



**Civil Rights, Inclusion
and Opportunity**

COLEMAN A. YOUNG MUNICIPAL CENTER
2 WOODWARD AVENUE, SUITE 1240
DETROIT, MICHIGAN 48226
PHONE: 313.224.4950
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To: Honorable Detroit City Council
Neighborhood Advisory Councils
From: Director, Civil Rights, Inclusion and Opportunity Department
Date: August 10, 2022
Re: **Community Benefits Ordinance Biannual Report for Hudson's**

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.

Hudson's project currently has **0** of their commitments "**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	11
	Off Track-Commitment not fulfilled	0
	Off Track but Compliance Plan Submitted	0
	Not Started- No action taken	4
	Additional information requested	0
Complete	Commitment fulfilled	4
Total Commitments		19

Respectfully,


Anthony Zander
Director
Civil Rights, Inclusion and Opportunity



Conrad Mallett
Corporation Counsel
City of Detroit Law Department



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Biannual Community Benefits Report

Project Name/Location: Hudson's Site Project/ 1241 Woodward Ave

Agreement Approval Date: March 11, 2019

Developer Name/Address Bedrock Management Services, LLC, 630 Woodward Ave, Detroit MI 48226

	Commitment	Finding	Status	City Department
1.	Compliance with the affordable Housing Agreement approved by City Council in July 2017	Bedrock is currently exceeding the requirements under the Affordable Housing Agreement. Of the 1,312 completed or under construction units offered by the developer, 407 (or 31.0%) are affordable. The agreement is of the total housing units provided by the developer, across the City. 20% of units should be at or below 80% AMI over 30 years.		Housing & Revitalization Department
2.	Bedrock will ensure compliance with Fair Housing regulations and other applicable laws when marketing housing to prospective tenants.	Bedrock will ensure compliance with Federal Fair Housing regulations and requirements. All of Bedrock's leasing and property managers have Fair Housing training either by attorney James Gromer or through Yardi Aspire's online training program. A contact form is available on the Bedrock Detroit website for prospective tenants to request information regarding the project: http://www.bedrockdetroit.com/contact/ . The contact phone number is: (888) 300-9833. Bedrock also uses channels such as Apartments.com, AffordableHousing.com, and will soon be utilizing the		Housing & Revitalization Department



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		City of Detroit's affordable housing website to publish information regarding available units.		
	Commitment	Finding	Status	City Department
3.	Developer will provide information on construction and related activity in connection with the development projects to the City to mitigate the impact of construction on the downtown community and ensure information regarding construction and related activities is communicated to those impacted	<p>Bedrock updates the NAC regarding activities that will impact areas around the project. Since November of 2021, there have been no impact updates to share with the NAC.</p> <p>Bedrock continues to participate in and shares information in the Downtown Detroit Partnership's Traffic & Construction meetings. The last meeting occurred in May and discussed various mobility programs as well as other traffic and parking related updates in the downtown area."</p>		<p>Department of Neighborhoods</p> <p>Buildings, Safety Engineering, and Environment Department</p> <p>Planning and Development Department</p> <p>Department of Public Works</p>
4.	Developer has proposed a traffic logistics plan relating to pedestrian and vehicular traffic to the City for review and approval	<p>Bedrock is aware of this commitment and intends to continue to comply with traffic requirements. There have been no traffic violations.</p> <p>Bedrock works with the City on all traffic management issues. The first Maintenance of Traffic Plan was submitted to and approved by the City in December of 2017. Subsequent phases were submitted and approved in June of 2019 and August of 2020. The Right of Way permit, which requires this Maintenance of Traffic Plan, renews each year in December. The permit is current for year 2022. Bedrock works with the city on all traffic management issues.</p>		<p>Department of Public Works</p>



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	Commitment	Finding	Status	City Department
5.	Developer will comply with City traffic requirements including those related to the safety of pedestrians.	Bedrock works with the city on all traffic management issues. Bedrock is currently compliant with City traffic requirements. There have been no traffic violations.		Department of Public Works
6.	The persons responsible for flagging traffic will be trained in the Department of Transportation's Uniform Traffic Control Measures	Bedrock has trained in accordance with the Department of Transportation's Uniform Traffic Control Measures the persons given this responsibility	Complete	Department of Public Works
7.	Developer, and all relevant parties, will comply to the City's noise ordinances and MIOSHA requirements as appropriate for construction of the Project (subject to any variance)	Bedrock is in compliance with all construction, health and safety requirements. Construction activities take place only during the working hours and fully abide by the noise thresholds permitted by the City's noise ordinance. Bedrock is in compliance with all construction, health and safety requirements. Construction activities take place only during the working hours and fully abide by the noise thresholds permitted by the City's noise ordinance. There are no activities onsite that currently meet or exceed the acceptable sound pressure levels.		Buildings, Safety Engineering and Environment Department
8.	Time constraints will be placed on activities known to meet or exceed the acceptable sound pressure level readings and appropriate alternative methods for certain construction activities will be considered (e.g. welding machines with mufflers or containment and enclosures for louder activities)	Bedrock is in compliance with all construction, health and safety requirements. The current construction work hours and days are Monday through Friday, from 7:00 AM to 5:00 PM; work activities conducted before 7:00 AM abide by all City regulations, including those regarding noise. Occasionally, work takes place on Saturday and Sunday between 7:00 AM and 3:30PM. All work conducted is in compliance with the applicable City Ordinances and approval processes.		Buildings, Safety Engineering and Environment Department



