

FORD CORKTOWN PROJECTS & MICHIGAN CENTRAL STATION



ANNUAL COMMUNITY BENEFITS UPDATE MEETING

December 10th, 2019

MEETING AGENDA

1. WELCOME & INTRODUCTION
2. CBO MONITORING AND ENFORCEMENT
3. PROJECT UPDATES: DESIGN, PROGRAM, & CONSTRUCTION
4. COMMUNITY BENEFITS PROVISIONS IMPLEMENTATION UPDATES
5. NAC QUESTIONS AND DISCUSSION
6. GENERAL Q & A



SPECIAL THANK YOU TO THE NEIGHBORHOOD ADVISORY COUNCIL

- **Jerry Paffendorf** - Elected by Impact Area Residents
- **Heather McKeon** - Elected by Impact Area Residents
- **Aliyah Sabree** - Appointed by Council President Brenda Jones
- **Sheila Cockrel** - Appointed by At-Large Council Member Janeé Ayers
- **Robyn Ussery** - Appointed by Council Member Raquel Castañeda-López
- **David Esparza** - Appointed by Planning & Development
- **Nicole Rittenouer** - Appointed by Planning & Development
- **Mike Ransom** - Appointed by Planning & Development
- **Ken Jamison** - Appointed by Planning & Development
- **Monsignor Chuck Kosanke** - Alternate



CBO ENGAGEMENT PROCESS

COMMUNITY IDENTIFIED IMPACTS

**8 CBO
Meetings**

**+545
Attendees**

**Over
3 Months**

Local Hiring
and Job
Training

Respect the
Culture and
People of the
Neighborhood

Improve Mass
Transit

Preserve and
Invest in
Affordable
Housing

Prioritize
Small
Businesses
and Buy Local

Use Local
Contractors

COMMUNITY BENEFITS PROVISION CONTENT

Enforcement Mechanisms for the
Community Benefits Provision

Ex. Claw-back of City-provided-benefits, revocation
of land transfers or land sales, penalties and fees

List of Benefits That Developer
has Agreed
to Provide

Requirement for Developer to
Submit Compliance Reports

Community Engagement
Requirements

CBO ENGAGEMENT PROCESS

FORD COMMUNITY BENEFITS COMMITMENTS

Preserve and
Invest in
Affordable
Housing **\$2.5
Million**

Support
Workforce
Development
\$5 Million

Continued
Engagement with
the Community

Mitigate
Construction
Impacts

Support
Neighborhood
Development
\$2.5 Million

Support &
Prevent
Displacement
of Local Small
Businesses

Engage
Residents in
Mobility
Planning &
Development

Additional
Benefits
Requested by
the
Community

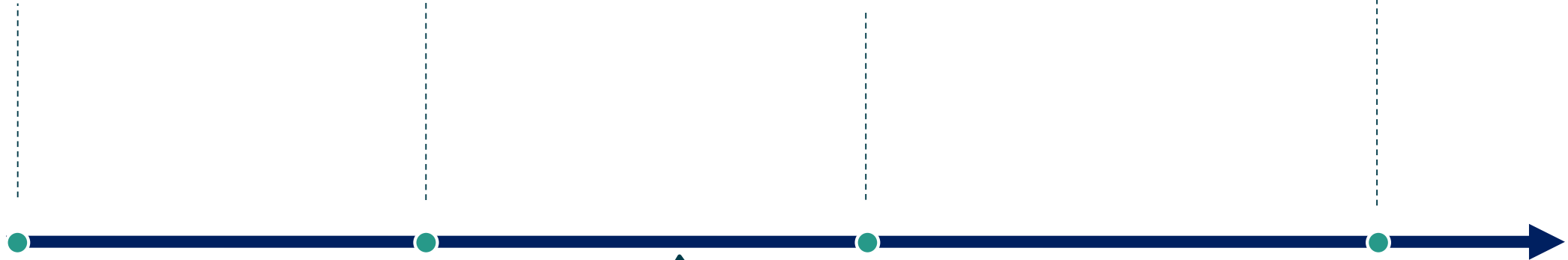
ONCE CBO MEETINGS ARE COMPLETED

Finalized the negotiated benefits package with the developer and the NAC within two weeks of the final meeting

Letter of support for Community Benefits Package signed by NAC

Development package submitted to City Council along with Community Benefits Report & Community Benefits Provisions signed by the developer

City Council approved incentives request with Community Benefits Agreement – effective October 26th, 2018



Community Benefits report is sent the NAC & posts to website

Enforcement period; PDD hosts annual check-ins with the NAC and developer

ONCE CBO MEETINGS ARE COMPLETED



- The Planning and Development Department will facilitate at least one public meeting annually between the Developer and the NAC for the time period identified in the project's Community Benefits Provision - 2 years
- The Community Benefits Provision Agreement Remains in effect throughout the duration of the project
- City of Detroit's Civil Rights, Inclusion and Opportunity Department (CRIO) leads enforcement and monitoring



Where am I: [Home](#) > [Planning and Development Department](#) > [Citywide Initiatives](#) > [Community Benefits Ordinance](#) > [Past CBO Engagement](#)

MICHIGAN CENTRAL STATION DEVELOPMENT

CONTACTS



Planning and Development
Department Coleman A.
Young Municipal Center 2
Woodward Avenue - Suite 808
Detroit, MI 48226
(313) 224-1339,
Fax: (313) 224-1310
• Monday - Friday 9:00 am -
5:00 pm

DEPARTMENT MENU

[Documents](#)

ONCE CBO MEETINGS ARE COMPLETED

All documents and reports are posted on City of Detroit Website:
Detroitmi.gov/CBO



COMMUNITY BENEFIT MONITORING BY CRIO

FOR TIER 1 PROJECTS

An investment of Seventy-five Million Dollars (\$75,000,000) or more, and garnishes public support in the form of land transfers that have a cumulative market value of One Million Dollars (1,000,000) or more without open bidding and priced below market rates and/or tax breaks that abate more than One Million Dollars (1,000,000)

**SECTION 14-12-3(F)(2) REQUIRES A BIANNUAL COMPLIANCE REPORT
TO CITY COUNCIL AND THE NEIGHBORHOOD ADVISORY COUNCIL**

CRIO Produces the biannual Community Benefits Provision Report

Community Benefits Provision are the terms negotiated by the Neighborhood Advisory Council

- **On Track** the developer is taking the necessary steps to complete the commitment
- **Off Track** the developers has shown no follow through and/or has not met deadlines
- **Completed** the commitment has been satisfied!!
- **Not Started** the developer has taken no action
- **Awaiting Reply** the developer has not yet responded to a request for information

Reports are produced every January and July for projects 6 months and older

Reports can be found at: [Bit.ly/cbocm](https://bit.ly/cbocm)

The screenshot shows the City of Detroit website dashboard for Community Benefits Ordinance Compliance Monitoring. The page features a navigation menu with links for BUSES, DEPARTMENTS, GOVERNMENT, JOBS, PAY, WATER, ENGLISH, ESPAÑOL, and BENGALI. A search bar is prominently displayed. The main content area includes a breadcrumb trail: "Where am I: Home > Civil Rights, Inclusion & Opportunity, Department" and a "DASHBOARD" button. The title "COMMUNITY BENEFITS ORDINANCE COMPLIANCE MONITORING" is displayed in large, bold letters. Below the title, there is a text prompt: "Have concerns with CBO compliance in your neighborhood? Fill out our [public comment form](#) and we'll do our best to follow up with you using the contact information provided." A list of "Current Biannual CBO Reports" is provided, including links for "CBO Corrected Report Summary", "Executive Summary - CBO Biannual Report July 2019", "Herman Kiefer Report", "Detroit Pistons Training Facility", "Book Building & Monroe Report", "Wigle Report", "Michigan Central Report", and "Hudson's Report". On the right side, there is a "CONTACTS" section with a phone icon and contact information for Civil Rights, Inclusion & Opportunity, including phone numbers (313) 224-4950 and (313) 224-3434, fax (313) 224-3434, and email crio@detroitmi.gov. There is also a location pin icon and address information for Civil Rights, Inclusion & Opportunity 2, Woodward Avenue, Suite 1240, Detroit, MI 48226, with hours of operation: Monday - Friday, 8:30 am - 4:30 pm. A Facebook icon and link to the "CRIO Facebook Page" are also present. At the bottom right, there is a "DEPARTMENT MENU" section with a "Related Links" link.

