

BOOK BUILDING & TOWER

AND MONROE BLOCKS

NAC / DEVELOPER DISCUSSION

SEPTEMBER 7, 2017

INTRODUCTION

Agenda

- | | |
|--------------------|--|
| 5:30 - 5:40 | Sign-in |
| 5:40 - 5:50 | Welcome & Introductions |
| 5:50 - 6:00 | NAC Roles & Responsibilities |
| 6:00 - 6:10 | Council Member Remarks |
| 6:10 - 6:40 | Book Tower Developer Project Overview |
| 6:40 - 7:10 | Neighborhood Advisory Council / Developer Q&A |
| 7:10 - 7:25 | Community / Public Q&A |
| 7:25 - 7:30 | Next Steps |

HOW IS THE ORDINANCE IMPLEMENTED?

HOW IS THE COMMUNITY ENGAGED?

A Neighborhood Advisory Council (NAC) is formed. The NAC is composed of 9 residents from the impact area. **The NAC represents the community in all discussions with the developer.**

The NAC meets with Planning & Development, the developer and the community to identify project impacts.

The NAC develops recommendations to mitigate negative impacts and presents them to the developer and PDD.

The developer generates an agreement to mitigate negative impacts.

The Planning Department creates a report on the process and agreements which is presented to City Council.

Enforcement Committee meets bi-annually to ensure that the developer is faithfully carrying out the terms of the agreement.

NAC ROLE & RESPONSIBILITIES

SELECTION PROCESS TO OCCUR THURSDAY, AUGUST 24TH, 2017

Eligibility

- Resident of the impact area
- At least 18 years of age

Requirements

- Attend all 4 meetings with the NAC, PDD, and the developer.
- Develop NAC Impact Report.
- Review Community Benefits Report written by the Planning and Development Department and Compliance Reports.
- Continue to attend follow-up bi-annual meetings 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 any negative impacts of the project.
- You are advising the City of Detroit and City Council on how best to mitigate impacts.

CBO PROCESS SCHEDULE

*schedule is tentative and dates may change

Orientation Meeting

Monday, August 21, 2017

NAC Selection Process

Thursday, August 24, 2017

NAC Members Identified (deadline, not meeting)

Friday, September 1, 2017

CBO NAC Book w/ PDD & Developer - Discussion Meeting

Thursday, September 7, 2017

CBO NAC Monroe w/ PDD & Developer - Discussion Meeting

Monday, September 11, 2017

CBO NAC Book & Monroe w/ PDD & Developer - Impact Meeting

Thursday, September 21, 2017

CBO NAC Book & Monroe w/ PDD & Developer - Impact Mitigation Meeting

Tuesday, October 3, 2017

SELECTED NAC MEMBERS

Eric Plummer

Jake Plaggemars

Gwen Howard

Michelle Matthews

Beverly Burns

Rogelio Landin

Marie Butler

Alicia Adams

Alexandra Novak

BOOK TOWER DEVELOPMENT

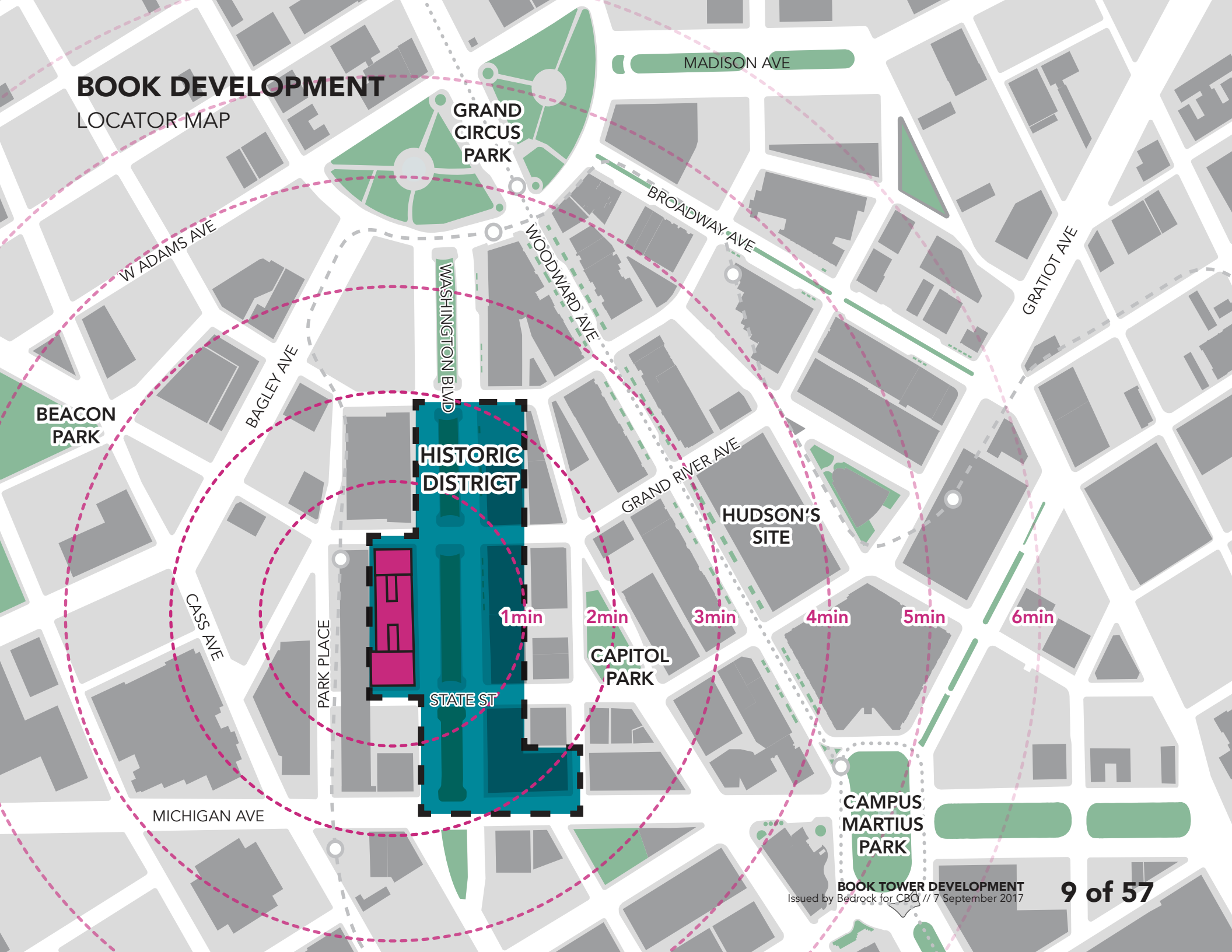
HISTORY + FUTURE
7 SEPTEMBER 2017



INTRO

BOOK DEVELOPMENT

LOCATOR MAP



HISTORIC DISTRICT

1min

2min

3min

4min

5min

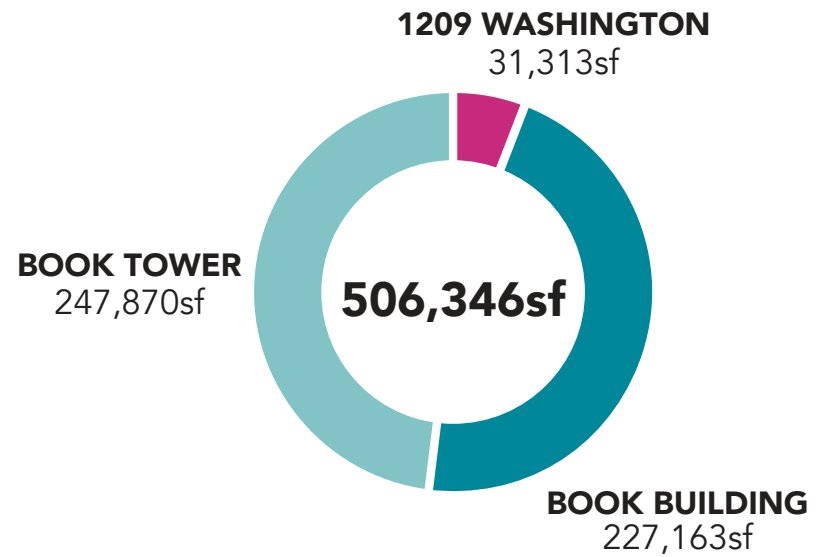
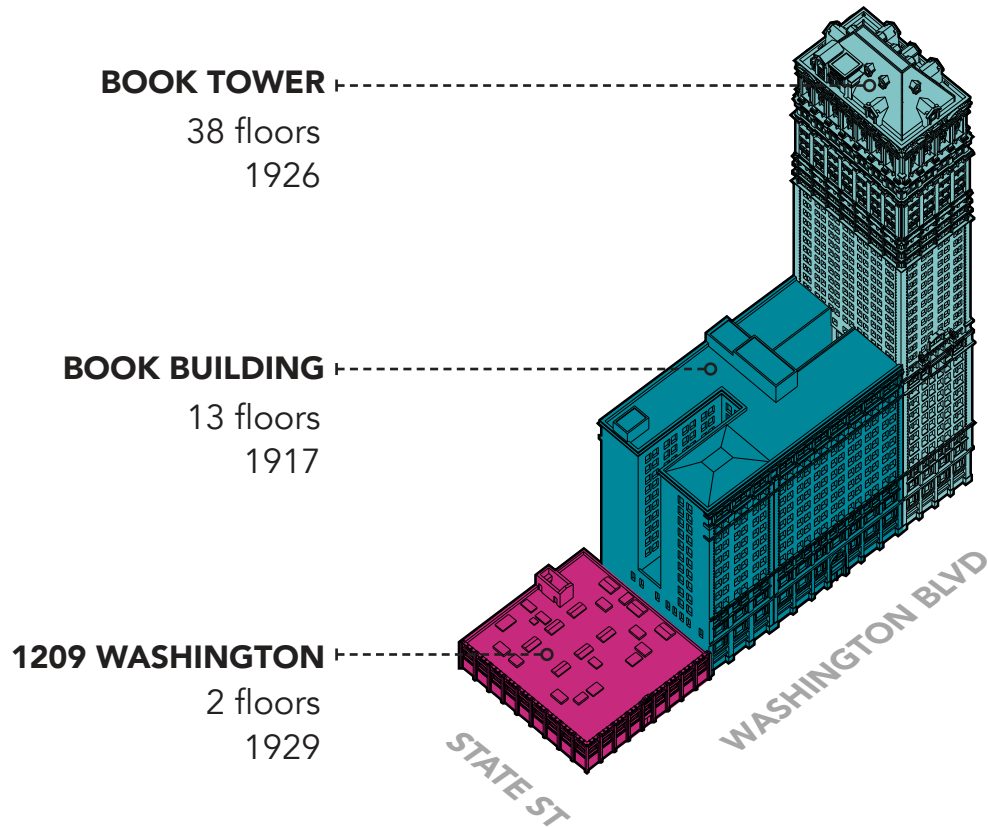
6min

CAMPUS MARTIUS PARK

BOOK TOWER DEVELOPMENT
Issued by Bedrock for CBO // 7 September 2017

BOOK DEVELOPMENT

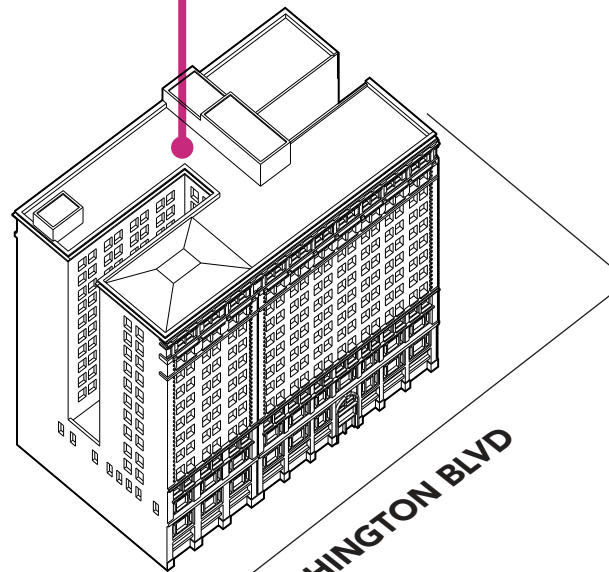
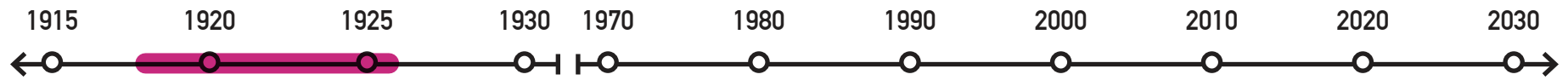
PROPERTY NAMING CONVENTIONS