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9.	Construction schedule is based on the City's ordinance No 02-16, Chapter 36 which allows working hours from 7am-10pm, with the majority of work completed by late afternoon (unless the City grants a variance)	The current construction work hours and days are Monday through Friday, from 6:30 AM to 3:30 PM. Any work activities that are conducted before 7:00 AM abide by all City regulations, including those regarding noise. Saturday is held as a make-up workday in the event weather prevents work during the week.		Buildings, Safety Engineering and Environment Department
10.	Bedrock will complete light pollution and shadow studies as required by the City for permitting and other approvals	Not appropriate for the current stage of construction. Upon Finalization of Bedrock's design for the Hudson's Site, a light pollution and shadow study will be conducted as required by the City for permitting and other approvals.		Planning and Development Department
11.	While the type of work will determine the appropriate methods of controlling fugitive dust, the Developer will comply with applicable City ordinances when managing fugitive dust. The Developer will also comply with all applicable City ordinances and MIOSHA regulations that define acceptable engineering controls for controlling silica dust	Developer is complying with all City ordinances and MIOSHA regulations.		Buildings, Safety Engineering and Environment Department
12.	Developer will respond to any newly discovered contaminants on the Project in accordance with protocols established by MIOSHA and other governmental agencies	Soil borings and testing have been completed in limited areas on the site, and to date, no new site contaminants have been encountered. Any materials deemed to be contaminated will be manifested and disposed of properly per local, state and federal regulations. Outside of the past smell issue and soil borings, there have been no other newly discovered irritants or contaminants on the project.	Complete	Buildings, Safety Engineering and Environment Department



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	Commitment	Finding	Status	City Department
13.	Developer will use appropriate isolation methods in order to control the risk of falling objects during the development of the Project	Bedrock utilizes all appropriate isolation methods in order to control the risk of falling objects and personnel injuries during development of the project, including the use of hard jersey barricades, fencing, roping guardrails and the installation of horizontal and vertical debris cantilevered netting for the perimeter of vertical construction activities, as well as enclosure systems for the engineered scaffoldings when used. There are also trained personnel assigned to control pedestrian and vehicle access within and immediately near the development project.		Buildings, Safety Engineering and Environment Department Department of Public Works
14.	Developer will support initiatives that provide school students and adults with the skills necessary to take advantage of the construction jobs available now, and to build sustainable careers in the skills trade	Bedrock committed \$250K to Randolph School Career Technical Programs and \$1 Million (\$500k cash + \$500k in-kind) to Breithaupt Career and Technical Center. Bedrock also works with Urban Alliance to place Randolph students in internships within the Rock Family of Companies.	Complete	Detroit at Work
15.	Hudson's developer is subject to comply with Executive Order 2016-1	42% of the total hours worked on the project are qualified hours. \$186,801.66 has been contributed to the Workforce Contribution Fund for the shortfall.		Civil Rights, Inclusion & Opportunity Department
16.	Hudson's developer is subject to comply with Executive Order 2014-5.	Since construction began, 43% of Bedrock's total contracting dollars have been spent with Detroit Based Businesses and Detroit Headquartered Businesses.		Civil Rights, Inclusion & Opportunity Department
17.	Bedrock has requested an economic impacts study for all four of Bedrock transformational development projects, including Hudson's	Bedrock completed the required study in partnership with the University of Michigan as part of the Transformational Brownfield Plan review and approval process. The University of Michigan's Research Seminar in Quantitative Economics (RSQE) completed the study in 2018. The study is available here:	Complete	



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		https://lsa.umich.edu/econ/rsqe/impact-analysis/transformational-brownfield-plans.html		
18.	Developer, or developer affiliates, will commit any City Income Tax that the developer or its affiliates receives pursuant the Transformational Brownfield Plan for the Project site due to the Renaissance Zone on such sit to the City of Detroit to support neighborhood development initiatives.	The City Income Taxes will not occur until the project is completed and occupied and the project is not complete.		Planning and Development Department
19.	Bedrock is considering all options for the name of the building, including paying tribute to J.L. Hudson.	Bedrock is continuing to explore the appropriate name of the building. Bedrock has received suggestions from the community through the Hudson's Site webpage and Bedrock is considering all options.		Department of Neighborhoods Planning and Development Department