ENFORCEMENT

SEND US YOUR COMMENT OR CONCERN

[Bit.ly/CBOComment](https://bit.ly/CBOComment)

- Reported violations are shared with the Enforcement Committee
- The Committee investigates all allegations
- The Committee's findings are presented in writing to the NAC

CRIO DEPARTMENT CONTACT

Avery Peeples

Policy and Compliance Manager

peeplesav@detroitmi.gov

(313) 224-9505 (313)224-4950

detroitmi.gov/crio

FORD PROJECT UPDATES

Program Construction, & Design

MICHIGAN CENTRAL



AGENDA

Mary Culler

Introduction

Paula Carethers

Site Planning

Rich Bardelli

Construction Updates & Job Training Programs

Gina Schrader

Mobility Initiatives

Shawn Thompson

Community Engagement

MICHIGAN CENTRAL DEVELOPMENT



A transformational destination where Ford and other partners will work together, exchange ideas, challenge the status quo, and dare to solve city transportation and mobility obstacles in new and innovative ways.

Highlights include:

- Transforming the way people move by creating mobility solutions
- Bringing 5,000+ Ford employees and other partners to the area
- Creating a destination offering mixed-use spaces, such as office, retail, hospitality, and community
- Supporting local entrepreneurs
- Improving public spaces
- Restoring Detroit's historic Michigan Central Station

