

Welcome to **THE DISTRICT DETROIT**

COMMUNITY BENEFITS MEETING



CBO Meeting #9 – February 21, 2023

AGENDA

- 1. Welcome & Introductions**
- 2. Developer Community Benefit Proposal – Updated Responses**
- 3. NAC and Developer Discussion**
- 4. Public Q & A / Comments**
- 5. NAC Resolution**

CBO TIER 1 PROCESS

Identifying Project Impacts and Mitigations



THE
NEIGHBORHOOD
ADVISORY
COUNCIL (NAC)
9 RESIDENTS
FROM THE
IMPACT AREA



THE NAC MEETS
WITH **PLANNING &
DEVELOPMENT,**
THE DEVELOPER,
AND COMMUNITY
TO IDENTIFY
PROJECT IMPACTS



THE NAC
DEVELOPS
SUGGESTIONS
TO IDENTIFIED
IMPACTS AND
THE
DEVELOPER
RESPONDS



THE CITY AND
DEVELOPER
GENERATE AN
AGREEMENT
IN RESPONSE
TO THE
IMPACTS WITH
THE NAC'S
SUPPORT

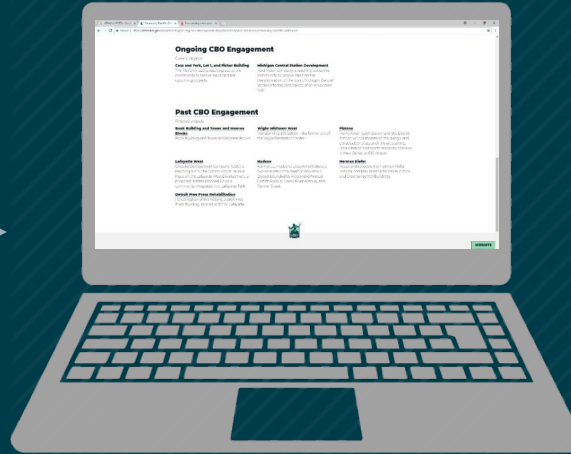
ANTICIPATED PUBLIC CBO MEETING SCHEDULE

Meetings	Nov 2022	Dec 2022			Jan 2023				Feb 2023		
	WK 1	WK 2	WK 3 - 6	WK 7	WK 8	WK 9	WK 10	WK 11	WK 12	WK 13	
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Winter Recess - Confirm Council and PDD NAC selections . NAC Orientation takes place in this period			December 12, 2022 - January 6th 2023								
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NEIGHBORHOOD ADVISORY COUNCIL (NAC)

- **Terrance "T.R." Reid** - Elected by Impact Area Residents
- **Henry Allen Williams Jr.** - Elected by Impact Area Residents
- **Barbrie Logan** – Appointed by Council Member Gabriela Santiago-Romero
- **Jonathan C. Kinloch, Parliamentarian** – Appointed by Council Member Coleman A. Young II
- **Deirdre Jackson** – Appointed by Council Member Mary Waters
- **Michael Essian II, Secretary** – Appointed by Planning & Development
- **Eddie Hall III** – Appointed by Planning & Development
- **Chris Jackson, Chair** – Appointed by Planning & Development
- **Rogelio Landin, Vice-Chair** – Appointed by Planning & Development
- **Steven Hawring**– Non-voting Alternate appointed by Planning & Development

Email the NAC directly at: DistrictDetroitNAC@gmail.com

General Q & A



*One minute per question
Comment cards also available*

THE DISTRICT DETROIT

WHERE DETROIT COMES TOGETHER



RELATED

OLYMPIA
DEVELOPMENT
OF MICHIGAN

CONFIDENTIAL

IMPACT INITIATIVE #1: EDUCATION



AGREED UPON BENEFITS

CASS TECH FIELD RENOVATION

Contribute to the renovation of the Cass Technical High School football field which would serve approximately 2,400 students.

EXPANDED ACCESS TO OPPORTUNITY

Diligently pursue expanded career exposure opportunities for DPSCD high school students through the Center for Innovation, including but not limited to guest speakers, field trips, internships, and work-based learning experiences.

PROJECT DESTINED/WSU/DPSCD

Continue to sponsor DPSCD and Wayne State student cohorts in its real estate development training program through Project Destined.

