

Welcome to **FUTURE** of **HEALTH:** **DETROIT**

COMMUNITY BENEFITS MEETING



DEPARTMENT OF
**Planning &
Development**

November 7, 2023 - CBO Meeting #5

AGENDA

Welcome & Introductions

Public Comment

Neighborhood Advisory Council (NAC) Activities

The CBO Process and Equitable Development / Racial Equity

NAC Discussion – Identifying Project Impacts and Benefits

ANTICIPATED PUBLIC CBO MEETING SCHEDULE

Meetings	October 2023				
	WK 1	WK 2	WK 3	WK 4	WK 5
Meeting 1 - Introduction to CBO and Tier 1 Project	3-Oct				
Meeting 2 - NAC Selection <i>(2 members selected by the public)</i>		10-Oct			
<i>Bye Week - Confirm Council and PDD NAC Selections / Hold NAC Orientation</i>			<i>Week of October 17</i>		
Meeting 3 - Developer Project Presentation and DEGC presentation on incentives				24-Oct	
<i>Meeting 4 - NAC Working Session: Drafts Project Impacts & Community Benefits</i>					1-Nov

ANTICIPATED PUBLIC CBO MEETING SCHEDULE

Meetings	November 2023				Dec 2023
	WK 6	WK 7	WK 8	WK 9	WK 10
Meeting 5 - NAC Presents Project Impacts & Community Benefits to Developer	7-Nov				
<i>Meeting 6 - NAC Working Session</i>		14-Nov			
THANKSGIVING HOLIDAY WEEK			<i>No Meeting 11/21/2023</i>		
Meeting 7 - Developer Presents Responses to Community Benefits				28-Nov	
Meeting 8 - <u>If Necessary:</u> Finalization and Potential NAC Vote on Community Benefits Agreement					5-Dec

*Please note that this schedule might change and will be updated as we progress

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

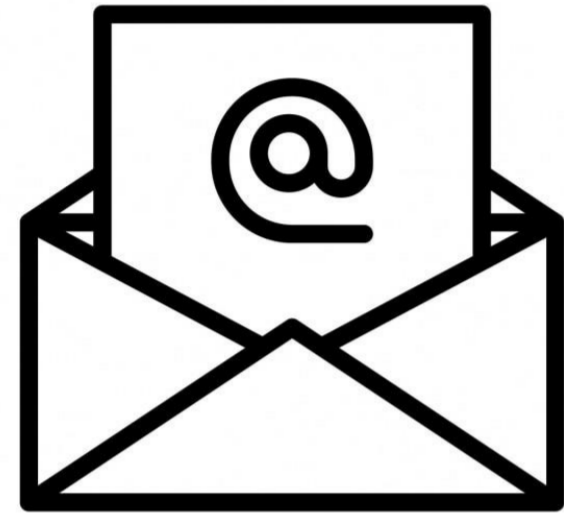
THE NAC
DEVELOPS
SUGGESTIONS
TO IDENTIFIED
IMPACTS AND
THE DEVELOPER
RESPONDS

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

NEIGHBORHOOD ADVISORY COUNCIL (NAC)

- **Joanne Adams (Co Vice-Chair)** - Elected by Impact Area Residents
- **Russell Howard** - Appointed by Council President Mary Sheffield
- **Lauren McNeary** - Appointed by Council Member Coleman A. Young II
- **Venita Thompkins (Co Vice-Chair)** - Appointed by Council Member Mary Waters
- **Stephan Bobalik** - Appointed by Planning & Development
- **Lynda Jeffries (Chair)** - Appointed by Planning & Development
- **Marcus Keys (Secretary)** - Appointed by Planning & Development
- **Gary Williams** - Appointed by Planning & Development
- **Benjamin Bennett** - Appointed by fellow NAC members*