GUIDING PRINCIPLES FOR THE DEVELOPMENT



**OPTIMIZE FOR
INNOVATION**



**BUILD THE
FUTURE
OF MOBILITY**



**CONTRIBUTE TO
AN INCLUSIVE +
AUTHENTIC
PLACE**



**CELEBRATE
HERITAGE +
LEGACY**



**MAKE DECISIONS
THAT SUPPORT
EQUITABLE
OUTCOMES**

KEY PROPERTIES



THE FACTORY

FORMER LINCOLN
BRASS FACTORY

DETROIT RIVER

THE BOOK DEPOSITORY

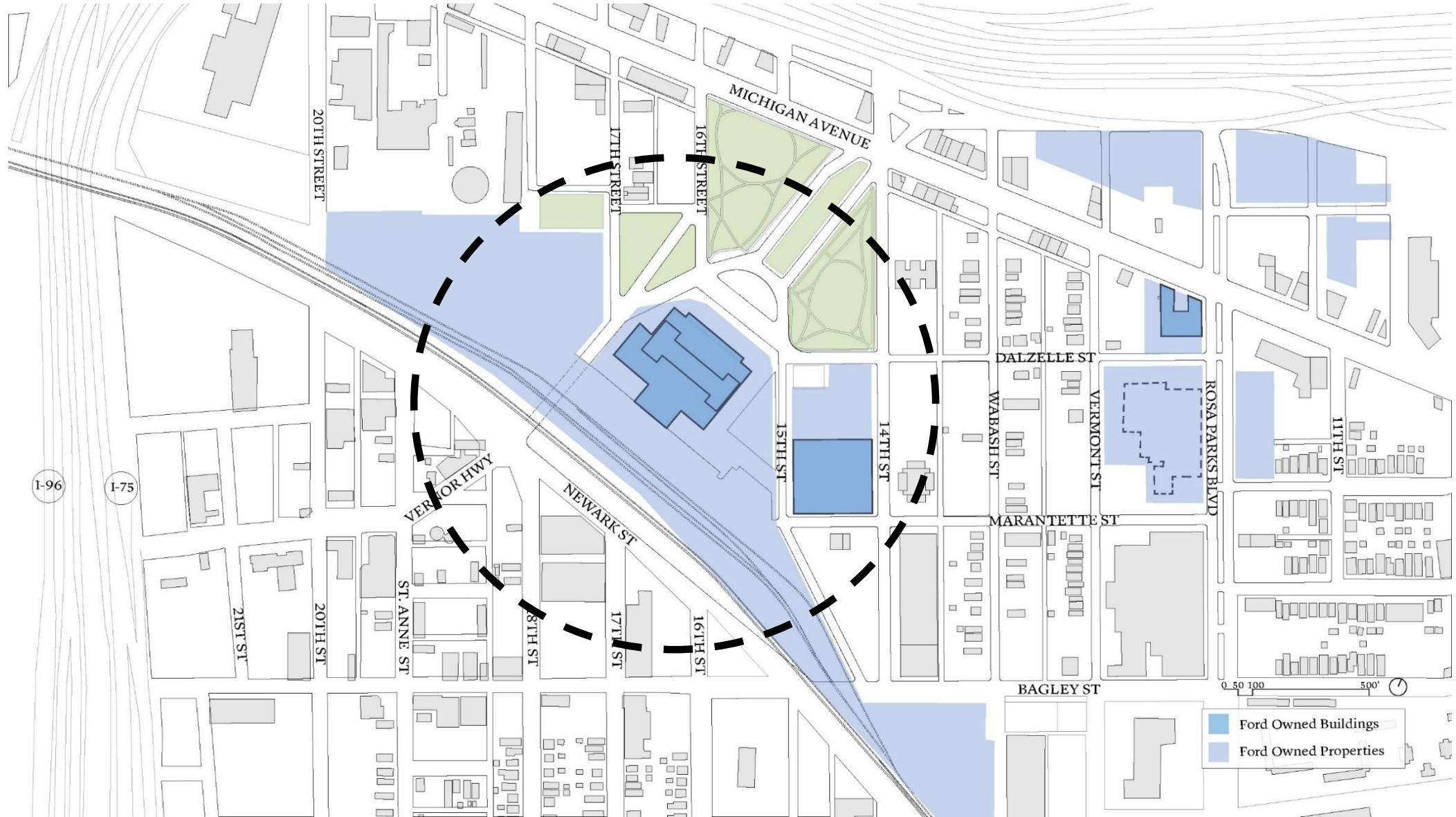
MICHIGAN CENTRAL
STATION

MICHIGAN AVE

SITE PLANNING

NEW BUILDING

Creating Density Around Michigan Central Station



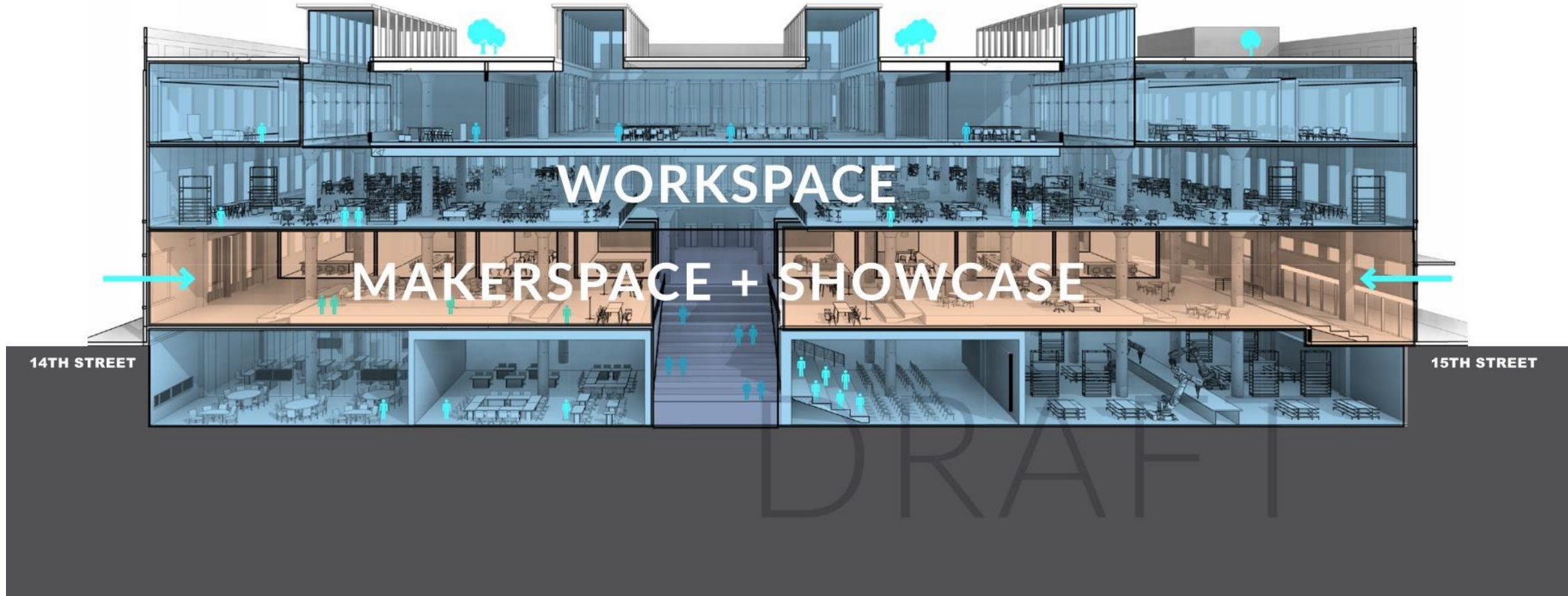
MICHIGAN CENTRAL STATION

Building Programming



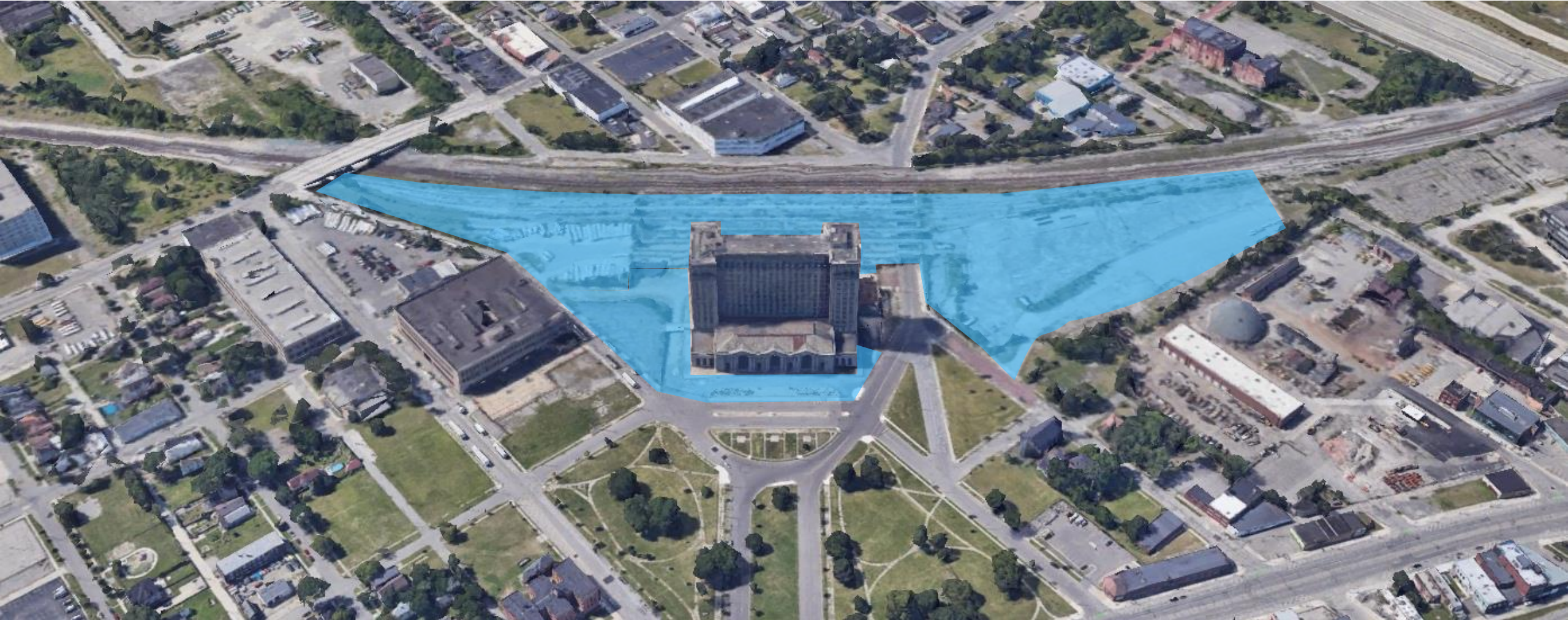
THE BOOK DEPOSITORY

Building Programming



SITE PLANNING

Creating New Public Spaces



NORTH FRONTAGE - TRIANGLE

Future Activation



