



**Civil Rights, Inclusion  
and Opportunity**

COLEMAN A. YOUNG MUNICIPAL CENTER  
2 WOODWARD AVENUE, SUITE 1240  
DETROIT, MICHIGAN 48226  
PHONE: 313.224.4950  
FAX: 313.224.3434

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

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

**Date:** February 4, 2022

**Re:** **Community Benefits Ordinance Biannual Report for The MID**

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

The **MID** project currently has **0** of their commitments considered "**Off Track**". Below, you will find a key to reference when reviewing "Status Update" and the total number of CBP commitments in each specific status.

Status Update	Explanation	Commitments
On Track	Actions taken towards satisfying commitment	3
Off Track	Commitment not fulfilled	0
Off Track-Compliance Plan Submitted		0
Not Started	No action taken	23
	Additional information requested	0
	Commitment fulfilled	0
<b>Total Commitments</b>		<b>26</b>

Respectfully,

  
Kimberly Rustem  
Director  
Civil Rights, Inclusion, and Opportunity

Approved as to form:  
  
Chuck Raimi  
Interim Corporation Counsel  
City of Detroit Law Department



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Biannual Community Benefits Report

**Project Name/Location:** The MID/3750 Woodward

**Agreement Approval Date:** July 15, 2019

**Developer Name/Address:** Emery Matthews / 3750 Woodward Avenue

	<b>Commitment</b>	<b>Findings</b>	<b>Status</b>	<b>City Department</b>
1.	DEVELOPER intends to comply with the American with Disabilities Act.	Construction has not commenced; however, the project will be designed to comply with the American with Disabilities Act.		<b>Civil Rights, Inclusion and Opportunity Department</b>
2.	Due to safety concerns, DEVELOPER will not use sidewalk scaffolding	The Developer is aware of the obligation and intends to comply upon commencement of construction. It shall be included in the work plan.		<b>Department of Public Works</b>
3.	DEVELOPER will clearly mark all alternative paths around sidewalk closures.	The Developer is aware of the obligation and intends to comply upon commencement of construction. It shall be included in the work plan.		<b>Department of Public Works</b>



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Commitment	Findings	Status	City Department
<p>4. DEVELOPER will work with MDT or other appropriate governmental agencies to temporarily retime the pedestrian signal at Woodward and Parsons so that it gives pedestrians sufficient time to cross Woodward Avenue.</p>	<p>The Developer is aware of the obligation and intends comply upon commencement of construction. It shall be included in the work plan. There have been no conversations with MDT since the prior update.</p>		<p><b>Department of Public Works</b></p>
<p>5. DEVELOPER will limit construction hours to the period of 7am to 7pm.</p>	<p>The Developer is aware of the obligation and intends to comply upon commencement of construction. It shall be included in the work plan.</p>		<p><b>Buildings, Safety Engineering and Environment Department</b></p>
<p>6. Other than in cases of emergency, DEVELOPER will provide 48 hours advance notice to the public of any Saturday or Sunday work.</p>	<p>The Developer uses postings on perimeter site fencing, distribution via Midtown, Inc. As well, social media announcements to provide notice to most neighborhood residents.</p>		<p><b>Department of Neighborhoods</b></p>
<p>7. DEVELOPER commits that work will rarely, if ever, be conducted on Sundays.</p>	<p>The work plan has not yet been finalized. Developer does not expect to conduct work on Sundays.</p>		<p><b>Department of Neighborhoods</b></p>
<p>8. DEVELOPER will be responsible for any construction or demolition related damage for which it is liable.</p>	<p>The Developer is aware of the obligation and intends to comply upon commencement of construction. It shall be included in the work plan.</p>		<p><b>Buildings, Safety Engineering and Environment Department</b></p>



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<p>9. DEVELOPER will work with the following five (5) neighboring properties: The Plaza Midtown, The Ellington, Bicentennial Tower, McLaughlin Hall and Max M. and Marjorie S. Fisher Music Center to contribute to their window cleaning expense. Assuming mutual agreement, DEVELOPER shall contribute up to \$18,000 for each of the identified neighboring properties (to be adjusted based on actual square footage).</p>	<p>The Developer is aware of the obligation and intends to comply upon commencement of construction. It shall be included in the work plan. The work plan has not been finalized.</p>		<p><b>Department of Neighborhoods</b></p>
<p>10. DEVELOPER will implement a pest control plan prior to the start of construction that will remain in place throughout construction.</p>	<p>The Developer is aware of this commitment and has intention to compete the pest control plan prior to the start on construction. The work plan has not been finalized.</p>		<p><b>Buildings, Safety Engineering and Environment Department</b></p>
<p>11. DEVELOPER will share such pest control plan with the NAC prior to construction start.</p>	<p>The Developer is aware of this commitment and has intention to share this information after the pest control plan is established. The workplan has not been finalized.</p>		<p><b>Department of Neighborhoods</b></p>
<p>12. DEVELOPER will direct all lighting inwards. DEVELOPER will utilize special purpose lenses and deflectors in order to minimize light pollution.</p>	<p>The Developer is aware of the obligation and intends to comply upon commencement of construction. It shall be included in the work plan.</p>		<p><b>Buildings, Safety Engineering and Environment Department Planning and Development Department</b></p>
<p>13. DEVELOPER will coordinate with the CITY to review and adjust the construction traffic and staging as necessary.</p>	<p>The Developer is aware of the obligation and plans to comply upon commencement of construction. It shall be included in the work plan. The work plan has not been finalized.</p>		<p><b>Department of Public Works</b></p>