CONTACT THE NAC DIRECTLY



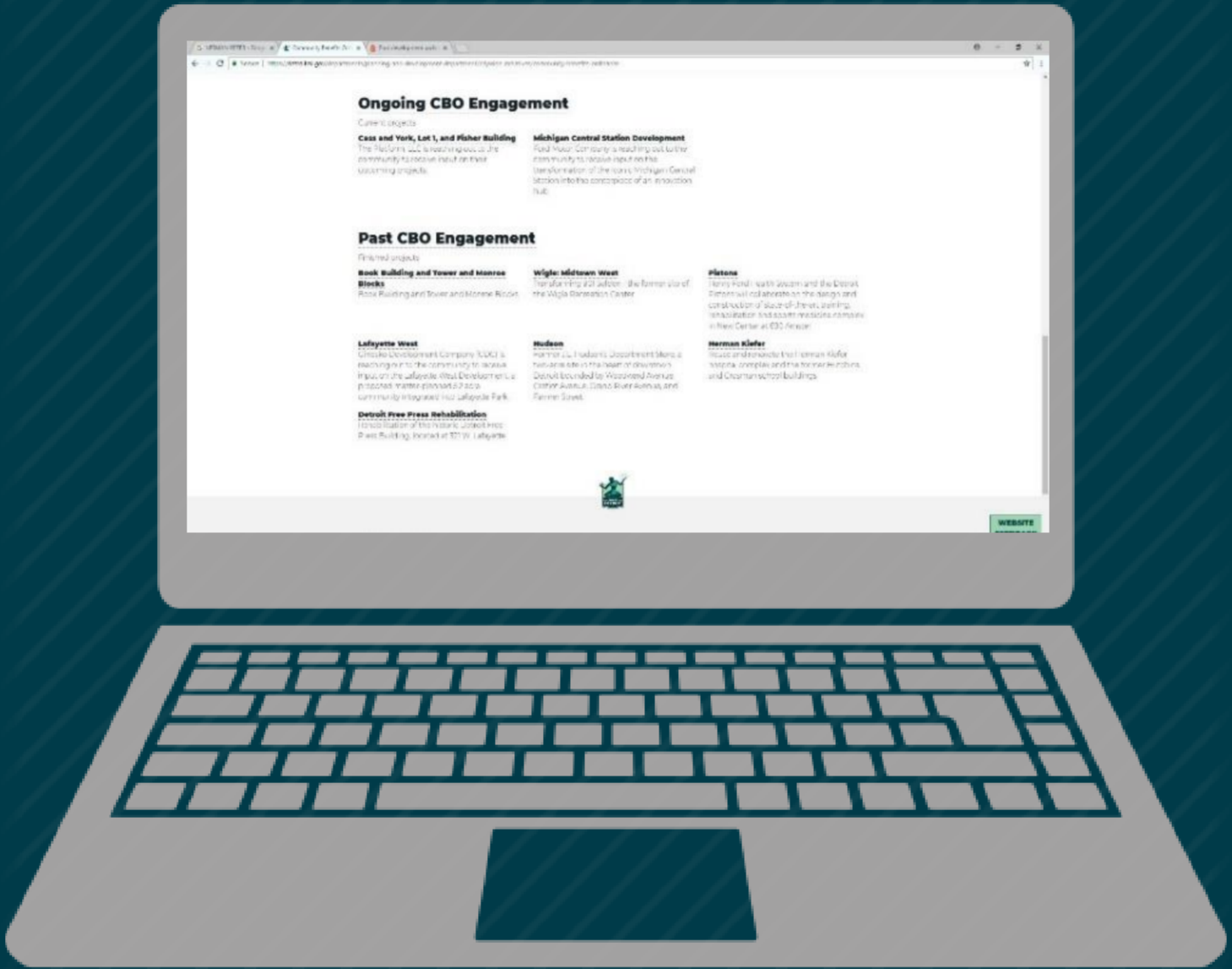
futureofhealthnac@gmail.com



Facebook: The Future of Health NAC

CITY OF DETROIT CBO WEBSITE

THE CBO WEBSITE IS UPDATED REGULARLY WITH PUBLIC MEETING TIMES, DATES, & PRESENTATIONS + THE SIGNED COMMUNITY BENEFITS PROVISION



YOU CAN ALSO SUBSCRIBE TO EMAIL UPDATES ON THE WEBSITE

WWW.DETROITMI.GOV/FUTUREOFHEALTH

Public Comment



Two minutes per speaker

NEIGHBORHOOD ADVISORY COUNCIL (NAC)

