT program.

5. DESIGN AND SUSTAINABILITY

A. Impact – Building Heights, Materials and Setbacks

- i. DEVELOPER commits that Project building facades will be consistent with the renderings as shown to the community. Developer will provide the NAC with the final elevations.
- ii. DEVELOPER commits that the townhouse construction along Church Street will continue to match the building heights and setbacks of the neighborhood as currently shown.
- iii. DEVELOPER confirms that the apartment building amenity deck is raised to approximately 3rd floor level of the townhomes and the roofs of the neighboring properties, obscuring views from the alley and Church Street. Activity in the amenity deck will be 16' above the alley limiting noise impact at street level. Decorative screening and landscaping will buffer the south edge of the amenity deck.

B. Impact – Church Street and 11th Street Alleyways

- i. DEVELOPER commits that the alley behind the apartment building will connect from 11th to 10th. A public access easement will be provided over the portion of private property that will connect the current dead end public alley to 10th Street. This will result in public access in the alley from 11th street to 10th street.
- ii. DEVELOPER confirms that two alleyways will be completely reconstructed as part of this project. The alleyways include two sections: a 20 ft. wide east-west section that runs from 11th Street and dead ends about 50 ft. west of 10th Street and a 18 ft. wide north-south section that runs from the east-west alley to an alley that runs east-west to 11th Street. These alleys will be constructed and maintained, as follows:
 - a. The Project will completely reconstruct the north-south and east-west sections of Public Alley to City Engineering standards adjacent to the 1611 Michigan Avenue and Townhouse projects. The project further will extend the concrete alley pavement to complete the alley's continuity and connect to 10th Street with an ADA accessible concrete alley approach. A public access easement will be provided to allow the public to use this private property to gain access to the alley and the adjacent residents' property.
 - b. The subject portion of public and private alley will be fully demolished with the concrete and soil removed and disposed of off-site. The alley will have new catch basins and manhole connections over the existing DWSD combined sewer installed to capture all storm water run-off from the public alley. All the private property, the two building sites and portion of the private alley will be captured by the storm water detention system. Further the project will enter into an agreement with the City Engineer to maintain the alley, ensuring the alley remains operational and draining property. The public alley will however remain public Right-of-Way and open to the public to use as permitted by the Department of Public Works.

- c. Per the City Engineering standards the alley is to be placed on an aggregate base and be installed with 8" non-reinforced concrete, pitched to the center with catch basins to provide drainage. A zero to 14' wide green space will be provided along the alley. Along the south and western alley edge adjacent to the private residence a typical 6" green space will be placed between the edge of the concrete and the property line / Right-of-Way line. Where garages exist the alley pavement will be brought to the property line to the garage driveway pavement edge. The grading of this edge adjacent to the garages will be coordinated with the property owners.

C. Impact – Light Pollution

- i. DEVELOPER will limit light from new developments as described:
 - a. Limiting light from new developments to 0.1 footcandles as maximum vertical illuminance in any point in the plane of the property line facing residential properties per IES Model Lighting Ordinance for Lighting Zone 1. Subject to applicable City approval.
- ii. DEVELOPER will install safety wall mounted light fixtures in the alley behind the garage, facing residences on Leverette.

D. Impact – Sustainability and Environmental Features

- i. DEVELOPER will provide sustainable design elements in the Project beyond code minimums and ASHRAE (American Society of Heating, Refrigerating and Air-Conditioning Engineers) requirements.
- ii. DEVELOPER will provide Energy Star appliances, water-conserving plumbing, and energy efficient lighting in the Project.
- iii. DEVELOPER will provide recycling services to residents in Project apartments and townhouses. DEVELOPER intends to provide these services for the life of the building and will report on this commitment to the CITY for a period of 5 years.
- iv. DEVELOPER will provide Electric Vehicle (EV) charging stations in the Project parking garage.
- v. DEVELOPER will practice sustainable design to minimum Leadership in Energy and Environmental Design (LEED) and International Well Being Institute's WELL Building Standards on this Project. DEVELOPER will not be seeking LEED or WELL certification for the Project.

E. Impact – Compliance with City of Detroit zoning requirements

- i. DEVELOPER will adhere to City of Detroit Zoning and Traditional Main Street Overlay (TMSO) requirements for Project.

F. Impact – Pedestrian Focused Urban Design

- i. DEVELOPER commits that pedestrian focused urban design is a primary objective of the architecture and landscape design for Project. The overall design is focused on enhancement of the ground level pedestrian experience through active building frontages and sidewalk improvements.
- ii. Michigan Avenue and 10th Street: The entire length of the Michigan Ave and 10th Street frontage is programmed and designed for uses which will create a comfortable and active street environment day and night. Uses within the apartment building along Michigan Avenue and wrapping around the corner along 10th Street include commercial space, entry lobby and reception, as well as leasing office and apartment amenities. A second apartment building entrance will be located off 10th Street
 - a. The facades along Michigan Ave and 10th Street are broken up into smaller building volumes creating visual interest and individualized storefront identities.
 - b. At the center zone along Michigan Avenue the building is set back 5'-0" at the second floor to allow ground level to read independently from the building above...
 - c. Sidewalks will be rebuilt in conformance with the city's landscape standards with street trees, paving, and lighting.
 - d. 10th Street
 - e. The sidewalk along the west side of 10th Street will be improved along its length from the corner on Michigan to Church Street.
 - f. Additional landscaping and trees and lighting will also be installed within the townhouse property frontage along the 10th Street.
- iii. Church Street:
 - a. The Church street townhouses will be set back with landscaped yards to correspond to the front yards of the existing homes along Church Street.
 - b. Townhouse units will have front doors set back from Church Street with paved walkways to each unit.
 - c. East of 10th Street along the Storage building and the parking garage, the sidewalk will be improved with landscape and lighting.
 - d. The garage design recalls the look and feel of the historic industrial buildings of Corktown with punched windows in a brick façade. At the ground level gates are inserted in the openings recalling the ballpark gates of old Tiger Stadium.
 - e. At the corner of Church and Trumbull the future retail tenant will provide active frontage and outside sidewalk dining.

6. HOUSING AND RETAIL

A. Impact – Affordable Housing

- i. DEVELOPER will provide 10% of Project rental units as affordable to those with incomes of not more than 60% of the Area Median Income as defined by the Michigan State Housing Development Authority (MSHDA) for Wayne County, subject to City of Detroit approval.
- ii. DEVELOPER will seek a waiver from City Council to gain approval for this affordable housing commitment, if required by the City of Detroit Inclusionary Housing Ordinance.
- iii. DEVELOPER will employ a property management company to market affordable units and verify income of eligible tenants for those units.
- iv. DEVELOPER will provide affordable units for the Project as defined above within the full range of unit types available in the Michigan Avenue apartment building.

B. Impact – Retail Spaces and Opportunities for Detroit Entrepreneurs

- i. DEVELOPER will design white box retail spaces for Project with flexibility and infrastructure to incorporate possible restaurant tenants.
- ii. DEVELOPER will engage a retail broker at the appropriate time in preparation for leasing the Project retail space. The broker will conduct a market study upon engagement.
- iii. DEVELOPER will partner with Motor City Match to identify potential local tenants and entrepreneurs for retail spaces and assist with tenant upfront costs.
- iv. DEVELOPER welcomes input from the community on preferred retail uses for Project.

7. COMMUNITY SUPPORT AND INVESTMENTS

A. Impact – Investment in Community Improvement Initiatives

- i. DEVELOPER will contribute \$100,000 to be paid upon approval of the Project's Tier 1 CBO Provision by Detroit City Council. An additional \$50,000 will be contributed by the DEVELOPER within twelve months of the Project receiving its Certificate of Occupancy from the CITY.
 - a. DEVELOPER'S investment will be used to create a permanent endowment fund for neighborhood improvement projects benefiting the Project Impact Area.

- b. The interest income from the endowment fund will be deployed annually to support neighborhood improvement projects in the Project Impact Area (Historic Corktown Neighborhood) per the procedures and practices of the granting organization with input from neighborhood residents.

B. Impact – Support for Public Art and Detroit Artists

- i. DEVELOPER will work with the City of Detroit “Detroit Walls” program for mural design and artist selection for the Godfrey hotel murals.

C. Impact – Continued Engagement and Community Participation

- i. DEVELOPER will annually meet with Corktown residents concerning Project activities and progress for a period of 7 years, beginning in 2022.
- ii. DEVELOPER has previously committed to support the outreach initiatives of St. Peter's Church as documented in DEVELOPER'S Detroit City Council project summary document submitted to the City Clerk during the Godfrey Hotel Approval.
 - a. Such initiatives and contributions were agreed to as a result of direct discussions and negotiations between the development team and church leadership.
- iii. DEVELOPER will make available Project's community space for neighborhood meetings or events, free of charge, twice annually, with a maximum capacity of 50 people.
- iv. DEVELOPER'S hotel entity, Godfrey, is a member of the Corktown Business Association. In the event a Business Improvement Zone for Corktown is established, DEVELOPER will evaluate the option of participating at that time.
- v. CITY will engage in corridor planning efforts conducted by the Planning and Development Department regarding 10th Street and Trumbull Avenue to begin within six months of the PROJECT Tier 1 approval by Detroit City Council.

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Appendix 1.

COMMUNITY BENEFITS ORDINANCE NO. 35-16

NOTICE OF ENACTMENT OF ORDINANCE TO THE PEOPLE OF DETROIT, MICHIGAN

Through an initiative submitted by City Council resolution, the people of the City of Detroit adopted the following ordinance at the November 8, 2016 General Election:

**ORDINANCE NO. 35-16
CHAPTER 14.
COMMUNITY DEVELOPMENT
ARTICLE XII.
COMMUNITY BENEFITS**

IT IS HEREBY ORDAINED BY THE PEOPLE OF THE CITY OF DETROIT THAT:

Section 1. Chapter 14 of the 1984 Detroit City Code, *Community Development*, is amended by adding Article XII, *Community Benefits*, which consists of Sections 14-12-1 through 14-12-5, to read as follows:

**CHAPTER 14.
COMMUNITY DEVELOPMENT
ARTICLE XII.
COMMUNITY BENEFITS**

Sec. 14-12-1. Purpose; Title.

(a) The City is committed to community outreach and engagement that promotes transparency and accountability and ensures development projects in the City of Detroit benefit and promote economic growth and prosperity for all residents.

(b) This article shall be known as the "Detroit Community Benefits Ordinance" Sec. 14-12-2. *Definitions.*

Community Benefits Provision means the agreement made by and between the Planning Director and the Developer which specifically addresses the issues raised by the NAC.

Enforcement Committee means a committee led by the City's Corporation Counsel and composed of representatives from the Planning and Development Department, Law Department, Human Rights Department, and other relevant City departments as determined by the Planning Director.

Impact Area means an area determined by the Planning Director that includes all census tracts or census block groups in which the Tier 1 Project is located, and any other areas as determined by the Planning Director.

NAC means the Neighborhood Advisory Council.

Planning Director means the Director of the City of Detroit's Planning and Development Department, or a member of the Planning Director's staff working on behalf of the Planning Director.

Tier 1 Development Project means a development project in the City that is expected to incur the investment of Seventy-five Million Dollars (\$75,000,000) or more during the construction of facilities, or to begin or expand operations or renovate structures, where the developer of the project is negotiating public support for investment in one or both of the following forms:

(1) Any transfer to the developer of City-owned land parcels that have a cumulative market value of One Million Dollars (\$1,000,000) or more (as determined by the City Assessor or independent appraisal), without open bidding and priced below market rates (where allowed by law); or

(2) Provision or approval by the City of tax abatements or other tax breaks that abate more than One Million Dollars (\$1,000,000) of City taxes over the term of the abatement that inure directly to the Developer, but not including Neighborhood Enterprise Zone tax abatements.

Tier 2 Development Project means a development project in the City that does not qualify as a Tier 1 Project and is expected to incur the investment of Three Million Dollars (\$3,000,000) or more, during the construction of facilities, or to begin or expand operations or renovate structures, where the Developer is negotiating public support for investment in one or both of the following forms:

(1) Land transfers that have a cumulative market value of Three Hundred Thousand Dollars (\$300,000) or more (as determined by the City Assessor or independent appraisal), without open bidding and priced below market rates; or

(2) Tax abatements that abate more than Three Hundred Thousand Dollars (\$300,000) of City taxes over the term of the abatement that inure directly to the Developer, but not including Neighborhood Enterprise Zone tax abatements.

Sec. 14-12-3. Tier 1 Projects.

(a) *Community Engagement Process for Public Meeting.*

(1) Prior to submitting to City Council a request for approval of Land transfers or Tax abatements related to a Tier 1 Project, the Planning Director shall hold at least one public meeting in the Impact Area as defined in this Section.

(2) The City Clerk shall forward notice of the public meeting via First Class Mail no less than 10 days before such meeting to all City of Detroit residents within three hundred radial feet of the Tier 1 Project. The notice shall include:

a. The time, date and location of the public meeting;

b. General information about the Tier 1 Project;

c. A description of the Impact Area and the location of the Tier 1 Project;

d. Information related to potential impacts of the Tier 1 Project and possible mitigation strategies; and

(3) In addition to the notice requirement contained in Subsection (2) of this section, the Planning Director shall work with the District Council Member or Members representing the district or districts where the Tier 1 Project is located and at least one At-Large Council Member to ensure that local residents, businesses, and organizations, especially those located in the Impact Area and those expected to be directly impacted by the Tier 1 project are informed of the public meeting.

(4) At the public meeting, the Planning Director will present general information about the Tier 1 Project, discuss ways in which the Tier 1 Project is anticipated to impact the local community, and ways in which the Developer and the Planning Director plan to address or mitigate these impacts.

(5) City Council shall appoint a liaison from the Legislative Policy Division to monitor the community engagement process and provide updates to the City Council.

(6) The Planning Director shall provide notice to the liaison of all upcoming meetings and activities associated with the community engagement process related to the Tier 1 Project.

(b) *Neighborhood Advisory Council.*

(1) The Planning Director will accept nominations to the NAC from any person that resides in the Impact Area.

(2) All residents over the age of 18 that reside in the Impact Area are eligible for nomination.

(3) The NAC shall consist of nine members, selected as follows:

a. Two Members selected by residents of the Impact Area chosen from the resident nominated candidates;

b. Four Members selected by the Planning Director from the resident nominated candidates, with preference given to individuals the Planning Director expects to be directly impacted by the Tier 1 Project;

c. One Member selected by the Council Member in whose district contains the largest portion of the Impact Area from the resident nominated candidates; and

d. One Member selected by the At-Large Council Members from the resident nominated candidates.

(4) If the Planning Director receives less than nine nominations, the Planning Director may seek out additional nominations from individuals that live outside the Impact Area but within the City Council district or districts where the Tier 1 Project is located.

(5) All actions of the NAC may be taken with the consent of a majority of NAC members serving.

(c) *Engagement with Developer.*

(1) In addition to the meeting required in Subsection (a)(1) of this section, the Planning Director shall facilitate at least one meeting between the NAC and the Developer to allow the NAC to learn more details about the project and to provide an opportunity for the NAC to make Developer aware of concerns raised by the NAC.

(2) City Council by a 2/3 vote of members present or the Planning Director may facilitate additional meetings which the Developer, or the Developer's designee, shall participate in as directed.

(3) As part of community engagement the developer, or their designee, shall be required to meet as directed.

(d) *Community Benefits Report.*

(1) The Planning Director shall provide a Community Benefits Report to City Council regarding the Tier 1 Project prior to the request for any approvals related to the Tier 1 Project.

(2) The Community Benefits Report shall contain:

a. A detailed account of how notice was provided to organize the public meeting;

b. A list of the NAC members, and how they were selected;

c. An itemized list of the concerns raised by the NAC;

d. A method for addressing each of the concerns raised by the NAC, or why a particular concern will not be addressed.

(3) The Planning Director, where possible, shall provide a copy of the Community Benefits Report to the NAC prior to submission to City Council.

(4) To ensure an expeditious community engagement process, the Planning Director, where possible, shall submit the initial Community Benefits Report within six weeks from the date the notice is sent of the public meeting.

(5) The Planning Director shall work with City Council to assure that, to the maximum extent possible, all of the approvals required of City Council may be considered simultaneously and subject to one approval vote.

(6) The Planning Director shall work with other City departments to facilitate that Tier 1 Projects receive expedited City-required approvals.

(a) Development Agreement

(1) All development agreements made between the Developer and the City related to the land transfers or tax abatements associated with a Tier 1 Project shall include the Community Benefits Provision, which shall include:

a. Enforcement mechanisms for failure to adhere to Community Benefits Provision, that may include but are not limited to, clawback of City-provided benefits, revocation of land transfers or land sales, debarment provisions and proportionate penalties and fees; and

b. The procedure for community members to report violations of the Community Benefits Provision to the NAC.

c. The length of time that Annual Compliance Reports as outlined in Subsection (f)(2) of this section, are required to be submitted.

d. Continued community engagement or community meeting requirements.

(2) The Developer shall not be required to enter into a legally binding agreement with any individual or organization other than the City for the express purpose of fulfilling the requirements of this ordinance or other City-mandated community engagement processes.

(3) The Developer may voluntarily enter into any contract or agreement related to the Tier 1 Project that does not pose a conflict of interest with the City.

(f) Enforcement

(1) An Enforcement Committee shall be established to monitor Tier 1 projects.

a. The Enforcement Committee shall be comprised of, at minimum, the following four individuals:

- i. Corporation Counsel for the City of Detroit; or their designee;
- ii. a representative from the Planning and Development Department;
- iii. a representative from the Law Department;
- iv. a representative from the Human Rights Department.

b. In addition to the members of the Enforcement Committee as identified in Subsection (1)a) of this section, the Planning Director may require that other departments participate in the Enforcement Committee as needed.

(2) The Enforcement Committee shall provide a biannual compliance report to the City Council and the NAC for the time period identified in the Community Benefits Provision.

(3) The Planning Director shall facilitate at least one meeting per calendar year between the NAC and the Developer to discuss the status of the Tier 1 Project for the time period identified in the Community Benefits Provision.

(4) The NAC shall review any allegations of violations of the Community Benefits Provision provided to it by the community, and may report violations to the Enforcement Committee in writing.

(5) Upon receipt of written notification of allegations of violation from the NAC, the Enforcement Committee shall investigate such allegations and shall present their written findings to the NAC based upon the following:

a. Whether the Developer is in compliance with the Community Benefits Provision; and

b. How the Community Benefits Provision will be enforced or how violations will be mitigated.