IMPACT INITIATIVE #1: EDUCATION PROPOSAL MODIFICATIONS



DEIRDRE
JACKSON



JONATHAN C.
KINLOCH

COLLEGE GRADUATE OUTREACH AND INCLUSION

Developer agrees to include WCCCD along with DPSCD and WSU in all appropriate opportunities to expand access to opportunity for all college graduates.

WCCCD INCLUSION

Developer agrees to work directly with in the areas of literacy, arts and culture and workforce development. Developer will include WCCCD's participation in its efforts and activities at the On-Site Connector, Fast-Track and with Detroit At Work.

PROPOSED FINAL IMPACT INVESTMENT: **\$1.2M**

IMPACT INITIATIVE #2: HOUSING



AGREED UPON BENEFITS

DEEPLY AFFORDABLE HOUSING

At least 20% of residential units will be for residents with incomes at 50% of the Area Median Income or lower.

SECTION 8 VOUCHER ACCEPTANCE

All residential buildings will accept Section 8 vouchers.

ON-SITE OPPORTUNITY CONNECTOR

Developer will establish an On-Site Opportunity Connector to provide affordable housing guidance to prospective residents.

ACCESSIBILITY DESIGN CONSULTANT:

Developer commits to design with accessibility as a priority and to hire a third-party expert to support this critical work.

IMPACT INITIATIVE #2: HOUSING PROPOSAL MODIFICATIONS



BARBRIE
LOGAN



DEIRDRE
JACKSON



JONATHAN C.
KINLOCH

ACCESSIBILITY DESIGN CONSULTANT

Developer commits to design with accessibility as a priority

Hire a third-party expert to support this critical work.

Expert will focus on best practices for accessibility throughout the projects and open spaces, as well as the affordable residential units.

The third-party consultant will engage with a NAC Liaison as part of its efforts

Developer further commits to provide a copy of the RFP to the NAC for said consultant upon its issuance.

AFFORDABLE HOUSING

20% of residential units will be for residents with incomes at 50% of the Area Median Income

ON-SITE OPPORTUNITY CONNECTOR

The Connector will serve as a “one-stop-shop” for career paths, employment, internships, and housing opportunities.

RIGHT TO RENEW

Developer will incorporate language consistent with a right to renew for the affordable units in the applicable Affordability Agreements, subject to all applicable laws and regulations.

PROPOSED FINAL IMPACT INVESTMENT: **\$24.6M**

IMPACT INITIATIVE #3: EMPLOYMENT



AGREED UPON BENEFITS

DISTRICT DETROIT FAST TRACK PROGRAM

Developer will create a “Fast Track” training program in collaboration with project contractors.

GROW DETROIT’S YOUNG TALENT (GDYT)

Developer will continue to participate in GDYT providing career experience to young Detroiters.

ON-SITE OPPORTUNITY CONNECTOR

Developer will establish an On-Site Opportunity Connector to provide residents construction and post-construction job opportunities.

REDUCE BARRIERS TO EMPLOYMENT

Developer will not test for legal substances except where required by work rules or union policy.

EXECUTIVE ORDER

Developer requires all contractors to lay out project-specific plans to the Civil Rights, Opportunities, and Inclusion (CRIO) Department before commencement.

DETROIT@WORK (DAW)

Developer commits to participate in DAW and to introduce and encourage all tenants to partner with DAW for local hiring.

COCO JOBSITE PROGRAM

Council on Construction Operations (COCO) program to increase retention of diverse construction employment through site professionalism and equity, diversity and inclusion policies and practices.

IMPACT INITIATIVE #3: EMPLOYMENT PROPOSAL MODIFICATIONS



BARBRIE
LOGAN



DEIRDRE
JACKSON



ROGELIO
LANDIN

REDUCE BARRIERS TO EMPLOYMENT

ODM and Related Detroit agree to apply the principles underlying Return to Work and the Second Chance Act, subject to all applicable laws, rules, regulations and ordinances.