BOOK TOWER HISTORY

BOOK DEVELOPMENT TIMELINE

1916-1926



STATE ST

WASHINGTON BLVD

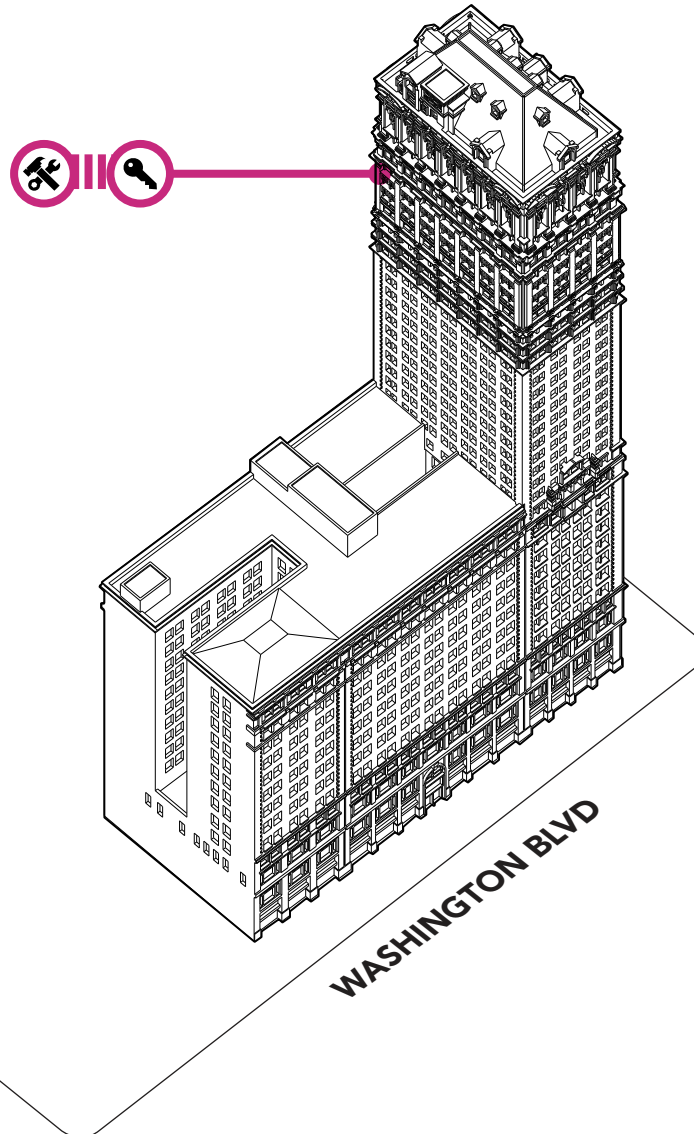
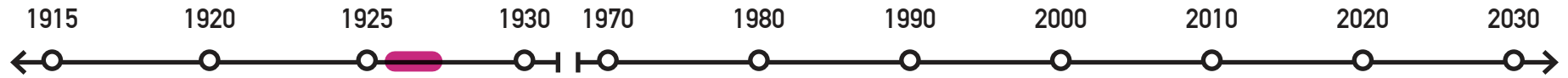
BOOK BUILDING

Construction Start: 1916
Opened: 1917
Architect: Louis Kamper
Style: Italian Renaissance

13-story Office Mid-rise

BOOK DEVELOPMENT TIMELINE

1924-1926



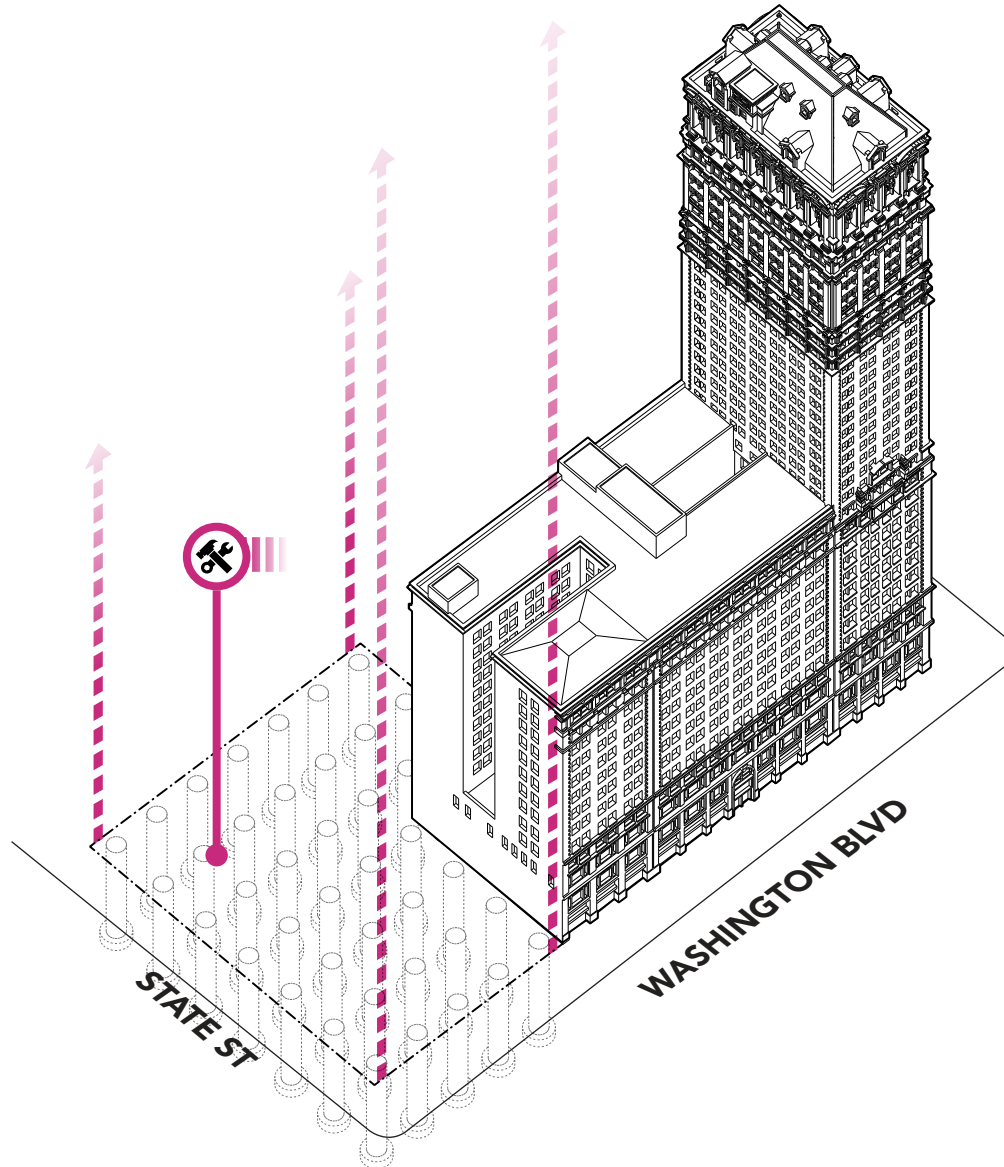
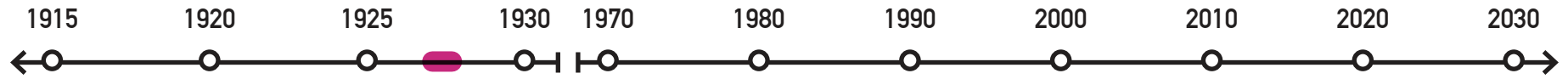
BOOK TOWER

Construction Start: 1924
Opened: 1926
Architect: Louis Kamper
Style: Italian Renaissance

38-story Office High-rise

BOOK DEVELOPMENT TIMELINE

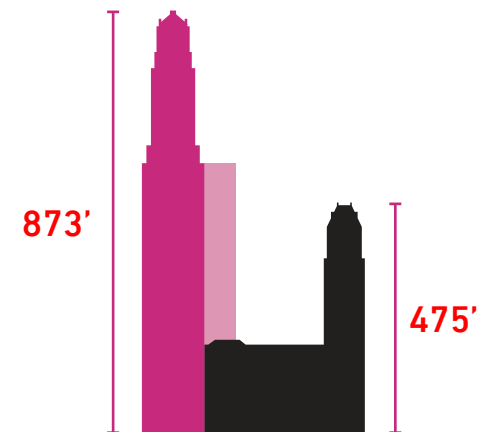
1926-1927



BOOK TOWER 2

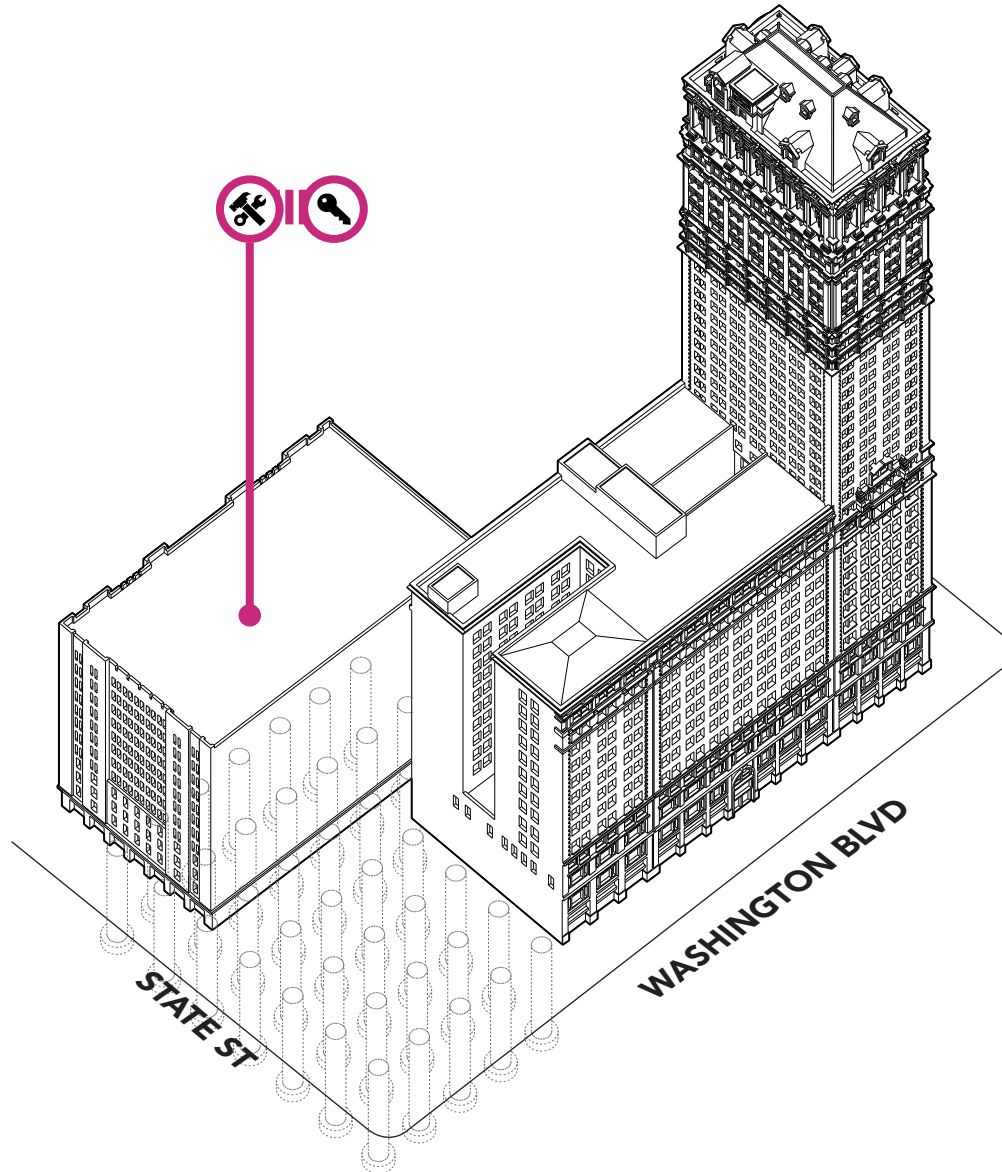
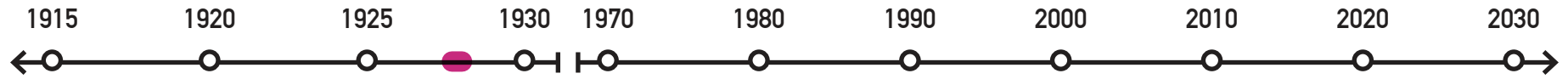
Construction Start: 1926
Construction Stopped: 1928
Architect: Louis Kamper
Style: Neo-Gothic

