

# Detroit Free Press Rehabilitation

## Community Benefits Report

City of Detroit | Planning and Development Department

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## I. INTRODUCTION

Bedrock LLC proposes to undertake an adaptive reuse/rehabilitation of the historic Detroit Free Press Building, located at 321 W. Lafayette. The 14-story Art Deco masterpiece housed the Detroit Free Press newspaper, including all associated operations, when it opened in 1925. The building, which also contained rentable retail and commercial space, was commissioned by Free Press owner E.D. Stair. Historic features include: exterior limestone carvings by New York sculptor Ulysses Ricci, advertising room murals depicting early Detroit history by Roy C. Gamble, to name a few. On July 23, 1998, the Free Press left its home of nearly 75 years, where much of the city's best journalism had been created. Since the Free Press vacated the building it has fallen into a state of severe disrepair. Bedrock LLC projects to spend \$69 million to transform the historic Detroit Free Press Building, located at 321 W. Lafayette. The project will create a mixed-use development that will include retail on the first floor, office space on the second and third floors, and residential apartments on the remaining floors above. Construction is expected to begin in the 3rd Quarter of 2017. The developer is seeking approval of a Brownfield Plan for the project (Attachment L). Other additional public financing incentives include seeking approval for a Neighborhood Enterprise Zone Tax Abatement, a Michigan Brownfield Tax Credit, and State and Federal Historic Credits.

The below summary notes that the minimum threshold development cost for engagement with the Community Benefits Ordinance (CBO) process is \$75 million. As noted above, Bedrock LLC proposes to spend \$69 million on the rehabilitation of the historic Detroit Free Press Building. However, Bedrock LLC has agreed to voluntarily engage with the community by following the Tier 1 section of the CBO process to determine the outstanding issues related to the project; and the best means of mitigating the concerns pertaining directly to the project. This report outlines the process the City and the Developer has undertaken in support of Bedrock LLC's efforts to voluntarily engage in the CBO process.

## II. COMMUNITY BENEFITS ORDINANCE AND NEIGHBORHOOD ADVISORY COUNCIL

- 1) A project is identified as a Tier I project, having a minimum development cost of \$75,000,000 with public investment in the following forms:
  - a) Transfer of land to the developer of City-owned land parcels that have a cumulative market value of \$1,000,000 or more as determined by the city assessor or independent appraisal, without open bidding and priced below market rates (where allowed by law);  
or
  - b) Provision or approval by the City of tax abatements or other tax breaks that abate more than \$1,000,000 of city taxes over the term of the abatement that inure directly to the developer; but not including Neighborhood Enterprise Zone tax abatements.

- 2) The Director of Planning, or their representative, will schedule a meeting within a defined impact area adjacent to the project within 300 feet; or as defined by the Planning Department to achieve critical mass.
  - a) A representative of the Legislative Policy Division is appointed by City Council to monitor a project's CBO process.
  - b) Public Notice of the of the first meeting is issued through the City Clerk's office at least ten (10) days ahead of the scheduled meeting to residents within the impact area in which the project is designated.
  - c) Notice is also given to the Legislative Policy Division, District Council Member, and the At-Large Council Members for community outreach and notification.
  - d) The Notice includes: general description of the project and its location, time, date, and location of the public meeting.
  
- 3) The Neighborhood Advisory Council (NAC) consists of nine (9) members, elected and appointed, chosen to identify impacts of a project on a community and seek ways to address them with the developer.
  - a) Two (2) NAC members are elected at the first public meeting
  - b) One (1) is nominated by the District Council Member
  - c) One (1) each is nominated by the two (2) At-Large Council Members
  - d) Four (4) are nominated by the Planning & Development Department
  - e) All members of the NAC, elected and appointed are subject to verification of address with the designated impact area

The Director of Planning, or a representative, facilitates at least one meeting between the NAC and the developer to allow more details about the project to be presented to the NAC and to have the developer more aware of the concerns raised by the NAC.

- a) If more meetings are required, the city council, by 2/3 vote of members presenter the planning director may hold additional meetings with the NAC and the developer.
  - b) The developer shall be required to meet as directed.
- 
- 4) The Director of Planning issues a report to City Council describing the process of the CBO and how the developer will mitigate the concerns of the NAC. The intent is to have a report completed within six (6) weeks of public notice of the initial meeting, unless circumstances warrant otherwise, to expedite the community engagement process. The report will contain the following:
    - a) Information on how notice was provided to the public
    - b) List of NAC members and their selection/ or election
    - c) Method of addressing each of the concerns by the NAC presented to the developer, or which concerns were not addressed.



### III. PUBLIC NOTICE AND IMPACT AREA

The first public meeting for the Detroit Free Press Rehabilitation took place on June 5, 2017 from 6-8 PM. The meeting was sponsored by Bedrock LLC and held at One Woodward Building, Beacon Room, 2<sup>nd</sup> Floor, 1 Woodward, Detroit MI, 48226. The notice that is attached to this report was mailed to approximately 1000 residents within the Impact Area, as described below. Thirteen (13) people signed into the meeting, twelve (12) being from outside the community and one (1) resident living in the impact area. The meeting attendees were notified of subsequent CBO meetings, which were tentatively set to take place on June 12<sup>th</sup>, June 15<sup>th</sup>, and June 28<sup>th</sup>. These meetings were later rescheduled to be held on June 15<sup>th</sup>, June 19<sup>th</sup>, and July 6<sup>th</sup>.





The ordinance requires *Public Notice* of the first meeting be mailed to all residents within the Impact Area at least ten (10) days before the meeting. Planning and Development Department (PDD) staff delivered the notices to the City of Detroit mailroom on May 24, 2017. Notice of the meeting was provided via a flyer developed by PDD. Additional outreach was undertaken by District 6 Department of Neighborhoods (DON) Deputy Manager and PDD staff so that City staff could generate more interest for the second CBO meeting, which was held on June 15, 2017. Specifically, on June 14<sup>th</sup> and June 15<sup>th</sup> 2017, PDD and DON staff distributed flyers within the boundaries of the Impact Area, targeting community areas of residential buildings. The effort also included the e-mailing flyers to building managers within the Impact Area to distribute through mass email to residents, distributing flyers to local businesses within the impact Area, and distributing flyers directly to residents in public spaces within the Impact Area.

The project's CBO information, including notice for all meetings, was posted on the Planning and Development Department's CBO website. The link to the Detroit Free Press CBO Process can be found at: <http://www.detroitmi.gov/Government/Departments-and-Agencies/Planning-and-Development-Department/Community-Benefits-Ordinance#cbo-3>

#### ***Impact Area***

The Impact Area, as depicted below and in Attachment C included the boundaries of the Census Tract within which the subject building is located, Census Tract # 5208, as required by the CBO. It was noted that the Census Tract within which the subject building is located is dominated by commercial uses, with limited numbers of actual residents/residential properties. PDD staff therefore extended the boundaries of the Impact Area to include a wider area north of the Census Tract, north of Michigan Avenue, in an effort to include a greater number of residents in the engagement process. The final Impact Area boundaries are roughly Bagley, Grand River, and W. Elizabeth to the north; Woodward to the east; 6<sup>th</sup> and Trumbull to the west; and the Detroit River to the south.



-  Impact Area
-  2010 Census Tracts
-  Council Districts
-  Building Footprints

## IV. NEIGHBORHOOD ADVISORY COUNCIL/ DEVELOPER/ CITY OFFICIALS

### ***Neighborhood Advisory Council***

NAME	ELECTED/ APPOINTED	DATE
Beverley Burns	Community	June 5, 2017
Debra Walker	CM District 6 Raquel Castañeda-López	June 14, 2017
Kimberly Jackson	CM President Brenda Jones	June 14, 2017
Andres Rosenthal	CM At-large Janee Ayers	June 14, 2017
Eric Plummer	PDD	June 12, 2017
Alexandra Novak	PDD	June 12, 2017
Leslie Tom	PDD	June 12, 2017
Melody Martin	PDD	June 16, 2107
Will Butler	PDD	June 12, 2017
James Martin (resigned)	PDD	June 12, 2017

### ***Development Team***

DEVELOPER REPRESENTATIVES	NAME
Bedrock LLC	Steve Ogden, Scott Collins & Gina Metrakas

### ***City of Detroit Officials/Staff***

DEPARTMENT	NAME
Planning	Maurice Cox, R. Steven Lewis, Jennifer Ross
Housing Revitalization	Arthur Jemison
Jobs and Economy Team	Ashley McLeod, Matt Walters
Department of Neighborhoods	Ninfa Cancel, Ammie Woodruff, Ninfa Cancel, Vince Keenan
Legislative Policy Division Representative	Kimani Jeffrey
City Council	CM District 6 Raquel Castañeda-López
City Council	CM At-Large Janee Ayres
City Council	Council President Brenda Jones

## V. MEETINGS

### **June 5, 2017**

The first meeting of the CBO process was held at The Beacon (1 Woodward Detroit MI 48226), within the boundaries of the Impact Area on June 5<sup>th</sup> from 6 – 8 PM. The purpose of this meeting was: 1) To allow the developers to present the project to the public; 2) To elect two (2) Neighborhood Advisory council (NAC) members; 3) To get feedback from the general public on impacts of the building in their neighborhood. The following narrative outlines the trajectory of the first public meeting.

Approximately 3 community members attended the meeting, of which, one lived in the Impact Area. This attendee, Beverley Burns, nominated herself to serve on the NAC and voted for herself. Therefore, much of the discussion for this first meeting was around the next steps to ensure that subsequent meetings had more community attendance.

- 1) R. Steven Lewis from PDD opened the meeting with introductions of the development team and City staff.
- 2) District 6 CM Raquel Castaneda-Lopez, CM President Brenda Jones and CM At-Large Janee Ayers (staff members) gave remarks on the project
- 3) PDD representative, Jennifer Ross, presented the Planning and Development Department's overview of the CBO and the roles and responsibility of NAC members; as well as future meetings to come. She also discussed the creation of the Impact Area and potential impacts which might arise as a result of the project.
- 4) Arthur Jemison from Housing and Revitalization answered questions regarding affordability.
- 5) Bedrock representatives presented the Free Press Building renovation and initial programming of the building's interior spaces.

### ***Issues Raised by the Community Present***

The community raised a few issues – some directly related to the impact of the facility; and some that were not directly related but based on precedent development. Below are the principle issues raised in the forum:

- 1) Concern expressed about affordable housing and proportion within the facility
- 2) Concern expressed about NAC procedures moving forward
- 3) Concern expressed about the tax abatements being offered



**June 15, 2017**

The second meeting of the CBO process took place from 5:30-7:30 PM in the Erma Lois Henderson Auditorium located on the 13<sup>th</sup> floor of the Coleman A. Young Municipal Center, 2 Woodward Ave. The purpose of this meeting was 1.) An introduction to, and seating of the full NAC 2.) To present the project to board members and the general public from the impact area who may not have been at the first meeting and 3.) For the developer to gather feedback from the NAC and the community on project impacts. An agenda was prepared and distributed to NAC members, the public, and the respective offices of City Council members. Officially, thirty-four people signed the sign-in-sheet. NAC members present include Beverly Burns, Eric Plummer, Leslie Tom, Kim Johnson, Alexandra Novak, Andres Rosenthal, James Martin, Debra Walker, and Will Butler.

The following narrative outlines the trajectory of the second meeting.

- 1) Jennifer Ross opened the meeting to announce the order of presentation, and acknowledge the representative City Council members.
- 2) PDD staff presented the newly seated NAC and information packet including the agenda, meeting notice, slide show presentation, and a copy of the Community Benefits Ordinance.
- 3) The representative from Bedrock LLC gave a brief presentation of the Free Press rehabilitation project to update new NAC members and residents attending the meeting for the 1<sup>st</sup> time
- 4) Jennifer Ross presented the PDD's overview of the CBO process as this was the first meeting which included 9 NAC members. She also discussed potential impacts which might arise as a result of the project. Vince Keenan with the DON outlined the roles and responsibility of NAC members. Arthur Jemison from Housing Revitalization addresses questions/concerns re: affordable housing.

Note that this was the first meeting in attendance by the LPD representative, Kimani Jeffrey, as the representative was chosen after the first meeting.

### ***Issues Raised by the Community Present***

The NAC, community, and the City Council members present raised a number of issues – some directly related to the impact of the facility; and some that were not directly related, but based on precedent development. Below are the principle issues raised in forum:

NAC Guidelines – Whether it was possible for the NAC to hold independent meetings to privately discuss CBO ordinance and impact.

- ***City Council Response:***

The NAC is allowed to hold private meetings away from City Council, Planning, and Developer. Council Member Castañeda-López offered assistance with for holding private meetings and encouraged NAC to reach out

CBO Process – Concern about CBO process being rushed, NAC having access to Developer’s documents to review, and if NAC will influence outcome

- **Developers Response:**

- Developer acknowledged that the CBO process was being driven by the Developer and is a rushed process in order to get it before City Council before they go on recess July 25<sup>th</sup>. They are attempting to stick with the construction schedule and get through the approval process which has to get approved by the state
- They will deliver plan on their portfolio of properties by 11 AM the next day
- What the NAC does is legitimate and will influence the outcome but whether or not City Council denies financial incentives based on NAC’s recommendations is untested

Employment and Workforce – Inquiry into if Bedrock will continue to follow the 51% rule once the building is complete

- **Developers Response: –**

- There are currently plans to hire 10 full-time employees to run the building and every effort will be made to hire Detroit residents;
- Bedrock encourages retail tenants to follow the 51% rule
- Use Detroit-based business where they can but in some instances there is not enough skilled trades - such as steel workers - available to meet the 51% quota
- are actively working on workforce development and have invested in Randolph Technical School to prepare the workforce necessary for future development projects and employ Detroit residents

Affordable Housing – Issues surrounding affordable housing and if the rule of spreading the 20% across their portfolio allows for skewing in certain neighborhoods.

- **Developers Response:–**

- The proposed affordable housing ordinance requires that 20% of rental units be affordable which is defined by 80% of the AMI taken from areas like Warren, Livonia, and Detroit which is \$38,000 to \$50,000. Because Bedrock owns so many properties they are attempting to work out a deal with the City in which the 20% rule would be spread across their entire portfolio, not each building;
- Not every property is appropriate for affordable housing and the plan is to produce affordable housing in the same geographic area in order to create mixed neighborhoods

Quality of life – Desire expressed for increased walkability, mobility, sustainability, greenspace, retail offering essential goods and services for conducting daily living such as grocery stores and medical care, and supporting the educational system Downtown by coordinating with other major developers in supporting programs such as school libraries, music programs, etc.

- **Developer Response:**

- They currently have a bike sharing program in front of all of their buildings and try to activate area through placemaking design that will get people out of the buildings and onto streets walking;
- Will be developing greenspace in the program as they work through it and will secure most effective energy efficient systems for their space;
- developers have sought these types of retailers but it is currently difficult to bring in grocers because it is a primarily business district and not residential;
- Education is a concern of theirs and they are doing their best to support DPS by working on safety and blight and currently have a tutoring/mentoring program in which every 6th graders of DPS receives a tour of their company to expose them to opportunities;
- Investments in specific programs are longer term issues affected by structural issues and will have to work with DPS on

Inclusiveness – Desire expressed for building multi-generational, mixed-demographics neighborhoods and inquiry into how designs are inclusive of African-Americans which make up 85% of the population

- **Developer Response:–**

- Current designs are based on placemaking and what works were

Parking – Inquiry into whether parking will be available

- **Developer Response:**

- There are currently no parking spaces available

Building Use – Inquiry into whether the community will know more about the identity/use of the building, if they will be updated on the status, and whether residential units will be rental or for sale

- **Developers Response :**

- Bedrock does not currently have a tenant in mind and relationship between the NAC and developer will continue after meetings;
- Bedrock is currently receiving tax credits in which units must be rental for a period of time but may convert to sale after tax credits burn off

Historic Regulations – Inquiry into what the type of changes that can be made to the building because it is historic

- **Developer and PDD Response -**

- Federal and state historic tax credits limit the changes you can make to the interior and exterior;
- Exterior work has already been approved by the Historic District Commission and will remain unchanged

Safety – Concern expressed about the number of vacant surface parking lots in the area and inquiry into Bedrock’s plans to be part of the Greenlight program

- **Developer and City Response:**

- City recently passed a drainage fee ordinance will charge a fee on parking lots in efforts to deter people from making surface parking lots;
- Every effort is made to provide security to Bedrocks buildings including cameras and lighting;

- Bedrock intends to be part of the Greenlight program and have made investments to strengthen the program

### **June 19, 2017**

The third public meeting for the Detroit Free Press Rehabilitation took place on June 19, 2017 from 5:30-7:30 PM. The meeting was sponsored by Bedrock LLC and held at One Woodward Building, Beacon Room, 2<sup>nd</sup> Floor, 1 Woodward, Detroit MI, 48226. The purpose of this meeting was: 1) To allow the NAC the opportunity to pose questions about the project and potential impacts to the developer; 2) To allow the developer to respond to questions about the development and impacts; 3) To allow City of Detroit staff the opportunity to address questions about the CBO process and City-related questions; and 4) To allow the public the opportunity to ask questions. Officially, ten people from the public were in attendance in the audience; excluding City staff. NAC members present included Beverly Burns, Melody Martin, Eric Plummer, Alexandra Novak, Debra Walker, Kim Johnson, Andres Rosenthal, and Leslie Tom.

It is noted that one of the NAC members (James Martin) resigned his position on June 16, 2017. PDD therefore appointed a new NAC member (Melody Martin) that same day. Therefore, the June 19, 2017 meeting was the first that was attended by the full final NAC. Finally, note that PDD Staff convened an hour long orientation session with the final full NAC before the third public meeting. Specifically, PDD staff met with the NAC from 4:30-5:30 PM at One Woodward Building, Beacon Room, 2<sup>nd</sup> Floor, 1 Woodward, Detroit MI, 48226. PDD staff discussed NAC roles and responsibilities with the group during the orientation session. The following narrative outlines the trajectory of the third public meeting.

- 1) Jennifer Ross opened the public meeting to announce the order of presentation, and acknowledge the representative City Council members.
- 2) The representative from Bedrock LLC gave a brief presentation of the Free Press rehabilitation project to update new NAC members and residents attending the meeting for the 1<sup>st</sup> time
- 3) The NAC posed questions about the project and potential impacts to the developer
- 4) The public posed questions to the developer and City staff

### ***Issues Raised by the Community Present***

In addition to the questions and concerns covered at the June 15<sup>th</sup> meeting, additional categories of concern emerged including Brownfield TIF, Homeland Security, Public Art, the construction project itself, additional building designs. Below are concerns covered as followed:

Safety – empty parking lots near the building do not provide a sense of safety for people walking in the area



- **Developer Response:**
  - Bedrock is attempting put in designs that increase eyes on the street and will anchor and activate the area;
  - Bedrock currently owns only 2 buildings on the vacant stretch of land on Lafayette including the Detroit News Headquarters and is trying to figure out how to fill in the gap between 321 Lafayette and 615 Lafayette

Employment and Workforce – Concern expressed about 51% of construction workers on site are residents of Detroit

- **Developer Response:**
  - -Currently struggle with meeting the 51% quota as there are currently not enough skilled trade steel workers in the area;
  - -They are currently investing in the Randolph Technical School to prepare a skilled trade workforce so they can hire more Detroit residents

Greenspace and Rooftop space – Inquiry into whether there will be greenspace and rooftop space available

- **Developer Response:**
  - There is limited space available for greenspace but they are looking into activating hardscapes such as the alley, south side and rear of the building;
  - -No plans for rooftop space as it is too windy;

Retail space – Inquiry into plans for the retail space and concern about not enough grocery stores in the area and if smaller, local grocers can be given a rent discount

- **Developer Response:**
  - -Currently in the process of testing a lot of things up and down the corridor and seeking something that will activate the area;
  - -It is currently difficult to secure big box stores
  - -Smaller local retailers would not be able to afford the rent –
  - If they were assisted with start-up through a discount, there is a question if they would be able to make it over the long term

Affordable Housing – Inquiry into what is considered affordable rent on a 1 bedroom apartment, the current ownership status of the Book Building, affordable housing in the area, and Microlofts

- **Developer Response:**
  - In following with the AMI affordable rent for a 1-bedroom would be \$961.00 and;
  - If the developer receives a tax-credit for low-income housing they have to offer affordable housing for 30 years or more and offered it for 45 years on the Microlofts
  - Rent for Microlofts is \$961.00 for a 1-bedroom and \$1,238 for a 2-bedroom
  - Bedrock currently owns the Bedrock Building

Brownfield TIF – Inquiry into what the Brownfield TIF will be used for, if it is restricted to environmental related things, if any of the funds will be used for public art

- **Developer Response:**
  - The Brownfield TIF will be used on the clean-up, restoration, and construction of the building
  - It is not restricted to environmental but can be used for parking, etc.
  - Currently no plans for public art but may be something another person in the company is working on since it has been done in the past

Construction Process – Inquiry into the impacts on the community during construction such as closure of sidewalks, etc. and if there is a complaint process

- **Developer Response:**
  - There will be temporary street and sidewalk closures;
  - It will take approximately 7 months to clean out the building
  - -Violations are enforced and should be reported to BSEED

Homeland Security – Inquiry into the current consideration for Homeland Security

- **Developer Response:**
  - No conversations regarding Homeland Security have taken place

### **July 06, 2017**

The fourth and final public meeting for the Detroit Free Press Rehabilitation CBO process took place on June 19, 2017 from 5:30-7:30 PM. The meeting was sponsored by Bedrock LLC and held at One Woodward Building, Beacon Room, 2<sup>nd</sup> Floor, 1 Woodward, Detroit MI, 48226. There was a posting of the event on the PDD’s CBO website to note time, place, and day of this event to the public. The purpose of this meeting was: 1) To allow PDD the opportunity to present the NAC’s final Impact Report and the Developer’s response to the community; 2) To allow the Developer to respond to the NAC’s questions; 3) To allow City of Detroit staff the opportunity to address questions about the CBO process and City-related questions; and 4) To allow the public the opportunity to ask questions. Officially 6 people from the public were in attendance in the audience; excluding CM Castañeda-López and City staff. NAC members present included Beverly Burns, Leslie Tom, Debra Walker, Will Butler, Andres Rosenthal, and Melody Martin. The following narrative outlines the trajectory of the meeting:

- 1) Jennifer Ross with PDD opened the public meeting to announce the order of presentation, and acknowledge the representative City Council members. Ms. Ross then presented a general outline of the sections within the CBO which involved the NAC’s expression of their concerns and the Developer’s response to these issues. Ms. Ross also outlined a preliminary list of questions that the NAC submitted to the Developer on 6/12/2017 (captured in Appendix I), the NAC’s Impact Report, and the Developer’s response to the NAC’s Impact Report/remaining concerns (captured in Appendices J and K and in the below Section 6).
- 2) The NAC was allowed the opportunity to voice additional concerns to the Developer.

## ***Issues Raised by the Community Present***

The NAC members present raised several issues – some directly related to the impact of the facility; and some that were not directly related, but based on precedent development. The following generally captures the discussion between the NAC and the Developer.

Project Fluidity – Inquiry noting that the project is in its very early stage and that a number of the answers to the NAC’s questions/concerns were not “concrete”

Affordable Housing – Inquiry noting remaining concerns about the fact that the Freep building will not include affordable housing. Also, concerns that Bedrock supply affordable housing units in the CBD were raised. Finally, the NAC wanted to know what happens if both the City Ordinance for Affordable Housing and the Developer/City agreement for providing affordable housing across their portfolio did not happen:

- ***Developer Response:***

- The Developer is working with the administration to create an agreement which would spread the 20% housing requirement across Bedrock’s entire portfolio. The Developer also noted that affordable housing “Preservation”, i.e. partnering with other owners of affordable housing units which are about to revert to market rate, might be an option. Specifically they would provide support to their partners to ensure that the units remained as affordable. Finally, the Developer noted that the majority of their portfolio is located within the CBD (with the exception of the City Modern development in Brush Park), therefore most affordable housing units they provide will be in the CBD.

Community Input – The NAC wanted clarification re: their concerns with the gathering of community input:

- ***Developer Response:***

- The Developer agreed to host regular meetings within the Freep Building in order to enable community input. He also posed the idea that the NAC members serve as boots on the ground resources within the community. Developer also noted that they intend to supply a single point of contact who will attend these meetings and address any NAC/community questions along the way.

Jobs – The NAC wanted clarification on the process for the reporting on the job requirement numbers for the project:

- ***Developer Response:***

- The Developer will submit the report to the City as required. They will make that report available to the NAC upon its completion.

## VI. NEIGHBORHOOD ADVISORY COUNCIL IMPACT REPORT AND DEVELOPER RESPONSES

As per Sec.14-12-Tier 1 Projects, Subsection(d)(2) of the CBO, PDD is required to submit a Community Benefits Report to the Detroit City Council which includes the following:

- An itemized list of the concerns raised by the NAC.
- A method for addressing each of the concerns raised by the NAC, or why a particular concern will not be addressed.

On June 21, 2017 the NAC submitted a preliminary list of 12 questions/concerns to the Developer which touched upon public arts, potential retail amenities, bicycle plans, job creation, affordable housing, parking, historic preservation, resolution of issues residents might have during construction, and additional lifestyle questions. The Developer answered those questions on June 23, 2017. PDD staff also provided further information for one of the NAC's questions re: Historic Preservation on June 23, 2017. Please see Attachment I for these documents.

On June 26, 2017, the NAC submitted their final Impact Report to the Developer for review and response. The Impact Report outlined 7 outstanding concerns/questions the body had with the project. Specifically, the remaining questions/concerns focused on the broad categories of job creation, affordable housing, parking, historical significance, construction, Fraternalization/Community Input and placemaking. Additionally, the NAC outlined a list of 8 "pitfalls" associated with the implementation of the project's CBO process (Attachment J). On June 30, 2017, the Developer submitted a document which addressed each of the concerns raised by the NAC in their Impact Report. Note that both the Impact Report and Developer response frequently REFER BACK TO THE June 21/23, 2017 PRELIMINARY LIST OF QUESTIONS which was exchanged between the NAC and the Developer. Therefore, the following table includes the general NAC concern; the Developer's applicable/associated answer, pulled from the June 21/23 preliminary list of questions; the status of the concern as outlined in the NAC's Final impact Report; and the Developer's Final response to the NAC's stated concern.



## Jobs

Concerns/Benefits	Developer 6/23 Response to NAC's 6/21 Request/Document	Status of Issue NAC's Additional Requests	Developer Final Response
<p>The Developer has confirmed that by existing requirements, 51% of the work hours on the project have to be performed by Detroit residents. The Developer estimates that about ten post-construction jobs would be created for individuals employed by the landlord; at this point it's not possible to estimate the number of jobs created by tenants in the building.</p>	<p>We are attaching a copy of the City of Detroit's Executive Order related to this topic, 2016-1. Bedrock adheres to all Executive Orders and ordinances and will do the same with the Freep. We welcome the City's related Skilled Trades Employment Program (STEP), which seeks to increase access for Detroiters to skilled trades careers. More information on that program can be found here:</p> <p><a href="http://www.detroitmi.gov/News/ArticleID/1169/City-Launches-New-Initiative-to-Ensure-More-Detroiters-Have-Access-to-Skilled-Trades-Apprenticeships-and-Careers">http://www.detroitmi.gov/News/ArticleID/1169/City-Launches-New-Initiative-to-Ensure-More-Detroiters-Have-Access-to-Skilled-Trades-Apprenticeships-and-Careers</a></p>	<p>The Developer's 6/23 written response to NAC's 6/21 Request 4 addresses this question adequately for the time being; the NAC requests periodic status reports on compliance with this requirement.</p>	<p>Bedrock will share the reports with the NAC that are submitted to the City with respect to this project, as it relates to our compliance with the city's current Executive Order.</p>

## Affordable Housing

Concerns/Benefits	Developer 6/23 Response to NAC's 6/21 Request/Document	Status of Issue NAC's Additional Requests	Developer Final Response
<p>The Developer and the City confirmed that a written agreement and/or ordinance are pending with approval expected by the end of July. To the extent that the NAC considers this to be an issue, the timing of approvals for such an agreement and/or ordinance could be problematic in light of the schedule that's been proposed for our work. And if the Project is going to include affordable housing, the requirements around application, selection, transparency in decision-making and so on could be relevant to the NAC.</p>	<p>The City has a policy that there be 20% affordable housing associated with projects that receive tax incentives or receive land at a discounted price. It is also our understanding that an ordinance is going through council to formalize this policy, but nothing has yet been passed. Given the number of development projects Bedrock has close to one another, working with the City, we have developed a strategy to provide 20% affordable units across our portfolio. This will ensure that as Bedrock continues to support the redevelopment of the greater downtown, we will be supporting the development of an inclusive, mixed-income community.</p> <p>The affordable housing Bedrock provides will include not only new construction, but also the preservation of existing affordable housing to ensure that residents currently living in affordable housing can continue to do so. We are working on an agreement that lays out this plan with the City, which we hope to finalize in the coming weeks. While there will not be affordable housing in the Freep building (as it is not economically feasible to do so in light of the very significant costs of restoring this distressed historic building), we have affordable housing under construction in Capitol Park and Brush Park and are continuing to explore other opportunities to provide affordable housing in Detroit.</p> <p>In terms of tenant selection, we would be happy to work with housing agencies as well as social support groups, area non-profits and churches to obtain referrals.</p>	<p>1. In response to NAC's 6/1 Request 5, the Developer advised there will be no affordable housing in this project. This was new information to the NAC and accordingly, while the NAC appreciate the Developer's additional information about affordable housing requirements and practices, we request a copy of the written agreement with the City that confirms the City's and the Developer's agreement that no affordable housing will be provided in this project. If there is no such agreement at this time, the NAC requests to be advised approximately when the agreement will be made final, and requests to be provided with a copy of such agreement immediately.</p>	<p>Bedrock will forward relevant documents describing any affordable housing agreement with the city with respect to this Project, once it's filed with the City Clerk.</p>

## Parking

Concerns/Benefits	Developer 6/23 Response to NAC's 6/21 Request/Document	Status of Issue NAC's Additional Requests	Developer Response
<p>The Developer has no plans for parking as a part of the project, so presumably the City does not require it. This places a burden on existing surface lots and/or nearby parking structures as well as on-street spaces.</p>	<p>The link below will provide a comprehensive view of the available parking around the Free Press Building and throughout the CBD. The two concentric rings depict a quarter mile and half mile from the Free Press building. Parking garages are shown in dark blue, while surface lots are shaded lighter blue. Clicking on the respective sites will display street address and reported parking count for each of the selected locations.</p> <p>Detroit CBD Parking Map</p> <p>The Bedrock controlled parking count is roughly 2,200 spaces if 1401 1st Street is included, which is on the edge of the 3-block radius from the building. If that garage is excluded, the Bedrock owned count drops to less than 1,600 bedrock owned spaces. Parking rates vary across these sites based on type (garage vs. surface lot), proximity to the CBD, and freeway access among other factors. Utilization also varies across the sites, with those closest to the CBD typically having the highest utilization Monday – Friday. The initial study attribution is noted by clicking the arrow in the upper left corner of the web page.</p> <p>Residents are encouraged to work with Universal Parking Management, who manages Bedrock's garages. The garages we own contain over 18,000 stalls in all. We are also working on programs to minimize the expense for people that live and work downtown and only need access to their vehicles on the weekends. They would have the opportunity to park outside of the Central Business District Monday through Friday and then would have weekend access to a garage closer</p>	<p>In response to NAC's 6/21 Requests 6 and 7, the Developer provided substantial information as to potential measures to alleviate parking limitations and costs, and to enhance safety. The NAC requests to be periodically updated on the progress in this area.</p>	<p>Bedrock will update the NAC on this matter bi-annually on or before June 30 and December 31st, throughout the duration of construction.</p>

	to their home for convenience on the weekends.		
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## Historical Significance

Concerns/Benefits	Developer 6/23 Response to NAC's Request/Document 6/21	Status of Issue NAC's Additional Requests	Developer Response
<p>The project is apparently governed in this respect by local, state and federal requirements.</p>	<p>Bedrock is in the process of pulling all applicable historic preservation guidelines, as there are several that we have to address. We have a strong track record of historic preservation and both our team members and historic consultants have deep familiarity and respect for the requirements.</p> <p>We have received a Certificate of Appropriateness from the City Historic Council for the exterior plan of the Free Press Building and will be in front of both the Historic District Commission for final approval next month for the storefronts. This ensures that they meet the historic criteria from the local office.</p> <p>The second track is our submission to the State Historic Preservation Office (SHPO), the State of Michigan's historic department that approves the historic portions of the building. This is then sent for submission to the National Park Service at the federal level as it relates to Historic Tax Credits for the building. Overall, this is a three-part process with Part One and Part Two ensuring we agree to the criteria and Part Three verifying that the work was completed per the plans. Appropriate oversight by both the local and state historic offices again ensure that the agreed upon work remains in compliance.</p>	<p>Both the Developer and the City have provided information that adequately addresses this question.</p>	<p>No response as the NAC feels that this concern was adequately addressed.</p>

## Construction

Concerns/Benefits	Developer 6/23 Response to NAC's 6/21 Request/Document	Status of Issue NAC's Additional Requests	Developer Response
<ol style="list-style-type: none"> <li>1. Schedule for the project</li> <li>2. Assuring timely notices to residents of all major activity that could affect them</li> <li>3. Noise, traffic congestion, blocked streets and sidewalks</li> <li>4. Dust, pollution, hazardous material risk</li> <li>5. Power interruptions</li> <li>6. Assuring neighbors are informed of complaint process if they see a need to make one</li> <li>7. Specifics on the environmentally-friendly aspects of the project..</li> </ol>	<p>Bedrock is committed to helping make Detroit a more walkable city, and as such, all of our residential developments are situated so that residents are never far from the amenities Detroit's urban environment has to offer. We have no plans to provide shuttles to the QLine for this building, as it is a relatively short walk away of approximately 0.3 miles. We will absolutely be using a wide variety of marketing materials, both online and printed to help people with interest and of every demographic find us.</p> <p>Bedrock has not yet finalized a program for this building, meaning that we are unsure of the exact square footage breakdown for office, retail, and residential space. Laundry facilities will be dependent on how many residential units are programmed. In Bedrock's 28Grand project, laundry facilities have been located on every floor. In the Malcomson project, a stacked washer and dryer is in every unit. Every project is unique and these are two examples of how laundry facilities may be provided.</p> <p>Bedrock will set up an e-blast protocol to the NAC via which closures and other major construction related items can be proactively communicated based on the email list that NAC members have provided. We are open to allowing the e-blast distribution list grow to include other members of the community if that is the NAC's preference. Some construction processes and closures are more need-based and spontaneous than planned, so while we will try to communicate all instances</p>	<p>The Developer's responses to the NAC's 6/21 Requests 10 and 12 will substantially address construction issues. Additionally, the NAC requests that the Developer and City consider maintaining a safe pedestrian walkway on Lafayette (and Washington and Cass when necessary) for the duration of the construction. Further, the NAC requests to be kept apprised of developments on lifestyle issues as the Project progresses. Further, the NAC asks that the e-blast protocol described by the Developer in its responses to Request 12 be implemented for all commercial/retail/residential residents of the Impact Area.</p>	<p>In response to the NAC's request for a pedestrian walkway during construction, per the city code, Bedrock will take all appropriate measures to ensure the safety of pedestrians in and around the site during construction. In response to the request for being kept apprised of developments on lifestyle issues, Bedrock will endeavor to provide email updates regarding significant construction impacts to those residents in the impact area who have supplied email addresses. Lastly, as requested, Bedrock will utilize the e-blast protocol process that was explained in the 6/23 response to the NAC.</p>



	<p>that would affect the surrounding community, we may not always be available to in advance. In those instances, as mentioned above, the community will have access to contact the Rock Security Command Center if construction issues are negatively impacting our neighbors. Additionally, the city requires of all developers a comprehensive street closure plan through the permitting process. We will be happy to provide that plan to the NAC and the community via an e-blast once it has been developed.</p>		
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## Fraternization / Community Input

Concerns/Benefits	Developer 6/23 Response to NAC's 6/21 Request/Document	Status of Issue NAC's Additional Requests	Developer Response
<ol style="list-style-type: none"> <li>1. How will community input impact development?</li> <li>2. Currently, emails and NAC members are posting fliers in apartment buildings. Who will pay for future public meeting announcements?</li> </ol>	<p>This specific question was not outlined in the NAC 6/21 document.</p>	<ol style="list-style-type: none"> <li>1. How will community input be collected?</li> <li>2. How will community needs of grocery, laundry be addressed?</li> </ol>	<ol style="list-style-type: none"> <li>1. The community can utilize the email address <a href="mailto:FreepCBO@bedrockdetroit.com">FreepCBO@bedrockdetroit.com</a> to send community input.</li> <li>2. The plan for laundry hasn't been finalized however, there will either be in unit washer and dryers or a laundry room within the development. In terms of groceries, there are several grocery stores in the area in addition to grocers that now deliver in Detroit. Tenants are choosing their lifestyle and can decide whether they will walk, ride a bike, use a ride-hailing service like Uber or Lyft, have their groceries delivered or utilize a ZIP car.</li> </ol>

## Placemaking

Concerns/Benefits	Developer 6/23 Response to NAC's 6/21 Request/Document	Status of Issue NAC's Additional Requests	Developer Response
<p>1. Outdoor Placemaking: How will the project enhance the livability of the area (ie place-making, walkability, bike-ability, lighting, safety, inviting outdoor space, etc? NOTE: This is less of a concern for cameras and more of a concern for atmospheric feeling of a safe, welcoming space; see CPTED, Crime Prevention Through Environmental Design, also PPS, Project for Public Spaces)</p>	<p>This specific question was not outlined in the NAC 6/21 document.</p>	<p>The NAC appreciates additional information provided by the Developer as to its commitment to placemaking, biking and safety. The NAC asks that the Developer give strong consideration to including human-scale lighting on the sidewalks, in order to reduce shadows from current towering light poles; separating the sidewalk vertically from the road in order to enhance the sense of safety; planning for sidewalks wide enough, and unimpeded by light poles in the middle, to allow for seating, pedestrian and possible bike traffic; providing bike racks at the building, and advocating for bike lanes to connect the project area to other bike lanes and activity centers like Cobo Hall and Campus Martius.</p>	<p>Bedrock agrees and aggressively supports placemaking, pedestrianization, and cycling efforts throughout downtown; we will continue to explore opportunities to do so. We will make sure that there is adequate, high-quality pedestrian space, seating, and other amenities on the sidewalk in front of this building and we would be supportive of streetscape redevelopment and bike lane development efforts led by the City and other stakeholders in this area. Our architecture and design team will pay attention to the quality of light coming from exterior lights on our building and will work with the City and other partners to make sure there are appropriate levels of light outside of this building. We will have bike racks outside of this building, the number of racks will be determined by the final program of the building. There will likely be some indoor storage for bikes too but this will depend on the final program of the building.</p>

**APPENDIX**

A	COMMUNITY BENEFITS ORDINANCE, DETROIT LEGAL NEWS, NOVEMBER 29, 2016	ATTACHMENT
B	EXECUTIVE ORDER 2016-1	ATTACHMENT
C	PROJECT IMPACT AREA MAP	ATTACHMENT
D	PUBLIC MEETING # 1 –PUBLIC NOTICE, FLYER, PRESENTATION –JUNE 5, 2017	ATTACHMENT
E	PUBLIC MEETING # 2–FLYER & PRESENTATION –JUNE 15, 2017	ATTACHMENT
F	PUBLIC MEETING # 3–FLYER & PRESENTATION –JUNE 19, 2017	ATTACHMENT
G	PUBLIC MEETING # 4 –FLYER & PRESENTATION –JULY 6, 2017	ATTACHMENT
H	SIGN IN TABLE FROM PUBLIC MEETINGS # 1-4	ATTACHMENT
I	NAC LIST OF PREMIMINARY QUESTIONS AND ANSWERS FROM DEVELOPER AND PDD–JUNE 21-23, 2017	ATTACHMENT
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L	PROJECT BROWNFIELD TIF PLAN PROPOSAL	ATTACHMENT

**NOTICE OF  
ENACTMENT OF ORDINANCE**

To: THE PEOPLE OF DETROIT,  
MICHIGAN.

Through an initiative submitted by City Council resolution, the people of the City of Detroit adopted the following ordinance at the November 8, 2016 General Election:

**ORDINANCE NO. 35-16  
CHAPTER 14.  
COMMUNITY DEVELOPMENT  
ARTICLE XII.  
COMMUNITY BENEFITS**

IT IS HEREBY ORDAINED BY THE PEOPLE OF THE CITY OF DETROIT THAT:

**Section 1.** Chapter 14 of the 1984 Detroit City Code, *Community Development*, is amended by adding Article XII, *Community Benefits*, which consists of Sections 14-12-1 through 14-12-5, to read as follows:

**CHAPTER 14.  
COMMUNITY DEVELOPMENT  
ARTICLE XII.  
COMMUNITY BENEFITS**

**Sec. 14-12-1. Purpose; Title.**

(a) The City is committed to community outreach and engagement that promotes transparency and accountability and ensures development projects in the City of Detroit benefit and promote economic growth and prosperity for all residents.

(b) This article shall be known as the "Detroit Community Benefits Ordinance."

**Sec. 14-12-2. Definitions.**

*Community Benefits Provision* means the agreement made by and between the Planning Director and the Developer which specifically addresses the issues raised by the NAC.

*Enforcement Committee* means a committee led by the City's Corporation Counsel and composed of representatives from the Planning and Development Department, Law Department, Human Rights Department, and other relevant City departments as determined by the Planning Director.

*Impact Area* means an area determined by the Planning Director that includes all census tracts or census block groups in which the Tier 1 Project is located, and any other areas as determined by the Planning Director.

*NAC* means the Neighborhood Advisory Council.

*Planning Director* means the Director of the City of Detroit's Planning and Development Department, or a member of the Planning Director's staff working on behalf of the Planning Director.

*Tier 1 Development Project* means a development project in the City that is expected to incur the investment of Seventy-five Million Dollars (\$75,000,000) or more during the construction of facilities, or to begin or expand operations or renovate structures, where the developer of the project is negotiating public support for investment in one or both of the following forms:

(1) Any transfer to the developer of City-owned land parcels that have a cumulative market value of One Million Dollars (\$1,000,000) or more (as determined by the City Assessor or independent appraisal), without open bidding and priced below market rates (where allowed by law); or

(2) Provision or approval by the City of tax abatements or other tax breaks that abate more than One Million Dollars (\$1,000,000) of City taxes over the term of the abatement that inure directly to the Developer, but not including Neighborhood Enterprise Zone tax abatements.

*Tier 2 Development Project* means a development project in the City that does not qualify as a Tier 1 Project and is expected to incur the investment of Three Million Dollars (\$3,000,000) or more, during the construction of facilities, or to begin or expand operations or renovate structures, where the Developer is negotiating public support for investment in one or both of the following forms:

(1) Land transfers that have a cumulative market value of Three Hundred Thousand Dollars (\$300,000) or more (as determined by the City Assessor or independent appraisal), without open bidding and priced below market rates; or

(2) Tax abatements that abate more than Three Hundred Thousand Dollars (\$300,000) of City taxes over the term of the abatement that inure directly to the Developer, but not including Neighborhood Enterprise Zone tax abatements.

**Sec. 14-12-3. Tier 1 Projects.**

(a) *Community Engagement Process for Public Meeting.*

(1) Prior to submitting to City Council a request for approval of Land transfers or Tax abatements related to a Tier 1 Project, the Planning Director shall hold at least one public meeting in the Impact Area as defined in this Section.

(2) The City Clerk shall forward notice of the public meeting via First Class Mail no less than 10 days before such meeting to all City of Detroit residents within three hundred radial feet of the Tier 1 Project. The notice shall include:

a. The time, date and location of the public meeting;

b. General information about the Tier 1 Project;

c. A description of the Impact Area and the location of the Tier 1 Project;

d. Information related to potential impacts of the Tier 1 Project and possible mitigation strategies; and

(3) In addition to the notice requirement contained in Subsection (2) of this section, the Planning Director shall work with the District Council Member or Members representing the district or districts where the Tier 1 Project is located and at least one At-Large Council Member to ensure that local residents, businesses, and organizations, especially those located in the Impact Area and those expected to be directly impacted by the Tier 1 project are informed of the public meeting.

(4) At the public meeting, the Planning Director will present general information about the Tier 1 Project, discuss ways in which the Tier 1 Project is anticipated to impact the local community, and ways in which the Developer and the Planning Director plan to address or mitigate these impacts.

(5) City Council shall appoint a liaison from the Legislative Policy Division to monitor the community engagement process and provide updates to the City Council.

(6) The Planning Director shall provide notice to the liaison of all upcoming meetings and activities associated with the community engagement process related to the Tier 1 Project.

(b) *Neighborhood Advisory Council.*

(1) The Planning Director will accept nominations to the NAC from any person that resides in the Impact Area.

(2) All residents over the age of 18 that reside in the Impact Area are eligible for nomination.

(3) The NAC shall consist of nine members, selected as follows:

a. Two Members selected by residents of the Impact Area chosen from the resident nominated candidates;

b. Four Members selected by the Planning Director from the resident nominated candidates, with preference given to individuals the Planning Director expects to be directly impacted by the Tier 1 Project;

c. One Member selected by the Council Member in whose district contains the largest portion of the Impact Area from the resident nominated candidates; and

d. One Member selected by the At-Large Council Members from the resident nominated candidates.

(4) If the Planning Director receives less than nine nominations, the Planning Director may seek out additional nominations from individuals that live outside the Impact Area but within the City Council district or districts where the Tier 1 Project is located.

(5) All actions of the NAC may be taken with the consent of a majority of NAC members serving.

(c) *Engagement with Developer.*

(1) In addition to the meeting required in Subsection (a)(1) of this section, the Planning Director shall facilitate at least one meeting between the NAC and the Developer to allow the NAC to learn more details about the project and to provide an opportunity for the NAC to make Developer aware of concerns raised by the NAC.

(2) City Council by a 2/3 vote of members present or the Planning Director may facilitate additional meetings which the Developer, or the Developer's designee, shall participate in as directed.

(3) As part of community engagement the developer, or their designee, shall be required to meet as directed.

(d) *Community Benefits Report.*

(1) The Planning Director shall provide a Community Benefits Report to City Council regarding the Tier 1 Project prior to the request for any approvals related to the Tier 1 Project.

(2) The Community Benefits Report shall contain:

a. A detailed account of how notice was provided to organize the public meeting.

b. A list of the NAC members, and how they were selected.

c. An itemized list of the concerns raised by the NAC.

d. A method for addressing each of the concerns raised by the NAC, or why a particular concern will not be addressed.

(3) The Planning Director, where possible, shall provide a copy of the Community Benefits Report to the NAC prior to submission to City Council.

(4) To ensure an expeditious community engagement process, the Planning Director, where possible, shall submit the initial Community Benefits Report within six weeks from the date the notice is sent of the public meeting.

(5) The Planning Director shall work with City Council to assure that, to the maximum extent possible, all of the approvals required of City Council may be considered simultaneously and subject to one approval vote.

(6) The Planning Director shall work with other City departments to facilitate that Tier 1 Projects receive expedited City-required approvals.

*(e) Development Agreement.*

(1) All development agreements made between the Developer and the City related to the land transfers or tax abatements associated with a Tier 1 Project shall include the Community Benefits Provision, which shall include:

a. Enforcement mechanisms for failure to adhere to Community Benefits Provision, that may include but are not limited to, clawback of City-provided benefits, revocation of land transfers or land sales, debarment provisions and proportionate penalties and fees; and

b. The procedure for community members to report violations of the Community Benefits Provision to the NAC.

c. The length of time that Annual Compliance Reports as outlined in Subsection (f)(2) of this section, are required to be submitted.

d. Continued community engagement or community meeting requirements.

