

Welcome to **THE DISTRICT DETROIT**

COMMUNITY BENEFITS MEETING



DEPARTMENT OF
Planning &
Development

CBO Meeting #6 – January 31, 2023

AGENDA

- 1. Welcome & Introductions**
- 2. NAC Discussion on Community Benefit Proposals**
- 3. NAC and Developer Dialogue on Proposals**
- 4. Public Q & A / Comments**

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

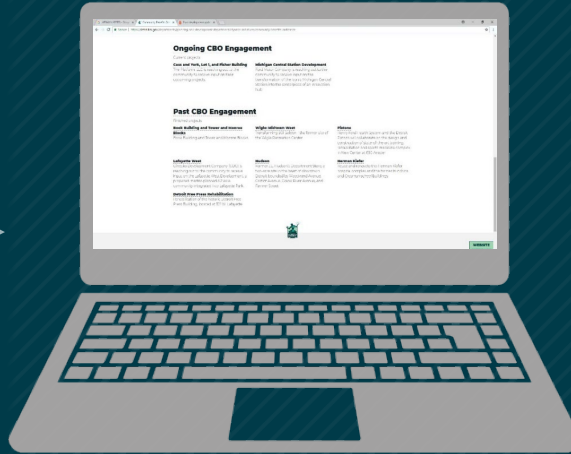
ANTICIPATED PUBLIC CBO MEETING SCHEDULE

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	
Meeting 1 - Introduction to CBO and Tier 1 Project	29-Nov										
Meeting 2 - NAC Selection (2 members selected by the public)		6-Dec									
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NAC Discussion



COMMUNITY BENEFIT TOPIC AREAS

NAC Identified Topics

- **Retail and Local Business Incubation**
- **Employment**
- **Green Space**
- **Culture**
- **Education and Training**
- **Housing**
- **Transportation and Parking**
- **Food Security**
- **Health and Safety**

Olympia and Related: “5Es”

- **Economic Inclusion**
- **Employment**
- **Environmental Justice & Sustainability**
- **Engagement**
- **Education and Training**

PDD Identified Impacts

- **Housing and Retail**
- **Construction Impacts**
- **Building and Site Design**
- **Public Amenities**
- **Sustainability and Environment**
- **Jobs and Education**

NAC MEMBER COMMUNITY BENEFIT PROPOSALS

Parking and Transportation

- **Comprehensive parking and traffic circulation plan for employees, contractors, vendors, consultants, etc. for District Detroit to minimize the impact of street parking and event traffic in the neighborhoods surrounding the events centers. Plan should also focus on pedestrian safety, specifically along Woodward – to account for the higher density development and the arena / events center. This plan should address both construction and operations of developer and associated companies and be implemented and enforced by the companies. *(Essian, Hall, Reid)***
- **Provide improved bus stops / shelters post development and ensure that bus stops and transit remain accessible during construction. *(Hawring)***
- **Ensure sufficient off-street parking for Olympia and Related employees, vendors, contractors during construction, operations, and events. Provide employee shuttles as necessary. Ilitch and Related companies shall monitor and enforce no-street parking for all employees, vendors, and contractors. *(C. Jackson)***

NAC MEMBER COMMUNITY BENEFIT PROPOSALS

Housing

- **Developer acceptance of Section 8 vouchers for new residences (*Logan*)**
- **Multi-year Developer contribution to the Detroit Affordable Housing Trust Fund (*Logan*)**
- **Ensure affordable parking spaces for residents of the affordable units. (*Williams, D. Jackson*)**
- **Provide accessibility and access above and beyond ADA requirements – for housing, i.e., more units, increase space, grab bars, include bathtubs in accessible units (*D. Jackson*)**

NAC MEMBER COMMUNITY BENEFIT PROPOSALS

Green Space

- **Developer contribution to renovation and activation and maintenance of public parks in the Impact Area – prioritizing John R / Watson and Cass Parks. \$25 millions in public infrastructure investment should truly benefit the community. *(Essian and Hall)***
- **The full revitalization and ongoing activation of Cass Park leaning on, utilizing, and partnering with the many multicultural resources (Charles H Wright Museum, DIA, etc. and relevant city departments and NGOs (DDP/Riverfront Conservancy). Grant to finish the revitalization of the John R-Watson Park in Brush park to enhance the “east of Woodward” experience within the impact zone. *(Hall)***
- **Cass Tech green space improvements. *(C. Jackson)***

NAC MEMBER COMMUNITY BENEFIT PROPOSALS

Culture

- **Honor the history and legacy of Paradise Valley / Black Bottom / Hasting Street within the District Detroit – through signage on specific locations, live music, and cultural programming. *(Reid)***
- **Work with DPSCD art students on murals and other art projects and create pieces honoring significant Detroit cultural figures. *(Hawring)***
- **Purchase art from local, African American artists and local galleries to curate art in the development projects. *(C. Jackson, Hawring)***