81-story Office High-rise



BOOK DEVELOPMENT TIMELINE

1927-1928



BOOK TOWER GARAGE

Construction Start: 1927
Opened: 1928
Architect: Louis Kamper
Style: Art Deco

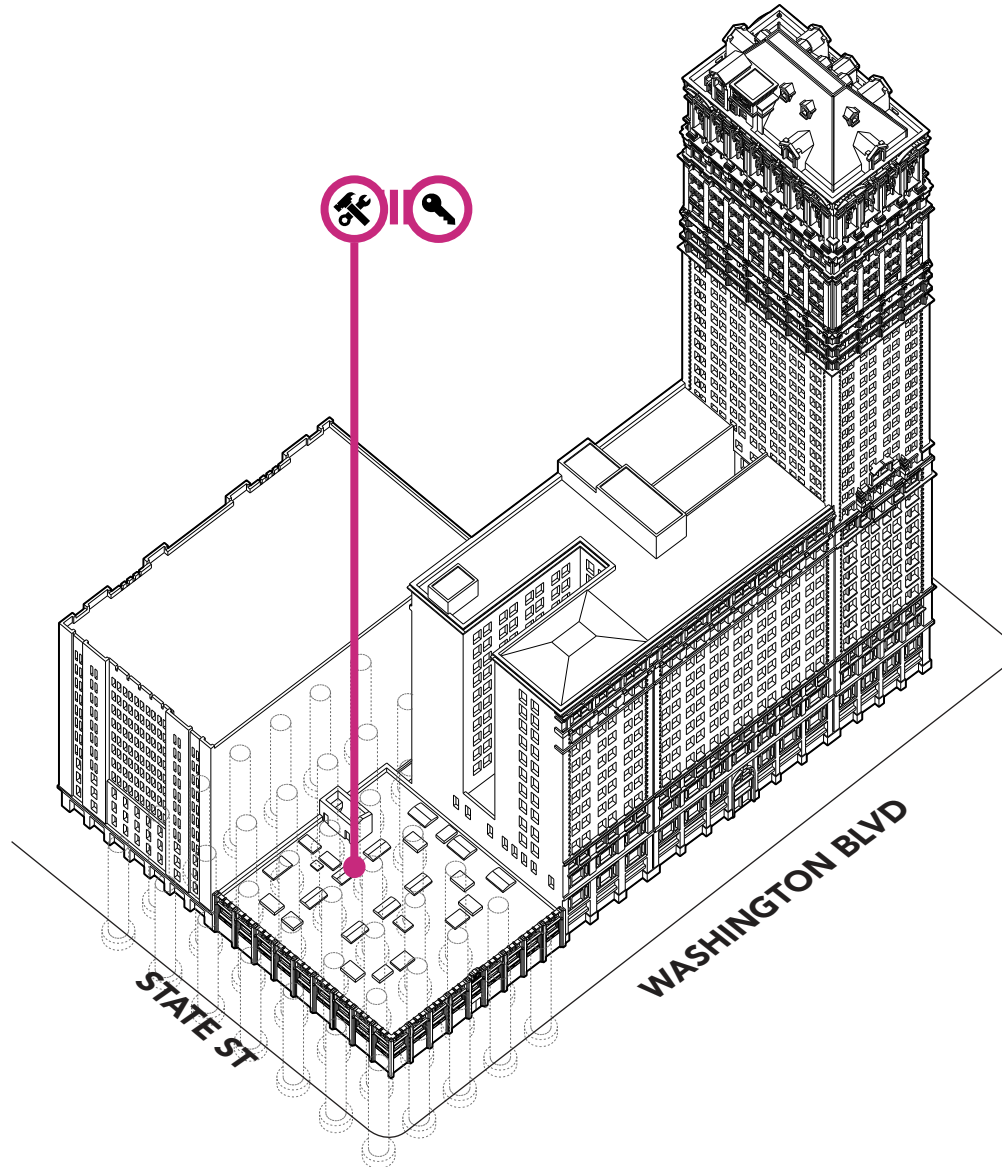
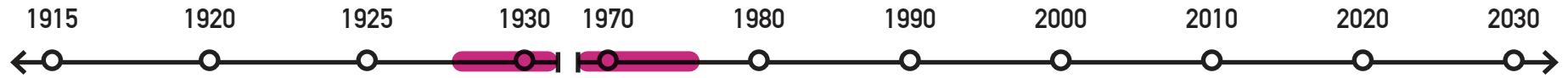
12-story Self-Park Garage

1,100 Spaces to support Book Development

Intended to be integrated into proposed larger Book Tower

BOOK DEVELOPMENT TIMELINE

1928-1976



1209 WASHINGTON

Construction Start: 1928
Opened: 1929
Architect: Louis Kamper
Style: Art Deco + Italian Renaissance

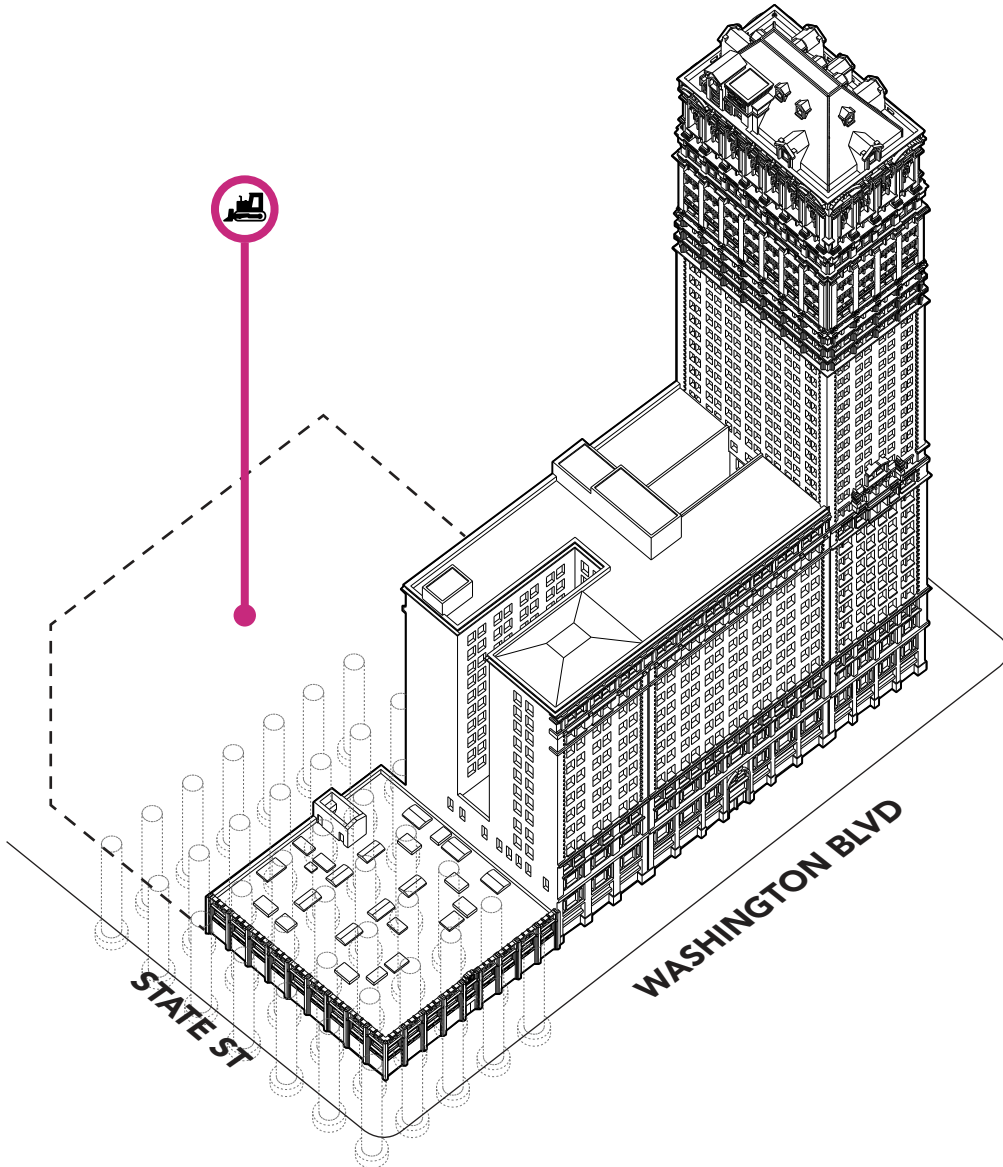
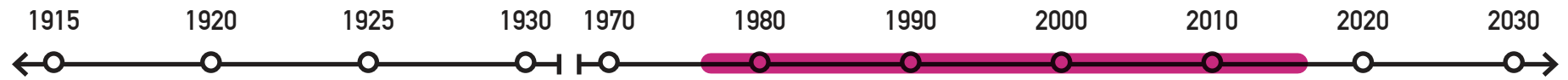
2-story Retail and Office Low-rise

