



**Civil Rights, Inclusion
and Opportunity**

COLEMAN A. YOUNG MUNICIPAL CENTER
2 WOODWARD AVENUE, SUITE 1240
DETROIT, MICHIGAN 48226
PHONE: 313.224.4950
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To: Honorable Detroit City Council
Neighborhood Advisory Councils

From: Kimberly Rustem, Director, Civil Rights, Inclusion, and Opportunity







Date: August 6, 2021

Re: Community Benefits Ordinance Biannual Report for Midtown West – Wigle Development

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.

Midtown West-Wigle project currently has **0** of their commitments **“Off Track”** and **7** of their commitments are 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
	On Track- Actions taken towards satisfying commitment	12
	Off Track-Commitment not fulfilled	0
	Off Track but Compliance Plan Submitted	0
	Compliance Impacted by Covid-19	0
	Not Started- No action taken	7
	Additional information requested	0
Completed	Commitment fulfilled	4
Total Commitments		23

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

Respectfully

Kimberly Rustem
Director
Civil Rights, Inclusion and Opportunity

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



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Biannual Community Benefits Report

Project Name/Location: Midtown West - Wigle Development
Agreement Approval Date: November 20, 2018
Developer Name/Address PDH Development Group LLC 535 Griswold Suite 111-118 Detroit, Mi

August 2021 Report

	Commitment	Finding	Status	City Department
1.	Developer will provide and maintain open space in the Project that is privately-owned, but publicly accessible, to enhance pedestrian activity and to add to the attractiveness of the development and neighborhood. The pedestrian connections will be landscaped and will connect to public streets and the City's public park	<p>The developer plans to include a dog park or privately owned publically accessible space along the Lodge Access Road from Tuscola.</p> <p>The publicly accessible dog park will be provided in Phase 1S @ the corner of Tuscola and the Lodge access road in accordance with previous submissions. Design will be developed as design for Phase 1S building is completed.</p> <p>Construction anticipated to begin mid-2022</p>	●	Housing and Revitalization Department



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	Commitment	Finding	Status	City Department
2.	Developer will contribute \$50,000 to the Cass Corridor Neighborhood Development Corporation on or before the closing of construction financing for Phase 1 of the Project. Such contribution will be used solely for the community space building improvements at 3535 Cass Avenue, Detroit, MI	On November 15, 2019 \$50,000 was contributed to the Cass Corridor Neighborhood Development Corporation at the groundbreaking of Parcel 2.	Completed	Housing and Revitalization Department
3.	<p>Developer will provide in the Project deeper affordability for rental units at the Project such that:</p> <ul style="list-style-type: none"> • 2.5% of rental units are available at 80% or less of the Area Median Income determined as of lease execution; • 5% of rental units are available at 60% or less of the Area Median Income determined as of lease execution; • 2.5% of rental units are available at 40% or less of the Area Median Income determines as of lease execution. <p>For the purposes of this Agreement, "Area Median Income" means the median family income for the Wayne County AMI as published by MSHDA.</p>	<p>The developer will adhere to or exceed the percentages of affordable rental units noted.</p> <p>Rental units on Parcel 1 currently planned to be affordable: -2.5% at 40% AMI -5% at 60% AMI -2.5% at 80% AMI</p> <p>Construction anticipated to begin mid-2022</p>	●	Housing and Revitalization Department
4.	Developer will adhere to the local marketing plan for affordable units	<p>The developer will follow the outline set forth in the Community Benefits Agreement.</p> <p>Affordable unites to be marketed most likely in 2023</p>	●	Housing and Revitalization Department