EXECUTIVE ORDER

Developer agrees to utilize a 3rd party firm(s) with the core competency to proactively assist in achieving 51% of Detroiters on construction sites, Contractor Spend targets, Co-Development commitments, the MBE Bond fund, Internship opportunities, accessibility achievements, Cultural Programs and proposals herein, and Developer's achievements and activities undertaken through the Opportunity Connector Center

EXPANDING INTERNSHIP OPPORTUNITIES

Through the Opportunity Connector, development group will work to expand internship opportunities to Detroiters, whether non-traditional, college graduates, undergraduate and graduate students for the duration of the Construction period.

Additionally Developer will encourage and promote internship and employment opportunities for Detroiters with other employers and prospective tenants and a report will be provided to CRIO and the NAC on an annual basis.

PROPOSED FINAL IMPACT INVESTMENT: **\$2.5M**

IMPACT INITIATIVE #4: RETAIL AND LOCAL BUSINESS INCUBATION



AGREED UPON BENEFITS

CONTRACTOR HIRING GOAL

Developer will track and report progress against a \$100 million target for disadvantaged and Detroit-based contractor spending.

MBE BOND FUND

To reduce barriers and support small construction contractors a specific bond fund will be made available by the developer.

RETAIL TI FUND FOR DISADVANTAGED AND DETROIT-BASED BUSINESSES

Retail Tenant Improvement fund available for disadvantaged and Detroit-based businesses within the projects.

DISTRICT DETROIT CO-DEVELOPER PROGRAM

Local co-developer program designed to create inclusive wealth building opportunities by providing sites and development support during the life cycle of the project.

MOTOR CITY MATCH AWARD & TECHNICAL ASSISTANCE

City commitment to provide outreach, technical assistance and MCM award within the impact area.

IMPACT INITIATIVE #4: RETAIL AND LOCAL BUSINESS INCUBATION PROPOSAL MODIFICATIONS



CHRIS
JACKSON



JONATHAN C.
KINLOCH



STEVEN
HAWRING

CONTRACTOR 100 MILLION TARGET SPEND GOAL

CRIO will verify all business certifications described herein. Developer agrees that its report on construction spending for compliance with Detroit's applicable Executive Order and ordinances will include information identifying any amounts expended for all goods and services, including construction, with any qualifying businesses.

MBE BOND FUND

Developer will engage with a variety of membership organizations with credible experience, including known trade organizations to ensure the MBE Bond program is efficient, inclusive and equitable

DISTRICT DETROIT CO-DEVELOPER PROGRAM

Developer agrees to work with Detroit based Co-developers within the District Detroit boundary, and will issue an RFP within one year after the final approval by the Detroit City Council of the TBP

PROPOSED FINAL IMPACT INVESTMENT: **\$104.5M**

IMPACT INITIATIVE #5: CULTURAL



AGREED UPON BENEFITS

CULTURALLY RELEVANT PLACEMAKING

Year-round Programming and Activations on Columbia Street Plaza to host dynamic no-cost events centered around cultural celebrations, city initiatives, with performances by local creatives.

LOCAL ART COMMITMENT

Developer will work with local artist community to include public art that fosters community pride, a sense of belonging, and enhances the quality of life for its residents and visitors.

ACTIVE RECOGNITION OF LOCAL HISTORY

Commission study and partner with the City of Detroit office of Arts, Culture, and Entertainment to create physical markers for each project that celebrate the history of the neighborhood and legacy Detroiters.

IMPACT INITIATIVE #5: CULTURAL PROPOSAL MODIFICATIONS



TERRANCE "T.R."
REID



STEVEN
HAWRING



CHRIS
JACKSON

LOCAL ART COMMITMENT

Developer will work directly with the City of Detroit's office on Arts, Culture and Entrepreneurship office to identify Detroit based local artists of all ages and backgrounds for inclusion of their work in the various projects, open spaces.

ACTIVE RECOGNITION OF LOCAL HISTORY

Developer agrees the actual cost of any respective marker is included in each development budget, and the additional funding will be for planning study, which should include representation of a NAC liaison. Developer agrees to work with a NAC Liaison to identify the appropriate number and location of the markers.

PROPOSED FINAL IMPACT INVESTMENT: **\$3.1M**

IMPACT INITIATIVE #6: GREEN SPACE & ACCESSIBILITY



AGREED UPON BENEFITS

COLUMBIA STREET PLAZA CONSTRUCTION

Build, maintain, and program an open space, community plaza at Woodward and Columbia.

