



---

**PLANNING AND  
DEVELOPMENT DEPARTMENT**

Coleman A. Young Municipal Center  
2 Woodward Avenue, Suite 808  
Detroit, Michigan 48226

Phone 313•224•1339  
[www.detroitmi.gov](http://www.detroitmi.gov)

February 2, 2024

Detroit City Council  
Two Woodward Ave., Ste. 1340  
Coleman A. Young Municipal Center  
Detroit, MI 48226

RE: Community Benefits Provision  
The Future of Health Development

Honorable City Council:

The City of Detroit ("City"), City of Detroit Brownfield Redevelopment Authority ("DRBA"), Detroit Economic Growth Corporation ("DEGC"), and Henry Ford Health System ("HFH"), Board of Trustees for Michigan State University ("MSU") and Pistons Sports & Entertainment, LLC ("Pistons") collectively referred to as the ("Developer") have been in discussions to bring an estimated investment of approximately \$3.02 billion dollars<sup>1</sup> to the properties located at One Ford Place, 725 Amsterdam Street, 675 Amsterdam Street, 6175 Third Street, 6205 Third Avenue, 2805 West Grand Boulevard, 1130 Baltimore Avenue, 6450 Sterling Street and 6355 Lincoln Street collectively as The Future of Health. It is anticipated that this project will redevelop the nine (9) existing structures and vacant parcels into new and renovated uses resulting in the creation of a hospital expansion at 1.1 million square feet, three (3) mixed use residential buildings with 662 mixed income residential units and 897,000 square feet of retail space<sup>2</sup>, a research facility with 335,000 square feet of office space, a shared services building with 150,000 square feet of office space, a central energy hub covering 25,000 square feet and 2,300 interior and surface parking spaces to the New Center, New Center Commons Virginia Park, Elijah McCoy and TechTown neighborhoods.

Under the City of Detroit Ordinance 35-16 ("Ordinance"), codified in Chapter 12, Article XII of the Detroit City Code ("Code"), development projects that qualify as a "Tier 1 Development Project" are subject to certain community engagement procedures (the "CBO Process"). The projects mentioned in The Future of Health ("the Projects") are expected to incur an investment of at least \$75 million and will involve the abatement of more than \$1 million in City taxes. Therefore, the Projects qualify as a Tier 1 Development Project under the Ordinance and are subject to the CBO Process.

The Projects were reviewed by a Neighborhood Advisory Council, to ascertain the community's concerns related to any impacts the Projects may have on the surrounding community and the ways the Developer plans to address those impacts. A Community Benefits Report was prepared for the Projects because of the

---

<sup>1</sup> The \$3 billion dollar investment includes \$1.7 billion dollars towards the new hospital expansion, \$392.6 million dollars towards the new research facility, \$234.63 million dollars towards a central energy hub, \$203.3 million dollars towards a shared services building, \$188.8 million towards the adaptive reuse of One Ford Place, \$79 million dollars towards a second residential building, \$69.6 million dollars towards a parking garage, \$57.7 million towards a second parking garage, and \$54.2 million towards a third residential building.

<sup>2</sup> Twenty percent (20%) of the affordable units are earmarked as the following: 10% of units at or below 30% of the area median income ("AMI"), 80% of units at or below 50% AMI and 10% of units at or below 70% AMI.

CBO Process and such report is submitted herewith in accordance with Section 14-12-3 of the Code as Exhibit A to the attached resolution (the "Report"). The Developer has agreed to address the concerns raised during the CBO Process by entering into a provision agreement "Community Benefits Provision for Tier 1 Development Projects – The Future of Health" that is included as Exhibit B to the attached resolution (the "Provision").

We hereby request that your Honorable Body adopt the attached resolution that receives and files the Report and approves the Provision in furtherance of the Projects.

Respectfully submitted,



Antoine Bryant, Director  
Planning and Development Department

CC: Hassan Beydoun, Group Executive – Jobs and Economy

Brittney Hoskiw, JET Team

Brandon Lockhart, JET Team

Malik Washington, Mayor's Office

Edwina King, Associate Director of Legislative Affairs and Equitable Development – PDD

Aaron Goodman, Manager of the Community Benefits Ordinance - PDD

## RESOLUTION

**BY COUNCIL MEMBER:** \_\_\_\_\_

**NOW, THEREFORE BE IT RESOLVED**, that the Planning & Development Department's ("P&DD") The District Project Community Benefits Agreement Report in the attached Exhibit A incorporated herein is hereby received and filed by the Detroit City Council; and be it further;

**RESOLVED**, that the "Community Benefits Provision for Tier 1 Development Projects – The Future of Health" attached hereto and incorporated herein as Exhibit B (the "Provision") is hereby approved by Detroit City Council, and be it further;

**RESOLVED**, that the P&DD Director, or his authorized designee, is hereby authorized to execute the Provision; and be it finally;

**RESOLVED**, that the Director of the City of Detroit's Hosing and Revitalization Department ("HRD"), or her designee, is hereby authorized to enter into an Affordable Housing Agreement with for the purpose of ensuring the creation and maintenance of affordable housing at the property, and to accept, execute, and/or deliver any such other documents as may be necessary to effectuate the affordable housing commitments described in the Provision.

**RESOLVED**, that the Provision will be considered confirmed when executed by the P&DD Director, or his authorized designee, and approved by the Corporation Counsel as to form.