

# Welcome to **THE DISTRICT DETROIT**

## **COMMUNITY BENEFITS MEETING**



DEPARTMENT OF  
Planning &  
Development

CBO Meeting #7 – February 07, 2023

# **AGENDA**

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

# 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

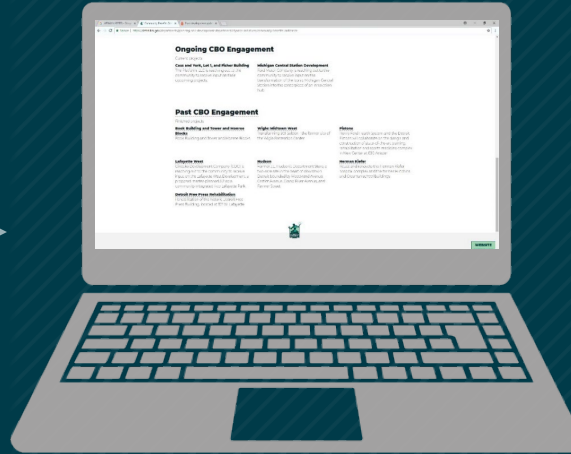
Meetings	Nov 2022	Dec 2022			Jan 2023				Feb 2023		
	WK 1	WK 2	WK 3 - 6	WK 7	WK 8	WK 9	WK 10	WK 11	WK 12	WK 13	
<b>Meeting 1 - Introduction to CBO and Tier 1 Project</b>	29-Nov										
<b>Meeting 2 - NAC Selection (2 members selected by the public)</b>		6-Dec									
<i>Winter Recess - Confirm Council and PDD NAC selections . NAC Orientation takes place in this period</i>			December 12, 2022 - January 6th 2023								
<b>Meeting 3 - Developer Project Presentation and DEGC presentation on incentives</b>				10-Jan							
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[WWW.DETROITMI.GOV/DISTRICTDETROIT](http://WWW.DETROITMI.GOV/DISTRICTDETROIT)**

# **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](mailto:DistrictDetroitNAC@gmail.com)**



# THE DISTRICT DETROIT

WHERE DETROIT  
COMES TOGETHER



RELATED

OLYMPIA  
DEVELOPMENT  
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CONFIDENTIAL



# IMPACT INITIATIVE #1: EDUCATION



DEIRDRE  
JACKSON



HENRY ALLEN  
WILLIAMS JR

## NEIGHBORHOOD ADVISORY COUNCIL REQUESTS

Partner with local Vocation-Technical Schools to recruit their graduates into open positions e.g. WCCCD, DPSCD.

Internships and pathways to employment for Detroit residents specifically African-American youth who attended Detroit High Schools and/or Michigan Colleges.

Invest in on-the-job training resources for construction workers.





# IMPACT INITIATIVE #1: EDUCATION



## PROJECT PROPOSALS

### **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.

### **DETROIT PUBLIC LIBRARY CONTRIBUTION**

A financial contribution to support literacy programming for Detroiters and the reopening of closed branches in the city due to much needed repairs and maintenance.



# IMPACT INITIATIVE #2: HOUSING



BARBRIE  
LOGAN



DEIRDRE  
JACKSON



HENRY ALLEN  
WILLIAMS JR

## NEIGHBORHOOD ADVISORY COUNCIL REQUESTS

**Commitment to deep affordable housing, Section 8 voucher acceptance.**

**Multi-year developer contribution to Affordable Housing Trust Fund.**

**Accessibility and access above ADA requirements – for housing, i.e. more units, increased space, grab bars, bathtubs in accessible units.**

**Affordable parking spaces for residents of affordable units.**





# IMPACT INITIATIVE #2: HOUSING



## PROJECT PROPOSALS

### 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 #3: EMPLOYMENT



BARBRIE  
LOGAN



DEIRDRE  
JACKSON



ROGELIO  
LANDIN

## NEIGHBORHOOD ADVISORY COUNCIL REQUESTS

Developer plan for reaching Executive Order goal of employing 51% Detroiters on construction projects.

Ensure legal cannabis use does not cut people out of job opportunities, relax hiring practices.

Developer provides wrap around services to help Detroiters enter and stay in construction jobs, e.g. mental health, counseling, substance abuse treatment.