INNOVATION CENTER GREEN SPACE

Build a community green space between the innovation center's academic, residential, and incubator buildings.

I-75 COMMUNITY RECONNECTOR OVERBUILD

Provide match funds for the Downtown Development Partnership's US-DOT planning grant for the I-75 overbuild.

CASS PARK DESIGN STUDY

Fund a planning study for the redesign and revitalization of Cass Park.

BRUSH PARK LANDSCAPING AND IMPROVEMENTS

Fund with the City the building of a shelter, landscaping, and other enhancement of the park at John R and Watson.

PUBLIC SAFETY AND WALKABILITY ENHANCEMENTS

Partner with the City, via the DDA, to fund streetlights, sidewalks, street trees, improved crosswalks, and road resurfacing.

DESIGN CHARETTES

Convene design charettes with the community for all new public spaces.

CONSTRUCTION IMPACT PLANNING

Hold a construction logistics planning meeting with a NAC Liaison before start of each project and distribute 2-week construction activity lookaheads to community.

IMPACT INITIATIVE #6: GREEN SPACE & ACCESSIBILITY

PROPOSAL MODIFICATIONS



MICHAEL
ESSIAN II



EDDIE
HALL III



CHRIS
JACKSON

BRUSH PARK LANDSCAPING AND IMPROVEMENTS

Upon the closing of the financing for the Detroit Life Building project, Developer agrees to provide the \$200,000 funds directly to the BPCDC to be used as a contribution to the planning and construction efforts for the Park at John R and Watson, in conjunction with the City of Detroit's Parks and Recreation Department activities.

CASS PARK DESIGN STUDY

Developer agrees to work with the City of Detroit to identify an appropriate non-profit organization and support the efforts to raise additional funds

CONSTRUCTION IMPACT PLANNING

Developer agrees to establish reliable redundant lines of communication (phone, email, website, text, etc.) to operate during the construction period as well as the time frame requested by the NAC.

PROPOSED FINAL IMPACT INVESTMENT: **\$25.8M**

IMPACT INITIATIVE #7: TRAFFIC/TRANSIT/PARKING



AGREED UPON BENEFITS

DISTRICT DETROIT PARKING PLAN

Fund a study to be completed with the City and a NAC Parking Plan Liaison to address resident parking needs during events, and construction.

DISTRICT DETROIT TRAFFIC MANAGEMENT PLAN

Fund a traffic plan to be completed with the City and a NAC Traffic Plan Liaison to mitigate the impact of events-related traffic.

AFFORDABLE PARKING

Commit to provide discounted monthly parking for residents in the affordable units.

RESIDENTIAL PERMIT PARKING

City will advance efforts to establish residential permit parking zones in Brush Park.

BUS SHELTER IMPROVEMENTS

Partner with the City to improve bus stops and shelters in District Detroit.

FREE EMPLOYEE TRANSIT

Partner with Q-Line, MoGo, and D-DOT provide transit.

IMPACT INITIATIVE #7: TRAFFIC/TRANSIT/PARKING PROPOSAL MODIFICATIONS



MICHAEL
ESSIAN II



EDDIE
HALL III



TERRANCE "T.R."
REID



STEVEN
HAWRING

DISTRICT DETROIT PARKING PLAN

Within 180 days of the final approval of the TBP, Developer will fund a study to be completed with the City and a NAC Parking Plan Liaison to address parking needs during events, and construction.

Developer agrees that the Parking Plan will be prepared in coordination with the Traffic Plan.