EXISTING NORTH FRONTAGE SITE



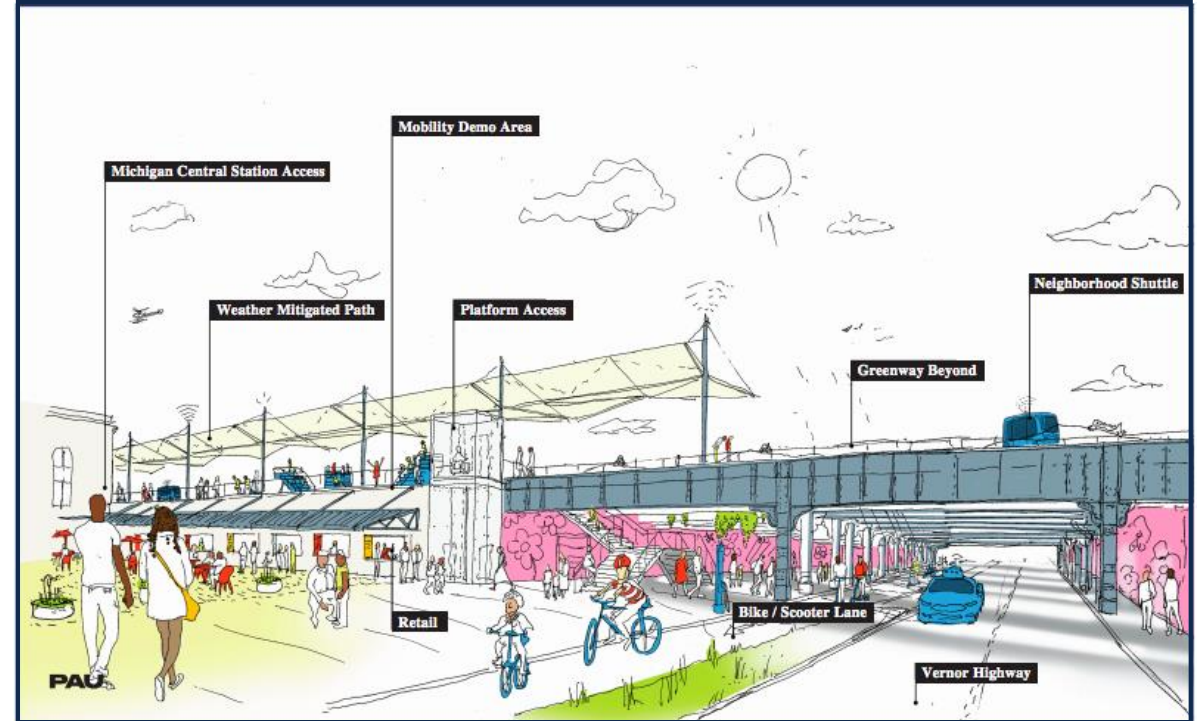
CONCEPT

SOUTH FRONTAGE – VERNOR CONNECTION

Future Activation



EXISTING VERNOR SITE



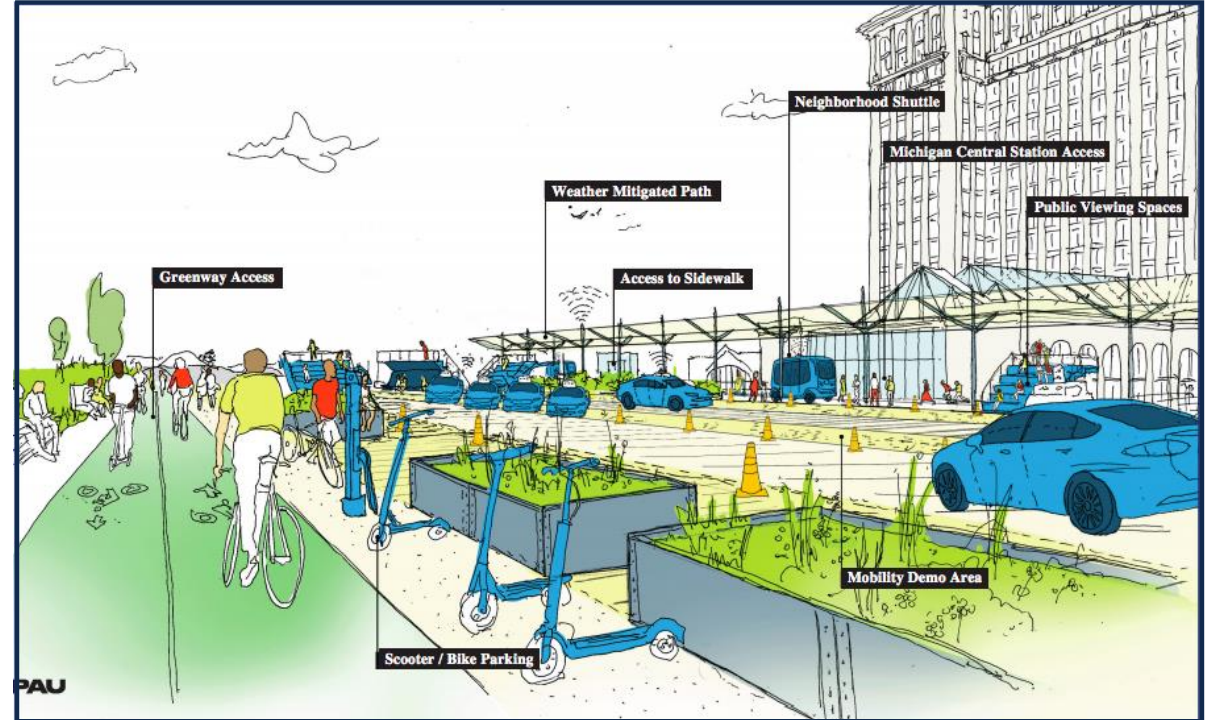
CONCEPT

SOUTH FRONTAGE - PLATFORM

Future Activation



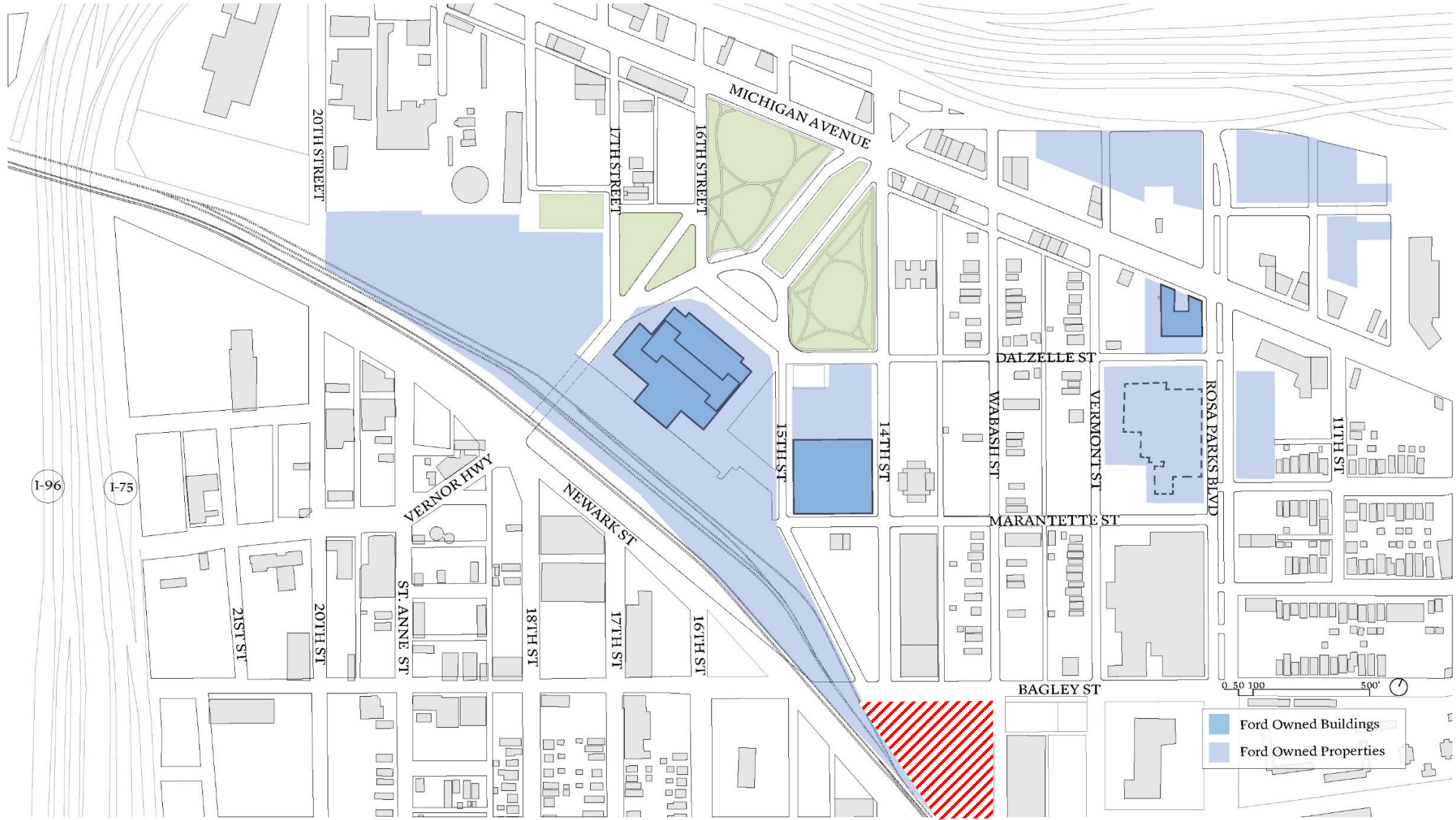
EXISTING PLATFORM SITE



CONCEPT

SITE PLANNING CONSIDERATIONS

Studying Potential Garage Locations



SITE PLANNING

Prioritizing Sustainability



Positive Impact on the Planet & Communities



Water Preservation



Carbon Reduction; Development will be Powered 100% by Renewable Energy



Soil & Habitat



Community Engagement



Employee Health & Well Being



Ford's Dearborn Truck Plant upholds Ford's blueprint for sustainability through its living roof and recycling programs.