Temporary connection between Book Tower
Garage and Washington Boulevard

Intended to be replaced by 81-story Book Tower

BOOK DEVELOPMENT TIMELINE

1976-PRESENT



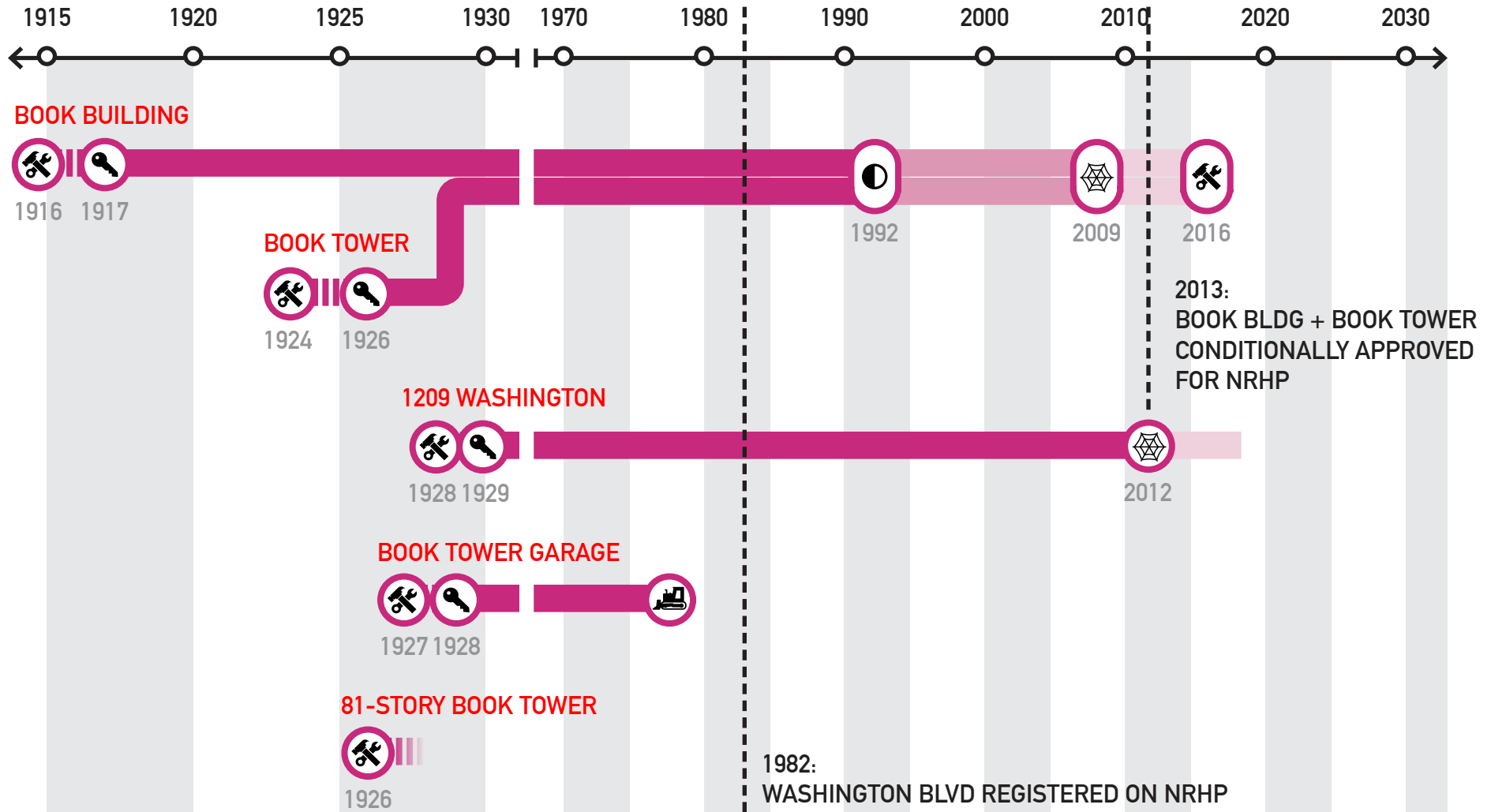
BOOK TOWER GARAGE

Demolished in 1970s as occupancy rates of Book Development declined

Replaced with DTC Detroit People Mover Operations Facility opened in 1987

BOOK DEVELOPMENT HISTORY

OVERALL DEVELOPMENT TIMELINE



KEY



Construction



Opening



Demolition



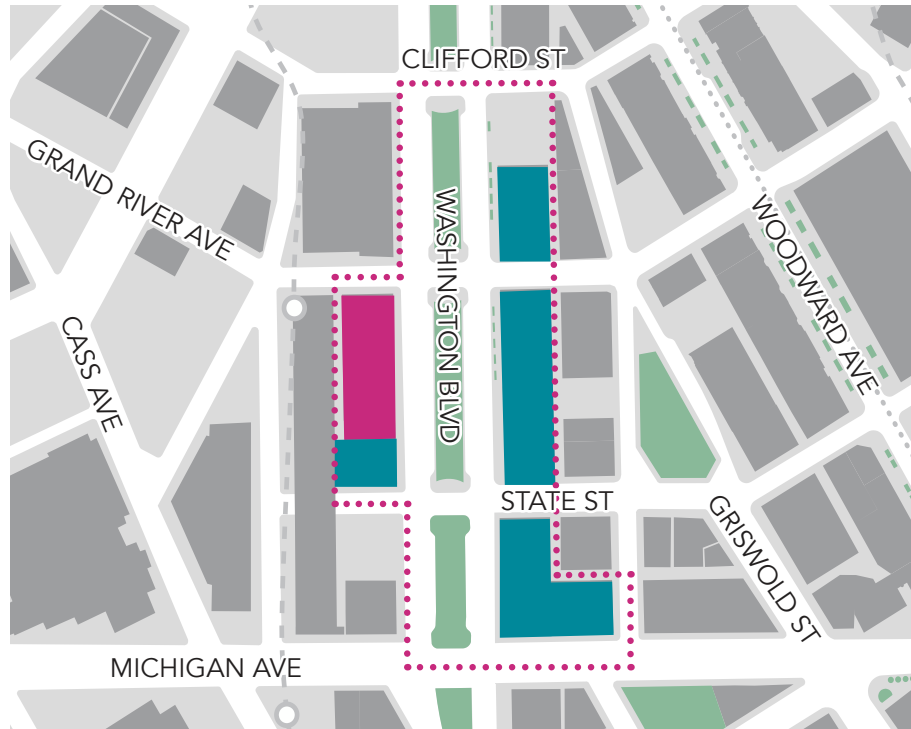
50% Occupancy



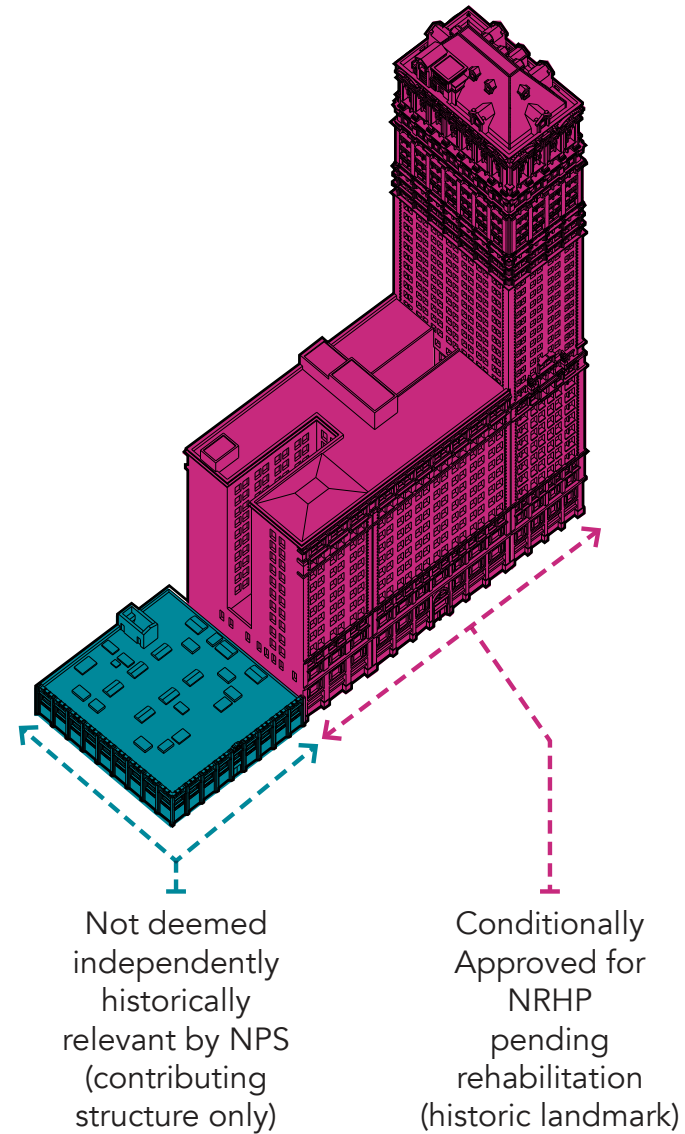
Vacancy

BOOK DEVELOPMENT HISTORY

NATIONAL PARK SERVICE HISTORIC DESIGNATIONS



- 
HISTORIC LANDMARK
 National Register of Historic Places
- 
HISTORIC DISTRICT
 National Register of Historic Places
- 
CONTRIBUTING STRUCTURE
 National Register of Historic Places



A MONUMENTAL UNDERTAKING

ICONIC FORM

THE ORNATE ARCHITECTURE OF BOOK TOWER IS ICONIC TO DETROIT'S SKYLINE



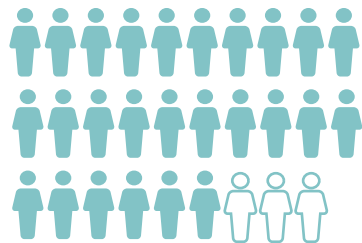
RENOVATION EFFORTS

BOOK TOWER: 38-STORY ITALIAN RENAISSANCE SKYSCRAPER

BOOK BUILDING IS 13-STORIES. A PROPOSED 81-STORY SECONDARY BOOK TOWER WAS PLANNED BUT NEVER COMPLETED

DECADES OF DETERIORATION + DECAY OF BOOK TOWER

RAM CONSTRUCTION, WALKER RESTORATION CONSULTANTS AND BEDROCK ARE WORKING HAND-IN-HAND TO RESTORE BOOK TOWER



24 - 26 TRADESMAN
ON SITE DAILY
2 - 3 SUPERINTENDENTS
AND PROJECT MANAGERS

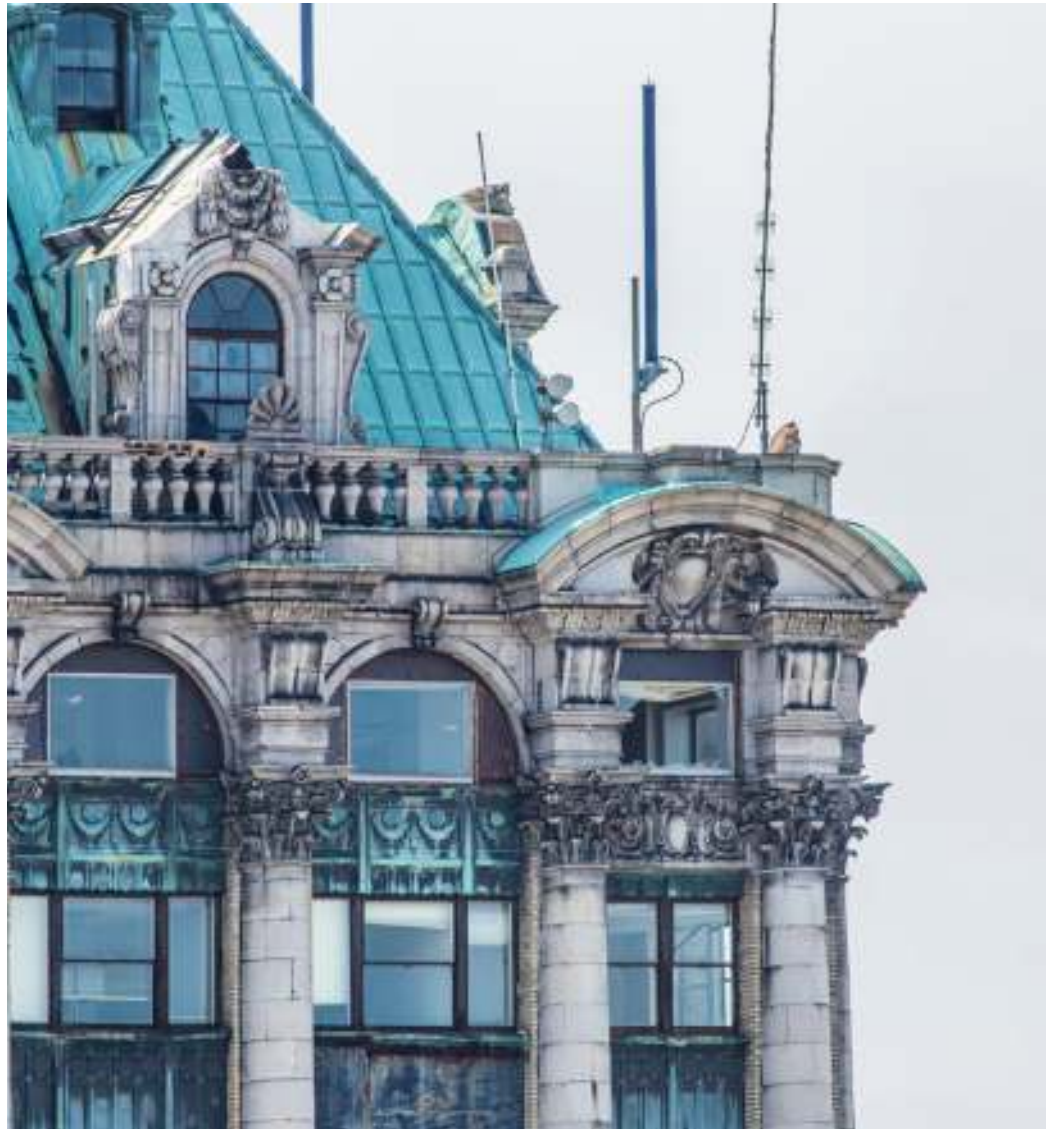


50 - 125 PEOPLE PROJECTED TO WORK ON INTERIOR OF BOOK
NUMBER DEPENDS ON THE PROGRAMMING PLACED IN THE BOOK TOWER

EXTERIOR IMAGES



EXTERIOR IMAGES



RENOVATION EFFORTS

8 MONTHS TO REMOVE DEBRIS AND ROTTEN MATERIALS FROM INTERIOR OF BUILDING, INCLUDING BASEMENT

MORE THAN

2,236

WINDOWS

IN BOOK BUILDING
AND BOOK TOWER

\$5.5M

PROJECTED

FOR NEW WINDOWS

\$2,500

ESTIMATE PER
WINDOW

486,760 SF

BOOK TOWER

TOTAL SQUARE FEET (SF)