Chair Remarks and Recent Activities

Discussion:

***The CBO Process and Equitable
Development / Racial Equity***



**How the Community Benefits Ordinance process
implements a racial equity lens**

CBO Process alignment with Equity Toolkit

Equity Toolkit

1. Describe the proposal and desired results
2. Gather the Data
3. Engage the Community
4. Analyze the data and develop solutions
5. Implement the solution
6. Evaluate and communicate impact



Detroit CBO Process

1. NAC and public receive the details of the proposed development
2. PDD provides demographic and project data, and other information as available or upon request
3. CBO public meetings (at least 7 over a 2-month period) + additional NAC engagement
4. NAC considers the data + community input and develops impacts list / benefits request
5. NAC, City, and developer create a community benefits provision (CBA) and submit to City Council for approval. The developer implements the commitments
6. Community Benefits Provision is monitored for compliance and outcomes are reported bi-annually

Source: (GARE) Racial Equity Toolkit

Key questions for the NAC to consider

- . What are the racial equity impacts of this particular decision?
- . Who will benefit from or be burdened by the particular decision?
- . Are there strategies to mitigate the unintended consequences?



Analysis of **Past CBO** Projects

Nine Drivers for Equitable Development

1. Advance Economic Opportunity

2. Prevent Displacement

3. Preserve and Expand Affordable Housing Options

4. Understand and Respond to Local Context

5. Promote broader mobility and connectivity

6. Practice meaningful community engagement

7. Develop healthy and safe communities

8. Promote environmental justice

9. Achieve full accessibility

Nine Drivers for Equitable Development

1. Advance Economic Opportunity

Promote local economic development and entrepreneur opportunities, enhance community-serving establishments, and increase quality living wage jobs for people in all neighborhoods.

2. Prevent Displacement

Develop policies and programs that allow anyone who wants to live in the community to do so, especially current residents, and discourage displacement of viable small businesses that serve community needs.

3. Preserve and Expand Affordable Housing Options

Create healthy, safe, and affordable housing for all family sizes and incomes in all neighborhoods.

4. Understand and Respond to Local Context

Respect local community character, cultural diversity, and values. Preserve and strengthen intact neighborhoods, building upon their local assets and resources.

5. Promote broader mobility and connectivity

Prioritize an effective and affordable public transportation network that supports transit-dependent communities and provides equitable access to core services and amenities, including employment, education, and health and social services.

6. Practice meaningful community engagement

Require local community participation and leadership in decision-making to reflect a diversity of voices, including targeted strategies to engage historically marginalized communities.

7. Develop healthy and safe communities

Create built environments that enhance community health through public amenities (schools, parks, open spaces, complete streets, health care, and other services), access to affordable healthy food, improved air quality, and safe and inviting environments.

8. Promote environmental justice

Eliminate disproportionate environmental burdens and ensure an equitable share of environmental benefits for existing communities. Secure resources to mitigate and reverse the effects of environmental hazards past and present.

9. Achieve full accessibility

Ensure any development that results from investments in the built environment is accessible and welcoming to people regardless of age, physical condition, or language.