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	<b>Commitment</b>			
	<b>Findings</b>	<b>Status</b>	<b>City Department</b>	
14.	DEVELOPER will review the construction site logistics plan with the CITY prior to construction start.	Construction has not commenced; however, the project plans to engage the city prior to construction start to review and approve the site logistics plan.		<b>Department of Public Works Planning and Development Department</b>
15.	DEVELOPER acknowledges that the Project plans do not require use of any parking spaces beyond those fronting the Project site.	The Developer is aware of the obligation and plans to comply upon commencement of construction. It shall be included in the work plan. The work plan has not been finalized.		<b>Buildings, Safety Engineering and Environment Department</b>
16.	DEVELOPER shall design and construct the valet area such that vehicle queuing will be positioned internal to the Project site.	This design feature has been included in the project design. Construction has not started. The project design remains unchanged.		<b>Buildings, Safety Engineering and Environment Department</b>
17.	DEVELOPER will adhere to the Property plan presented to the CITY on 06-04-2019 with respect to valet queuing.	The Developer will adhere to the proper construction phase. The project design for valet queuing remains unchanged.		<b>Buildings, Safety Engineering and Environment Department</b>
18.	DEVELOPER will designate a minimum of 12,000 square feet of the available 80,000 square feet of retail space for local and small businesses.	The space has not been designated since commencement of construction has been delayed. The Developer anticipates designating this space prior to finalizing the construction documents.		<b>Detroit Economic Growth Corporation Planning and Development Department</b>



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	<b>Commitment</b>	<b>Findings</b>	<b>Status</b>	<b>City Department</b>
19.	DEVELOPER will maintain its own list of potential retail tenants, however DEVELOPER will also request the NAC's assistance in soliciting and compiling retail tenant suggestions.	The Developer is aware of the obligation and plans to comply. It has been included in the project plan.		<b>Detroit Economic Growth Corporation</b> <b>Planning and Development Department</b>
20.	DEVELOPER will adhere to design guidelines required by the CITY's Planning and Development Department and the City Planning Commission.	Phase 1 of the site work, utility drawings and foundation drawings have been completed and approved. No other drawings have been submitted for review.		<b>Buildings, Safety Engineering and Environment Department</b> <b>Planning and Development Department</b>
21.	DEVELOPER will notify the Neighborhood Advisory Council of each site plan review submission.	There have been no additional site plan reviews submitted however developer agrees to notify the NAC of the next site plan review submission.		<b>Planning and Development Department</b>
22.	DEVELOPER will see that the public space for the Project is well lit and has adequate seating.	The Developer is aware of the obligations and intends to comply. The commitment has been included in the project design.		<b>Planning and Development Department</b>
23.	DEVELOPER work with the CITY to create a pet relief area within the Project's public space to the north of the Project site. This will also address concerns regarding the pedestrian walkway.	The Developer is aware of the obligation and intends to comply. It has been included in the project plan. At the proper construction phase, the developer intends to create a pet relief area.		<b>Planning and Development Department</b>
24.	DEVELOPER will consider use of historic street names.	The Developer has considered the use of historic street names. A decision has not been made.		<b>Planning and Development Department</b>



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<p>25. DEVELOPER will work to deliver a Project design that is inspiring and welcoming. DEVELOPER will see that the Project has outstanding public spaces, including areas for dogs.</p>	<p>The Developer is aware of the obligation. It has been included in the project design.</p>		<p><b>Planning and Development Department</b></p>
<p>26. DEVELOPER will see that a pet relief area includes a dedicated dog park with a lit and fenced in area. DEVELOPER will work with the CITY to create the dog park within the public space in the northwest quadrant of the Project site. This will also address concerns regarding the pedestrian walkway</p>	<p>At the proper construction phase, the Developer intends to comply with the pet relief area commitment. It will include a dog park with a lit and fenced-in area.</p>		<p><b>Buildings, Safety Engineering and Environment Department</b></p>