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	Commitment	Finding	Status	City Department
5.	Developer will use renowned professionals to design the Project	Developer will use Volume 1 as the designer		Planning and Development Department
6.	Developer agrees that the project will follow a pedestrian focused urban design.	Parcel 2 construction nears completion. Parcel 1 was redesigned to account for adverse market changes created by COVID. Parcel 1 is being subdivided into north and south lots. The south lot will be the first lot developed. Design work remains in process. Volume One is the design architect for the Parcel 1S. Volume One was the design architect for our initial RFP submission.		Planning and Development Department
7.	Developer agrees that the Project will have a unit mix of studio, 1 BR, 2 BR and 3Br apartments that comply with federal accessibility requirements and will be proportionally distributed amongst the affordable and market rate units in the Project. The affordable units will be mixed through the rental building in the Project. In its discretion, the Developer may also construct condominium units and or townhomes.	Final unit mix to be confirmed at building permit, anticipated mid-2022. Rental units to all be provided in two buildings in Parcel 1		Housing and Revitalization Department



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	Commitment	Finding	Status	City Department
8.	Developer will provide non-monetary support of art within the City's public park that is to be created by the adjacent to the Project.	There have not been any discussions on the non-monetary support of the intended Wigle public park. We will begin discussions w/the city once park construction nears completion.		General Services Department
9.	Developer will work with the Detroit Community Technology Project to participate in the pre-existing mesh network.	DCTP has placed this project on hold. our offer to provide antenna space on the 4th and Selden roof and provide a contribution of \$5,000 towards the cost of the work remains.		Department of Neighborhoods Planning and Development Department
10.	Developer will assess retail options for the project through community outreach performed by local retail broker and Midtown Detroit, Inc. to drive retail interest to the project and Selden Street retail.	Iconic Real Estate has been engaged to market the retail space for 4th and Selden. Retail spaces are nearing completion and should be substantially complete on/about 6/30/2021. To date, Iconic has not received any offers to lease either the Selden or 4th St retail space.		Detroit Economic Growth Corporation



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	Commitment	Finding	Status	City Department
11.	Developer agrees that retail rental rates in the Project will reflect market rates at the time the lease is up. Developer will rely upon the retail tenants to set their price points for their goods and services, but will also consider what the neighborhood needs and attempt to lease the retail space to a tenant who is set up to be successful over the long term providing value services to not only the resident of Midtown West but the broader community as well.	Developer has engaged Iconic Real Estate to market and lease the retail spaces in Parcel 2. Neighborhood needs would be either small, neighborhood goods and services store. COVID has had a significant adverse impact on retail potential.	●	Detroit Economic Growth Corporation
12.	Developer will work with Motor City Match to identify local entrepreneurs for retail space.	Pre COVID, The Developer had reached out to Motor City Match to discuss options. Now that the retail space is nearing completion, the Developer stated that it will be restarting those efforts.	●	Detroit Economic Growth Corporation



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	Commitment	Finding	Status	City Department
13.	Developer will, to the extent possible, hire a minimum of 51% local contractors that will perform construction of the Project.	The Developer has provided the Civil Rights, Inclusion and Opportunity Department with a list of locally based contractors/suppliers were provided in their last submission. The Developer has 12 local contractors working on the project. There has not been any changes to the list, as no additional or new contractors were hired.		Civil Rights, Inclusion and Opportunity Department
14.	Developer agrees that design of the Project will be sensitive to storm water mitigation. Developer will study sustainable methods for the Project, such as storm water retention.	Storm water design for parcel 1 is pending finalization of redesign. Storm water design will conform w/city requirements.		Detroit Water and Sewage Department
15.	Developer commits to including certain Enterprise Green Communities Standards into the Project, including energy star appliances, water conserving plumbing fixtures and energy efficient lighting.	Developer commits to including certain Enterprise Green Community Standards. A list of Enterprise Green Communities that the project complies with has been provided by the Developer.		Buildings, Safety Engineering and Environment Department