(2) The Developer shall not be required to enter into a legally binding agreement with any individual or organization other than the City for the express purpose of fulfilling the requirements of this ordinance or other City-mandated community engagement processes.

(3) The Developer may voluntarily enter into any contract or agreement related to the Tier 1 Project that does not pose a conflict of interest with the City.

*(f) Enforcement.*

(1) An Enforcement Committee shall be established to monitor Tier 1 projects.

a. The Enforcement Committee shall be comprised of, at minimum, the following four individuals:

i. Corporation Counsel for the City of Detroit; or their designee;

ii. a representative from the Planning and Development Department;

iii. a representative from the Law Department;

iv. a representative from the Human Rights Department.

b. In addition to the members of the Enforcement Committee as identified in Subsection (1)a of this section, the Planning Director may require that other departments participate in the Enforcement Committee as needed.

(2) The Enforcement Committee shall provide a biannual compliance report to the City Council and the NAC for the time period identified in the Community Benefits Provision.

(3) The Planning Director shall facilitate at least one meeting per calendar year between the NAC and the Developer to discuss the status of the Tier 1 Project for the time period identified in the Community Benefits Provision.

(4) The NAC shall review any allegations of violations of the Community Benefits Provision provided to it by the community, and may report violations to the Enforcement Committee in writing.

(5) Upon receipt of written notification of allegations of violation from the NAC, the Enforcement Committee shall investigate such allegations and shall present their written findings to the NAC based upon the following:

a. Whether the Developer is in compliance with the Community Benefits Provision; and

b. How the Community Benefits Provision will be enforced or how violations will be mitigated.

(6) The findings of the Enforcement Committee shall be presented to the NAC no later than 21 days from the date the violations were reported to the Enforcement Committee, unless the need for additional time is reported to City Council and the NAC within the original 21 day time frame.

(7) If the NAC disagrees with the findings of the Enforcement Committee or determines that the Enforcement Committee is not diligently pursuing the enforcement or mitigation steps outlined in its findings, the NAC may send notice to the Enforcement Committee, and the Enforcement Committee shall have 14 days from receipt of notice to respond to the concerns outlined.

(8) If the NAC is not satisfied with the Enforcement Committee's response, the NAC may petition the City Clerk and request that City Council schedule a hearing with opportunity for both the Enforcement Committee and the NAC to present information related to the alleged violations of the Community Benefits Provision and any enforcement or mitigation efforts that have occurred.

(9) If City Council elects to hold a hearing, or based upon the written information submitted, City Council shall determine whether the Enforcement Committee has made reasonable efforts to ensure that the Developer has complied with the Community Benefits Provision.

a. If City Council determines that the Enforcement Committee has made reasonable efforts, City Council shall notify the NAC and the Enforcement Committee of their findings.

b. If City Council finds that the Enforcement Committee has not made reasonable efforts, City Council shall make specific finding to the Enforcement Committee on the steps that need to be taken to comply with the Community Benefits Provision.

i. The Enforcement Committee shall provide City Council and the NAC monthly updates on compliance actions until City Council adopts a resolution declaring that the Developer is in compliance with the Community Benefits Provision or has taken adequate steps to mitigate violations.

ii. City Council may hold additional hearings related to enforcement of the Community Benefits Provision as needed.

**Sec. 14-12-4. Tier 2 Projects.**

(a) Developers shall:

(1) Partner with the City, and when appropriate, a workforce development agency to promote the hiring, training and employability of Detroit residents consistent with State and Federal Law.

(2) Partner with the Planning Director to address and mitigate negative impact that the Tier 2 Project may have on the community and local residents.

(b) The Developer's commitment as identified in Subsection (a) of this section shall be included in the development agreements related to any land transfers or tax abatements associated with the Tier 2 Project for which the Developer seeks approval.

**Section 14-12- . e tio s.**

The requirements of this ordinance may be waived by resolution of the City Council upon submission by either the Planning Director or the Developer identifying reasons that the requirements of this ordinance are impractical or infeasible and identifying how the Developer will otherwise provide community benefits.

**Section 2.** All ordinances, or parts of ordinances, that conflict with this ordinance are repealed.

**Section 3.** This ordinance is declared necessary for the preservation of the public peace, health, safety, and welfare of the People of the City of Detroit.

**Section 4.** The article added by this ordinance has been enacted as comprehensive local legislation. It is intended to be the sole and exclusive law regarding its subject matter, subject to provisions of state law.

(J.C.C. page ):

Passed:

Approved: November 8, 2016

Certified by the Board of

County Canvassers: November 22, 2016

Published: November 29, 2016

Effective: November 29, 2016

JANICE M. WINFREY

Detroit City Clerk



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## EXECUTIVE ORDER 2016-1

**TO:** ALL BOARDS, COMMISSIONS, DEPARTMENT DIRECTORS, CITY COUNCIL MEMBERS, CITY CLERK, DEVELOPERS, CONTRACTORS, AND DETROIT ECONOMIC GROWTH CORPORATION (DEGC).

**FROM:** MICHAEL E. DUGGAN, MAYOR

**SUBJECT:** UTILIZATION OF DETROIT RESIDENTS ON PUBLICLY-FUNDED CONSTRUCTION PROJECTS

**DATE:** December 16, 2016

**WHEREAS**, it is the policy of this Administration to encourage and maximize the utilization of Detroit residents on all City contracts and all projects benefited by City subsidies. An important component of the economic revitalization of Detroit is the employment of Detroit residents. Accordingly, this Executive Order directs any entity entering into a publicly-funded construction project to implement specific residency targets for its workforce, as follows:

1. A “publicly-funded construction project,” for purposes of this Executive Order, means (a) any construction contract for more than \$3,000,000.00 (Three Million Dollars) made by the City with any person or entity; and (b) any construction project for which the City, affiliated public or quasi-public entities of the City, or any of their agents or contractors provides funds or financial assistance via any of the following methods, where total assistance from the City or its affiliated entities is over \$3,000,000.00 (Three Million Dollars):

- (1) The sale or transfer of land below its appraised value;
- (2) Direct monetary support;
- (3) Public contributions originated by the State of Michigan or its agencies, the United States government or its agencies, or any other non-City government entity, and for which City approval is required and obtained; or
- (4) Tax increment financing. For purposes of calculating the total assistance directly provided through tax increment financing, tax revenue that would have accrued to all government entities shall be counted.

Other persons or entities doing business with the City, but not covered by this section, may voluntarily agree to be bound by some or all of the substantive requirements of this Executive Order.

2. A “bona-fide Detroit resident,” for purposes of this Executive Order, means an individual who can demonstrate residency in the City of Detroit as of a date at least thirty (30) days prior to the date the person seeks to be employed for work on a publicly-funded construction project. Residency shall be established by the address listed on (a) any one of the following: State of Michigan identification card, State of Michigan driver’s license, or Detroit municipal ID; plus (b) any one of the following: Voter Registration Card, Motor Vehicle Registration, most recent federal, state, or City of Detroit tax returns, Lease/Rental agreement, the most recent utility bill (or utility affidavit signed by a landlord with respect to a leased residence), or most recent municipal water bill. Other forms of proof-of-residence may be accepted under certain circumstances.

3. All publicly-funded construction contracts shall include a provision providing that at least 51% of the workforce on the publicly-funded construction project shall be bona-fide Detroit residents. This requirement shall be referred to as the “Workforce Target.” The Workforce Target shall be measured by the hours worked by bona-fide Detroit residents on the publicly-funded construction project.

4. Developers, general contractors, prime contractors and subcontractors are all required to comply with the terms of this Executive Order. Collectively, these entities are hereinafter referred to as “contractors.” It is, however, the sole responsibility of the person or entity contracting with the City of Detroit to require all of its subcontractors either to (a) meet the Workforce Target; or (b) make the required contribution to the City’s Workforce Training Fund, as provided in Paragraph 6 of this Executive Order. Contractors may utilize local unions, Detroit Employment Solutions Corporation, or other entities to help meet the Workforce Target. Failure to satisfy the requirements of this Executive Order shall constitute a breach of contract and may result in the immediate termination of the contract.

5. Upon execution of a publicly-funded construction contract, the City of Detroit’s Civil Rights, Inclusion and Opportunity Department (“CRIO”) shall determine whether the Workforce Target in the contract shall be measured periodically either (a) monthly or (b) quarterly. This period shall be referred to as the “measurement period.” Thereafter, for the duration of the construction project, the contractor shall, at the end of each measurement period, submit to CRIO a report indicating:

- (1) The total hours worked on the project during the preceding measurement period (“total work-hours”);
- (2) The total hours worked on the project by bona-fide Detroit residents during the preceding measurement period; and
- (3) If applicable, the amount by which the contractor fell short of meeting the Workforce Target. A contractor falling short of the Workforce Target shall report both (a) the raw number of total work-hours by which the contractor fell short of the Workforce Target; and (b) the percentage of total work-hours by which the contractor fell short of the Workforce Target.

6. A contractor who does not meet the Workforce Target in any measurement period shall help strengthen Detroit's workforce by making a monetary contribution to the City's CRIO-administered Workforce Training Fund, thereby supporting the skill development of Detroit residents. The required contribution for any contractor who does not meet the Workforce Target shall be the sum of the following:

- (1) For each work-hour comprising the first 0-10% of total work-hours by which the contractor fell short of the Workforce Target, 5% of the average hourly wage paid by the contractor on the publicly-funded construction project during the preceding measurement period.
- (2) For each work-hour comprising the second 0-10% of total work-hours by which the contractor fell short of the Workforce Target (if applicable), 10% of the average hourly wage paid by the contractor on the publicly-funded construction project during the preceding measurement period.
- (3) For each work-hour comprising the remaining 0-31% of total work-hours by which the contractor fell short of the Workforce Target (if applicable), 15% of the average hourly wage paid by the contractor on the publicly-funded construction project during the preceding measurement period.<sup>1</sup>

7. If a contractor contracts for labor through a union which is meeting the goals set for it under the Detroit Skilled Trades Employment Program, that contractor will be deemed to have met the Workforce Target with respect to the employees for which it contracted through such a union.

Specifically: CRIO will make a periodic determination whether a union participating in the Detroit Skilled Trades Employment Program is meeting its established goals under that Program. For purposes of calculating a contractor's compliance with the Workforce Target, a union which, as of the date a contractor executes its publicly-funded construction contract or subcontract, is meeting its goals under the Program shall be deemed to have no less than 51% of the hours worked by its members on the publicly-funded construction project worked by bona-fide Detroit residents. If bona-fide Detroit residents actually account for more than 51% of the hours worked by union members on a publicly-funded construction project, that actual percentage may be used for purposes of calculating compliance with the Workforce Target.

8. If CRIO determines a contractor is in non-compliance with the requirements of this Order, CRIO will notify the contractor, in writing, of the contractor's non-compliance.

If a contractor wishes to challenge a finding of non-compliance, the contractor may, within fifteen (15) days of the notice of non-compliance, file with CRIO a written notice challenging the finding of non-compliance, and detailing the reasons for that challenge. The challenge will then

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<sup>1</sup> Thus, for example, if 25% of the total work-hours performed on a publicly-funded construction project were performed by bona-fide Detroit residents, the contractor will have fallen short of the Workforce Target by 26% of the total work-hours. That contractor's minimum required contribution would be the sum of (1) 5% of the average hourly wage for 10% of the total work-hours; (2) 10% of the average hourly wage for 10% of the total work-hours; and (3) 15% of the average hourly wage for 6% of the total work-hours.

be forwarded to a panel comprising of (1) the City's Corporation Counsel or his or her designee; (2) the head of the Department of Administrative Hearings or his or her designee; and (3) the Director of the Buildings, Safety, Engineering, and Environment Department, or his or her designee. The panel shall adjudicate the challenge and issue a written decision. The panel may, but need not, schedule an oral hearing on the challenge.

If, following written notice of non-compliance and the adjudication of any challenge, the contractor fails or refuses to take corrective actions within thirty (30) days, the City of Detroit may do any of the following:

- (1) withhold from the contractor all future payments under the construction contract until it is determined that the contractor is in compliance;
- (2) refuse all future bids on city projects or applications for financial assistance in any form from the city or any of its departments, until such time as the contractor demonstrates that it has cured its previous non-compliance;
- (3) debar the contractor from doing business with the City of Detroit for a period of up to one year.

In addition, the City of Detroit reserves the right to re-bid the contract, in whole or in part, or hire its own workforce to complete the work.

9. All applicable construction contracts, construction contract amendments, change orders and extensions shall include the terms of this Executive Order. CRIO shall have the responsibility for preparing administrative guidelines related to this Executive Order, and for monitoring and enforcing the provisions of this Executive Order.

\* \* \*

Pursuant to the powers vested in me by the 1963 Michigan Constitution and by the 2012 Detroit City Charter, I, Michael E. Duggan, Mayor of the City of Detroit, issue this Executive Order. This Executive Order is effective upon its execution and filing with the City Clerk and supersedes Executive Order No. 2014-4 issued by me on August 22, 2014. Provided, however, that this Executive Order shall not supersede the operation of any prior Executive Order with respect to any publicly-funded construction project on which construction activities have commenced as of the date of this Executive Order.

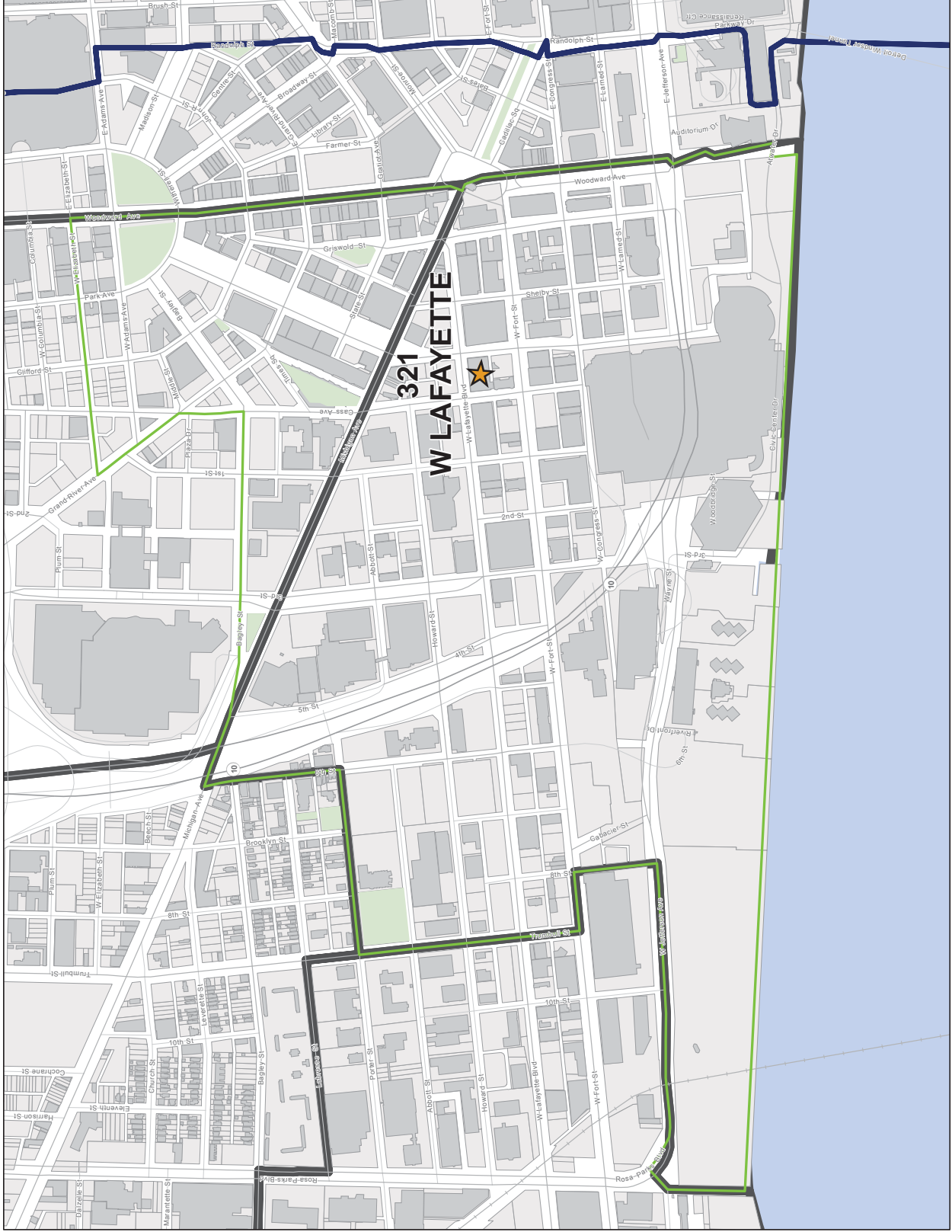
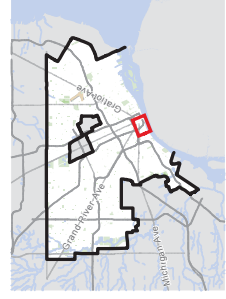
Michael E. Duggan  
Mayor, City of Detroit

<b>APPENDIX</b>		
A	COMMUNITY BENEFITS ORDINANCE, DETROIT LEGAL NEWS, NOVEMBER 29, 2016	ATTACHMENT
B	EXECUTIVE ORDER 2016-1	ATTACHMENT
C	PROJECT IMPACT AREA MAP	ATTACHMENT
D	PUBLIC MEETING # 1 –PUBLIC NOTICE, FLYER, PRESENTATION –JUNE 5, 2017	ATTACHMENT
E	PUBLIC MEETING # 2–FLYER & PRESENTATION –JUNE 15, 2017	ATTACHMENT
F	PUBLIC MEETING # 3–FLYER & PRESENTATION –JUNE 19, 2017	ATTACHMENT
G	PUBLIC MEETING # 4 –FLYER & PRESENTATION –JULY 6, 2017	ATTACHMENT
H	SIGN IN TABLE FROM PUBLIC MEETINGS # 1-4	ATTACHMENT
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J	NAC IMPACT REPORT SUBMITTED TO DEVELOPER–JUNE 26, 2017	ATTACHMENT
K	DEVELOPER RESPONSE TO NAC IMPACT REPORT–JULY 30, 2017	ATTACHMENT
L	PROJECT BROWNFIELD TIF PLAN PROPOSAL	ATTACHMENT



# Community Benefit Ordinance

-  Impact Area
-  2010 Census Tracts
-  Council Districts
-  Building Footprints



**APPENDIX**

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The City of Detroit invites you to attend...

# Detroit Free Press Building Rehabilitation

## Public Kickoff Meeting

DETROIT FREE PRESS BUILDING  
321 W LAFAYETTE

photo by Bedrock

## COME JOIN US!

As part of the **Community Benefits Ordinance** process, the City of Detroit invites you to attend a public kickoff meeting to review and comment on the **Detroit Free Press Building Rehabilitation Development Project**. This meeting will include a project description and an election in support of the formation of the project's Neighborhood Advisory Council.

Bedrock LLC is reaching out to the community to receive input on an adaptive reuse in Downtown. Bedrock LLC is projected to spend \$69 million to transform the historic **Detroit Free Press Building, located at 321 W. Lafayette**. The project will create a mixed-use development that will include retail on the first floor, office space on the second and third floors, and residential apartments on the remaining floors above.

For more information, please see:

<http://www.detroitmi.gov/Government/Departments-and-Agencies/Planning-and-Development-Department/Community-Benefits-Ordinance>

**Monday, June 5, 2017**

Light refreshments will be provided

## One Woodward Building

1 Woodward Avenue  
Detroit, MI 48226  
2<sup>nd</sup> Floor, Beacon Room

6:00PM - 8:00PM

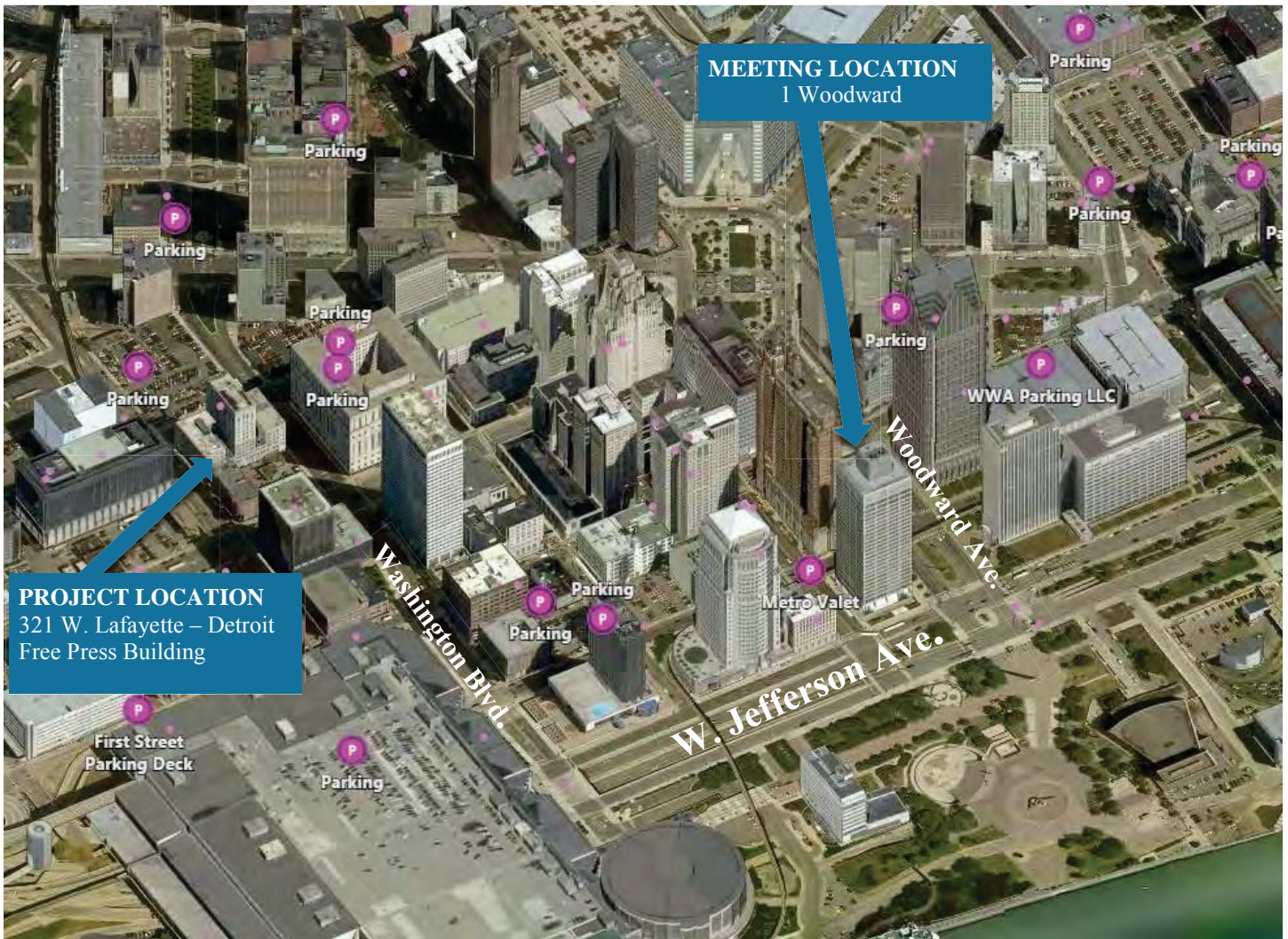
Parking garages located on W. Larned, E. Jefferson, & W. Congress

See back of page for map info

Interpretation service for the hearing impaired will be provided



# Meeting, Project, and Parking Location Map



 = Parking garage

## DETROIT FREE PRESS DEVELOPMENT PUBLIC KICKOFF MEETING

### DATE & TIME

Monday, June 5, 2017  
6:00pm – 8:00pm

### LOCATION

#### One Woodward Building

1 Woodward Avenue  
Beacon Room, 2nd Floor  
Detroit, MI 48226  
(see attached map and flier for more info)

### GENERAL PROJECT INFORMATION

The City of Detroit welcomes Bedrock LLC to present adaptive reuse/rehabilitation of the historic **Detroit Free Press Building, located at 321 W. Lafayette**. The 14-story Art Deco masterpiece housed the Detroit Free Press newspaper, including all associated operations, when it opened in 1925. The building, which also contained rentable retail and commercial space, was commissioned by Free Press owner E.D. Stair. Historic features include: exterior limestone carvings by New York sculptor Ulysses Ricci, advertising room murals depicting early Detroit history by Roy C. Gamble, to name a few. On July 23, 1998, the Free Press left its home of nearly 75 years, where much of the city's best journalism had been created. Since the Free Press vacated the building it has fallen into a state of severe disrepair. Bedrock LLC projects to spend \$69 million to transform the historic **Detroit Free Press Building, located at 321 W. Lafayette**. The project will create a mixed-use development that will include retail on the first floor, office space on the second and third floors, and residential apartments on the remaining floors above.

Bedrock LLC has noted that the project is estimated to create 196 temporary construction related jobs and 10 permanent jobs. This total job creation number does not include employment created from tenants occupying the retail and commercial space, which is expected to create additional permanent full-time jobs. Construction is expected to begin in the 3rd Quarter of 2017. For more information on the project and the Community Benefits Process, please see the below website address:

<http://www.detroitmi.gov/Government/Departments-and-Agencies/Planning-and-Development-Department/Community-Benefits-Ordinance>

### POTENTIAL IMPACTS & MITIGATION STRATEGIES





The City of Detroit is aware of and acknowledges potential community concerns related to this project in the below areas:

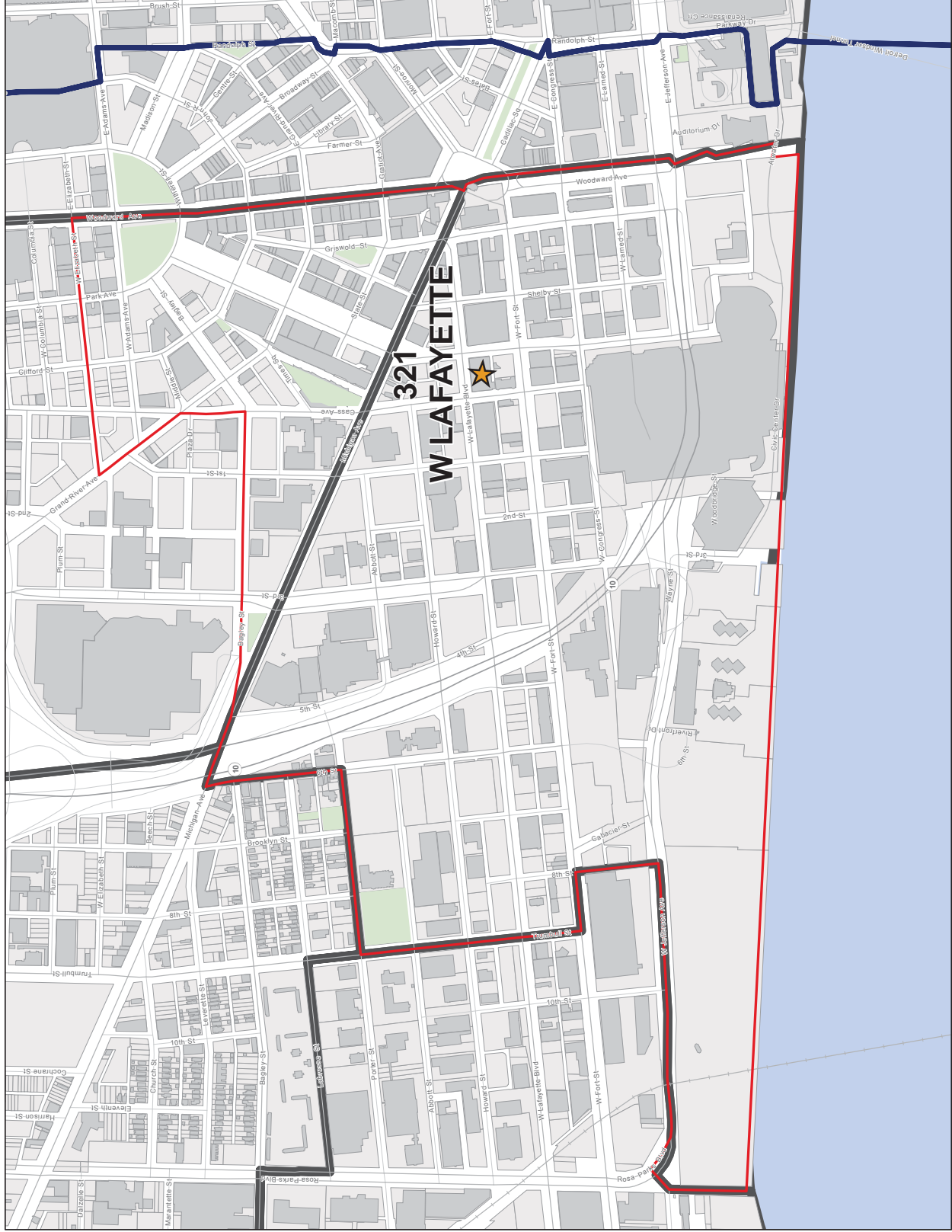
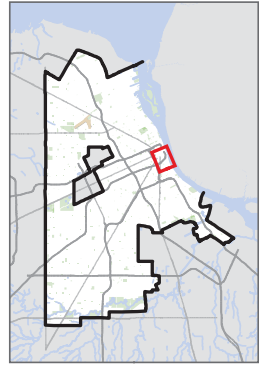
- A. Construction Impacts** – Noise, dust, and temporary sidewalk/street closures which might result from the rehabilitation
- B. Workforce Development** – Will the development meet the requirement for the number of hours worked on the project by Detroit residents
- C. Stress on Existing Infrastructure** – Will the introduction of new housing and commercial tax the existing water/sewer system?
- D. Affordable Housing** – How will this project address affordable housing in Detroit

Please bring any additional concerns to the conversation on the evening of June 5, 2017



# Community Benefit Ordinance

-  Impact Area
-  2010 Census Tracts
-  Council Districts
-  Building Footprints





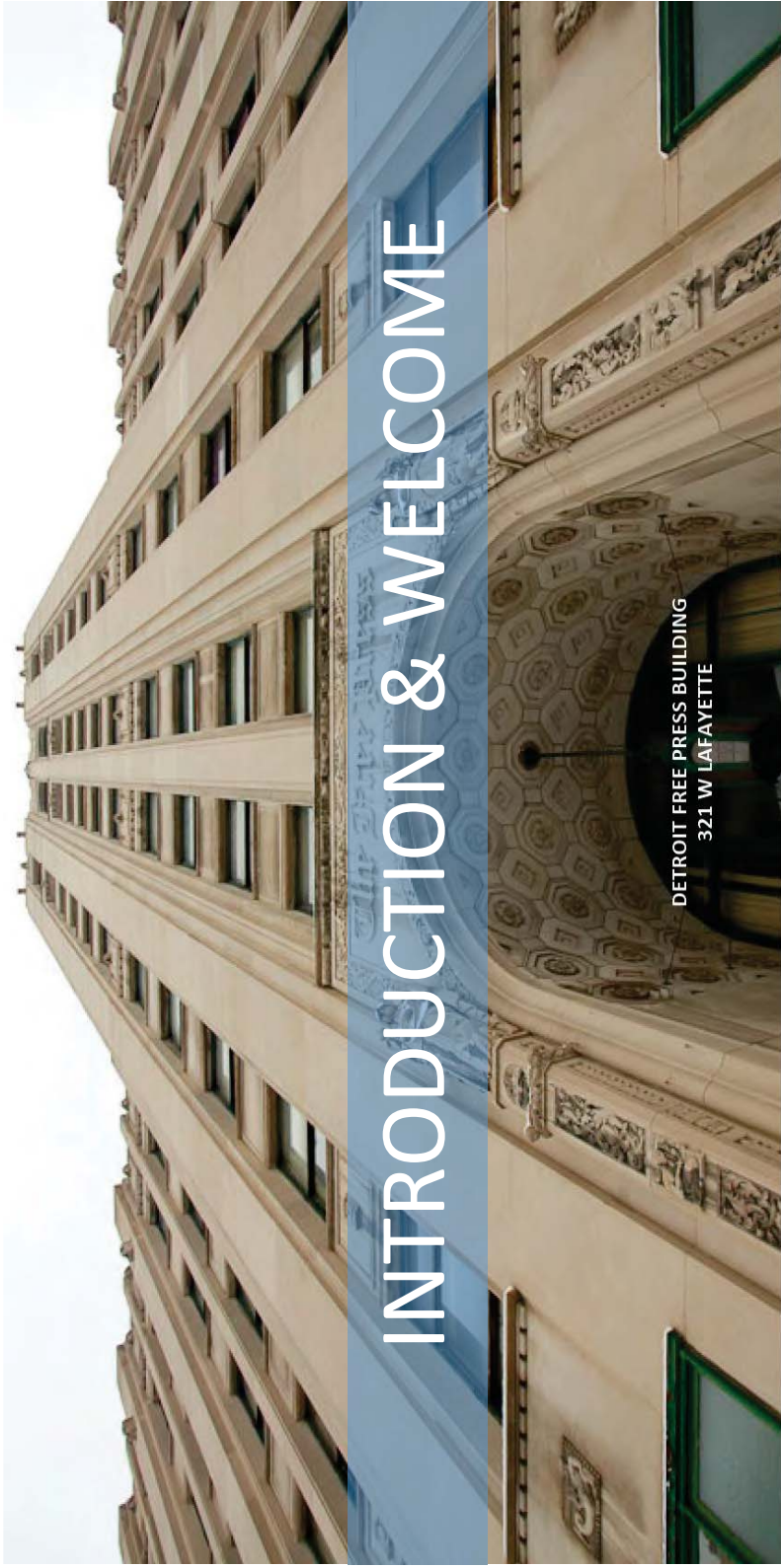
# FREE PRESS COMMUNITY BENEFITS PUBLIC MEETING

Kick-off Meeting  
June 5, 2017

DETROIT FREE PRESS BUILDING  
321 W LAFAYETTE



FREE PRESS BUILDING COMMUNITY BENEFIT MEETING



INTRODUCTION & WELCOME

DETROIT FREE PRESS BUILDING  
321 W LAFAYETTE

# Agenda

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**Objective:** To introduce the project to the community, address questions from the community and facilitate selection process for Neighborhood Advisory Council

Time	Description
6:00 – 6:10	Welcome & introductions
6:10 – 6:20	Councilmember remarks
6:20 – 6:30	Developer project overview
6:30 – 6:40	Community Benefits Ordinance overview
6:40 – 6:55	Community Question & Answer
6:55 – 7:35	Neighborhood Advisory Council Selection
7:35 – 7:50	Intermission / Break
7:50 – 8:00	Selection announcement

## Council Member acknowledgements and remarks



**Brenda Jones**  
**Council President**

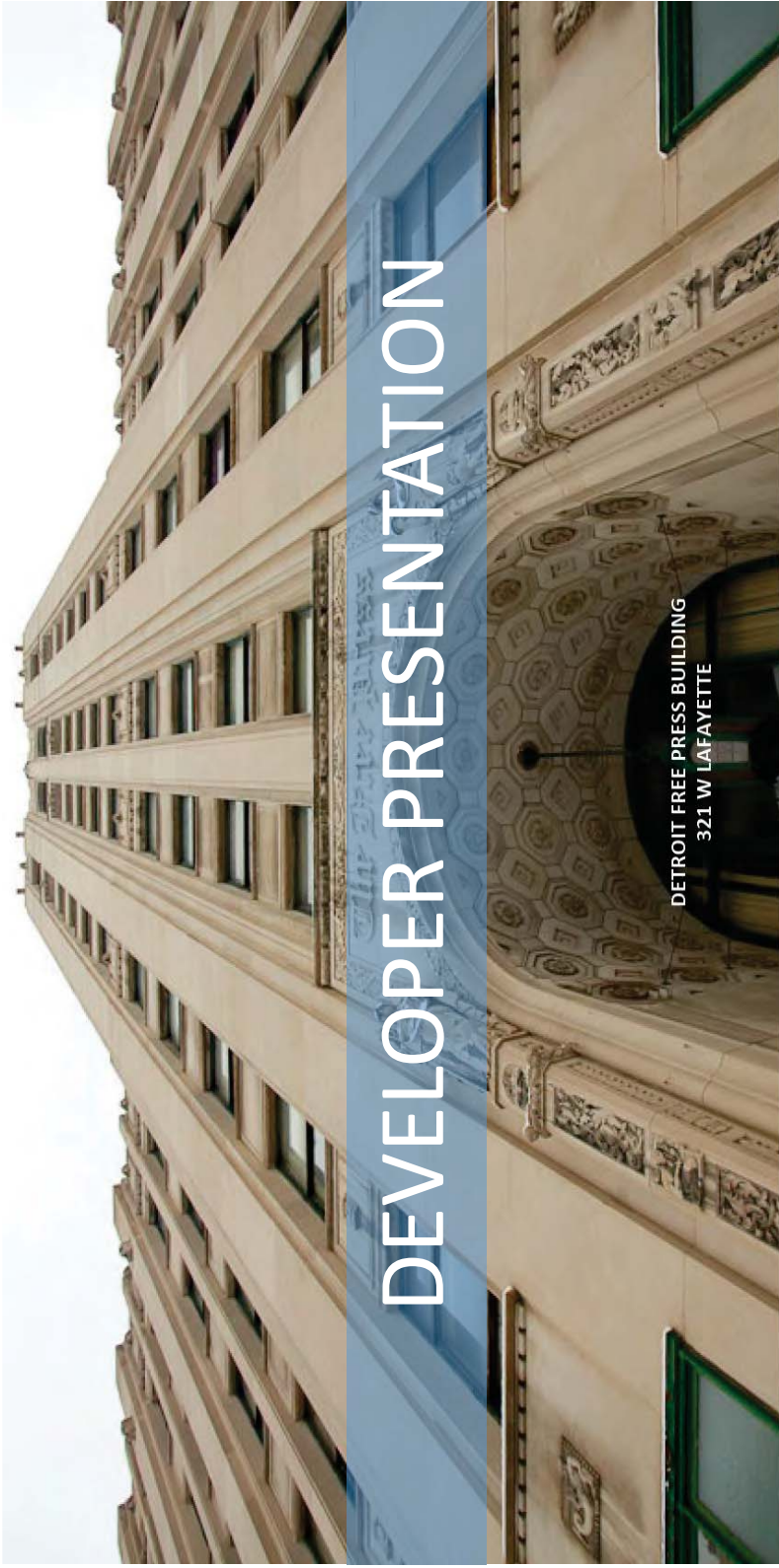


**Janeé L. Ayers**  
**Council Member At Large**



**Raquel Castañeda-López**  
**Council Member**  
**District 6**

FREE PRESS BUILDING COMMUNITY BENEFIT MEETING



DEVELOPER PRESENTATION

DETROIT FREE PRESS BUILDING  
321 W LAFAYETTE





**DETROIT FREE PRESS BUILDING  
321 W LAFAYETTE**

# KEY

- PROPERTY OF FOCUS
- BEDROCK PROPERTIES
- JACK CASINO PROPERTIES
- PEOPLE MOVER / STATION
- M-1 RAIL / STATION

- 1 ONE CAMPUS MARTIUS
- 2 HUDSON'S SITE\*
- 3 MONROE BLOCKS\*
- 4 FIRST NATIONAL BUILDING
- 5 ALLY DETROIT CENTER
- 6 CHASE TOWER
- 7 CHRYSLER HOUSE
- 8 FINANCIAL DISTRICT GARAGE
- 9 FEDERAL RESERVE BUILDING
- 10 SILVERS BUILDING
- 11 1001 WOODWARD
- 12 DAVID STOTT BUILDING
- 13 BOOK TOWER
- 14 MICHIGAN AVENUE GARAGE
- 15 HOWARD STREET LOT
- 16 KAHN GARAGE
- 17 615 W LAFAYETTE STREET
- 18 WALKER-ROEHRIG BUILDING
- 19 THE ASHTON APARTMENTS\*
- 20 CLICK-ON-IT DETROIT NEWS
- 21 DOUBLE TREE + FORT SHELBY APTS
- 22 COMERICA BANK
- 23 COBO HALL CONVENTION CENTER
- 24 THE DETROIT CLUB
- 25 211 W FORT
- 26 US DISTRICT COURT
- 27 COMERICA BANK BUILDING
- 28 PENOBSCOT BUILDING
- 29 HOLIDAY INN EXPRESS
- 30 WESTIN BOOK CADILLAC
- 31 WASHINGTON MIXED-USE DEVELOPMENT\*
- 32 MCNAMARA FEDERAL BUILDING
- 33 ROSA PARKS TRANSIT CENTER
- 34 AT&T MICHIGAN HEADQUARTERS

\* DEVELOPMENTS IN THE PIPELINE

# LOCATOR MAP



DETROIT RIVER



# 321 W LAFAYETTE PROPERTY HISTORY

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"DETROIT FREE PRESS BUILDING"

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YEAR : 1925

ARCHITECT : Albert Kahn

STYLE : Art Deco

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The 14-story Art Deco masterpiece housed the Detroit Free Press newspaper, including all of its associated operations, when it opened in 1925. The building, which also contained rentable retail and commercial space, was commissioned by Free Press owner E.D. Stair. Historic features include:

- Exterior limestone carvings by New York sculptor Ulysses Ricci
- Advertising Room murals depicting early Detroit history by Roy C. Gamble
- Private Cass Ave lobby and walkway with connection to the elite Detroit Club

**On July 23, 1998, the Free Press left its home of nearly 75 years - where much of the city's best journalism had been created.**





# PROPERTY SUMMARY

321 W LAFAYETTE ST - FREE PRESS BUILDING

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**PARCEL AREA** : 0.633 acres

**GROSS FLOOR AREA** : 271,858 square feet

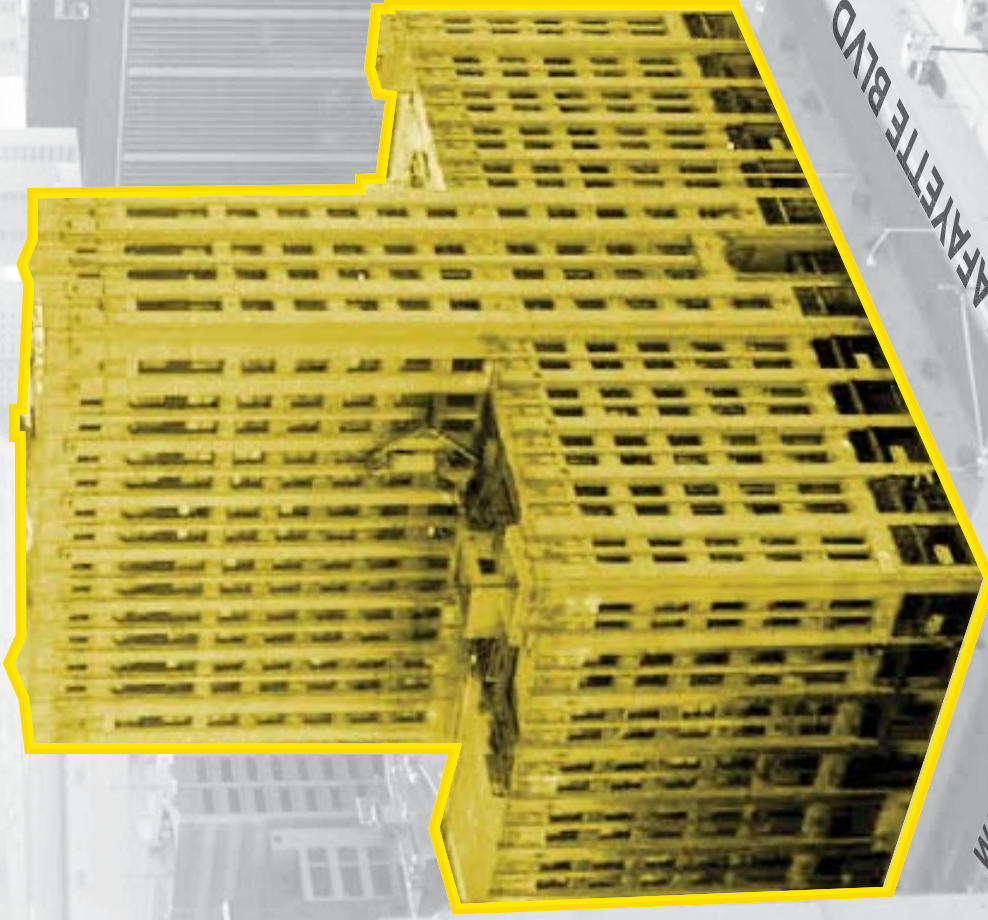
**FLOORS** : 14 above-ground; 2 below-ground

**OVERALL BLDG HEIGHT** : 190ft

**ZONING** : Restricted Central Business District

**HISTORICS** :

- U.S. Historic District (Detroit Financial District  
- Contributing Property)
- Michigan State Historic Site



W LAFAYETTE BLVD

WASHINGTON BLVD

**EXISTING CONDITIONS | DETROIT FREE PRESS BUILDING**



VIEW FROM ROOFTOP



LOBBY





ARCHITECTURAL DETAIL | DETROIT FREE PRESS BUILDING





# 321 W LAFAYETTE

EXTERIOR IMAGES



FRONT FACADE



LAFAYETTE ENTRANCE



ENTRY LANTERN



LIMESTONE MEDALLION



LIMESTONE CARVING



ROOFTOP VIEW

# 321 W LAFAYETTE

INTERIOR IMAGES



BASEMENT + MEZZANINE



1ST FLOOR AD ROOM



1ST FLOOR RETAIL SPACE



ELEVATOR LOBBY



UPPER FLOOR OFFICE



UPPER FLOOR OFFICE



# HISTORY + VISION

321 W Lafayette's interior architecture is diverse, representing the building's history of accommodating all aspects of running a major newspaper. From soaring raw basements once home to printing presses to bright, elaborately ornamented lobbies and offices, the common thread between the spaces is their impressive historic atmosphere. With the right approach and creative vision, these spaces can be restored and enhanced to meet the needs of modern tenancy with respect for the landmark's legacy.