(6) The findings of the Enforcement Committee shall be presented to the NAC no later than 21 days from the date the violations were reported to the Enforcement Committee, unless the need for additional time is reported to City Council and the NAC within the original 21 day time frame.

(7) If the NAC disagrees with the findings of the Enforcement Committee or determines that the Enforcement Committee is not diligently pursuing the enforcement or mitigation steps outlined in its findings, the NAC may send notice to the Enforcement Committee, and the Enforcement Committee shall have 14 days from receipt of notice to respond to the concerns outlined.

(8) If the NAC is not satisfied with the Enforcement Committee's response, the NAC may petition the City Clerk and request that City Council schedule a hearing with opportunity for both the Enforcement Committee and the NAC to present information related to the alleged violations of the Community Benefits Provision and any enforcement or mitigation efforts that have occurred.

(9) If City Council elects to hold a hearing, or based upon the written information submitted, City Council shall determine whether the Enforcement Committee has made reasonable efforts to ensure that the Developer has complied with the Community Benefits Provision.

a. If City Council determines that the Enforcement Committee has made reasonable efforts, City Council shall notify the NAC and the Enforcement Committee of their findings.

b. If City Council finds that the Enforcement Committee has not made reasonable efforts, City Council shall make specific finding to the Enforcement Committee on the steps that need to be taken to comply with the Community Benefits Provision.

i. The Enforcement Committee shall provide City Council and the NAC monthly updates on compliance actions until City Council adopts a resolution declaring that the Developer is in compliance with the Community Benefits Provision or has taken adequate steps to mitigate violations.

ii. City Council may hold additional hearings related to enforcement of the Community Benefits Provision as needed.

Sec. 14-12-4. Tier 2 Projects.

(a) Developers shall:

(1) Partner with the City, and when appropriate, a workforce development agency to promote the hiring, training and employability of Detroit residents consistent with State and Federal Law.

(2) Partner with the Planning Director to address and mitigate negative impact that the Tier 2 Project may have on the community and local residents.

(b) The Developer's commitment as identified in Subsection (a) of this section shall be included in the development agreements related to any land transfers or tax abatements associated with the Tier 2 Project for which the Developer seeks approval.

Section 14-12-5. Exemptions.

The requirements of this ordinance may be waived by resolution of the City Council upon submission by either the Planning Director or the Developer identifying reasons that the requirements of this ordinance are impractical or infeasible and identifying how the Developer will otherwise provide community benefits.

Section 2. All ordinances, or parts of ordinances, that conflict with this ordinance are repealed.

Section 3. This ordinance is declared necessary for the preservation of the public peace, health, safety, and welfare of the People of the City of Detroit.

Section 4. The article added by this ordinance has been enacted as comprehensive local legislation, it is intended to be the sole and exclusive law regarding its subject matter, subject to provisions of state law.

(J.C.C. page):

Passed:

Approved: November 8, 2016

Certified by the Board of

County Canvassers: November 22, 2016

Published: November 29, 2016

Effective: November 29, 2016

JANICE M. WINFREY

Detroit City Clerk

NOTIFICACIÓN DE PROMULGACIÓN DE ORDENANZA
 PARA EL PUEBLO DE DETROIT, MICHIGAN

A través de una iniciativa presentada por una resolución del Consejo de la Ciudad, el pueblo de la ciudad de Detroit adoptó la siguiente ordenanza en la Elección General del 8 de noviembre de 2016:

ORDENANZA NO. 36-16

CAPÍTULO 14. DESARROLLO COMUNITARIO
 ARTÍCULO XII. BENEFICIOS COMUNITARIOS
 POR MEDIO DE LA PRESENTE SE ORDENA A LA GENTE DE LA CIUDAD DE DETROIT QUE

Sección 1. El Capítulo 14 del Código de la Ciudad de Detroit, *Desarrollo comunitario*, es enmendado al añadir el Artículo XII, *Beneficios comunitarios*, que consiste en las Secciones 14-12-1 hasta 14-12-5, según lo siguiente:

CAPÍTULO 14. DESARROLLO COMUNITARIO
 ARTÍCULO XII. BENEFICIOS COMUNITARIOS
 Sección 14-12-1. Propósito; Título.

(a) La Ciudad está comprometida a un alcance y participación comunitarios que promuevan la transparencia y la confianza, aseguren el desarrollo de proyectos en beneficio de la Ciudad de Detroit y promuevan el crecimiento económico y la prosperidad para todos los residentes.

(b) Este artículo será conocido como "Ordenanza de Beneficios Comunitarios de Detroit". Sección 14-12-2. Definiciones.

Provisión de beneficios comunitarios significa el acuerdo hecho por y entre el Director de planificación y el Desarrollador quien específicamente trata los asuntos presentados por el NAC.

Comité de Aplicación significa un comité liderado por el Consejo Corporativo de la ciudad y compuesto por representantes del Departamento de Desarrollo y Planificación, el Departamento Legal, el Departamento de Derechos humanos y otros departamentos relevantes de la ciudad, según lo determinado por el Director de Planificación.

Área de impacto significa un área determinada por el Director de Planificación que incluye a todas las secciones censales o grupos de bloques censales en los que se localiza el Proyecto Tier 1 y cualquier otra área, según lo determinado por el Director de Planificación.

NAC significa Consejo de Consulta Comunitario. Director de Planificación significa al director del Departamento de Planificación y desarrollo de la Ciudad de Detroit, o un miembro del personal del Director de Planificación que trabaje en nombre del Director de Planificación.

Proyecto de Desarrollo Tier 1 significa un Proyecto de desarrollo en la ciudad que se espera incurra en la inversión de setenta y cinco millones de dólares (\$75,000,000) o más durante la construcción de instalaciones, la expansión de operaciones o la renovación de estructuras, en donde el desarrollador del proyecto está negociando el apoyo público para la inversión en una o ambas de las siguientes formas:

(1) Cualquier transferencia al desarrollador de los terrenos propiedad de la ciudad que tienen un valor de mercado acumulativo de un millón de dólares (\$1,000,000) o más (según lo determinado por el asesor de la ciudad o un valuador independiente), sin abrir a subasta y las tasas por debajo de las del mercado (según lo permitido por la ley), o

(2) Provisión o aprobación de la reducción de impuestos u otras provisiones fiscales que reduzcan más de un millón de dólares (\$1,000,000) de impuestos locales que tengan efecto directamente sobre el Desarrollador, pero no incluyan una reducción de impuestos en la Zona Empresarial del Vecindario.

Proyecto de Desarrollo Tier 2 significa un proyecto de desarrollo en la Ciudad que no califica como Proyecto Tier 1 y se espera que incluya la inversión de tres millones de dólares (\$3,000,000) o más,

durante la construcción de instalaciones, para comenzar la expansión de operaciones o la renovación de estructuras, en donde el desarrollador del proyecto está negociando el apoyo público para la inversión en una o ambas de las siguientes formas:

(1) Transferencias de terrenos que tienen un valor de mercado acumulativo de trescientos mil dólares (\$300,000) o más (según lo determinado por el asesor de la ciudad o un valuador independiente), sin abrir a subasta y las tasas por debajo de las del mercado (según lo permitido por la ley), o

(2) Reducción de impuestos que reduzcan más de trescientos mil dólares (\$300,000) de impuestos locales que tengan efecto directamente sobre el Desarrollador, pero no incluyan una reducción de impuestos en la Zona de Empresas del Vecindario.

Sección 14-12-3. Proyectos Tier 1.

(a) *Proceso de Participación Comunitaria para la Reunión Pública*

(1) Antes de enviar una petición al Consejo de la Ciudad para la aprobación de las transferencias de terreno o reducciones de impuestos relacionadas con un Proyecto de Tier 1, el Director de planificación debe tener al menos una reunión pública en el Área de impacto, según es definida en esta Sección.

(2) El Secretario de la ciudad debe enviar un aviso por correo tradicional no menos de 10 días antes de tal reunión a todos los residentes dentro de un radio de trescientos pies del Proyecto Tier 1. La notificación debe incluir:

a. La hora, fecha y ubicación de la reunión pública.
 b. Información general sobre el Proyecto Tier 1.
 c. Una descripción del Área de impacto y la ubicación del Proyecto Tier 1.

d. La información relacionada con los impactos potenciales del Proyecto Tier 1 y las posibles estrategias de mitigación, y

(3) Además del requisito de notificación contenido en la Subsección (2) de esta sección, el Director de planificación debe trabajar con el miembro o miembros del Consejo Distrital quienes representan al distrito o distritos en donde se localiza el Proyecto Tier 1 y al menos un miembro titular del Consejo para asegurar que los residentes, negocios y organizaciones locales, especialmente aquellos localizados en el Área de impacto y aquellos que se van a beneficiar directamente por el Proyecto Tier 1, sean informados de la reunión pública.

(4) En la reunión pública, el Director de planificación presentará información general sobre el Proyecto Tier 1, discutirá formas en las que se anticipa que el Proyecto Tier 1 tendrá impacto sobre la comunidad local y las formas en las que el Desarrollador y el Director de planificación planean tratar o mitigar dichos impactos.

(5) El Consejo de la Ciudad deben nombrar un enlace de la División de Políticas legislativas para monitorear el proceso de participación comunitaria y proporcionar actualizaciones al Consejo de la Ciudad.

(6) El Director de planificación debe proporcionar al enlace notificación de todas las próximas reuniones y actividades asociadas con el proceso de participación comunitaria relacionado con el Proyecto Tier 1.

(b) *Consejo de Consulta Comunitario (NAC)*

(1) El Director de planificación aceptará nominaciones del NAC de cualquier persona que resida en el Área de impacto.

(2) Todos los residentes del Área de impacto mayores de 18 años de edad son elegibles para nominación.

(3) El NAC debe consistir en nuevo miembros seleccionados de la siguiente forma:

a. Dos miembros seleccionados por residentes del Área de impacto, elegidos de los candidatos residentes nominados;

b. Cuatro miembros seleccionados por el Director de Planificación de entre los candidatos residentes nominados con preferencia por los individuos que el Director de Planificación espera que reciban un impacto

directo por el Proyecto Tier 1.

c. Un miembro seleccionado por el miembro del Consejo en cuyo distrito se encuentre la mayor porción del Área de impacto entre los candidatos residentes nominados, y

d. Un miembro seleccionado por todos los miembros del Consejo de entre los candidatos residentes nominados.

(4) Si el Director de Planificación recibe menos de nueve nominaciones, el Director de Planificación puede buscar nominaciones adicionales entre individuos que vivan fuera del Área de impacto, pero dentro del distrito del Consejo de la Ciudad o de los distritos donde se ubica el Proyecto Tier 1.

(5) Todas las acciones del NAC pueden ser tomadas con el consentimiento de la mayoría de los miembros del NAC.

(c) *Compromiso con el Desarrollador.*

(1) Además de la reunión requerida en la Subsección (a) (1) de esta sección, el Director de Planificación deberá facilitar al menos una reunión entre el NAC y el Desarrollador para permitir que el NAC conozca más detalles del proyecto y proporcionar una oportunidad al NAC de dar a conocer al Desarrollador las preocupaciones levantadas por el NAC.

(2) El Consejo de la Ciudad, con votos de 2/3 de los miembros, o el Director de planificación pueden facilitar reuniones adicionales con el Desarrollador, o el designado del Desarrollador,

c. Como parte de la participación de la comunidad se deberá requerir una reunión al Desarrollador o a su designado, según lo indicado.

(d) *Reportes de Beneficios Comunitarios.*

(1) El Director de Planificación deberá proporcionar un Reporte de beneficios comunitarios al Consejo de la Ciudad respecto al Proyecto Tier 1 antes de solicitar cualquier aprobación relacionada con el Proyecto Tier 1.

(2) El Reporte de beneficios comunitarios deberá contener:

a. Un reporte detallado de cómo se proporcionó la notificación para organizar la reunión pública.

b. Una lista de los miembros del NAC y cómo fueron seleccionados.

c. Una lista de las preocupaciones levantadas por el NAC.

d. Un método para tratar cada una de las preocupaciones presentadas por el NAC o por qué no será tratada cierta preocupación.

(3) El Director de Planificación, en donde sea posible, deberá proporcionar una copia del Reporte de beneficios comunitarios al NAC antes de presentarlo al Consejo de la Ciudad.

(4) Para asegurar un proceso de participación comunitario sin problemas, el Director de Planificación, en donde sea posible, deberá enviar el Reporte de beneficios comunitarios inicial dentro de las primeras seis semanas a partir de la fecha en que se envió la notificación de la reunión pública.

(5) El Director de Planificación deberá trabajar con el Consejo de la Ciudad para asegurar que, al mayor grado posible, todas las aprobaciones requeridas del Consejo de la Ciudad pueden considerarse simultáneamente y estar sujetas a la aprobación por un voto.

(6) El Director de Planificación deberá trabajar con otros departamentos de la ciudad para facilitar que los Proyectos Tier 1 reciban aprobaciones aceleradas requeridas por la ciudad.

(e) *Acuerdo de desarrollo.*

(1) Todos los acuerdos de desarrollo hechos entre el Desarrollador y la Ciudad relacionados con la transferencia de terrenos o reducción de impuestos asociados con el Proyecto Tier 1 deben

incluir la Provisión de beneficios comunitarios, que deberá incluir:

a. Los mecanismos de refuerzo por fallas para adherir a la Provisión de beneficios comunitarios, que puede incluir, mas no está limitado a, la recuperación de beneficios provistos por la ciudad, la revocación de transferencia o venta de terrenos, la inhabilitación de provisiones y multas y tarifas proporcionales, y

b. El procedimiento para que los miembros de la comunidad reporten al NAC las violaciones de la Provisión de beneficios comunitarios

c. La cantidad de tiempo en que se requiere que se presenten los Reportes de cumplimiento anuales, según lo descrito en la Subsección (f)(2) de esta sección.

d. Los requisitos de participación comunitaria o reuniones comunitarias.

(2) No se deberá requerir al Desarrollador que entre en un acuerdo legalmente vinculante con cualquier individuo u organización diferente a la ciudad con el propósito expreso de cumplir los requisitos de esta ordenanza u otros procesos de participación comunitaria ordenados por la ciudad.

(3) El Desarrollador puede participar voluntariamente en cualquier contrato o acuerdo relacionado con el Proyecto Tier 1 que no represente un conflicto de intereses con la ciudad.

(f) Refuerzo.

(1) Se deberá establecer un Comité de Aplicación para supervisar los proyectos Tier 1.

a. El Comité de Aplicación deberá incluir, al menos, a los siguientes cuatro individuos:

i. Un Consejero de Cooperación para la ciudad de Detroit, o su designado;

ii. un representante del Departamento de Desarrollo y Planificación;

iii. un representante del Departamento Legal;

iv. un representante del Departamento de Derechos Humanos.

b. Además de los miembros del Comité de Aplicación identificados en la Subsección (1) a de esta sección, el Director de Planificación puede requerir que otros departamentos participen en el Comité de Aplicación según sea necesario.

(2) El Comité de Aplicación deberá proporcionar un reporte de cumplimiento semestral al Consejo de la Ciudad y al NAC durante el período identificado en la Provisión de beneficios comunitarios.

(3) El Director de Planificación deberá facilitar al menos una reunión por año calendario entre el NAC y el Desarrollador para discutir el estado del Proyecto Tier 1 durante el periodo identificando en la Provisión de beneficios comunitarios.

(4) El NAC deberá revisar cualquier alegato de violación de la Provisión de los beneficios comunitarios proporcionado por la comunidad, y puede reportar las violaciones al Comité de Aplicación por escrito.

(5) Después de recibir la notificación por escrito de los alegatos de violación de parte del NAC, el Comité de Aplicación deberá investigar tales alegatos y deberá presentar sus descubrimientos por escrito al NAC basándose en lo siguiente:

a. Si el Desarrollador cumple con la Provisión de beneficios comunitarios; y

b. Cómo se hará cumplir la Provisión de beneficios comunitarios o cómo se mitigarán las violaciones.

(6) Los descubrimientos del Comité de Aplicación deberán presentarse al NAC en no más de 21 días posteriores a la fecha en que fueron reportadas las violaciones al Comité de Aplicación, a menos que la necesidad de tiempo adicional sea reportada al Consejo de la Ciudad y al NAC dentro de los 21 días originales.

(7) Si el NAC no está de acuerdo con los

descubrimientos del Comité de Aplicación o determina que el Comité de Aplicación no persigue diligentemente la aplicación o los pasos de mitigación descritos en sus descubrimientos, el NAC puede enviar una notificación al Comité de Aplicación, y el Comité deberá tener 14 días desde la recepción de la notificación para responder a las preocupaciones descritas.

(8) Si el NAC no está satisfecho con la respuesta del Comité de Aplicación, el NAC puede solicitar al Secretario de la ciudad que el Consejo de la Ciudad programe una audiencia con la oportunidad de que tanto el Comité de Aplicación y el NAC presenten información relacionada con las supuestas violaciones de la Provisión de beneficios comunitarios y cualquier esfuerzo de aplicación o mitigación que hayan ocurrido.

(9) Si el Consejo de la Ciudad elige realizar una audiencia o, según la información escrita presentada, al Consejo de la Ciudad deberá determinar si el Comité de Aplicación ha realizado esfuerzos razonables para asegurar que el Desarrollador haya cumplido con la Provisión de beneficios comunitarios.

a. Si el Consejo de la Ciudad determina que el Comité de Aplicación ha realizado esfuerzos razonables, el Consejo de la Ciudad deberá notificar al NAC y al Comité de Aplicación sus descubrimientos.

b. Si el Consejo de la Ciudad descubre que el Comité de Aplicación no ha realizado esfuerzos razonables, el Consejo de la Ciudad deberá especificar al Comité de Aplicación los pasos necesarios para cumplir con la Provisión de beneficios comunitarios.

i. El Comité de Aplicación deberá proporcionar al Consejo de la Ciudad y al NAC actualizaciones mensuales sobre el cumplimiento de las acciones hasta que el Consejo de la Ciudad adopte una resolución declarando que el Desarrollador cumple con la Provisión de los beneficios comunitarios o ha tomado los pasos adecuados para mitigar las violaciones.

ii. El Consejo de la Ciudad puede llevar a cabo audiencias adicionales relacionadas con la aplicación de la Provisión de beneficios comunitarios según sea necesario.

Sección 14-12-4. Proyectos Tier 2.

(a) Los Desarrolladores deberán:

(1) Asociarse con la ciudad y, cuando sea apropiado, una agencia de desarrollo de fuerza laboral para promover la contratación, entrenamiento y empleabilidad de los residentes de Detroit, en concordancia con las leyes federales y estatales.