57,600 SF

SIZE OF STANDARD

FOOTBALL FIELD

7.2

**FOOTBALL
FIELDS**

FIT INSIDE BOOK
BUILDING + TOWER

434

STEPS

34

FLIGHTS
OF STAIRS
IN BOOK
TOWER

7,489,630 CF

BOOK TOWER

TOTAL CUBIC FEET (CF)

88,000 CF

SIZE OF OLYMPIC

SWIMMING POOL

85

**OLYMPIC
SWIMMING
POOLS**

FIT INSIDE BOOK BUILDING
+ TOWER

INTERIOR CONDITIONS



INTERIOR DETAILS



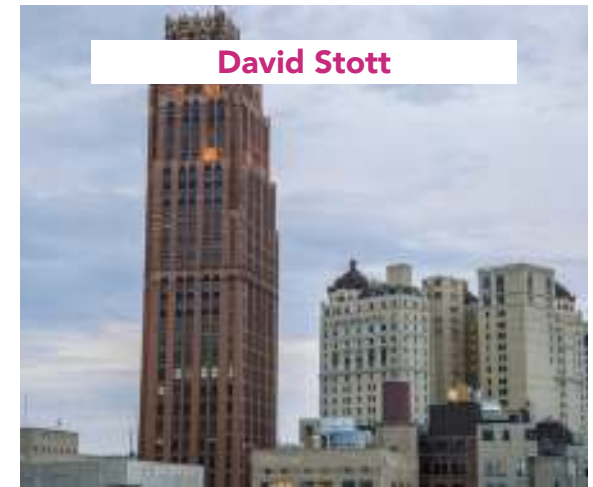
BEDROCK'S COMMITMENT TO HISTORIC RENOVATIONS



Madison Building



615 W. Lafayette



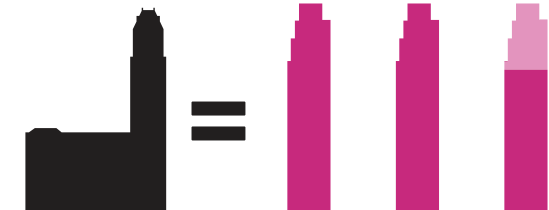
David Stott



8.5 MADISON BUILDINGS



1.4 615 W. LAFAYETTE BUILDINGS

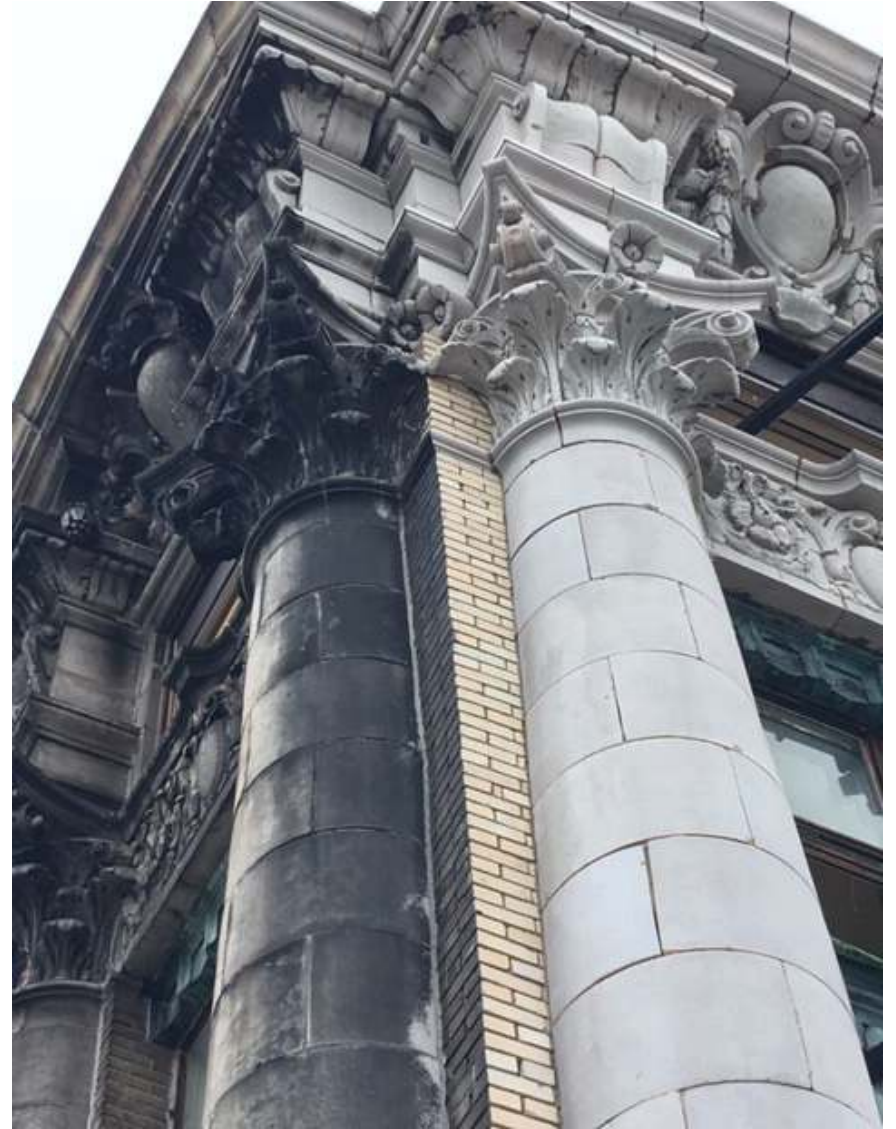


2.7 DAVID STOTT BUILDINGS

BEFORE + AFTER



BEFORE + AFTER



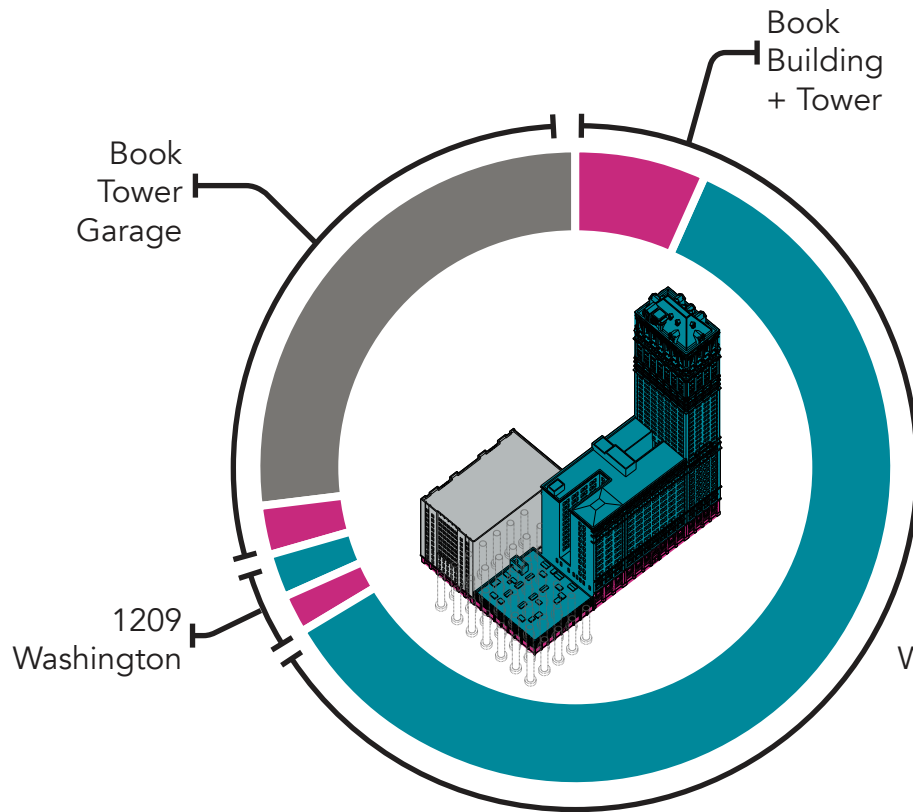
BEFORE + AFTER



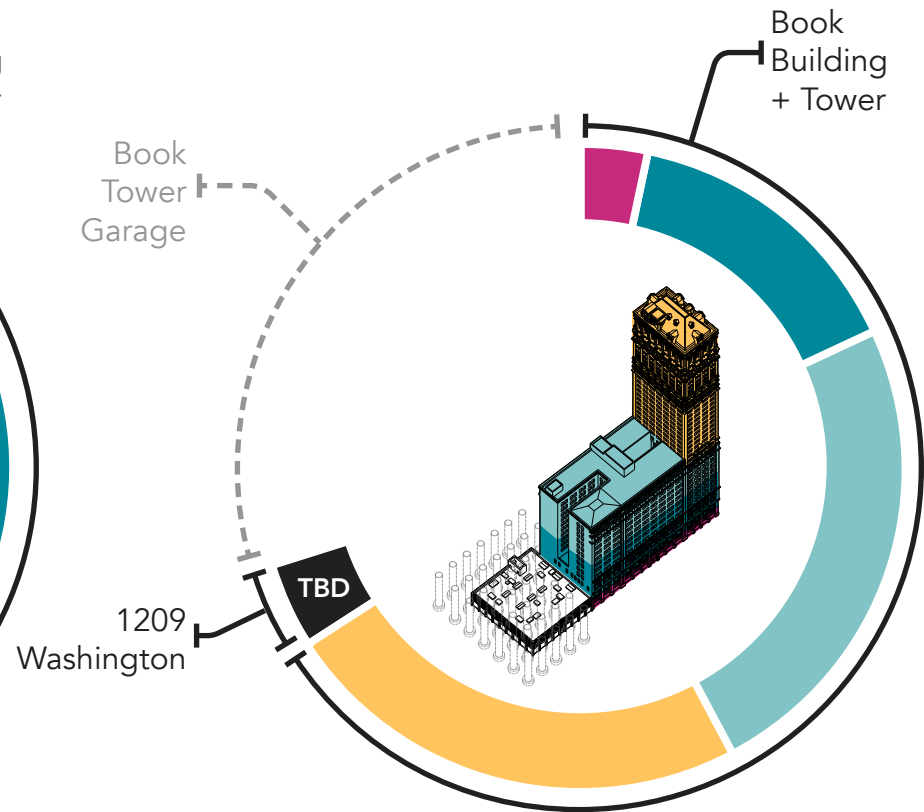
BOOK TOWER PROPOSED PROGRAM

BOOK TOWER DEVELOPMENT

HISTORICAL PROGRAM COMPARISON



1930
Program Breakdown



2020
Program Breakdown

KEY

- Office
- Parking
- Retail
- Hotel
- Residential

RETAIL

Floor 01

BOOK TOWER DEVELOPMENT

MIXED-USE_FLOOR 01

RETAIL

Main Floor 17,330 sf

HOTEL

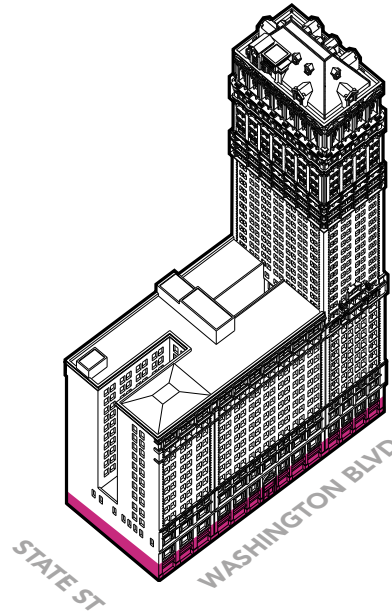
Main Lobby 2,920 sf

CIRCULATION / BOH

Circulation 4,970 sf

TOTALS

TOTAL AREA 25,220 sf



PROPOSED LAYOUT

WASHINGTON BLVD

GRAND RIVER AVE

HOTEL

Floors 02-03, 09-13