**Authentic design that celebrates the past while reaching for the future.**

1925



2017

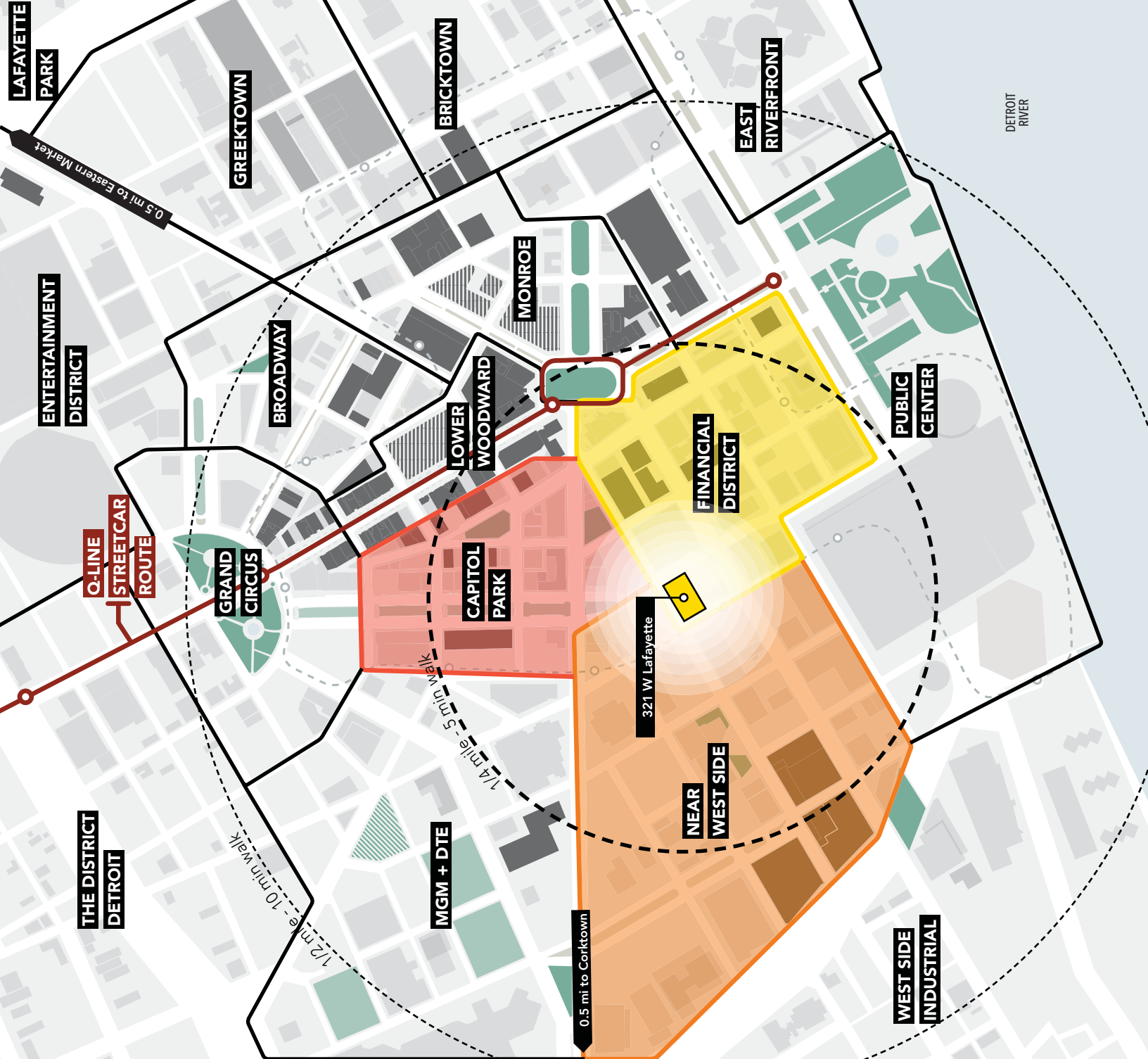


2020



# THE DISTRICTS OF DETROIT'S CBD

Each district within Detroit's Central Business District offers its own unique urban lifestyle. Located at the intersection of three burgeoning districts, 321 W Lafayette is strategically positioned to build off the growing momentum within each neighborhood.





# PROPERTY POSITIONING

## 321 W LAFAYETTE - FREE PRESS BUILDING

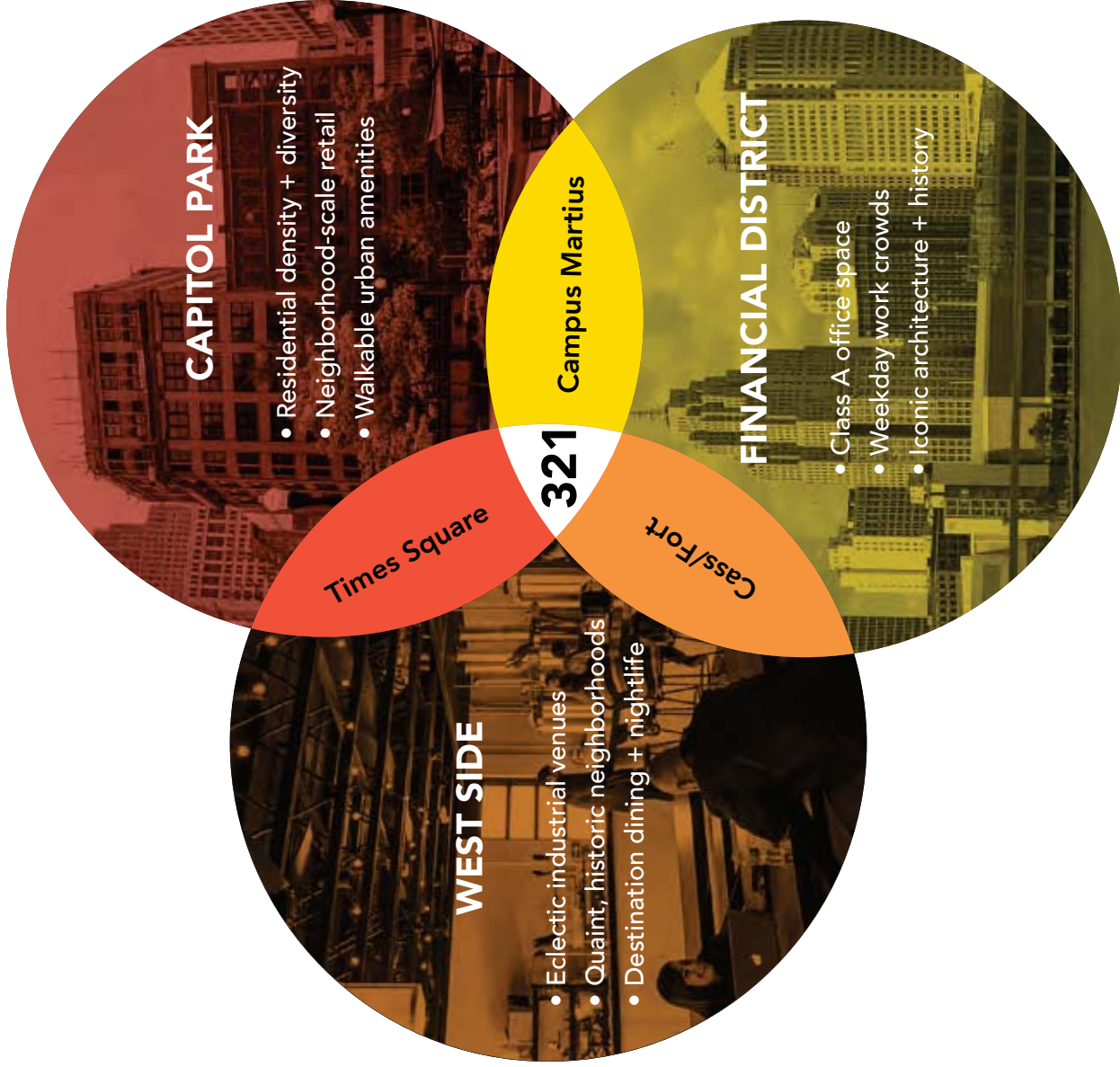
321 W Lafayette is located at the intersection of three of Downtown's districts:

- West Side
- Capitol Park
- Financial District

This position affords the site the opportunity to capitalize on the unique characteristics of each of these bordering districts while creating its own identity as a crossroads between these hubs.

The location's walkability and nearby mobility assets--including protected bike lanes, Detroit People Mover stations, and bus routes--give 321 W Lafayette tremendous potential to become a connectivity hub both between these adjacent districts and beyond to the greater Downtown area.

**321 W Lafayette's selection as the location for the Detroit Free Press headquarters in 1924 was no accident; the property was at the center of activity in Downtown Detroit.**



# BUILDING SUMMARY | DETROIT FREE PRESS BUILDING

321 W. LAFAYETTE

## POTENTIAL PROGRAMMING BREAKDOWN

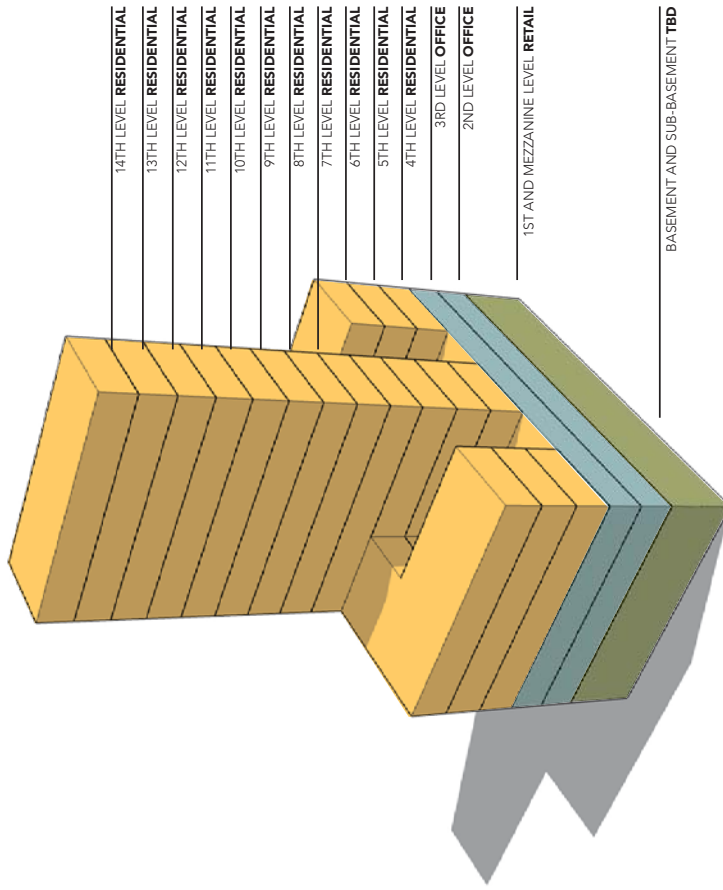
GROSS FLOOR AREA: 243,211 SF

RETAIL: 39,227 SF

OFFICE: 52,088 SF

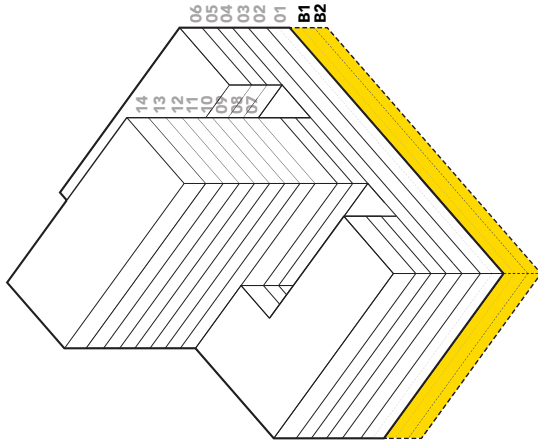
BASEMENTS: 58,844 SF

RESIDENTIAL: 93,052 SF (TEST-FIT PROGRAMS +/- 128 UNITS, BETWEEN 510 SF AND 1,200 SF EACH)



# FLOOR PLAN CONCEPT

BASEMENT + SUB-BASEMENT



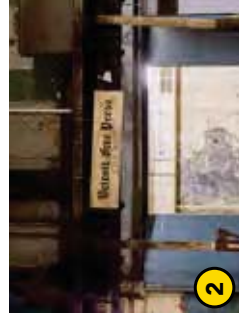
COMMON	1,200 sf
OFFICE	0 sf
RETAIL/DINING	19,469 sf
RESIDENTIAL	0 sf
AMENITIES	11,780 sf

**FLOOR AREA** 32,449 sf



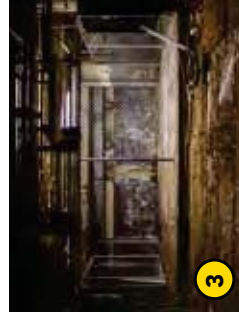
**SUB-BASEMENT**

The basement partially opens to a sub basement below, creating a soaring multistory space.



**PRESS ROOM**

The basement and sub basement housed all of the printing equipment until 1979.



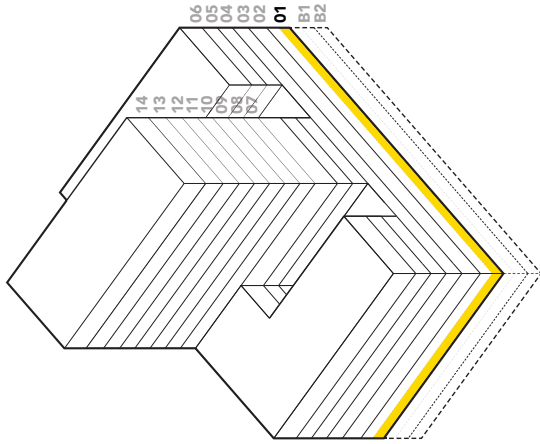
**STORAGE**

The basement was originally for storage and mechanical, giving it a utilitarian design.



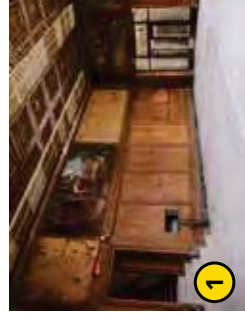
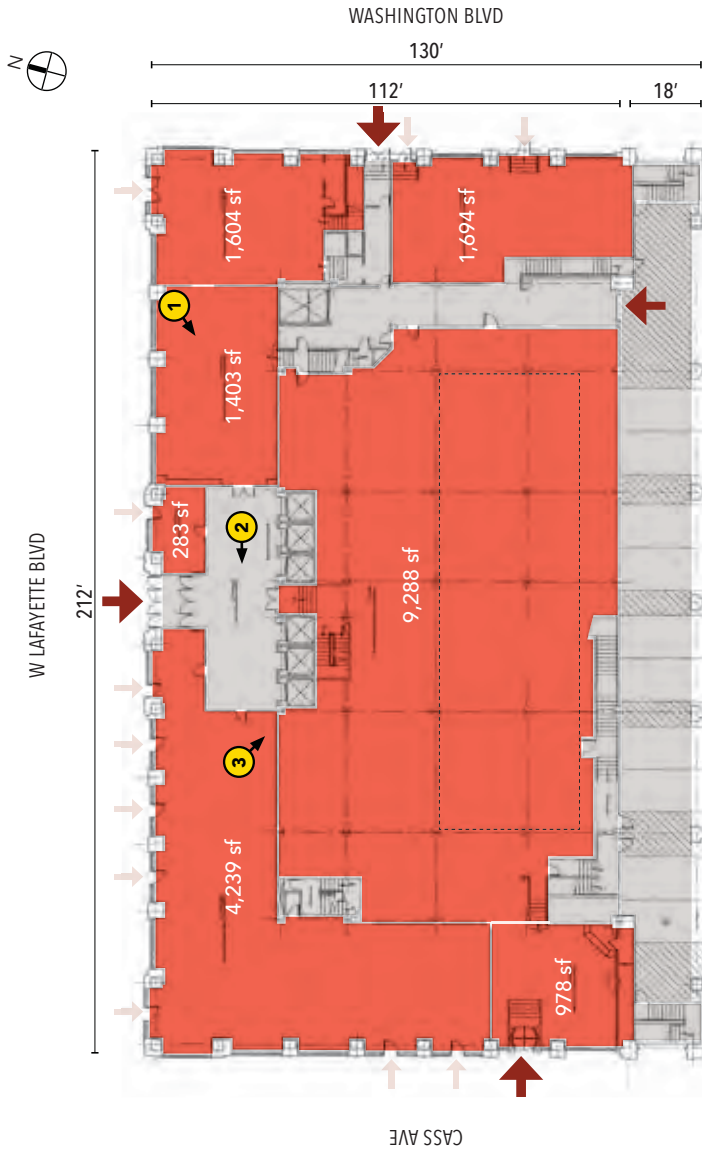
# FLOOR PLAN CONCEPT

1ST FLOOR



<b>COMMON</b>	6,575 sf
<b>OFFICE</b>	0 sf
<b>RETAIL/DINING</b>	19,469 sf
<b>RESIDENTIAL</b>	0 sf
<b>AMENITIES</b>	0 sf

**FLOOR AREA** 26,044 sf



**AD ROOM**

Former ad room with original murals, wood paneling, terrazzo floors, and plaster ceiling.



**LOBBY**

The lobby's original terrazzo floors, marble walls, and plaster ceiling remain largely intact.

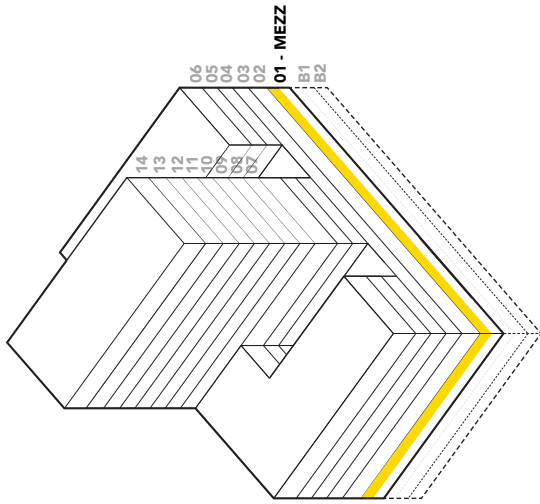


**PRESS GALLEY**

Press Galley employee cafe area off of main lobby on ground floor.

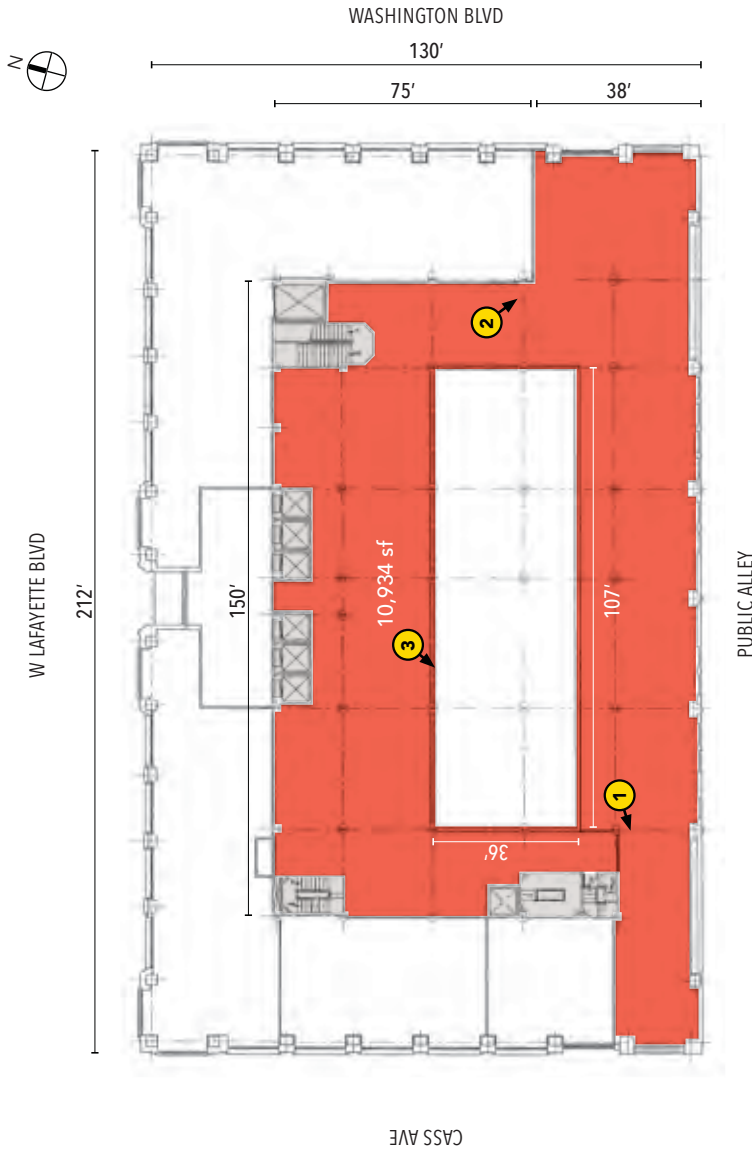
# FLOOR PLAN CONCEPT

## 1ST FLOOR MEZZANINE



COMMON	950 sf
OFFICE	0 sf
RETAIL/DINING	10,934 sf
RESIDENTIAL	0 sf
AMENITIES	0 sf

**FLOOR AREA** 11,884 sf



**1 STORAGE**

Storage area with low ceilings and cement floors surrounding the mezzanine.



**2 SPIRAL STAIRCASE**

One of two original spiral staircases leading up from the mailing room to the mezzanine.

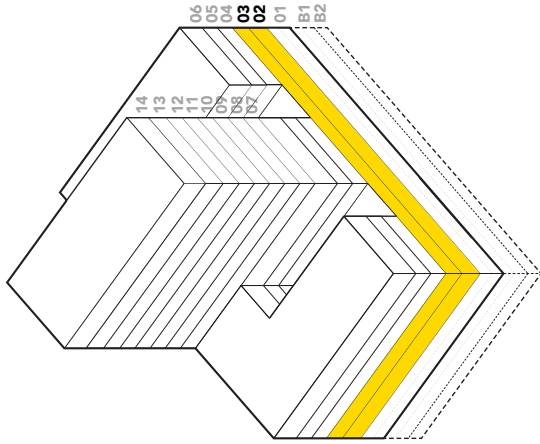


**3 MAILING ROOM**

View down onto the original mailing room floor from the mezzanine level.

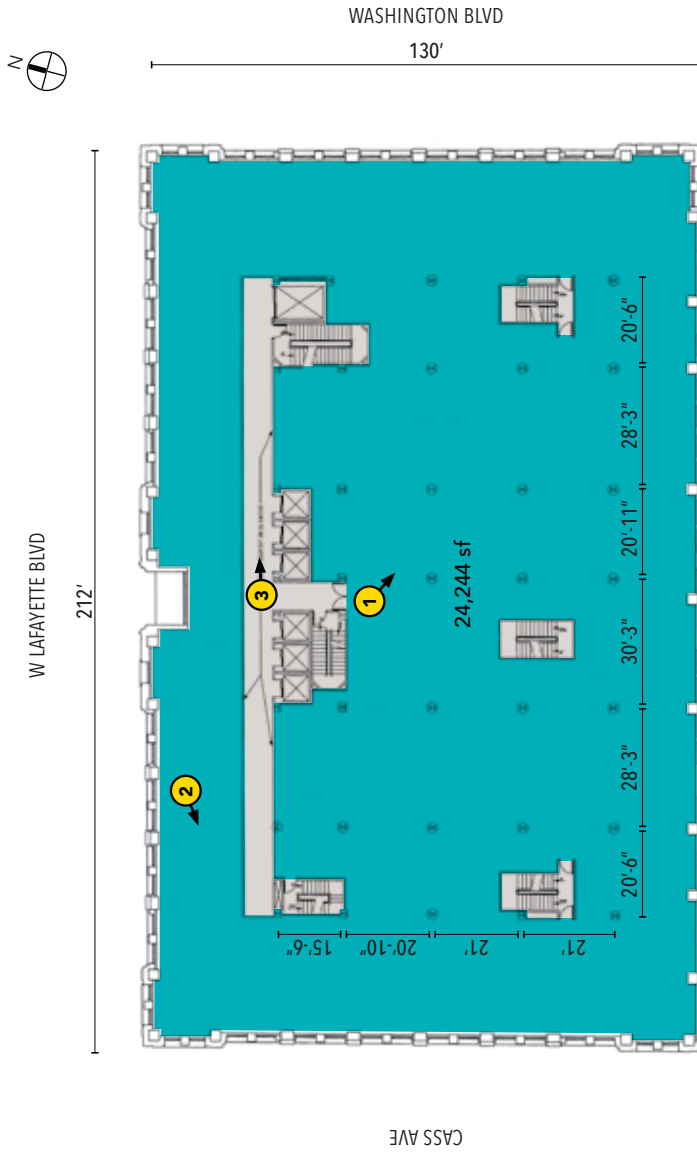
# FLOOR PLAN CONCEPT

2ND - 3RD FLOOR



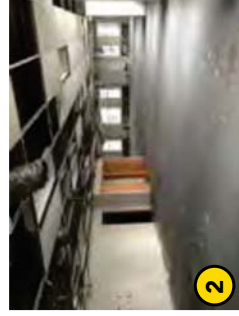
COMMON	1,800 sf
OFFICE	24,244 sf
RETAIL/DINING	0 sf
RESIDENTIAL	0 sf
AMENITIES	0 sf

**FLOOR AREA** 26,044 sf



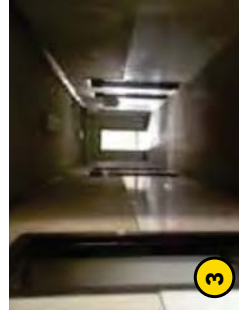
**OPEN OFFICE**

Original steel sash partitions have since been removed in the modernization of the office.



**OPEN OFFICE**

Large open rectangular floor plates allow light from the perimeter into the office.

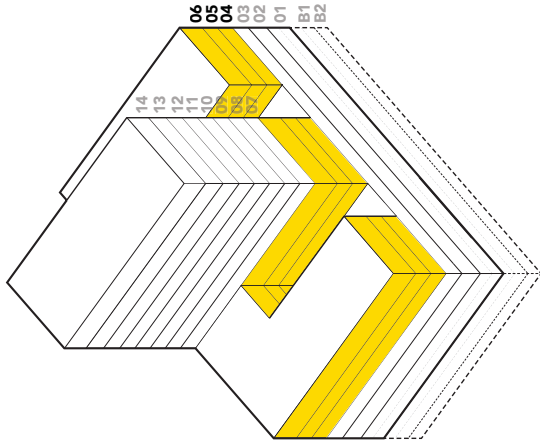


**CORRIDOR**

Original marble wainscoting remains along the corridor off the elevator lobby.

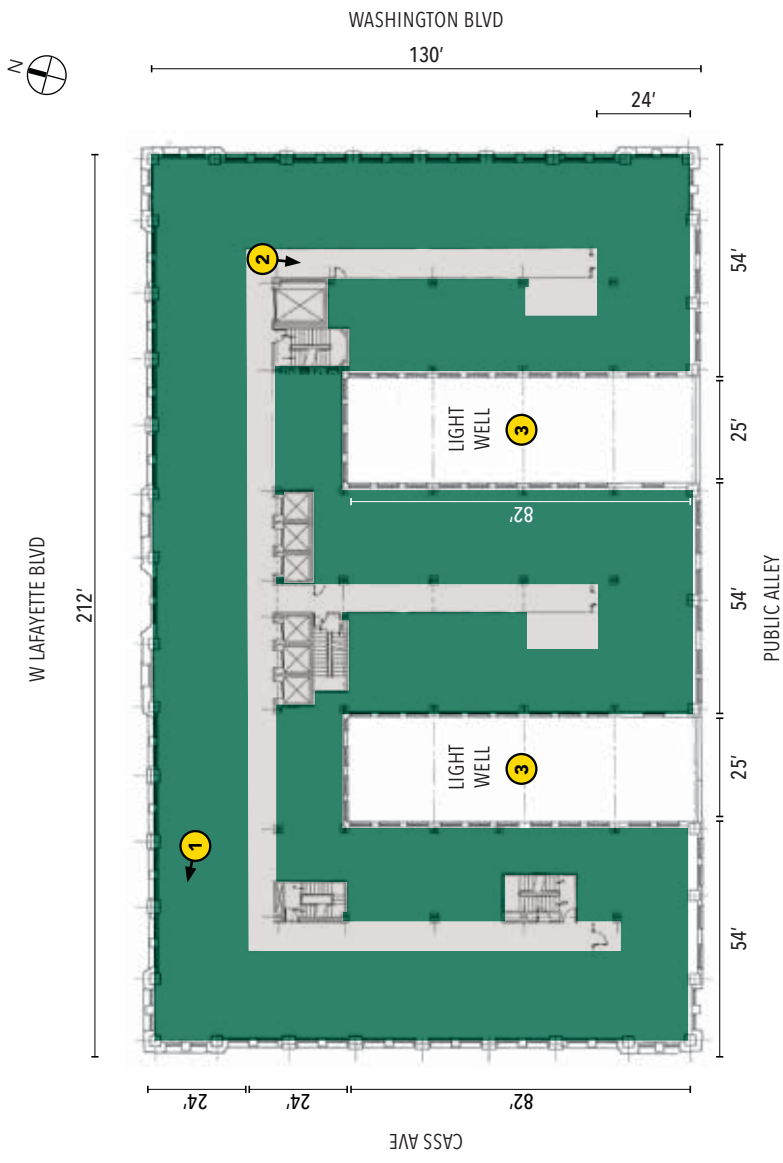
# FLOOR PLAN CONCEPT

4TH - 6TH FLOOR



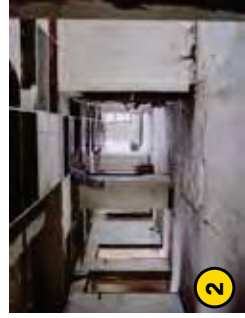
COMMON	3,250 sf
OFFICE	0 sf
RETAIL/DINING	0 sf
RESIDENTIAL	18,420 sf
AMENITIES	0 sf

**FLOOR AREA** 21,670 sf



**OFFICE**

The corridors were originally lined with the wood-paneled offices of newspaper execs.



**CORRIDOR**

Double-loaded corridors line the E-shaped floor plate. Leasable offices originally lined each side.



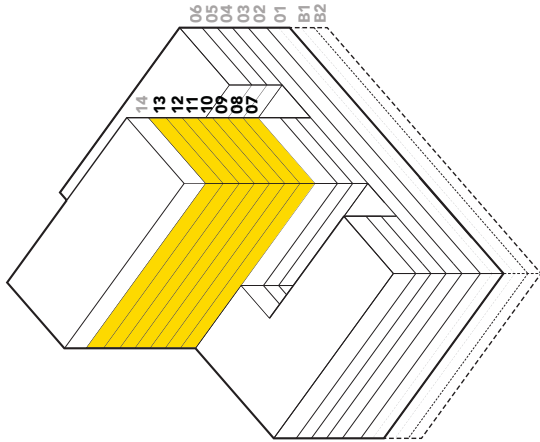
**LIGHTWELLS**

Lightwells bring sun to interior units and were originally outfitted with skylights into floor 3.



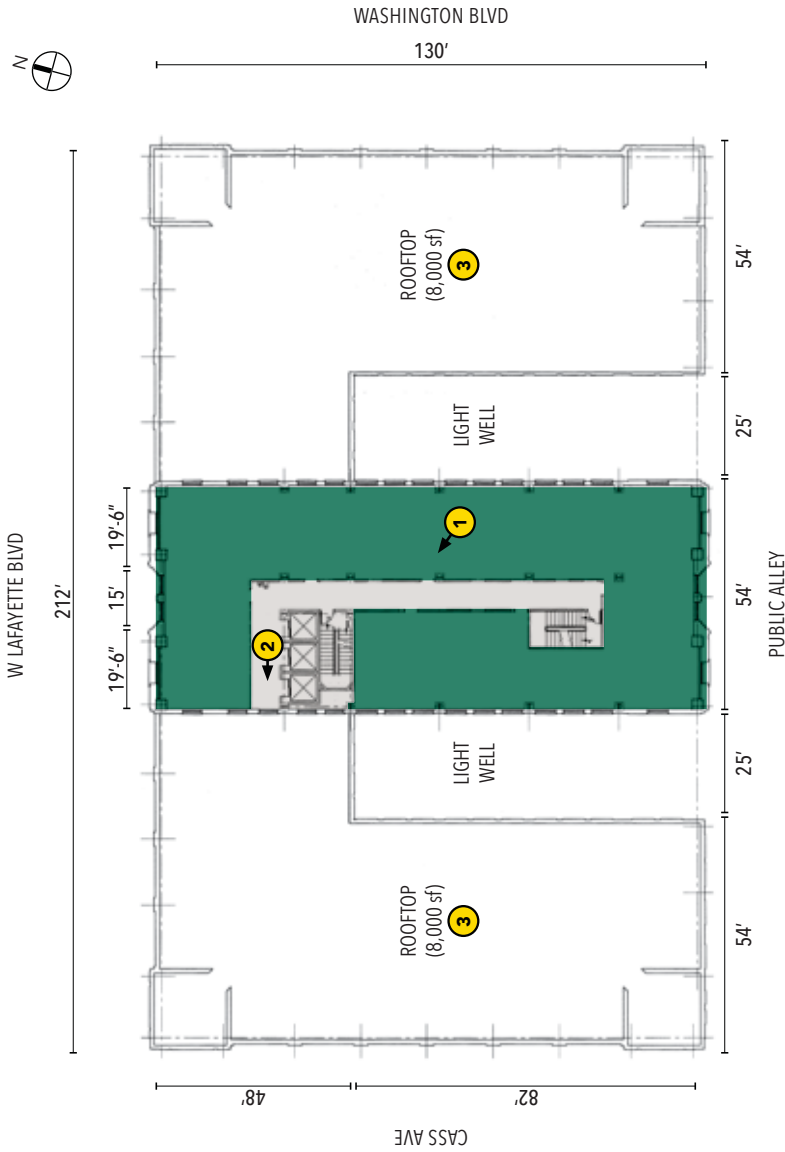
# FLOOR PLAN CONCEPT

7TH - 13TH FLOOR



COMMON	950 sf
OFFICE	0 sf
RETAIL/DINING	0 sf
RESIDENTIAL	5,264 sf
AMENITIES	0 sf

**FLOOR AREA** 6,214 sf



**OFFICE**

The 13th floor was home to the office of E.M. Stair, the building's original commissioner.



**ELEVATOR LOBBY**

Even on the uppermost floors, the marble wainscoting remains in the elevator lobbies.

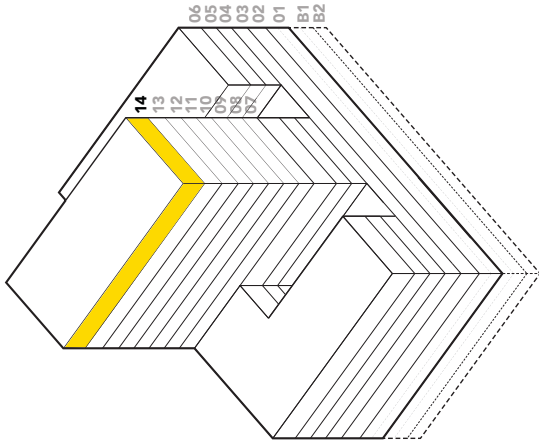


**ROOFTOP**

Parts of the rooftop have been previously adapted for a rooftop deck with views of the city.

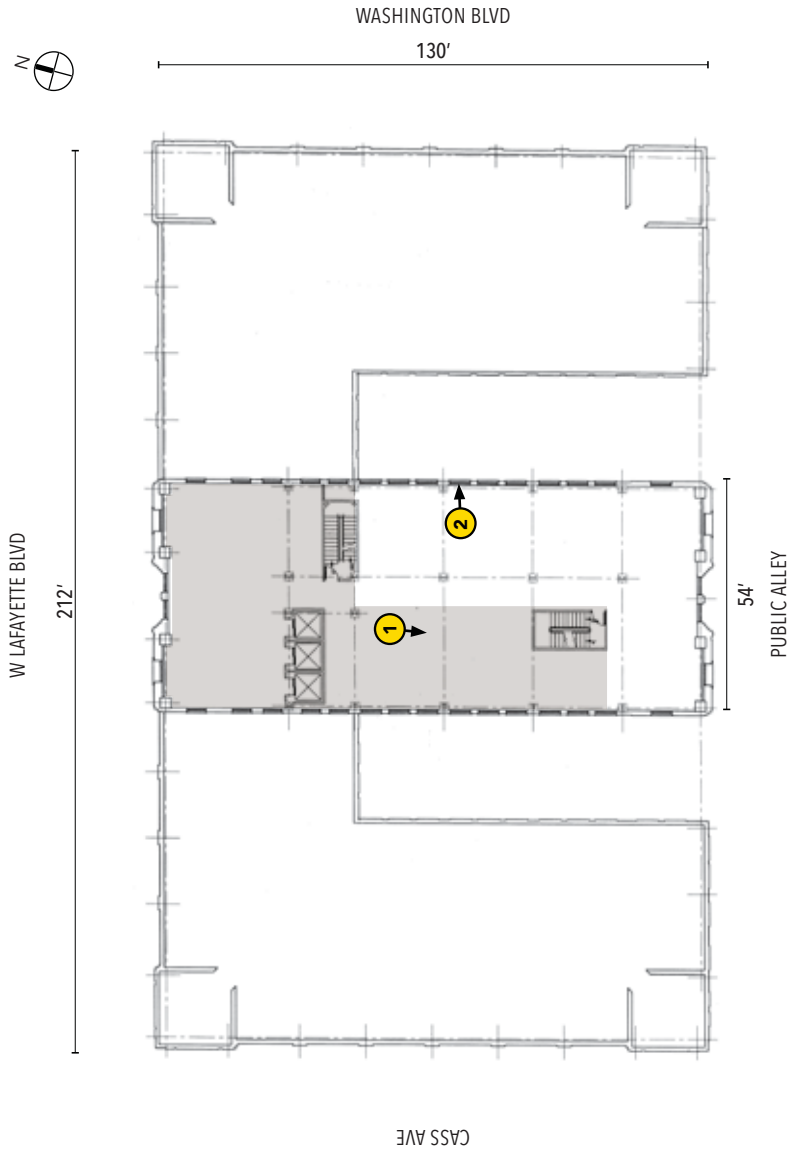
# FLOOR PLAN CONCEPT

14TH FLOOR



COMMON	3,500 sf
OFFICE	0 sf
RETAIL/DINING	0 sf
RESIDENTIAL	0 sf
AMENITIES	0 sf

**FLOOR AREA** 3,500 sf



## PENTHOUSE

The 14th floor was originally the mechanical penthouse with machinery and a radio room.

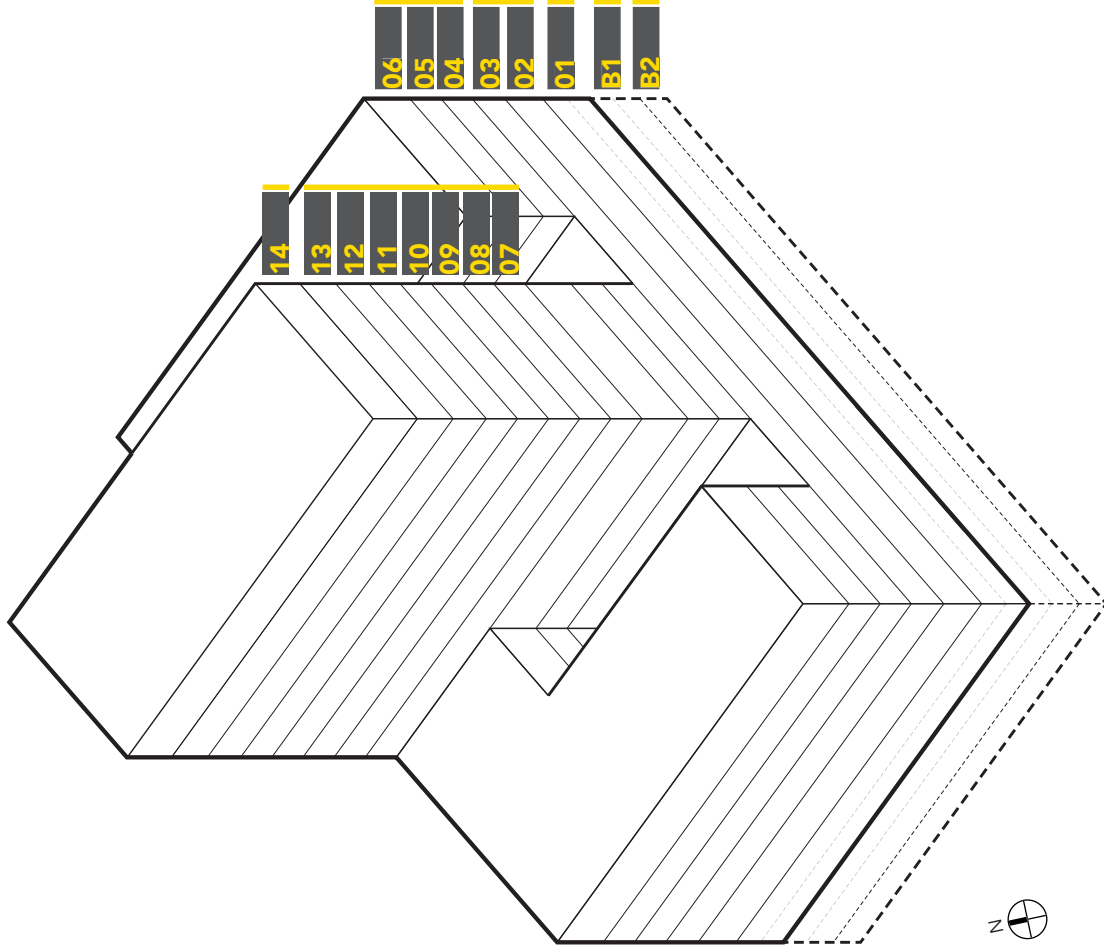


## ROOFTOP

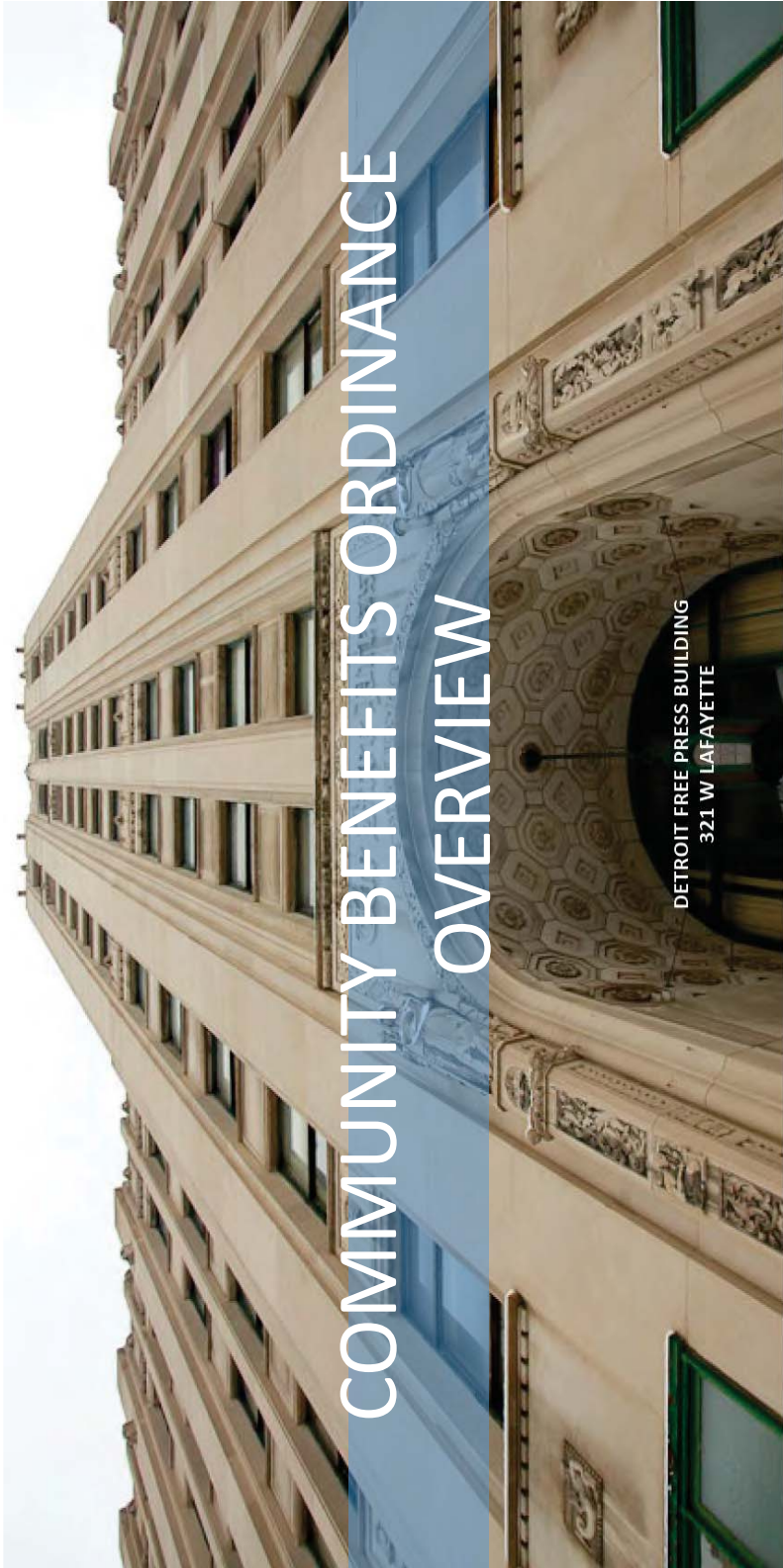
Panoramic view centered east from the uppermost rooftop, 190' above the street. Washington Blvd can be seen on the left, the main Central Business District ahead, and the Detroit River on the right.

# FLOOR PLAN BREAKDOWN

- 14TH FLOOR**
  - Floor Height: 13'-6"
  - Floor Area: 3,500 sf
- 7TH - 13TH FLOORS**
  - 7th-12th Floor Height: 11'-6"
  - 13th Floor Height: 12'-3"
  - Floor Area: 6,214 sf
- 4TH - 6TH FLOORS**
  - 4th-5th Floor Height: 11'-6"
  - 6th Floor Height: 17'-0"
  - Floor Area: 21,670 sf
- 2ND - 3RD FLOORS**
  - 2nd Floor Height: 14'-0"
  - 3rd Floor Height: 12'-0"
  - Floor Area: 26,044 sf
- 1ST FLOOR + 1ST FL MEZZANINE**
  - Total Height: 17'-6"
  - Main Floor Height: 8'-6"
  - Mezzanine Height: 9'-0"
  - Main Floor Area: 27,135 sf
  - Mezzanine Floor Area: 11,884 sf
  - Total Floor Area: 39,019 sf
- BASEMENT + BASEMENT MEZZANINE**
  - Total Height: 18'-6"
  - Main Floor Height: 10'-0"
  - Mezzanine Height: 8'-6"
  - Floor Area: 25,480 sf
- SUB-BASEMENT**
  - Floor Height: 10'-0"
  - Floor Area: 33,364 sf



FREE PRESS BUILDING COMMUNITY BENEFIT MEETING



COMMUNITY BENEFITS ORDINANCE  
OVERVIEW

DETROIT FREE PRESS BUILDING  
321 W LAFAYETTE



## What does the Ordinance cover?

---

- For the full Community Benefits Ordinance text, please see the Planning Department's website!
- Detroit voters approved the Community Benefits Ordinance at the **November 8, 2016** elections
- The Community Benefits Ordinance outlines a process for developers to **proactively** engage with the community to identify and address any **negative** impacts their project might have on nearby residents



## **In a nutshell, the Community Benefits Ordinance is all about **impacts!****

---

- **What** is the scope of the project?
- **What** are the project's impacts?
- **Who** will be impacted?
- **How** can the developer lessen/mitigate any **negative** impacts?