(2) Asociarse con el Director de Planificación para tratar y mitigar el impacto negativo que el Proyecto Tier 2 podría tener sobre la comunidad y los residentes locales.

(b) El compromiso del Desarrollador, según lo identificado en la Subsección (a) de esta sección deberá incluirse en los acuerdos de desarrollo relacionados con cualquier transferencia de terrenos o reducciones de impuestos asociados con el Proyecto Tier 2 para los que el Desarrollador busque aprobación.

Sección 14-12-5. Exenciones.

Los requisitos de esta ordenanza se pueden omitir por resolución del Consejo de la Ciudad después de que el Director de Planificación o el Desarrollador presenten las razones que identifiquen que los requisitos de esta ordenanza son imprácticos o no son factibles e identifiquen cómo es que el Desarrollador proporcionará alternativamente los beneficios a la comunidad.

Sección 2. Todas las ordenanzas, o partes de ordenanzas, que entren en conflicto con esta

ordenanza son repelidas.

Sección 3. Esta ordenanza se declara necesaria para la conservación de la paz pública, la salud, la seguridad y el bienestar del pueblo de la ciudad de Detroit.

Sección 4. El artículo añadido por esta ordenanza ha sido promulgado como legislación local integral. Tiene la intención de ser una única y exclusiva ley en cuanto a su asunto, sujeta a provisiones de la ley estatal.

(J.C.C. página)

Pasado:

Aprobado: 8 de noviembre de 2016

Certificado por la Junta de Colportores del

Condado: 22 de noviembre de 2016

Publicado: 29 de noviembre de 2016

Efectivo: 29 de noviembre de 2016

JANICE M. WINFREY
Secretaria de la Ciudad

Appendix 2.

TIER 1 CBO DETERMINATION



**PLANNING AND
DEVELOPMENT DEPARTMENT**Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 808
Detroit, Michigan 48226Phone 313-224-1339
www.detroitmi.govFebruary 11th, 2021Seth Herkowitz, Partner
Oxford Perennial Corktown PropCo
32300 Northwestern Hwy, Suite 230
Farmington Hills, MI 48334Re: PDD Receipt and Agreement with Request to Determine Development Project Status Under the
Detroit Community Benefits Ordinance

Dear Mr. Herkowitz,

This letter is to acknowledge receipt on January 19th, 2021 by the Planning and Development Department (PDD) of Oxford Perennial Corktown PropCo's Request for a Community Benefits Project Determination concerning the Corktown Apartments Project (Name TBD). After reviewing the documentation submitted, PDD agrees that the proposed project meets the investment and tax abatement thresholds to qualify as a Tier 1 development under Detroit's Community Benefits Ordinance (CBO).

PDD is prepared to move forward with the public engagement process required by the ordinance for this project. Please review the attached CBO Checklist as these items will need to be completed and submitted to the Detroit Economic Growth Corporation and/or PDD prior to mailing notice for the first public CBO meeting. We look forward to working together with your team throughout this process.

Sincerely,

Katharine G. Trudeau
Acting Director, Planning and Development

Enclosure: CBO Checklist

CC: Amanda Elias, Mayor's Office
Aaron Goodman, Planning and Development
Marcell Todd, City Planning Commission
Nevan Shokar, Detroit Economic Growth Corporation

Appendix 3.
LEGAL MEETING NOTICE
AND
PUBLIC MEETING FLYER



For future meetings schedule and all project info visit / Para el calendario de reuniones futuras y toda la información del proyecto, visita: WWW.DETROITMI.GOV/MICHIGAN-CHURCH

The City of Detroit invites you to attend the **COMMUNITY BENEFITS PUBLIC MEETINGS FOR**

MICHIGAN AND CHURCH STREET PROJECT

La ciudad de Detroit le invita a participar de la **REUNIÓN PÚBLICA DE BENEFICIOS COMUNITARIOS PARA EL:**

1ST MEETING / 1ER REUNIÓN
THURSDAY MARCH 11, 2021
JUEVES 11 DE MARZO, 2021
6:00PM TO 7:30PM

2ND MEETING / 2DA REUNIÓN
THURSDAY MARCH 18, 2021
JUEVES 18 DE MARZO, 2021
6:00PM TO 7:30PM

Information on CBO process and Project Introduction presented at both Meetings (and 2 additional dates at request of the CBO) and introduction of project to presenters at the meetings 1 & 2

ADVANCE REGISTRATION REQUIRED / ES NECESARIO REGISTRARSE CON ANTELACIÓN

Join Online / Únete en línea:
<http://bit.ly/Michigan-ChurchCBO>
OR dial by phone / O marcar por teléfono:
 +1 312 626 6799
Meeting ID / ID. de reunión:
 853 3838 362



Following CDC guidelines during the COVID-19 pandemic, all public CBO meetings will take place virtually through Zoom. Seguendo las pautas de los CDC durante la pandemia COVID-19, todos los reuniones de CBO se llevarán a cabo virtualmente a través de Zoom. With extreme care of safety concerns, the City of Detroit will provide live-stream services of public meetings, including language translation and real-time ADA accommodations. Please contact the 31st District, Planning and Community Department at 312-626-4800, through the 311 number 311, or email community@detroit.gov to schedule these services. *Mediante medidas de seguridad que garantizan la salud pública, la Ciudad de Detroit ofrecerá servicios de transmisión en vivo de reuniones públicas, con servicios de traducción de idiomas y de accesibilidad en tiempo real. Póngase en contacto con el Departamento de Planeación y Beneficios Comunitarios al 312-626-4800, o llame al número 311, o envíe un correo electrónico a community@detroit.gov para programar o solicitar estos servicios.*

City of Detroit
 Planning and Development Department
 2 Woodward Avenue, Suite 808
 Detroit, MI 48226

LEGAL MEETING NOTICE

TO RESIDENTS LIVING WITHIN NOTICE AREA: Community Benefits Public Meeting for Michigan and Church Street Project prepared at 1611 MICHIGAN AVE. and 1501 CHURCH ST

AVISO DE REUNION LEGAL

A LOS RESIDENTES QUE VIVEN DENTRO DEL ÁREA DE NOTIFICACIÓN: Reunión Pública de Beneficios Comunitarios de Michigan and Church Street Project preparada en 1611 MICHIGAN AVE. y 1501 CHURCH ST.

IMPACT AREA: The project impact area is located in Corktown, Detroit and comprises the entirety of Census Tract 5214. It is bound by I-75 on the North, M-10, 6th St on the East, Porter St, Labrosse St, Bagley St, and the Norfolk Southern Railroad Tracks on the South, and I-96/75 on the West.

IMPACT AREA: El área de impacto del proyecto está ubicada en Corktown, Detroit y comprende la totalidad del área de censo 5214. Está delimitada por la I-75 al norte, la M-10 y 6th St. al este, Porte St, Labrosse St, Bagley St y las vías del ferrocarril Norfolk Southern al sur, y la I-96/75 al oeste.



Important Notice: Your address is located within the designated notice area of the Michigan and Church Street Project. Please open this Mailer for Details

Notificación importante: Su dirección se encuentra dentro del área de notificación designada del proyecto de desarrollo de Michigan and Church Street Project. Abra este correo para conocer los detalles.

Please read this important notice for information about community benefits and other impacts that may affect you.

WHAT IS DETROIT'S COMMUNITY BENEFIT ORDINANCE? The Community Benefits Ordinance (ORDINANCE NO. 35-16) is a law that requires developers to proactively engage with the community to identify community benefits and address potential impacts of certain development projects. The ordinance was approved by Detroit voters in 2016.

The project's Impact Area was determined by the Planning & Development Department. As per the Community Benefits Ordinance (CBO), a nine (9) member Neighborhood Advisory Council (NAC) will be established for this community benefits process. Any Detroit resident who lives in the Impact Area and is over the age of 18 is eligible to serve on the Neighborhood Advisory Council.

Members of the NAC are expected to attend all scheduled public meetings during the CBO process, consisting of at least 5 meetings over a period of 2-3 months. Attend the first CBO meeting on March 11th to learn more about this project and how you can participate in this public process. During the second CBO Meeting on March 18th, 2 NAC members will be elected by Impact Area Residents.

For more information, visit www.detroitmi.gov/michigan-church or contact Aaron Goodman at goodmana@detroitmi.gov

GENERAL INFORMATION FOR PROPOSED TIER 1 CBO DEVELOPMENT: MICHIGAN AND CHURCH STREET PROJECT

The Developer ("Oxford Perennial"), which consists of Oxford Capital, Hunter Pasteur and the Forbes Company, has placed under contract and/or acquired several parcels in the Corktown Neighborhood. Site 1 is located at 1611 Michigan Avenue and Site 2 is located at 1501 Church Street. Oxford Perennial intends to develop a mixed use, 188 unit apartment complex with 12,451 SF of retail space, 7 Townhomes, 46 surface level spaces and 401 space parking garage.

Site 1 will consist of a 188 unit apartment building of which 20% of the units will be affordable to those earning no more than 80% of Area Median Income (\$50,240 or less for a two-person household). Units will range in size from 490SF to 1,188SF and will include a mix of studio, 1 bedroom and 2 bedrooms. Fronting Michigan Avenue, the ground level of the apartment building will contain 9,385 SF of retail space. At the corner of 10th Street and Church, 7 Townhomes will front Church Street. The Townhomes will range from 2,236 to 2,731 SF and include 2 and 3 bedrooms. Site 2 will consist of a 3 story, 401 space parking garage. 3,066 SF of retail is also planned for the corner of Church and Trumbull.

The project seeks full governmental approvals by the third quarter of 2021 with a goal to commence construction by the fourth quarter of 2021.

Anticipated Project Impacts: The NAC will work directly with the developer and establish community benefits, which are included in the final development agreement approved by the Detroit City Council. The City of Detroit is aware of and acknowledges expressed community concerns related to this project in the following areas:

Construction

- Noise, dust, and demolition of any existing structures
-Street and sidewalk closures
-Construction hours and equipment staging

Site Design and Vehicular Traffic

- Public Access to available parking
-Site connectivity, traffic flow, and vehicular access through site
-Building Impact on Michigan Ave. corridor; pedestrian experience, public transit and Traditional Main Street Overlay

Jobs

- Jobs created and access to jobs for Detroiters
-Hiring / prioritizing Detroit-based sub-contractors

Housing and Retail

- New market rate and affordable housing units in the neighborhood
-Access to retail space for local and small businesses
-Attracting retail businesses that meet the needs of neighborhood

Lea este aviso importante para obtener información acerca de los beneficios para la comunidad y otros impactos que pueden afectarle.

¿QUÉ ES LA ORDENANZA DE BENEFICIOS COMUNITARIOS DE DETROIT?

La Ordenanza de Beneficios Comunitarios (ORDENANZA N° 35-16) es una ley que exige que los promotores inmobiliarios se comprometan de forma proactiva con la comunidad para identificar los beneficios comunitarios y abordar los posibles impactos de ciertos proyectos de desarrollo. La ordenanza fue aprobada por los votantes de Detroit en 2016.

El área de Impacto del proyecto estuvo determinada por el Departamento de Planificación y Desarrollo. De conformidad con la Ordenanza de Beneficios Comunitarios (CBO, por su sigla en Inglés), se establecerá un Consejo Asesor Vecinal (NAC, por su sigla en Inglés) de nueve (9) miembros para este proceso de beneficios comunitarios. Todo residente de Detroit que viva en la zona de Impacto y sea mayor de 18 años puede formar parte del Consejo Asesor Vecinal.

Se espera que los miembros del NAC asistan a todas las reuniones públicas programadas durante el proceso de la CBO, consistentes en al menos 5 reuniones durante un periodo de 2 a 3 meses. Asista a la primera reunión de la CBO el 11 de marzo para saber más acerca de este proyecto y la forma en que puede participar en este proceso público. Durante la segunda reunión de la CBO el 18 de marzo, los residentes del área de Impacto elegirán a 2 miembros del NAC.

Para obtener más información, ingrese a www.detroitmi.gov/michigan-church o póngase en contacto con Aaron Goodman en goodmana@detroitmi.gov

INFORMACIÓN GENERAL PARA EL PROYECTO DE CONFORMIDAD CON LA CBO DE NIVEL 1 PROPUESTO: MICHIGAN AND CHURCH STREET PROJECT

El desarrollador ("Oxford Perennial"), que consta de Oxford Capital, Hunter Pasteur y Forbes Company, ha firmado un contrato y/o ha adquirido varias parcelas en el barrio de Corktown. La parcela 1 está situada en 1611 Michigan Avenue y la parcela 2 en 1501 Church Street. Oxford Perennial tiene la intención de desarrollar un complejo de apartamentos de uso mixto de 188 unidades con 12,451 pies cuadrados de espacio comercial, 7 casas adosadas, 46 espacios de superficie y un garaje de 401 espacios de estacionamiento.

El sitio 1 consistirá en un edificio de apartamentos de 188 unidades, de las cuales el 20% serán accesibles para aquellos que no ganen más del 80% del ingreso medio del área (\$50,240 o menos para un hogar de dos personas). El tamaño de las unidades oscilará entre 490 pies cuadrados y 1,188 pies cuadrados e incluirá una combinación de apartamentos tipo estudio, de 1 y 2 dormitorios. La planta baja del edificio de apartamentos, que da a la Avenida Michigan, tendrá 9,385 pies cuadrados de espacio comercial. En la esquina de 10th Street y Church, 7 casas darán a Church Street. Las casas oscilarán entre 2,236 y 2,731 pies cuadrados e incluirán 2 y 3 dormitorios. El sitio 2 consistirá en un garaje de 3 pisos y 401 espacios de estacionamiento. También se han previsto 3,066 pies cuadrados de tiendas en la esquina de Church y Trumbull.

El proyecto busca la aprobación gubernamental completa para el tercer trimestre de 2021 con el objetivo de comenzar la construcción para el cuarto trimestre de 2021.

Impactos previstos del proyecto: El NAC trabajará directamente con el promotor y establecerá los beneficios para la comunidad, que se incluyen en el acuerdo de desarrollo final aprobado por el ayuntamiento de Detroit. La ciudad de Detroit está al tanto y reconoce las preocupaciones que ha expresado la comunidad en relación con este proyecto en las siguientes áreas:

Construcción

- Ruido, polvo y demolición de las estructuras existentes
-Cierre de calles y aceras
-Horarios de construcción y ubicación de los equipos

Diseño del sitio y tráfico de vehículos

- Acceso público a los espacios de estacionamiento disponibles
-Conectividad del sitio, flujo de tráfico y acceso de vehículos a través del sitio
-impacto de la construcción en el corredor de la Avenida Michigan: experiencia peatonal, tránsito público y la designación de zonificación conocida como Traditional Main Street Overlay (Aspecto de la calle principal tradicional)

Empleos

- Empleos creados y acceso a empleos para los habitantes de Detroit
-Contratación / priorización de subcontratistas de Detroit

Vivienda y comercio minorista

- Nuevas viviendas a precio de mercado y asequibles en el barrio
-Acceso a espacios comerciales para los negocios locales y pequeños
-Atracción de negocios minoristas que atiendan a las necesidades del barrio



The City of Detroit invites you to attend the
COMMUNITY BENEFITS PUBLIC MEETINGS FOR
MICHIGAN AND
CHURCH STREET
PROJECT

SCHEDULE OF CBO MEETINGS

All meetings take place from 6:00pm to 7:30pm
Thursday March 18th - Project Introduction and
 Election of 2 Neighborhood Advisory Council
 (NAC) Members
Thursday April 1st
Thursday April 15th
Thursday April 29th

***Schedule subject to change. Please visit**
www.detroitmi.gov/michigan-church **for all**
updates and project information.

**GENERAL INFORMATION FOR PROPOSED
 TIER 1 CBO DEVELOPMENT: MICHIGAN AND
 CHURCH STREET PROJECT**

The Developer ('Oxford Perennial'), which consists of Oxford Capital, Hunter Pasteur and the Forbes Company, has placed under contract and/or acquired several parcels in the Corktown Neighborhood. Site 1 is located at 1611 Michigan Avenue and Site 2 is located at 1501 Church Street. Oxford Perennial intends to develop a mixed use, 188 unit apartment complex with 12,451SF of retail space, 7 Townhomes, 46 surface level spaces and a 401 space parking garage.

WHERE

Due to COVID-19 related restriction on in-person public gatherings, all public CBO meetings will take place virtually through Zoom.

To attend please register in advance at:
<http://bit.ly/Michigan-ChurchCBO>
 OR dial by phone:
 +1 312 626 6799
 Meeting ID: 853 3838 3620



IMPACT AREA:

The project impact area is located in Corktown, Detroit and comprises the entirety of Census Tract 5214. It is bound by I-75 on the North; M-10, 6th St on the East; Porter St., Labrosse St., Bagley St., and the Norfolk Southern Railroad Tracks on the South; and I-96/I-75 on the West.



City of Detroit
Planning & Development Department
www.detroitmi.gov/pdd

With advance notice of seven calendar days, the City of Detroit will provide interpreter services at public meetings, including language translation and reasonable ADA accommodations. Please contact the Civil Rights, Inclusion and Opportunity Department at 313-224-4950, through the TTY number 711, or email crio@detroitmi.gov to schedule these services.



La ciudad de Detroit le invita a participar de la REUNIÓN PÚBLICA DE BENEFICIOS COMUNITARIOS PARA EL:

MICHIGAN AND CHURCH STREET PROJECT

PROGRAMA DE REUNIONES DE CBO

Todas las reuniones tienen lugar de 6:00 p.m. a 7:30 p.m.

Jueves 18 de marzo - Presentación del proyecto y elección de 2 miembros del Consejo Asesor Vecinal (NAC, por su sigla en inglés)

Jueves 1 de abril

Jueves 15 de abril

Jueves 29 de abril

*** El horario puede cambiar. Visite**

www.detroitmi.gov/michigan-church **para obtener todas las actualizaciones e información del proyecto.**

INFORMACIÓN GENERAL PARA EL PROYECTO DE CONFORMIDAD CON LA CBO DE NIVEL 1 PROPUESTO: MICHIGAN AND CHURCH STREET PROJECT

El desarrollador ("Oxford Perennial"), que consta de Oxford Capital, Hunter Pasteur y Forbes Company, ha firmado un contrato y/o ha adquirido varias parcelas en el barrio de Corktown. La parcela 1 está situada en 1611 Michigan Avenue y la parcela 2 en 1501 Church Street. Oxford Perennial tiene la intención de desarrollar un complejo de apartamentos de uso mixto de 188 unidades con 12,451 pies cuadrados de espacio comercial, 7 casas adosadas, 46 espacios de superficie y un garaje de 401 espacios de estacionamiento.

