



**Civil Rights, Inclusion  
and Opportunity**

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CITY CLERK 2020 FEB 27 4:40:41 PM

**To:** Honorable Detroit City Council  
Neighborhood Advisory Councils  
**From:** Charity R. Dean, Esq., Director, Civil Rights, Inclusion and Opportunity  
**Date:** February 20, 2020  
**Re:** **Community Benefits Ordinance Biannual Report for Hudson's**

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 **Hudson's** 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	12
	Off Track- Commitment not fulfilled	0
	Not Started- No action taken	4
	Additional information requested	0
Completed	Commitment fulfilled	3
<b>Total Commitments</b>		<b>19</b>

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:** Hudson's Site Project/ 1241 Woodward Ave





**Agreement Approval Date:** March 11, 2019


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

**January 2020 Report**

	<b>Commitment</b>	<b>Finding</b>	<b>Status</b>
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.	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.	
3.	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 and ensure information regarding construction and related activities is communicated to those impacted	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 weekly committee meetings.	
4.	Developer has proposed a traffic logistics plan relating to pedestrian and vehicular traffic to the City for review and approval	The traffic plan was submitted and reviewed by DPW. The Developer works with the City on all traffic management issues.	

	<b>Commitment</b>	<b>Finding</b>	<b>Status</b>
5.	Developer will comply with City traffic requirements including those related to the safety of pedestrians.	Bedrock works with the city on all traffic management issues. Bedrock is aware of this commitment and intends to continue to comply with traffic requirements.	
6.	The persons responsible for flagging traffic will be trained in the Department of Transportation's Uniform Traffic Control Measures	Bedrock has trained in accordance with the Department of Transportation's Uniform Traffic Control Measures the persons given this responsibility	Completed
7.	Developer, and all relevant parties, will comply to the City's noise ordinances and MIOSHA requirements as appropriate for construction of the Project (subject to any variance)	No reports from the Building Safety, Engineering and Environmental Department's inspectors that Bedrock is not compliant. No Request for a variance on file.	
8.	Time constraints will be placed on activities known to meet or exceed the acceptable sound pressure level readings and appropriate alternative methods for certain construction activities will be considered (e.g. welding machines with mufflers or containment and enclosures for louder activities)	No reports from the Building Safety, Engineering and Environmental Department's inspectors that Bedrock is not compliant.	
9.	Construction schedule is based on the City's ordinance No 02-16, Chapter 36 which allows working hours from 7am-10pm, with the majority of work completed by late afternoon (unless the City grants a variance)	No reports from the Building Safety, Engineering and Environmental Department's inspectors that Bedrock is not compliant. No Request for a variance on file.	
10.	Bedrock will complete light pollution and shadow studies as required by the City for permitting and other approvals	Not appropriate for the current stage of construction. Upon Finalization of Bedrock's design for the Hudson's Site a light pollution and shadow study will be conducted as required by the City for permitting and other approvals.	
11.	While the type of work will determine the appropriate methods of controlling fugitive dust, the Developer will comply with applicable City ordinances when managing fugitive dust. The Developer will also comply with all applicable City ordinances and MIOSHA regulations that define acceptable engineering controls for controlling silica dust	The City's Building Safety Engineering and Environmental Department report no violations.	

	<b>Commitment</b>	<b>Finding</b>	<b>Status</b>
12.	Developer will respond to any newly discovered contaminants on the Project in accordance with protocols established by MIOSHA and other governmental agencies	Soil borings and testing have been completed in limited areas on the site, and to date, no new site contaminants have been encountered. Any materials deemed to be contaminated will be manifested and disposed of properly per local, state, and federal regulations. When there was a smell from the project site. BSEED worked with Bedrock and the smell was abated.	
13.	Developer will use appropriate isolation methods in order to control the risk of falling objects during the development of the Project	Currently all construction activity is below grade.	
14.	Developer will support initiatives that provide school students and adults with the skills necessary to take advantage of the construction jobs available now, and to build sustainable careers in the skills trade	The Developer committed \$250K to Randolph School Career Technical Programs and \$1 Million to Briethaupt Career and Technical Center. The Developer also works with Urban Alliance to place Randolph students in internships within the family of Quicken Loan Companies.	Completed
15.	Hudson's developer is subject to comply with Executive Order 2016-1	<b>43.5%</b> of the total hours worked on construction related to the Hudson Project were worked by Detroit Residents. <b>\$11,758</b> has been paid in contribution for the shortfall.  Executive Order 2016-1 sets a workforce target of 51% of the hours worked on publically funded construction projects are worked by Detroit residents.	
16.	Hudson's developer is subject to comply with Executive Order 2014-5.	Bedrock exceeded requirements, with 81% of Bedrock's contracting dollars spent with Detroit-based businesses since construction began.  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.	

	<b>Commitment</b>	<b>Finding</b>	<b>Status</b>
17.	Bedrock has requested an economic impacts study for all four of Bedrock transformational development projects, including Hudson's	The Developer completed the required study in partnership with the University of Michigan as part of the Transformational Brownfield Plan review and approval process. The study was completed in 2018 by the University of Michigan's Research Seminar in Quantitative Economics (RSQE).	Completed
18.	Developer, or developer affiliates, will commit any City Income Tax that the developer or its affiliates receives pursuant the Transformational Brownfield Plan for the Project site due to the Renaissance Zone on such sit to the City of Detroit to support neighborhood development initiatives.	Bedrock is still in process of securing a Renaissance Zone	
19.	Bedrock is considering all options for the name of the building, including paying tribute to J.L. Hudson.	Bedrock is continuing to explore the appropriate name.	