## When does the Ordinance Kick in?

---

- The Community Benefits Ordinance **only** applies to development projects worth **\$75 million** or more in value **AND** involve **one or both** of the following:
  - ★ Receipt of \$1 million or more in **property tax abatements**
  - ★ The **sale or transfer of City property** which values \$1 million or more

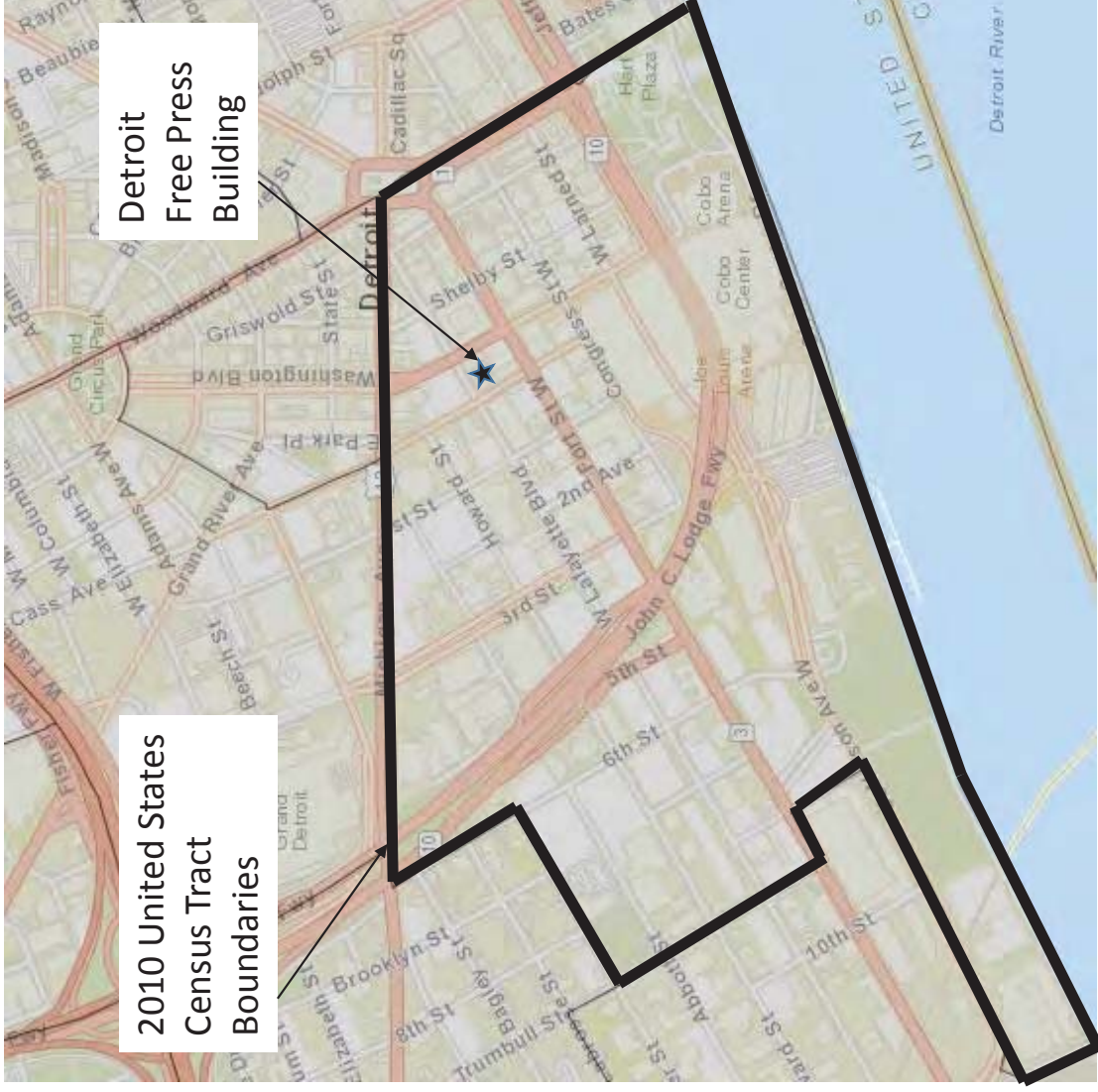
## Who, within the community, participates in the process?

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- The Planning Department reviews the project scope and defines the project's Impact Area
- The Impact Area boundaries encompass all residents who might be directly or indirectly affected by the project
- **All residents in the Impact Area have an equal voice in the process!**



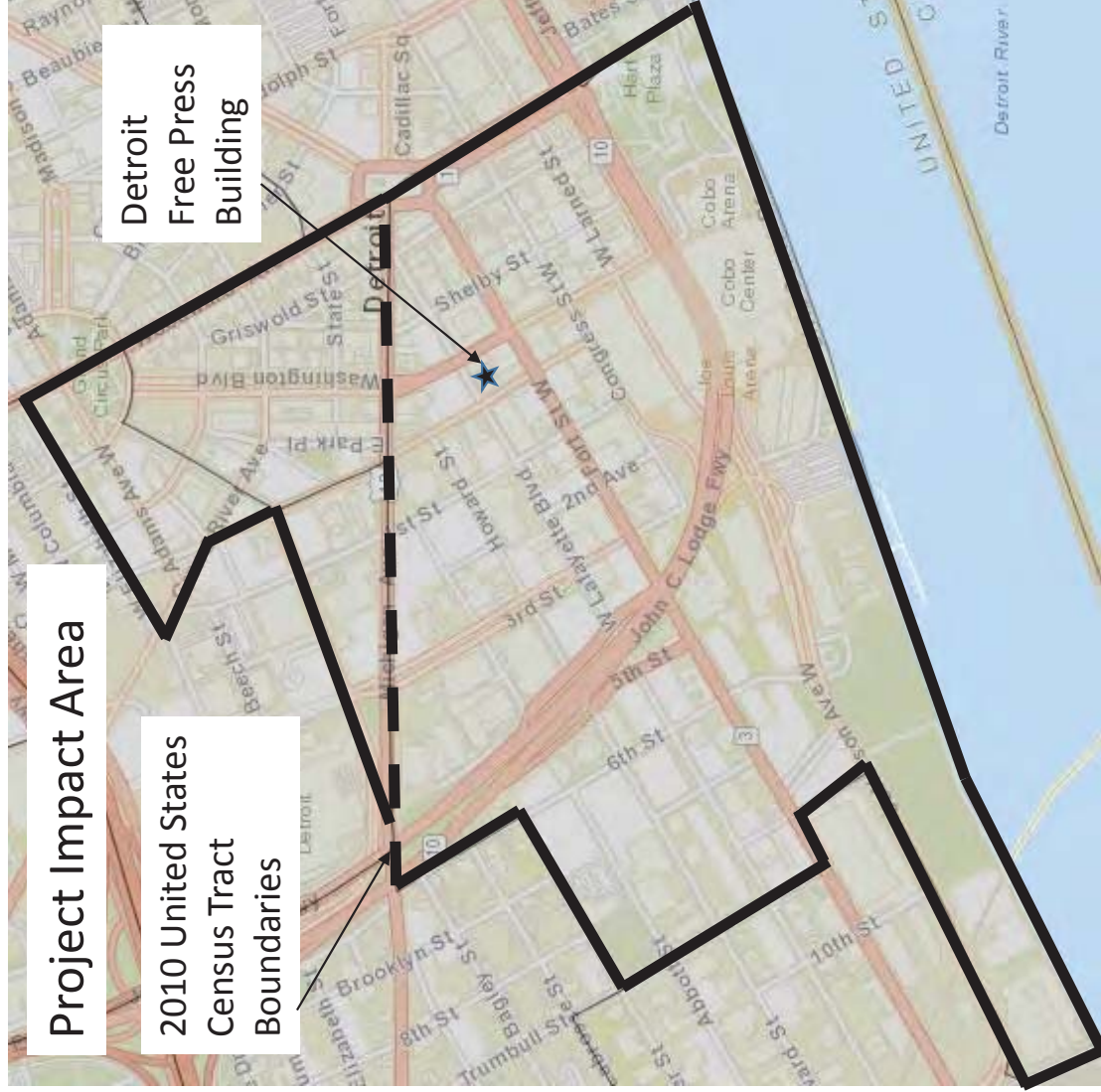
**How** did the Planning Department define the project's **Impact Area**?



We started with the **2010 United States Census Tract** boundaries that includes the Free Press Building, **as required by the Ordinance**

The Planning Department then expanded the Impact Area boundaries further north of the Census Tract to include more residents in the process!

**Woodward Avenue, W. Elizabeth, and Bagley Street** served as hard/logical boundaries for the boundary expansion. **All residents and property owners** within the boundaries were notified of tonight's meeting



## **Planning and Development – Potential Impacts**

---

- Construction Impacts
- Workforce Development
- Stress on Existing Infrastructure
- Affordable Housing

## How is the Ordinance implemented/How is the community engaged ?

- 1 A Neighborhood Advisory Council (NAC) is formed. The NAC is composed of nine residents from the Impact Area and **represents the community in all discussions with the developer.**
- 2 The NAC meets with the developer and community to identify project impacts
- 3 The NAC develops recommendations to mitigate negative impacts and presents them to the developer
- 4 The developer generates an agreement to mitigate negative impacts
- 5 The Planning Department creates a report on the process and agreements and presents it to City Council
- 6 Enforcement Committee meets bi-annually to ensure that the developer is faithfully carrying out the terms of the agreement



## Neighborhood Advisory Council (NAC): Composition

---

The 9 NAC members are selected as follows:

- 2 selected by residents of the Impact Area (at tonight's meeting)
- 4 selected by the City of Detroit Planning and Development Department (with preference given to residents from the Impact Area)
- 2 selected by the At-Large Council Members (Council Member Ayers and Council President Jones)
- 1 selected by the local District Council Member (Council Member Raquel Castañeda-López) whose district contains the Impact Area

# Neighborhood Advisory Council: Role, Responsibilities and Requirements

---

## Eligibility

- Residents of the Impact Area
- At least 18 years of age

## Requirements

- Attend **all 4** meetings with the NAC and the Developer. **Note, all residents within the impact area have an equal voice!**
- Develop NAC Impacts report
- Review Community Benefits Report written by the Planning and Development Department and Compliance Reports
- Continue to attend follow-up meetings the Developer to monitor progress and status of project

## Responsibilities

- You cannot use this position for personal gain
- You are agreeing to represent your fellow residents
- You are agreeing to provide feedback for the community
- You are agreeing to work together with fellow NAC members to make official recommendations to mitigate the harmful impacts of the project
- You are advising the City of Detroit and City Council on how best to mitigate impacts

## Schedule for upcoming Community Benefit Meetings (Subject to Change)

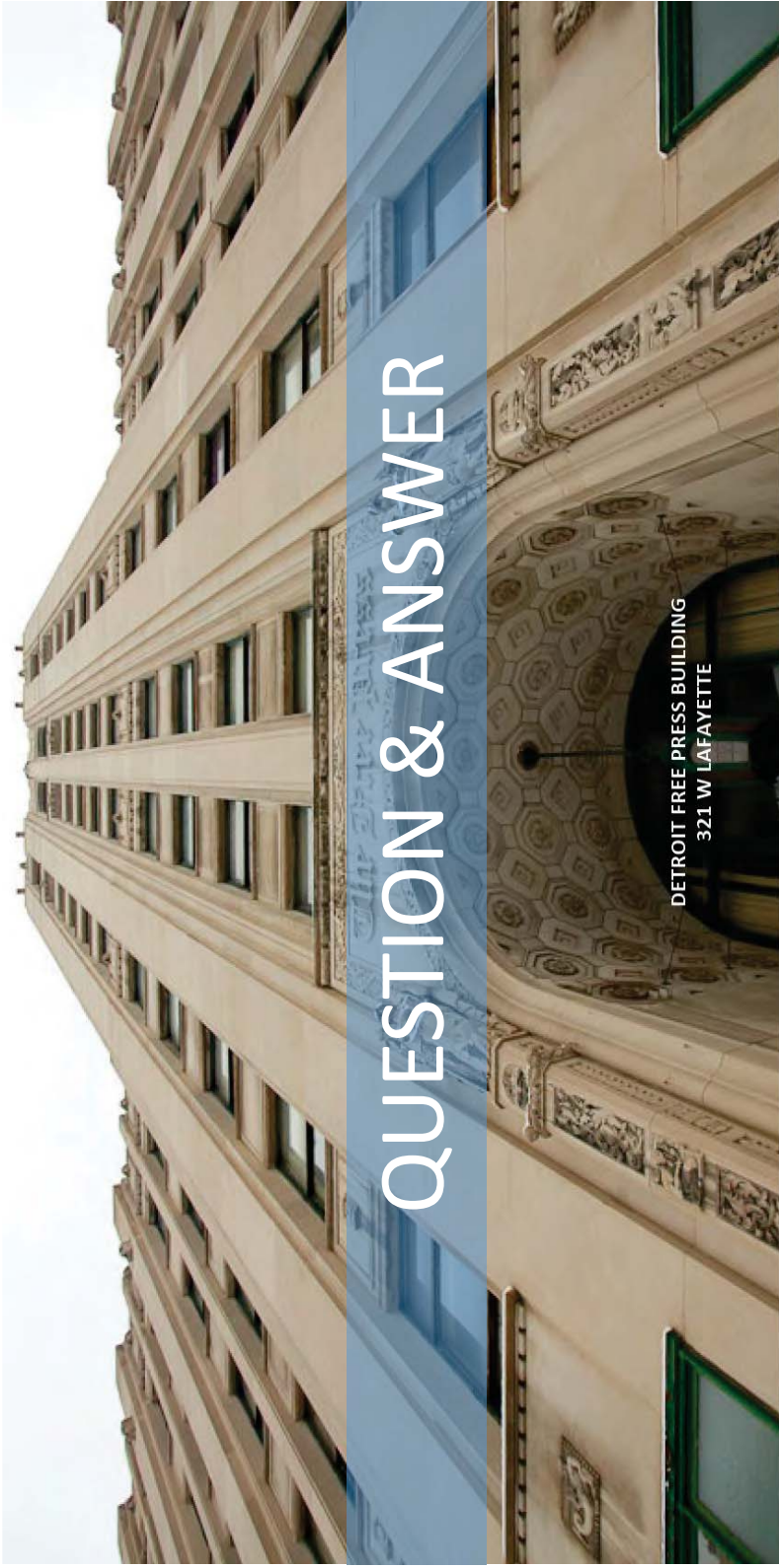
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Date	Description
June 12 <sup>th</sup>	NAC / Developer Discussion
June 15 <sup>th</sup>	NAC Impact Discussion
June 28 <sup>th</sup>	Impact presentation

*All Meetings will be held from 5:30PM – 7:30PM at 1 Woodward  
Schedule will be posted at*

*<http://www.detroitmi.gov/Government/Departments-and-Agencies/Planning-and-Development-Department/Community-Benefits-Ordinance#cbo-3>*

FREE PRESS BUILDING COMMUNITY BENEFIT MEETING

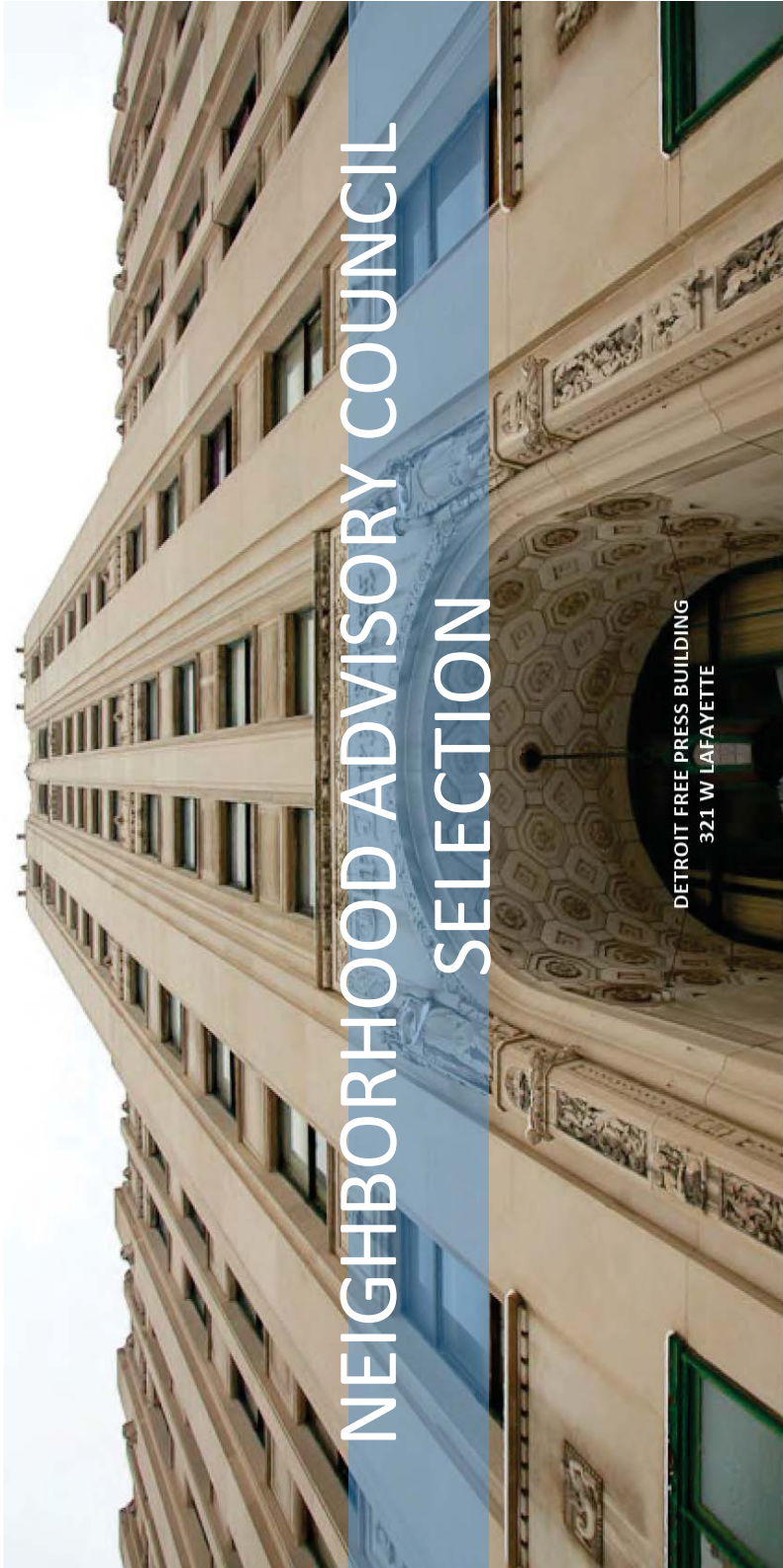


QUESTION & ANSWER

DETROIT FREE PRESS BUILDING  
321 W LAFAYETTE



FREE PRESS BUILDING COMMUNITY BENEFIT MEETING



NEIGHBORHOOD ADVISORY COUNCIL  
SELECTION

DETROIT FREE PRESS BUILDING  
321 W LAFAYETTE

## Selection Process Overview

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- 1 If you are interested in being selected for the NAC, form a line in front of the mic stand
- 2 You will have 1 minute to share why you are interested in serving on the NAC
- 3 Once NAC nominees have completed his/her speech, residents from the IMPACT AREA will vote
- 4 If you have an **ORANGE** card, fill out your residential address on one side and who you would like to select for the NAC on the other
- 5 After 15 min intermission; Selection winners will be announced
- 6 Names and contact info of runner-ups will be provided to council members and PDD for NAC selection consideration

**APPENDIX**

A	COMMUNITY BENEFITS ORDINANCE, DETROIT LEGAL NEWS, NOVEMBER 29, 2016	ATTACHMENT
B	EXECUTIVE ORDER 2016-1	ATTACHMENT
C	PROJECT IMPACT AREA MAP	ATTACHMENT
D	PUBLIC MEETING # 1 –PUBLIC NOTICE, FLYER, PRESENTATION –JUNE 5, 2017	ATTACHMENT
E	PUBLIC MEETING # 2–FLYER & PRESENTATION –JUNE 15, 2017	ATTACHMENT
F	PUBLIC MEETING # 3–FLYER & PRESENTATION –JUNE 19, 2017	ATTACHMENT
G	PUBLIC MEETING # 4 –FLYER & PRESENTATION –JULY 6, 2017	ATTACHMENT
H	SIGN IN TABLE FROM PUBLIC MEETINGS # 1-4	ATTACHMENT
I	NAC LIST OF PREMIMINARY QUESTIONS AND ANSWERS FROM DEVELOPER AND PDD–JUNE 21-23, 2017	ATTACHMENT
J	NAC IMPACT REPORT SUBMITTED TO DEVELOPER–JUNE 26, 2017	ATTACHMENT
K	DEVELOPER RESPONSE TO NAC IMPACT REPORT–JULY 30, 2017	ATTACHMENT
L	PROJECT BROWNFIELD TIF PLAN PROPOSAL	ATTACHMENT

The City of Detroit invites you to attend...

# Detroit Free Press Building Rehabilitation

## Public Meeting

DETROIT FREE PRESS BUILDING  
321 W LAFAYETTE

photo by Bedrock

## COME JOIN US!

As part of the **Community Benefits Ordinance** process, the City of Detroit invites you to attend a public meeting to review and comment on the **Detroit Free Press Building Rehabilitation** project. This meeting will include a discussion between the Neighborhood Advisory Council and Bedrock LLC regarding the project scope and potential impacts.

Bedrock LLC is reaching out to the community to receive input on an adaptive reuse project in Downtown. Bedrock LLC is projected to spend \$69 million to transform the historic **Detroit Free Press Building, located at 321 W. Lafayette**. The project will create a mixed-use development that will include retail on the first floor, office space on the second and third floors, and residential apartments on the remaining floors above.

For more information, please see:

<http://www.detroitmi.gov/Government/Departments-and-Agencies/Planning-and-Development-Department/Community-Benefits-Ordinance>

## Thursday, June 15, 2017

Light refreshments will be provided

### Coleman A. Young Municipal Center

2 Woodward Avenue  
Detroit, MI 48226  
13<sup>th</sup> Floor Auditorium

5:30PM - 7:30PM

Parking garages located on W. Larned, E. Jefferson, & W. Congress

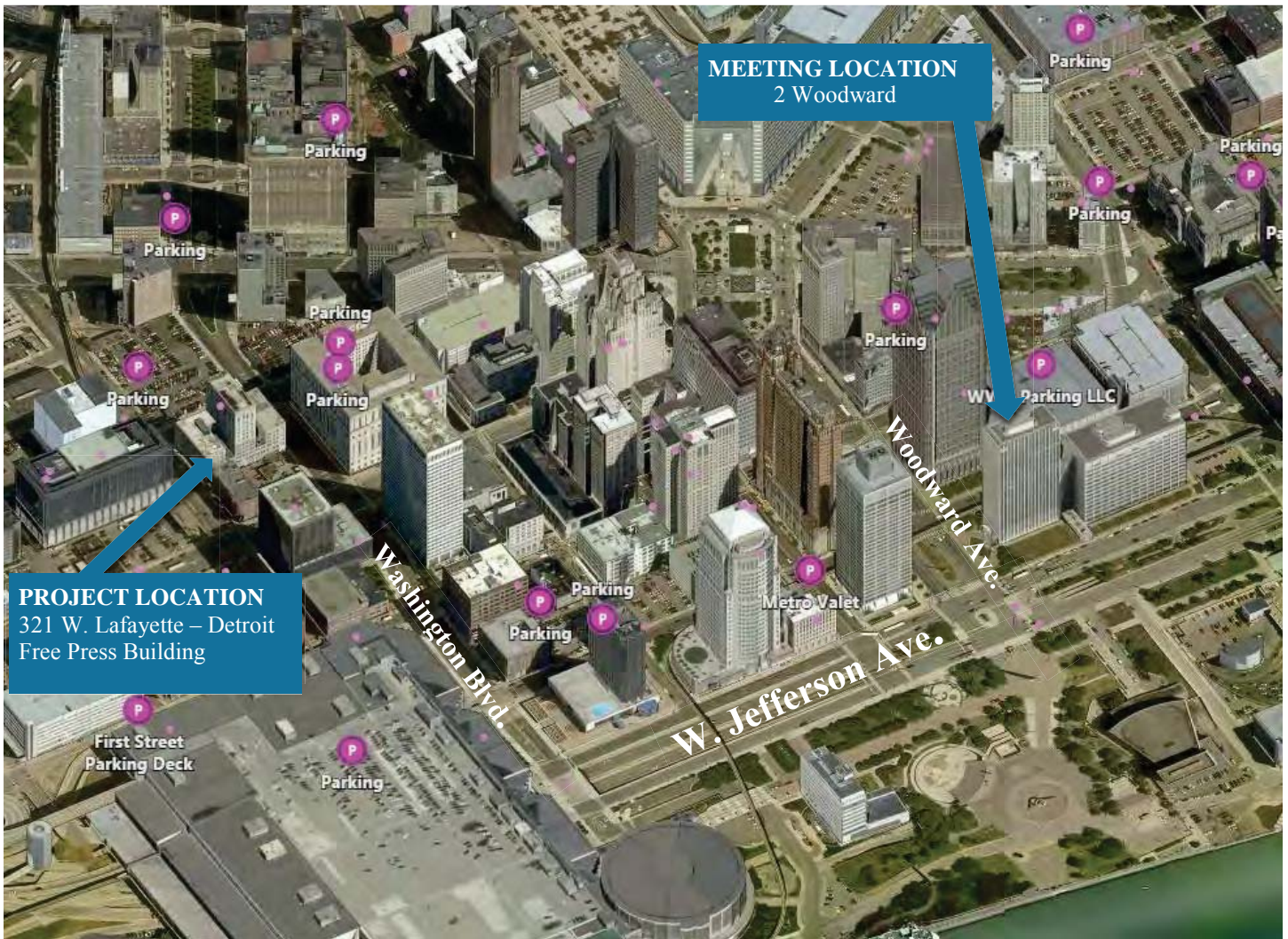
See back of page for map info

Interpretation service for the hearing impaired will be provided





# Meeting, Project, and Parking Location Map



**MEETING LOCATION**  
2 Woodward

**PROJECT LOCATION**  
321 W. Lafayette – Detroit  
Free Press Building

First Street  
Parking Deck

Parking

Parking

Parking

Metro Valet

W. Parking LLC

Parking

Parking

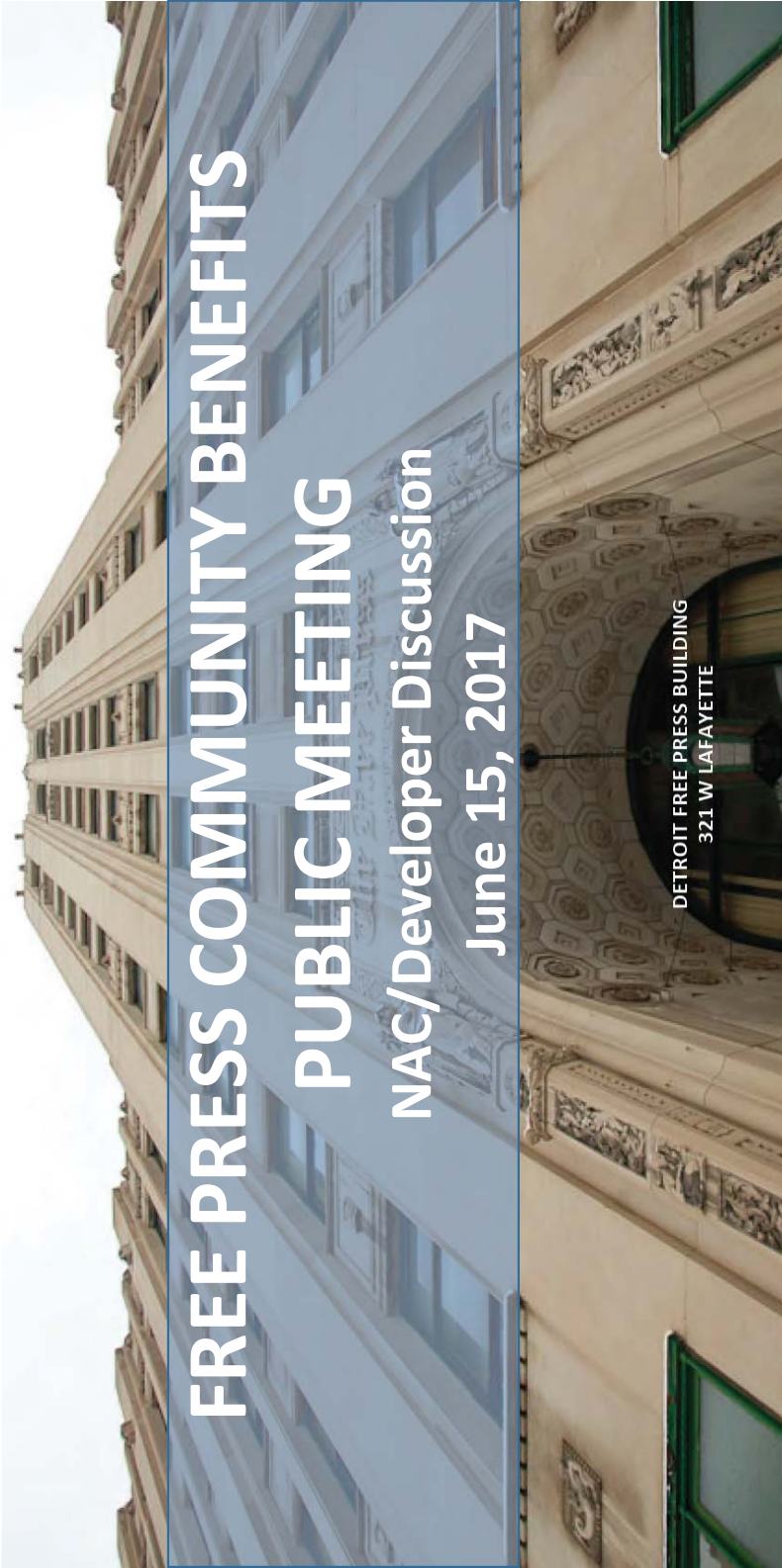
Parking

Washington Blvd.

W. Jefferson Ave.

Woodward Ave.

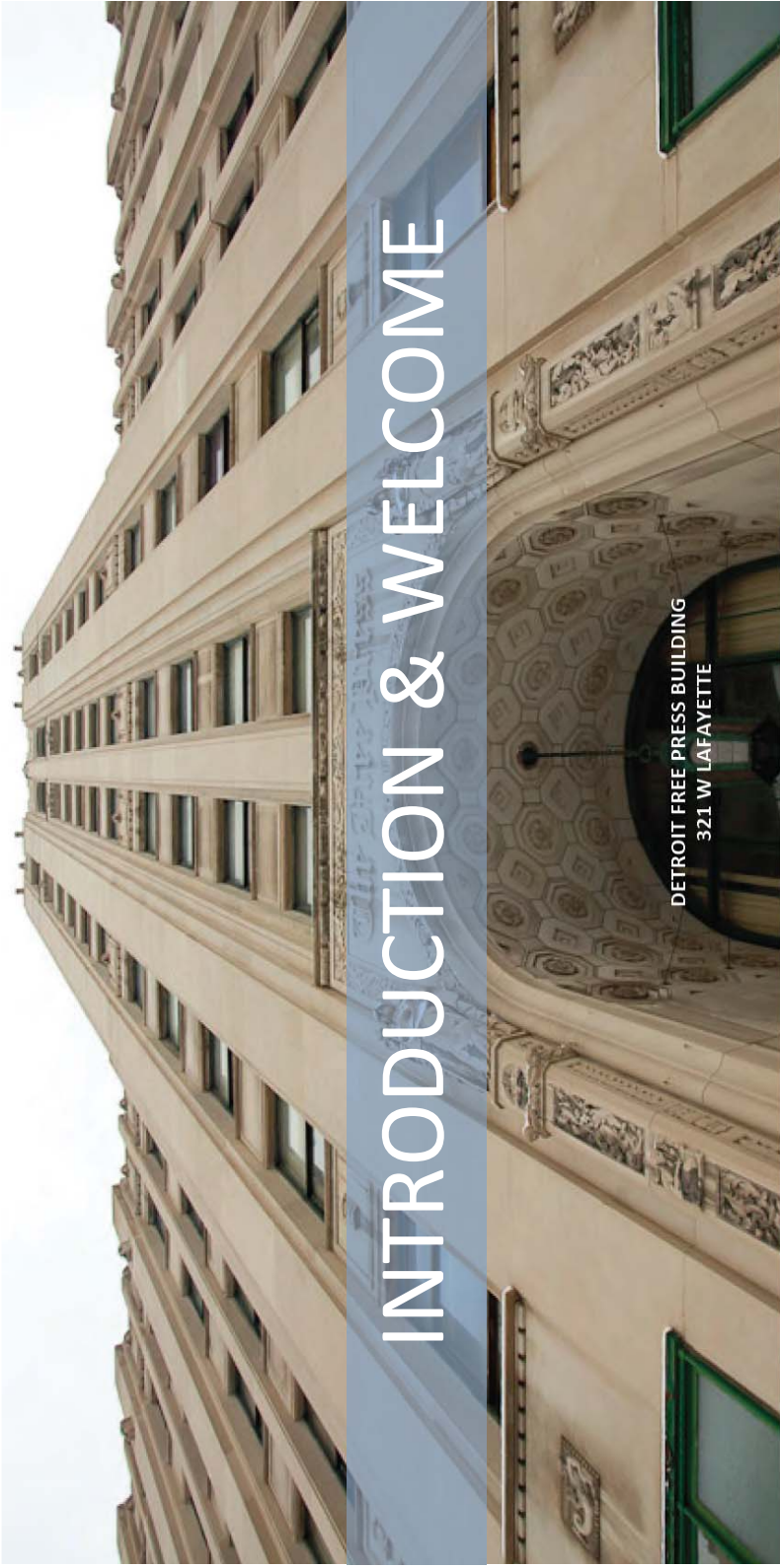




**FREE PRESS COMMUNITY BENEFITS  
PUBLIC MEETING  
NAC/Developer Discussion  
June 15, 2017**

DETROIT FREE PRESS BUILDING  
321 W LAFAYETTE

FREE PRESS BUILDING COMMUNITY BENEFIT MEETING



INTRODUCTION & WELCOME

DETROIT FREE PRESS BUILDING  
321 W LAFAYETTE

# Agenda

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**Objective:** To address questions from the Neighborhood Advisory Council about the development

Time	Description
5:30 – 5:40	Sign-in
5:40 – 5:50	Welcome & introductions
5:50 – 6:00	Councilmember remarks
6:00 – 6:15	Developer project overview
6:15 – 6:45	Neighborhood Advisory Council / Developer Q&A
6:45 – 7:00	Community / Public Question & Answer
7:00 – 7:10	Next Steps

## Council Member acknowledgements and remarks



**Brenda Jones**  
Council President



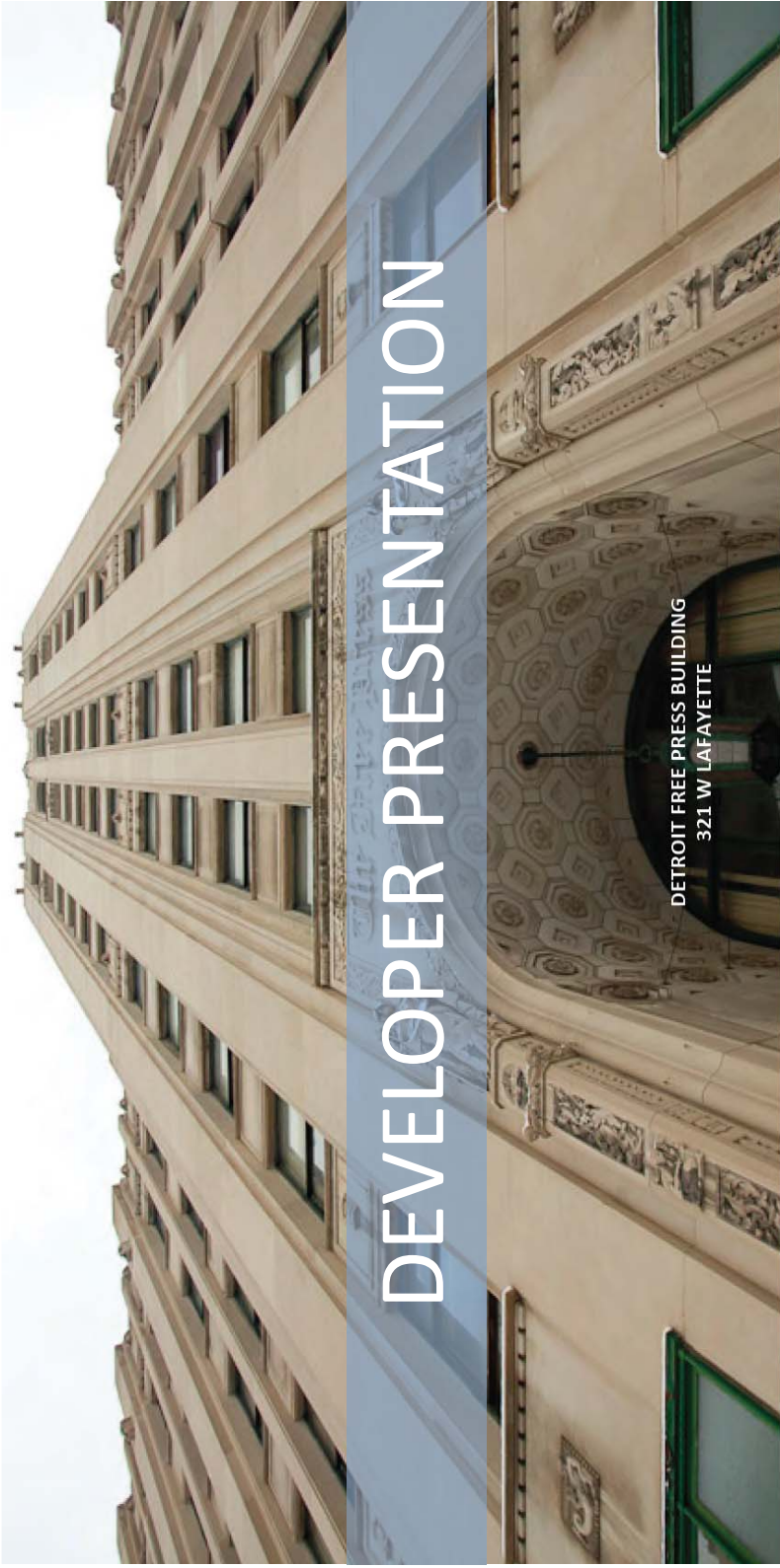
**Janeé L. Ayers**  
Council Member At Large



**Raquel Castañeda-López**  
Council Member  
District 6



FREE PRESS BUILDING COMMUNITY BENEFIT MEETING



DEVELOPER PRESENTATION

DETROIT FREE PRESS BUILDING  
321 W LAFAYETTE





**DETROIT FREE PRESS BUILDING  
321 W LAFAYETTE**

# KEY

- PROPERTY OF FOCUS
- BEDROCK PROPERTIES
- JACK CASINO PROPERTIES
- PEOPLE MOVER / STATION
- M-1 RAIL / STATION

- 1 ONE CAMPUS MARTIUS
- 2 HUDSON'S SITE\*
- 3 MONROE BLOCKS\*
- 4 FIRST NATIONAL BUILDING
- 5 ALLY DETROIT CENTER
- 6 CHASE TOWER
- 7 CHRYSLER HOUSE
- 8 FINANCIAL DISTRICT GARAGE
- 9 FEDERAL RESERVE BUILDING
- 10 SILVERS BUILDING
- 11 1001 WOODWARD
- 12 DAVID STOTT BUILDING
- 13 BOOK TOWER
- 14 MICHIGAN AVENUE GARAGE
- 15 HOWARD STREET LOT
- 16 KAHN GARAGE
- 17 615 W LAFAYETTE STREET
- 18 WALKER-ROEHRIG BUILDING
- 19 THE ASHTON APARTMENTS\*
- 20 CLICK-ON-IT DETROIT NEWS
- 21 DOUBLE TREE + FORT SHELBY APTS
- 22 COMERICA BANK
- 23 COBO HALL CONVENTION CENTER
- 24 THE DETROIT CLUB
- 25 211 W FORT
- 26 US DISTRICT COURT
- 27 COMERICA BANK BUILDING
- 28 PENOBSCOT BUILDING
- 29 HOLIDAY INN EXPRESS
- 30 WESTIN BOOK CADILLAC
- 31 WASHINGTON MIXED-USE DEVELOPMENT\*
- 32 MCNAMARA FEDERAL BUILDING
- 33 ROSA PARKS TRANSIT CENTER
- 34 AT&T MICHIGAN HEADQUARTERS

\* DEVELOPMENTS IN THE PIPELINE

# LOCATOR MAP



DETROIT RIVER

375

75

10



# 321 W LAFAYETTE PROPERTY HISTORY

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"DETROIT FREE PRESS BUILDING"

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YEAR : 1925

ARCHITECT : Albert Kahn

STYLE : Art Deco

---

The 14-story Art Deco masterpiece housed the Detroit Free Press newspaper, including all of its associated operations, when it opened in 1925. The building, which also contained rentable retail and commercial space, was commissioned by Free Press owner E.D. Stair. Historic features include:

- Exterior limestone carvings by New York sculptor Ulysses Ricci
- Advertising Room murals depicting early Detroit history by Roy C. Gamble
- Private Cass Ave lobby and walkway with connection to the elite Detroit Club

**On July 23, 1998, the Free Press left its home of nearly 75 years - where much of the city's best journalism had been created.**



# PROPERTY SUMMARY

321 W LAFAYETTE ST - FREE PRESS BUILDING

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**PARCEL AREA** : 0.633 acres

**GROSS FLOOR AREA** : 271,858 square feet

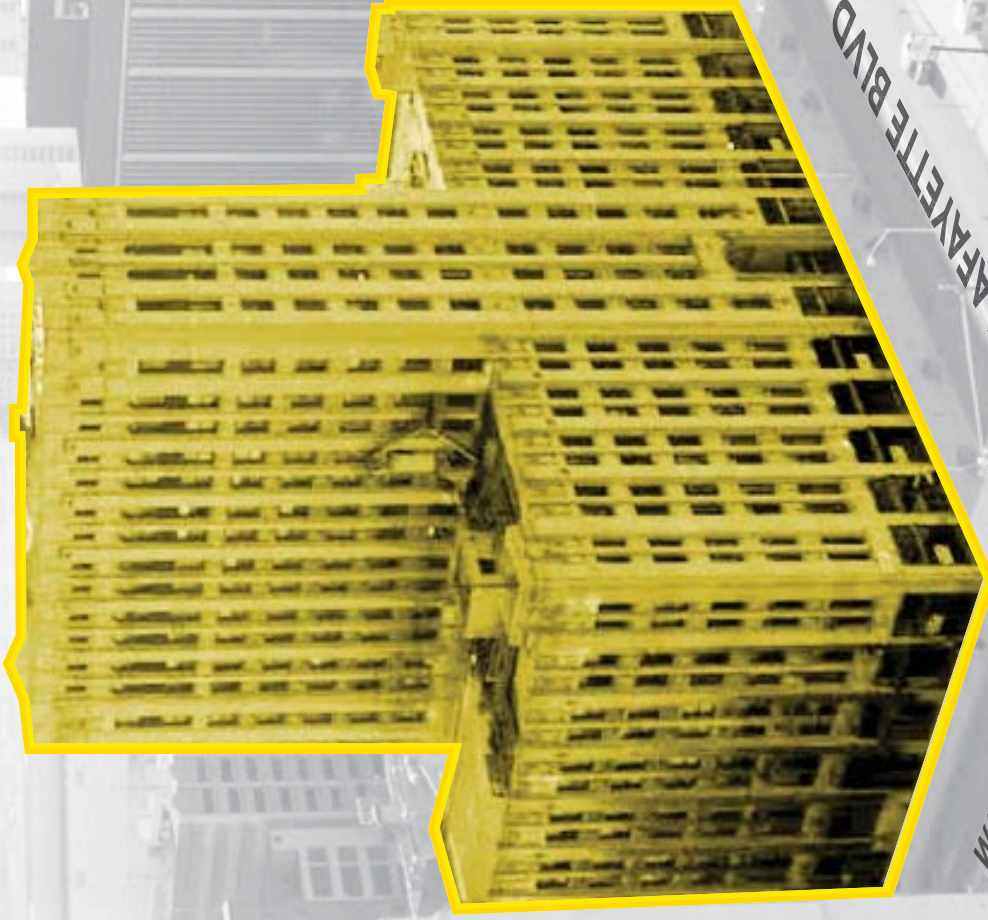
**FLOORS** : 14 above-ground; 2 below-ground

**OVERALL BLDG HEIGHT** : 190ft

**ZONING** : Restricted Central Business District

**HISTORICS** :

- U.S. Historic District (Detroit Financial District  
- Contributing Property)
- Michigan State Historic Site





**EXISTING CONDITIONS | DETROIT FREE PRESS BUILDING**



VIEW FROM ROOFTOP



LOBBY





ARCHITECTURAL DETAIL | DETROIT FREE PRESS BUILDING





# 321 W LAFAYETTE

EXTERIOR IMAGES



FRONT FACADE



LAFAYETTE ENTRANCE



ENTRY LANTERN



LIMESTONE MEDALLION



LIMESTONE CARVING



ROOFTOP VIEW

# 321 W LAFAYETTE

INTERIOR IMAGES



BASEMENT + MEZZANINE



1ST FLOOR AD ROOM



1ST FLOOR RETAIL SPACE



ELEVATOR LOBBY



UPPER FLOOR OFFICE



UPPER FLOOR OFFICE



# HISTORY + VISION

321 W Lafayette's interior architecture is diverse, representing the building's history of accommodating all aspects of running a major newspaper. From soaring raw basements once home to printing presses to bright, elaborately ornamented lobbies and offices, the common thread between the spaces is their impressive historic atmosphere. With the right approach and creative vision, these spaces can be restored and enhanced to meet the needs of modern tenancy with respect for the landmark's legacy.

**Authentic design that celebrates the past while reaching for the future.**

1925



2017



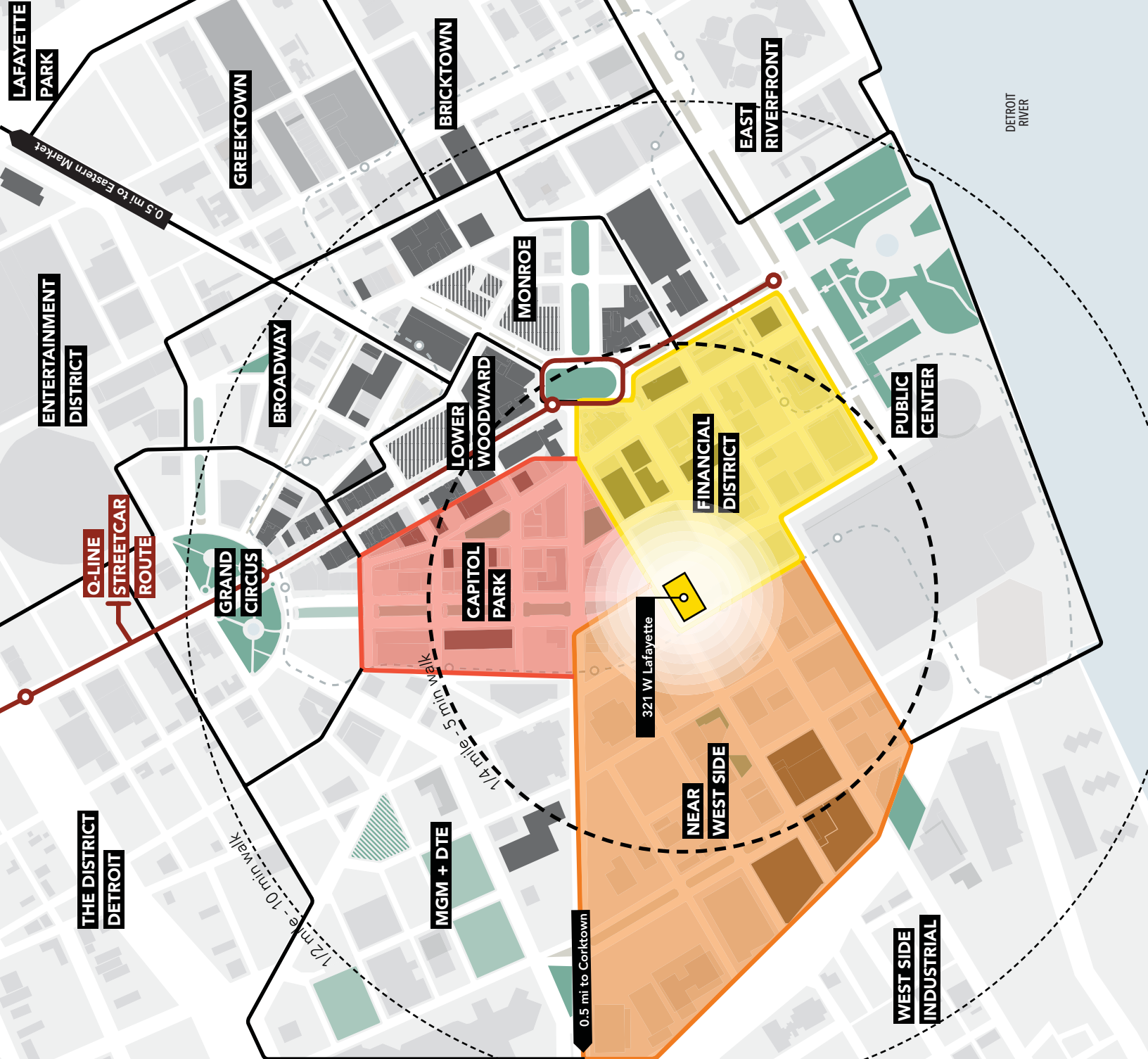
2020





# THE DISTRICTS OF DETROIT'S CBD

Each district within Detroit's Central Business District offers its own unique urban lifestyle. Located at the intersection of three burgeoning districts, 321 W Lafayette is strategically positioned to build off the growing momentum within each neighborhood.