DÓNDE

Debido a las restricciones relacionadas con el COVID-19 para las reuniones públicas presenciales, todos los Las reuniones de CBO se llevarán a cabo virtualmente a través de Zoom.

Para asistir, regístrese con anticipación en:

<http://bit.ly/Michigan-ChurchCBO>

O marcar por teléfono:

+1 312 626 6799

ID. de reunión: 853 3838 3620



IMPACT AREA:

El área de Impacto del proyecto está ubicada en Corktown, Detroit y comprende la totalidad del área de censo 5214. Está delimitada por la I-75 al norte; la M-10 y 6th St. al este; Porte St., Labrosse St., Bagley St. y las vías del ferrocarril Norfolk Southern al sur; y la I-96/I-75 al oeste.



City of Detroit
Planning & Development Department
www.detroitmi.gov/pdd

Mientras notificación con siete días corridos de anticipación, la Ciudad de Detroit ofrece servicios de interpretación en las reuniones públicas, que incluyen la traducción de idiomas y las adaptaciones razonables de la ADA. Pídanse en contacto con el Departamento de Derechos Civiles, Inclusión y Oportunidad, llamando al 313-224-4200 o través del número TTY 781, enviando un correo electrónico a ciudad@detroitmi.gov o ingresando a www.detroitmi.gov/tty781 para programar estos servicios.

Appendix 4.

CBO PUBLIC MEETING SCHEDULE

Utilization of Virtual Meetings during COVID-19 Pandemic

Following CDC guidelines limited in-person public gatherings, all public CBO meetings took place virtually through Zoom, and all materials were posted at www.detroitmi.gov/michigan-church and distributed electronically. Hard copies of materials were available upon request.

Meeting Link and Registration for all CBO Public Meetings

Meeting Registration Link: <http://bit.ly/Michigan-ChurchCBO>

Dial-in by phone: +1 312 636 6799 - Meeting ID: 853 3838 3620

To allow for effective communication and follow-up, meeting participants were asked to register to join the Zoom meetings. Over the course of the CBO process, 244 unique individuals registered and 177 attended at least one of the CBO public meetings (excluding City staff and Development team).

CBO Public Meetings

- Thursday March 11, 2021 at 6pm - Introduction of project and CBO process
- Thursday March 18, 2021 at 6pm - Introduction of project and CBO process; Election of 2 community selected members of the Neighborhood Advisory Council (NAC)
- Thursday April 1, 2021 at 6pm - 1st convening of NAC and presentation of project details and financial incentives
- Thursday April 15, 2021 at 6pm - Continued Developer and NAC Discussion
- Thursday April 29, 2021 at 6pm - NAC presentation of project impacts and proposed community benefits/mitigations
- Thursday May 13, 2021 at 6pm - Developer presentation of the response to project impacts and proposed community benefits/mitigations

Appendix 5.

CBO PUBLIC MEETING RECAPS

Michigan and Church CBO Meeting #1: Thursday March 11, 2021 at 6pm

Zoom Meeting Registration: <http://bit.ly/Michigan-ChurchCBO>

Join by phone: +1 312 636 6799 - Enter Meeting ID: 853 3838 3620

Number of attendees: 69 (excluding City staff and Development team)

Meeting Presentation Slides: <https://detroitmi.gov/document/michigan-and-church-st-cbo-meeting-presentation>

Meeting Recording available at: https://cityofdetroit.zoom.us/rec/share/-DjmmtE_1NBIfBEppjpd6ciEqMJyd9BauCf4gvja9MJJY8Tsrp-gZZGQ5oSUQmLC.xk75qViDiLQv-7ht?startTime=1615501976000

MEETING AGENDA + SUMMARY

- Agenda Overview + Team Introductions
- Presentation of CBO Process + Q & A
 - *Aaron Goodman (PDD) presented overview of the Tier 1 CBO process.*
 - *Eva Torres (DON) moderated Q & A*
- Michigan and Church Street Project Presentation
 - *Seth Herkowitz (Hunter Pasteur) gave overview of proposed development project.*
- General Q & A
 - *Eva Torres (DON) moderated Q & A*
- Councilmember Announcements
 - *Stephen Grady (Office of Council President Jones) spoke to the role and importance of serving on the NAC.*
 - *Councilmember Raquel Castañeda-López announced and invited all to a training for prospective NAC members on March 16th.*
- Resident Interest for Serving on the NAC
 - *Vince Keenan (DON) presented overview of NAC roles and responsibilities.*
 - *Impact Area residents interested in being on the NAC were asked to introduce themselves and give a brief statement on why they wish to serve.*
- Next Steps
 - *Information about next meeting and how to access materials.*
 - *Potential NAC candidates were advised that they must attend March 18th meeting to be considered.*

Michigan and Church CBO Meeting #2: Thursday March 18, 2021 at 6pm

Zoom Meeting Registration: <http://bit.ly/Michigan-ChurchCBO>

Join by phone: +1 312 636 6799 - Enter Meeting ID: 853 3838 3620

Number of attendees: 78 (excluding City staff and Development team)

Meeting Presentation Slides: <https://detroitmi.gov/document/michigan-and-church-st-cbo-meeting-2-presentation>

Meeting Recording available at:

<https://cityofdetroit.zoom.us/rec/share/0AaHmKotrsCxMq2kvyz3dy9U7nSiHQet9qEiCnO-zaETO4s8GnpuPNXvoPqks115.84e29vMUI4KFMrJN?startTime=1616104170000>

MEETING AGENDA + SUMMARY

- Agenda Overview + Team Introductions
- Presentation of CBO Process + Q & A
 - Aaron Goodman (PDD) presented overview of the Tier 1 CBO process.
 - Vince Keenan (DON) reviewed NAC roles and responsibilities.
- NAC Candidate Statement + Election
 - Aaron Goodman (PDD) describes nomination and online voting process
 - Vince Keenan (DON) facilitated NAC candidates' statements.
 - 15 NAC candidates identified themselves gave a statement.
 - Amanda Elias (Mayor's Office) verified each candidate's address and eligibility. 13 Impact Area residents were deemed eligible and recorded on the ballot.
 - Attendees voted via online google form. Those who needed technical assistance were able to vote in a Zoom breakout room assisted by Jermaine Ruffin (PDD) and Keyontay Humphries (Office of Councilmember Castañeda-López) and observed by Jacqueline Hernandez and David Sanchez volunteer attendee observers.
 - 52 total votes were cast
 - At conclusion of voting, designated vote counters and observers entered a Zoom breakout room to validate the election results.

- o *Participants in this process were: Aaron Godman (PDD) Kevin Schronce (PDD), Amanda Elias (Mayor's Office), Vince Keenan (Department of Neighborhoods), Linda Wesley (Office of Council President Jones), Jalen Jennings (Office of Councilmember Ayers) Keyontay Humphries (Office of Councilmember Castañeda-López). Additionally the 2 volunteer attendee observers were Jacqueline Hernandez and David Sanchez.*
 - *To validate the election, vote counters and observers in the Zoom breakout room reviewed vote totals and removed any ineligible votes.*
 - *After removing ineligible votes, 48 valid Impact Area residents' votes recorded.*
 - *Based on the valid votes recorded, all present reached a consensus about the final election result.*
- *Michigan and Church Street Project Presentation*
 - o *While election results were validated, Seth Herkowitz (Hunter Pasteur) gave overview of proposed development project.*
- *Election Results*
 - o *Election results for two community selected NAC members announced:*
 - *Debra Walker*
 - *Hilliard Hampton III*
- *Next Steps*
 - o *Schedule for the announcement of remaining NAC member appointments.*
 - o *Information about next meeting and how to access materials.*

Michigan and Church CBO Meeting #3: Thursday April 1, 2021 at 6pm

Zoom Meeting Registration: <http://bit.ly/Michigan-ChurchCBO>

Join by phone: +1 312 636 6799 - Enter Meeting ID: 853 3838 3620

Number of attendees: 43 (excluding City staff and Development team)

Meeting Presentation Slides: <https://detroitmi.gov/document/michigan-church-street-presentation-april-1st-meeting>

Meeting Recording available at:

https://cityofdetroit.zoom.us/rec/share/nHgg_RPXW17VHdCi7bVnLqNoz2drGAzt-8RCssNJ64luZh9skOelrMCh_jCoT8JAf7VAjzdkyb9v4E5o?startTime=1617312840000

MEETING AGENDA + SUMMARY

- Neighborhood Advisory Council (NAC) Introductions
 - Aaron Goodman (PDD) and Jermaine Ruffin (PDD) reviewed NACB role and responsibilities.
 - NAC members introduced themselves.
- Economic Benefit and Tax Incentives for Project + Q & A
 - Nevan Shokar (DEGC) presented the Project's requested taxB abatement and the DEGC net benefit analysis.
 - Cora Capler (DBRA) presented the Project's requested BrownfieldB TIF.
 - NAC moderated Q & A and discussion.
- Michigan and Church Street Project Presentation
 - Randy Wertheimer (Hunter Pasteur) and John Rutledge (Oxford Capital) introduced development team and facilitated detailed presentation of project.
 - Andy West (Elkus Manfredi) presented architectural and design details.
 - Michael Marks (Giffels Webster) presented on infrastructure improvements, streetscape landscaping, and engineering details.
 - Jeff Jozwiak (Norcon) presented construction plan and mitigation strategy.
- NAC Q & A
 - NAC moderated Q & A and discussion
- General Q & A
 - Aaron Goodman (PDD) moderated Q & A

Michigan and Church CBO Meeting #4: Thursday April 15, 2021 at 6pm

Zoom Meeting Registration: <http://bit.ly/Michigan-ChurchCBO>

Join by phone: +1 312 636 6799 - Enter Meeting ID: 853 3838 3620

Number of attendees: 75 (excluding City staff and Development team)

Meeting Presentation Slides: <https://detroitmi.gov/document/nac-presentation-april-15th-meeting>

Meeting Recording available at: <https://cityofdetroit.zoom.us/rec/share/H-WZwn6bRt-up2oSjWuZS0WMw3Gw9x4HsZxqCFKX8gcoW-Q5pgWE-NCINkHahMmkLcztGobSrfB5V6Qc?startTime=1618522944000>

MEETING AGENDA + SUMMARY

- Historic District Commission Process
 - *Director of Historic Preservation Garrick Landsberg (PDD) presented on the Historic District Commission process as it relates to the Michigan and Church Street project.*
- NAC Q & A for City Departments: *At the request of the NAC the following City staff attended to address issues and questions about the project related to their jurisdiction and expertise:*
 - *Helen-Marie Sharpley (PDD) answered questions about Traditional Main Street Overlay and Zoning requirements.*
 - *Caitlin Malloy-Marcon (DPW) answered questions about traffic calming, mobility, and streetscapes.*
 - *Randy Hargraves (BSEED) answered questions about construction site regulations, mitigation, and enforcement.*
- Neighborhood Advisory Council (NAC) Engagement Process & Community Input
 - *NAC reported on additional meetings they hosted and the request for community input via the survey.*
- Storage Building Scenarios
 - *Seth Herkowitz (Hunter Pasteur) presented revised plan for the Project's parking garage which included a partial save of the Downtown Storage Building and the resulting reduction in garage parking spaces.*
- NAC Q & A: *NAC moderated Q & A and discussion*
- General Q & A: *Jermaine Ruffin (PDD) moderated Q & A*

Michigan and Church CBO Meeting #5: Thursday April 29, 2021 at 6pm

Zoom Meeting Registration: <http://bit.ly/Michigan-ChurchCBO>

Join by phone: +1 312 636 6799 - Enter Meeting ID: 853 3838 3620

Number of attendees: 40 (excluding City staff and Development team)

Meeting Presentation Slides: <https://detroitmi.gov/document/michigan-and-church-st-cbo-meeting-5-presentation>

Meeting Recording available at: https://cityofdetroit.zoom.us/rec/play/RT-zNUY59vwi4i8lk3v5Hk5XUujCuX9qErJhIJEcu3w76AeUwleUhmjjuclfjVNVxdL8EALl15XGoAXxP.lBx8dIKZaWQwaA6V?startTime=1619732509000&x_zm_rtaid=DytyZkWTunXbu3-h3j2w.1620066666204.ed992db4d3140f5d199ccfb84563f954&x_zm_rhtaid=825

MEETING AGENDA + SUMMARY

- Neighborhood Advisory Council (NAC) Engagement Process & Presentation of Impacts
 - *NAC presented their neighborhood engagement and feedback gathering activities – and how it informed the community impacts identified.*
 - *NAC presented community impacts and requests to the Development team.*
 - *NAC requested Developer response to impacts by May 3rd.*
- NAC Q & A & Discussion: *NAC moderated Q & A and discussion*
- General Q & A: *Vince Keenan (DON) moderated Q & A*

Michigan and Church CBO Meeting #6: Thursday May 13, 2021 at 6pm

Zoom Meeting Registration: <http://bit.ly/Michigan-ChurchCBO>

Join by phone: +1 312 636 6799 - Enter Meeting ID: 853 3838 3620

Number of attendees: 46 (excluding City staff and Development team)

Meeting Presentation Slides: <https://detroitmi.gov/document/michigan-and-church-st-cbo-meeting-6-presentation>

Meeting Recording available at: https://cityofdetroit.zoom.us/rec/share/rLQZl-5hdUfC86xuG6AKLwP4bX8Y6EVGdzYekNiNG6GV1Uw6gKlhi-1350CoGSOR.8_MQsgKQmDwaylkl?startTime=1620942387000

MEETING AGENDA + SUMMARY

- Introduction + CBO Process Review
 - Aaron Goodman (PDD) reviewed CBO process to date. NAC members reviewed their engagement activities.
- Developer Commitments in Response to Community Impacts
 - Seth Herkowitz (Hunter Pasteur) presented the Developer's response and commitments relative to the community impacts identified by the NAC.
- NAC Q & A + Discussion
 - NAC discussed remaining concerns with Developer regarding neighborhood parking issues, alley design and maintenance, local business support, local hiring, traffic flow, and continued community engagement.
 - Developer addressed above issues and agreed to extend the timeframe for continued community updates regarding the project.
 - City of Detroit PDD committed to facilitating a neighborhood parking workgroup and future planning activities on 10th Street.
- General Q & A: Jermaine Ruffin (PDD) moderated General Q & A
- NAC Resolution in Support of Community Benefits Provision
 - Motion by NAC member to delay vote and add an additional CBO meeting failed.
 - NAC members voted unanimously for a resolution to support the Community Benefits Provision as amended.

Appendix 6.

Neighborhood Advisory Council Activities and Community Engagement

NAC Orientation Workshop

Following the election of the two community selected Neighborhood Advisory Council (NAC) members at the March 18th CBO meeting, the remaining members of the NAC were appointed by City Council members and the Planning and Development Department (PDD). PDD hosted a **NAC Orientation Workshop on Tuesday March 30th at 6:30pm** attended by all NAC members as well as PDD, the Department of Neighborhoods, and representatives of City Council offices.

NAC Led Community Engagement

In an effort to gain further feedback from their Corktown neighbors, the NAC engaged in a number of outreach and engagement activities outside of the City-led meetings. Towards this end, the NAC hosted 6 additional community meetings via Zoom with the opportunity for public comment. The NAC established a public email address for collecting comments, and posted information and documents via a publicly accessible shared drive linked on the [Michigan and Church St. CBO website](https://detroitmi.gov/michigan-church) at <https://detroitmi.gov.box.com/s/75a6leoz4u139gbhx23jfisy4qj7ns16>.

The NAC also created a community priorities survey. The survey was distributed electronically as well as with over 1,200 paper copies delivered to door to door by NAC members. Drop-off locations were established at local businesses for completed paper surveys. The survey was open between April 12 and April 19, 2021 and received 75 responses. The NAC recorded over 320 comments and ideas received via their community meetings, emails, and the surveys and used that feedback to generate the project impact list submitted to the developer on April 29, 2021. The full NAC log of community comments and draft impacts is available at: <https://detroitmi.gov.box.com/s/xbm94knamzgj5ydbsic3zjbr7b9qOie8>.

PDD staff supported the NAC in their efforts by facilitating printing and distribution of the survey, sending notification of NAC meetings, and attending all meetings to provide relevant information as well as logistical support.

NAC Hosted Community Meetings

All NAC hosted meeting links were made publicly available and meeting recordings are posted at www.detroitmi.gov/michigan-church

- Wednesday April 7, 2021 at 6pm – *NAC meeting to develop internal structure / process, plan for neighborhood engagement, and collect community feedback*
- Wednesday April 14, 2021 at 6pm – *NAC Members Meeting*
- Tuesday April 20, 2021 at 6pm - *NAC Members Meeting*
- Wednesday April 28, 2021 at 6pm - *NAC Members Meeting*
- Wednesday May 5, 2021 at 6pm - *NAC Members Meeting*

Michigan and Church Street NAC Community Input Survey (Printed Copy)

Dear Corktown Neighbors,

The Michigan and Church Street Neighborhood Advisory Council (NAC) is currently collecting neighborhood feedback as part of the Community Benefits Ordinance (CBO) Process for a proposed development of a mixed-use, 188 unit apartment complex with 12,451 square feet of retail space, 7 Townhomes, 46 surface level spaces, and a 401 space parking garage.

Contact the Michigan and Church Street NAC at: MichiganChurchStNAC2021@gmail.com

Additional detail on the project can be found on the Michigan and Church Street page of the City of Detroit Website: www.detroitmi.gov/michigan-church



Get Involved! Public CBO Meetings will take place on the following Thursdays at 6pm: April 15th, April 19th, & May 13th (if necessary). These meetings take place via Zoom and can be accessed at: <https://bit.ly/Michigan-ChurchCBO> OR to join by phone, call 1-312-626-6799 and Enter Meeting ID: 853 3838 3620

So far, the NAC has heard comments that fall into the below categories. The purpose of this survey is to expand our understanding of what matters most to members of our community.