BOOK TOWER DEVELOPMENT

HOTEL LOBBY, EVENTS, AND AMENITIES_FLOOR 02

HOTEL

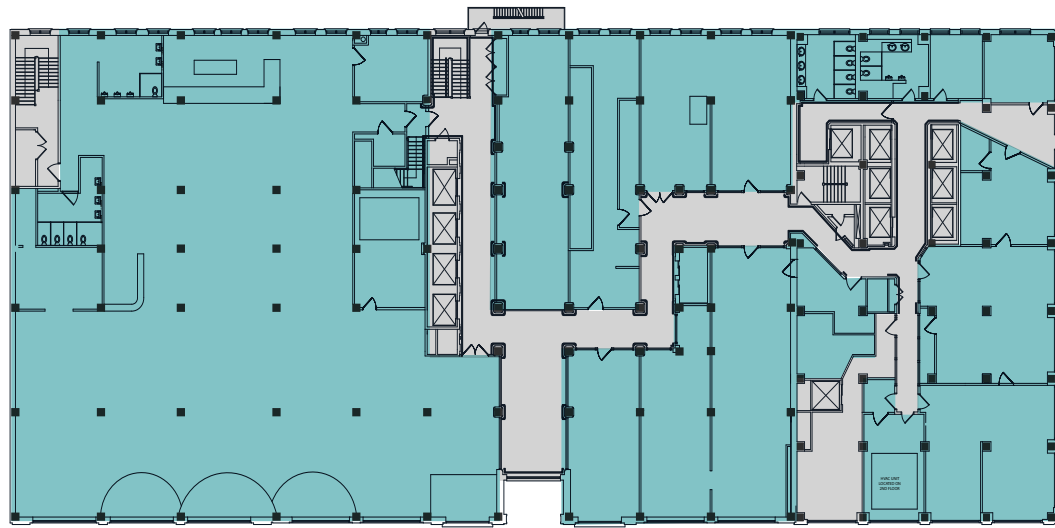
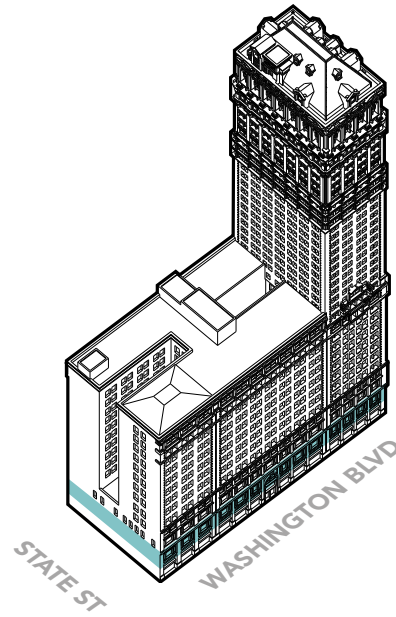
Floor 02 20,430 sf

CIRCULATION / BOH

Circulation 4,460 sf

TOTALS

TOTAL AREA 24,890 sf



PROPOSED LAYOUT

WASHINGTON BLVD

GRAND RIVER AVE

BOOK TOWER DEVELOPMENT

HOTEL LOBBY, EVENTS, AND AMENITIES_FLOOR 03

HOTEL

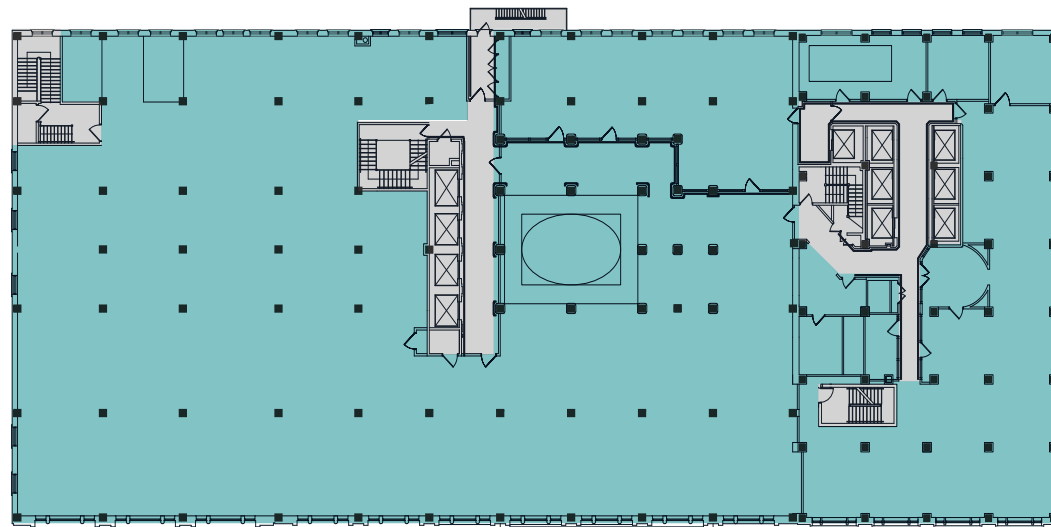
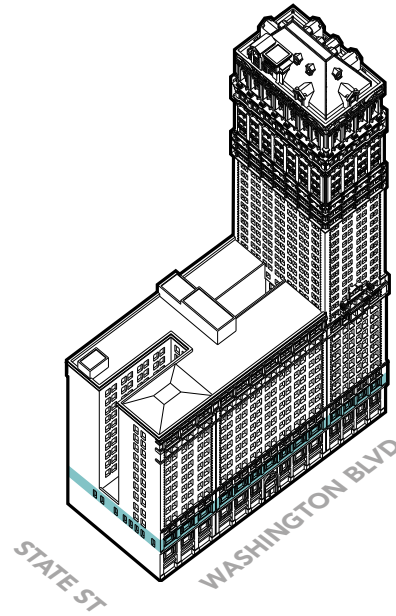
Floor 03 20,970 sf

CIRCULATION / BOH

Circulation 3,920 sf

TOTALS

TOTAL AREA 24,890 sf



PROPOSED LAYOUT

WASHINGTON BLVD

GRAND RIVER AVE

BOOK TOWER DEVELOPMENT

TYPICAL HOTEL FLOOR_FLOORS 09 TO 13

HOTEL

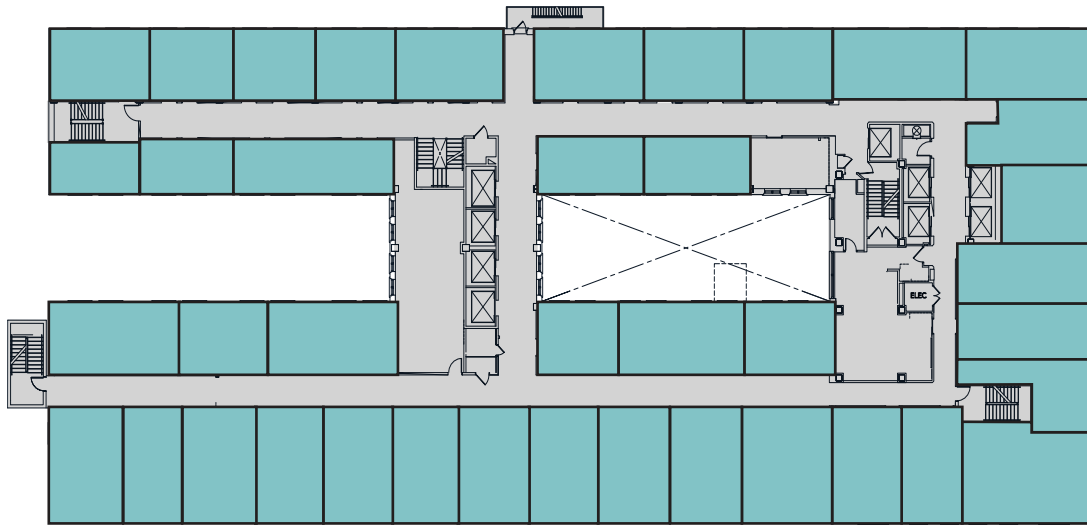
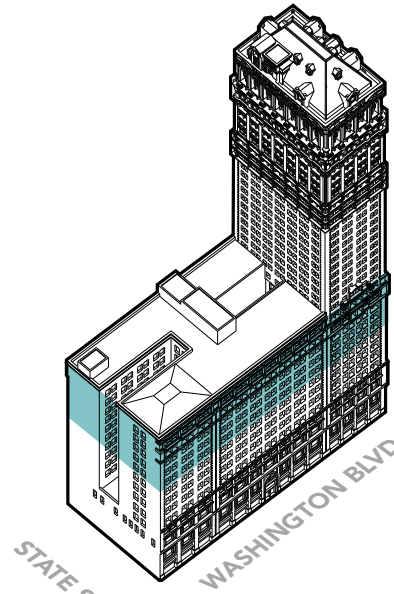
Floors 09 to 13	15,490 sf
Rooms per Floor	40 rooms

CIRCULATION / BOH

Circulation	5,790 sf
-------------	----------

TOTALS

TOTAL AREA / FLOOR	21,280 sf
ROOMS PER FLOOR	40 rooms
	(x 5 floors)
TOTAL AREA	106,400 sf
TOTAL ROOMS	200 rooms



PROPOSED LAYOUT

WASHINGTON BLVD

GRAND RIVER AVE

Existing Conditions



OFFICE

Floors 04-08

BOOK TOWER DEVELOPMENT

TYPICAL OFFICE FLOOR_FLOORS 04 TO 08

OFFICE

Floors 04 to 08 15,490 sf

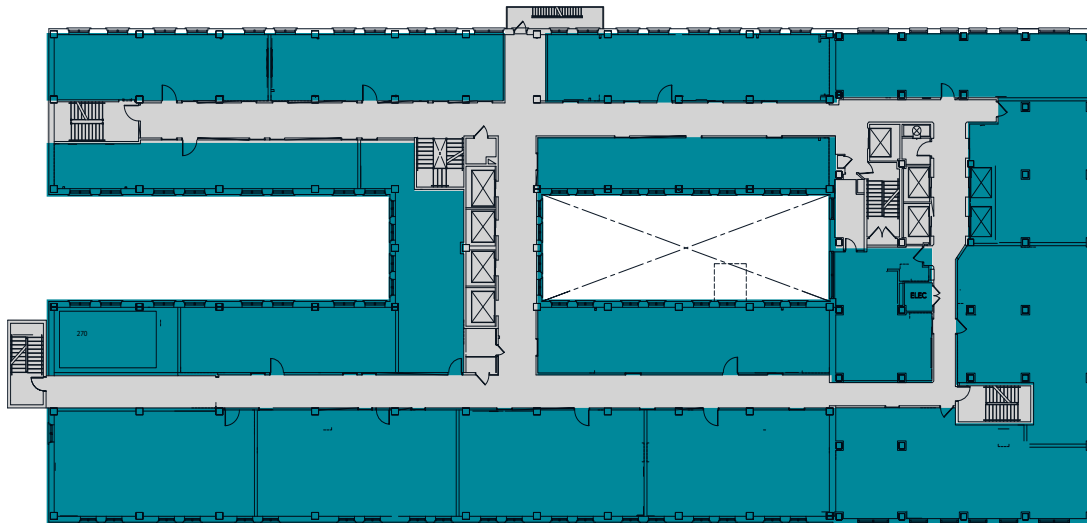
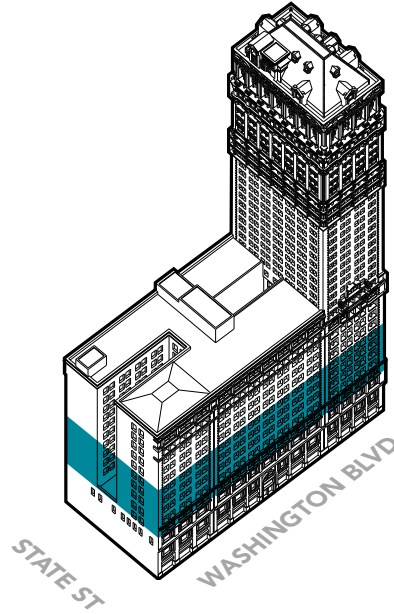
CIRCULATION / BOH