# PROPERTY POSITIONING

## 321 W LAFAYETTE - FREE PRESS BUILDING

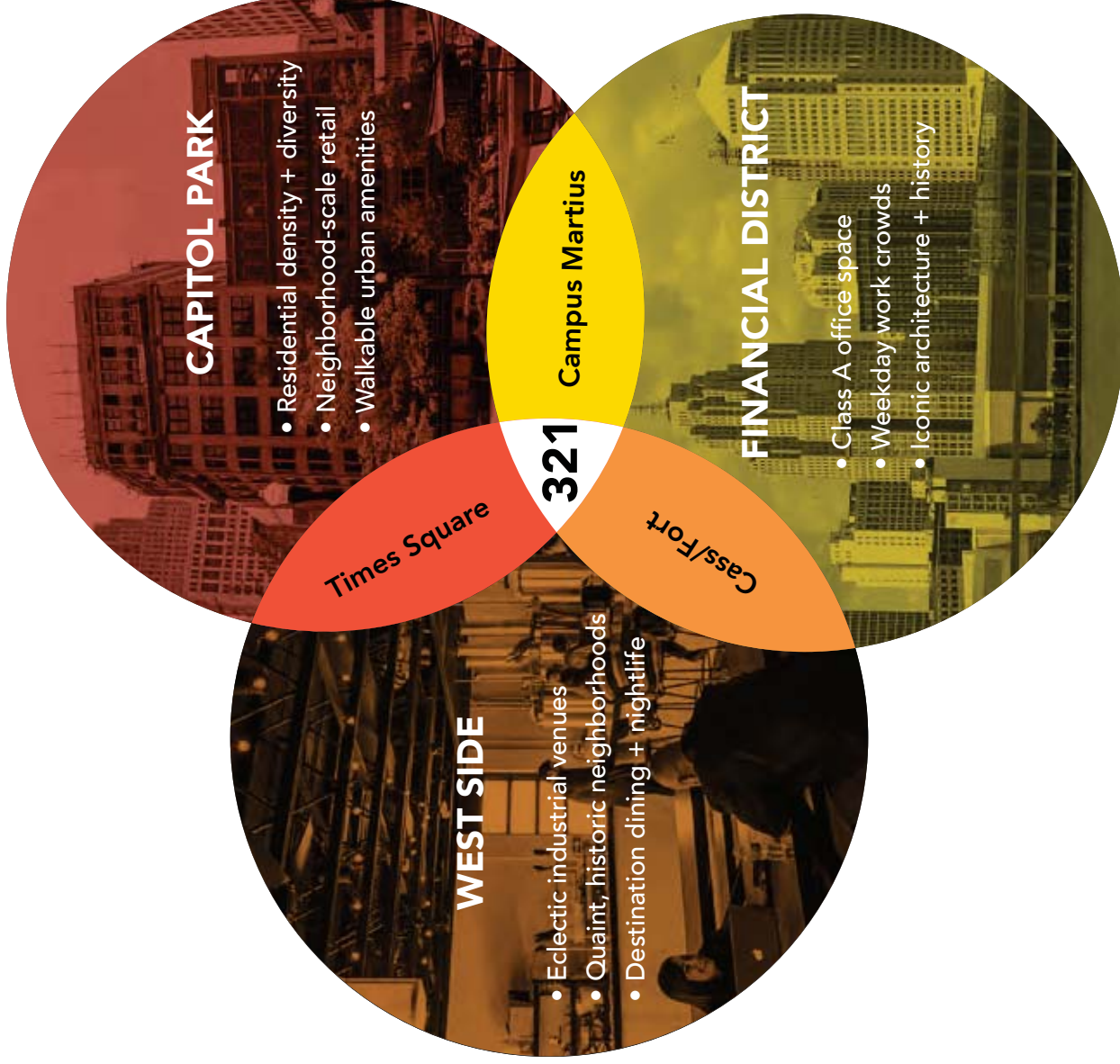
321 W Lafayette is located at the intersection of three of Downtown's districts:

- West Side
- Capitol Park
- Financial District

This position affords the site the opportunity to capitalize on the unique characteristics of each of these bordering districts while creating its own identity as a crossroads between these hubs.

The location's walkability and nearby mobility assets--including protected bike lanes, Detroit People Mover stations, and bus routes--give 321 W Lafayette tremendous potential to become a connectivity hub both between these adjacent districts and beyond to the greater Downtown area.

**321 W Lafayette's selection as the location for the Detroit Free Press headquarters in 1924 was no accident; the property was at the center of activity in Downtown Detroit.**



# BUILDING SUMMARY | DETROIT FREE PRESS BUILDING

321 W. LAFAYETTE

## POTENTIAL PROGRAMMING BREAKDOWN

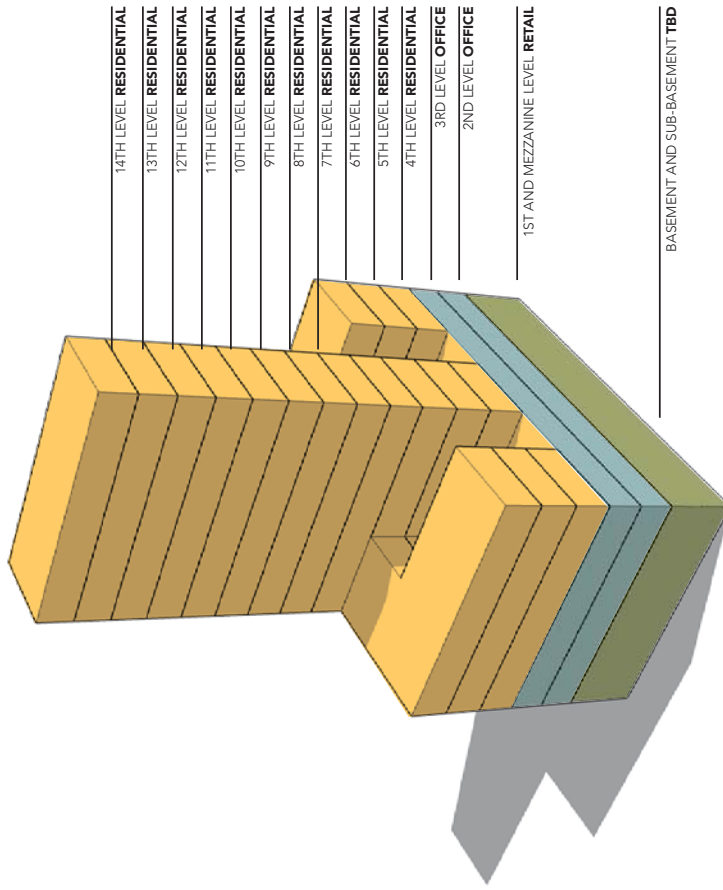
**GROSS FLOOR AREA:** 243,211 SF

RETAIL: 39,227 SF

OFFICE: 52,088 SF

BASEMENTS: 58,844 SF

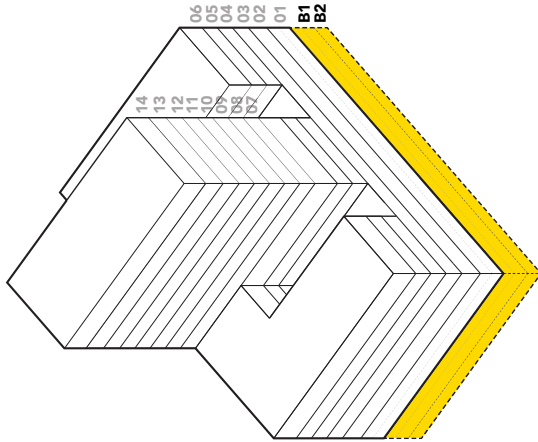
RESIDENTIAL: 93,052 SF (TEST-FIT PROGRAMS +/- 128 UNITS, BETWEEN 510 SF AND 1,200 SF EACH)





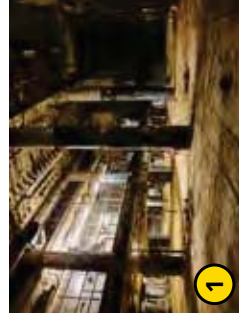
# FLOOR PLAN CONCEPT

BASEMENT + SUB-BASEMENT



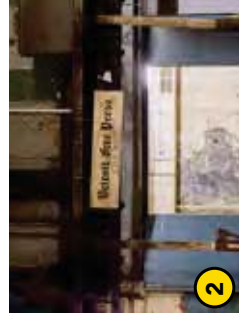
<b>COMMON</b>	1,200 sf
<b>OFFICE</b>	0 sf
<b>RETAIL/DINING</b>	19,469 sf
<b>RESIDENTIAL</b>	0 sf
<b>AMENITIES</b>	11,780 sf

**FLOOR AREA** 32,449 sf



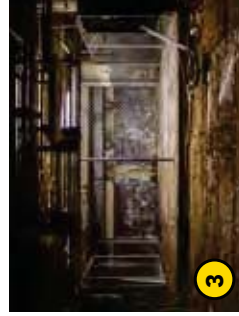
**SUB-BASEMENT**

The basement partially opens to a sub basement below, creating a soaring multistory space.



**PRESS ROOM**

The basement and sub basement housed all of the printing equipment until 1979.



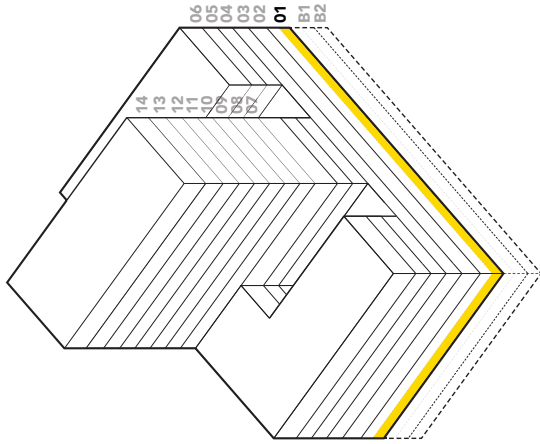
**STORAGE**

The basement was originally for storage and mechanical, giving it a utilitarian design.



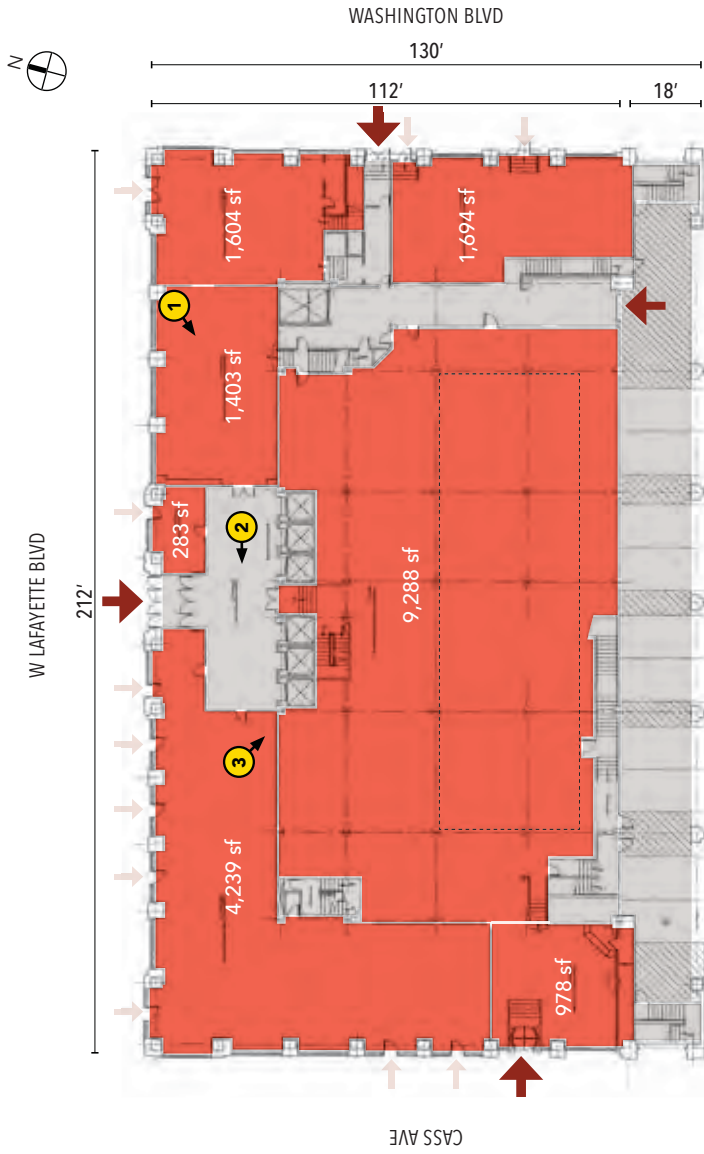
# FLOOR PLAN CONCEPT

1ST FLOOR



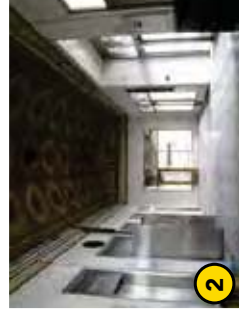
<b>COMMON</b>	6,575 sf
<b>OFFICE</b>	0 sf
<b>RETAIL/DINING</b>	19,469 sf
<b>RESIDENTIAL</b>	0 sf
<b>AMENITIES</b>	0 sf

**FLOOR AREA** 26,044 sf



**AD ROOM**

Former ad room with original murals, wood paneling, terrazzo floors, and plaster ceiling.



**LOBBY**

The lobby's original terrazzo floors, marble walls, and plaster ceiling remain largely intact.

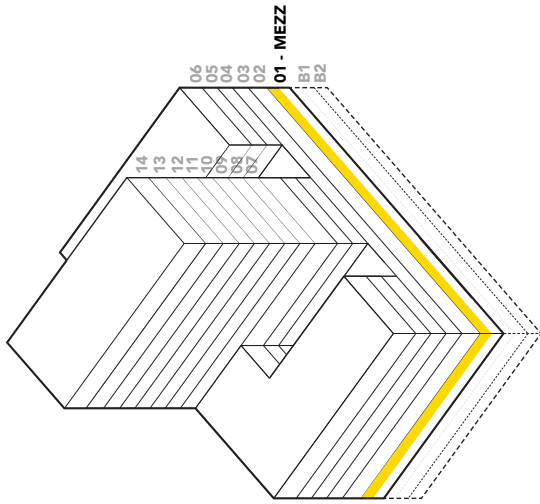


**PRESS GALLEY**

Press Galley employee cafe area off of main lobby on ground floor.

# FLOOR PLAN CONCEPT

## 1ST FLOOR MEZZANINE



COMMON	950 sf
OFFICE	0 sf
RETAIL/DINING	10,934 sf
RESIDENTIAL	0 sf
AMENITIES	0 sf

**FLOOR AREA** 11,884 sf



**1 STORAGE**

Storage area with low ceilings and cement floors surrounding the mezzanine.



**2 SPIRAL STAIRCASE**

One of two original spiral staircases leading up from the mailing room to the mezzanine.

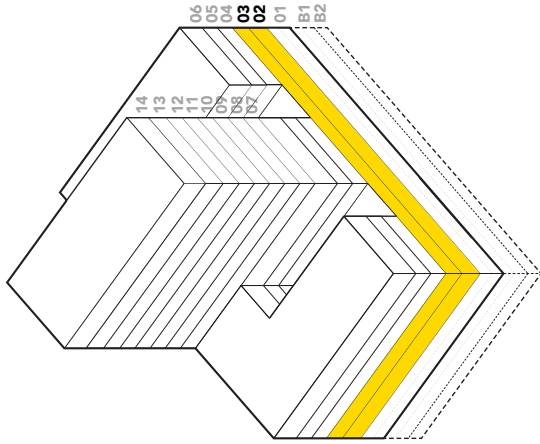


**3 MAILING ROOM**

View down onto the original mailing room floor from the mezzanine level.

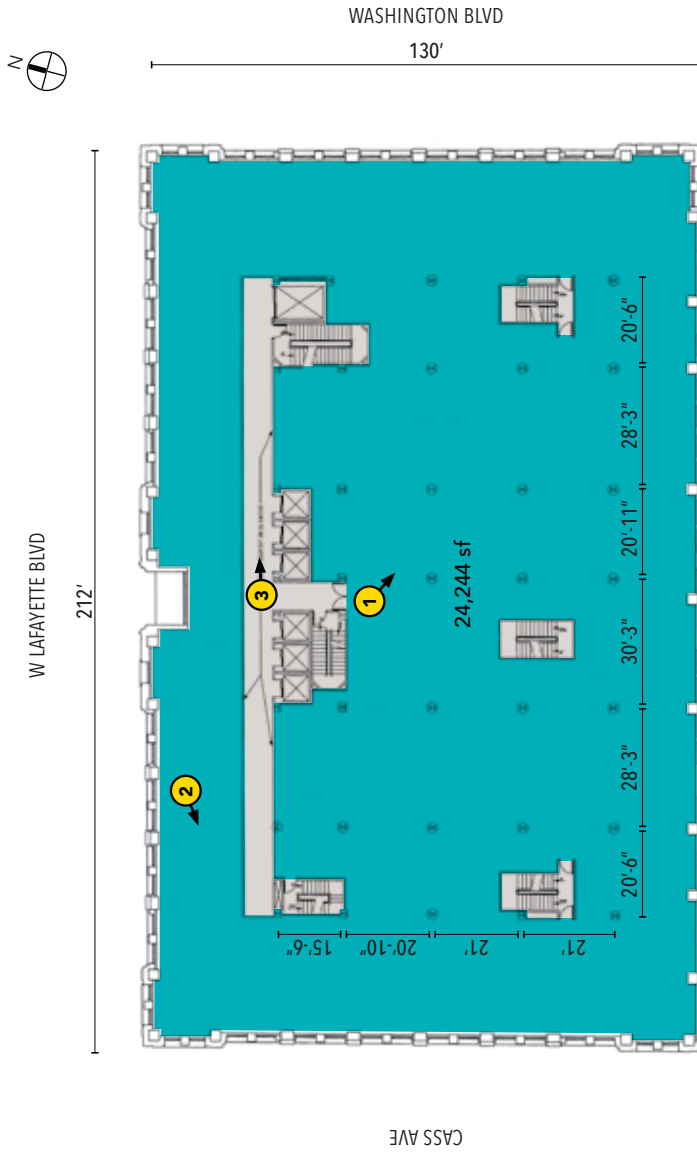
# FLOOR PLAN CONCEPT

2ND - 3RD FLOOR



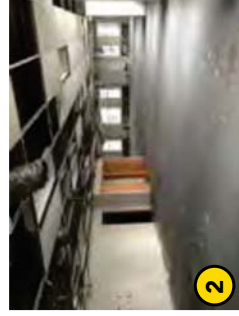
<b>COMMON</b>	1,800 sf
<b>OFFICE</b>	24,244 sf
<b>RETAIL/DINING</b>	0 sf
<b>RESIDENTIAL</b>	0 sf
<b>AMENITIES</b>	0 sf

**FLOOR AREA** 26,044 sf



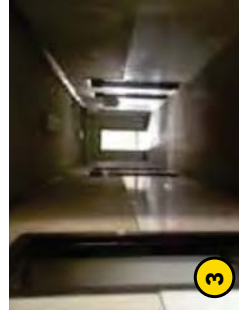
**OPEN OFFICE**

Original steel sash partitions have since been removed in the modernization of the office.



**OPEN OFFICE**

Large open rectangular floor plates allow light from the perimeter into the office.

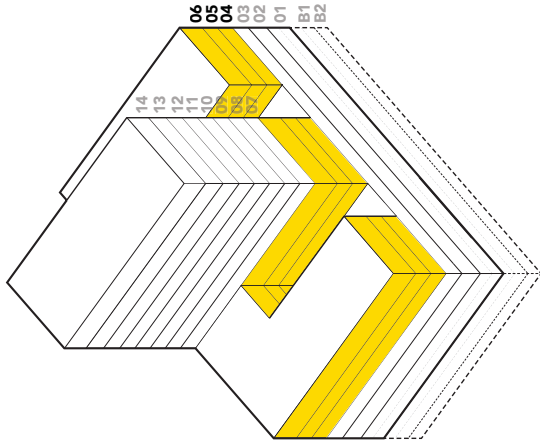


**CORRIDOR**

Original marble wainscoting remains along the corridor off the elevator lobby.

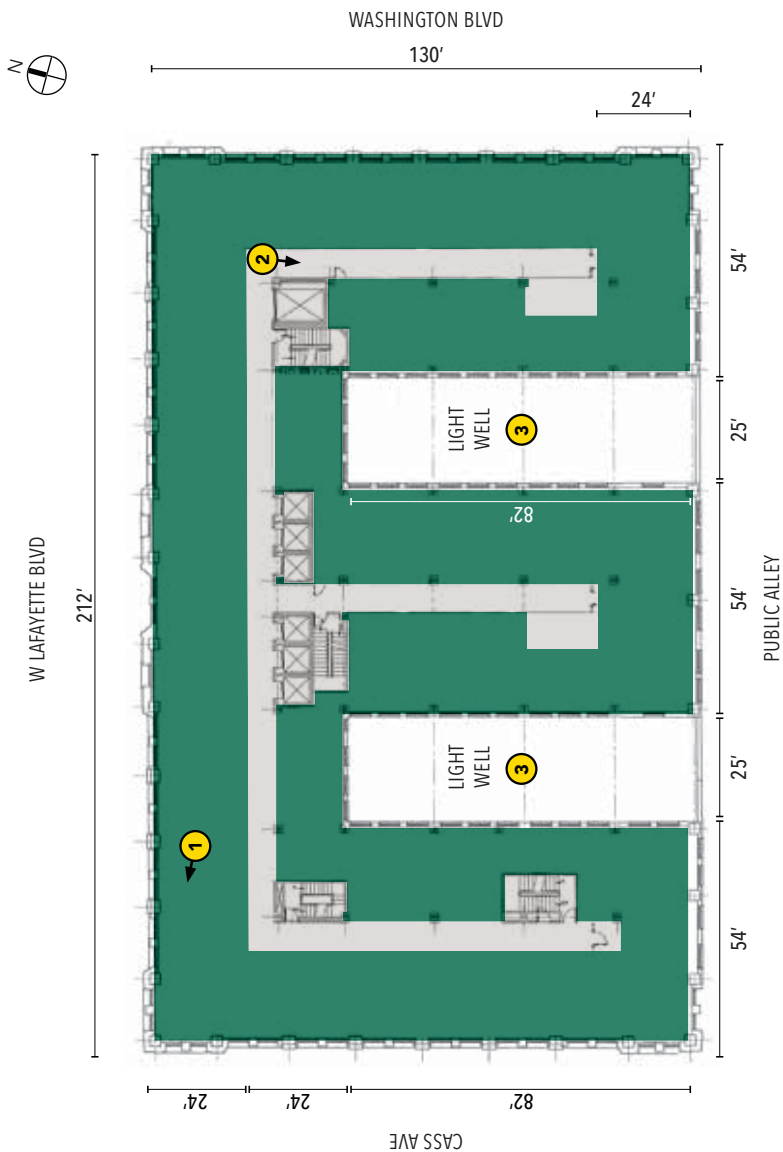
# FLOOR PLAN CONCEPT

4TH - 6TH FLOOR



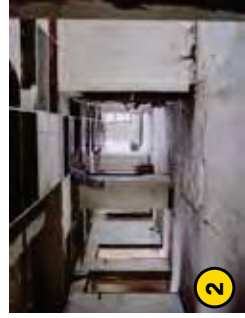
<b>COMMON</b>	3,250 sf
<b>OFFICE</b>	0 sf
<b>RETAIL/DINING</b>	0 sf
<b>RESIDENTIAL</b>	18,420 sf
<b>AMENITIES</b>	0 sf

**FLOOR AREA** 21,670 sf



**OFFICE**

The corridors were originally lined with the wood-paneled offices of newspaper execs.



**CORRIDOR**

Double-loaded corridors line the E-shaped floor plate. Leasable offices originally lined each side.



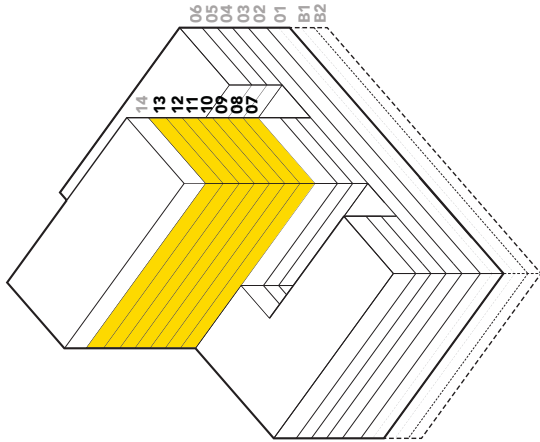
**LIGHTWELLS**

Lightwells bring sun to interior units and were originally outfitted with skylights into floor 3.



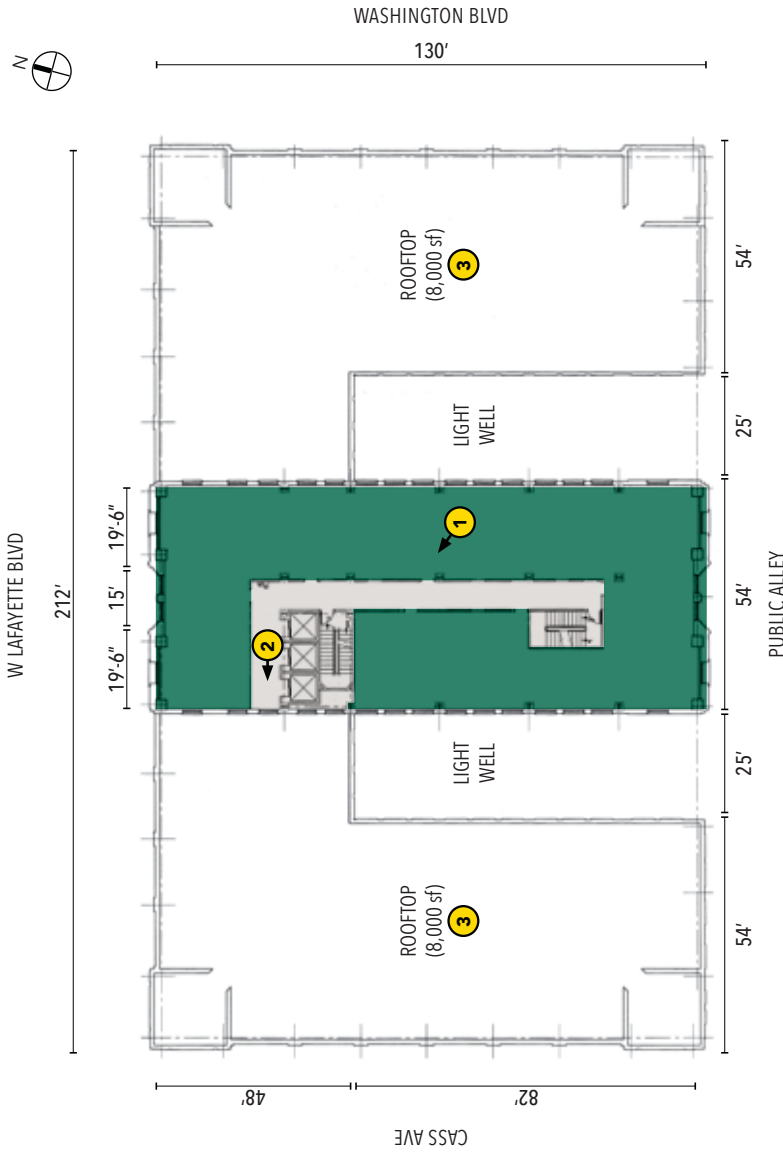
# FLOOR PLAN CONCEPT

7TH - 13TH FLOOR



COMMON	950 sf
OFFICE	0 sf
RETAIL/DINING	0 sf
RESIDENTIAL	5,264 sf
AMENITIES	0 sf

**FLOOR AREA** 6,214 sf



**OFFICE**

The 13th floor was home to the office of E.M. Stair, the building's original commissioner.



**ELEVATOR LOBBY**

Even on the uppermost floors, the marble wainscoting remains in the elevator lobbies.

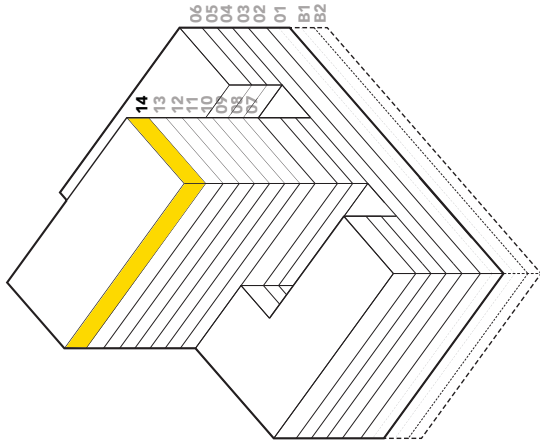


**ROOFTOP**

Parts of the rooftop have been previously adapted for a rooftop deck with views of the city.

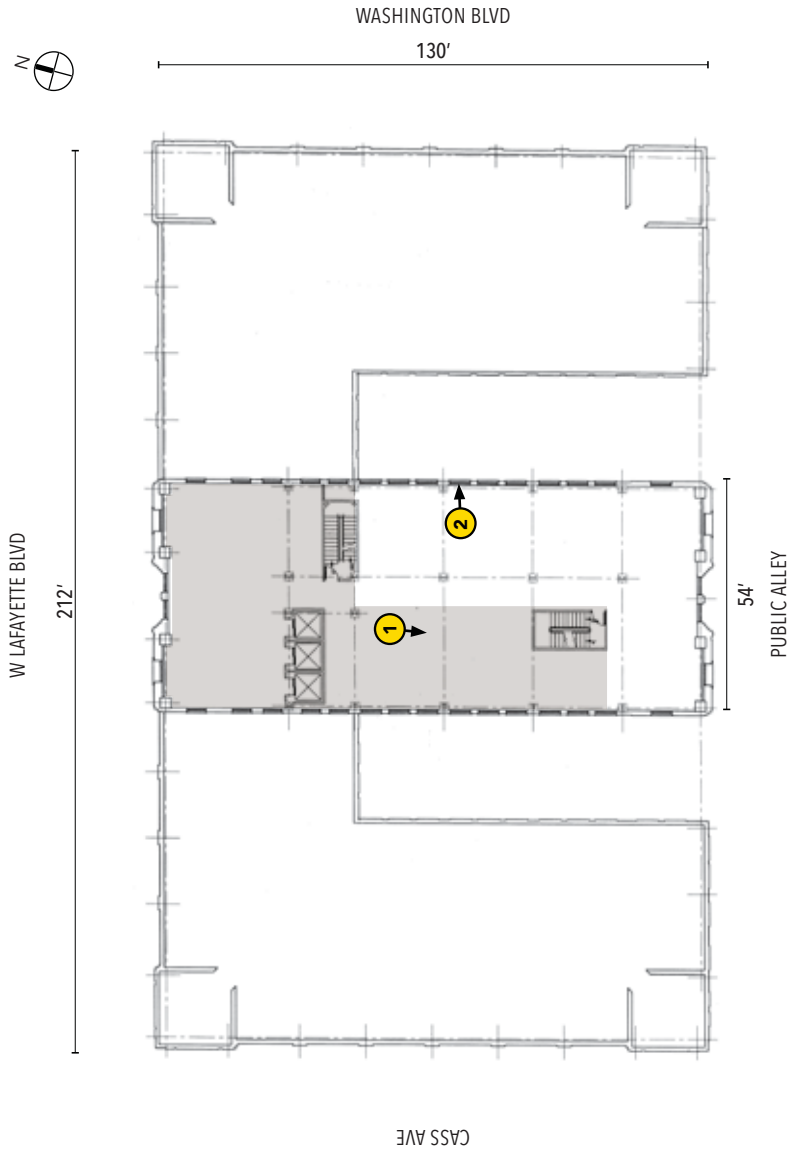
# FLOOR PLAN CONCEPT

14TH FLOOR



COMMON	3,500 sf
OFFICE	0 sf
RETAIL/DINING	0 sf
RESIDENTIAL	0 sf
AMENITIES	0 sf

**FLOOR AREA** 3,500 sf



1

## PENTHOUSE

The 14th floor was originally the mechanical penthouse with machinery and a radio room.



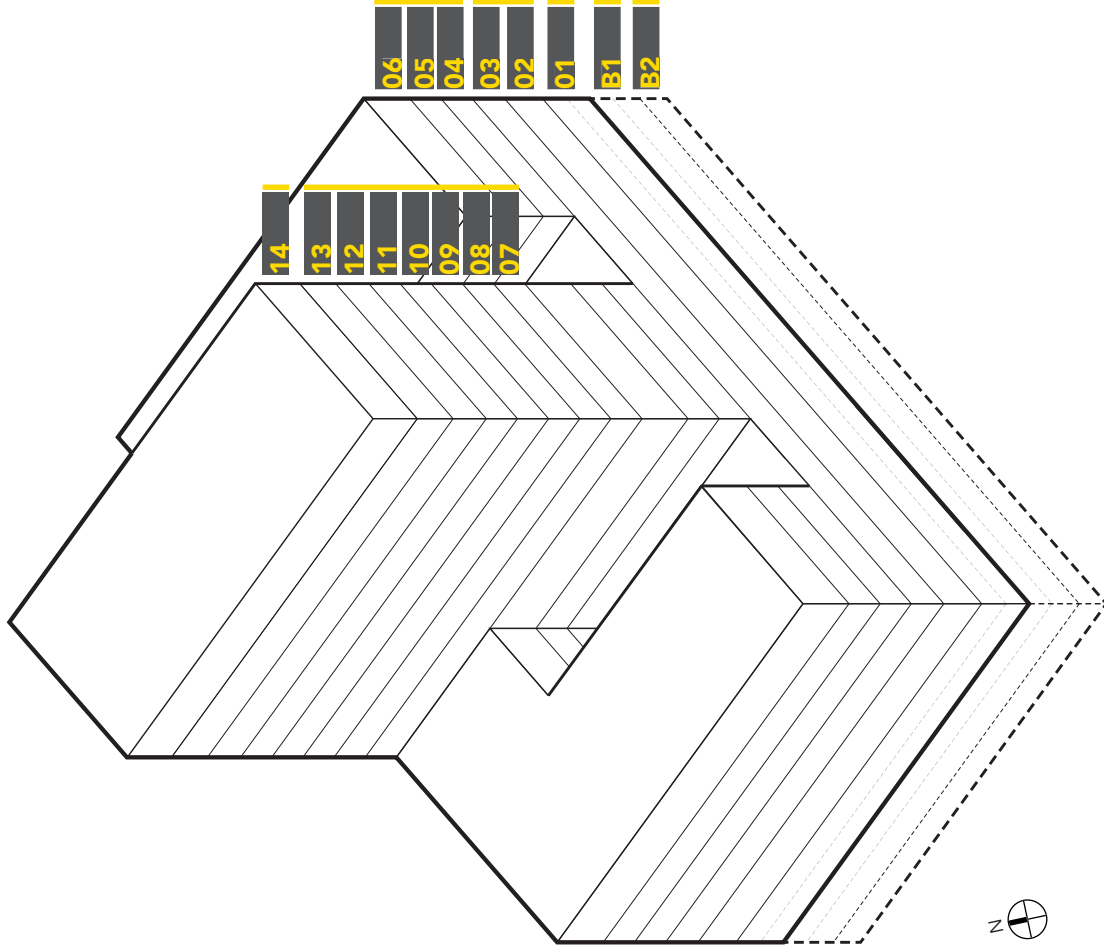
2

## ROOFTOP

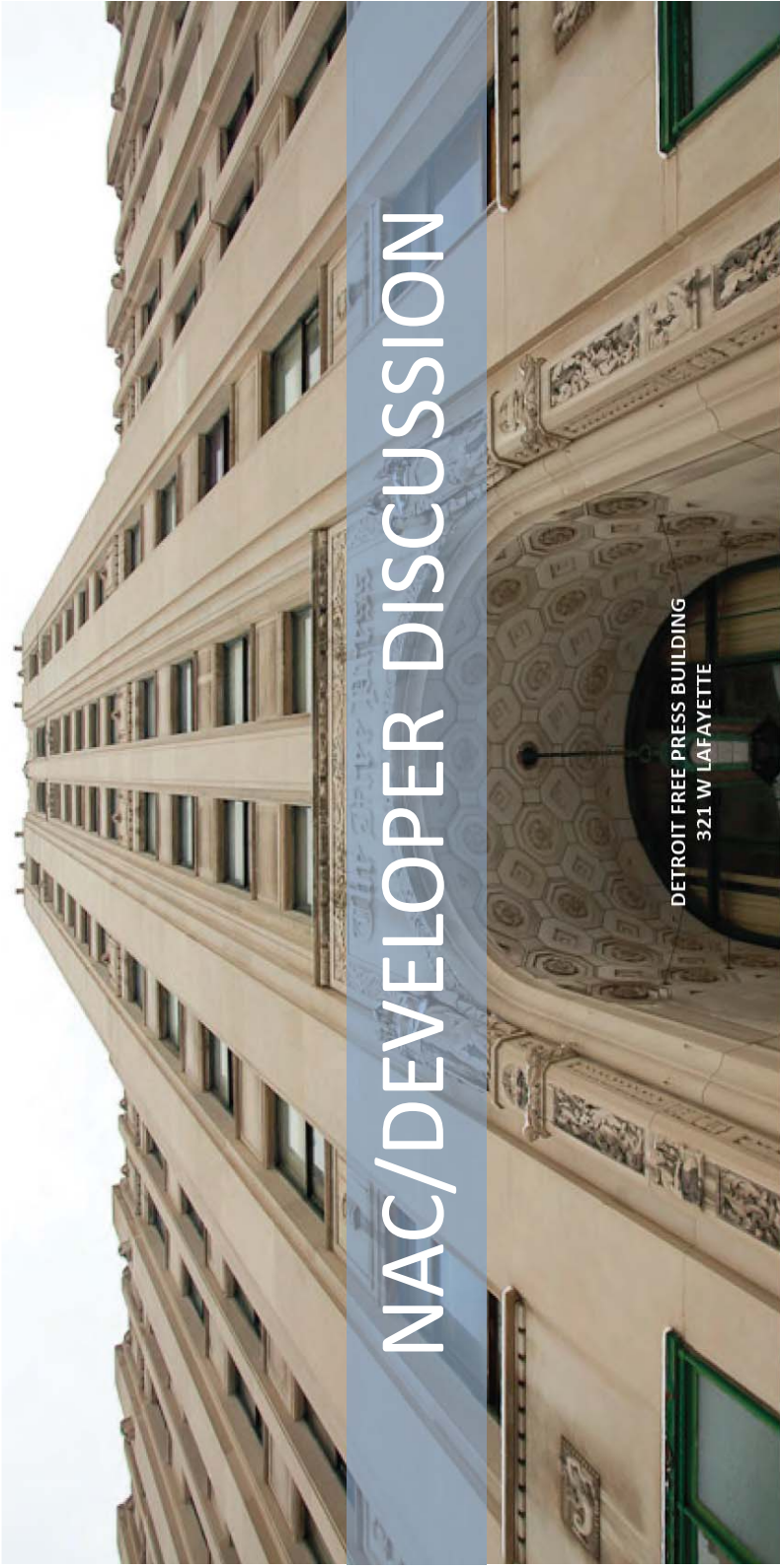
Panoramic view centered east from the uppermost rooftop, 190' above the street. Washington Blvd can be seen on the left, the main Central Business District ahead, and the Detroit River on the right.

# FLOOR PLAN BREAKDOWN

- 14TH FLOOR**
  - Floor Height: 13'-6"
  - Floor Area: 3,500 sf
- 7TH - 13TH FLOORS**
  - 7th-12th Floor Height: 11'-6"
  - 13th Floor Height: 12'-3"
  - Floor Area: 6,214 sf
- 4TH - 6TH FLOORS**
  - 4th-5th Floor Height: 11'-6"
  - 6th Floor Height: 17'-0"
  - Floor Area: 21,670 sf
- 2ND - 3RD FLOORS**
  - 2nd Floor Height: 14'-0"
  - 3rd Floor Height: 12'-0"
  - Floor Area: 26,044 sf
- 1ST FLOOR + 1ST FL MEZZANINE**
  - Total Height: 17'-6"
  - Main Floor Height: 8'-6"
  - Mezzanine Height: 9'-0"
  - Main Floor Area: 27,135 sf
  - Mezzanine Floor Area: 11,884 sf
  - Total Floor Area: 39,019 sf
- BASEMENT + BASEMENT MEZZANINE**
  - Total Height: 18'-6"
  - Main Floor Height: 10'-0"
  - Mezzanine Height: 8'-6"
  - Floor Area: 25,480 sf
- SUB-BASEMENT**
  - Floor Height: 10'-0"
  - Floor Area: 33,364 sf



FREE PRESS BUILDING COMMUNITY BENEFIT MEETING



NAC/DEVELOPER DISCUSSION

DETROIT FREE PRESS BUILDING  
321 W LAFAYETTE



## Recap: How is the community engaged ?

---

- 1 A Neighborhood Advisory Council (NAC) is formed. The NAC is composed of nine residents from the Impact Area and **represents the community in all discussions with the developer.**
- 2 The NAC meets with the developer and community to identify project impacts
- 3 The NAC develops recommendations to mitigate negative impacts and presents them to the developer
- 4 The developer generates an agreement to mitigate negative impacts
- 5 The Planning Department creates a report on the process and agreements and presents it to City Council
- 6 Enforcement Committee meets bi-annually to ensure that the developer is faithfully carrying out the terms of the agreement

# Neighborhood Advisory Council (NAC): Composition

---

The 9 NAC members are:

NAC Members	Appointment
Beverley Burns	Community
Alexandra Novak	PDD
Will Butler	PDD
James Martin	PDD
Leslie Tom	PDD
Eric Plummer	PDD
TBD	CM President Jones
Andres Rosenthal	CM At-Large Ayers
Debra Walker	CM District 6 Castañeda-López

# Neighborhood Advisory Council: Role, Responsibilities and Requirements

---

## Eligibility

- Residents of the Impact Area
- At least 18 years of age

## Requirements

- Attend **all** meetings with the NAC and the Developer. **Note, all residents within the impact area have an equal voice!**
- Develop NAC Impacts report
- Review Community Benefits Report written by the Planning and Development Department and Compliance Reports
- Continue to attend follow-up meetings the Developer to monitor progress and status of project

## Responsibilities

- You cannot use this position for personal gain
- You are agreeing to represent your fellow residents
- You are agreeing to provide feedback for the community
- You are agreeing to work together with fellow NAC members to make official recommendations to mitigate the harmful impacts of the project
- You are advising the City of Detroit and City Council on how best to mitigate impacts



## **In a nutshell, the Community Benefits Ordinance is all about **impacts!****

---

- **What** is the scope of the project?
- **What** are the project's impacts?
- **Who** will be impacted?
- **How** can the developer lessen/mitigate any **negative** impacts?