NAC MEMBER COMMUNITY BENEFIT PROPOSALS

Employment

- **Developer creates and shares a plan for proactively reaching the goal of employing at least 51% Detroiters on the construction projects per the City of Detroit Executive Order. *(B. Logan)***
- **Ensure that legal cannabis users are not cut out of the job opportunities, relax hiring practices *(B. Logan)***
- **Developer provides wrap around services to help Detroiters get into and stay in construction work long-term, e.g. mental health, counseling, substance abuse treatment. *(D. Jackson)***
- **Provide paid sick-leave for all services workers employed or contracted by the Ilitch and Related Companies. *(D. Jackson)***

NAC MEMBER COMMUNITY BENEFIT PROPOSALS

Training and Education

- **Partner with local Vocation-Technical Schools to recruit their graduates into open positions e.g. WCCCD, DPSCD. (*D. Jackson*)**
- **Internships and pathways to employment for Detroit residents specifically African-American youth who attended Detroit High Schools and/or Michigan Colleges. (*D. Jackson*)**
- **Invest in on-the-job training resources for construction workers (*Williams*)**

NAC MEMBER COMMUNITY BENEFIT PROPOSALS

Economic Inclusion / Support Small Businesses and Retail

- **Mandatory Joint Venture Initiative:** Commitment from Developer to form significant Joint Ventures with African American and Hispanic owned companies for the design and construction teams for each project. The Joint Venture Initiative should include development opportunities on a defined set of properties/lots currently owned by Olympia Development. *(C. Jackson)*
- **Spending and Leasing Initiative:** Agreement from developer to spend minimum 10% of total development cost with African American and Hispanic owned businesses for goods and services. This 10% requirement should include both construction and post construction operation of the various properties. *(C. Jackson)*
- Developer to commit a minimum of 25% of its 150K Sq. Ft. of retail to African American and Hispanic entrepreneurs. 10% of the retail space to be available below market rates for a specific number of years and a fund should be established for additional tenant improvement allowance *(C. Jackson, Kinloch, Hawring)*

NAC MEMBER COMMUNITY BENEFIT PROPOSALS

Economic Inclusion / Support Small Businesses and Retail

- **Incentives for minority and women owned businesses within the District Detroit Boundaries – during construction and sustaining post development (*Reid*)**
- **Establish an Entrepreneurial and Opportunity Growth Fund (*Kinloch*)**
- **Establish a Fund to assist with the growth of those businesses by providing resources for the hiring of professional services and equipment (*Kinloch*)**
- **Create retail pop-up opportunities and commit to sell locally owned and produced products at restaurants, cafeterias, and hotels (*Hawring*)**

NAC MEMBER COMMUNITY BENEFIT PROPOSALS

Construction Impacts

- **Maintain engagement with NAC and the community through the design and construction process for the buildings and public spaces in the District Detroit (*D. Jackson*)**
- **Provide accessibility and access above and beyond ADA requirements – for parking, sidewalks / streets, bus stops, during and post-construction (*D. Jackson*)**
- **Plan and implementation of practices to minimize construction impacts, e.g. traffic, dust, rodents, working hours, noise**

NAC MEMBER COMMUNITY BENEFIT PROPOSALS

Community Investment

- **Formula for creation and deployment of Community Reinvestment Fund - to be invested in by developer. (*Landin*)**

General Q & A



*One minute per question
Comment cards also available*

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

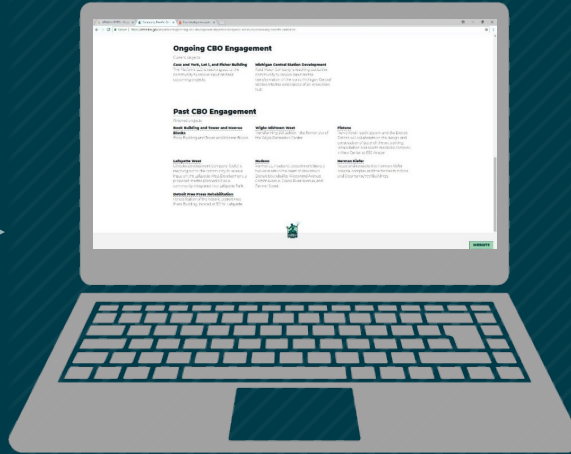
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What Comes Next

Next CBO Meeting: Tuesday February 7th at 6pm

Doors at 5:30 for Registration and Refreshments

- **Developer response to Impact List**
- **In-person meeting at: Cass Technical HS–
2501 Second Ave. Detroit 48201**
- **Remote access via Zoom**
- **Meeting registration at:
<https://bit.ly/DistrictDetroitCBO>**
- **All project notices and documents will be
available at
www.detroitmi.gov/DistrictDetroit**