# IMPACT INITIATIVE #3: EMPLOYMENT



## PROJECT PROPOSALS

### **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.



# IMPACT INITIATIVE #3: EMPLOYMENT



## PROJECT PROPOSALS (CONT)

### 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 #4: RETAIL AND LOCAL BUSINESS INCUBATION



CHRIS  
JACKSON



JONATHAN C.  
KINLOCH



STEVEN  
HAWRING

## NEIGHBORHOOD ADVISORY COUNCIL REQUESTS

Developer forms Joint Ventures with African American and Hispanic owned companies for design and construction on each project, with development opportunities on a defined set of properties/lots currently owned by ODM.

10% of total development cost spent with African American and Hispanic owned businesses for goods and services, in construction and post construction.

Developer commits a minimum of 25% of its 150K sf of retail to African American and Hispanic entrepreneurs. 10% of retail space available at below market rate for a specific number of years with a fund for additional tenant improvement allowance.





# IMPACT INITIATIVE #4: RETAIL AND LOCAL BUSINESS INCUBATION



CHRIS  
JACKSON



JONATHAN C.  
KINLOCH



STEVEN  
HAWRING

## NEIGHBORHOOD ADVISORY COUNCIL REQUESTS (CONT)

**Incentives for minority and women owned businesses in the District Detroit – during construction and post development.**

**Establish an Entrepreneurial and Opportunity Growth Fund.**

**Establish a Fund to assist with the growth of those businesses by providing resources for the hiring of professional services and equipment.**

**Create retail pop-up opportunities and commit to sell locally owned and produced products at restaurants, cafeterias, and hotels.**





# IMPACT INITIATIVE #4: RETAIL AND LOCAL BUSINESS INCUBATION



## PROJECT PROPOSALS

### 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.

# IMPACT INITIATIVE #4: RETAIL AND LOCAL BUSINESS INCUBATION



## PROJECT PROPOSALS (CONT)

### **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 #5: CULTURAL



TERRANCE "T.R."  
REID



STEVEN  
HAWRING



CHRIS  
JACKSON

## NEIGHBORHOOD ADVISORY COUNCIL REQUESTS

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.

Work with DPSCD art students on murals and other art projects and create pieces honoring significant Detroit cultural figures.

Purchase art from local, African American artists and local galleries to curate art in the development projects.





# IMPACT INITIATIVE #5: CULTURAL



## PROJECT PROPOSALS

### **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 #6: GREEN SPACE & ACCESSIBILITY



MICHAEL  
ESSIAN II



EDDIE  
HALL III



CHRIS  
JACKSON

## NEIGHBORHOOD ADVISORY COUNCIL REQUESTS

Developer contribution to renovation and activation and maintenance of public parks in the Impact Area – prioritizing John R / Watson and Cass Parks.

Full revitalization and ongoing activation of Cass Park partnering with multicultural resources (Charles H Wright Museum, DIA, etc. and relevant city departments and NGOs (DDP/Riverfront Conservancy). Grant to finish the revitalization of John R-Watson Park in Brush park to enhance the “east of Woodward” experience in impact zone.

Cass Tech green space improvements.





# IMPACT INITIATIVE #6: GREEN SPACE & ACCESSIBILITY



## PROJECT PROPOSALS

### **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.



# IMPACT INITIATIVE #6: GREEN SPACE & ACCESSIBILITY



## PROJECT PROPOSALS (CONT)

### 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 #7: TRAFFIC/TRANSIT/PARKING



MICHAEL  
ESSIAN II



EDDIE  
HALL III



TERRANCE "T.R."  
REID



STEVEN  
HAWRING

## NEIGHBORHOOD ADVISORY COUNCIL REQUESTS

Comprehensive parking and traffic circulation plan for employees, contractors, vendors, consultants, etc. to minimize the impact of street parking and event traffic in the neighborhoods. Plan should also focus on pedestrian safety, specifically along Woodward – to account for the higher density development and the arena / events center. Plan should address construction, developer and associated companies, and be implemented and enforced by the companies.

Provide improved bus stops/shelters post development, ensure bus stops and transit accessibility during construction.