1. Historic Building Preservation (e.g., restoring and reactivating historic building)
2. Maintaining/Enhancing Neighborhood Character (e.g., contain height of building, aesthetic concerns, minimize noise and light pollution, beautify corners)
3. Parking (e.g., # of parking spaces, preservation of resident parking)
4. Affordable Housing (e.g., less than 80% AMI, more units, use of storage building)
5. Environmental Concerns (e.g., contamination, recycling, EV charging)
6. Traffic Impact on Neighborhood Safety/Walkability (e.g., future traffic analysis, protection of bike lanes, ingress/egress off Trumbull, speed bumps, stop signs)
7. Use of Retail Space (e.g., preference for local businesses, ideal business types, use of storage building)
8. Option for Neighborhood Use of Development Facilities (e.g., ability to use community space/gym, Amazon drop-off location, expand security to include whole neighborhood)
9. Monetary Contributions (e.g., contribute to Corktown Historic Society, Neighborhood Fund, local art fund)
10. Construction Disruption Mitigation (e.g., contact information for site manager, quiet hours, dirt/dust mitigation)
11. Assurances of items already promised (e.g., % of local jobs in writing)
12. Other

You can complete this survey online at <https://forms.gle/D12Zr8VTGmvPRThn8> or scan QR code here:



Alternatively, you can drop off a paper copy of your responses to this survey at:

- McShane's Pub – 1460 Michigan Ave, Detroit MI 48216
- Batch Brewing Company – 1400 Porter St, Detroit, MI 48216
- Bobcat Bonnie's – 1800 Michigan Ave, Detroit, MI 48216

Responses will be accepted until Monday, April 19 at 11:59PM. Feel free to attach additional notes if you are submitting comments on behalf of multiple members of your household. **Turn over to respond** 

Name (Optional) _____

Email address (Optional) _____

My #1 top suggestion is related to (choose above category 1-12): _____

Please describe your specific request related to your #1 opportunity.

My #2 top suggestion is related to (choose above category 1-12): _____

Please describe your specific request related to your #2 opportunity.

My #3 top suggestion is related to (choose above category 1-12): _____

Please describe your specific request related to your #3 opportunity.

Do you have any additional requests or comments you would like shared with the NAC and developer?

Summary of Survey Results - Number of Comments by Category

<i>Category</i>	COUNT	UNIQUE of
		Comments
Historic Building Preservation	64	
Traffic Impact on Neighborhood Safety/Walkability	55	
Maintaining/Enhancing Neighborhood Character	46	
Other (please describe below)	44	
Affordable Housing	26	
Parking	22	
Environmental Concerns	17	
Use of Retail Space	17	
Construction Disruption Mitigation	13	
Assurances of Items Already Promised	12	
Monetary Contributions	8	
Option for Neighborhood Use of Development Facilities	3	
Grand Total	326	

Appendix 7.

COMMUNITY BENEFIT PUBLIC MEETING #3 PRESENTATION PROJECT OVERVIEW



AGENDA

- Neighborhood Advisory Council (NAC) Introductions
- Economic Benefit and Tax Incentives for Project – DEGC
- NAC Q & A
- Michigan and Church Street Project Presentation
- NAC Q & A
- General Q & A

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

Activities	March 2021				April 2021				May 2021
	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Mon	Tue
Meeting 1 - Introduction for CBO									
Meeting 2 - NAC Selection (2 members representing the public)									
Meeting 3 - NAC Selection (2nd 2 members to meet a total of 4 members)									
Meeting 4 - Develop Project Presentation to NAC									
Meeting 5 - NAC Presents Project Details to Community Members									
Meeting 6 - NAC Presents Project Details to Community Members									
Meeting 7 - Develop Project Presentation to NAC									
Meeting 8 - NAC Presents Project Details to Community Members									
Meeting 9 - NAC Presents Project Details to Community Members									
Meeting 10 - Final Presentation (to NAC)									

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

NEIGHBORHOOD ADVISORY COUNCIL (NAC)

NEIGHBORHOOD ADVISORY COUNCIL (NAC) SELECTION - 9 MEMBERS



NAC – ROLES & RESPONSIBILITIES

ELIGIBILITY

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

REQUIREMENTS

- Attend all scheduled CBO 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.

NEIGHBORHOOD ADVISORY COUNCIL (NAC)

- **Debra Walker** - Elected by Impact Area Residents
- **Hillard 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 TRIGGERS

The Community Benefits Ordinance Tier 1 requirements applies to a development project if it has...

**MICHIGAN & CHURCH ST PROJECT
ECONOMIC BENEFIT AND TAX
INCENTIVES FOR- DEGC**


\$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 FOR
 BELOW MARKET
 VALUE &
 WITHOUT
 OPEN BIDDING



Property Tax Abatements
General Eligibility Criteria



State Laws allow smaller increases in property taxes for a certain amount of time



Business Expansion



Rehabilitation of Blighted or Obsolete Building



New construction of commercial property

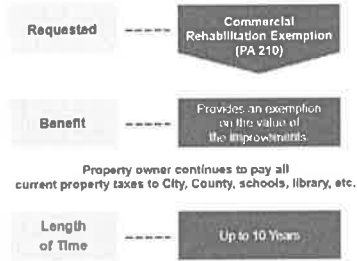
Eligibility for Incentives

- But-For Analysis**
 - Investment would not have occurred in Detroit without incentives
- Economic Benefits**
 - Create and/or retain jobs for Detroiters
 - Provide additional affordable housing units in Corktown
- Fiscal Benefits**
 - **Provides increase in tax revenues**
 - **Does not reduce tax revenue for any local jurisdiction (DPS, Library, etc)**
- Strategic Benefits**
 - Project is consistent with the city's plans, corridor strategies, or strategic initiatives, including:
 1. Increased employment for Detroiters or blight elimination
 2. Local opportunities for Detroit-based businesses

DEGC Evaluation of Michigan and Church

 Activation of Property with Public Amenities	 Job Creation	 "But For" Test	 Net Benefit
<p><i>62 full-time permanent jobs created</i></p> <p><i>300 construction jobs with Local Hire commitments</i></p>	<p><i>High construction and site remediation costs</i></p> <p><i>Underwriting demonstrated economic need</i></p>	<p><i>\$14.9M in net fiscal benefit to the City over 30 years</i></p>	

Michigan and Church Tax Abatements



Summary of Tax Abatements

Requested Abatements	Estimated Abated Taxes		Time Period
	Detroit	All Jurisdictions	
CRE (PA 210)	\$5.7M	\$10.7M	10 Yrs

City of Detroit Net Benefit Breakdown*

Revenues		City Services	
Property Taxes	\$18.3M	Services (Fire, Police, Etc.)	\$1.2M
Income Taxes	\$7.0M	Utilities	\$1.6M
Utilities	\$1.9M	Tax Incentives	
State Shared Sales Tax	\$ 9M	Tax Abatement	\$5.7M
Permits, Fees, Misc	\$1.4M	Brownfield TIF	\$9.2M
Total Revenues	\$29.5M	Total Offset	\$17.6M

NET FISCAL BENEFIT TO THE CITY
\$11.9M

* Includes Interest on City's Debt

Brownfield Act



In 1996, Act 381 of the State of Michigan allowed a "Qualified Local Governmental Unit" to establish a Brownfield Redevelopment Authority (BRA).



Detroit is a Qualified Local Governmental Unit.



In 1998, The Detroit Brownfield Redevelopment Authority (DBRA) was established.

Eligibility for Brownfield



Facility
A property formally recognized as contaminated per the National Resources & Environmental Protection Act (NREPA), Michigan PA 451 of 1994.



Historic Resource
A property located in a City, State and/or Federal Historic District.



Functionally Obsolete / Blighted
Must also be accompanied by written confirmation from City Assessor.

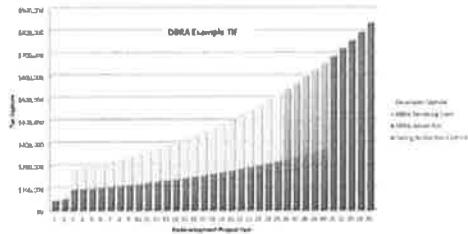
*Public nuisance, utilities removed/destroyed, tax reverted, buried subsurface demolition material.



Adjacency
Parcels directly adjacent to an eligible property.

Tax Increment Financing – How It Works

Example TIF Chart



Eligible Environmental Brownfield Costs



Eligible Non- Environmental Brownfield Costs



Summary of Brownfield TIF for Corktown Apartments

DESCRIPTION OF ELIGIBLE ACTIVITIES	ELIGIBLE EXPENSES	ESTIMATED CAPTURE
1. Environmental Due Diligence	\$25,000.00	\$75,000.00
2. Environmental Remediation Activities	\$1,637,516.00	\$1,637,516.00
3. Demolition	\$289,800.00	\$289,800.00
4. Site Preparation	\$7,798,543.00	\$7,798,543.00
5. Infrastructure Improvements	\$5,298,009.00	\$5,298,009.00
6. Brownfield Plan & Work Plan Preparation	\$30,000.00	\$30,000.00
7. Brownfield Plan & Work Plan Implementation	\$70,000.00	\$70,000.00
8. Contingency (15%)	\$3,672,750.00	\$3,672,750.00
9. Interest	\$6,557,468.00	\$6,557,468.00
Total Eligible Acquisition	\$22,136,387.00	\$22,136,387.00
10. LRBA Administrative Costs		\$3,749,045.00
11. State Brownfield Redevelopment Fund		\$1,310,300.00
12. Local Brownfield Redevelopment Fund		\$1,131,872.00
Total Estimated Cost to be Funded Through TIF		\$26,127,604.00

Timeline

CBO (In process & ongoing)

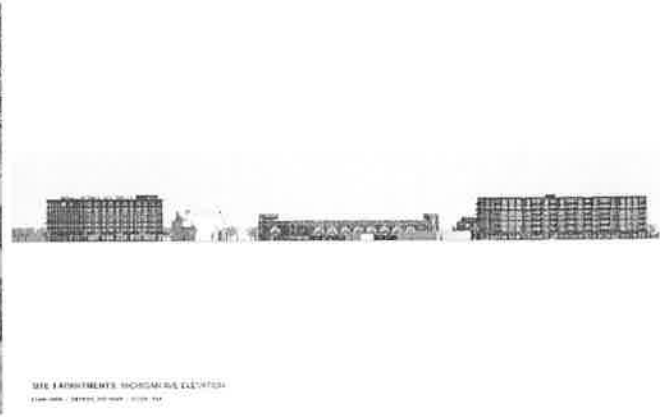
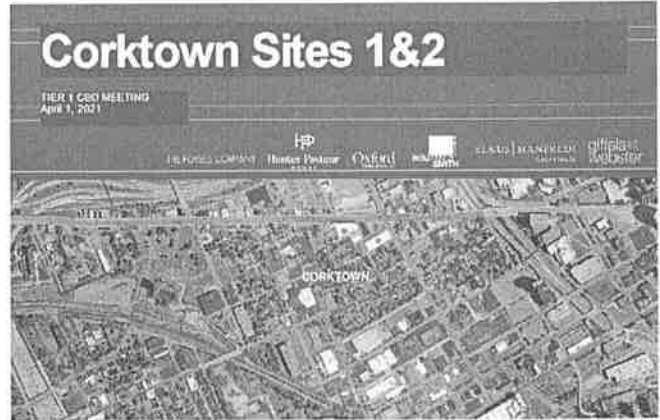
Public Hearings for PA 210/Brownfield:
June/July 2021 – PA 210 Certificate hearing
Beginning June 2021: Brownfield hearings

Michigan Strategic Fund Hearing for Brownfield: 3rd Quarter 2021

Contact

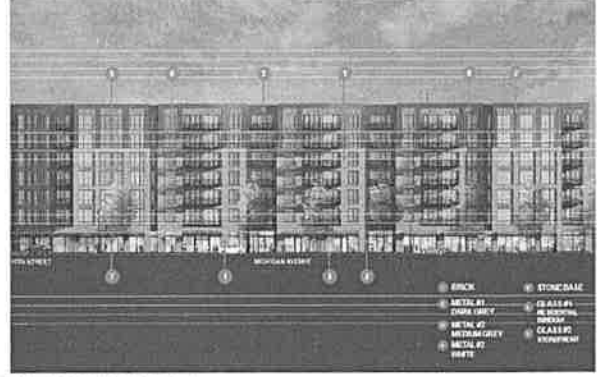
Nevan Shokar
Associate Director of Special Projects
nshokar@degc.org
313 294 5826

Cora Capler
Brownfield Redevelopment Associate – DBRA
ccapler@degc.org
313 294 5827

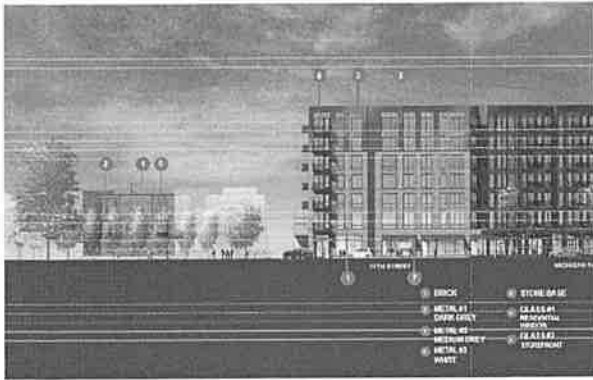




SITE 4 APARTMENTS MICHIGAN ST VIEW
 ARCHITECT: JEFFREY J. COOPER ARCHITECTS



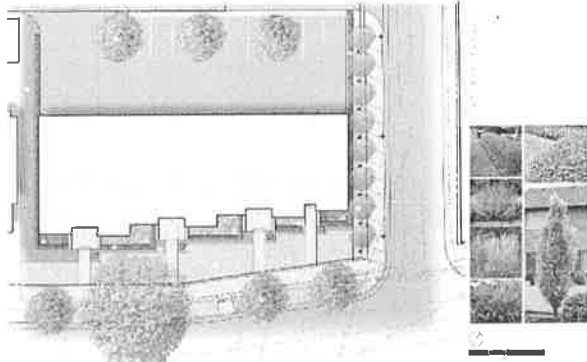
SITE 4 APARTMENTS MICHIGAN ST ELEVATION
 ARCHITECT: JEFFREY J. COOPER ARCHITECTS



SITE 4 APARTMENTS 10TH STREET ELEVATION
 ARCHITECT: JEFFREY J. COOPER ARCHITECTS



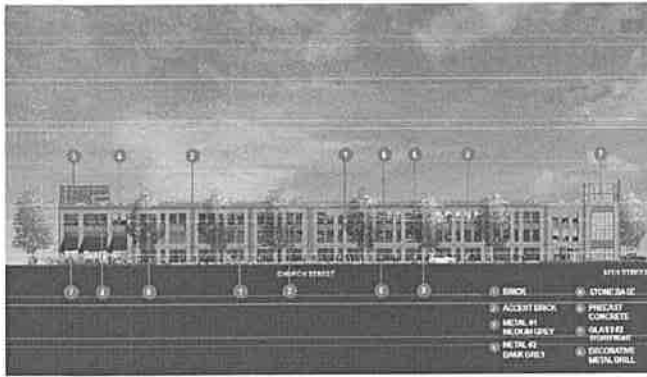
SITE 4 APARTMENTS 10TH STREET VIEW
 ARCHITECT: JEFFREY J. COOPER ARCHITECTS



SITE 1 TOWNHOMES: LANDSCAPE PLAN
 LINDA BAKER | DESIGN ASSOCIATES | 10/20/18

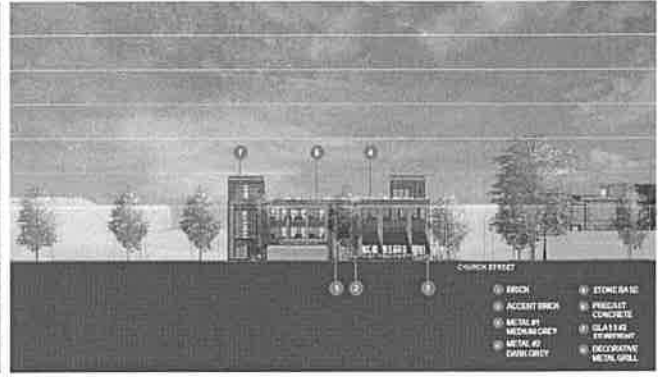


SITE 1 TOWNHOMES: VIEW FROM CHURCH STREET
 LINDA BAKER | DESIGN ASSOCIATES | 10/20/18



SITE 2 PARKING GARAGE: CHURCH STREET ELEVATION
 LINDA BAKER | DESIGN ASSOCIATES | 10/20/18

- 1 BRICK
- 2 ACCENT BRICK
- 3 METAL #1
- 4 METAL #2
- 5 EXPOSURE
- 6 STONE BASE
- 7 PRECAST CONCRETE
- 8 GLAZED TERRAZZO
- 9 DECORATIVE METAL GRILL

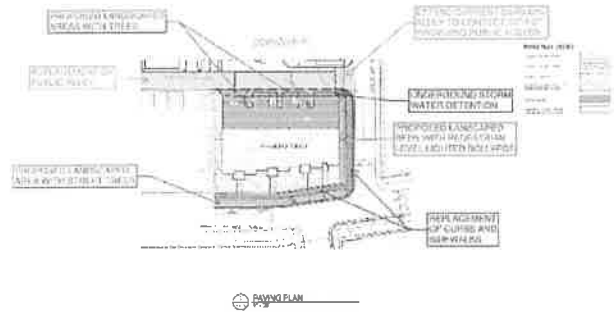
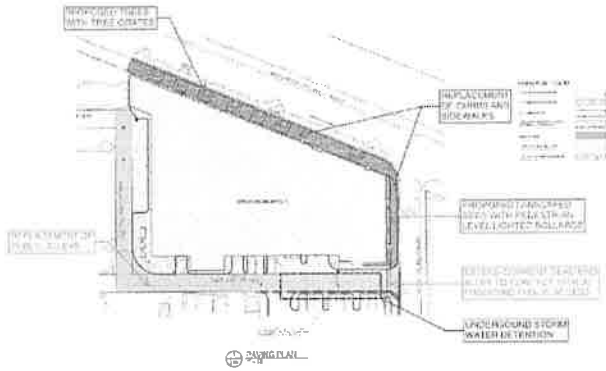
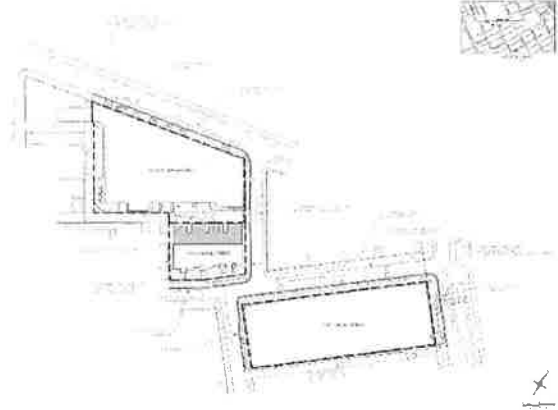


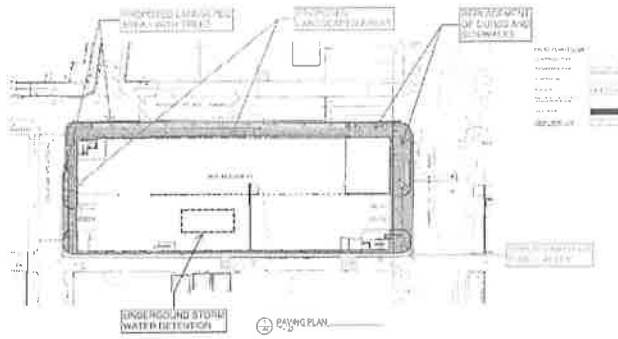
SITE 2 PARKING GARAGE: TOWNHALL SIDE ELEVATION
 LINDA BAKER | DESIGN ASSOCIATES | 10/20/18

- 1 BRICK
- 2 ACCENT BRICK
- 3 METAL #1
- 4 METAL #2
- 5 EXPOSURE
- 6 STONE BASE
- 7 PRECAST CONCRETE
- 8 GLAZED TERRAZZO
- 9 DECORATIVE METAL GRILL



SITE 2 PARKING GARAGE, VIEW FROM MICHIGAN AVE.
ARCHITECT: SHoP ARCHITECTS © 2017








CHRISTMAN | NORCON



A JOINT VENTURE

CHRISTMAN/NORCON PARTNERSHIP

- Creating 60th Street Concourse Dependent with Christman's 100-Year History in the City of Detroit.
- Christman was founded 127 years ago and has worked in the City of Detroit since 1911.
- In 1977 Christman began work on the Fisher Parking and the Mack-Chrysler Temples.
- Christman is currently renovating the Michigan Central Train Station in Corktown.
- Norcon is Chicago based and is consistently sought out in major engineering and architectural projects.
- The majority of Norcon's work is on high urban sites.
- Norcon has extensive experience building and has worked with 100+ owners for various projects.
- Christman and Norcon are a well-matched, high performing, transparent partnership.

