



Civil Rights, Inclusion and Opportunity

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**To:** Honorable Detroit City Council  
Neighborhood Advisory Councils

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







**Date:** October 9, 2020

**Re:** Community Benefits Ordinance Biannual Report for Book Building and Tower and Monroe Block

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 and Tower** project currently has **0** of their commitments considered "**Off Track**" and 8 commitments considered "**Not Started.**" The **Monroe Block** project currently has **0** of their commitments considered "**Off Track**" and **18** commitments considered "**Not Started**".

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	
		Book	Monroe Block
	On Track- Actions taken towards satisfying commitment	10	6
	Off Track- Commitment not fulfilled	0	0
	Off Track-Compliance Plan Submitted	0	0
	Commitment Impacted by Covid-19	0	0
	Not Started- No action taken	8	18
	Additional information requested	0	0
Completed	Commitment fulfilled	2	2
<b>Total Commitments</b>		<b>20</b>	<b>26</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







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







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


**Biannual Community Benefits Provision (CBP) Reporting Outline**









**Project Name/Location:** Book Building and Tower , 1249-1265 Washington  
**Agreement Approval Date:** November 13, 2017  
**Developer Name/Address:** Bedrock Management Services, LLC, 630 Woodward Ave, Detroit MI 48226







**October, 2020 Report**

	Commitment	Findings	Status	
			Book Building and Tower	Monroe Block
<b>CBO Provision Item 1.</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 947 completed units offered by the developer, 387 (40%) are affordable.</p> <p>The agreement states that 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 947 completed units offered by the developer, 387 (40%) 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 held a lottery for 10 units in the David Stott Building throughout July. Lottery winners will begin moving into the building in October. 15 additional units spread throughout the Hudson's, Monroe Block and Book Tower will be put into a lottery as the projects come online.		
<b>CBO Provision Item 2.</b>				





	Commitment	Findings	Status	
			Book Building and Tower	Monroe Block
4.	Bedrock will ensure compliance with Fair Housing regulations and other applicable laws when marketing housing to prospective tenants	<p>Bedrock complies fully with Federal Fair Housing regulations and requirement.</p> <p>All Bedrock leasing and property managers have Fair Housing training in-person by attorney James Gromer and online via Grace Hill. A contact form is available on the Bedrock Detroit website for prospective tenants to request information regarding Book Building and Tower: <a href="http://www.bedrockdetroit.com/contact/">http://www.bedrockdetroit.com/contact/</a>. The contact phone number is: 833-729-5824. Bedrock also uses channels such as <a href="http://www.Apartments.com">www.Apartments.com</a> to publish information regarding available units. Monroe Block is currently on hold.</p>		
5	Reviewing and selecting residents based on Fair Housing and other applicable laws, considering residents on a first come, first serve basis	Developer intends to review and select residents based on Fair Housing and other applicable laws and consider residents on a first come first serve basis.		
<b>CBO Provision Item 3.</b>				
6	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. The latest communication was sent to the NAC on June 23 <sup>rd</sup> 2020. Bedrock also participates in the Downtown Detroit Partnership's Traffic & Construction Coordinating monthly committee meetings.		

	Commitment	Findings	Status	
			Book Building and Tower	Monroe Block
7	<p>Establish a communication plan via a combination of options that could include:</p> <ul style="list-style-type: none"> <li>• A hotline</li> <li>• An email blast that interested individuals can opt-in to receive</li> <li>• Hard copies of the email blast information in residential lobbies</li> <li>• An online map of closures</li> <li>• A mobile app</li> </ul>	<p>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.</p>	Complete	Complete
<b>CBO Provision Item 4.</b>				
8.	<p>Developer will work with the City to identify appropriate locations for CBO meetings</p>	<p>Bedrock consulted with the Planning and Development Department and the facilitator of the Monroe Block 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.</p> <p>PDD facilitated annual update meetings between Bedrock and NAC in 2018 and 2019 completing this commitment. If requested or deemed necessary, Bedrock is willing to meet with the NAC in the future. These meetings will be coordinated directly between Bedrock and the NAC.</p>	Completed	Completed
<b>CBO Provision Item 5.</b>				
9.	<p>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</p>	<p>Bedrock has been complaint with City traffic ordinances that may impact access points to the Rosa Parks Transit Center during construction.</p>		

	Commitment	Findings	Status	
			Book Building and Tower	Monroe Block
10.	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.		
11.	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.		
12.	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 sidewalks that are not immediately adjacent to the Book Tower & Building. This process is ongoing and a final number is not yet known.		
13.	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.		
14.	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.		
<b>CBO Provision Item 6.</b>				
15.	Restoration of the National Theater building façade	Stabilization of the façade has taken place. Restoration has yet to begin.		

	Commitment	Findings	Status	
			Book Building and Tower	Monroe Block
16.	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		
17.	Bedrock will collaborate with Pewabic Pottery to salvage any material from the National Theater	To date, no salvageable Pewabic material has been found. Developer will initiate a partnership with Pewabic if significant material is found in the future during the restoration phase.		
<b>CBO Provision Item 7.</b>				
18.	Developer compliance with Executive Order 2016-1	<p><b>(Monroe Block)</b> On hold.</p> <p><b>(Book Tower)</b> 15.2% of the total hours worked on construction related to the Monroe Block Project were worked by Detroit Residents. <b>188,000.00</b> 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>		
19.	Developer compliance with Executive Order 2014-5	<p><b>(Monroe Block)</b> Construction for Monroe Block has not started.</p> <p><b>(Book Tower)</b> 76% of Bedrock's total contracting dollars, since construction has begun, 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>		

	Commitment	Findings	Status		
			Book Building and Tower	Monroe Block	
<b>Community Requests</b>					
20.	The Monroe Block project will have significant green space, which Bedrock will maintain	Bedrock intends to incorporate and maintain green space in the Monroe Block. Bedrock has considered several kinds of green spaces throughout the various design phases.			
21.	Bedrock will work with the City and DDP, if on public property, to add appropriate signage to the project's green spaces to ensure pet owners are remembering to clean up.	There has not yet been any discussion regarding appropriate signage to the projects green space to ensure pet owner are remembering to clean up.			
22.	Sidewalk reconstruction, upon approval by the City, with newly planted trees and landscaping	Sidewalk reconstruction and landscaping has yet to begin.			
23.	More than one acre of public space with plentiful new landscaping at the Monroe Block 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 Block project	The residential building is still in the design phase, not yet ready for construction.			
25.	Bedrock will explore available space for bike parking	At the appropriate construction phase, the developer anticipates bike parking at the Book Tower and Monroe Block			
26.	Smart building management systems to lower energy use at the Monroe Block project	At the appropriate construction phase, the developer intends for the inclusion of smart building management systems to enhance energy efficiency.			

27.	Low-flow plumbing fixtures at the Monroe Block project.	The Developer has not yet specified the plumbing fixtures.		
28.	High efficiency mechanic systems at the Monroe Block project.	At the appropriate construction phase, the developer anticipated the use of energy efficient HVAC Systems		
29	Advanced LED lighting at the Monroe Block project	At the appropriate construction phase, the developer intends to take all energy efficient options into consideration.		
30.	Energy Star Appliances (as available) at the Monroe Block.	At the appropriate construction phase, the developers intends to take all energy efficient options into consideration.		
31.	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.	