# IMPACT INITIATIVE #7: TRAFFIC/TRANSIT/PARKING



MICHAEL  
ESSIAN II



EDDIE  
HALL III



TERRANCE "T.R."  
REID



STEVEN  
HAWRING

## NEIGHBORHOOD ADVISORY COUNCIL REQUESTS (CONT)

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.

Provide improved bus stops/shelters post development, ensure bus stops and transit accessibility during construction.





# IMPACT INITIATIVE #7: TRAFFIC/TRANSIT/PARKING



## PROJECT PROPOSALS

### 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.



# IMPACT INITIATIVE #7: TRAFFIC/TRANSIT/PARKING



## PROJECT PROPOSALS (CONT)

### 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.



# COMMUNITY BENEFIT IMPACT INITIATIVES

<b>HOUSING</b>	<b>EMPLOYMENT</b>	<b>RETAIL/LOCAL BUSINESS INCUBATION</b>	<b>CULTURAL</b>	<b>GREEN SPACE &amp; ACCESSIBILITY</b>	<b>EDUCATION</b>	<b>TRAFFIC/ TRANSIT/ PARKING</b>
<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 &amp; Detroit Business Bond Fund</p> <p>Targeted Retail TI Fund</p> <p>MCM Technical Assistance &amp; Award</p> <p>District Detroit Co-Developer Program</p>	<p>Culturally Relevant Placemaking</p> <p>Local Art Commitment</p> <p>Local History Study &amp; 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 &amp; DPSCD</p> <p>Public Library Contribution</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>
<b>\$24.6M</b>	<b>\$2.5M</b>	<b>\$105M</b>	<b>\$3.1M</b>	<b>\$26.6M</b>	<b>\$1.7M</b>	<b>\$4.3M</b>



# \$167M IN COMMUNITY BENEFITS

AMOUNT	SUMMARY	DESCRIPTION
\$25.0M	DDA INFRASTRUCTURE GRANT	Community Spaces, Streetscape Improvements, Street Lighting, & Other Public Goods
\$23.8M	DDA HOUSING LOAN	Supports Deeply Affordable Residential Housing
\$12.0M	DEVELOPER CASH CONTRIBUTIONS	Impact Initiatives Addressing NAC's 7 Focus Areas
\$2.1M	ADDITIONAL CITY INVESTMENT	Brush Park, Bus Shelter Improvements
\$104.3M	TARGETED SPEND	Targeted Contractor Spend, Culturally Relevant Activation & Local Art
<b>\$167M</b>	<b>TOTAL</b>	

*\$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

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DEVELOPMENT  
OF MICHIGAN

CONFIDENTIAL



# NAC Discussion

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# General Q & A

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*One minute per question  
Comment cards also available*



# CBO TIER 1 PROCESS

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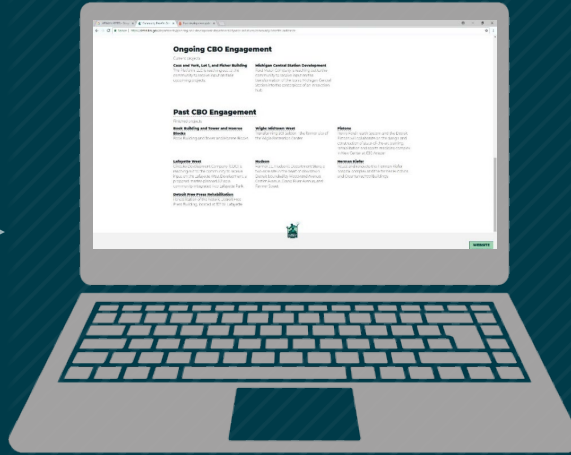
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[DistrictDetroitNAC@gmail.com](mailto:DistrictDetroitNAC@gmail.com)**



# What Comes Next

**NAC Working Session: Wednesday February 8<sup>th</sup> at 11:30am**

***Meeting Link: <https://bit.ly/DistrictDetroitNAC>***

**Next CBO Meeting: Tuesday February 14<sup>th</sup> at 6pm**

***Doors at 5:30 for Registration and Refreshments***

- Continued NAC + Developer Discussion
- 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](http://www.detroitmi.gov/DistrictDetroit)