## **Potential Impacts – how will your well being or livelihood be affected by the project?**

---

- Construction Impacts
- Workforce Development
- Stress on Existing Infrastructure
- Affordable Housing

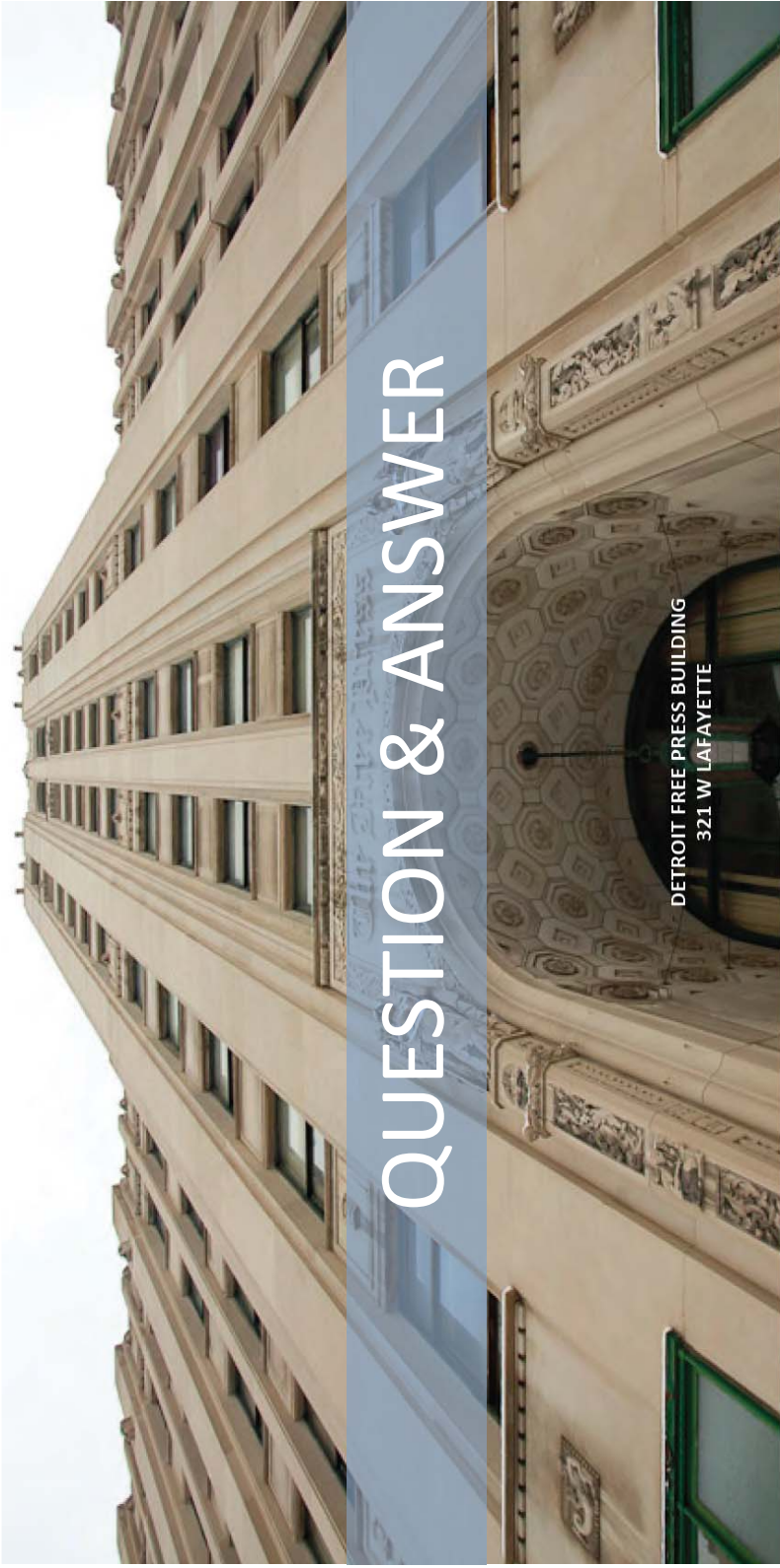
## NAC/Developer Discussion

---

### During this period:

- The NAC will pose questions about the development
- The Developer will respond to questions about the development
- The City of Detroit will address questions about the Community Benefits Ordinance, process and City-related questions

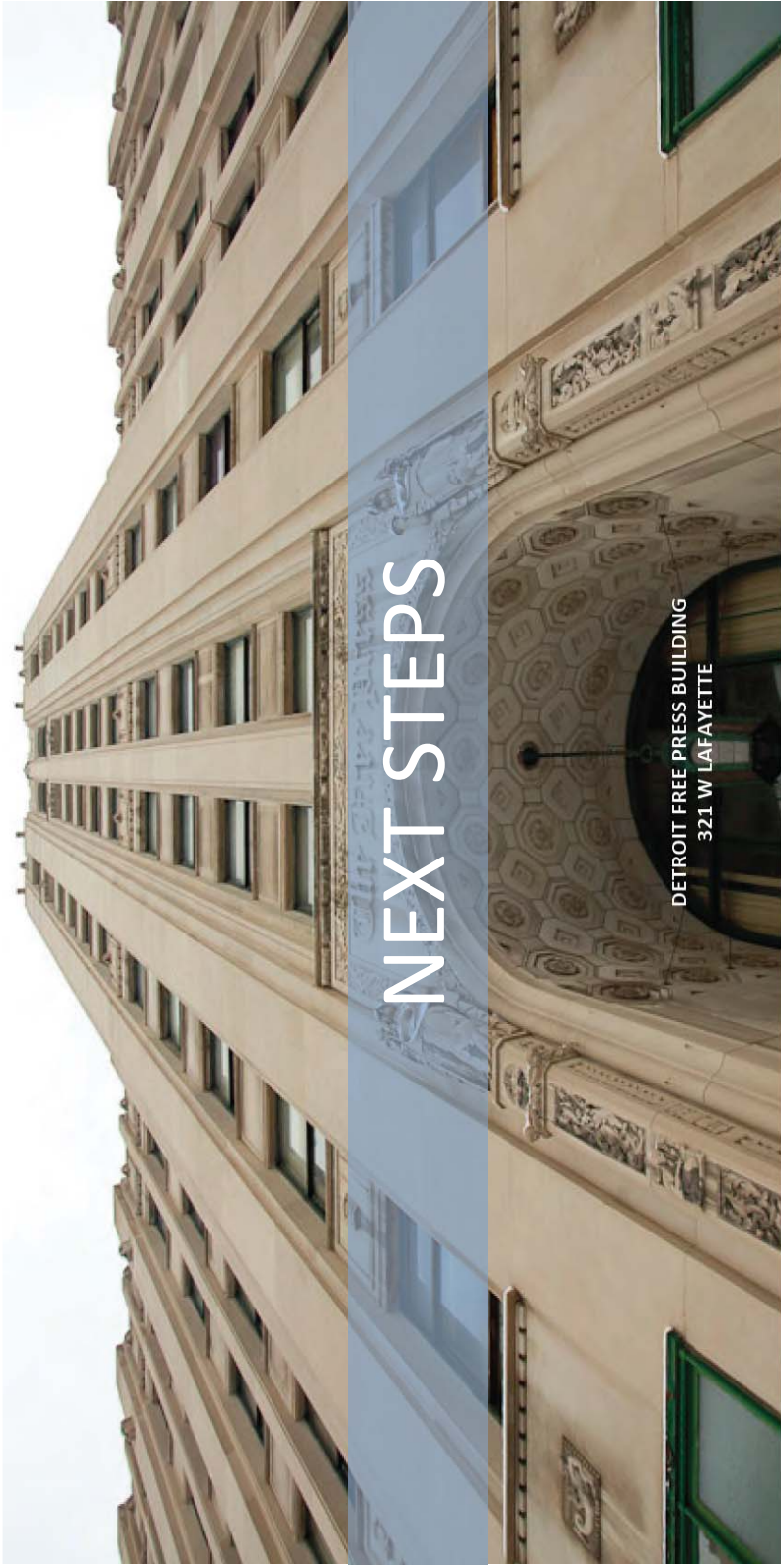
FREE PRESS BUILDING COMMUNITY BENEFIT MEETING



QUESTION & ANSWER

DETROIT FREE PRESS BUILDING  
321 W LAFAYETTE

FREE PRESS BUILDING COMMUNITY BENEFIT MEETING



NEXT STEPS

DETROIT FREE PRESS BUILDING  
321 W LAFAYETTE



## Schedule for upcoming Community Benefit Meetings (Subject to Change)

---

Date	Description
June 19 <sup>th</sup>	NAC Impact Discussion
June 26 <sup>th</sup>	NAC Impact Report Due
June 30 <sup>th</sup>	Developer Response Due
July 6 <sup>th</sup>	Impact Mitigation presentation

*All Meetings will be held from 5:30PM – 7:30PM at 1 Woodward (The Beacon)*

*Schedule and project materials will be posted at  
<http://www.detroitmi.gov/Government/Departments-and-Agencies/Planning-and-Development-Department/Community-Benefits-Ordinance#cbo-3>*

**APPENDIX**

A	COMMUNITY BENEFITS ORDINANCE, DETROIT LEGAL NEWS, NOVEMBER 29, 2016	ATTACHMENT
B	EXECUTIVE ORDER 2016-1	ATTACHMENT
C	PROJECT IMPACT AREA MAP	ATTACHMENT
D	PUBLIC MEETING # 1 –PUBLIC NOTICE, FLYER, PRESENTATION –JUNE 5, 2017	ATTACHMENT
E	PUBLIC MEETING # 2–FLYER & PRESENTATION –JUNE 15, 2017	ATTACHMENT
F	<b>PUBLIC MEETING # 3–FLYER &amp; PRESENTATION –JUNE 19, 2017</b>	<b>ATTACHMENT</b>
G	PUBLIC MEETING # 4 –FLYER & PRESENTATION –JULY 6, 2017	ATTACHMENT
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K	DEVELOPER RESPONSE TO NAC IMPACT REPORT–JULY 30, 2017	ATTACHMENT
L	PROJECT BROWNFIELD TIF PLAN PROPOSAL	ATTACHMENT

The City of Detroit invites you to attend...

# Detroit Free Press Building Rehabilitation

## Public Meeting

DETROIT FREE PRESS BUILDING  
321 W LAFAYETTE

photo by Bedrock

## COME JOIN US!

As part of the **Community Benefits Ordinance** process, the City of Detroit invites you to attend a public meeting to review and comment on the **Detroit Free Press Building Rehabilitation** project. This meeting will include a discussion between the Neighborhood Advisory Council and Bedrock LLC regarding the project scope and potential impacts.

Bedrock LLC is reaching out to the community to receive input on an adaptive reuse project in Downtown. Bedrock LLC is projected to spend \$69 million to transform the historic **Detroit Free Press Building, located at 321 W. Lafayette**. The project will create a mixed-use development that will include retail on the first floor, office space on the second and third floors, and residential apartments on the remaining floors above.

For more information, please see:

<http://www.detroitmi.gov/Government/Departments-and-Agencies/Planning-and-Development-Department/Community-Benefits-Ordinance>

### Monday, June 19, 2017

Light refreshments will be provided

### 1 Woodward Building

1 Woodward Avenue  
Detroit, MI 48226  
2<sup>nd</sup> story, Beacon Room

5:30PM - 7:30PM

Parking garages located on W. Larned, E. Jefferson, & W. Congress

See back of page for map info

Interpretation service for the hearing impaired will be provided









# Neighborhood Advisory Council Checklist-Prior to the Identification of Project Impacts

**YES**

**NO**

- 1. Has the developer outlined the full scope of the project to the NAC? Does the NAC understand the project's full scope?**
- 2. Has the developer outlined the type and dollar amount of all City incentives which the project will receive? Does the NAC understand the full scope of the incentives?**
- 3. Has the developer outlined the type and dollar value of any public property transaction(s) related to the project? Does the NAC understand the full scope the transaction(s)?**
- 4. Has the developer provided the NAC the full text of any agreement(s) with the City and/or the Downtown Development Authority related to the project? Does the NAC understand the full scope of the agreement(s)?**

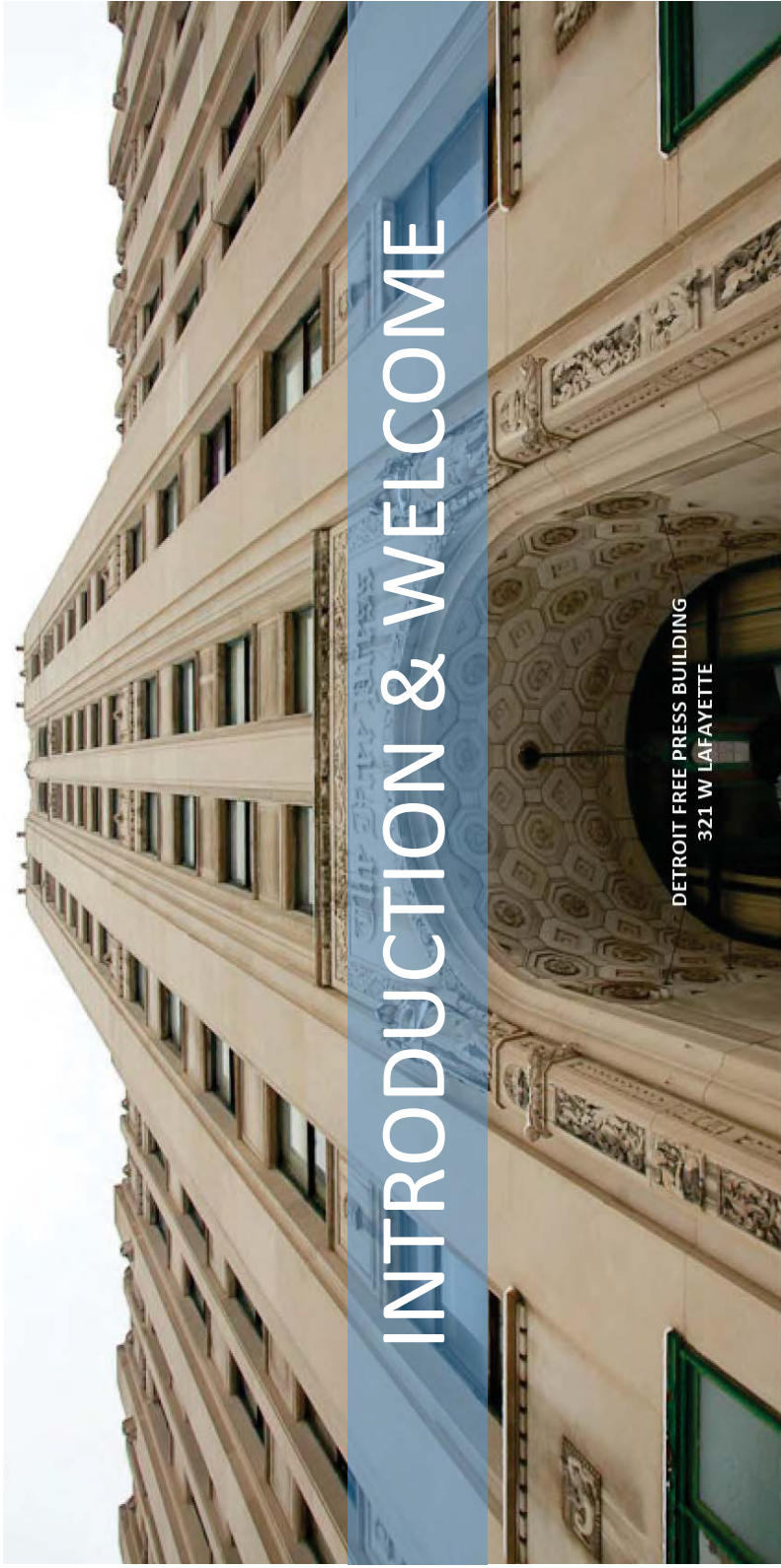
A photograph of the Detroit Free Press Building, a grand, multi-story classical structure with ornate architectural details and a series of windows. The image is split vertically: the left half shows the building's exterior facade, and the right half shows an interior view of a grand, vaulted entrance with intricate ceiling patterns.

# FREE PRESS COMMUNITY BENEFITS PUBLIC MEETING

NAC/Developer Impacts Discussion  
June 19, 2017

DETROIT FREE PRESS BUILDING  
321 W LAFAYETTE

FREE PRESS BUILDING COMMUNITY BENEFIT MEETING



INTRODUCTION & WELCOME

DETROIT FREE PRESS BUILDING  
321 W LAFAYETTE

# Agenda

---

**Objective:** To address questions about impacts from the Neighborhood Advisory Council about the development

Time	Description
5:30 – 5:40	Sign-in
5:40 – 5:45	Welcome & introductions
5:45 – 5:55	Developer project Recap
5:55 – 7:00	Neighborhood Advisory Council / Developer Q&A
7:00 – 7:15	Community / Public Question & Answer
7:15 – 7:30	Next Steps



# Neighborhood Advisory Council (NAC): Composition

---

The 9 NAC members are:

NAC Members	Appointment
Beverley Burns	Community
Melody Martin	PDD
Will Butler	PDD
Alexandra Novack	PDD
Leslie Tom	PDD
Eric Plummer	PDD
Kim Jackson	CM President Jones
Andres Rosenthal	CM At-Large Ayers
Debra Walker	CM District 6 Castañeda-López

## Council Member Acknowledgements

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**Brenda Jones**  
Council President

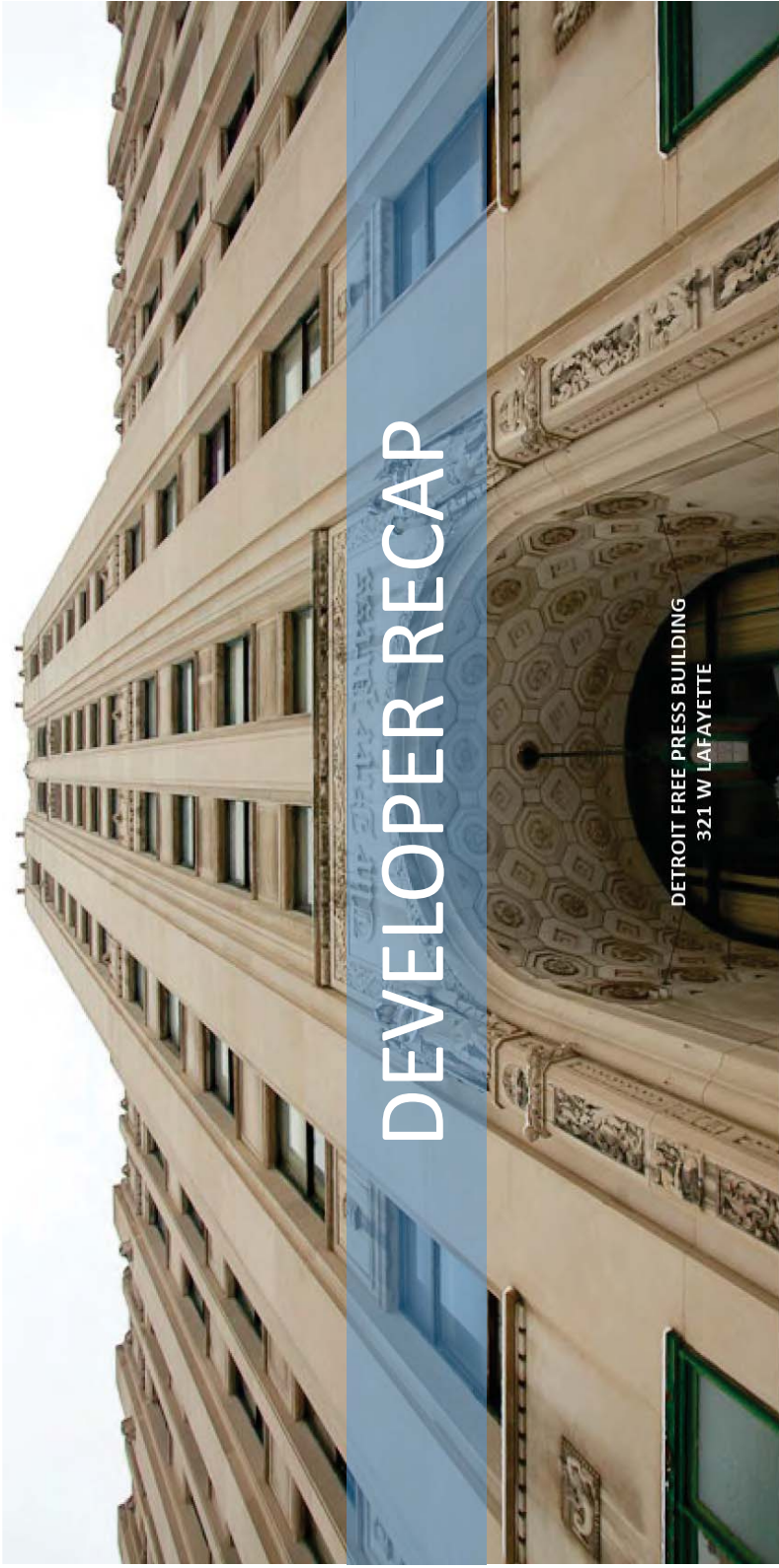


**Janeé L. Ayers**  
Council Member At Large



**Raquel Castañeda-López**  
Council Member  
District 6

FREE PRESS BUILDING COMMUNITY BENEFIT MEETING



DEVELOPER RECAP

DETROIT FREE PRESS BUILDING  
321 W LAFAYETTE



**DETROIT FREE PRESS BUILDING  
321 W LAFAYETTE**



# KEY

- PROPERTY OF FOCUS
- BEDROCK PROPERTIES
- JACK CASINO PROPERTIES
- PEOPLE MOVER / STATION
- M-1 RAIL / STATION

- 1 ONE CAMPUS MARTIUS
- 2 HUDSON'S SITE\*
- 3 MONROE BLOCKS\*
- 4 FIRST NATIONAL BUILDING
- 5 ALLY DETROIT CENTER
- 6 CHASE TOWER
- 7 CHRYSLER HOUSE
- 8 FINANCIAL DISTRICT GARAGE
- 9 FEDERAL RESERVE BUILDING
- 10 SILVERS BUILDING
- 11 1001 WOODWARD
- 12 DAVID STOTT BUILDING
- 13 BOOK TOWER
- 14 MICHIGAN AVENUE GARAGE
- 15 HOWARD STREET LOT
- 16 KAHN GARAGE
- 17 615 W LAFAYETTE STREET
- 18 WALKER-ROEHRIG BUILDING
- 19 THE ASHTON APARTMENTS\*
- 20 CLICK-ON-IT DETROIT NEWS
- 21 DOUBLE TREE + FORT SHELBY APTS
- 22 COMERICA BANK
- 23 COBO HALL CONVENTION CENTER
- 24 THE DETROIT CLUB
- 25 211 W FORT
- 26 US DISTRICT COURT
- 27 COMERICA BANK BUILDING
- 28 PENOBSCOT BUILDING
- 29 HOLIDAY INN EXPRESS
- 30 WESTIN BOOK CADILLAC
- 31 WASHINGTON MIXED-USE DEVELOPMENT\*
- 32 MCNAMARA FEDERAL BUILDING
- 33 ROSA PARKS TRANSIT CENTER
- 34 AT&T MICHIGAN HEADQUARTERS

\* DEVELOPMENTS IN THE PIPELINE

# LOCATOR MAP



DETROIT RIVER

75

375

10

# PROPERTY SUMMARY

321 W LAFAYETTE ST - FREE PRESS BUILDING

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**PARCEL AREA** : 0.633 acres

**GROSS FLOOR AREA** : 271,858 square feet

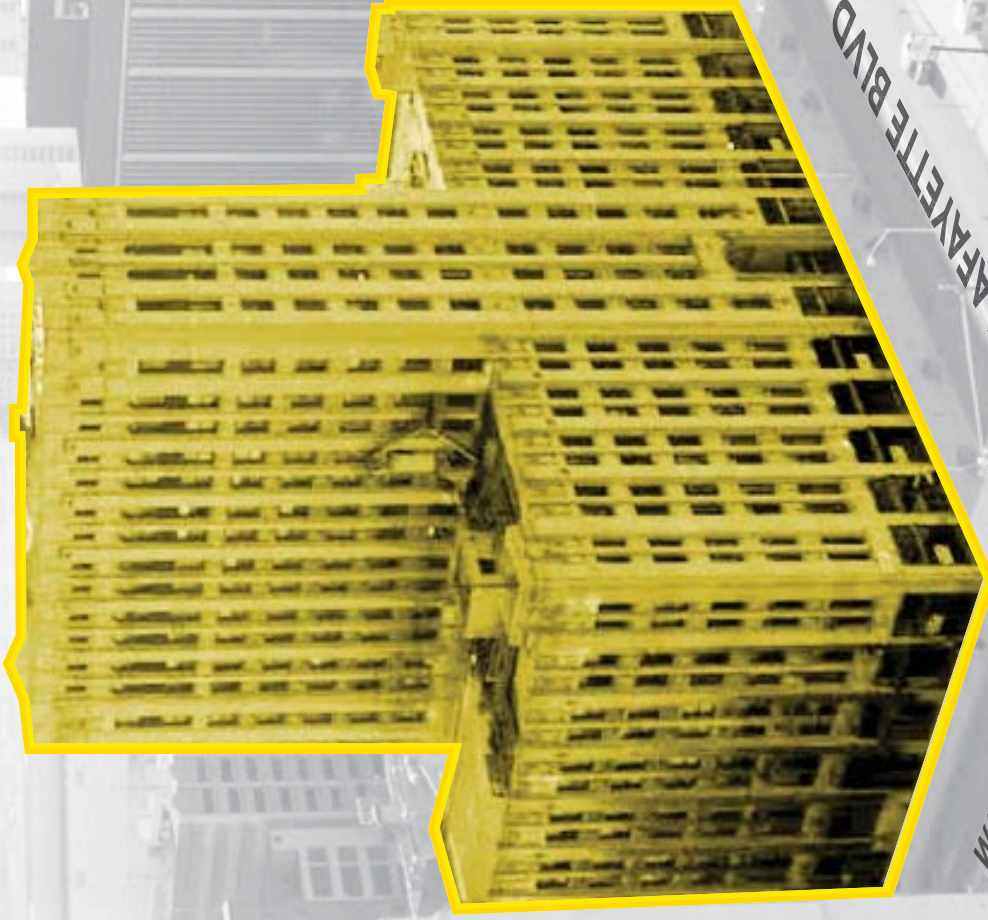
**FLOORS** : 14 above-ground; 2 below-ground

**OVERALL BLDG HEIGHT** : 190ft

**ZONING** : Restricted Central Business District

**HISTORICS** :

- U.S. Historic District (Detroit Financial District  
- Contributing Property)
- Michigan State Historic Site



# BUILDING SUMMARY | DETROIT FREE PRESS BUILDING

321 W. LAFAYETTE

## POTENTIAL PROGRAMMING BREAKDOWN

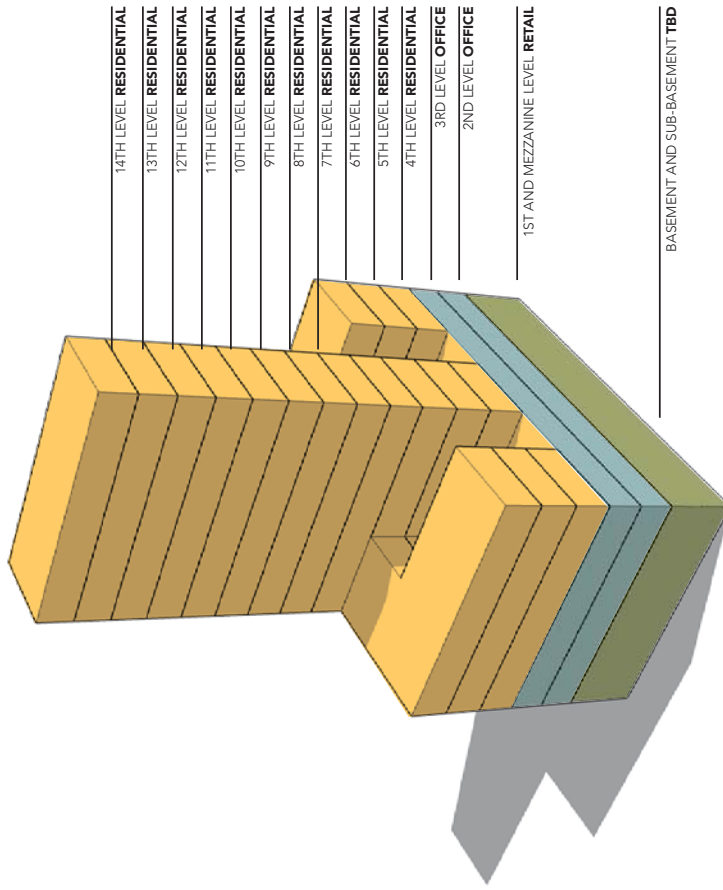
**GROSS FLOOR AREA:** 243,211 SF

RETAIL: 39,227 SF

OFFICE: 52,088 SF

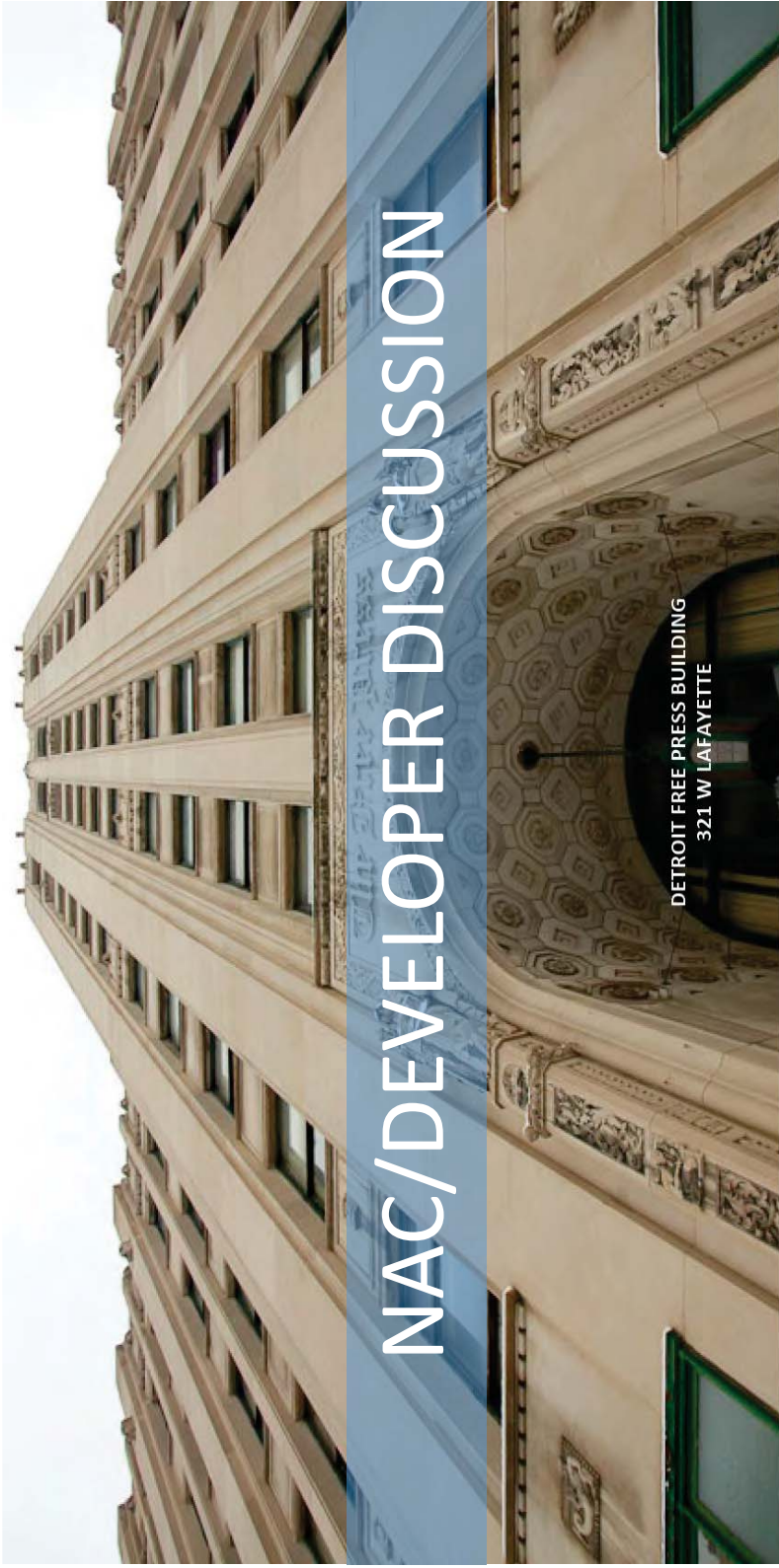
BASEMENTS: 58,844 SF

RESIDENTIAL: 93,052 SF (TEST-FIT PROGRAMS +/- 128 UNITS, BETWEEN 510 SF AND 1,200 SF EACH)





FREE PRESS BUILDING COMMUNITY BENEFIT MEETING



NAC/DEVELOPER DISCUSSION

DETROIT FREE PRESS BUILDING  
321 W LAFAYETTE



## **Potential Impacts – how will your well being or livelihood be affected by the project?**

---

- Construction Impacts
- Workforce Development
- Stress on Existing Infrastructure
- Affordable Housing

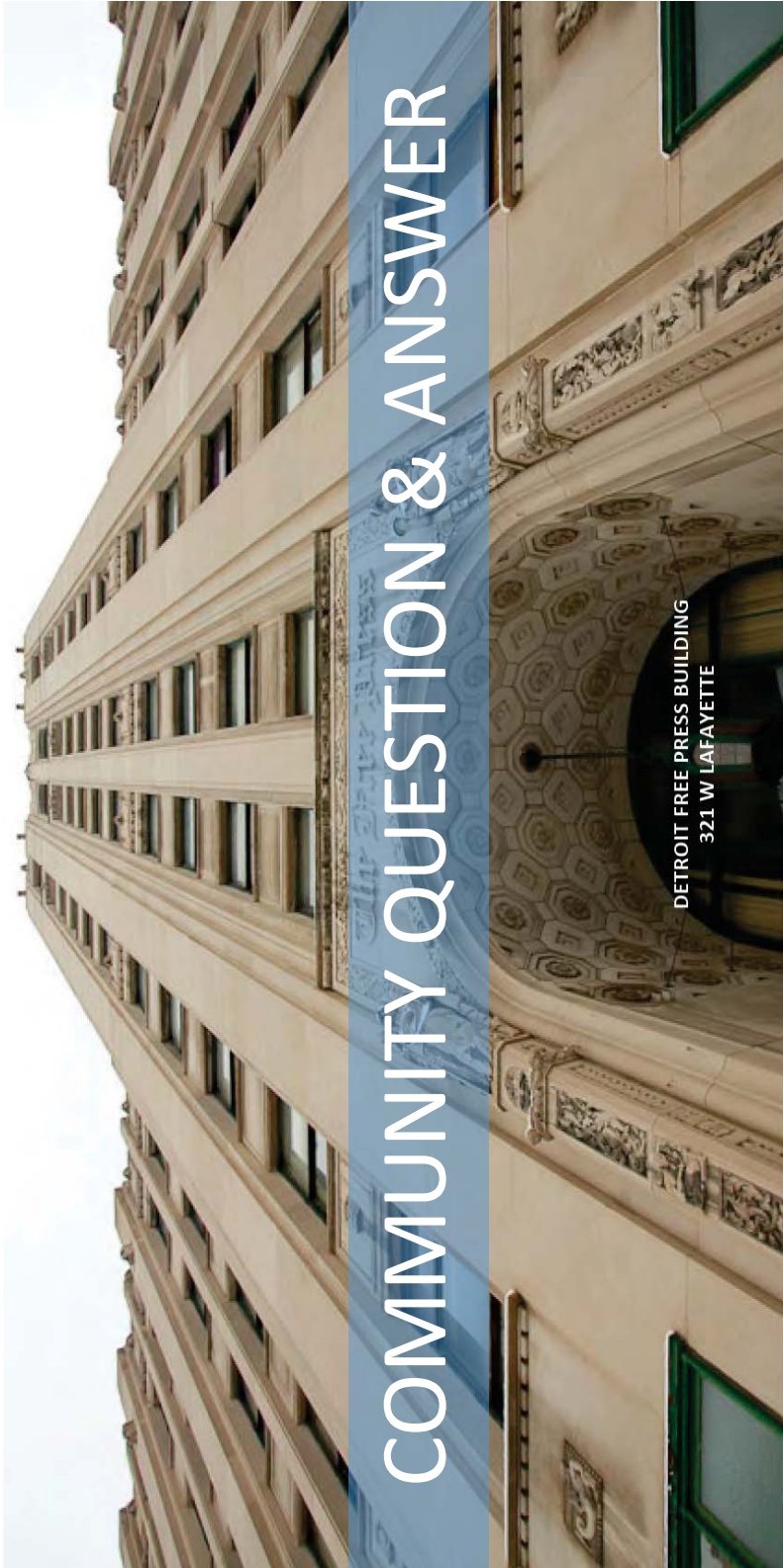
## NAC/Developer Impacts Discussion

---

### During this period:

- The NAC will pose questions about the development and potential impacts
- The Developer will respond to questions about the development and impacts
- The City of Detroit will address questions about the Community Benefits Ordinance, process and City-related questions
- The public will ask question....

FREE PRESS BUILDING COMMUNITY BENEFIT MEETING



COMMUNITY QUESTION & ANSWER

DETROIT FREE PRESS BUILDING  
321 W LAFAYETTE

# FREE PRESS BUILDING COMMUNITY BENEFIT MEETING



NEXT STEPS

DETROIT FREE PRESS BUILDING  
321 W LAFAYETTE



## Schedule for upcoming Community Benefit Public Meetings (Subject to Change)

---

Date	Description
July 6 <sup>th</sup>	Impact Mitigation presentation meeting

*All Meetings will be held from 5:30PM – 7:30PM at 1 Woodward (The Beacon)*

*Schedule will be posted at  
<http://www.detroitmi.gov/Government/Departments-and-Agencies/Planning-and-Development-Department/Community-Benefits-Ordinance#cbo-3>*

# Schedule for upcoming Community Benefit Submittals

---

Date	Description
June 26th	NAC Impact Report Due
June 30 <sup>th</sup>	Developer Response Due

# Example NAC Impacts Report

## Pistons' Proposed Community Benefits

<u>Community Benefit</u>	<u>NAC's Additional Requests/Details</u>	<u>Pistons' Response</u>
<p><b>60 Outdoor Basketball Courts</b> (\$2.5 million over 6 years)</p>	<ol style="list-style-type: none"> <li>1. Remove limitation on using the funds for outdoor basketball courts</li> <li>2. Increase amount</li> <li>3. Allow the City's Rec Department to determine how the funds are allocated and location of the courts, with a focus on the Impact Area                             <ol style="list-style-type: none"> <li>a. Joseph Walker Williams Center, Delores Bennett Playground, Burns-Lambert Park and Coleman Young Rec Center should be on the list</li> </ol> </li> <li>4. Provide plan to maintain the courts, including separate funding to maintain the Court</li> <li>5. Consider indoor courts</li> <li>6. Provide lighting to ensure safety of users</li> <li>7. Provide a timeline for completing all 60 courts</li> <li>8. Invite NAC members to the grand opening of the Courts</li> <li>9. Provide an annual report on the Pistons' efforts to the Enforcement Committee</li> </ol>	
<p><b>51% Detroit Resident-Workforce and 30% of contracts to Detroit Based Businesses</b></p>	<ol style="list-style-type: none"> <li>1. Provide plan for meeting these requirements                             <ol style="list-style-type: none"> <li>a. Identify how the Pistons Practice Facility Plan will be more successful than the Little Caesars Arena Plan</li> </ol> </li> <li>2. Provide plan for outreach and workforce training (pre-, during and post-construction), with a focus on the Impact Area, which includes</li> </ol>	

**APPENDIX**

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The City of Detroit invites you to attend...

# Detroit Free Press Building Rehabilitation

## Public Meeting

DETROIT FREE PRESS BUILDING  
321 W LAFAYETTE

photo by Bedrock

## COME JOIN US!

As part of the **Community Benefits Ordinance** process, the City of Detroit invites you to attend a public meeting to review and comment on the **Detroit Free Press Building Rehabilitation Development Project**. This meeting will include a discussion between the Neighborhood Advisory Council and Bedrock LLC regarding the project scope and potential impacts.

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## Thursday, July 6, 2017

Light refreshments will be provided

## One Woodward Building

1 Woodward Avenue  
Detroit, MI 48226  
2<sup>nd</sup> Floor, Beacon Room

5:30PM - 7:30PM

Parking garages located on W. Larned, E. Jefferson, & W. Congress

See back of page for map info

Interpretation service for the hearing  
impaired will be provided







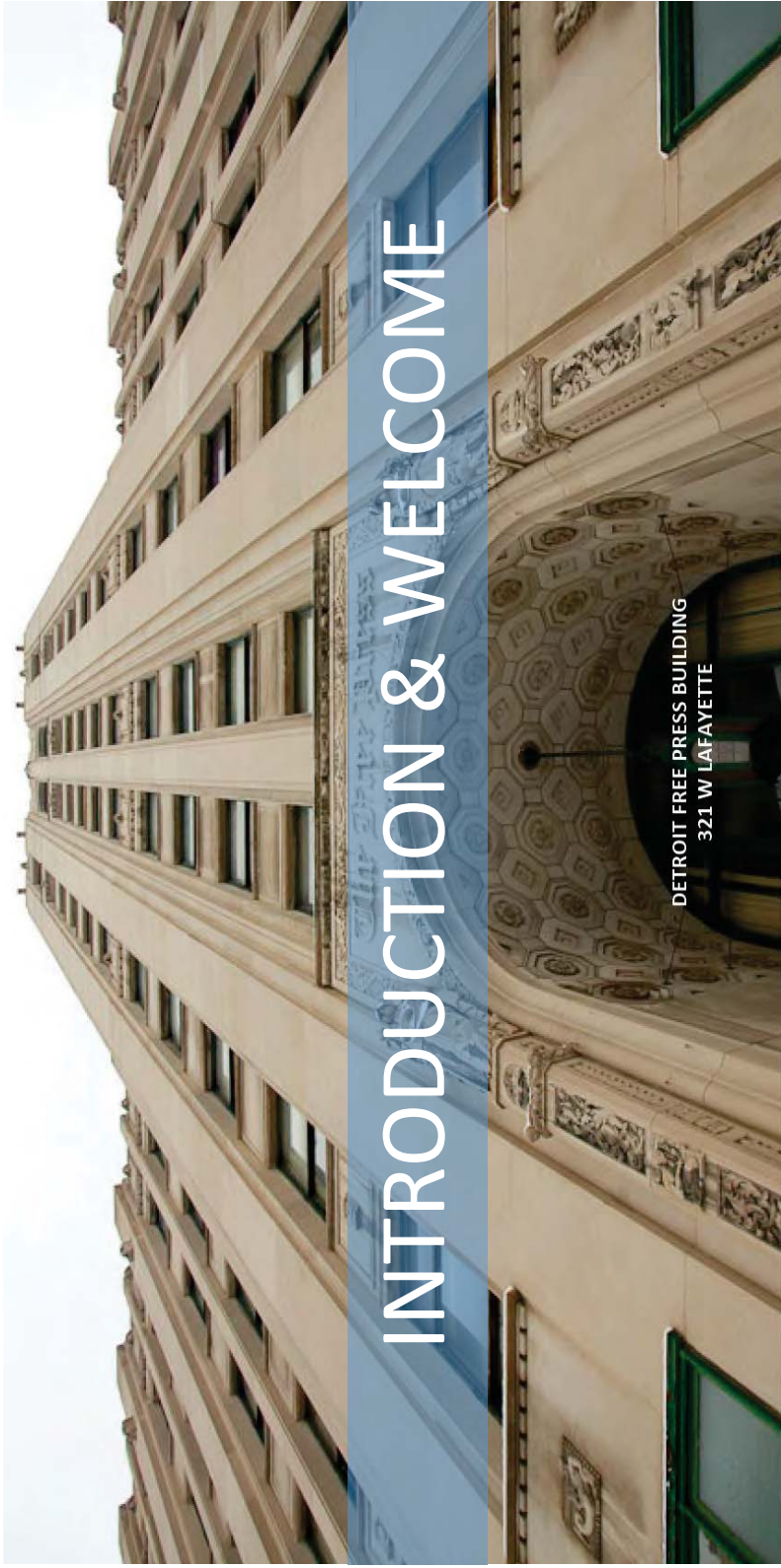
A photograph of the Detroit Free Press Building, a grand, multi-story classical structure with a light-colored facade and numerous windows. The building is viewed from a low angle, looking up. A semi-transparent blue banner is overlaid across the middle of the image, containing white text.

# FREE PRESS COMMUNITY BENEFITS PUBLIC MEETING

Impact Mitigation Discussion  
July 6, 2017

DETROIT FREE PRESS BUILDING  
321 W LAFAYETTE

# FREE PRESS BUILDING COMMUNITY BENEFIT MEETING



## INTRODUCTION & WELCOME

DETROIT FREE PRESS BUILDING  
321 W LAFAYETTE



# Agenda

---

**Objective:** To present the NAC Impact Report and Developer Response to the Community

Time	Description
5:30 – 5:40	Sign-in
5:40 – 5:45	Welcome & introductions
5:45 – 6:30	PDD to Present NAC Impact Report and Developer Answers
6:30 – 7:00	NAC/ Developer /PDD Q&A
7:00 – 7:15	Community / Public Question & Answer
7:15 – 7:30	Next Steps

# Neighborhood Advisory Council (NAC): Composition

---

The 9 NAC members are:

NAC Members	Appointment
Beverley Burns	Community
Melody Martin	PDD
Will Butler	PDD
Alexandra Novack	PDD
Leslie Tom	PDD
Eric Plummer	PDD
Kim Jackson	CM President Jones
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## Council Member Acknowledgements

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**Brenda Jones**  
Council President

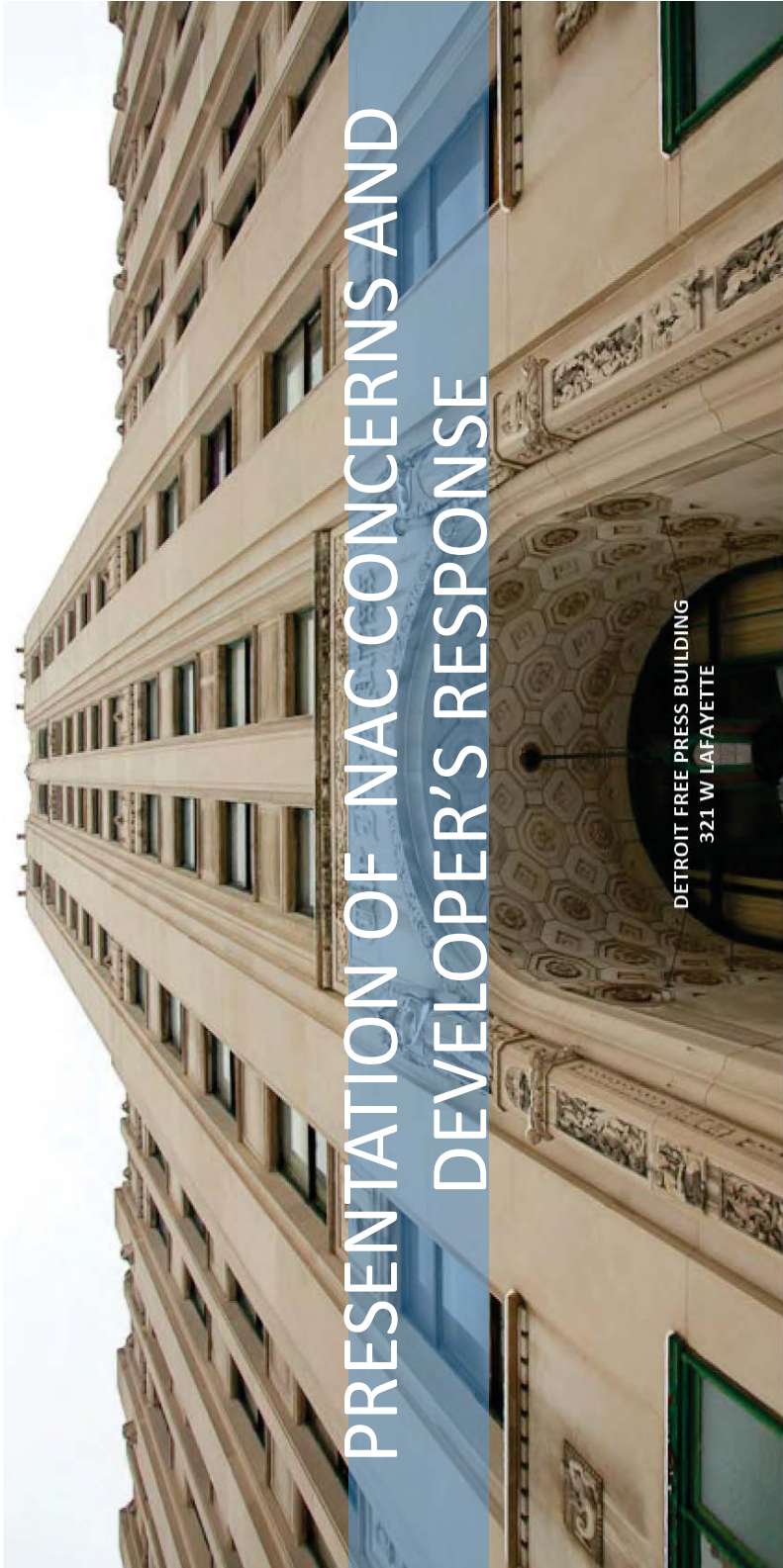


**Janeé L. Ayers**  
Council Member At Large



**Raquel Castañeda-López**  
Council Member  
District 6

FREE PRESS BUILDING COMMUNITY BENEFIT MEETING



PRESENTATION OF NAC CONCERNS AND  
DEVELOPER'S RESPONSE

DETROIT FREE PRESS BUILDING  
321 W LAFAYETTE



## COMMUNITY BENEFITS ORDINANCE REQUIREMENTS: NAC CONCERNS AND DEVELOPER'S RESPONSE

---

**The Community Benefits Ordinance, SEC. 14-12-3,** outlines three subsections to which we should refer in regard to the identification and inventory of **residents concerns** with the project and the **developer's response** to such concerns:

- Subsection (a)(4)
- Subsection (c)(1)
- Subsection (d)(2)

## **COMMUNITY BENEFITS ORDINANCE REQUIREMENTS: NAC CONCERNS AND DEVELOPER'S RESPONSE**

---

### **Subsection (a)(4)**

- **At the public meeting, the Planning Director will present general information about the Tier 1 Project, discuss ways in which the Tier 1 Project is anticipated to impact the local community, and ways in which the Developer and the Planning Director plan to address or mitigate these impacts.**

## COMMUNITY BENEFITS ORDINANCE REQUIREMENTS: NAC CONCERNS AND DEVELOPER'S RESPONSE

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### Subsection (c)(1)

- In addition to the meeting required in Subsection (a)(1) of this section, the Planning Director shall facilitate at least one meeting between the NAC and the Developer to allow the NAC to **learn more details** about the project and to provide an opportunity for the **NAC to make Developer aware of concerns raised by the NAC.**

## **COMMUNITY BENEFITS ORDINANCE REQUIREMENTS: NAC CONCERNS AND DEVELOPER'S RESPONSE**

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**Subsection (d)(2)** – States that the Planning Development Department's Community Benefits Report to City Council shall include the following:

- c. An **itemized list of the concerns raised by the NAC.**
- d. A **method for addressing each of the concerns raised by the NAC, or why a particular concern will not be addressed.**



## TIMELINE – How we have met the Ordinance requirements

Date	Description
<p><b>June 5, 2017</b> Public Meeting #1</p>	<p>Planning and Development Department raised the following potential project impacts as required in <b>Subsection (a)(4)</b>:</p> <ul style="list-style-type: none"> <li>• Construction Impacts</li> <li>• Workforce Development</li> <li>• Stress on Existing Infrastructure</li> <li>• Affordable Housing</li> </ul>
<p><b>June 15, 2017</b> Public Meeting #2</p>	<p>Eight of the Nine NAC members were empaneled. As required in <b>Subsection (c)(1)</b>, the Planning and Development Department facilitated discussions between the empaneled NAC and the Developer to allow the NAC to learn more details about the project and to provide an opportunity for the NAC to make Developer aware of their concerns. Planning and Development also raised potential project impacts as required in <b>Subsection (a)(4)</b>.</p>
<p><b>June 19, 2017</b> Public Meeting # 3</p>	<p>All nine NAC members were empaneled. As required in <b>Subsection (c)(1)</b>, Planning and Development Department facilitated discussions between the <b>full NAC</b> and the Developer to provide an opportunity for the <b>full NAC</b> learn details of the project and to make Developer aware of their concerns. Planning and Development also raised potential project impacts as required in <b>Subsection (a)(4)</b></p>

## FREE PRESS BUILDING COMMUNITY BENEFIT MEETING

# TIMELINE – Where we have been in meeting the Ordinance requirements re: NAC concerns and Developers response?

Date	Description
<b>June 21, 2017</b> NAC submits preliminary Questions to the Developer and PDD Staff	The NAC presented a list of 12 preliminary questions to the Developer, which touched upon public arts, potential retail amenities, bicycle plans, job creation, affordable housing, parking, historic preservation, resolution of issues residents might have during construction, and additional lifestyle questions. Bedrock and PDD staff answered this list on June 23, 2017.
<b>June 26, 2017</b> NAC submits Impact Report to the Developer and PDD Staff	The NAC presented their official Impact Report to the Developer and PDD. The Impact Report included a list of 7 NAC concerns in the areas of jobs, affordable housing, parking, historical significance, construction, Fraternization/Community Input and placemaking. Additionally, the NAC outlined a list of 8 “pitfalls” associated with the implementation of the project’s CBO process.
<b>June 30, 2017</b> Developer submits Answers to NAC Impact Report	The Developer submitted their answers to the NAC’s Impact Report/Itemized List of Concerns. As required by <b>Subsection (d)(2)</b> , this document outlines method for addressing each of the concerns raised by the NAC, or why a particular concern will not be addressed.