Criteria for Counting Equitable Development Drivers in Previous CBO Agreements

- . Straight Count
- . Reasonably Related
- . Lasting Commitment

Inclusion of Equitable Development Drivers in Previous CBO Agreements

Driver 1
Advance Economic Opportunity
75

Driver 2
Prevent Displacement
16

Driver 3
Preserve and Expand Affordable Housing Options
17

Driver 4
Understand and Respond to Local Context
17

Driver 5
Promote broader mobility and connectivity
16

Driver 6
Practice meaningful community engagement*
20

Driver 7
Develop healthy and safe communities
30

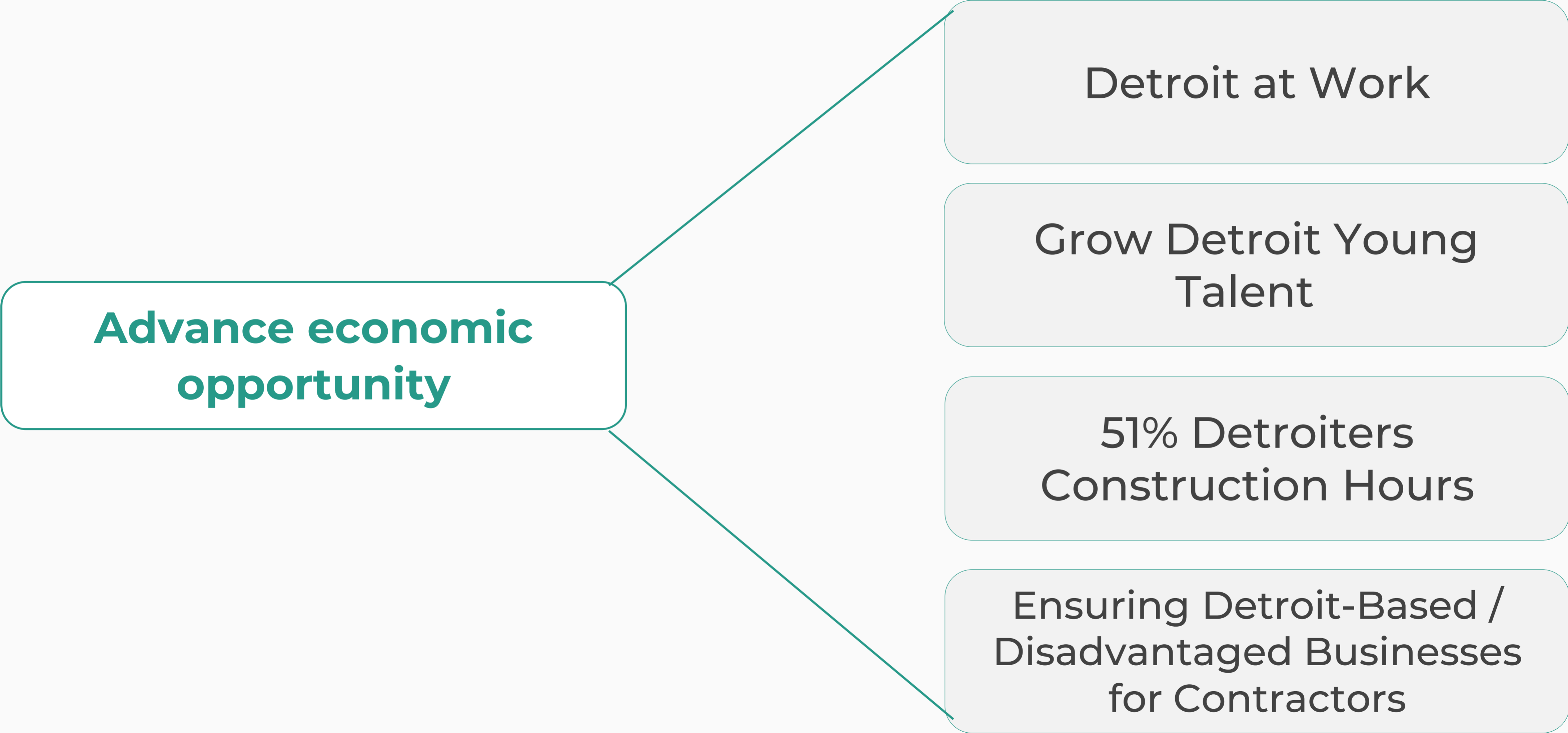
Driver 8
Promote environmental justice
10