CONSTRUCTION UPDATES

MICHIGAN CENTRAL STATION

Construction Highlights: Phase 1

December 2018

- First phase of construction began in December 2018, which involved winterizing the building and securing the structure
- Temporary roofing was installed
- Cornice inspected on the roof
- Debris piles removed from tower
- Covered vertical openings of the elevator shafts
- Drying out the building; over 500,000 gallons of water pumped out

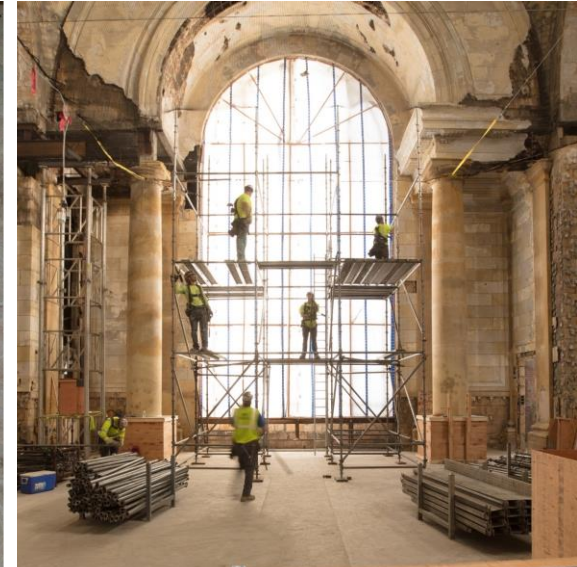


MICHIGAN CENTRAL STATION

Construction Highlights: Phase 2

May 2019

- Second phase of construction began in May 2019 to restore the masonry in the tower and waiting room, as well as the concourse and steel structure
- Guastavino Tiles for the vaulted ceiling in the old waiting room purchased
- Scaffolding erected for masonry restoration
- Structural steel repairs ongoing
- 3D modeling for replicating historic details
- Continuing to dry out the building



THE BOOK DEPOSITORY



Clean up and pre-development work underway

FORMER BRASS FACTORY DEMOLISHED

April to November 2019



Demolished site of former Brass Factory

COMMUNITY BENEFITS PROVISION UPDATES



COMMUNITY BENEFITS PROVISIONS

CONSTRUCTION IMPACTS - CONSIDERATIONS FOR RESIDENTS

- Established a telephone hotline and online portal for concerns and updates. 313-845-3673 (FORD)
- Adopted standard construction hours and provided a seven-day notice for scheduled overtime
- Ensured adequate parking for construction workers
- Committed security for construction staging sites
- Identified location of a new power substation
- Expanded the sidewalk on Rosa Parks Blvd.
- Published an Environmental Protection Plan
- Posted air quality control monitoring updates during the demolition
- Traffic flow updates provided during construction

COMMUNITY BENEFITS PROVISIONS

WORKFORCE DEVELOPMENT

Supporting Detroit at Work

- Ford is providing \$1 million in 2019 to Detroit at Work

Launched Detroit Trades Summer Apprentices Program

- Launched June 2019
- Targets high-school students
- Joint effort between Ford, construction partners, Randolph Technical School, the City of Detroit, and local trade unions
- Twelve spots for Randolph students
- Addresses a shortage of skilled masons and bricklayers
- Potential to grow and be expanded to other trades

Hosting an Information Session for Fast Track Job Training Program

- Saturday, February 29, 2020 from 2 PM - 4 PM at IBEW



MOBILITY INITIATIVES

COMMUNITY BENEFITS PROVISIONS – MOBILITY INITIATIVES

City:One Michigan Central Station Challenge

- Launched June 2019
- Goal is to engage residents and decisionmakers to envision, design, and deploy new mobility solutions in the MCS impact area
- Currently in the 'Refine Phase'; working with 12 finalists* to develop proposals that address community needs identified during the 'Explore Phase'
- Five winners will be selected on January 30th, 2020 to share up to \$250,000



**Resources for finalists include a \$6,500 stipend, mentoring from Ford and partners, and a 'Refine Workshop', which provides equity training, highlights community voices, and shares zoning and regulatory considerations for solution deployment*

COMMUNITY BENEFITS PROVISIONS – MOBILITY INITIATIVES



AV TESTING IN DETROIT

- Conducting tests along Michigan Ave. in collaboration with Argo AI
- Working towards our goal to deploy a self-driving vehicle service by 2021
- Two people sit inside every vehicle on the road, monitoring performance



SPIN SCOOTER

- 400 Spin scooters available across Detroit, including 25 dedicated to Corktown
- New riders can use a promo code FREEFIVE for \$5 in Spin credits

COMMUNITY ENGAGEMENT

COMMUNITY BENEFITS PROVISIONS – ONGOING COMMUNITY ENGAGEMENT

TIMELINE

2018

October

- Halloween Trunk-or-Treat

November

- Detroit Free Press Film Festival Inside MCS

December

- Gleaners Mobility Pilot

2019

January

- NAIAS Winter Festival

March 2019

- St Patrick's Parade (Ford Sponsorship & Activation)
- March Newsletter

2019 Cont.

April

- "A Conversation with Ford" Community Meeting

May

- May Newsletter
- Celebrating Community & Culture Grant Community Pitch Event

June

- Information Center Opened
- MCS Sketch Off
- City:One MCS Challenge Launched
- Celebrating Community & Culture Grant Recipients Announced

2019 Cont.

September

- September Newsletter
- "A Conversation with Ford" Community Meeting
- Tour de Troit (Ford Sponsorship & Activation)

October

- Halloween Trunk-or-Treat

November

- City:One MCS Challenge Finalists Announced

December

- December Newsletter



COMMUNITY BENEFITS PROVISIONS

ONGOING COMMUNITY ENGAGEMENT & SUPPORTING LOCAL BUSINESSES

Halloween Trunk-or-Treat *October 2018 & 2019*

Halloween 2018

- 3,000+ participants
- 80,000+ pieces of candy
- Partnered with local businesses to provide a variety of activities and services, such as arts and crafts, pumpkin painting, spooky science projects, trunk-or-treating, and more

Halloween 2019

- 3,500+ participants
- 99,000+ pieces of candy
- Partnered with local businesses to provide a variety of activities and services, such as pumpkin painting, trunk-or-treating, haunted house experience, ghost story station, doughnuts and cider station, and more



COMMUNITY BENEFITS PROVISIONS

ONGOING COMMUNITY ENGAGEMENT & SUPPORTING LOCAL BUSINESSES

NAIAS Winter Festival *January 2019*

During NAIAS, Ford attracted over 20,500+ visitors and promoted a variety of local businesses by hosting a world-renowned 3D projection mapping light show on Michigan Central Station and a street festival.