EXPERIENCE WITH URBAN SITES

CHRISTMAN | NORCON
A JOINT VENTURE

RESIDENT EXPERIENCE AND ENGAGEMENT

- PROJECT TEAM WILL BE ON SITE AND AVAILABLE DURING CONSTRUCTION
- A HOTLINE WILL BE ESTABLISHED DIRECT TO THE PROJECT TEAM
- REGULAR UPDATES WILL BE DISTRIBUTED VIA EMAIL TO THE COMMUNITY



CHRISTMAN | NORCON
A JOINT VENTURE

DETROIT TRADESPEOPLE AND CITY-BASED COMPANIES

- Goals for employment of Detroit residents have been established and are in accordance with Executive Order requirements
- Strategies to maximize participation of Detroit-based subcontractors are being deployed
- Outreach is being developed to maximize Minority and Women-Owned Business participation

CHRISTMAN | NORCON
A JOINT VENTURE

CONSTRUCTION IMPACT MITIGATION

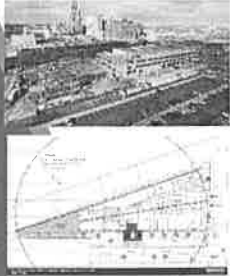
- THE SITE WILL BE FENCED AND SECURED
- WHERE POSSIBLE, THE FENCE WILL BE DRAWN IN AFTER WORK HOURS, TO MAXIMIZE ACCESS ON THE STREET
- SECURITY CAMERAS AND LIGHTS WILL BE STRATEGICALLY POSITIONED
- STREETS WILL BE CLEANED REGULARLY
- THE PROJECT SITE AND ALL STAGED MATERIALS WILL BE KEPT NEAT AND ORDERLY
- NETTING WILL BE USED TO MITIGATE DUST
- NOISE-PRODUCING WORK WILL BEGIN AFTER 8:00 AM



CHRISTMAN | NORCON
A JOINT VENTURE

LOGISTICS AND TRAFFIC FLOW

- A THOROUGH LOGISTICS PLAN IS BEING PREPARED AND WILL BE UPDATED AND REFINED DURING THE PROJECT, AS NEEDS DEVELOP
- ADJACENT LOTS HAVE BEEN SECURED FOR CONSTRUCTION WORKER PARKING AND MATERIAL STAGING TO MINIMIZE IMPACT ON RESIDENT PARKING
- TRAFFIC LANE, PARKING LANE, AND SIDEWALK CLOSURES WILL BE NECESSARY, BUT SAFE PASSAGES WILL BE PROVIDED AT ALL TIMES



YOUR PARTNER IN CORKTOWN'S REVITALIZATION

CHRISTMAN NORCON
A (DR) PROJECT

Program Summary & FAQ

Site 1 Apartments	Site 1 Townhomes	Site 2 Parking Storage
<ul style="list-style-type: none"> 1611 Michigan Avenue 188 Apartment Units 490 sf - 1,100' of Unit Sizes 34% Studio 50% One Bedroom 16% Two Bedroom 30 Parking Spaces 7 - Stories/ 87' 6" High 9,385 sf Retail 	<ul style="list-style-type: none"> 7 Townhomes 28'3" Bedrooms 7,415 sf - 2,942 sf 43'-6" Rear Setback 30' Front Setback 3 stories/35' high 7 Private Indoor Parking Spaces 9 Outdoor Parking spaces 	<ul style="list-style-type: none"> 1501 Church St 35' High 3,000 SF of Retail 801 Garage Spaces 2 Elevator Cores and Stair Wells

Neighborhood Advisory Council Q & A

CBO Meeting #3 - April 1, 2021

General Q & A

CBO Meeting #3 - April 1, 2021

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

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

Meetings	MARCH 2021					APRIL 2021					MEETINGS	
	MON 1	TUE 2	WED 3	THU 4	FRI 5	SAT 6	SUN 7	MON 8	TUE 9	WED 10	THU 11	
Meeting 1 - Introduction to CBO	11:30am											
Meeting 2 - Public Presentation (2 meetings selected by site plan)	10:30am											
Eye view - City Landmark View + NAC Presentation			10:30am									
Meeting 3 - Developer Project Presentation to NAC				1:30pm								
Eye view - ACP Public Project Report & Community Benefits					10:30am							
Meeting 4 - Public Presentation Project Report & Community Benefits								11:30am				
Eye view - NAC Developer Project Report & Community Benefits									10:30am			
Meeting 5 - Developer Presentations, Presentation to Community Benefits										10:30am		
Eye view - NAC Presentation to NAC											10:30am	
Meeting 6 - Final Presentation / NAC Discussion (if required)												11:30am

NEXT CBO MEETING

MEETING 4: THURSDAY April 15th, 6:00pm – 8:00pm

MEETING REGISTRATION: <https://bit.ly/Michigan-ChurchCBO>

DIAL IN: 1-312-626-6799

MEETING ID: 853 3838 3620

MEETING LINK AND DIAL IN INFORMATION ARE THE SAME FOR ALL MEETINGS – IF YOU REGISTERED FOR TONIGHT, YOU HAVE THE LINK



Appendix 8.

**COMMUNITY BENEFIT PUBLIC MEETING #5
PRESENTATION
NAC COMMUNITY IMPACT REPORT**



AGENDA

- Neighborhood Advisory Council (NAC) Engagement Process & Presentation of Impacts
- NAC Q & A & Discussion
- General Q & A

COVID-19 VACCINE INFORMATION

Walk Up
Drive Up
After Hours
Weekends

Get Paid.
Get your neighbors vaccinated.
\$50 per person, per shot.

Vaccines to Fit Your Schedule
(313) 230-0505

Register as a Good Neighbor.
Call 313.230.0505

VACCINE QUESTIONS?
Call DHD at 313-876-4000

COVID-19 VACCINE INFORMATION

LET'S GET BACK
to Pistons Games

Vaccine Clinic

Get the COVID-19 Vaccination at DHDC

Wednesday, May 6th, 1-5PM

Detroit Hispanic Development Corporation is hosting a free vaccination clinic in partnership with the City of Detroit Health Department

Must call and register!
313-987-4880 Ages 16 & up

Family Vaccine Day
Saturday, May 1, 2021
9 a.m. - 5 p.m.
Food Trucks • Free Parking • Cleanings

TO REGISTER: (313) 230-0505

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

Meeting	2/24	3/7	3/21	4/4	4/18	5/2	5/16	5/30	6/13	6/27	7/11	7/25	8/8	8/22	9/5	9/19	10/3	10/17	10/31	
Meeting 1: Introduction to CBO																				
Meeting 2: CBO Self-Assessment																				
Meeting 3: CBO Self-Assessment Report																				
Meeting 4: CBO Self-Assessment Report																				
Meeting 5: CBO Self-Assessment Report																				
Meeting 6: CBO Self-Assessment Report																				
Meeting 7: CBO Self-Assessment Report																				
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Meeting 13: CBO Self-Assessment Report																				
Meeting 14: CBO Self-Assessment Report																				
Meeting 15: CBO Self-Assessment Report																				
Meeting 16: CBO Self-Assessment Report																				
Meeting 17: CBO Self-Assessment Report																				
Meeting 18: CBO Self-Assessment Report																				
Meeting 19: CBO Self-Assessment Report																				
Meeting 20: CBO Self-Assessment Report																				

THROUGHOUT THE PROCESS

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WWW.DETROITMI.GOV/MICHIGAN-CHURCH



YOU CAN ALSO SUBSCRIBE TO EMAIL UPDATES ON THE WEBSITE

Neighborhood Advisory Council (NAC) Presentation of Project Impacts

**MICHIGAN-CHURCH STREET DEVELOPMENT
NEIGHBORHOOD ADVISORY COUNCIL**

*** COMMUNITY ENGAGEMENT PROCESS ***

NAC - Community Meetings
 April 2nd
 April 20th
 April 28th
 May 5th *Scheduled*
 Average # of participants = 80



Emails
michianchurchstnac@gmail.com

Survey - 75 responses received
 Online
 Distributed door-to-door
 Responses via website or
 Dropped off at local restaurants -
 AnShane's - Bobcat Bonnies - Botch Brewing


320+ comments, ideas
submitted from community

Feedback from the above sources
 led to identifying and prioritizing
 the Impact List

**MICHIGAN-CHURCH STREET DEVELOPMENT
NEIGHBORHOOD ADVISORY COUNCIL**


*** IMPACT LIST ***

MAINTAIN HISTORIC STRUCTURE
Downtown Storage Building



- Commit to providing a minimum of 401 parking spaces, without creating new surface lots.
- Rehabilitate entire Downtown Storage building for a different use. Engage community for possible re-use plans.
- Create a buffer between parking structure and community.
- Acknowledge the history of the site.

TRAFFIC IMPACT / SAFETY / WALKABILITY



- There are concerns about increased traffic, increased volume of cars, relative to neighborhood safety for children and walkability. **Request:** Provide information on how these concerns will be mitigated.
- Limit garage vehicle egress so that travel is not permitted toward the residential neighborhoods.
- Extend security to also patrol neighborhood.
- Update traffic study to include pedestrian and bike traffic.

TRAFFIC IMPACT / SAFETY / WALKABILITY 


- Support obtaining 4-way STOP signs at Church & Tenth.
- Support more protected bike lanes.
- Provide funding for Corktown DPD Compstat, which is a monthly meeting lead by DPD and administered by WSU. Attendees include various law enforcement agencies that meet to identify patterns to deter crime in the area. Cost is for data analysis and coordination with partners. **Request: \$7,500**

MAINTAINING / ENHANCING NEIGHBORHOOD CHARACTER 


- Concerns of light pollution from garage and new development into residential areas. **Request:** Limit light from new developments to 0.1 foot-candles as maximum vertical illuminance in any point in the plane of the property line facing residential properties per IES Model Lighting Ordinance for Lighting Zone 1.
- Contribute to the home improvement grant for Impact Area residents. **REQUEST: \$50,000**
- Install new historically appropriate street lighting along Church and Leverette, compatible with the plan for Tenth. **REQUEST: \$3,000** (Amortized over ten years)

MAINTAINING / ENHANCING NEIGHBORHOOD CHARACTER 


- Support outreach initiatives of St. Peter's Church. **REQUEST: \$2,500**
- Incorporate recognition of previous Saw Mill into project.
- Commit to continue community engagement beyond project completion.
- Provide visual and acoustic screening at public amenity deck (towards residential properties).

AFFORDABLE HOUSING 

- The community is concerned that 20% of units at 80% AMI will not adequately address the needs of community. **Request:** Provide 5% of units at 80 AMI, 5% of units at 60 AMI, and 5% of units at 40 AMI.
- Provide affordable units within the full range of unit types available.

PARKING 


- With the mobility movement coming in the future, build the parking structure so that it could be modified to other uses at a later date, ie, Future Proofing.
- Consider using other (i.e. Ford garage) structures or lots for employee parking and long term parking with shuttles used to transport those people.
- Reserve number of free parking spaces for Corktown residents / guests, (on a need basis).

PARKING 

- Provide free transit passes for renters/owners of the units to avoid the need for them to have to own a car.
- Provide garage parking spaces for ride share type vehicles (such as Zipcar).
- Pay for Residential Parking permits.
REQUEST: (Based on current costs per car/per yr.) = approx. \$15,000
- Provide parking study to Include Ford and other structures being built.

PARKING 

- Provide study from other Detroit hotels (before covid) as to the number of cars they park for their guests versus data provided that is based on hotels in other cities.
- House all parking for hotel and housing in the parking garage, and not on-street parking.
- Provide updated parking plans (with preservation of entire storage building) and proposed fee structure to NAC and community to review.
- Support one way signs at Tenth, corner of Church / Leverage directing traffic only to Trumbull.

ENVIRONMENTAL CONCERNS 

- Provide sustainable design elements in the new project beyond code minimums and ASHRAE requirements.
- Follow LEED guidelines for certification (but not necessarily having to go through LEED process).
- Consider designing apartment building as a net-zero development, utilizing PACE funding.

ENVIRONMENTAL CONCERNS

- Provide energy star appliances, water-conserving plumbing fixtures, and energy efficient lighting.
- Provide recycling services to residents in apartments and townhouses.
- Provide EV charging stations in the new garage.
- Design alleyways as green alleys to improve pedestrian travel and reduce hardscape.

RETAIL / WORKFORCE

- Commit in writing that at least 51% of permanent and part-time jobs will be to Detroit residents.
- Commit in writing that at least 51% of contractors to be Detroit-based.
- Contribute to city's workforce training initiative, with priority to students from Impact Area.

REQUEST: \$15,000

- Work with local non-profits, ie, Detroit Hispanic Development Corp, Mercy Education Project, to provide Intern opportunities.

RETAIL / WORKFORCE

- Consider designing white box retail spaces with flexibility and infrastructure to incorporate possible restaurant tenants.
- Provide at least 30% of retail space at smaller leasable areas that can be available to local small businesses, with a 50% reduction from market rates for five years from completion of project, with priority given to existing residents of Greater Corktown. Consider that this space could be a collective space shared between multiple retail tenants.

RETAIL / WORKFORCE

- Conduct an area wide market study to determine what businesses / guests want / need.
- Encourage small convenience shops with longer hours.
- Work with Motor City Match for local tenants to get them help with tenant up front costs and identify entrepreneurs for retail spaces.
- Mitigate concern about too much traffic on Trumbull if Bucharest Grill moves to Trumbull.

CONSTRUCTION MITIGATION

- Mitigate noise concerns due to direct proximity to a residential neighborhood. **Request:** Limit noise-making construction to hours between 8:30am-7:00pm weekdays only.
- Limit dirt, dust, and other particulate materials from construction site to exceed BSEED requirements.
- **Request:** Sweep the streets and remove debris weekly.
- Preserve use of bike lane on Michigan Ave during construction.

CONSTRUCTION MITIGATION

- Provide an online portal for project information, environmental reports, road closures, and other construction information.
- Provide a phone number and email for resident complaints to developer during construction process.
- City to share number for BSEED regarding construction concerns on the CBO website during the construction process.
- Provide fenced enclosures and security for the construction sites.

CONSTRUCTION MITIGATION

- Provide all parking for construction, construction staging, and construction traffic needs off-site and not in residential neighborhoods (including, but not limited to, Church, 10th St south of Church, 11th St, and Leverette).
- Agree to patronize businesses and vendors within impact zone during construction process.
- Recognize the inconvenience (vouchers for cleaning, furnace filters, etc.) residents will experience from the construction by paying a nominal amount, not to be considered compensation for any significant damage to their property. \$\$ (See Home Improvement Grant)

COMMUNITY INVESTMENTS

- Provide funding to upgrade Murphy Play lot basketball court. **REQUEST: \$2,500** (one-time)
- Allow nominal fee membership for Corktown residents to use the amenities - pool, gym.
- Free community space for meetings, events, etc.
- Join Corktown Business Association and participate in the Business Improvement Zone. \$\$ TBD
- Fund local art by Detroit artists. Provide minimum two works of public art either on project site or elsewhere within impact area. **REQUEST: \$3,000**
- Donate to the Corktown Historical Society. **REQUEST: \$1,500**

COMMUNITY ASSURANCES 


- Developer will adhere to Detroit zoning and Traditional Main Street Overlay requirements.
- Commit in writing that facades along Michigan Ave, 10th, and 11th and at parking garage will be at least 60% (80% on Michigan Ave) brick masonry material.
- Developer follows the same historic (HDC) requirements as residents must with their homes.
- Commit in writing that the townhouse construction along Church St will continue to match the building heights and setbacks of the neighborhood as currently shown.

COMMUNITY ASSURANCES 

- Commit in writing that the alleyway will provide thoroughfare at project completion.
- Agree to develop the project to follow pedestrian-focused urban design.

OTHER OPPORTUNITIES

- Propose a moratorium of demolishing property in Historic Corktown.
- Residential parking permits must be last step in controlling any overflow parking.
- Suggest developer refer to www.reformdetroitparking.org.
- Community has shown support for a taller garage or underground garage if needed.

