



**Civil Rights, Inclusion
and Opportunity**

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COLEMAN A. YOUNG MUNICIPAL CENTER
2 WOODWARD AVENUE, SUITE 1240
DETROIT, MICHIGAN 48226
PHONE: 313.224.4950
FAX: 313.224.3434

To: Honorable Detroit City Council
Neighborhood Advisory Councils
From: Charity R. Dean, Esq., Director, Director, Civil Rights, Inclusion and Opportunity
Date: February 20, 2020
Re: **Community Benefits Ordinance Biannual Report for Book Building and Tower & Monroe Blocks**

The Civil Rights, Inclusion, and Opportunity (CRIO) Department has been given the responsibility of monitoring the Community Benefits Ordinance. The report details the developer’s compliance with each Community Benefits Provision (CBP) commitment.

The **Book Building & Monroe Tower** project currently has **0** of their commitments considered “Off Track.”

Below, you will find a key to reference when reviewing “Status Update” and the total number of CBP commitments in each specific status.

Status Update	Explanation	Commitments
	On Track- Actions taken towards satisfying commitment	8
	Off Track- Commitment not fulfilled	0
	Not Started- No action taken	23
	Additional information requested	0
Completed	Commitment fulfilled	1
Total Commitments		32

If you have any questions, do not hesitate to contact my office at 313-224-4950

Respectfully,

Charity R. Dean, Esq.
Director
Civil Rights, Inclusion and Opportunity

Lawrence Garcia, Esq.
Corporation Counsel
City of Detroit Law Department

Cc: Arthur Jemison, Chief of Services and Infrastructure, City of Detroit





Biannual Community Benefits Provision (CBP) Reporting Outline





Project Name/Location: Book Building and Tower & Monroe Blocks, 1249-1265 Washington







Agreement Approval Date: November 13, 2017








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









January 2020 Report


	Commitment	Findings	Status
1.	Compliance with the affordable Housing Agreement approved by City Council in July 2017	<p>Bedrock is currently exceeding the requirements under the Affordable Housing Agreement. Of the 779 completed units offered by the developer, 375 (or 48% are affordable)</p> <p>The agreement is of the total housing provided by the developer, across the City, 20% of the units should be at or below 80% AMI over 30 years.</p>	
2	Develop 3500 residential rental units, 20% at or below 80% AMI for 30 years	Of the 779 completed units offered by the developer, 375 (or 48% are affordable)	
3	At least 25 of the 700 affordable units developed or preserved will be in the developer's high rise development projects.	The developer is offering a lottery for 10 units in the David Scott in the Spring of 2020. 15 additional units spread throughout the Hudson's, Monroe Blocks and Book Tower will be put into a lottery as the projects come online.	
4.	Bedrock will ensure compliance with Fair Housing regulations and other applicable laws when marketing housing to prospective tenants	Marketing to perspective tenants has yet to begin. However, all of Bedrock's leasing and property managers are Fair Housing certified.	

	Commitment	Findings	Status
5	Developer provided information on construction and related activity in connection with the development projects to the City to mitigate the impact of construction on the downtown community	Bedrock reaches out to the NAC to share updates regarding activities that will impact areas around the project. Bedrock also participates in the Downtown Detroit Partnership's Traffic & Construction Coordinating monthly committee meetings.	
6	Developer will work with the City to identify appropriate locations for CBO meetings	Bedrock consulted with the Planning and Development Department and the facilitator of the Monroe Blocks and Book Tower projects to determine that CAYMC would be the most convenient place to meet for NAC members and those interested from the community.	Completed
7.	Compliance with City traffic ordinances that may impact access points to the Rosa Parks Transit Center, including access from Grand River Ave., during construction of the project	Bedrock has been complaint with City traffic ordinances that may impact access points to the Rosa Parks Transit Center during construction.	
8.	Restoration of the National Theater building façade	Stabilization of the façade has taken place. Restoration has yet to begin.	
9.	Developer compliance with Executive Order 2016-1	<p>(Monroe Blocks) 8.5 % of the total hours worked on construction related to the Monroe Blocks Project were worked by Detroit Residents. \$9,780.00 has been paid in contribution for the shortfall.</p> <p>(Book Tower) 12% of the total hours worked on construction related to the Monroe Blocks Project were worked by Detroit Residents. 181,097.00 has been paid in contribution for the shortfall.</p> <p>Executive Order 2016-1 sets a workforce target of 51% of the hours worked on publically funded construction projects are worked by Detroit residents.</p>	