In partnership with local Detroit businesses, Ford provided a variety of activities and services, such as a food trucks, beverage stations, local artists and vendors, coloring book station, dance performances, MCS artifacts display, s'mores station, and more.



COMMUNITY BENEFITS PROVISIONS

ONGOING COMMUNITY ENGAGEMENT Information Center Opening *June 2019*

Michigan Central Information Center was opened so the community could learn and share their ideas about Ford's vision for this development and other initiatives.

Topics include:

- Construction Progress
- Site Planning
- City Partnerships and Initiatives
- Mobility Solutions
- Community Grants and Programs
- Community Events and Activations

Address: 1907 Michigan Avenue

Hours of Operations: 4 PM – 7 PM on Tuesday & Thursdays; 12 PM – 4 PM on Saturdays



ISSUE
NO.4

CREATING
TOMORROW
TOGETHER

A NEIGHBORHOOD
NEWSLETTER
FROM FORD

Ford's Richard Bardelli updates the community on the Michigan Central development.

FORD SEEKS COMMUNITY VISION AT THE MICHIGAN CENTRAL COMMUNITY MEETING

Community members gathered this past September at IBEW Local 58 in Detroit to join "A Conversation with Ford," where Ford shared updates on construction progress, site planning, and upcoming programming and events.

Guests enjoyed food and beverages from McShane's Irish Pub, a nearby restaurant, and joined Ford in an exercise to help reimagine three underutilized, exterior spaces around The Station: the North Frontage, focusing on a triangular lot east of The Station; the viaduct on Vernor High-

ment with the surrounding neighborhoods. Posters showed the sites as they currently exist next to concept sketches for a possible redesign and photos of other inspirational public spaces around the world. Participants were asked to mark the images they want the planning team to consider in the design process, and encouraged to share any other ideas in writing.

But the process isn't closed yet. The inspirational images will be on display at Ford's Information Center (1907 Michigan Ave.) through the end of

MICHIGAN CENTRAL LIMESTONE DISCOVERED A CENTURY AFTER ORIGINAL CONSTRUCTION

The limestone being used to replace deteriorating façade in the restoration of The Station is being sourced from the same Indiana quarry that provided the stone during the original construction in 1913. Some blocks still lie a few feet away from where they were first mined more than 100 years ago in what has become a grove of 30-year-old trees.

"It's super exciting to use stone that was originally intended for the building," said Richard Bardelli, Ford's Construction Manager for the restoration project, who recently visited the quarry. "Coming back to the same quarry allows us to exactly match the color and texture of the stone, maintain the physical integrity of the building, and provides us with a strong connection to its past."

The Station is in the midst of the second phase of construction, focused on cleaning, repairing, and replacing the exterior of the tower, which is composed of eight acres of masonry. Workers will soon begin disassembling the waiting room entrance to allow craftsmen to fix the limestone façade and recreate ornate pieces that are missing or have deteriorated. The new stone will arrive in Detroit for installation in the spring of 2020.



COMMUNITY BENEFITS PROVISIONS

ONGOING COMMUNITY ENGAGEMENT

Creating Tomorrow Together Newsletter

March, May, September & December 2019

- Covers Progress on Construction and Site Planning
- Highlights Information on Community Programs and Grants
- Promotes Upcoming Community Events
- Features Updates on City Initiatives and Partnerships in the Impact Area
- Distributed House-to-House and to Local Businesses Within the Impact Area
- Written, Produced, and Distributed Through Local Detroit Businesses

COMMUNITY BENEFITS PROVISIONS ONGOING COMMUNITY ENGAGEMENT

Community Meetings “A Conversation With Ford”



APRIL 2019

Rich Bardelli Updates Community on Construction Progress and the Demolition of the Former Brass Factory.



SEPTEMBER 2019

Community Members Provide Input on the Future Public Spaces on the Exterior of Michigan Central Station.



COMMUNITY BENEFITS PROVISIONS

ONGOING COMMUNITY ENGAGEMENT

Ford Resource and Engagement Center (FREC)

The FREC is a major initiative of Ford's philanthropic arm, Ford Fund. Ford invests \$20 million each year to strengthen the Detroit community.

The Southwest FREC offers a broad range of programs and services:

- Job Training & Employment Services
- Gleaners Client Choice Food Pantry
- Citizenship Classes
- Language Classes & Translation Services
- Legal Aid
- Accounting Assistance
- GED Classes
- Adult Zumba
- Youth Dance Classes
- Yoga



CAPTURING BELIEF / S.A.Y. DETROIT



MATRIX THEATRE COMPANY



MOTOR CITY STREET DANCE ACADEMY



HERITAGE WORKS

COMMUNITY BENEFITS PROVISIONS

ONGOING COMMUNITY ENGAGEMENT

Celebrating Culture and Community Grants Program *May 2019*

- Total Amount Granted: \$250,000
- Number of Applications: 15
- Number of Finalists: 8
- Number of Winners: 4

COMMUNITY BENEFITS PROVISIONS - ADDITIONAL BENEFITS

FUTURE BIRD SANCTUARY



Ford provided \$25,000 to help fund a future bird sanctuary in North Corktown

COMMUNITY BENEFITS PROVISION RECAP

\$3.5 MILLION
INVESTED IN 2019

\$10 MILLION
TOTAL INVESTMENT

AFFORDABLE HOUSING

\$1.25 Million

GOAL \$2.5 Million

WORKFORCE DEVELOPMENT

\$1 Million

GOAL \$3 Million

NEIGHBORHOOD DEVELOPMENT

\$1 Million

GOAL \$2.5 Million

RFP COMMUNITY GRANTS

\$250,000

GOAL \$2 Million

COMMUNITY BENEFITS PROVISIONS

CREATE & PROTECT AFFORDABLE HOUSING

Invest a total of **\$2.5 Million** in the Affordable Housing Leverage Fund, which, to the extent possible, may be invested in projects that preserve affordable housing in the Impact Area

COMMUNITY BENEFITS PROVISIONS

Create & Protect Affordable Housing

Affordable Housing Leverage Fund (AHLF) Overview:

- Fund managed by Detroit Local Initiatives Support Corporation (LISC)
- Funds are available to affordable housing owners & developers (non-profit or for-profit)
- Investments made as flexible low-interest loans that promote long-term affordability

COMMUNITY BENEFITS PROVISIONS

Create & Protect Affordable Housing

Corktown Area Objectives:

1. Increase total number of affordable housing units
 - Preserve current affordable housing
 - Add new affordable housing
2. Promote affordability across household type (families, seniors, etc.)
3. Promote affordability across income levels (from very low-income households to “workforce” housing)

COMMUNITY BENEFITS PROVISIONS

Create & Protect Affordable Housing

Short Term Actions -- Preservation:

- Affordable housing preservation expert team mobilized to assess and structure investments in existing housing
- Primary preservation focus on Clement Kern Gardens
- Exploration of opportunities to preserve/create affordability in existing non-regulated buildings

COMMUNITY BENEFITS PROVISIONS

Create & Protect Affordable Housing

Short Term Actions – New Development:

- Analyzing opportunities to develop new affordable housing on publicly owned land
- Dual focus on affordable rental and homeownership opportunities

COMMUNITY BENEFITS PROVISIONS

Create & Protect Affordable Housing

Timeline:

- Q1 2020: Affordable Housing Leverage Fund financing is available
- Q2-Q3 2020: Preservation opportunities identified & deals structured
- 2020 (Ongoing): New affordable housing developments identified and development teams assembled