Provide 10% of \$10M Abatement over ten years 
REQUEST: \$100,000 / year to the community

COMMUNITY BENEFITS
Annual Costs

Home Improvement Grant	\$ 50,000
<i>(includes construction mitigation vouchers)</i>	
Workforce Training Donation	\$ 15,000
Residential Parking	\$ 15,000
COAH/PSAT	\$ 2,500
Lighting (amortized over 10 years)	\$ 3,000
Art Fund	\$ 3,000
St. Peter's Outreach	\$ 2,500
Murphy Play lot Court (one-time)	\$ 2,500
Corktown Historical Society	\$ 1,500
TOTAL	\$100,000

6/10/2021

**DEADLINE FOR RESPONSE TO NAC
IMPACT LIST**

MONDAY MAY 3, 2021

**Next Community Meeting
Wednesday, May 5, 2021**

THANK YOU

NAC ENGAGEMENT AND MEETINGS

Contact the NAC at: MichiganChurchStNAC2021@gmail.com

NAC Member Meeting: Wednesday May 5th, 6:00pm

MEETING LINK: <https://us02web.zoom.us/j/86491835858>

DIAL IN: 1-312-626-6799
MEETING ID: 864 9183 5858



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											
Meeting	Mar 22	Mar 29	Apr 5	Apr 12	Apr 19	Apr 26	May 3	May 10	May 17	May 24	May 31
Meeting 1: Introduction/Welcome											
Meeting 2: NAC Presentation											
Meeting 3: NAC Presentation											
Meeting 4: Agreement/Execution											
Meeting 5: NAC Presentation											
Meeting 6: NAC Presentation											
Meeting 7: NAC Presentation											
Meeting 8: NAC Presentation											
Meeting 9: NAC Presentation											
Meeting 10: NAC Presentation											
Meeting 11: NAC Presentation											
Meeting 12: NAC Presentation											

THROUGHOUT THE PROCESS

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NAC ENGAGEMENT AND MEETINGS

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DIAL IN: 1-312-626-6799
MEETING ID: 864 9183 5858

NEXT CBO MEETING

MEETING 6: THURSDAY May 13th, 6:00pm - 8:00pm

AGENDA: Developer response to NAC

MEETING REGISTRATION: <https://bit.ly/Michigan-ChurchCBO>

DIAL IN: 1-312-626-6799
MEETING ID: 853 3838 3620

MEETING LINK AND DIAL IN INFORMATION ARE THE SAME FOR ALL MEETINGS - IF YOU REGISTERED FOR TONIGHT, YOU HAVE THE LINK

COVID-19 VACCINE INFORMATION

*Walk Up
Drive Up
After Hours
Weekends*

Get Paid.
Get your neighbors vaccinated.
\$50 per person, per shot.

Vaccines to Fit Your Schedule
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LET'S GET BACK

Register as a Good Neighbor,
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LET'S GET BACK

VACCINE QUESTIONS?
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COVID-19 VACCINE INFORMATION

LET'S GET BACK
to Platons Games

Vaccine Clinic

Get the COVID-19 Vaccination at DHDC

Wednesday, May 5th, 1-5PM

Detroit Housing Development Corporation is hosting a free vaccination clinic in partnership with the City of Detroit Health Department.

Family Vaccine Day
Saturday, May 1, 2021
9 a.m. - 5 p.m.
Good Trucks - Free Parking - Cheesecake Factory

to register (313) 230-0505

Must call and register!
313-867-4880 Ages 16 & up

THANK YOU!

Planning & Development

CBO Meeting #5 - April 29, 2021

Appendix 9.

NAC COMMUNITY IMPACTS AND DEVELOPER RESPONSE MATRIX

Michigan-Church Street Development Neighborhood Advisory Council Identified Impacts			
DRAFT IMPACT LIST + DEVELOPER / CITY RESPONSES - May 11, 2021			
Included in Community Benefits Provision	NAC REQUEST / IMPACT	DEVELOPER + CITY RESPONSE - Updated 5/11/2021	NAC Response to Developer Proposal - 5/5/2021
		SUMMARY STATEMENT FROM DEVELOPER: In summary, we believe the impact list was a basis for constructive dialogue. There is shared direction between the NAC and our development team on a majority of the noted impacts. Our path to address those impacts is identified in our responses and has been communicated throughout the Tier 1 process. Quite simply, we cannot afford a total commitment of \$1M, even if amortized over 10 years. We will make a one-time contribution of \$100,000. The NAC, in consultation with the City, can then determine how best to allocate our contribution. Further, we would ask the City to weigh in on successful executions of previously committed Tier 1 funding objectives and the best mechanisms to ensure successful impact of the contribution.	
			Accepted Developer Response Needs further clarification Modified request in response to developer comments
	Maintain historic storage building 55 (TDO)		
Y	Historic Preservation	Rehabilitate entire Downtown Detroit Storage Building for a different use. Acknowledge the history of the site.	As submitted to the Historic District Commission, the Developer commits to preserving the entire Downtown Storage Building. Developer commits to commemorating the site's history as a Saw Mill by installing a commemorative plaque.
			Accepted Developer Response
Y	Parking, Traffic, Walkability, and Safety	Create a buffer between parking structure and community	The preservation of the Downtown Storage Building will serve as an effective buffer between the parking garage and community.
			Accepted Developer Response
Y	Historic Preservation	Engage community for possible re-use plans for the existing storage building.	The Developer commits to holding 3 community meetings on possible re-use plans for the Downtown Storage Building in keeping with its demonstrated commitment to community engagement.
			Accepted Developer Response
	Traffic Impact / Safety / Walkability 55 (TDO)		
Y	Parking, Traffic, Walkability, and Safety	There are concerns about increased traffic, increased volume of cars, relative to neighborhood safety for children and walkability. Please respond with how these concerns will be mitigated.	The reduced garage capacity will result in reduced car volume. Developer commits to installing new sidewalks, increasing the size of the 10th Street sidewalk, and installing street trees along Church, 10th, and Michigan Ave. frontages. Development team will support additional traffic calming measures preferred by the community subject to any necessary studies proving such measures to be effective and that such measures are approved by the appropriate City of Detroit governing body.
			Accepted Developer Response
Y	Parking, Traffic, Walkability, and Safety	Limit garage vehicle egress so that travel is not permitted toward the residential neighborhoods	Developer confirms the primary egress/ingress for the parking garage is on Trumbull. The garage's secondary ingress/egress is located on Church Street, as far east as possible. This secondary entrance will serve 40 spaces along with bicycle storage, thus significantly reducing the volume of traffic accessing the garage off Church.
			Accepted Developer Response
Y	Parking, Traffic, Walkability, and Safety	Extend and provide security to area patrol neighborhood	At this stage in the development cycle, a security plan has not been detailed for the apartment building and parking garage. Should Developer engage and contract with a security firm, Developer will commit to neighborhood patrol. See construction mitigation section for construction related security plan.
			Accepted Developer Response

Michigan-Church Street Development Neighborhood Advisory Council Identified Impacts			
DRAFT IMPACT LIST + DEVELOPER / CITY RESPONSES - May 11, 2021			
Included in Community Benefits Provision	NAC REQUEST / IMPACT	DEVELOPER + CITY RESPONSE - Updated 5.11.2021	NAC Response to Developer Proposal - 5.5.2021
	Support obtaining 4-way STOP signs at Church & 10th	Developer would support obtaining a 4-way STOP at Church on 10th Street subject to review and approval by the appropriate City of Detroit governing body. Residents may submit requests for new stop signs to the Detroit Department of Public Works Traffic Engineering who can be contacted at (313) 224-1610	Accepted Developer Response
	Support more protected bike lanes	Developer would support more protected bike lanes subject to review and approval by the appropriate City of Detroit and State of Michigan governing body	Accepted Developer Response
Y	Parking, Traffic, Walkability, and Safety	Provide funding for Corktown DPD Community, which is a monthly meeting lead by DPD and administered by WSU's Center for Urban Studies. Agencies include the FBI, Homeland Security, Border Patrol, Department of Corrections, Security Officers from DTE, Ford, Motor City Engine, Rock Financial, WCCCD, and others, along with HEAT, the community and the Corktown Business Association to identify crime patterns to reduce crime in the area. Cost is for data analysis and coordination with partners. Annual Cost = \$13,000	COMPSTAT will soon be administered by Detroit Police Department at no charge, through their community COMPSTAT program.
		Update traffic study to also include pedestrian traffic.	The vehicular traffic study has been completed per requirements of the Detroit Department of Public Works. MDOT is currently performing a corridor traffic analysis of Michigan Avenue and any changes to Michigan Avenue signals will come from a result of that study and project implementation. When the traffic signals along Michigan are updated, changes in signal timing to allow increased pedestrian crossing time can be addressed.
Y	Parking, Traffic, Walkability, and Safety		City will support removing triangle street cut through at intersection of Church and Trumbull pending results of MDOT study.
			NEW: Support removing triangle street at Church and Trumbull to be a "pocket park"
			Maintaining / Enhancing Neighborhood Character SS (TRB)
Y	Design and Sustainability	Concerns of light pollution from garage and new development for residential areas. Request: Limit light from new developments to 0.1 footcandles as maximum vertical illuminance in any point in the plane of the property line facing residential properties per IES Model Lighting Ordinance for Lighting Zone 1.	Developer agrees to limit light from new developments as described: limiting light from new developments to 0.1 footcandles as maximum vertical illuminance in any point in the plane of the property line facing residential properties per IES Model Lighting Ordinance for Lighting Zone 1. Subject to applicable City approval, Developer will need to install safety wall mounted light fixtures in the alley behind the garage - facing leverette residences
	Community Support and Investments	Contribute to the home improvement grant for Impact Area residents - SS	See Community Investments Request: At the NAC's option, Developer can make a contribution to the existing Home Repair Grant Program administered by the City of Detroit Bridging Neighborhoods Program. These funds will be specifically earmarked for eligible repairs for homes in Historic Corktown, who already applied to the existing program but have not been accepted due to current lack of available funding.
Y	Design and Sustainability	Install new historically appropriate street lighting along Church and Leverette, compatible with that planned for 10th - SS	DEVELOPER confirms that the Detroit Public Lighting Authority will dictate the specific requirements as to the fixture design and specifications of street lights placed in the public right of way

5.11.21 Updated NAC Responses

Michigan-Church Street Development Neighborhood Advisory Council Identified Impacts			
DRAFT IMPACT LIST + DEVELOPER / CITY RESPONSES : May 11, 2021			
Included in Community Benefits Provision	Heading	NAC REQUEST / IMPACT	DEVELOPER + CITY RESPONSE - Updated 5.11.2021
Y	Community Support and Investments	Support outreach initiatives of St. Peter's Church SS	Developer has previously committed to support the outreach initiatives of St. Peter's Church as documented in our City Council project summary document submitted to the City Clerk during the Godfrey Hotel Approval. Further, such initiatives and contributions were agreed to as a result of direct discussions and negotiations between the development team and church leadership.
Y	Historic Preservation	Incorporate recognition of previous Saw Mill into project	Developer commits to commemorating the site's history as a Saw Mill by installing a commemorative plaque.
Y	Community Support and Investments	Developer commits to continue community engagement beyond project completion	Developer commits to meet with and annually update the residents of activities at the Hunter Parleur development for 5 years, beginning in 2022.
Y	Design and Sustainability	Provide visual and acoustic screening at public amenity deck (towards residential properties)	Developer confirms that amenity deck is raised to approximately 3rd floor level of the townhomes and the roofs of the neighboring properties, obscuring views from the alley and Church Street. Activity in the amenity deck will be 10' above the alley limiting noise impact at street level. Decorative screening and landscaping will buffer the south edge of the amenity deck.
Y	Housing and Retail	Affordable Housing (AH) The community is concerned that 20% of units at 80% AMI will not adequately address the needs of community. Request: Provide 5% of units at 80 AMI, 5% of units at 60 AMI, and 5% of units at 40 AMI.	This Developer commits to providing 10% of rental units at 60% AMI, subject to City of Detroit approval. If required by the Detroit Inclusionary Housing Ordinance, Developer will seek a waiver from City Council to allow for the adjusted affordability mix. Developer will employ a property management company to market affordable units and verify income of eligible tenants.
Y	Housing and Retail	Provide affordable units within the full range of unit types available	Developer commits to providing affordable units within the full range of unit types available in the Michigan Ave. apartment building
Y	Parking, Traffic, Walkability, and Safety	Parking SS (TR) Request to provide the proposed amount of number of parking spaces without creating new surface or surface, without creating new surface area. Provide parking structure for the site plus 10,000 vehicle and parking lot / structure goal to reduce the impact of traffic.	Developer commits to meet the amount of parking spaces as required by applicable City zoning ordinance. All required parking will be built prior to Project receiving Certificate of Occupancy.
		With the mobility movement coming in future, can the parking structure be built so that it could be modified to other uses at a later date, i.e., multi-use?	Design of the parking structure is limited by the reduced size and cannot be modified to meet this request.
		Can other (i.e. Ford garage) structures or lots be utilized for employee parking and long term parking with shuttles used to transport those people?	It is not feasible for Developer to meet this request.
		Reserve number of parking spaces for Corktown residents / guests, (on a need basis) at no charge	All spaces in the reduced parking garage will be required to provide sufficient spaces for the Godfrey Hotel and Michigan and Church St. projects, per City of Detroit Zoning Ordinance. There is no plan for publicly available parking spaces in this development.
		Provide free transit passes for renters/owners of the units to assist the need for them to have to have a car	It is not feasible for Developer to meet this request - residents of the development will make their own decisions as to their preferred mode of transportation.
Y	Parking, Traffic, Walkability, and Safety	Provide garage parking spaces for ride-share vehicles type vehicles (such as Zipcar)	Developer commits to provide limited number of parking garage spaces dedicated for ride-share vehicles.

5/11/21 Updated NAC Responses

Michigan-Church Street Development Neighborhood Advisory Council Identified Impacts			
DRAFT IMPACT LIST + DEVELOPER / CITY RESPONSES : May 11, 2021			
Included in Community Benefits Provision	NAC REQUEST / IMPACT	DEVELOPER + CITY RESPONSE - Updated 5.11.2021	NAC Response to Developer Proposal 5.5.2021
	Free parking for businesses to validate customer's patronizing local businesses	All spaces in the re-ruled parking garage will be required to provide sufficient spaces for the Godfrey Hotel and Michigan and Church St. projects, per City of Detroit Zoning Ordinance. There is no plan for publicly available parking spaces in this development	Accepted Developer Response
	Pay for Residential Parking permits -- \$5 At current rate per car/per yr	The City has provided the NAC with information on the Residential Parking Permit Program and how to petition for establishing a Residential Parking Permit Area (RPPA) in Corktown. It is not feasible for the Developer to pay for individual residential parking permits	Accepted Developer Response
	Provide parking study to include Ford and other structures being built	Developer has provided a traffic study for their project and is responsible to provide off-street parking for it's developments to satisfy the City of Detroit Zoning Ordinance. The Ford Parking Structure is outside the distance allowable for parking facilities for these projects and other proposed parking structures are still conceptual and are too early in the development process to satisfy the needs of the Michigan and Church Street project.	Accepted Developer Response
	Have other Detroit hotels (before covid) been studied as to the number of cars they park for their guests versus what happens in other cities?	Developer evaluated the car usage at the Shinola Hotel prior to the Covid-19 Pandemic	Accepted Developer Response
Y	Parking, Traffic, Walkability, and Safety Reduce all parking for hotel and housing in the parking garage, and not on-street parking	Developer confirms that all overnight traffic will be parked in the garage and zero on-street parking will be used by the hotel valet.	Accepted Developer Response
	Provide updated parking plans (with presentation at env/re storage building) and proposed fee structure to NAC and community to review.	Developer submitted updated parking plans to the City in preparation for the Historic District Council meeting on May 12th. The plans are now public record and accessible to anyone that wants to view them. There are no plans for publicly available parking in this development, thus there will not be public parking rates established	Accepted Developer Response
	One way sign at 10th corner of Church / concrete directing traffic only to Trumbull	Any new traffic measures are subject to review and approval by Detroit Department of Public Works. The parking garage ingress/egress is located on Trumbull. The secondary entrance is located in close proximity to Trumbull and is as far east as possible and only provides access to 40 spaces.	Accepted Developer Response
Y	Parking, Traffic, Walkability, and Safety	Developer will evaluate the opportunity to join the Corktown Business Association's shared Corktown parking program six months after the opening of the full development.	NEW / Propose joining a shared Corktown parking program by Corktown Business Assoc.
	Environmental Concerns		
Y	Design and Sustainability Provide sustainable design elements in the new project beyond code minimums and ASHRAE requirements	Developer commits to providing sustainable design elements in the new project beyond code minimums and ASHRAE requirements	Accepted Developer Response
Y	Design and Sustainability Provide energy star appliances, water conserving plumbing fixtures, and energy efficient lighting	Developer commits to providing energy star appliances, water-conserving plumbing, and energy efficient lighting	Accepted Developer Response
Y	Design and Sustainability Provide recycling services for residents in apartments and townhouses.	Developer commits to provide recycling services to residents in apartments and townhouses.	Accepted Developer Response
Y	Design and Sustainability Provide EV charging stations in the new garage.	Developer commits to provide EV charging stations in the new garage.	Accepted Developer Response

5.11.21 Updated NAC Responses

Michigan-Church Street Development Neighborhood Advisory Council Identified Impacts			
DRAFT IMPACT LIST + DEVELOPER / CITY RESPONSES : May 11, 2021			
Included in Community Benefits Provision	Heading	NAC REQUEST / IMPACT	DEVELOPER + CITY RESPONSE - Updated 5.11.2021
Y	Design and Sustainability	Request for improvements to alleyway to include street trees, waterfalls and other features to improve walkability and reduce parking spaces. Request for improvements to alleyway to include street trees, waterfalls and other features to improve walkability and reduce parking spaces. Request for improvements to alleyway to include street trees, waterfalls and other features to improve walkability and reduce parking spaces.	Developer will rebuild the paving of the alleyway with green planted strips along the side and improved lighting along their portion of the apartment building for both the Church St and 11th St alleys and will be responsible for maintenance of this section of the alley. Developer will also provide stormwater retention that will hold storm water for the entire alleyway between 10th and the north / south alley that runs along the west side of the apartment building.
			NAC Response to Developer Proposal - 5.5.2021 Design alleyways as green alleys to improve pedestrian travel and reduce hardscape. Wherever work is happening behind building alley, extend it to whole alley and 11th street alley? Have signs, drainage, beautification
Y	Design and Sustainability	Follow LEED guidelines for certification (but not necessarily having to go through LEED process)	Developer will be practicing sustainable design to LEED and WELL standards on this project
		Consider designing apartment building as a net-zero development, utilizing PACE funding.	Developer cannot design building to be net-zero. Developer has evaluated PACE financing but cannot commit to making such financing as part of our capital stack
			Accepted Developer Response
			Accepted Developer Response
Y	Workforce and Local Hiring	Retail / Workforce - \$5 (TRD) Commit in writing that at least 51% of permanent and part-time jobs will be to Detroit residents.	As part of its tax abatement application, Developer will submit a local hiring plan for permanent jobs to be evaluated and approved by Detroit Civil Rights, Inclusion, and Opportunity Department (CRIO). Developer has committed to the City of Detroit: 1. To engage Detroit at Work as our primary staffing partner for both the Godfrey Hotel and any direct employment related to the apartment building and the parking garage. 2. Develop and implement a Detroit at Work Staffing Plan 3. Post all Detroit job openings through DetroitatWork.com 4. Ban the Box 5. Modify pre-employment screening and testing 6. Commit to an agreed-upon priority hiring window for all new positions 7. Commit to attending a New Employer Introduction meeting for Grow Detroit's Young Talent
			Accepted Developer Response
		Contributes to workforce training initiative \$5 (TRD)	Developer has committed to the City of Detroit: 1. To engage Detroit at Work as our primary staffing partner for both the Godfrey Hotel and any direct employment related to the apartment building and the parking garage. 2. Develop and implement a Detroit at Work Staffing Plan 3. Post all Detroit job openings through DetroitatWork.com 4. Ban the Box 5. Modify pre-employment screening and testing 6. Commit to an agreed-upon priority hiring window for all new positions 7. Commit to attending a New Employer Introduction meeting for Grow Detroit's Young Talent
			Accepted Developer Response
Y	Workforce and Local Hiring	Work with local non-profits, i.e. Detroit Hispanic Development Corp, Mercy Education Project, to provide Intern opportunities	Developer commits that it will share internship and employment opportunities with local non-profits such as Detroit Hispanic Development Corporation, Mercy Education Project and others as appropriate.
			Accepted Developer Response