Driver 9
Achieve full accessibility
7

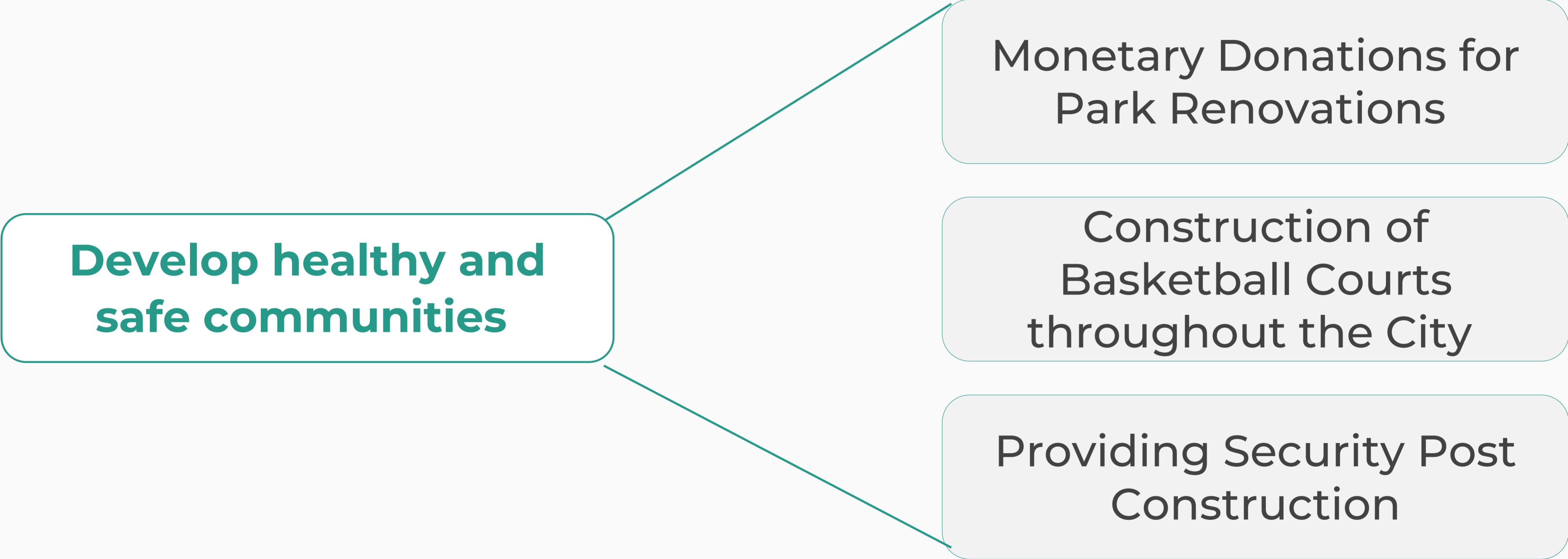
Source: (GARE) Equitable Development as a Tool to Advance Racial Equity



Most Frequent Addressed Equity Indicators in Previous CBO Agreements



Most Frequent Addressed Equity Indicators in Previous CBO Agreements



Least Frequent Addressed Equity Indicators in Previous CBO Agreements

Promote environmental justice

Management of Fugitive Dust

Hazardous materials removed safely and on City Approved Routes

Least Frequent Addressed Equity Indicators in Previous CBO Agreements

Achieve full accessibility

Accessibility Consultant
District Detroit

5% Accessible Units
District Detroit

Comply American
Disability Act

NAC Discussion:

Identifying Project Impacts and Benefits

Public may submit comment cards with ideas

MISSION-DRIVEN DEVELOPMENT

5 PILLARS OF IMPACT



**CAREER OPPORTUNITIES
CLOSE TO HOME**



EDUCATION



**FINEST HEALTH CARE FOR
DETROITERS**



**FUTURE OF
HEALTH:
DETROIT**



**HOUSING FOR
DETROITERS**



**COMMUNITY
BUILDING**

PDD IDENTIFIED POTENTIAL IMPACTS

A. Construction

- **Concern:** Noise, dust, mud, vibration and increased light pollution resulting from construction of multiple new buildings
- **Concern:** Closure and restrictions of local surface streets and sidewalks impacting local retail businesses, pedestrian access and traffic circulation –particularly Holden St., Lincoln St., W. Grand Blvd., W. Milwaukee St., Third St. and access to M-10 Freeway
- **Concern:** Construction hours, truck traffic, parking / loading areas for construction workers and equipment staging

B. Building and Site Design

- **Concern:** Buildings and sites should adhere to City of Detroit Design Principles
- **Concern:** Light pollution and glass design negatively impacting birds
- **Concern:** Mitigation of visual and environmental impacts of developments through landscaping and screening
- **Opportunity:** Preservation and reuse of historic Henry Ford Hospital buildings and structures
- **Opportunity:** Activation of street-level façade along streets and public spaces enhancing overall pedestrian experience
- **Opportunity:** Enhancement of connections across W. Grand Blvd to legacy hospital campus and across the M-10 Freeway