# June 21, 2017 Preliminary NAC Questions and Developer's Responses

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## **1. Plan for any public arts fund and process to choose artists/engage community**

As discussed at the Free Press Building CBO meeting #3, Bedrock does not have a fund for public art, but it is something we do with many projects. We have a track record of engaging local artists including both in our recent small business mural project, for which we brought in three local artists in addition to hundreds of Family of Companies volunteers to paint murals throughout the city, as well as working with Charles McGee, who created a mural on our 28Grand development. Sydney James, another local artist, has created a mural in Bedrock's Federal Reserve Building. There are also pieces by Tiff Massey, Bev Fishman, Scott Hocking, Tylonn Sawyer, and many others throughout Bedrock's building portfolio. Like all of our projects, the Free Press Building will incorporate art in a thoughtful way.

## **2. Plans for what amenities you might add for retail and what the density might be around the area (i.e. grocery, bars, restaurants, etc.)**

We are currently in the early stages of redevelopment for this building, essentially everything about the use and merchandising is still to be determined. That said, the surrounding residents and day time office population will certainly be top of mind as we continue to refine our strategy. Our intention is to remain consistent with our typical retail merchandising strategy, which is focused on creating unique and engaging experiences through amazing retail destinations, food and beverage offerings, street level activation and neighborhood services.

## FREE PRESS BUILDING COMMUNITY BENEFIT MEETING

### **3. Bicycle plans**

Bedrock is an advocate for cycling infrastructure in downtown Detroit. Bedrock, and the Quicken Loans Family of Companies, has previously invested in the design of a network of protected bike lanes in downtown Detroit (to be delivered by the Downtown Detroit Partnership in 2018) and would be supportive of bike lane network extensions that connect the Free Press Building to this network – and the city overall – via Fort Street, Lafayette Boulevard, Washington Boulevard, and Cass Avenue. Bedrock is also committed to providing bike storage and other bike related amenities in our residential and commercial properties. In Bedrock's Malcomson project, bicycle storage is provided on each floor. In our 28Grand project, bicycle storage is located on the first floor. Bedrock is also supportive of MoGo Detroit bike share and would like to work with MoGo's leadership to encourage the placement of a bike dock near the Free Press Building.

### **4. Written documentation of the 51% requirement regarding work hours on the project**

We are attaching a copy of the City of Detroit's Executive Order related to this topic, 2016-1. Bedrock adheres to all Executive Orders and ordinances and will do the same with the FreePress. We welcome the City's related Skilled Trades Employment Program (STEP), which seeks to increase access for Detroiters to skilled trades careers. More information on that program can be found here: <http://www.detroitmi.gov/News/ArticleID/1169/City-Launches-New-Initiative-to-Ensure-More-Detroiters-Have-Access-to-Skilled-Trades-Apprenticeships-and-Careers>



## FREE PRESS BUILDING COMMUNITY BENEFIT MEETING

**5. Written confirmation of the current requirement for 20% affordable housing and a written description of the Developer's plan to implement that requirement at the Free Press site including but not limited to the process for selection of tenants for the affordable units**

The City has a policy that there be 20% affordable housing associated with projects that receive tax incentives or receive land at a discounted price. It is also our understanding that an ordinance is going through council to formalize this policy, but nothing has yet been passed. Given the number of development projects Bedrock has close to one another, working with the City, we have developed a strategy to provide 20% affordable units across our portfolio. This will ensure that as Bedrock continues to support the redevelopment of the greater downtown, we will be supporting the development of an inclusive, mixed-income community. The affordable housing Bedrock provides will include not only new construction, but also the preservation of existing affordable housing to ensure that residents currently living in affordable housing can continue to do so.

We are working on an agreement that lays out this plan with the City, which we hope to finalize in the coming weeks. While there will not be affordable housing in the Free building (as it is not economically feasible to do so in light of the very significant costs of restoring this distressed historic building), we have affordable housing under construction in Capitol Park and Brush Park and are continuing to explore other opportunities to provide affordable housing in Detroit. In terms of tenant selection, we would be happy to work with housing agencies as well as social support groups, area non-profits and churches to obtain referrals.

**6. Specific data on the number of parking spaces available within a three-block radius of the site, and daily/lease use and price data, if available**

The link below will provide a comprehensive view of the available parking around the Free Press Building and throughout the CBD. The two concentric rings depict a quarter mile and half mile

## FREE PRESS BUILDING COMMUNITY BENEFIT MEETING

from the Freep building. Parking garages are shown in dark blue, while surface lots are shaded lighter blue. Clicking on the respective sites will display street address and reported parking count for each of the selected locations.  
Detroit CBD Parking Map

The Bedrock controlled parking count is roughly 2,200 spaces if 1401 1st Street is included, which is on the edge of the 3-block radius from the building. If that garage is excluded, the Bedrock owned count drops to less than 1,600 Bedrock owned spaces. Parking rates vary across these sites based on type (garage vs. surface lot), proximity to the CBD, and freeway access among other factors. Utilization also varies across the sites, with those closest to the CBD typically having the highest utilization Monday – Friday. The initial study attribution is noted by clicking the arrow in the upper left corner of the web page.

### **7. The developer's plan, if it has been created at this time, to assist tenants, both residential and commercial, to find regularly accessible nearby parking**

Residents are encouraged to work with Universal Parking Management, who manages Bedrock's garages. The garages we own contain over 18,000 stalls in all. We are also working on programs to minimize the expense for people that live and work downtown and only need access to their vehicles on the weekends. They would have the opportunity to park outside of the Central Business District Monday through Friday and then would have weekend access to a garage closer to their home for convenience on the weekends.

## FREE PRESS BUILDING COMMUNITY BENEFIT MEETING

### **8. Copies of pertinent local, state, federal requirements for historical preservation, together with the Developer's process for complying with same**

Bedrock is in the process of pulling all applicable historic preservation guidelines, as there are several that we have to address. We have a strong track record of historic preservation and both our team members and historic consultants have deep familiarity and respect for the requirements.

We have received a Certificate of Appropriateness from the City Historic Council for the exterior plan of the Free Press Building and will be in front of both the Historic District Commission for final approval next month for the storefronts. This ensures that they meet the historic criteria from the local office.

The second track is our submission to the State Historic Preservation Office (SHPO), the State of Michigan's historic department that approves the historic portions of the building. This is then sent for submission to the National Park Service at the federal level as it relates to Historic Tax Credits for the building. Overall, this is a three-part process with Part One and Part Two ensuring we agree to the criteria and Part Three verifying that the work was completed per the plans. Appropriate oversight by both the local and state historic offices again ensure that the agreed upon work remains in compliance.

Regarding the request for pertinent local, state and federal requirements for historical preservation, Jennifer Ross from the City's Historic District Commission (and also Planning and Development Department), can provide the requested information.

## FREE PRESS BUILDING COMMUNITY BENEFIT MEETING

**9. Written confirmation of the process for neighbors, both residential and commercial, to get prompt resolution of problems during construction—noise, obstruction, safety issues, for example**

All of our residents are given the Rock Security Command Center (RSCC) number to call with any interior or construction related issues after hours, and we will be happy to share that number with non-tenant neighbors as well. The RSCC takes all of their information and will send a security officer over to evaluate the issue and remedy it where possible. RSCC will also call the property manager to alert them to the problem if they cannot resolve it so that we can make calls to area construction project managers requesting a cease or change in operations. While it is much easier to control this for Bedrock construction projects, the RSCC can make these requests for non-Bedrock projects as well. Residents also have their property manager's number to contact with any problems 24/7.

Steve Ogden, Bedrock's NAC representative, has shared his contact information with the NAC members in case of any problems during construction. Bedrock's VP of Property Management, Krista Capp, will also make herself available to help and can be reached at (313-782-9730).

**10. Regarding additional lifestyle questions, please advise whether shuttles will be provided to the nearest QLine stop for residents; whether there are plans to assure diverse occupancy of the residences; whether the floor plans for market rate units will differ from the affordable units; and what laundry facilities will be provided.**

Bedrock is committed to helping make Detroit a more walkable city, and as such, all of our residential developments are situated so that residents are never far from the amenities Detroit's urban environment has to offer. We have no plans to provide shuttles to the QLine for this building, as it is a relatively short walk away of approximately 0.3 miles.



## FREE PRESS BUILDING COMMUNITY BENEFIT MEETING

We will absolutely be using a wide variety of marketing materials, both online and printed to help people with interest and of every demographic find us. Bedrock has not yet finalized a program for this building, meaning that we are unsure of the exact square footage breakdown for office, retail, and residential space. Laundry facilities will be dependent on how many residential units are programmed. In Bedrock's 28Grand project, laundry facilities have been located on every floor. In the Malcomson project, a stacked washer and dryer is in every unit. Every project is unique and these are two examples of how laundry facilities may be provided.

**11. Regarding economic impacts, please advise whether retailers will be subsidized by the developer; the impact of NEZ and the length of the requirement for the residential units to be rentals; the total in dollar-incentive from the City and how those dollars will be spread throughout the project; and the Developer's goals or plan to achieve at least 51% of hours on the job to Detroit residents, and whether these goals or plans apply to post-construction hours as well as those during construction.**

The NEZ property tax abatement is necessary for the project to be economically feasible. The NEZ is intended to help make rehabilitation projects possible by not imposing tax on the improvements being made for a period of up to 12 years, with a phase out after that. Separate from the NEZ, the Federal Historic Tax Credits require that the units be maintained as rental units for at least five years. If Bedrock were to convert to condominium units after that, and there are no plans to do so, Bedrock would have to work with the City and the State to request the transfer of the NEZ benefits to the ultimate owner.

The total in-dollar incentive from the City all comes in the form of abating or capturing taxes that would not exist "but for" the development taking place. The City receives no tax benefits from the vacant building today. By utilizing these tax tools to make the redevelopment possible, the City will not lose any revenue it has today, but will instead get significant new revenue from all of the residents, jobs, and businesses that will occupy in the building. We will provide the

## FREE PRESS BUILDING COMMUNITY BENEFIT MEETING

total estimated value of the incentives in a subsequent response after conferring with the City of Detroit and the Detroit Brownfield Redevelopment Authority.

Regarding the 51% Detroit hiring requirement, as noted in our response to Question #4 above, we will adhere to all Executive Orders and Ordinances.

**12. Supplementing item 9 above, the Developer's plan to keep the impact area apprised of ongoing construction impact—street and sidewalk closures, possible debris and so on.**

Bedrock will set up an e-blast protocol to the NAC via which closures and other major construction related items can be proactively communicated based on the email list that NAC members have provided. We are open to allowing the e-blast distribution list grow to include other members of the community if that is the NAC's preference. Some construction processes and closures are more need-based and spontaneous than planned, so while we will try to communicate all instances that would affect the surrounding community, we may not always be able to in advance. In those instances, as mentioned above, the community will have access to contact the Rock Security Command Center if construction issues are negatively impacting our neighbors. Additionally, the city requires of all developers a comprehensive street closure plan through the permitting process. We will be happy to provide that plan to the NAC and the community via an e-blast once it has been developed.

# FINAL NAC IMPACT REPORT AND DEVELOPER RESPONSES

## NAC'S outlined "pitfalls" with Current CBO Process

- The Impact Area includes many residents who live in apartments; notice to them of the first—and subsequent—meetings was spotty and resulted in only a single resident attending the first meeting.
- The nine-member NAC was not complete until the third scheduled meeting, and that—added to the compressed timeline the NAC was asked to meet—caused procedural challenges for the NAC members, each of whom has busy schedules. The NAC met with the Developer and the City, and conducted other communication via email and telephone. This proved effective for the current project. No doubt in large part because the CBO is so new, the “charge” to the NAC was not abundantly clear. For example, in one presentation the NAC was asked to focus on the negative effects of the Free Press Rehab project; the CBO, on the other hand, focuses on economic growth and prosperity for all residents.
- Further, it remains unclear what consideration should be given by the NAC to commercial and retail “residents” of the Impact Area. Future NACs might benefit from a clear description, at the outset, of the respective roles of the City, the pertinent City Council members, the Developer and the NAC.
- While the Free Press Rehab NAC took a broad view of relevant issues, we recognized that we may have raised issues not exactly pertinent to this project. Certainly, the NACs may raise whatever questions they wish, recognizing that their role is purely advisory; however, it may nevertheless help future NACs to hear examples of the scope of issues that may be pertinent to their projects.
- We believe that one challenge to the implementation of this CBO process is very simply that each project will be different from the one that came before, and the one that comes after. So while it will be critical to develop a process that is effective and efficient, that process will also need to be flexible in order to accommodate projects as varied as the few that have already been tested under the CBO.
- The process for future NACs must address the reality that not all NAC members will have equal access to, or capability with, technology.

## FREE PRESS BUILDING COMMUNITY BENEFIT MEETING

# FINAL NAC IMPACT REPORT AND DEVELOPER RESPONSES

**TABLE - NAC PROPOSED COMMUNITY BENEFITS AND DEVELOPER RESPONSE INCLUDING**

### Jobs:

Concerns/Benefits	Developer 6/23 Response to NAC's 6/21 Request/Document	Status of Issue NAC's Additional Requests	Developer Final Response
<p>The Developer has confirmed that by existing requirements, 51% of the work hours on the project have to be performed by Detroit residents. The Developer estimates that about ten post-construction jobs would be created for individuals employed by the landlord, at this point it's not possible to estimate the number of jobs created by tenants in the building.</p>	<p>We are attaching a copy of the City of Detroit's Executive Order related to this topic, 2016-1. Bedrock adheres to all Executive Orders and ordinances and will do the same with the Freep. We welcome the City's related Skilled Trades Employment Program (STEP), which seeks to increase access for Detroiters to skilled trades careers. More information on that program can be found here:</p> <p><a href="http://www.detroitmi.gov/News/ArticleID/1169/City-Launches-New-Initiative-to-Ensure-More-Detroiters-Have-Access-to-Skilled-Trades-Apprenticeships-and-Careers">http://www.detroitmi.gov/News/ArticleID/1169/City-Launches-New-Initiative-to-Ensure-More-Detroiters-Have-Access-to-Skilled-Trades-Apprenticeships-and-Careers</a></p>	<p>The Developer's 6/23 written response to NAC's 6/21 Request 4 addresses this question adequately for the time being; the NAC requests periodic status reports on compliance with this requirement.</p>	<p>Bedrock will share the reports with the NAC that are submitted to the City with respect to this project, as it relates to our compliance with the city's current Executive Order.</p>



# FREE PRESS BUILDING COMMUNITY BENEFIT MEETING

## Affordable Housing:

Concerns/Benefits	Developer 6/23 Response to NAC's 6/21 Request/Document	Status of Issue NAC's Additional Requests	Developer Final Response
<p>The Developer and the City confirmed that a written agreement and/or ordinance are pending with approval expected by the end of July. To the extent that the NAC considers this to be an issue, the timing of approvals for such an agreement and/or ordinance could be problematic in light of the schedule that's been proposed for our work. And if the Project is going to include affordable housing, the requirements around application, selection, transparency in decision-making and so on could be relevant to the NAC.</p>	<p>The City has a policy that there be 20% affordable housing associated with projects that receive tax incentives or receive land at a discounted price. It is also our understanding that an ordinance is going through council to formalize this policy, but nothing has yet been passed. Given the number of development projects Bedrock has close to one another, working with the City, we have developed a strategy to provide 20% affordable units across our portfolio. This will ensure that as Bedrock continues to support the redevelopment of the greater downtown, we will be supporting the development of an inclusive, mixed-income community.</p> <p>The affordable housing Bedrock provides will include not only new construction, but also the preservation of existing affordable housing to ensure that residents currently living in affordable housing can continue to do so. We are working on an agreement that lays out this plan with the City, which we hope to finalize in the coming weeks. While there will not be affordable housing in the Freep building (as it is not economically feasible to do so in light of the very significant costs of restoring this distressed historic building), we have affordable housing under construction in Capitol Park and Brush Park and are continuing to explore other opportunities to provide affordable housing in Detroit.</p> <p>In terms of tenant selection, we would be happy to work with housing agencies as well as social support groups, area non-profits and churches to obtain referrals.</p>	<p>1. In response to NAC's 6/1 Request 5, the Developer advised there will be no affordable housing in this project. This was new information to the NAC and accordingly, while the NAC appreciate the Developer's additional information about affordable housing requirements and practices, we request a copy of the written agreement with the City that confirms the City's and the Developer's agreement that no affordable housing will be provided in this project. If there is no such agreement at this time, the NAC requests to be advised approximately when the agreement will be made final, and requests to be provided with a copy of such agreement immediately.</p>	<p>Bedrock will forward relevant documents describing any affordable housing agreement with the city with respect to this Project, once it's filed with the City Clerk.</p>

# FREE PRESS BUILDING COMMUNITY BENEFIT MEETING

## Parking:

Concerns/Benefits	Developer: 6/23 response to NAC's 6/21 Request/Document	Status of Issue NAC's Additional Requests	Developer Response
<p>The Developer has no plans for parking as a part of the project, so presumably the City does not require it. This places a burden on existing surface lots and/or nearby parking structures as well as on-street spaces.</p>	<p>The link below will provide a comprehensive view of the available parking around the Free Press Building and throughout the CBD. The two concentric rings depict a quarter mile and half mile from the Free Press building. Parking garages are shown in dark blue, while surface lots are shaded lighter blue. Clicking on the respective sites will display street address and reported parking count for each of the selected locations.</p> <p>Detroit CBD Parking Map</p>	<p>In response to NAC's 6/21 Requests 6 and 7, the Developer provided substantial information as to potential measures to alleviate parking limitations and costs, and to enhance safety. The NAC requests to be periodically updated on the progress in this area.</p>	<p>Bedrock will update the NAC on this matter bi-annually on or before June 30 and December 31st, throughout the duration of construction.</p>
	<p>The Bedrock controlled parking count is roughly 2,200 spaces if 1401 1st Street is included, which is on the edge of the 3-block radius from the building. If that garage is excluded, the Bedrock owned count drops to less than 1,600 bedrock owned spaces. Parking rates vary across these sites based on type (garage vs. surface lot), proximity to the CBD, and freeway access among other factors. Utilization also varies across the sites, with those closest to the CBD typically having the highest utilization Monday – Friday.</p> <p>The initial study attribution is noted by clicking the arrow in the upper left corner of the web page.</p>		
	<p>Residents are encouraged to work with Universal Parking Management, who manages Bedrock's garages. The garages we own contain over 18,000 stalls in all. We are also working on programs to minimize the expense for people that live and work downtown and only need access to their vehicles on the weekends. They would have the opportunity to park outside of the Central Business District Monday through Friday and then would have weekend access to a garage closer to their home for convenience on the weekends.</p>		

# FREE PRESS BUILDING COMMUNITY BENEFIT MEETING

## Historical Significance:

Concerns/Benefits	Developer 6/23 Response to NAC's 6/21 Request/Document	Status of Issue NAC's Additional Requests	Developer Response
<p>The project is apparently governed in this respect by local, state and federal requirements.</p>	<p>Bedrock is in the process of pulling all applicable historic preservation guidelines, as there are several that we have to address. We have a strong track record of historic preservation and both our team members and historic consultants have deep familiarity and respect for the requirements.</p> <p>We have received a Certificate of Appropriateness from the City Historic Council for the exterior plan of the Free Press Building and will be in front of both the Historic District Commission for final approval next month for the storefronts. This ensures that they meet the historic criteria from the local office.</p> <p>The second track is our submission to the State Historic Preservation Office (SHPO), the State of Michigan's historic department that approves the historic portions of the building. This is then sent for submission to the National Park Service at the federal level as it relates to Historic Tax Credits for the building. Overall, this is a three-part process with Part One and Part Two ensuring we agree to the criteria and Part Three verifying that the work was completed per the plans. Appropriate oversight by both the local and state historic offices again ensure that the agreed upon work remains in compliance.</p>	<p>Both the Developer and the City have provided information that adequately addresses this question.</p>	<p>No response as the NAC feels that this concern was adequately addressed.</p>

# FREE PRESS BUILDING COMMUNITY BENEFIT MEETING

## Construction:

Concerns/Benefits	Developer 6/23 Response to NAC's 6/21 Request/Document	Status of Issue NAC's Additional Requests	Developer Response
<ol style="list-style-type: none"> <li>Schedule for the project</li> <li>Assuring timely notices to residents of all major activity that could affect them</li> <li>Noise, traffic congestion, blocked streets and sidewalks</li> <li>Dust, pollution, hazardous material risk</li> <li>Power interruptions</li> <li>Assuring neighbors are informed of complaint process if they see a need to make one</li> <li>Specifics on the environmentally-friendly aspects of the project.</li> </ol>	<p>Bedrock is committed to helping make Detroit a more walkable city, and as such, all of our residential developments are situated so that residents are never far from the amenities Detroit's urban environment has to offer. We have no plans to provide shuttles to the QLine for this building, as it is a relatively short walk away of approximately 0.3 miles. We will absolutely be using a wide variety of marketing materials, both online and printed to help people with interest and of every demographic find us.</p> <p>Bedrock has not yet finalized a program for this building, meaning that we are unsure of the exact square footage breakdown for office, retail, and residential space. Laundry facilities will be dependent on how many residential units are programmed. In Bedrock's 28Grand project, laundry facilities have been located on every floor. In the Malcomson project, a stacked washer and dryer is in every unit. Every project is unique and these are two examples of how laundry facilities may be provided.</p> <p>Bedrock will set up an e-blast protocol to the NAC via which closures and other major construction related items can be proactively communicated based on the email list that NAC members have provided. We are open to allowing the e-blast distribution list grow to include other members of the community if that is the NAC's preference. Some construction processes and closures are more need-based and spontaneous than planned, so while we will try to communicate all instances that would affect the surrounding community, we may not always be available to in advance. In those instances, as mentioned above, the community will have access to contact the Rock Security Command Center if construction issues are negatively impacting our neighbors. Additionally, the city requires of all developers a comprehensive street closure plan through the permitting process. We will be happy to provide that plan to the NAC and the community via an e-blast once it has been developed.</p>	<p>The Developer's responses to the NAC's 6/21 Requests 10 and 12 will substantially address construction issues. Additionally, the NAC requests that the Developer and city consider maintaining a safe pedestrian walkway on Lafayette (and Washington and Cass when necessary) for the duration of the construction. Further, the NAC requests to be kept apprised of developments on lifestyle issues as Request 12 be implemented for all commercial/retail/residential residents of the Impact Area.</p>	<p>In response to the NAC's request for a pedestrian walkway during construction, per the city code, Bedrock will take all appropriate measures to ensure the safety of pedestrians in and around the site during construction. In response to the request for being kept apprised of developments on lifestyle issues, Bedrock will endeavor to provide email updates regarding significant construction impacts to those residents in the impact area who have supplied email addresses. Lastly, as requested, Bedrock will utilize the e-blast protocol process that was explained in the 6/23 response to the NAC.</p>



# FREE PRESS BUILDING COMMUNITY BENEFIT MEETING

## Fraternization / Community Input:

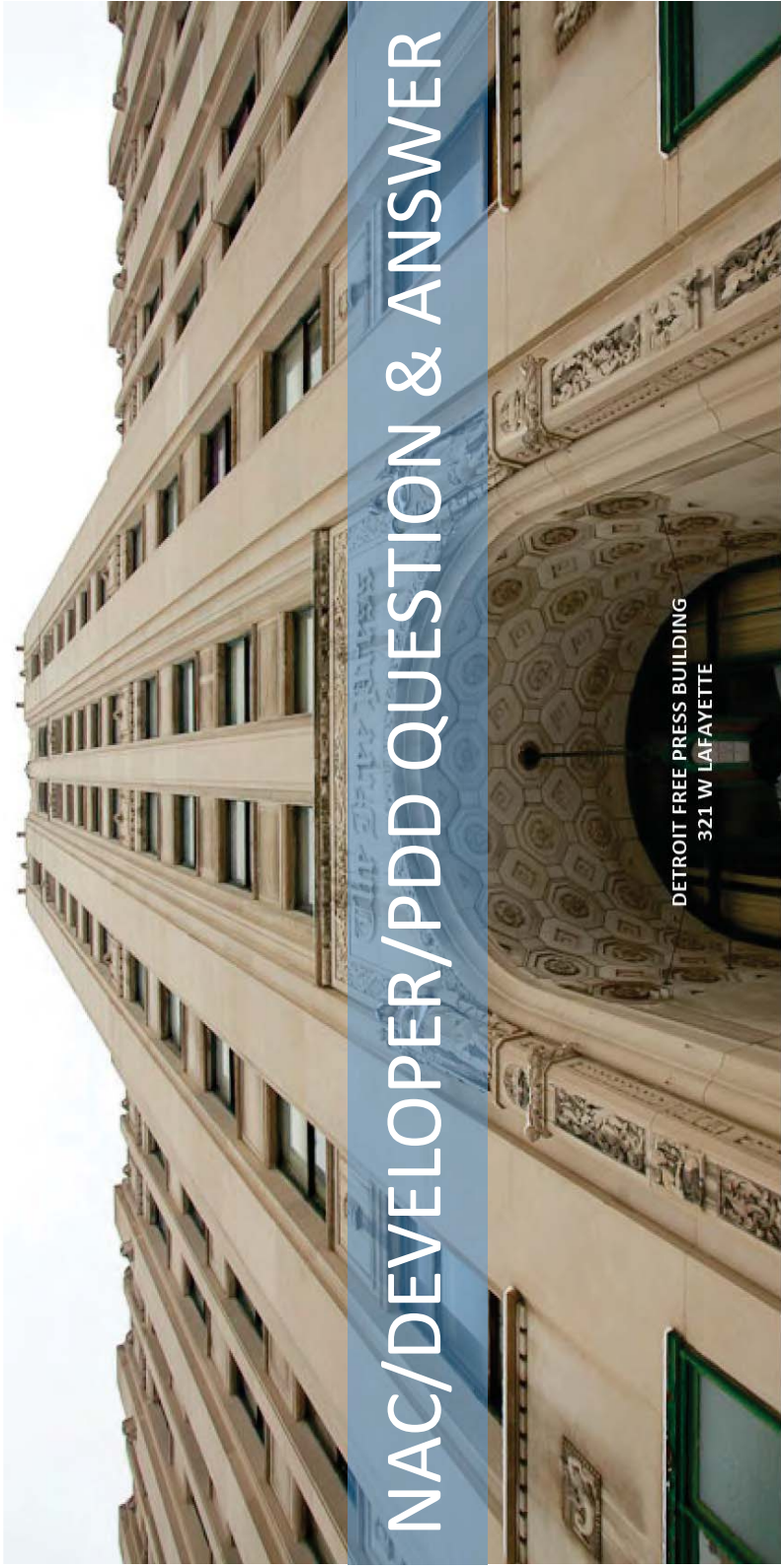
Concerns/Benefits	Developer 6/23 Response to NAC's 6/21 Request/Document	Status of Issue NAC's Additional Requests	Developer Response
<ol style="list-style-type: none"> <li>How will community input impact development? Currently, emails and NAC members are posting fliers in apartment buildings. Who will pay for future public meeting announcements?</li> <li></li> </ol>	<p>This specific question was not outlined in the NAC 6/21 document.</p>	<ol style="list-style-type: none"> <li>How will community input be collected?</li> <li>How will community needs of grocery, laundry be addressed?</li> </ol>	<ol style="list-style-type: none"> <li>The community can utilize the email address <a href="mailto:FreepCBO@bedrockdetroit.com">FreepCBO@bedrockdetroit.com</a> to send community input.</li> <li>The plan for laundry hasn't been finalized however, there will either be in unit washer and dryers or a laundry room within the development. In terms of groceries, there are several grocery stores in the area in addition to grocers that now deliver in Detroit. Tenants are choosing their lifestyle and can decide whether they will walk, ride a bike, use a ride-hailing service like Uber or Lyft, have their groceries delivered or utilize a ZIP car.</li> </ol>

# FREE PRESS BUILDING COMMUNITY BENEFIT MEETING

## Placemaking:

Concerns/Benefits	Developer 6/23 Response to NAC's 6/21 Request/Document	Status of Issue NAC's Additional Requests	Developer Response
<p>1. Outdoor Placemaking: How will the project enhance the livability of the area (ie. place-making, walkability, bike-ability, lighting, safety, inviting outdoor space, etc)? NOTE: This is less of a concern for cameras and more of a concern for atmospheric feeling of a safe, welcoming space; see CPTED, Crime Prevention Through Environmental Design, also PPS, Project for Public Spaces)</p>	<p>This specific question was not outlined in the NAC 6/21 document.</p>	<p>The NAC appreciates additional information provided by the Developer as to its commitment to placemaking, biking and safety. The NAC asks that the Developer give strong consideration to including human-scale lighting on the sidewalks, in order to reduce shadows from current towering light poles; separating the sidewalk vertically from the road in order to enhance the sense of safety; planning for sidewalks wide enough, and unimpeded by light poles in the middle, to allow for seating, pedestrian and possible bike traffic; providing bike racks at the building, and advocating for bike lanes to connect the project area to other bike lanes and activity centers like Cobo Hall and Campus Martius.</p>	<p>Bedrock agrees and aggressively supports placemaking, pedestrianization, and cycling efforts throughout downtown; we will continue to explore opportunities to do so. We will make sure that there is adequate, high-quality pedestrian space, seating, and other amenities on the sidewalk in front of this building and we would be supportive of streetscape redevelopment and bike lane development efforts led by the City and other stakeholders in this area. Our architecture and design team will pay attention to the quality of light coming from exterior lights on our building and will work with the City and other partners to make sure there are appropriate levels of light outside of this building. We will have bike racks outside of this building, the number of racks will be determined by the final program of the building. There will likely be some indoor storage for bikes too but this will depend on the final program of the building.</p>

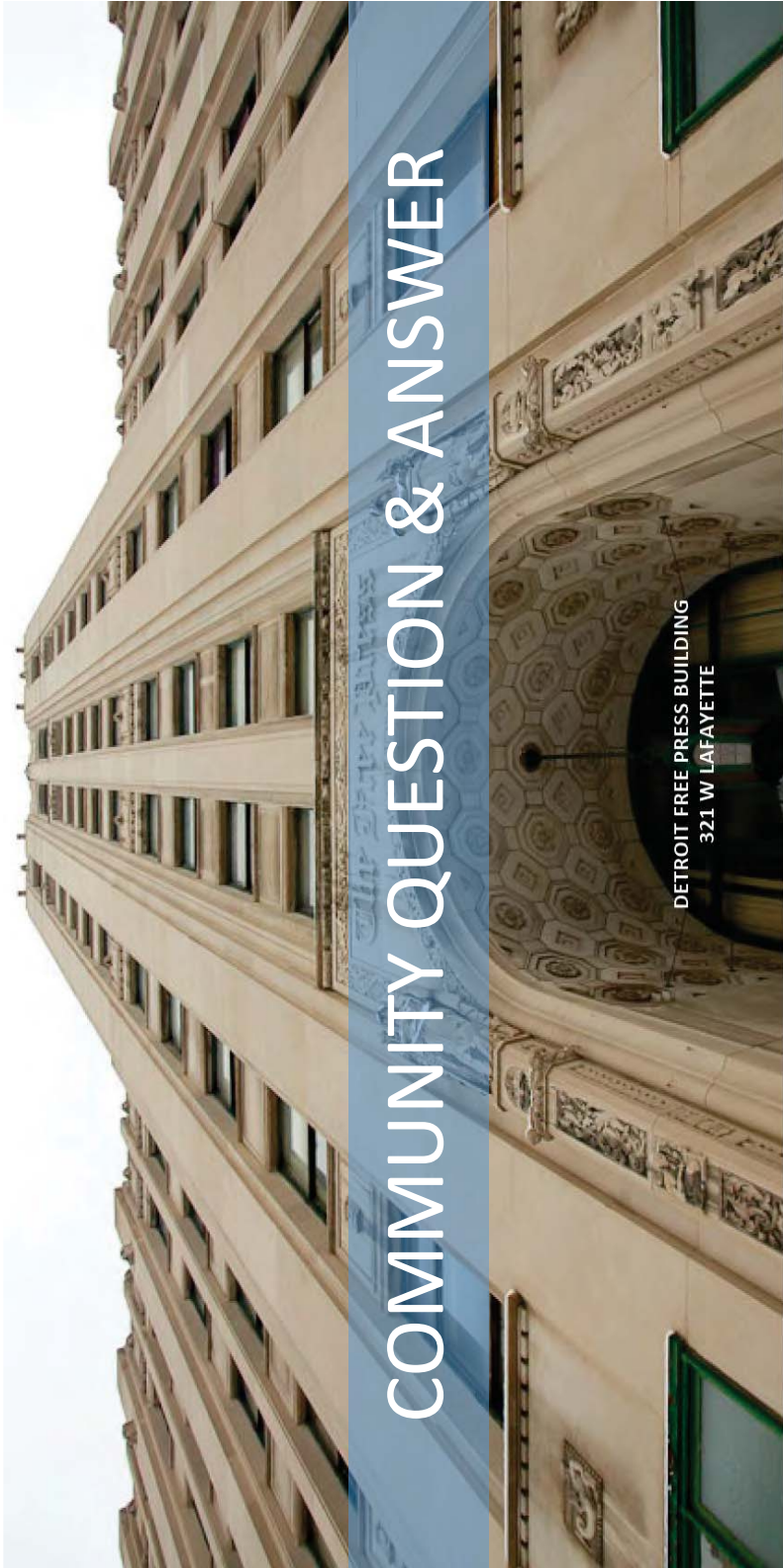
FREE PRESS BUILDING COMMUNITY BENEFIT MEETING



NAC/DEVELOPER/PDD QUESTION & ANSWER

DETROIT FREE PRESS BUILDING  
321 W LAFAYETTE

FREE PRESS BUILDING COMMUNITY BENEFIT MEETING



COMMUNITY QUESTION & ANSWER

DETROIT FREE PRESS BUILDING  
321 W LAFAYETTE



# FREE PRESS BUILDING COMMUNITY BENEFIT MEETING



NEXT STEPS

DETROIT FREE PRESS BUILDING  
321 W LAFAYETTE

# Schedule for upcoming Community Benefit Submittals

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Date	Description
July 7	PDD to finalize CBO report

## **Enforcement Committee**

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As per the Ordinance, Corporation Council is responsible for forming and leading the Enforcement Committee. Planning and Development will work with the Law Department, in addition to the Human Rights Department and the Legislative Policy Division, to assist in the formation of the Committee and the establishment of the Enforcement Process

<b>APPENDIX</b>		
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B	EXECUTIVE ORDER 2016-1	ATTACHMENT
C	PROJECT IMPACT AREA MAP	ATTACHMENT
D	PUBLIC MEETING # 1 –PUBLIC NOTICE, FLYER, PRESENTATION –JUNE 5, 2017	ATTACHMENT
E	PUBLIC MEETING # 2–FLYER & PRESENTATION –JUNE 15, 2017	ATTACHMENT
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K	DEVELOPER RESPONSE TO NAC IMPACT REPORT–JULY 30, 2017	ATTACHMENT
L	PROJECT BROWNFIELD TIF PLAN PROPOSAL	ATTACHMENT



Neighborhood Advisory Council	Email Address	Telephone No.	Appt.	Sign-In	Sign-In	Sign-In	Sign-In
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Andres Rosenthal	<a href="mailto:Aries22R@gmail.com">Aries22R@gmail.com</a>	(818) 326-5374	CM At-Large Ayers		CBO #2	CBO #3	CBO #4
Beverly Burns	<a href="mailto:Burns@MillerCanfield.com">Burns@MillerCanfield.com</a>	(313) 496-7508	Community	CBO #1	CBO #2	CBO #3	CBO #4
Debra Walker	<a href="mailto:debrawalker@yahoo.com">debrawalker@yahoo.com</a>	313-758-1648	CM District 6 Castañeda-López		CBO #2	CBO #3	CBO #4
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Melody Martin	<a href="mailto:melodywvtv@sbcglobal.net">melodywvtv@sbcglobal.net</a>	313-595-5935 Text: 313-595-0453	PDD		CBO #2	CBO #3	CBO #4
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Geoff Sleeman						CBO #4
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James Martin	1135 Shelby St.		248-467-4580			CBO #4
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Whitney Eichinger	--	--	--			
Will Butler		<a href="mailto:webutler4@gmail.com">webutler4@gmail.com</a>	248.821.0841		CBO #2	CBO #4

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## **BEDROCK RESPONSES TO FREEP NAC**

### 1. Plan for any public arts fund and process to choose artists/engage community

As discussed at the Free Press Building CBO meeting #3, Bedrock does not have a fund for public art, but it is something we do with many projects. We have a track record of engaging local artists including both in our recent small business mural project, for which we brought in three local artists in addition to hundreds of Family of Companies volunteers to paint murals throughout the city, as well as working with Charles McGee, who created a mural on our 28Grand development. Sydney James, another local artist, has created a mural in Bedrock's Federal Reserve Building. There are also pieces by Tiff Massey, Bev Fishman, Scott Hocking, Tylonn Sawyer, and many others throughout Bedrock's building portfolio.

Like all of our projects, the Free Press Building will incorporate art in a thoughtful way.

### 2. Plans for what amenities you might add for retail and what the density might be around the area (i.e. grocery, bars, restaurants, etc.)

We are currently in the early stages of redevelopment for this building, essentially everything about the use and merchandising is still to be determined. That said, the surrounding residents and day time office population will certainly be top of mind as we continue to refine our strategy. Our intention is to remain consistent with our typical retail merchandising strategy, which is focused on creating unique and engaging experiences through amazing retail destinations, food and beverage offerings, street level activation and neighborhood services.

### 3. Bicycle plans

Bedrock is an advocate for cycling infrastructure in downtown Detroit. Bedrock, and the Quicken Loans Family of Companies, has previously invested in the design of a network of protected bike lanes in downtown Detroit (to be delivered by the Downtown Detroit Partnership in 2018) and would be supportive of bike lane network extensions that connect the Free Press Building to this network – and the city overall – via Fort Street, Lafayette Boulevard, Washington Boulevard, and Cass Avenue. Bedrock is also committed to providing bike storage and other bike related amenities in our residential and commercial properties. In Bedrock's Malcomson project, bicycle storage is provided on each floor. In our 28Grand project, bicycle storage is located on the first floor. Bedrock is also supportive of MoGo Detroit bike share and would like to work with MoGo's leadership to encourage the placement of a bike dock near the Free Press Building.

### 4. Written documentation of the 51% requirement regarding work hours on the project

We are attaching a copy of the City of Detroit's Executive Order related to this topic, 2016-1. Bedrock adheres to all Executive Orders and ordinances and will do the same with the Freep. We welcome the City's related Skilled Trades Employment Program (STEP), which seeks to increase access for Detroiters to skilled trades careers. More information on that program can be found here: <http://www.detroitmi.gov/News/ArticleID/1169/City-Launches-New-Initiative-to-Ensure-More-Detroiters-Have-Access-to-Skilled-Trades-Apprenticeships-and-Careers>

5. [Written confirmation of the current requirement for 20% affordable housing and a written description of the Developer’s plan to implement that requirement at the Free Press site including but not limited to the process for selection of tenants for the affordable units](#)

The City has a policy that there be 20% affordable housing associated with projects that receive tax incentives or receive land at a discounted price. It is also our understanding that an ordinance is going through council to formalize this policy, but nothing has yet been passed. Given the number of development projects Bedrock has close to one another, working with the City, we have developed a strategy to provide 20% affordable units across our portfolio. This will ensure that as Bedrock continues to support the redevelopment of the greater downtown, we will be supporting the development of an inclusive, mixed-income community. The affordable housing Bedrock provides will include not only new construction, but also the preservation of existing affordable housing to ensure that residents currently living in affordable housing can continue to do so.

We are working on an agreement that lays out this plan with the City, which we hope to finalize in the coming weeks. While there will not be affordable housing in the Freep building (as it is not economically feasible to do so in light of the very significant costs of restoring this distressed historic building), we have affordable housing under construction in Capitol Park and Brush Park and are continuing to explore other opportunities to provide affordable housing in Detroit.

In terms of tenant selection, we would be happy to work with housing agencies as well as social support groups, area non-profits and churches to obtain referrals.

6. [Specific data on the number of parking spaces available within a three-block radius of the site, and daily/lease use and price data, if available](#)

The link below will provide a comprehensive view of the available parking around the Free Press Building and throughout the CBD. The two concentric rings depict a quarter mile and half mile from the Freep building. Parking garages are shown in dark blue, while surface lots are shaded lighter blue. Clicking on the respective sites will display street address and reported parking count for each of the selected locations.

[Detroit CBD Parking Map](#)

The Bedrock controlled parking count is roughly 2,200 spaces if 1401 1<sup>st</sup> Street is included, which is on the edge of the 3-block radius from the building. If that garage is excluded, the Bedrock owned count drops to less than 1,600 bedrock owned spaces.

Parking rates vary across these sites based on type (garage vs. surface lot), proximity to the CBD, and freeway access among other factors. Utilization also varies across the sites, with those closest to the CBD typically having the highest utilization Monday – Friday.

The initial study attribution is noted by clicking the arrow in the upper left corner of the web page.



7. [The developer's plan, if it has been created at this time, to assist tenants, both residential and commercial, to find regularly accessible nearby parking](#)

Residents are encouraged to work with Universal Parking Management, who manages Bedrock's garages. The garages we own contain over 18,000 stalls in all. We are also working on programs to minimize the expense for people that live and work downtown and only need access to their vehicles on the weekends. They would have the opportunity to park outside of the Central Business District Monday through Friday and then would have weekend access to a garage closer to their home for convenience on the weekends.

8. [Copies of pertinent local, state, federal requirements for historical preservation, together with the Developer's process for complying with same](#)

Bedrock is in the process of pulling all applicable historic preservation guidelines, as there are several that we have to address. We have a strong track record of historic preservation and both our team members and historic consultants have deep familiarity and respect for the requirements.

We have received a Certificate of Appropriateness from the City Historic Council for the exterior plan of the Free Press Building and will be in front of both the Historic District Commission for final approval next month for the storefronts. This ensures that they meet the historic criteria from the local office.

The second track is our submission to the State Historic Preservation Office (SHPO), the State of Michigan's historic department that approves the historic portions of the building. This is then sent for submission to the National Park Service at the federal level as it relates to Historic Tax Credits for the building. Overall, this is a three-part process with Part One and Part Two ensuring we agree to the criteria and Part Three verifying that the work was completed per the plans.

Appropriate oversight by both the local and state historic offices again ensure that the agreed upon work remains in compliance.

Regarding the request for pertinent local, state and federal requirements for historical preservation, Jennifer Ross from the City's Historic District Commission (and also Planning and Development Department), can provide the requested information.

9. [Written confirmation of the process for neighbors, both residential and commercial, to get prompt resolution of problems during construction—noise, obstruction, safety issues, for example](#)

All of our residents are given the Rock Security Command Center (RSCC) number to call with any interior or construction related issues after hours, and we will be happy to share that number with non-tenant neighbors as well. The RSCC takes all of their information and will send a security officer over to evaluate the issue and remedy it where possible. RSCC will also call the property manager to alert them to the problem if they cannot resolve it so that we can make calls to area construction project managers requesting a cease or change in operations. While it is much easier to control this for Bedrock construction projects, the RSCC can make these

requests for non-Bedrock projects as well. Residents also have their property manager's number to contact with any problems 24/7.

Steve Ogden, Bedrock's NAC representative, has shared his contact information with the NAC members in case of any problems during construction. Bedrock's VP of Property Management, Krista Capp, will also make herself available to help and can be reached at (313-782-9730).

10. Regarding additional lifestyle questions, please advise whether shuttles will be provided to the nearest QLine stop for residents; whether there are plans to assure diverse occupancy of the residences; whether the floor plans for market rate units will differ from the affordable units; and what laundry facilities will be provided.

Bedrock is committed to helping make Detroit a more walkable city, and as such, all of our residential developments are situated so that residents are never far from the amenities Detroit's urban environment has to offer. We have no plans to provide shuttles to the QLine for this building, as it is a relatively short walk away of approximately 0.3 miles.

We will absolutely be using a wide variety of marketing materials, both online and printed to help people with interest and of every demographic find us.

Bedrock has not yet finalized a program for this building, meaning that we are unsure of the exact square footage breakdown for office, retail, and residential space. Laundry facilities will be dependent on how many residential units are programmed. In Bedrock's 28Grand project, laundry facilities have been located on every floor. In the Malcomson project, a stacked washer and dryer is in every unit. Every project is unique and these are two examples of how laundry facilities may be provided.