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	Commitment	Finding	Status	City Department
16.	Developer will offer recycling services for all buildings within the Project. Developer will study local providers for composting services to determine if composting is a feasible service to offer.	<p>Parcels 1 and 2 will be equipped with trash rooms on each floor, and a trash chute for general trash. The Developer will be contracting with local carting firms that separate and recycle at their facilities.</p> <p>Composting will not be offered, as there is no viable area for bins required for compostable material nor is there a program available to manage the process. Composting is typically a single-family use where the composted material can be used for gardening.</p>	●	Department of Neighborhoods
17.	Developer will include street trees along the Lodge access road to serve as a buffer.	Street trees will be planted along Selden, Fourth and Tuscola. Street trees will not be planted until such time as the buildings are completed.	●	Planning and Development Department



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	Commitment	Finding	Status	City Department
18.	<p>Developer will incorporate industry standard HVAC systems into all buildings within the Project.</p> <p>One of the criteria that must be utilized in the Developer's selection of the HVAC systems for building along the Lodge access road will be to minimize penetrations of the Building's exterior walls</p>	<p>For the completed building, the Developer has used VRF HVAC. VRF's are all electric systems, which are both environmentally friendly, and industry standard. Buildings will be set back from Lodge access road, which will also serve as a noise mitigation strategy.</p>	●	Buildings, Safety Engineering and Environment Department
19.	<p>Developer will utilize windows that have an OITC rating of 28 for windows within the Project that front along the Lodge access road with the exception that such windows will provide sufficient noise buffer within the respective units.</p>	<p>Windows within units that front along the Lodge access road will have an OITC rating of 28. Current design has few units, if any, immediately fronting on Lodge access road.</p>	●	Buildings, Safety Engineering and Environment Department
20.	<p>The City of Detroit will lead a public engagement process for the design of Wigle Park. A landscape architect will be hired to help design the park through a community engagement process and community engagement will extend beyond the range of the NAC to include a much broader radius. Public engagement will begin within 90 days of the Midtown West land sale closing</p> <ul style="list-style-type: none"> • Meeting #1- Landscape architects will host a listening session and ideas charrette • Meeting #2- Presentation of park design based upon feedback from first meeting and more listening and feedback 	<p>The City has led a public engagement process. Landscape architects hosted a listening session and ideas charrette on November 18, 2019. A Presentation of park design based upon feedback from was held January 30, 2020 at 6pm. The third meeting held in March 2020.</p>	Completed	<p>General Services Department</p> <p>Parks and Recreation Department</p>



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	Commitment	Finding	Status	City Department
	<ul style="list-style-type: none"> Meeting #3 Present revised concept for further community discussion and feedback - vote 			
21.	<p>Land identification for Additional Midtown Parks</p> <ol style="list-style-type: none"> GSD/Recreation will secure no less than 1.5 acres of land to provide park space in west Midtown The 1.5 acres of park will be provided within a 12 minute walk of Wigle 	<ul style="list-style-type: none"> The City has an agreement for a new playground to be built on DWSD land at 4th-Calumet (0.17 acres, 0.2 miles away) Should be breaking ground in August 2021 John R-Watson park expansion (0.57 acres, 0.6 miles away). GSD has engaged with community group 4th-Charlotte park expansion (0.76 acres, 0.3 miles away) basketball court has been installed 	Completed	<p>General Services Department</p> <p>Parks and Recreation Department</p>
22.	<p>GSD will engage residents through a public design process to develop park amenities and programming within 90 days of the closing of the land sale for the Midtown West project</p>	<p>The General Services Department has engaged residents through a public design process within 90 days of the closing of the land sale. One of the four parcels has closed and been transferred, which occurred on July 29, 2019. There have been two community meetings regarding the design of Wigle park as well as two of the "replacement"</p>	Completed	<p>General Services Department</p> <p>Parks and Recreation Department</p>



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		parcs in midtown: the new 4th-Calumet park and expanded 4th-Charlotte park.		
23.	GSD will begin construction parkland within 12-months of the land sale closing.	Park construction was delayed on additional due to road construction as well as Covid-19 construction delays. GSD constructed and installed a basketball court in June 2021.		General Services Department Parks and Recreation Department