COMMUNITY BENEFITS PROVISIONS

SUPPORT NEIGHBORHOOD DEVELOPMENT

Invest a total of **\$2.5 Million** to the Strategic Neighborhood Fund (SNF) or such other comparable fund as mutually agreed to by the Parties that is administered by Invest Detroit with direction from the City (“SNF”) and that benefits neighborhood development

COMMUNITY BENEFITS PROVISIONS

Support Neighborhood Development

- Developer is committed to participating in the City's Greater Corktown planning process
- Developer's investment to SNF could support streetscape and mobility improvements, including traffic engineering studies, pedestrian and cyclist improvements and other changes to be determined through a neighborhood planning process to mitigate or address the specific impacts raised by the NAC
- To the extent possible, these funds may be invested by SNF or its fiduciaries or intermediaries in the following targeted activities:
 1. Funding the rehabilitation of City parks in the Impact Area
 2. 0% Home Repair loans and grants
 3. \$750,000 Neighborhood Improvement Fund

COMMUNITY BENEFITS PROVISIONS

Support Neighborhood Development

HOME REPAIR GRANTS PROGRAM REQUIREMENTS

- All impact area residents that meet program requirements eligible
- \$15K maximum for repairs (no cash payout)
- Owner occupied homes only - proof required
- 50% AMI or less income requirement
- Taxes must be paid or have a payment agreement (up to date)
- Insurance required (can be waived on case-by-case basis if proven unattainable; required after completion)
- Home inspections will be scheduled and conducted to assess repairs
- Selection criteria will be based on need based/impact rubric

COMMUNITY BENEFITS PROVISIONS

Support Neighborhood Development

NEIGHBORHOOD IMPROVEMENT FUND

Out of the \$2.5 Million SNF contribution:

A neighborhood improvement fund, initially capitalized with \$750,000 of Developer's investment to be invested with its interest income deployed annually and allocated by a community panel through a "pitch" competition including participatory budgeting or community-driven budget process

COMMUNITY BENEFITS PROVISIONS

Support Neighborhood Development – Neighborhood Improvement Fund

Exploring options that meet intent of provision:

- Permanent endowment for projects/programs serving Impact Area
- Generates interest and growth that funds community improvement projects annually
- Applications for funding are selected through a community driven process, i.e. a community panel, pitch competition, or participatory budgeting

COMMUNITY BENEFITS PROVISIONS

Support Neighborhood Development – Neighborhood Improvement Fund

Challenges:

- Amount of funding available for projects annually may be relatively small ~\$25,000 or less
- Difficult to find a fiduciary organization that can both
 - Manage a fund that provides acceptable returns AND;
 - Manage a community driven granting process
- Administrative fees may be significant – depending on amount of work to manage community granting process

COMMUNITY BENEFITS PROVISIONS

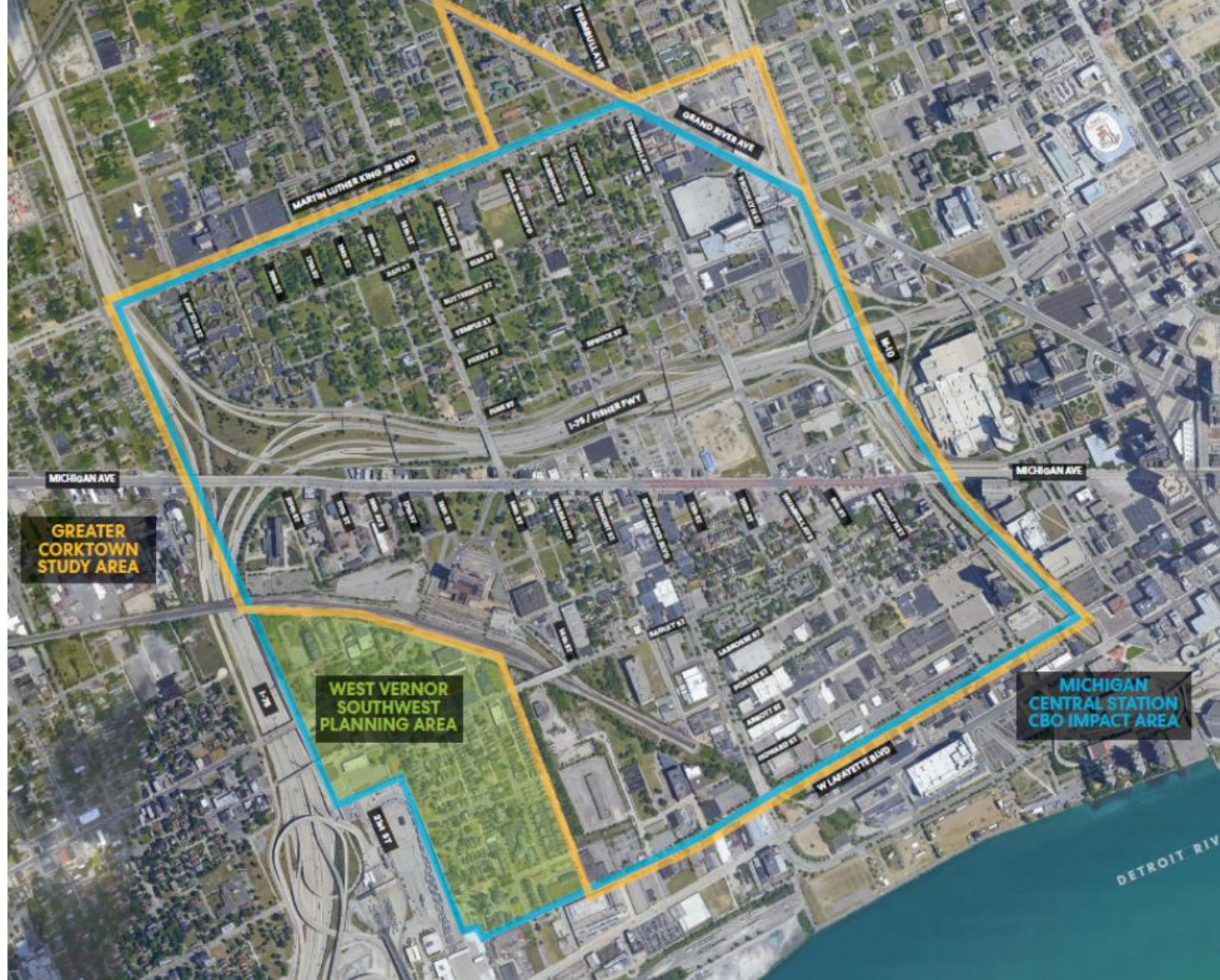
Support Neighborhood Development

GREATER CORKTOWN NEIGHBORHOOD PLANNING FRAMEWORK

Purpose

Create a short & long term plan that promotes inclusive growth of Detroit's oldest established neighborhood, while preserving its unique character, cultural heritage and integrity

GREATER CORKTOWN PLANNING PROCESS STUDY AREA



COMMUNITY BENEFITS PROVISIONS

Support Neighborhood Development – Corktown Planning Framework

Greater Corktown Neighborhood Planning Process:

1. 12 Month timeline (formally launched mid-June, 2019)
2. Primarily engaging the residents and community partners located within Historic & North Corktown neighborhoods
3. Through community input, the Process will develop practical strategies that can be implemented over the next 1-5 years.