11. Regarding economic impacts, please advise whether retailers will be subsidized by the developer; the impact of NEZ and the length of the requirement for the residential units to be rentals; the total in dollar-incentive from the City and how those dollars will be spread throughout the project; and the Developer's goals or plan to achieve at least 51% of hours on the job to Detroit residents, and whether these goals or plans apply to post-construction hours as well as those during construction.

The NEZ property tax abatement is necessary for the project to be economically feasible. The NEZ is intended to help make rehabilitation projects possible by not imposing tax on the improvements being made for a period of up to 12 years, with a phase out after that. Separate from the NEZ, the Federal Historic Tax Credits require that the units be maintained as rental units for at least five years. If Bedrock were to convert to condominium units after that, and there are no plans to do so, Bedrock would have to work with the City and the State to request the transfer of the NEZ benefits to the ultimate owner.

The total in-dollar incentive from the City all comes in the form of abating or capturing taxes that would not exist "but for" the development taking place. The City receives no tax benefits from the vacant building today. By utilizing these tax tools to make the redevelopment possible, the City will not lose any revenue it has today, but will instead get significant new revenue from all of the residents, jobs, and businesses that will occupy in the building. We will provide the

total estimated value of the incentives in a subsequent response after conferring with the City of Detroit and the Detroit Brownfield Redevelopment Authority.

Regarding the 51% Detroit hiring requirement, as noted in our response to Question #4 above, we will adhere to all Executive Orders and Ordinances.

12. Supplementing item 9 above, the Developer's plan to keep the impact area apprised of ongoing construction impact—street and sidewalk closures, possible debris and so on.

Bedrock will set up an e-blast protocol to the NAC via which closures and other major construction related items can be proactively communicated based on the email list that NAC members have provided. We are open to allowing the e-blast distribution list grow to include other members of the community if that is the NAC's preference. Some construction processes and closures are more need-based and spontaneous than planned, so while we will try to communicate all instances that would affect the surrounding community, we may not always be able to in advance. In those instances, as mentioned above, the community will have access to contact the Rock Security Command Center if construction issues are negatively impacting our neighbors. Additionally, the city requires of all developers a comprehensive street closure plan through the permitting process. We will be happy to provide that plan to the NAC and the community via an e-blast once it has been developed.

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Free Press NAC  
Submitted June 26, 2017

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## Communications

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Dropbox Link: [https://www.dropbox.com/sh/n9yezkkzutgxxv6e/AACNqFkGPujMMBJ\\_1-LXOq-Na?dl=0](https://www.dropbox.com/sh/n9yezkkzutgxxv6e/AACNqFkGPujMMBJ_1-LXOq-Na?dl=0)

Email list: [FreePCBO@bedrockdetroit.com](mailto:FreePCBO@bedrockdetroit.com) / [free-press-building-cbo@googlegroups.com](http://free-press-building-cbo@googlegroups.com)

# NAC Report

## Introduction

This Report covers areas identified by the Free Press Rehab Project Neighborhood Advisory Council (“NAC”) as relevant to the purpose of the Community Benefits Ordinance (“CBO”), to promote “transparency and accountability and ensure development projects in the City of Detroit benefit and promote economic growth and prosperity for all residents.” Those areas are broadly described as jobs, affordable housing, parking, historical significance, construction, Fraternalization / Community Input and placemaking. Additionally, it’s evident that the lack of a proven process for implementation of this brand-new CBO was an issue in its application to this project. The NAC concurs, however, with the City’s and Developer’s decision to implement the CBO Tier One process for the Free Press Rehab Project on a voluntary basis, even though it does not meet the threshold that would require the process. Using this project as a sort of “pilot” for the Tier One process will, we hope, make application of the requirements of the ordinance smoother in the future.

That said, a brief description of the process used by the NAC, as well as a few process pitfalls from the NAC’s vantage point, may be useful:

- The Impact Area includes many residents who live in apartments; notice to them of the first—and subsequent—meetings was spotty and resulted in only a single resident attending the first meeting.
- The nine-member NAC was not complete until the third scheduled meeting, and that—added to the compressed timeline the NAC was asked to meet—caused procedural challenges for the NAC members, each of whom has busy schedules. The NAC met with the Developer and the City, and conducted other communication via email and telephone. This proved effective for the current project.
- No doubt in large part because the CBO is so new, the “charge” to the NAC was not abundantly clear. For example, in one presentation the NAC was asked to focus on the negative effects of the Free Press Rehab project; the CBO, on the other hand, focuses on economic growth and prosperity for all residents.
- Further, it remains unclear what consideration should be given by the NAC to commercial and retail “residents” of the Impact Area.
- Future NACs might benefit from a clear description, at the outset, of the respective roles of the City, the pertinent

City Council members, the Developer and the NAC.

- While the Free Press Rehab NAC took a broad view of relevant issues, we recognized that we may have raised issues not exactly pertinent to this project. Certainly, the NACs may raise whatever questions they wish, recognizing that their role is purely advisory; however, it may nevertheless help future NACs to hear examples of the scope of issues that may be pertinent to their projects.
- We believe that one challenge to the implementation of this CBO process is very simply that each project will be different from the one that came before, and the one that comes after. So while it will be critical to develop a process that is effective and efficient, that process will also need to be flexible in order to accommodate projects as varied as the few that have already been tested under the CBO.
- The process for future NACs must address the reality that not all NAC members will have equal access to, or capability with, technology.

As to the Report that follows, the NAC adapted a format suggested to us by the City and/or the Developer on June 19, and which is similar to one used for the Detroit Pistons Project. We understand that the Pistons NAC terminated after the filing of its Report; it is important to note that, **as contemplated by the CBO, the Free Press Rehab NAC does not intend to disband and indeed in the report below, requests periodic updates from the Developer and/or the City as to some issues. This is necessary and appropriate in view of the status of some of the matters of concern to the NAC, and the NAC suggests regularly-scheduled quarterly meetings with the Developer and the City, supplemented by additional meetings and written correspondence as appropriate.**

Finally, with respect to this NAC Report, please note that in order to expedite its work and provide a meaningful report, the NAC submitted written requests for additional information on June 21 to the Developer. The Developer provided responses on June 23. Additionally, the City provided a response to one of the NAC requests. This NAC Report, then, is comprised of this document as well as the attached written responses from the Developer and the City, to those June 21 requests.

# NAC PROPOSED COMMUNITY BENEFITS AND DEVELOPER RESPONSE

Jobs:

<p>Concerns/Benefits</p> <p>The Developer has confirmed that by existing requirements, 51% of the work hours on the project have to be performed by Detroit residents. The Developer estimates that about ten post-construction jobs would be created for individuals employed by the landlord; at this point it's not possible to estimate the number of jobs created by tenants in the building.</p>	<p>Status of Issue NAC's Additional Requests</p>
	<p>The Developer's 6/23 written response to NAC's 6/21 Request 4 addresses this question adequately for the time being; the NAC requests periodic status reports on compliance with this requirement.</p>

Affordable Housing:

<p>Concerns/Benefits</p> <p>The Developer and the City confirmed that a written agreement and/or ordinance are pending with approval expected by the end of July. To the extent that the NAC considers this to be an issue, the timing of approvals for such an agreement and/or</p>	<p>Status of Issue NAC's Additional Requests</p> <p>1. In response to NAC's 6/1 Request 5, the Developer advised <b>there will be no affordable housing in this project.</b> This was new information to the NAC and accordingly, while the NAC appreciate the Developer's additional information</p>	<p>Proposed Mitigation</p>



<p>ordinance could be problematic in light of the schedule that's been proposed for our work. And if the Project is going to include affordable housing, the requirements around application, selection, transparency in decision-making and so on could be relevant to the NAC.</p>	<p>about affordable housing requirements and practices, we request a copy of the written agreement with the City that confirms the City's and the Developer's agreement that no affordable housing will be provided in this project. If there is no such agreement at this time, the NAC requests to be advised approximately when the agreement will be made final, and requests to be provided with a copy of such agreement immediately.</p>	
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**Parking:**

Concerns/Benefits	Status of Issue NAC's Additional Requests	Proposed Mitigation
<p>The Developer has no plans for parking as a part of the project, so presumably the City does not require it. This places a burden on existing surface lots and/or nearby parking structures as well as on-street spaces.</p>	<p>In response to NAC's 6/21 Requests 6 and 7, the Developer provided substantial information as to potential measures to alleviate parking limitations and costs, and to enhance safety. The NAC requests to be periodically updated on the progress in this area.</p>	

**Historical Significance:**

Concerns/Benefits	Status of Issue NAC's Additional Requests	Proposed Mitigation
The project is apparently governed in this respect by local, state and federal requirements.	Both the Developer and the City have provided information that adequately addresses this question.	

**Construction:**

Concerns/Benefits	Status of Issue NAC's Additional Requests	Proposed Mitigation
<ol style="list-style-type: none"> <li>1. Schedule for the project</li> <li>2. Assuring timely notices to residents of all major activity that could affect them</li> <li>3. Noise, traffic congestion, blocked streets and sidewalks</li> <li>4. Dust, pollution, hazardous material risk</li> <li>5. Power interruptions</li> <li>6. Assuring neighbors are</li> </ol>	The Developer's responses to the NAC's 6/21 Requests 10 and 12 will substantially address construction issues. Additionally, the NAC requests that the Developer and City consider maintaining a safe pedestrian walkway on Lafayette (and Washington and Cass when necessary) for the duration of the construction. Further, the NAC requests to be kept apprised of	

<p>informed of complaint process if they see a need to make one</p> <p>7. Specifics on the environmentally-friendly aspects of the project..</p>	<p>developments on lifestyle issues as the Project progresses. Further, the NAC asks that the e-blast protocol described by the Developer in its responses to Request 12 be implemented for all commercial/retail/residential residents of the Impact Area.</p>	
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**Fraternization / Community Input:**

Concerns/Benefits	Status of Issue NAC's Additional Requests	Proposed Mitigation
<p>1. How will community input impact development?</p> <p>2. Currently, emails and NAC members are posting fliers in apartment buildings. Who will pay for future public meeting announcements?</p>	<p>1. How will community input be collected?</p> <p>2. How will community needs of grocery, laundry be addressed?</p>	

**Placemaking:**

Concerns/Benefits	Status of Issue NAC's Additional Requests	Proposed Mitigation

<p>1. Outdoor Placemaking: How will the project enhance the livability of the area (ie placemaking, walkability, bike-ability, lighting, safety, inviting outdoor space, etc? NOTE: This is less of a concern for cameras and more of a concern for atmospheric feeling of a safe, welcoming space; see CPTED, Crime Prevention Through Environmental Design, also PPS, Project for Public Spaces)</p>	<p>The NAC appreciates additional information provided by the Developer as to its commitment to placemaking, biking and safety. The NAC asks that the Developer give strong consideration to including human-scale lighting on the sidewalks, in order to reduce shadows from current towering light poles; separating the sidewalk vertically from the road in order to enhance the sense of safety; planning for sidewalks wide enough, and unimpeded by light poles in the middle, to allow for seating, pedestrian and possible bike traffic; providing bike racks at the building, and advocating for bike lanes to connect the project area to other bike lanes and activity centers like Cobo Hall and Campus Martius.</p>	
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Submitted By:

Beverly Burns

Will Butler

Kim Jackson

Melody Martin

Alexandra Novak

Eric Plummer

Andres Rosenthal

Leslie Tom

Debra Walker



**APPENDIX**

A	COMMUNITY BENEFITS ORDINANCE, DETROIT LEGAL NEWS, NOVEMBER 29, 2016	ATTACHMENT
B	EXECUTIVE ORDER 2016-1	ATTACHMENT
C	PROJECT IMPACT AREA MAP	ATTACHMENT
D	PUBLIC MEETING # 1 –PUBLIC NOTICE, FLYER, PRESENTATION –JUNE 5, 2017	ATTACHMENT
E	PUBLIC MEETING # 2–FLYER & PRESENTATION –JUNE 15, 2017	ATTACHMENT
F	PUBLIC MEETING # 3–FLYER & PRESENTATION –JUNE 19, 2017	ATTACHMENT
G	PUBLIC MEETING # 4 –FLYER & PRESENTATION –JULY 6, 2017	ATTACHMENT
H	SIGN IN TABLE FROM PUBLIC MEETINGS # 1-4	ATTACHMENT
I	NAC LIST OF PREMIMINARY QUESTIONS AND ANSWERS FROM DEVELOPER AND PDD–JUNE 21-23, 2017	ATTACHMENT
J	NAC IMPACT REPORT SUBMITTED TO DEVELOPER–JUNE 26, 2017	ATTACHMENT
K	DEVELOPER RESPONSE TO NAC IMPACT REPORT–JULY 30, 2017	ATTACHMENT
L	PROJECT BROWNFIELD TIF PLAN PROPOSAL	ATTACHMENT

# Free Press Developer Response to NAC Proposed Community Benefits

## 1. Jobs:

The Developer's 6/23 written response to NAC's 6/21 Request 4 addresses this question adequately for the time being; the NAC requests periodic status reports on compliance with this requirement.

### Our response:

Bedrock will share the reports with the NAC that are submitted to the City with respect to this project, as it relates to our compliance with the city's current Executive Order.

## 2. Affordable Housing:

In response to the NAC's 6/1 Request 5, the Developer advised there will be no affordable housing in this project. This was new information to the NAC and accordingly, while the NAC appreciates the Developer's additional information about affordable housing requirements and practices, we request a copy of the written agreement with the City that confirms the City's and the Developer's agreement that no affordable housing will be provided in this project. If there is no such agreement at this time, the NAC requests to be advised approximately when the agreement will be made final, and requests to be provided with a copy of such agreement immediately.

### Our response:

Bedrock will forward relevant documents describing any affordable housing agreement with the city with respect to this Project, once it's filed with the City Clerk.

## 3. Parking:

In response to NAC's 6/21 Requests 6 and 7, the Developer provided substantial information as to potential measures to alleviate parking limitations and costs, and to enhance safety. The NAC requests to be periodically updated on the progress in this area.

### Our response:

Bedrock will update the NAC on this matter bi-annually on or before June 30 and December 31<sup>st</sup>, throughout the duration of construction.

**4. Historical Significance:**

No NAC request was made in this category.

**5. Construction:**

The Developer's response to the NAC's 6/21 Requests 10 and 12 will substantially address construction issues. Additionally, the NAC requests that the Developer and City consider maintaining a safe pedestrian walkway on Lafayette (an Washington and Cass when necessary) for the duration of the construction. Further, the NAC requests to be kept apprised of developments on lifestyle issues as the Project progresses. Further, the NAC asks that the e-blast protocol described by the Developer in its responses to Requests 12 be implemented for all commercial/retails/residential residents of the Impact Area.

**Our response:**

In response to the NAC's request for a pedestrian walkway during construction, per the city code, Bedrock will take all appropriate measures to ensure the safety of pedestrians in and around the site during construction. In response to the request for being kept apprised of developments on lifestyle issues, Bedrock will endeavor to provide email updates regarding significant construction impacts to those residents in the impact area who have supplied email addresses. Lastly, as requested, Bedrock will utilize the e-blast protocol process that was explained in the 6/23 response to the NAC.

**6. Fraternalization/Community Input:**

1. How will community input be collected?

**Our response:**

The community can utilize the email address [FreepCBO@bedrockdetroit.com](mailto:FreepCBO@bedrockdetroit.com) to send community input.

2. How will the community needs of the grocery and laundry be addressed?

**Our response:**

The plan for laundry hasn't been finalized however, there will either be in unit washer and dryers or a laundry room within the development. In terms of groceries, there are several grocery stores in the area in addition to grocers that now deliver in Detroit. Tenants are choosing their lifestyle and can decide whether they will walk, ride a bike, use a ride-hailing service like Uber or Lyft, have their groceries delivered or utilize a ZIP car.

## **7. Status of Issue NAC's Additional Request:**

The NAC appreciates additional information provided by the Developer as to its commitment to placemaking, biking and safety. The NAC asks that the developer give strong consideration to including human-scale lighting on the sidewalks, in order to reduce shadows from current towering light poles; separating the sidewalk vertically from the road in order to enhance the sense of safety; planning for sidewalks wide enough, and unimpeded by light poles in the middle, to allow for seating, pedestrian and possible bike traffic; providing bike racks at the building, and advocating for bike lanes to connect the project area to other bike lanes and activity centers like Cobo Hall and Campus Martius.

### **Our response:**

Bedrock agrees and aggressively supports placemaking, pedestrianization, and cycling efforts throughout downtown; we will continue to explore opportunities to do so. We will make sure that there is adequate, high-quality pedestrian space, seating, and other amenities on the sidewalk in front of this building and we would be supportive of streetscape redevelopment and bike lane development efforts led by the City and other stakeholders in this area. Our architecture and design team will pay attention to the quality of light coming from exterior lights on our building and will work with the City and other partners to make sure there are appropriate levels of light outside of this building. We will have bike racks outside of this building, the number of racks will be determined by the final program of the building. There will likely be some indoor storage for bikes too but this will depend on the final program of the building.

**NOTE:** The answers above respond to the questions from the Free Press NAC received on Monday, June 26<sup>th</sup>. We would like to note that responses above supplement the responses we provided to the NAC's questions sent June 21<sup>st</sup>, that we responded to on June 23<sup>rd</sup>.

**APPENDIX**

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L	<b>PROJECT BROWNFIELD TIF PLAN PROPOSAL</b>	<b>ATTACHMENT</b>



EXHIBIT A

CITY OF DETROIT  
BROWNFIELD REDEVELOPMENT AUTHORITY

BROWNFIELD PLAN FOR THE  
FORMER FREE PRESS BUILDING  
321 W. LAFAYETTE  
REDEVELOPMENT PROJECT

Prepared by:

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**CITY OF DETROIT  
BROWNFIELD REDEVELOPMENT AUTHORITY  
BROWNFIELD PLAN**

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## **I. INTRODUCTION**

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In order to promote the revitalization of environmentally distressed and blighted areas within the boundaries of the City of Detroit, Michigan (the “City”), the City has established the City of Detroit Brownfield Redevelopment Authority (the “DBRA”) pursuant to Michigan Public Act 381 of 1996, as amended (“Act 381”).

The primary purpose of this Brownfield Plan (“Plan”) is to promote the redevelopment of and private investment in certain “brownfield” properties within the City. Inclusion of property within this Plan will facilitate financing of environmental response and other eligible activities at an eligible property, and will also provide tax incentives to eligible taxpayers willing to invest in revitalization of eligible sites, commonly referred to as “brownfields.” By facilitating redevelopment of brownfield properties, this Plan is intended to promote economic growth for the benefit of the residents of the City and all taxing units located within and benefited by the DBRA.

This Plan is intended to apply to the eligible property identified in this Plan and, to identify and authorize the eligible activities to be funded by tax increment revenues.

This Plan is intended to be a living document, which may be modified or amended in accordance with the requirements of Act 381, as necessary to achieve the purposes of Act 381. The applicable sections of Act 381 are noted throughout the Plan for reference purposes.

This Plan describes the project to be completed (see Attachment C) and contains information required by Section 13(1) of Act 381.

## II. GENERAL PROVISIONS

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### **A. Description of the Eligible Property (Section 13 (1)(h)) and the Project**

The property comprising the eligible property is the former Free Press Building and consists of one parcel of land totaling 0.63 acres located on the south side of West Lafayette Boulevard between Cass Avenue and Washington Boulevard in Detroit, Wayne County, Michigan. The eligible property located at 321 West Lafayette is functionally obsolete, as determined by the City of Detroit Assessor. The parcel and all tangible personal property located thereon will comprise the eligible property and is referred to herein as the “Property.”

Attachment A includes a site map of the Property. The Property is developed with one 17-story building with basement and sub-basement totaling 276,183 square feet that occupies the entire parcel. The Property is surrounded by concrete walkways on the north, east, and west sides and by a concrete alley way and parking lot on the south side.

Parcel information is outlined below.

Address	321 W. Lafayette Blvd.
Parcel ID	02/000196
Owner	Pyramid Development CO., LLC
Legal Description	See Attachment B

Pyramid Development CO., LLC is the project developer (“Developer”) and owner of the Property. The Former Free Press Building redevelopment is planned as a historic rehabilitation to create a mixed-use development that will include first floor retail, second and third floor offices, with residential apartments on the remaining floors above (“Project”).

A Brownfield Plan, an Act 381 Work Plan, and a Large Brownfield MBT Credit, titled “Detroit Free Press House” and “Free Press Plaza and Apartments” were approved for the Eligible Property in 2010. The Brownfield Plan, Act 381 Work Plan, and the Brownfield MBT Credit need to be modified to update the following information: legal descriptions, scope of Project, Eligible Activities, Eligible Investment and Qualified Taxpayer that were included in the original approvals.

The Developer is requesting the concurrent termination of the “Detroit Free Press House” Brownfield Plan, approved in 2010, and the approval of the Former Free Press Building Brownfield Plan in 2017. The Developer will then terminate and request approval of a new



Act 381 Work Plan to address the changes in the Brownfield Plan, and amend the Large Brownfield MBT Credit.

In addition, it is understood that the Eligible Property is located within the Downtown Development Authority (DDA) and therefore the Developer will only be able to capture available school taxes during the life of the Brownfield Plan. The DDA will capture all local property taxes, except for Regional Educational Service Agency (RESA), which will be captured by the Detroit Brownfield Redevelopment Authority (DBRA) to cover their administrative fees.

The project description provided herein is a summary of the proposed development at the time of the adoption of the Plan. The actual development may vary from the project description provided herein, without necessitating an amendment to this Plan, so long as such variations arise as a result of changes in market and/or financing conditions affecting the project and/or are related to the addition of amenities to the project. All such changes to the project description that affect the scope or amount of eligible activities are subject to the approval of the DBRA staff and shall be consistent with the overall nature of the proposed development, its proposed public purpose, and the purposes of Act 381.

Attachment C provides a description of the project to be completed at the Property (the “Project”) and Attachment D includes letters of support for the Project.

**B. Basis of Eligibility (Section 13 (1)(h) and Section 2 (o))**

The Property is considered “eligible property” as defined by Act 381, Section 2 because (a) the Property was previously utilized or is currently utilized for a commercial purpose; (b) it is located within the City of Detroit, a qualified local governmental unit under Act 381; and (c) the Property is determined to be a functionally obsolete.

The Property is considered “eligible property” as defined by Act 381, Section 2 because the 321 W. Lafayette Blvd parcel is functionally obsolete. The building’s deterioration has left it dangerous and unable to be used to adequately perform the function for which it was intended due to a substantial loss in value. Further description of its eligibility is outlined below.

- The current configurations do not meet market demand for the original *commercial* purpose of the building, nor do they meet market demand for its future mixed *retail, commercial, and residential* uses.
- Mechanical and electrical systems must be replaced.
- The elevators must be replaced.
- Interior finishes have been stripped.
- Life safety systems (smoke detectors, fire alarm systems, exit signs and fire sprinklers) must be replaced.
- A new security system must be installed.
- The windows must be replaced.
- The entire roof must be replaced.

**C. Summary of Eligible Activities and Description of Costs (Section 13 (1)(a),(b))**

The “eligible activities” that are intended to be carried out at the Property are considered “eligible activities” as defined by Section 2 of Act 381, because they include lead and asbestos abatement, hazardous materials removal, interior and exterior demolition, and development and preparation of brownfield plan and a MSF Act 381 Work Plan.

A summary of the eligible activities and the estimated cost of each eligible activity intended to be paid for with Tax Increment Revenues from the Property are shown in the table attached hereto as Attachment E. The eligible activities described in Attachment E are not exhaustive. Subject to the approval of DBRA staff in writing, additional eligible activities may be carried out at the Property, without requiring an amendment to this Plan, so long as such eligible activities are permitted by Act 381 and the performance of such eligible activities does not exceed the total costs stated in Attachment E.

It is currently anticipated that construction will begin in the summer of 2017 and eligible activities will be completed within 24 months from the approval of the Brownfield Plan. It is anticipated that the construction will be completed in December 2020. *Based on the existing Brownfield Michigan Business Tax Credit, the project must be completed and receive a temporary certificate of occupancy by December 14<sup>th</sup>, 2020 to receive the Credit.* Unless otherwise agreed to in writing by the DBRA, all eligible activities will be completed within three (3) years after execution of the Reimbursement Agreement (as that term is defined below), however, any long-term monitoring or operation and maintenance activities or obligations that may be required will be performed in compliance with the terms of this Plan and any documents prepared pursuant to this Plan.

The Developer desires to be reimbursed for the costs of eligible activities. Tax increment revenue generated by the Property will be captured by the DBRA and used to reimburse the cost of the eligible activities completed on the Property after approval of this Plan pursuant to the terms of a Reimbursement Agreement with the DBRA (the “Reimbursement Agreement”).

The costs listed in Attachment E are estimated costs and may increase or decrease depending on the nature and extent of environmental contamination and other unknown conditions encountered on the Property. The actual cost of those eligible activities encompassed by this Plan that will qualify for reimbursement from tax increment revenues of the DBRA from the Property shall be governed by the terms of the Reimbursement Agreement. No costs of eligible activities will be qualified for reimbursement except to the extent permitted in accordance with the terms and conditions of the Reimbursement Agreement and Section 2 of Act 381. The Reimbursement Agreement and this Plan will dictate the total cost of eligible activities subject to payment, provided that the total cost of eligible activities subject to payment or reimbursement under the Reimbursement Agreement shall not exceed the estimated costs set forth in Attachment E. As long as the total costs are not exceeded, line item costs of eligible activities may be adjusted after the

date this Plan is approved by the governing body, to the extent the adjustments do not violate the terms of the approved MSF work plan.

**D. Estimate of Captured Taxable Value and Tax Increment Revenues (Section 13(1)(c)); Beginning Date of Capture of Tax Increment Revenues (Section (13)(1)(f); Impact of Tax Increment Financing on Taxing Jurisdictions (Section 13(1)(g))**

This Plan anticipates the capture of tax increment revenues to reimburse the Developer for the costs of eligible activities under this Plan in accordance with the Reimbursement Agreement. A table of estimated tax increment revenues to be captured is attached to this Plan as Attachment F. Please note that all estimates are just that, and are subject to change depending on actual assessed value and changes in the millage rates.

Tax increments are projected to be captured and applied to (i) reimbursement of eligible activity costs and payment of DBRA administrative and operating expenses, (ii) make deposits into the State Brownfield Revolving Fund (SBRF), and (iii) make deposits into the DBRA’s Local Site Remediation Revolving Fund (LSRRF) as follows:

	<b>Reimbursement Costs</b>	<b>Admin</b>	<b>SBRF</b>	<b>LSRRF</b>
School Operating Tax	\$6,016,864	\$0	\$0	\$0
State Education Tax	\$1,012,326	\$0	\$1,012,326	\$0
County (combined)	\$0	\$0	\$0	\$0
HCMA	\$0	\$0	\$0	\$0
City of Detroit	\$0	\$0	\$0	\$0
RESA	\$0	\$1,169,001	\$0	\$0
WCCC	\$0	\$0	\$0	\$0
Library	\$0	\$0	\$0	\$0
Wayne County Sp. (6 yrs)	\$0	\$0	\$0	\$0
<b>Total:</b>	<b>\$7,029,190</b>	<b>\$1,169,001</b>	<b>\$1,012,326</b>	<b>\$0</b>

In addition, the following taxes are projected to be generated but not to be captured during the life of the Plan:

City Debt	\$3,035,360
School Debt	\$4,386,748
School Judgment	\$115,236
Wayne County Judgement	\$329,377
DIA	\$67,488
Zoo	\$33,744
<b>Total:</b>	<b>\$7,967,953</b>

In no event shall the duration of the Plan exceed thirty-five (35) years following the date of the governing body’s resolution approving the Plan, nor shall the duration of the tax

capture exceed the lesser of the period authorized under subsection (4) and (5) of Section 13 of Act 381 or 30 years. Further, in no event shall the beginning date of the capture of tax increment revenues be later than five (5) years after the date of the governing body's resolution approving the Plan.

**E. Plan of Financing (Section 13(1)(d)); Maximum Amount of Indebtedness (Section 13(1)(e))**

The eligible activities are to be financed solely by the Developer. The DBRA will reimburse the Developer for the cost of approved eligible activities, but only from tax increment revenues generated from the Property. No advances have been or shall be made by the City or the DBRA for the costs of eligible activities under this Plan.

All reimbursements authorized under this Plan shall be governed by the Reimbursement Agreement. The inclusion of eligible activities and estimates of costs to be reimbursed in this Plan are intended to authorize the DBRA to fund such reimbursements and does not obligate the DBRA or the City to fund any reimbursement or to enter into the Reimbursement Agreement providing for the reimbursement of any costs for which tax increment revenues may be captured under this Plan, or which are permitted to be reimbursed under this Plan. The amount and source of any tax increment revenues that will be used for purposes authorized by this Plan, and the terms and conditions for such use and upon any reimbursement of the expenses permitted by the Plan, will be provided solely under the Reimbursement Agreement contemplated by this Plan.

Unless otherwise agreed upon by the Developer, the DBRA, and the State of Michigan, the DBRA shall not incur any note or bonded indebtedness to finance the purposes of this Plan.

Reimbursements under the Reimbursement Agreement shall not exceed the cost of Eligible Activities permitted under this Plan.

**F. Duration of Plan (Section 13(1)(f))**

Unless otherwise agreed to in writing by the DBRA, all eligible activities shall be completed within three (3) years after approval of the Michigan Strategic Fund work plan, if applicable, or three (3) years after execution of the Reimbursement Agreement (as that term is defined below), however, any long-term monitoring or operation and maintenance activities or obligations that may be required will be performed in compliance with the terms of this Plan and any documents prepared pursuant to this Plan.

Subject to Section 13(22) of Act 381, the beginning date and duration of capture of tax increment revenues for each eligible property shall occur in accordance with the TIF table described in Exhibit F.

This Plan, or any subsequent amendment thereto, may be abolished or terminated in accordance with Section 16(8) of Act 381 in the event of any of the following:

- a. The governing body may abolish this Plan (or any subsequent amendment thereto) when it finds that the purposes for which this Plan was established have been accomplished.
- b. The governing body may terminate this Plan (or any subsequent amendment thereto) if the project for which eligible activities were identified in this Plan (or any subsequent amendment thereto) fails to occur with respect to the eligible property for at least five (5) years following the date of the governing body resolution approving this Plan (or any subsequent amendment thereto).

Notwithstanding anything in this subsection to the contrary, this Plan (or any subsequent amendment thereto) shall not be abolished or terminated until the principal and interest on bonds, if any, issued under Section 17 of Act 381 and all other obligations to which the tax increment revenues are pledged have been paid or funds sufficient to make the payment have been identified or segregated.

**G. Effective Date of Inclusion in Brownfield Plan**

The Property will become a part of this Plan on the date this Plan is approved by the governing body.

**H. Displacement/Relocation of Individuals on Eligible Property (Section 13(1)(i-l))**

There are no persons or businesses residing on the eligible property and no occupied residences will be acquired or cleared, therefore there will be no displacement or relocation of persons or businesses under this Plan.

**I. Local Site Remediation Revolving Fund (“LSRRF”) (Section 8; Section 13(1)(m))**

The DBRA has established a Local Site Remediation Revolving Fund (LSRRF). The LSRRF will consist of all tax increment revenues authorized to be captured and deposited in the LSRRF, as specified in Section 13(5) of Act 381, under this Plan and any other plan of the DBRA. It may also include funds appropriated or otherwise made available from public or private sources.

The amount of tax increment revenue authorized for capture and deposit in the LSRRF is estimated at \$0.

**J. Brownfield Redevelopment Fund (Section 8a; Section 13(n))**

The DBRA shall pay to the Department of Treasury at least once annually an amount equal to 3 mills of the taxes levied under the state education tax, 1993 PA 331, MCL 211.901 to 211.906, that are captured under this Plan for up to the first twenty five (25) years of the duration of capture of tax increment revenues for each eligible property included in this Plan. If the DBRA pays an amount equal to 3 mills of the taxes levied under the state education tax, 1993 PA 331, MCL 211.901 to 211.906, on a parcel of eligible property to the Department of Treasury under Section 13(21) of Act 381, the percentage of local taxes levied on that parcel and used to reimburse eligible activities for the Project under this Plan shall not exceed the percentage of local taxes levied on that parcel that would have been used to reimburse eligible activities for the Project under this Plan if the 3 mills of the taxes



levied under the state education tax, 1993 PA 331, MCL 211.901 to 211.906, on that parcel were not paid to the Department of Treasury under Section 13(21) of Act 381.

**K. Developer's Obligations, Representations and Warrants**

The Developer and its affiliates shall comply with all applicable laws, ordinances, executive orders, and other regulations imposed by the City or any other properly constituted governmental authority with respect to the Property and shall develop the Property in accordance with this Plan.

The Developer, at its sole cost and expense, shall be solely responsible for and shall fully comply with all applicable federal, state, and local relocation requirements in implementing this Plan.

The Developer represents and warrants that a Phase I Environmental Site Assessment ("ESA"), and a Phase II ESA have been performed on the Property ("Environmental Documents"). Attached hereto as Attachment G is the City of Detroit's Department of Buildings, Safety Engineering and Environmental acknowledgement of its receipt of the Environmental Documents.

The Developer further represents and warrants that the Project does not and will not include a City of Detroit Land Bank Authority or State of Michigan Land Bank financing component.

Except as otherwise agreed to by the DBRA, any breach of a representation or warranty contained in this Plan shall render the Plan invalid, subject to Developer's reasonable opportunity to cure.

### **III. ATTACHMENTS**

**ATTACHMENT A**

**Site Map**

# KEY

- PROPERTY OF FOCUS
- BEDROCK PROPERTIES
- JACK CASINO PROPERTIES
- PEOPLE MOVER / STATION
- M-1 RAIL / STATION

- 1 ONE CAMPUS MARTIUS
- 2 HUDSON'S SITE\*
- 3 MONROE BLOCKS\*
- 4 FIRST NATIONAL BUILDING
- 5 ALLY DETROIT CENTER
- 6 CHASE TOWER
- 7 CHRYSLER HOUSE
- 8 FINANCIAL DISTRICT GARAGE
- 9 FEDERAL RESERVE BUILDING
- 10 SILVERS BUILDING
- 11 1001 WOODWARD
- 12 DAVID STOTT BUILDING
- 13 BOOK TOWER
- 14 MICHIGAN AVENUE GARAGE
- 15 HOWARD STREET LOT
- 16 KAHN GARAGE
- 17 615 W LAFAYETTE STREET
- 18 WALKER-ROEHRIG BUILDING
- 19 THE ASHTON APARTMENTS\*
- 20 CLICK-ON-IT DETROIT NEWS
- 21 DOUBLE TREE + FORT SHELBY APTS
- 22 COMERICA BANK
- 23 COBO HALL CONVENTION CENTER
- 24 THE DETROIT CLUB
- 25 211 W FORT
- 26 US DISTRICT COURT
- 27 COMERICA BANK BUILDING
- 28 PENOBSCOT BUILDING
- 29 HOLIDAY INN EXPRESS
- 30 WESTIN BOOK CADILLAC
- 31 WASHINGTON MIXED-USE DEVELOPMENT\*
- 32 MCNAMARA FEDERAL BUILDING
- 33 ROSA PARKS TRANSIT CENTER
- 34 AT&T MICHIGAN HEADQUARTERS

\* DEVELOPMENTS IN THE PIPELINE

# LOCATOR MAP



DETROIT RIVER

375

75

10





**ATTACHMENT B**

**Legal Descriptions of Eligible Property to which the Plan Applies**

## EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): Ward 02 Item No 000196

Land Situated in the City of Detroit in the County of Wayne in the State of MI

Parcel 1:

Lot(s) 2, 3, 4 and 5 of the "MILITARY RESERVE UNITED STATES GRANT TO THE CITY OF DETROIT", according to the plat thereof recorded in Liber 5 of Deeds, on Page 218 (also described as Liber 5, Page 218, City Records), Wayne County Records. Said property being situated on the South side of Lafayette Boulevard between Wayne and Cass Streets.

Client Reference: 321 W Lafayette Blvd , Detroit, MI 48226-2703

**ATTACHMENT C**

**Project Description**

## PROJECT SUMMARY

<b>Project Name:</b>	Former Free Press Building
<b>Project Location:</b>	The Eligible Property is located at 321 W. Lafayette Blvd., Detroit Central Business District, Wayne County, MI
<b>Type of Eligible Property:</b>	Functionally Obsolete
<b>Total Project Investment:</b>	~\$69,663,000
<b>Eligible Activities:</b>	Lead, Asbestos and Hazardous Materials abatement, Demolition, Brownfield Plan and Act 381 Work Plan.
<b>Reimbursable Costs:</b>	\$7,029,190 (Estimated Eligible Activities) \$1,169,001 (Estimated BRA Administrative Fees) \$1,012,326 (Estimated State Revolving Loan Fund) \$0 (Estimated LSRRF to BRA)
<b>Total:</b>	<b>\$9,210,517</b>
<b>Years to Complete Payback:</b>	30 Years
<b>Base TV/New ITV Estimate:</b>	\$835,100/\$12,000,000
<b>Project Overview:</b>	<p>Pyramid Development CO., LLC is the project developer and owner of the Property. The Former Free Press Building redevelopment is planned as a historic rehabilitation to create a mixed-use development that will include first floor retail, second and third floor offices, with residential apartments on the remaining floors above. The 14-story Art Deco masterpiece housed the Detroit Free Press newspaper, including all associated operations, when it opened in 1925. The building, which also contained rentable retail and commercial space, was commissioned by Free Press owner E.D. Stair. Historic features include: exterior limestone carvings by New York sculptor Ulysses Ricci, advertising room murals depicting early Detroit history by Roy C. Gamble, to name a few. On July 23, 1998, the Free Press left its home of nearly 75 years - where much of the city's best journalism had been created. Since the Free Press vacated the building it has fallen into a state of severe disrepair. A Brownfield Plan, an Act 381 Work Plan, and a Large Brownfield MBT Credit, titled "Detroit Free Press House" and "Free Press Plaza and Apartments" were approved on the Eligible Property in 2010. The Brownfield Plan, Act 381 Work Plan, and the Brownfield MBT Credit need to be terminated/amended to modify the following: legal descriptions,</p>

scope of Project, Eligible Activities, and Eligible Investment that was included in the original approvals. The Developer is requesting the concurrent termination of the “Detroit Free Press House” Brownfield Plan, approved in 2010, and the approval of the Former Free Press Building Brownfield Plan in 2017. It is anticipated that 196 temporary construction related jobs will be created and 10 permanent jobs will be created. This total job creation number does not include jobs created from tenants occupying the retail and commercial space this total new job creation number is ~325 permanent FTE. Other additional public financing incentives include seeking approval for a Neighborhood Enterprise Zone (NEZ) Tax Abatement, a MBT Brownfield Credit, and State and Federal Historic Credits. Construction is expected to begin in the 3rd Quarter of 2017.



**ATTACHMENT D**

**Supportive Letters**



March 31, 2017

City of Detroit  
Detroit Historic District Commission  
Coleman A. Young Municipal Center  
2 Woodward Avenue  
Suite 808  
Detroit, Michigan 48226

To Whom It May Concern:

On behalf of the Downtown Detroit Partnership, I would like to confirm our support of Bedrock's efforts to redevelop the Free Press Building in downtown Detroit. The mixed-use nature of this project is not only exciting, but continues to service a growing demand for residential, retail and office in our core downtown. It also will serve through the careful execution of blending the historic with the modern demands as a catalyst for the eastside of our city.

It is tools like the requested Brownfield Tax Credit program that helps preserve Detroit's architectural history and the Free Press Building is an extremely deserving project.

A handwritten signature in blue ink, consisting of a large, stylized initial 'E' followed by a long, horizontal, wavy line that tapers off to the right.

Eric B. Larson  
CEO

1 Campus Martius  
Suite 380  
Detroit, Michigan 48226

**Telephone:** 313.566.8250  
**Website:** [downtowndetroit.org](http://downtowndetroit.org)

March 31, 2017

Mr. Steve Ogden  
Bedrock Management  
1092 Woodward Avenue  
Detroit, MI 48226

**Re: 321 W Lafayette, Detroit, MI**

Dear Mr. Ogden:

I am in receipt of your project description for the above referenced address that summarize your redevelopment plans for this building commonly known as the Detroit Free Press Building. This is an exciting project, and one that will lead the way toward bringing the west side of the Central Business District back to more vibrant and productive use through the introduction of residential spaces and corresponding first floor convenience retail creating density and economic activity; all of which supports our core mission. We are actively involved in similar projects in the same general area, and fully support your project as it will serve to strengthen the whole neighborhood.

Please keep us apprised of your progress and please know that you have our wholehearted support in your efforts. Additionally, let us know if we can be of assistance, or if we can coordinate our efforts as we both undertake development in this area.

Good luck and best regards,



David Blaszkiewicz  
President

**ATTACHMENT E**

**Estimated Cost of Eligible Activities Table 1**

**TABLE 1: ESTIMATED BROWNFIELD ACTIVITIES**

<b>Activity</b>	<b>Estimated Total Cost</b>
<b>Demolition</b>	
Site Demolition	\$ 121,701.00
Building (Selective) Demolition	\$ 951,503.00
<b>Total - Demolition</b>	<b>\$ 1,073,204.00</b>
<b>Asbestos Abatement/Hazardous Material Disposal</b>	
Lead & Asbestos Survey	\$ 55,000.00
Asbestos - Abatement throughout building	\$ 4,835,886.00
Air Monitoring	\$ 145,000.00
Hazardous material removal, PCB wood block flooring, PCB light balasts, mercury switches, etc.	\$ 895,100.00
<b>Total - Lead &amp; Asbestos Abatement</b>	<b>\$ 5,930,986.00</b>
<b>SUB TOTAL NON-ENVIRONMENTAL</b>	<b>\$ 7,004,190</b>
<b>Brownfield Plan &amp; Act 381 Work Plan Preparation</b>	
Brownfield Plan	\$ 10,000.00
Act 381 Work Plan	\$ 15,000.00
<b>Total - BP &amp; Act 381 WP Preparation</b>	<b>\$ 25,000.00</b>
<b>TOTAL NON-ENVIRONMENTAL</b>	<b>\$ 7,004,190</b>
<b>Total Estimated Brownfield Activities</b>	<b>\$ 7,029,190</b>



**ATTACHMENT F**

**TIF Table**



**ATTACHMENT G**

**Letter Determining Functional Obsolescence**



CITY OF DETROIT  
FINANCE DEPARTMENT  
BOARD OF ASSESSORS

COLEMAN A. YOUNG MUNICIPAL CENTER  
2 WOODWARD AVENUE, SUITE 824  
DETROIT, MICHIGAN 48226  
PHONE: 313-224-6989  
FAX: 313-224-9400  
WWW.DETROIT.MI.GOV

March 22, 2010

Mr. Athanasios Papapanos, Authorized Agent  
Detroit Brownfield Redevelopment Authority  
500 Griswold Street, 22<sup>nd</sup> Floor  
Detroit, Michigan 48226

**RE: 321 W. Lafayette Brownfield Redevelopment Proposal**

Dear Mr. Papapanos:

The Assessment Division of the Finance Department has reviewed the proposed Free Press Building Brownfield Redevelopment project that includes the property located at 321 W. Lafayette Avenue in the City of Detroit.

The Brownfield Redevelopment Financing Act, together with House Bill 6501 of 2002, required CMAE Level 3 or 4 to make a finding that the property that is the basis for the Brownfield Redevelopment Finance Act is within the definition of functional obsolescence as defined by the Brownfield Redevelopment Financing Act. Functionally obsolete property is property that is "unable to be used to adequately perform the function for which it was intended due to a substantial loss in value resulting from factors such as overcapacity, changes in technology, deficiencies or superadequacies in design, or other similar factors that affect the property itself or the property's relationship with other surrounding property." MCL 125.2652(p)(2002). The Assessors Manual, as authorized by MCL 211.721, defines functional obsolescence as "a loss in value occurring in a structure caused by changes in design, overcapacity, or inadequacy," Michigan Assessors Manual, Vol. I Glossary, p. 239. This property fits within the definition of obsolescence.

The building located at 321 W. Lafayette Avenue is functionally obsolete because the building's plumbing, electrical and HVAC are out of date and need to be replaced. The building requires substantial rehabilitation of both the exterior and interior. The elevators need to be repaired or replaced. The building suffers from decay and neglect, and updates and rehabilitation are necessary in order to return the building to contemporary demands and bring it up to code. The basement levels of the building were custom-designed to house industrial printing equipment and are not adequate for any other use.

The Finance Department Assessment Division finds that the property located at 321 W. Lafayette Avenue is functionally obsolete within the definition of the Assessors Manual and the Brownfield Redevelopment Financing Act.

Sincerely,

J. Castone  
Assessor

**ATTACHMENT H**

**Incentives Chart**



**INCENTIVE INFORMATION**  
**CHART:**

Project Type	Incentive Type	Investment Amount	District
Mixed Use	Brownfield TIF/NEZ	\$69,663,463	District 6

Jobs Available							
Construction				Post Construction			
Professional	Non-Professional	Skilled Labor	Non-Skilled Labor	Professional	Non-Professional	Skilled Labor	Non-Skilled Labor
16		180		4		2	4

1. What is the plan for hiring Detroiters?

- Pyramid Development Co., LLC is committed to hiring as many Detroit based subcontractors as possible, and will work with our construction manager to comply with the City Executive Order (2016-1). Where possible, Detroit workers/trades will be given preferred status over other similar sub trades that are based outside the City. Post-construction, we will prioritize hiring Detroit based vendors to service the property.

2. Please give a detailed description of the jobs available as listed in the above chart, i.e: job type, job qualifications, etc.

• **Professional:**

- Management – 2
- Engineering – 2
- Superintendent – 2
- Purchasing – 2
- Estimating – 3
- Office Services – 2
- Finance – 1
- Safety – 2
- **Total Professional – 16**

• **Trades:**

- Asbestos Abatement – 15
- Bricklayer - 8
- Carpenter – 13
- Cement Finisher – 3
- Elevator Constructor – 5
- Electrician – 15
- Insulator – 5

- Iron Worker – 11
- Laborer – 28
- Mason – 3
- Operator – 2
- Painter – 10
- Piper Fitter – 22
- Plasterer – 3
- Plumber – 10
- Roofer – 15
- Sheet Metal Workers – 10
- Taper - 2
- **Total Trades: 180**

• **Operations**

- Management - 3
- Leasing – 1
- Maintenance – 4
- Engineering – 2
- **Total Operations: 10**

3. Will this development cause any relocation that will create new Detroit residents?
  - Yes, the project will include approximately 130 residential units. We anticipate the product type will draw residents from surrounding cities and suburbs. Furthermore, the new jobs created by the office and retail space in the project will likely draw new Detroit residents.
4. Has the developer reached out to any community groups to discuss the project and/or any potential jobs?
  - Thus far the developer has reached out to regulatory groups such as the DEGC, MEDC, and DDA. Additionally, Turner, our general contractor, has reached out to various trade unions to discuss the project. It is anticipated that through the approval process on the incentives that the developer will reach out to all available community groups.
5. When is construction slated to begin?
  - 2<sup>nd</sup> quarter 2017
6. What is the expected completion date of construction?
  - Core and Shell is expected to be complete the 4<sup>th</sup> quarter of 2018
  - Tenant Improvement build-out projected completion is 2<sup>nd</sup> quarter 2019

\*Please contact Linda Wesley at (313) 628-2993 or [wesleyl@detroitmi.gov](mailto:wesleyl@detroitmi.gov) to schedule a date to attend the Skilled Trades Task Force.