C. Public Amenities

- **Opportunity:** Creation of new publicly accessible green spaces
- **Opportunity:** Programming, events, and activities accessible to neighborhood residents and Detroiters in general

D. Hospital and Research Center Operations

- **Concern:** 24/7 operations of the hospital including emergency department, patient and employee access, parking and loading areas, helipad and new Central Utility Plant
- **Concern:** Research operations - traffic circulation, truck routes, parking / loading areas and environmental impacts

E. Employment Opportunities

- **Concern:** Access to construction and permanent jobs for Detroiters
- **Concern:** Hiring / prioritizing Detroit based contractors
- **Opportunity:** Creation of new educational and career development pathways for Detroiters particularly in the health care and medical research fields

PDD IDENTIFIED POTENTIAL IMPACTS

F. Local Mobility and Vehicular Traffic

- **Concern:** New high intensity uses of hospital, residential and research buildings - such as increased traffic and congestion in the New Center and adjacent neighborhoods on pedestrian, public transportation and non-motorized transit users
- **Concern:** Site connectivity, traffic flow and vehicular access throughout the development footprint and across major roadways
- **Concern:** Locations and coordination of vehicle staging / valet, loading docks for the hospital, research and residential buildings
- **Concern:** Access to parking facilities and impact of adding or replacing off-street parking on land use and local mobility
- **Opportunity:** Enhanced public transportation and mobility connections via DDOT / SMART Buses, Q-Line, Amtrak and bike-share
- **Opportunity:** All buildings, public spaces, and residential developments incorporate universal design standards, exceeding Americans with Disabilities Act (ADA) requirements

G. Housing and Retail

- **Opportunity:** More than 600 new market rate and affordable housing units in the neighborhood
- **Opportunity:** Support for existing neighborhood-serving retail businesses, specifically along the Holden / Lincoln Corridors and W. Grand Blvd – during and post-construction
- **Opportunity:** Access to retail space - attracting / retaining local and small businesses that meet the needs of the neighborhood

H. Sustainability and Environment

- **Opportunity:** On-site stormwater management for buildings to protect local waterways including Detroit River
- **Opportunity:** Energy efficiency and reduced carbon footprint through building design, clean electrification and renewable energy
- **Opportunity:** Access to electric vehicle charging and alternative mobility options
- **Opportunity:** On-site recycling and composting options for hospital, research and residential buildings

COMMUNITY BENEFIT TOPIC AREAS

PDD Identified Impacts

- **Construction Impacts**
- **Building and Site Design**
- **Public Amenities**
- **Hospital and Research Center Operations**
- **Employment Opportunities**
- **Local Mobility and Traffic**
- **Housing and Retail**
- **Sustainability and Environment**

Other NAC Identified Topics?

Future of Health Identified Pillars

- **Career Opportunities**
- **Housing for Detroiters**
- **Community Building**
- **Finest Healthcare for Detroiters**
- **Education**