Circulation 5,790 sf

TOTALS

TOTAL AREA / FLOOR 21,280 sf
(x 5 floors)

TOTAL AREA 106,400 sf



PROPOSED LAYOUT

WASHINGTON BLVD

GRAND RIVER AVE

RESIDENTIAL

Floors 14-36

BOOK TOWER DEVELOPMENT

TYPICAL RESIDENTIAL FLOOR_FLOORS 14 TO 36

RESIDENTIAL

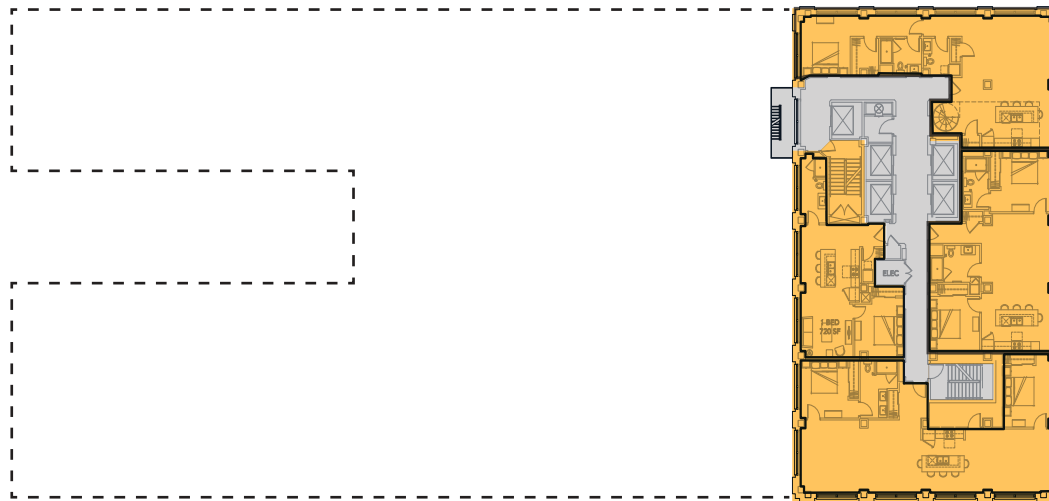
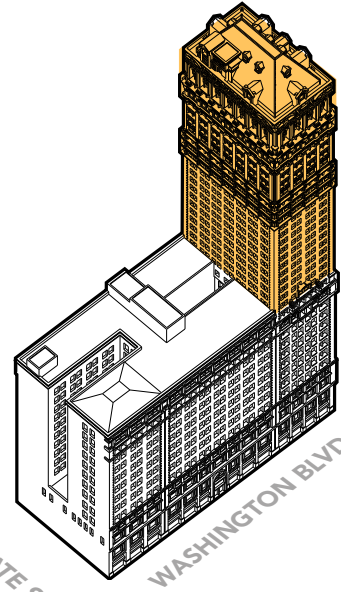
Floors 14 to 36 (average)	4,931 sf
Units per Floor	4 units
Average Unit Size	1,233 sf

CIRCULATION / BOH

Circulation (average)	1,290 sf
-----------------------	----------

TOTALS

TOTAL AVE AREA / FLOOR	6,221 sf
UNITS PER FLOOR	4 units
	(x 23 floors)
TOTAL AREA	143,083 sf
TOTAL ROOMS	95 units



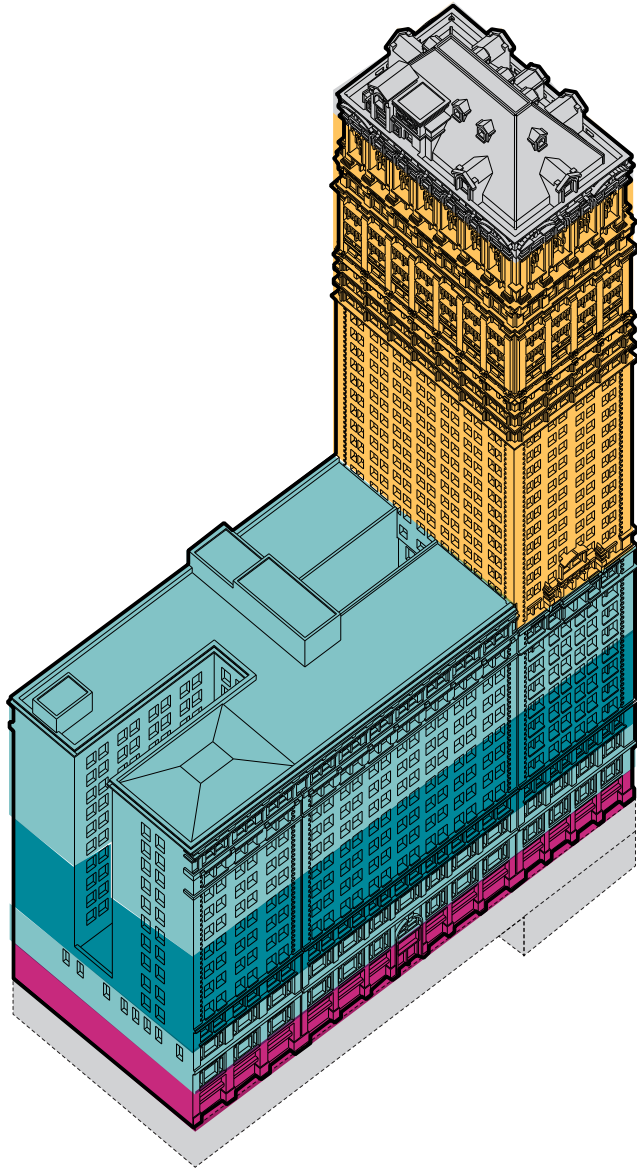
PROPOSED LAYOUT

WASHINGTON BLVD

GRAND RIVER AVE

BOOK TOWER DEVELOPMENT

PROPOSED MIXED-USE PROGRAMMING CONCEPT_GROSS FLOOR AREAS



RESIDENTIAL	
TOTALS 14 TO 36	143,083 sf
TOTAL UNITS	95 units
OFFICE	
FLOORS 4-8	106,400 sf
HOTEL	
Floors 2 & 3:	49,780 sf
Floors 9-13:	106,400 sf
TOTALS:	156,180 sf
TOTAL ROOMS:	200
RETAIL GROUND FLOOR	
MAIN FLOOR:	25,220 sf
MECHANICAL	
Floor 37	3,578 sf
Floor 38	1,855 sf
Basement 01:	8,223 sf
Basement 02:	30,494 sf
TOTALS:	44,150 sf
TOTALS	
TOTAL GSF	475,033 sf
RESIDENTIAL UNITS	95 units
HOTEL ROOMS	200 rooms

BEDROCK'S PORTFOLIO-WIDE APPROACH TO AFFORDABLE HOUSING

AFFORDABLE HOUSING

OVERVIEW OF AGREEMENT

3,500 RESIDENTIAL RENTAL UNITS
20% AT OR BELOW 80% AMI FOR 30 YEARS



1 OF EVERY 5 UNITS
ESTIMATED 700 UNITS

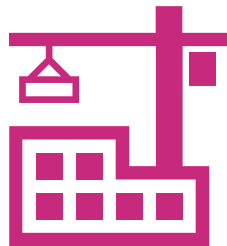
APPLIES TO UNITS THAT WILL RECEIVE FINANCIAL INCENTIVES FROM THE CITY

AFFORDABLE HOUSING

HOW IT WORKS

**BEDROCK WILL MEET THE OBLIGATION TO PROVIDE
20% AFFORDABLE UNITS IN TWO WAYS:**

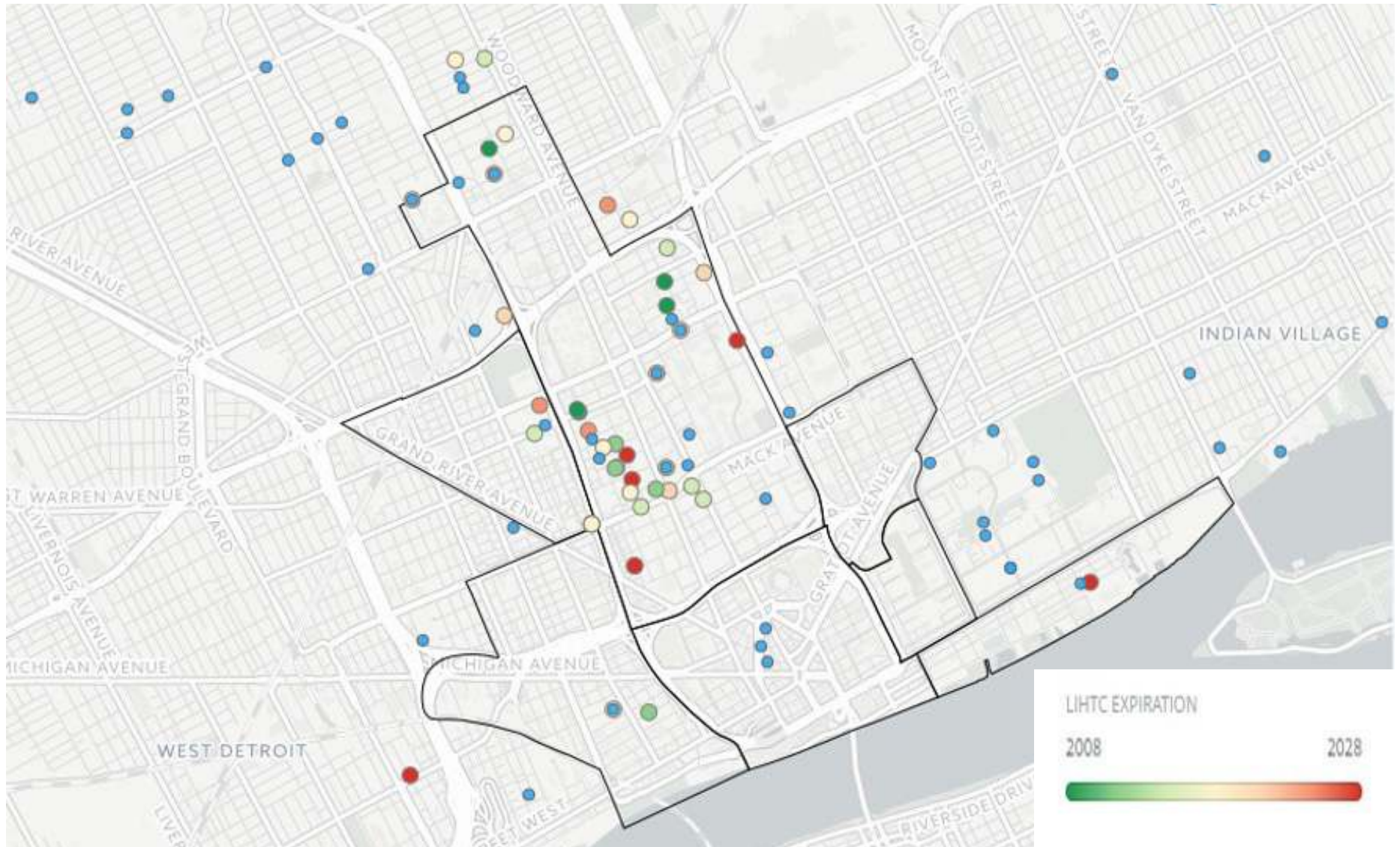
**NEW AFFORDABLE
HOUSING UNITS**



**PRESERVATION
PROJECTS**



OVER 2,000 UNITS OF EXISTING AFFORDABLE HOUSING ARE AT RISK



AFFORDABLE HOUSING

HOW IT WORKS

BEDROCK MAY CREATE OR PRESERVE AFFORDABLE HOUSING DIRECTLY

-OR-

THROUGH PARTNERSHIPS WITH AFFORDABLE HOUSING DEVELOPERS

- THIS INCLUDES PROVIDING HUD HOME-TYPE FINANCING
- SUPPLEMENTING THE CITY'S LIMITED SUPPLY OF THESE CRITICAL FUNDS

AFFORDABLE HOUSING

LOCATION MAP

AFFORDABLE HOUSING
PRIORITY AREAS:

DOWNTOWN

MIDTOWN

NEW CENTER

CORKTOWN

AND OTHER AREAS THE CITY
DESIGNATES AS PRIORITY
FOR AFFORDABLE HOUSING



PARKING DEMAND

PARKING DEMAND

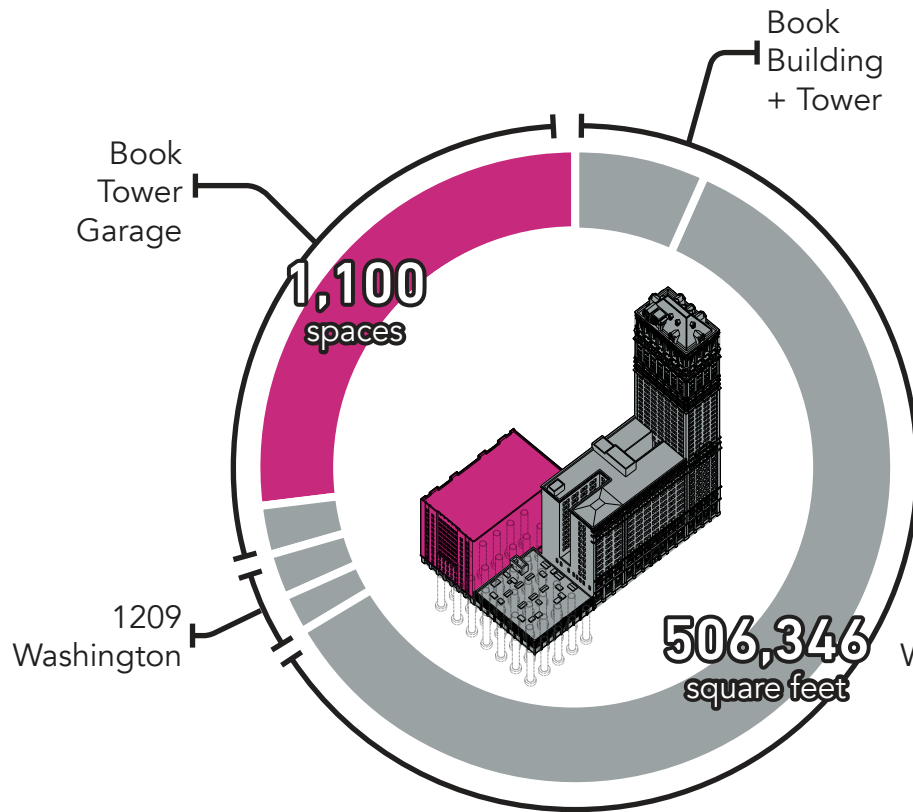
DEVELOPMENT FEASIBILITY



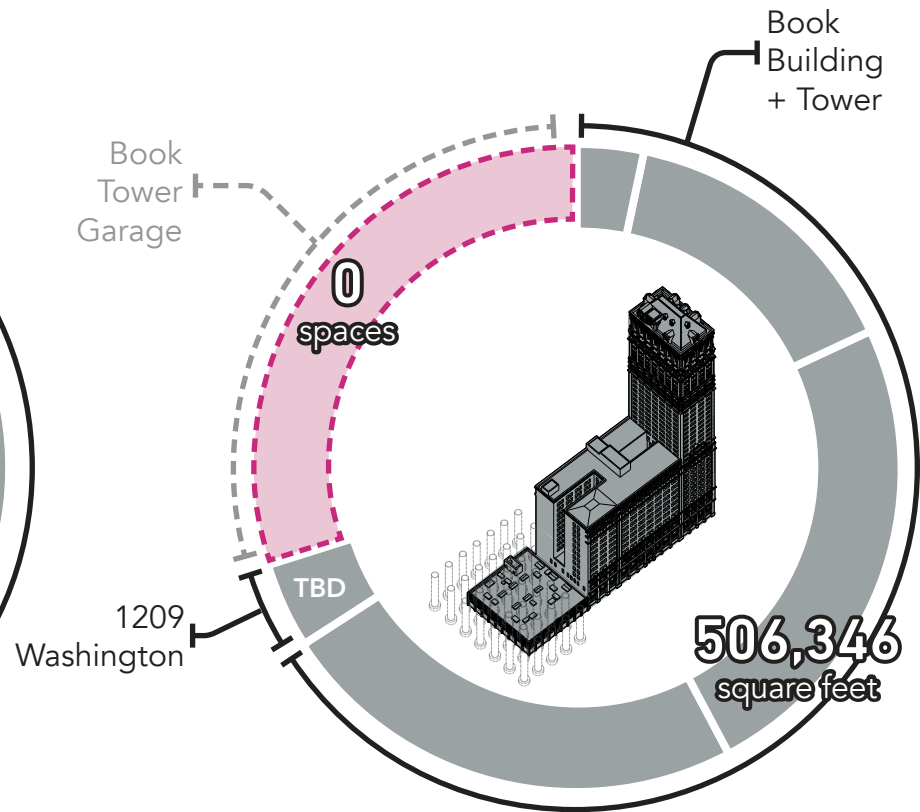
To ensure the success of the mixed-use Book Tower development, a collaborative Washington Boulevard vision, and a greater Capitol Park residential masterplan...we need to construct more parking in strategic locations.

PARKING DEMAND

HISTORICAL PARKING SUPPLY



1930
Program Breakdown



2020
Program Breakdown

KEY



Parking



Other Programs

PARKING DEMAND

PROGRAM : PARKING RATIOS

RESIDENTIAL



per



+

Mobility
Strategies

OFFICE



per

500 sf

HOTEL



per



RESTAURANT/RETAIL



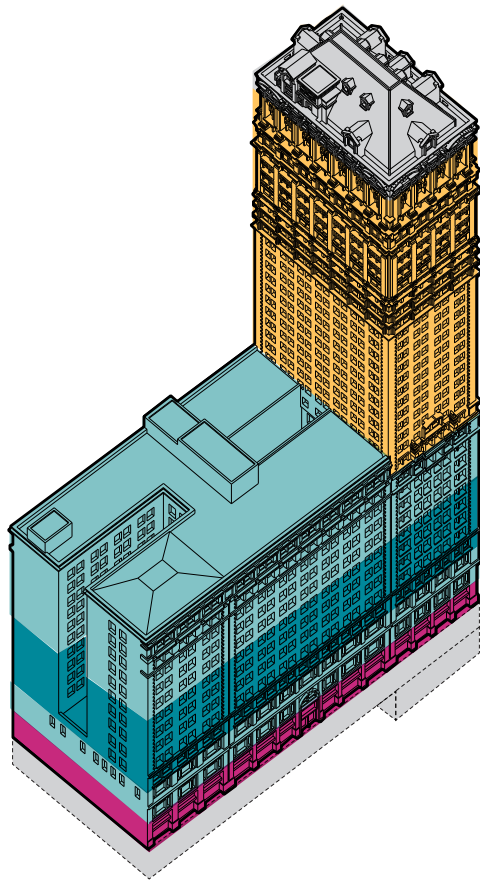
per

500 sf

Parking : Program Ratios were based off of standards, minimums, and guidelines used in urban cores of other major US cities (Boston, LA, Chicago). Adjustments were made to account for Detroit's lack of public transit.

PARKING DEMAND

PROPOSED PROGRAMMING MIX



RESIDENTIAL - Floors 14-38

Area per floor: 6,221 sf
Number of Floors: 23
Total Residential Area: 143,083 sf
Total Units: 95 units



x 47

OFFICE - Floors 4-8

Area per floor: 21,280 sf
Number of Floors: 5
Total Office Area: 106,400 sf



x 212

HOTEL - Floors 2, 3, 9-13

Total Hotel Area: 156,180 sf
Total Rooms: 200



x 100

RETAIL - Floors 1

Total Retail Area: 25,220 sf

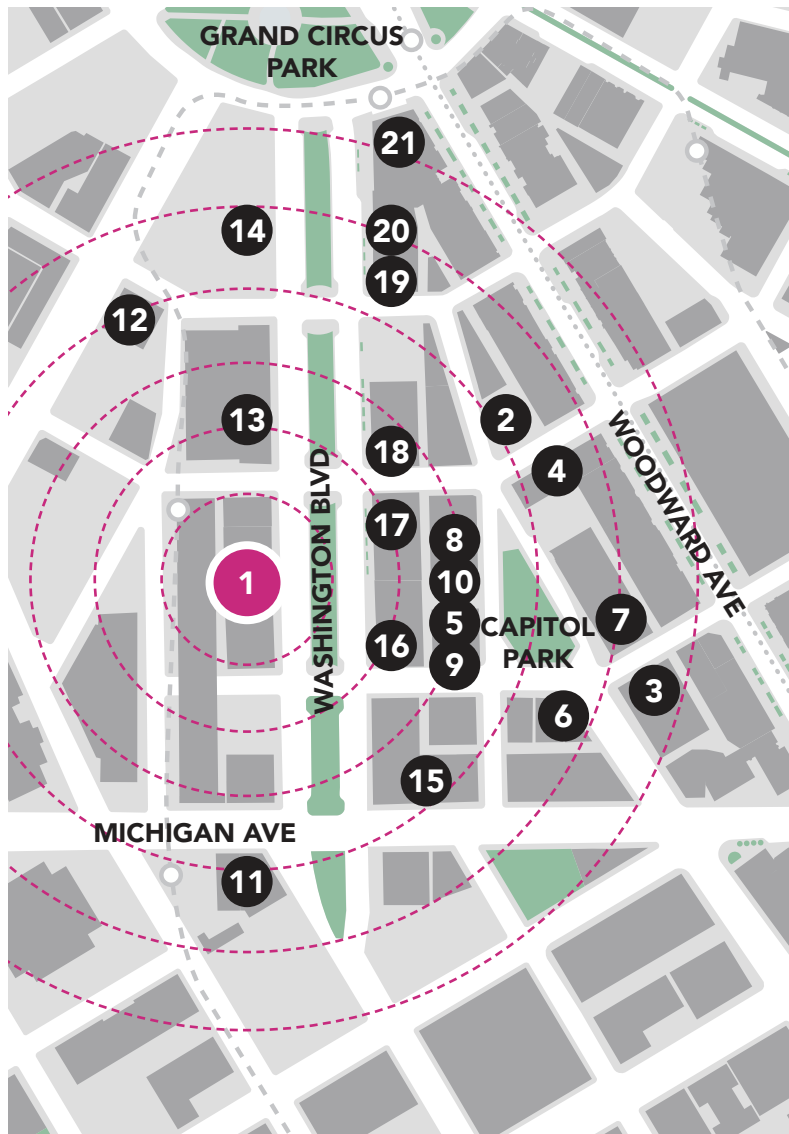


x 50

x 409

PARKING DEMAND

RECENT + FUTURE PROJECTS



- 1** Book Development
409
- 2** 28 GRAND
109
- 3** David Stott Building
156
- 4** Clark Lofts
22
- 5** Malcomson Building
21
- 6** Capitol Park Lofts
66
- 7** Detroit Savings Bank Lofts
138
- 8** Farwell Building
91
- 9** Karp Apartment 1
38
- 10** Karp Apartment 2
24
- 11** Gabriel Houze
53
- 12** Philip Houze
50

- 13** Detroit City Apartments
170
- 14** Statler City
120
- 15** Book Cadillac Apartments
33
- 16** Washington Blvd Apartments
67
- 17** Stevens Building Apartments
19
- 18** Industrial Building Apartments
63
- 19** Claridge House
22
- 20** Himelhoch Building Apartments
18
- 21** David Whitney Apartments
54

1,743
new parking spaces
needed in vicinity by 2021

CONCEPTUAL DESIGN

ELEVATION + PROGRAMMING