	Commitment	Findings	Status
10.	Developer compliance with Executive Order 2014-5	<p>(Monroe Blocks) Construction for Monroe Block has not started.</p> <p>(Book Tower) 53% of Bedrock's total contracting dollars, since construction began at the Book Tower, has been spent with Detroit Based Businesses.</p> <p>Executive Order 2014-5 requires a purchasing goal of 30% of the total dollar value of contracts be awarded to Detroit-Headquartered or Detroit Based Businesses.</p>	 <p>*Monroe Block Construction=Not started*</p>
11.	Reviewing and selecting residents based on Fair Housing and other applicable laws, considering residents on a first come, first serve basis	Marketing to perspective tenants has yet to begin. However, all of Bedrock's leasing and property managers are Fair Housing certified	
12.	<p>Establish a communication plan via a combination of options that could include:</p> <ul style="list-style-type: none"> • A hotline • An email blast that interested individuals can opt-in to receive • Hard copies of the email blast information in residential lobbies • An online map of closures • A mobile app 	For Bedrock comments, questions or concerns the developer can be reached at 1-888-300-9833. Bedrock also has an email blast for major road closures.	
13.	Bedrock will connect the NAC with the DTC to discuss their plans for the people mover.	Bedrock states they will assist in connecting the DTC and NAC if concerns arise around the People Mover station near the Book Building. Developer is committed to facilitating communication between the two if the NAC sees this as necessary.	
14.	Maintaining clear paths of access down Grand River during both construction and post-construction activities, to ensure access points to the RPTC are maintained	Bedrock has been maintaining clear paths of access down Grand River to ensure access points to the RPTC are maintained.	
15.	During construction, Bedrock will replace all of the sidewalks surrounding the Book Tower with new paving which leads to RPTC.	Bedrock plans to replace all hardscape immediately surrounding the building property, including Washington Blvd, Grand River, and the alley between Book & DTC. Developer is not replacing public sidewalk that is not immediately adjacent	

	Commitment	Findings	Status
		to the Book Tower & Building. This process is ongoing and a final number is not yet known.	
16.	Bedrock will continue to comply with MDOT and City requirements for all sidewalk signage and road shutdowns to ensure access is always maintained.	Bedrock is and will continue to comply with MDOT and City requirements for all sidewalk signage and road shutdowns.	
17.	Bedrock will work with the City's Traffic & Engineering Department to understand how more handicap parking can be added on the street.	Bedrock and the City's Traffic & Engineering Department have not yet discussed how handicap parking can be added on the street.	
18.	Bedrock plans to restore the façade and incorporate it into the new development as an entrance to almost 1 acre of public space where Bedrock plans to host arts and culture events.	Stabilization of the façade has taken place. Restoration has yet to begin. Plans remain to incorporate the façade into the new development	
19.	Bedrock will collaborate with Pewabic Pottery to salvage any material from the National Theater	To date, no salvageable Pewabic material has been found. Developer would be happy to initiate a partnership with Pewabic if significant material is found in the future during the restoration phase.	
20.	Creation and maintenance of significant green space at the Monroe Blocks project.	Decisions not yet finalized. Bedrock intends to incorporate and maintain green space in the Monroe Blocks. Bedrock has considered several kinds of green spaces throughout the various design phases.	
21.	Work with the City and DPP, if on public property, to add appropriate signage to the project's green spaces to ensure pet owners are remembering to clean up	The developer is aware of the commitment and at the appropriate construction phase, the developer intends to take the usual and customary measures as an owner to address pet owner responsibilities such as appropriate signage.	
22.	Sidewalk reconstruction, upon approval by the City, with newly planted trees and landscaping	Sidewalk reconstruction and landscaping has yet to begin. The developer intends to restore and replace the sidewalk abutting the Monroe Blocks to at least their condition prior to construction. Bedrock will be able to provide a timeline at the appropriate construction phase.	

	Commitment	Findings	Status
23.	More than one acre of public space with plentiful new landscaping at the Monroe Blocks project	A public plaza has been incorporated into the design.	
24.	Terraces and roofs on the residential buildings with plants and landscaping at the Monroe Blocks project	The residential building is still in the design phase, not yet ready for construction.	
25.	Bike parking at the Monroe Blocks project	At the appropriate construction phase, the developer anticipates bike parking at Monroe Blocks.	
26.	Bedrock will explore available space for bike parking at Book Tower	At the appropriate construction phase, the developer anticipates bike parking at the Book Tower.	
27.	Smart building management systems to lower energy use at the Monroe Blocks project	At the appropriate construction phase, the developer intends for the inclusion of smart building management systems to enhance energy efficiency.	
28.	Low-flow plumbing fixtures at the Monroe Blocks project.	The developer has not yet specified the plumbing fixtures, however at the appropriate construction phase, the developer intends for the inclusion of smart building management systems to enhance energy efficiency.	
29.	High efficiency mechanic systems at the Monroe Blocks project.	At the appropriate construction phase, the developer anticipates the use of energy-efficient HVAC systems	
30.	Advanced LED lighting at the Monroe Blocks project	At the appropriate construction phase, the Developer intends to use energy efficient options.	

	Commitment	Findings	Status
31.	Energy Star appliances (as available) at the Monroe Blocks project	At the appropriate construction phase, all energy efficient options will be taken into consideration.	
32.	Bedrock's SMART building standards, such as energy use monitoring to optimize building efficiency at Book Tower	At the appropriate construction phase, all energy efficient options will be taken into consideration.	