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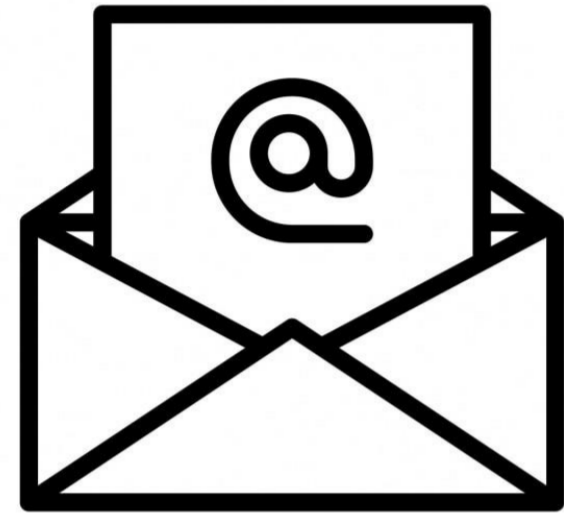
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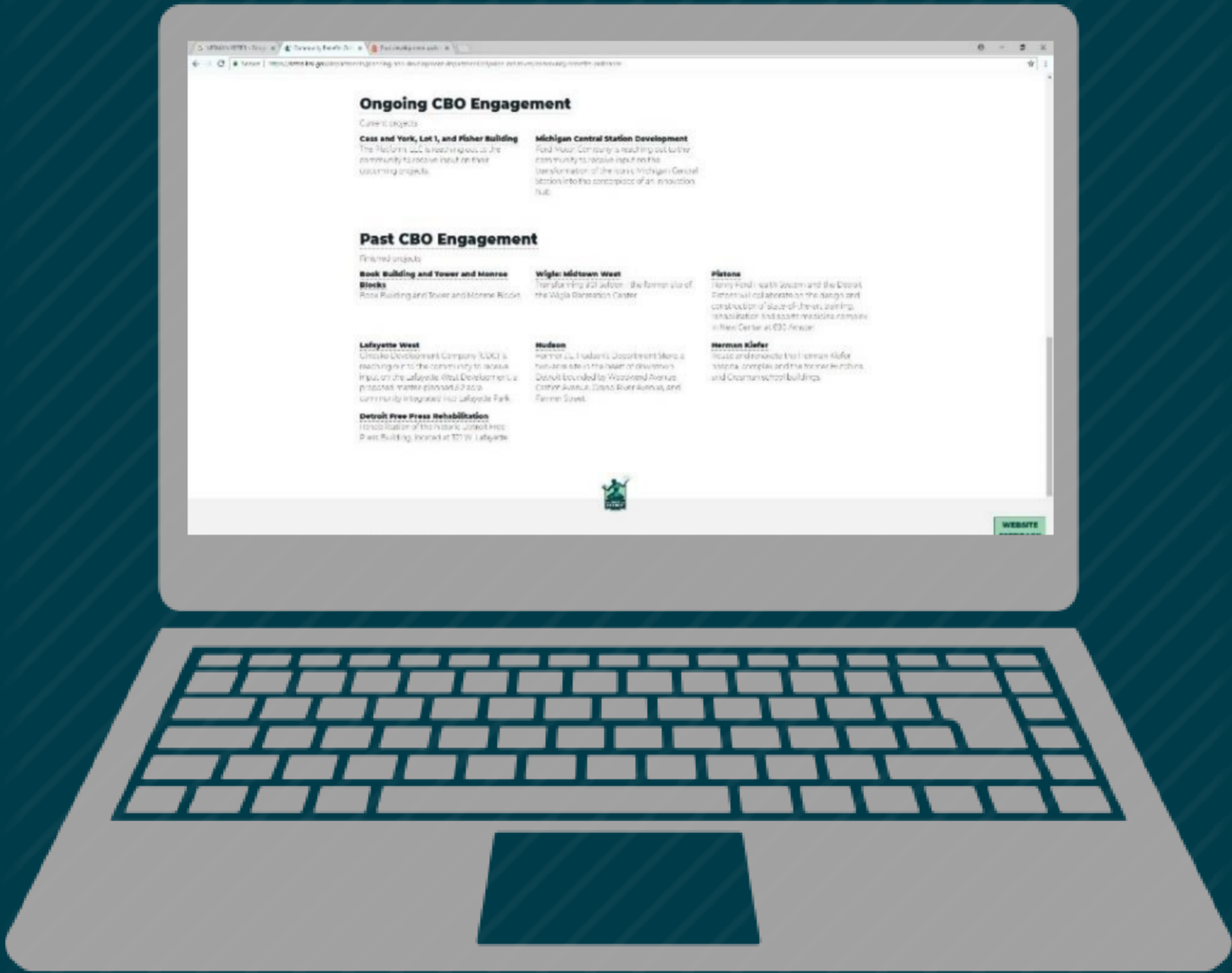
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What Comes Next

Next CBO Meeting:

Tuesday November 14 at 6pm

Doors at 5:30 for Registration and Refreshments

- **NAC Presents Project Impacts**
- **In-person meeting at: UPREP High School
– 610 Antoinette**
- **Remote access via Zoom**
- **Meeting registration at:
<https://bit.ly/futureofhealthdetroit>**
- **All project notices and documents will be
available at
www.detroitmi.gov/futureofhealth**