DISTRICT DETROIT TRAFFIC PLAN

The District Detroit Traffic Management Plan will be prepared in coordination with the Parking Plan. Agreed upon improvements in infrastructure identified in the Traffic Study shall be included in conjunction with a Site Plan including those improvements being made as part of the Public Space and Roadway Streetscape Improvements

PROPOSED FINAL IMPACT INVESTMENT: **\$4.5M**

COMMUNITY BENEFIT IMPACT INITIATIVES

HOUSING	EMPLOYMENT	RETAIL/LOCAL BUSINESS INCUBATION	CULTURAL	GREEN SPACE & ACCESSIBILITY	EDUCATION	TRAFFIC/TRANSIT/PARKING
<p>Deeply Affordable Housing</p> <p>Section 8 Voucher Acceptance</p> <p>On-Site Opportunity Connector</p> <p>Accessibility Design Consultant</p>	<p>District Detroit Fast Track Program</p> <p>Grow Detroit's Young Talent (GDYT)</p> <p>On-Site Opportunity Connector</p> <p>Employment Barrier Reduction</p> <p>Executive Order Compliance</p> <p>Detroit@Work Participation</p> <p>COCO Jobsite Program</p>	<p>Disadvantaged and Detroit Business Spending Goal</p> <p>Disadvantaged & Detroit Business Bond Fund</p> <p>Targeted Retail TI Fund</p> <p>MCM Technical Assistance & Award</p> <p>District Detroit Co-Developer Program</p>	<p>Culturally Relevant Placemaking</p> <p>Local Art Commitment</p> <p>Local History Study & Recognition</p>	<p>Columbia Street Plaza</p> <p>Innovation Center Green Space</p> <p>I-75 Community Reconnector Overbuild Grant</p> <p>Cass Park Design Study</p> <p>Brush Park Landscaping and Improvements</p> <p>Public Safety and Walkability Enhancements</p> <p>Design Charettes</p> <p>Construction Impact Planning</p>	<p>Cass Tech Field Renovation</p> <p>Expanded Access to Opportunity</p> <p>Project Destined with WSU & DPSCD</p>	<p>District Detroit Parking Plan</p> <p>District Detroit Traffic Management Plan</p> <p>Affordable Parking</p> <p>Residential Permit Parking</p> <p>Bus Shelter Improvements</p> <p>Employee Transportation Support</p>
\$24.6M	\$2.5M	\$104.5M	\$3.1M	\$25.8M	\$1.2M	\$4.5M

\$167M IN COMMUNITY BENEFITS

	Cash	Development or Operational Cost	DDA Loan	DDA Infrastructure	Additional City Support	
HOUSING: PROJECT PROPOSALS	\$825,000		\$23,800,000			\$24,625,000
EMPLOYMENT: PROJECT PROPOSALS	\$2,525,000					\$2,525,000
RETAIL AND LOCAL BUSINESS INCUBATION: PROJECT PROPOSALS	\$2,500,000	\$101,250,000			\$750,000	\$104,500,000
CULTURAL: PROJECT PROPOSALS	\$50,000	\$3,000,000				\$3,050,000
GREEN SPACE & ACCESSIBILITY: PROJECT PROPOSALS	\$775,000			\$25,000,000		\$25,775,000
EDUCATION: PROJECT PROPOSALS	\$1,150,000					\$1,150,000
TRAFFIC/TRANSIT/PARKING: PROJECT PROPOSALS	\$3,950,000				\$550,000	\$4,500,000
	\$11,775,000	\$104,250,000	\$23,800,000	\$25,000,000	\$1,300,000	\$166,125,000

\$105.4 million philanthropic contribution to the Center for Innovation not included in above total.

THANK YOU

THE DISTRICT DETROIT

WHERE DETROIT COMES TOGETHER

RELATED

OLYMPIA
DEVELOPMENT
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NAC Discussion



CBO TIER 1 PROCESS

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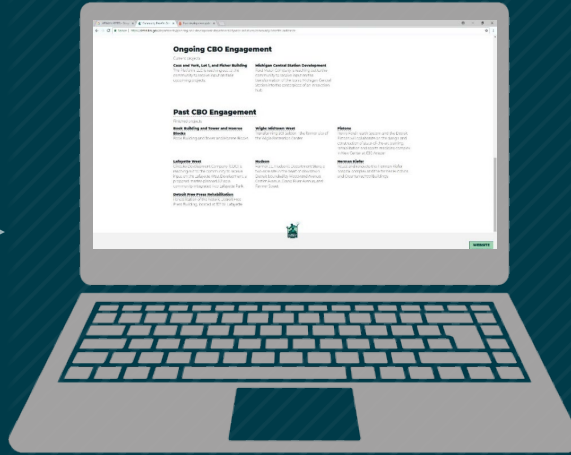
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