5.11.21 Updated NAC Responses

Michigan-Church Street Development Neighborhood Advisory Council Identified Impacts			
DRAFT IMPACT LIST + DEVELOPER / CITY RESPONSES : May 11, 2021			
Included in Community Benefits Provision	Heading	NAC REQUEST / IMPACT	DEVELOPER + CITY RESPONSE - Updated 5.11.2021
Y	Housing and Retail	There are concerns that the current retail rental rates will be unaffordable to local small business owners. Consider providing some smaller retail areas and decreased rents to local businesses. Provide at least 30% of retail space at smaller leaseable areas that can be available to local retail businesses with a 50% reduction from market rates for five years from completion of project. Consider that this space could be a collective space shared between multiple retail tenants.	It is not feasible for the Developer to meet this request, however the Developer welcomes input from the community on preferred retail uses.
Y	Housing and Retail	Consider designing white box retail spaces with flexibility and infrastructure to incorporate possible restaurant tenants.	Developer commits to designing white box retail spaces with flexibility and infrastructure to incorporate possible restaurant tenants.
Y	Housing and Retail	Conduct an area wide market study to determine what businesses residents / guests want / need. This legacy of unique and diverse small businesses must be honored and continued. This should include concessions and affordability to make the retail spaces accessible to mom and pop shops vs chains, with priority given to existing residents of Greater Corktown. Encourage small convenience shops with longer hours.	Developer commits to engage a retail broker at the appropriate time in preparation for leasing the retail space. The broker will conduct a market study upon engagement.
Y	Housing and Retail	Work with Motor City Match for local tenants to get them help with tenant up front costs and identify entrepreneurs for retail spaces.	Developer will partner with Motor City Match to identify potential local tenants / entrepreneurs for retail spaces and assist with tenant up front costs
Y	Parking, Traffic, Walkability, and Safety	Covers about 100 much traffic on Trumbull if Burdette Hill moves to Trumbull	Developer's traffic study utilized the Institute of Transportation Engineers (ITE) established standards to determine the trip generation modeling for all uses, including the retail at the 1550 Church garage site. The traffic study completed analyzed the existing, future, and future with buildout traffic conditions for the Michigan and Trumbull intersection. Only in the PM peak hour did the study show the Michigan and Trumbull intersection operating below an acceptable level of service (LOS). The LOS was able to be improved to an acceptable level of service through light timing changes and a recommended addition of a northbound/southbound left turn. Developer will apply to City of Detroit Public Works to establish 15 minute street parking spaces along parking garage on Church Street, between Trumbull and 10th Street.
Y	Workforce and Local Hiring	Commit in writing that at least 51% of contractors to be Detroit based	Developer will commit to following the terms set forth in EO 2016-1.
Y	Construction	Mitigate noise concerns due to direct proximity to a residential neighborhood. Request: Limit noise-making construction to hours between 8:00am-7:00pm weekdays only.	Developer will limit construction activities to 7am - 7pm Monday through Friday and 8am - 7pm on Saturday
Y	Construction	Limit dirt, dust, and other particulate materials from construction site to exceed BSEED requirements.	Developer commits to meet or exceed BSEED requirements. The general contractor will use best practices for dust mitigation including netting on site fencing, netting on guardrails, regular street sweeping, and diligent on-site clean-up. Developer's dust mitigation efforts will also meet the standards of MICHHA.
			NAC Response to Developer Proposal 5.5.2021

5.11.21 Updated NAC Responses

Michigan-Church Street Development Neighborhood Advisory Council Identified Impacts			
DRAFT IMPACT LIST + DEVELOPER / CITY RESPONSES : May 11, 2021			
Included in Community Benefits Provisions	Heading	NAC REQUEST / IMPACT	(DEVELOPER + CITY RESPONSE - Updated 5.11.2021) NAC Response to Developer Proposal - 5.5.2021
Y	Construction	Request: Sweep the streets and remove debris weekly.	Developer commits to regular street sweeping and diligent on-site clean-up Accepted Developer Response
Y	Construction	Prefer use of bike lanes on MI Ave during construction.	Developer will make best efforts to keep Michigan Avenue bike lanes open during construction in coordination with MDOT and the City of Detroit. Safety concerns will take priority in the decision-making process as to whether bike lanes can be preserved. Accepted Developer Response
Y	Construction	Agree to patronize businesses and vendors within impact zone during construction process.	Developer agrees to patronize businesses and vendors within impact zone during construction process. Accepted Developer Response
Y	Construction	Provide an online portal for project information, environmental reports, road closure, and other construction information.	Developer commits to provide an online portal for project information, environmental reports, road closure, and other construction information. Accepted Developer Response
Y	Construction	Provide a phone number and email for resident complaints to developer during construction process.	Developer commits to provide a phone number and email for resident complaints to developer during construction process. Accepted Developer Response
Y	Construction	City to share number for BSEED regarding construction concerns on the CBO website during the construction process.	City will post BSEED number for construction complaints on the CBO website at www.detroitmi.gov/michigan-church Accepted Developer Response
Y	Construction	Provide a fenced enclosure and security for the construction sites.	Developer commits to have a fenced enclosure. The construction site will be fully secured with fencing and security cameras. Accepted Developer Response
Y	Construction	Provide all parking for construction, construction staging, and construction traffic needs off-site and not in residential neighborhoods (including, but not limited to, Church, 10th St south of Church, 11th St, and Leveeette)	Developer commits that contractor parking will not be on the street or in the neighborhood. Developer has an existing surface parking lot under contract for staging and contractor parking. Accepted Developer Response
		Recognize the inconvenience (such as for cleaning, furnace filters, etc) residents will experience from the construction by paying them some nominal amount, not to be considered compensation for any significant damage to their property they may experience. - \$5	See Community Investments Request Accepted Developer Response
		Community Investments - \$3 (100)	
Y	Community Support and Investments	Provide 10% of 210M value over ten years = \$100,000 / year to the community	DEVELOPER will contribute \$100,000 to be paid upon approval of the Project's Tier 1 CBO Provision by Detroit City Council. An additional \$50,000 will be contributed by the DEVELOPER within twelve months of the Project receiving its Certificate of Occupancy from the CITY. DEVELOPER'S investment will be used to create a permanent endowment fund for neighborhood improvement projects benefiting the Project Impact Area. The interest income from the endowment fund will be deployed annually to support neighborhood improvement projects in the Project impact Area (Historic Corktown Neighborhood) per the procedures and practices of the granting organization with input from neighborhood residents Provide 1% of \$10M = \$200,000 See Community Investments Request - include Owen Savage Park and Mullett Park in addition to Mudge Play Lot Accepted Developer Response
		Provide funding to upgrade Murtry Play lot basketball court - \$5	See Community Investments Request
		Allow nominal fee membership for Corktown residents to use the apartment amenities - pool, gym	Apartment amenity spaces are limited to residents of the development only Accepted Developer Response

5/11/21 Updated NAC Responses

Michigan-Church Street Development Neighborhood Advisory Council Identified Impacts			
DRAFT IMPACT LIST + DEVELOPER / CITY RESPONSES : May 11, 2021			
Included in Community Benefits Provision	Heading	NAC REQUEST / IMPACT	DEVELOPER + CITY RESPONSE - Updated 5.11.2021
Y	Community Support and Investments	Provide free community space for meetings, events, etc.	Developer commits to provide our community space for free, 7x per year, with a maximum capacity of 50 people
Y	Community Support and Investments	Fund local art by Detroit artists. Request: Provide minimum two works of public art either on project site or elsewhere within impact area. \$5,000 to the Corktown Historical Society - \$5,000	Developer has previously committed to work with the Detroit Walls program (through the City of Detroit) for our mural design and artist selection for the Godfrey hotel murals.
Y	Community Support and Investments	Join Corktown Business Association and participate in Business Improvement Zone \$5,180	Developer's hotel entity, Godfrey, is already a member of the Corktown Business Association. It is Developer's understanding that a Business Improvement Zone (BIZ) has not yet been established for Corktown. In the event a Corktown BIZ is established, the Developer will evaluate the option of participating.
Y	Design and Sustainability	Community Appearance Developer will adhere to the Detroit zoning and traditional main street overlay requirements	Developer will adhere to the Detroit zoning and traditional main street overlay requirements
Y	Design and Sustainability	Commit in writing that facade materials and colors used will be consistent with the renderings shown. Attach elevations as an appendix to the permit.	Developer commits that project building facades will be consistent with the renderings as shown to the community. Developer will provide the NAC with the final elevations.
Y	Historic Preservation	Developer follow the same historic (HDC) requirements as the residents must with their homes.	Developer commits to follow the HDC requirements as applicable to their specific projects
Y	Design and Sustainability	Commit in writing that the southside frontage along Church St will continue to match the building heights and setbacks of the neighborhood as currently shown.	Developer commits that the townhouse construction along Church St will continue to match the building heights and setbacks of the neighborhood as currently shown.
Y	Design and Sustainability	Commit in writing that the alleyway will provide thoroughfare at project completion	Developer commits that the alley behind the apartment building will connect from 11th to 10th. A public access easement will be provided over the portion of private property that will connect the current dead end public alley to 10th Street. This will result in public access in the alley from 11th street to 10th street

Michigan-Church Street Development Neighborhood Advisory Council Identified Impacts			
DRAFT IMPACT LIST + DEVELOPER / CITY RESPONSES - May 11, 2021			
Included in Community Benefits Provision	NAC REQUEST / IMPACT	DEVELOPER + CITY RESPONSE - Updated 5.11.2021	NAC Response to Developer Proposal - 5.5.2021
Design and Sustainability	Agree to develop the project to follow pedestrian-focused urban design	<p>Developer commits that pedestrian focused urban design is a primary objective of the architecture and landscape design. The overall design is focused on enhancement of the ground level pedestrian experience through active building frontages and sidewalk improvements.</p> <p>Michigan Avenue:</p> <ul style="list-style-type: none"> The entire length of the Michigan Ave and 10th Street frontage is programmed and designed for uses which will create a comfortable and active street environment day and night. Uses within the apartment building along Michigan Avenue and wrapping around the corner along 10th Street include commercial space, entry lobby and reception, as well as leasing office and apartment amenities. A second apartment building entrance will be located off 10th Street The facades along Michigan Ave and 10th Street are broken up into smaller building volumes creating visual interest and individualized storefront identities. At the center zone along Michigan Avenue the building is set back 5'-0" at the second floor to allow ground level to read independently from the building above... Sidewalks will be rebuilt in conformance with the city's landscape standards with street trees, paving, and lighting. 10th Street The sidewalk along the west side of 10th Street will be improved along its length from the corner on Michigan to Church Street. Additional landscaping and trees and lighting will also be installed within the townhouse property frontage along the 10th Street. <p>Church Street</p> <ul style="list-style-type: none"> The Church street townhouses will be set back with landscaped yards to correspond to the front yards of the existing homes along church street. Townhouse units will have front doors set back from Church Street with paved walkways to each unit. East of 10th Street along the Storage building and the parking garage, the sidewalk will be improved with landscape and lighting. The garage design recalls the look and feel of the historic industrial buildings of Corktown with punched windows in a brick facade. At the ground level gates are inserted in the openings recalling the ballpark gates of old Tiger Stadium. At the corner of Church and Trumbull the Bucharest grille will provide active frontage and outside sidewalk dining. 	Accepted Developer Response
	Offer Opportunities (TEO)		
	Propose a moratorium of demolishing property in Historic Corktown	Developer will leave the issue of a policy on the demolition of property, to the residents and the City.	Accepted Developer Response
	Residential parking permits must be fast track in controlling any overflow	Developer defers to the appropriate City agency that governs residential parking permits	Accepted Developer Response
	Suggest developer refer to www.detroitmi.gov/transportation	Developer will review referenced website: www.detroitmi.gov/transportation	Accepted Developer Response
	Community has shown support for a taller garage or underground garage if needed.	The parking garage as designed is compliant with Detroit Zoning Ordinance. There will not be a 4th floor or underground parking	Accepted Developer Response

Appendix 10.

**COMMUNITY BENEFIT PUBLIC MEETING #6
PRESENTATION
RESPONSE TO COMMUNITY IMPACT REPORT**



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

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

COVID-19 VACCINE INFORMATION

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

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

Meetings	March 2021				April 2021				May 2021			
	Wed	Thu	Fri	Sat	Sun	Mon	Tue	Wed	Thu	Fri	Sat	Sun
Meeting 1 - Introduce the CBO	11 AM											
Meeting 2 - Public Input (not mandatory unless by the public)		10 AM										
City Brief - City Information Dash - NAC Presentation			Meeting									
Meeting 3 - Developer Project Presentation to NAC				11 AM								
City Brief - Land Use/Project Overview & Community Input					10 AM	10 AM	10 AM	10 AM				
Meeting 4 - Community Feedback / Public Discussion								10 AM	10 AM			
City Brief - All Peoples Project Overview & Community Input									10 AM	10 AM		
Meeting 5 - NAC Presents Project Overview & Community Benefits										10 AM	10 AM	
City Brief - NAC Presents Order of Contingency											10 AM	10 AM
Meeting 6 - Agreement Presentations to City/Community Benefits												10 AM

CBO PROCESS



THROUGHOUT THE PROCESS

WWW.DETROITMI.GOV/MICHIGAN-CHURCH

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

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



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



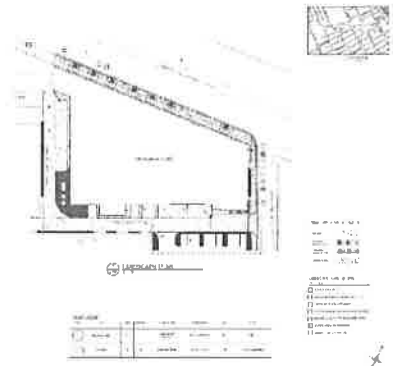
DESIGN AND SUSTAINABILITY

- 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



SITE 1 APARTMENTS: VIEW FROM MICHIGAN AVENUE
CONCEPT ARCHITECTURE - 8/16/19



SITE 1 TOWNHOMES: VIEW FROM CHURCH STREET
CONCEPT ARCHITECTURE - 8/16/19

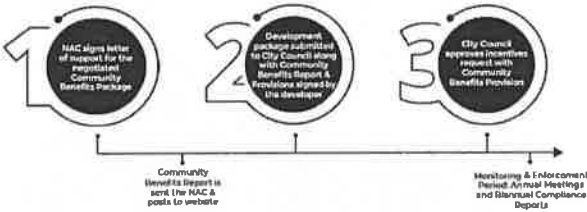


SITE 2 PARKING GARAGE: VIEW FROM MICHIGAN AVENUE
CONCEPT ARCHITECTURE - 8/16/19

Program Summary & FAQ		
<p>Site 1 Apartments</p> <ul style="list-style-type: none"> 1611 Michigan Avenue 188 Apartment Units 490 sf - 1,158 sf Unit Sizes <ul style="list-style-type: none"> 14% Studio 40% One Bedroom 16% Two Bedroom 10 Parking Spaces 7 Stories/ 82' 6" High 9,385 sf Retail 	<p>Site 1 Townhomes</p> <ul style="list-style-type: none"> 7 Townhomes 2 & 3 Bedrooms 2,415 sf - 2,942 sf 43'-6" Rear Setback 20' Front Setback 3 stories/ 65' High 7 Private Indoor Parking Spaces 0 Outdoor Parking spaces 	<p>Site 2 Parking Garage</p> <ul style="list-style-type: none"> 1501 Church St 35' High 3,000 SF of Retail 216 Garage Spaces 2 Elevator Cores and Stair Wells



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

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

COVID-19 VACCINE INFORMATION

*Walk Up
Drive Up
After Hours
Weekends*

Get Paid.
Get your neighbors vaccinated.
\$50 per person, per shot.

Vaccines to Fit Your Schedule
(313) 230-0505

LET'S GET BACK

Register as a Good Neighbor,
Call 313.230.0505

LET'S GET BACK

VACCINE QUESTIONS?
Call DHD at 313-876-4000

COVID-19 VACCINE INFORMATION

Let's Get Back!
Ages 12 and above can now get Pfizer vaccine!

Make an appointment at 313-230-0505

4 Vaccination Rules for Minors

Any individual age 12-17 must be accompanied by parent/guardian

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

VACCINE QUESTIONS?
Call DHD at 313-876-4000

THANK YOU!

City of Detroit
Strategic Planning & Development

CBO Meeting #6 - May 13, 2021

**ADOPTED AS FOLLOWS
COUNCIL MEMBERS**

		YEAS	NAYS
Janee	AYERS	✓	
Scott	BENSON	✓	
Raquel	CASTANEDA-LOPEZ	✓	
Roy	MCCALISTER, JR.	✓	
*Mary	SHEFFIELD	✓	
Andre	SPIVEY		
James	TATE	✓	
Brenda	PRESIDENT JONES		
*PRESIDENT PRO TEM			
		6	0