COMMUNITY BENEFITS PROVISIONS

Support Neighborhood Development – Corktown Planning Framework

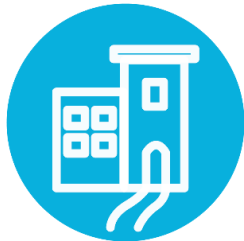
Greater Corktown Neighborhood Plan Core Themes



GREENING



TRAVELING



BUILDING

COMMUNITY BENEFITS PROVISIONS

Support Neighborhood Development – Corktown Planning Framework

Alignment between Ford CBO provisions and Neighborhood Framework process:

- During the Ford CBO process, the community raised questions about broader neighborhood impact that could not be answered and needed to be addressed in a city planning effort
- The planning study, through resident engagement, will identify practical strategies with cost estimates for implementation. These strategies will guide the recommendations for spending down the remaining Ford-committed “SNF” funds.

Framework Plan Process



LARGE MEETINGS AND MILESTONES

Events that summarize issues heard, ideas expressed, & work underway that builds on past work

MILESTONES

PROJECT LAUNCH
(March 2019)

GREATER CORKTOWN:
TODAY & IN THE FUTURE
Issues + Opportunities
Vision + Principles

DRAFT FRAMEWORK
Open Spaces
Development + Affordable Housing
Mobility + Streetscapes

CONCLUSIONS /
IMPLEMENTATION
Implementation Plan
Priority projects / catalytic ideas

PUBLIC MEETINGS

#1
MAR 2019

#2
LATE JAN

#3
SPRING

#4
SUMMER



ISSUE WORKGROUPS

Community design sessions where you can roll-up your sleeves to explore ideas around key themes

FOCUSED WORKSHOPS

SEPT 11-12
GREENING
Open spaces, Landscape, Urban agriculture, Stormwater & sustainability

OCT 10-11
TRAVELLING
Connections, Street improvements, Mobility & transit, Driving & parking

JAN 29
BUILDING
Public land, Housing & business activity, Mixed use development, Zoning & phasing



SMALL GROUP MEETINGS

Small group conversations hosted in your area, at your corner, in your park - contact us to suggest a location!

POP-UP CONVERSATIONS

INDIVIDUAL CONVERSATIONS (ongoing)

BI-WEEKLY PROJECT NEWSLETTERS (ongoing)

BLOCK CLUB MEETINGS AND HOUSE PARTIES (ongoing)

Other Collaborative Efforts

MDOT PEL STUDY

ROOSEVELT PARK

Schedule

WE ARE HERE

SPRING 2019

SUMMER 2019

FALL 2019

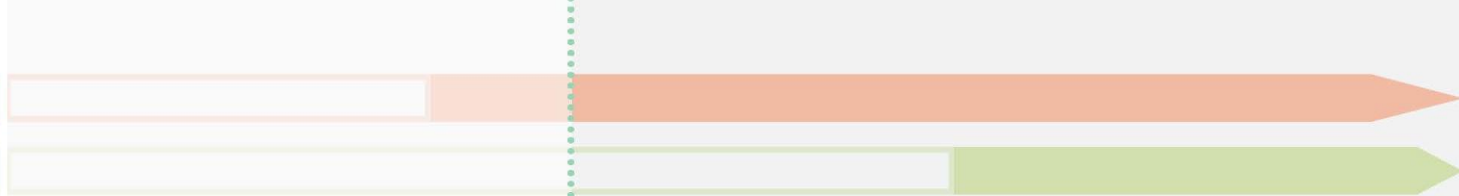
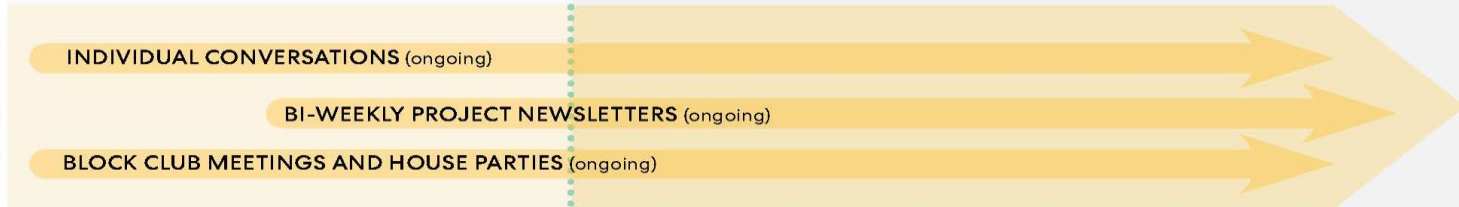
WINTER 2019

SPRING 2020

SUMMER 2020

PHASE 1

PHASE 2



COMMUNITY BENEFITS PROVISIONS

Support Neighborhood Development – Corktown Planning Framework

WHAT'S NEXT?

Large Public Meeting #2 – “Observations & Emerging Themes”

- January 28th, 11am – 2pm & 5pm – 8pm @IBEW Local 58, 1358 Abbott

“Building” Topic Focused Workshop – January 29th 5pm – 8pm @IBEW Local 58, 1358 Abbott

- Discussion will cover entire study area and be focused on:
 - Public Land Disposition
 - Zoning & phasing
 - Development Design Guidelines

COMMUNITY BENEFITS PROVISIONS

Support Neighborhood Development – Corktown Planning Framework

HOW TO CONNECT / GET IN TOUCH:

Kevin Schronce, PDD Central Region Director

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(313) 224-9489

www.detroitmi.gov/greatercorktown

COMMUNITY BENEFITS PROVISIONS

Support Workforce Development

CAREER TECHNICAL EDUCATION

Ford contribution of \$1M to train both adults and youth for emerging technology jobs

- Golightly CTE Programs moving to the new Advanced Manufacturing and Design Technology Career Academy at Southeastern High School
 - System Networking
 - Graphic Design
 - Mechatronics
 - Welding
 - Machine Tooling
- New 4-year Career Academy will launch at Southeastern Fall 2020
- Open enrollment for grades 9-12 through DPSCD

Current high school students can enroll in Southeastern Career Academy programs via DPSCD starting in Spring 2020

COMMUNITY BENEFITS PROVISIONS

Support Workforce Development

GROW DETROIT'S YOUNG TALENT

- **\$1Million** commitment by Ford to Grow Detroit's Young Talent (GDYT)
- Ford commitment will support GDYT program providing paid summer jobs for Detroit youth
- Targeted outreach to youth and employers in the impact area

Home > News > Ford And Its Michigan Central Station Contractors Bring Trade Jobs Back To Detroit

FORD AND ITS MICHIGAN CENTRAL STATION CONTRACTORS BRING TRADE JOBS BACK TO DETROIT

SEP 26, 2019 | DETROIT



Detroit youth aged 14-24 can apply starting late January 2020 at [GDYT.org](https://www.gdyt.org)

COMMUNITY BENEFITS PROVISIONS

Support Workforce Development



DETROIT AT WORK - ADULT TRAINING



Detroit's Employment Agency
is in Your Neighborhood!

8 LOCATIONS detroitatwork.com



**¡Encuentra un
trabajo aquí!**



Nuevo Centro de Profesión
2835 Bagley Street

\$1 Million commitment by Ford to:

- Support training and wrap-around services through Detroit at Work
- Training programs focused on technology, advanced manufacturing, skilled trades / construction
- Detroit at Work programs are **free** for residents
- New Detroit at Work Career Center on Bagley at the International Welcome Center

Detroit residents seeking job opportunities or free training can visit DetroitatWork.com or any of our eight Detroit at Work Career Centers

NAC DISCUSSION AND Q & A



GENERAL Q & A



HAPPY HOLIDAYS AND WE LOOK FORWARD TO A BUSY YEAR AHEAD!

