



COLEMAN A. YOUNG MUNICIPAL CENTER  
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**To: Honorable Detroit City Council**  
 Neighborhood Advisory Councils  
**From: Anthony Zander, Director, Civil Rights, Inclusion and Opportunity**  
**Date: July 2024**  
**Re: Community Benefits Ordinance Biannual Report for Book Building and Tower/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.

**Book Building & Tower** project currently has **0** of their commitments "**Off Track**"  
**Monroe Block** project currently has **0** of their commitments "**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	
		Book	Monroe Block
	On Track- Actions taken towards satisfying commitment	5	10
	Off Track- Commitment not fulfilled	0	0
	Off Track- Compliance Plan Submitted	0	0
	Not Started- No action taken	0	14
	Additional information requested	0	0
	Commitment fulfilled	15	2
<b>Total Commitments</b>		<b>20</b>	<b>26</b>

Respectfully,  
 Anthony Zander  
 Director, Civil Rights, Inclusion and Opportunity

Gerald Miller  
 Corporation Counsel



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**Biannual Community Benefits Report**

**Project Name/Location:** Book Building/Monroe Block  
**Agreement Approval Date:** November 13, 2017  
**Developer Name/Address:** 630 Woodward Ave Detroit, MI 48226

	Commitment	Findings	Status		City Department
			Book Building and Tower	Cadillac Square (FKA Monroe Block)	
1	Compliance with the affordable Housing Agreement approved by City Council in July 2017 (20% of units should be at or below 80% AMI over 30 years)	Bedrock is exceeding the requirements under the Affordable Housing Agreement. Bedrock currently has 1,253 units completed or under construction. Of that amount, Bedrock has 480 affordable units, for an affordable percentage of 38.3%.  Further, in 2022, Bedrock agreed to an amendment to the Affordable Housing Agreement, whereby the Developer's commitment would be increased to			Housing and Revitalization Department
<b>CBO Provision Item 1</b>					



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	<p>30% of total future units being affordable at 60% AMI or lower. As required by the agreement, an official update report was submitted to the City's Housing Revitalization and Development (HRD) Department on March 1st, 2024.</p>		
<p>2</p> <p>Develop 3500 residential rental units, 20% at or below 80% AMI for 30 years</p>	<p>Bedrock is currently exceeding the requirements under the Affordable Housing Agreement. Bedrock currently has 1,253 units completed or under construction. Of that amount, Bedrock has 480 or 38.3% affordable housing units.</p> <p>Further, in 2022, Bedrock agreed to an amendment to the Affordable Housing Agreement, whereby the Developer's commitment would be increased to 30% of total future units being affordable at 60% AMI or lower. As required by the agreement, an official update report was submitted to the City's Housing Revitalization and Development (HRD) Department on March 1st, 2024.</p>		<p><b>Housing and Revitalization Department</b></p>
<p>3</p> <p>At least 25 of the 700 affordable units developed or preserved will be in the developer's high rise development projects.</p>	<p>There are 10 fully leased affordable units in the David Stott Building. 8 affordable units at the Book Building and Tower were completed in 2023 and are currently leased. The remaining 7 affordable units are planned for the Monroe Blocks development project, now known as the Development at Cadillac Square. The first phase of this development will be the entertainment portion. The office and housing portion is some time away.</p>		<p><b>Housing and Revitalization Department</b></p>



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<b>CBO Provision Item 2</b>			
<p>4</p> <p>Bedrock will ensure compliance with Fair Housing regulations and other applicable laws when marketing housing to prospective tenants</p>	<p>Bedrock complies fully with Federal Fair Housing regulations and requirements.</p> <p>All of Bedrock's staff, including leasing and property managers, are required to attend annual Fair Housing Seminar training. A contact form is available on the Bedrock Detroit website for prospective tenants to request information regarding a project: <a href="http://www.bedrockdetroit.com/contact/">http://www.bedrockdetroit.com/contact/</a>. The contact phone number is: (888) 300-9833.</p> <p>Bedrock also uses channels such as Apartments.com, AffordableHousing.com and the City of Detroit's affordable housing website to publish information regarding available units.</p>		<p><b>Housing and Revitalization Department</b></p>
<p>5</p> <p>Reviewing and selecting residents based on Fair Housing and other applicable laws, considering residents on a first come, first serve basis</p>	<p>Bedrock reviews and selects residents in full compliance with Fair Housing and other applicable laws, and considers residents on a first come, first serve basis, as required by law.</p>		<p><b>Housing and Revitalization Department</b></p>
<b>CBO Provision Item 3</b>			



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<p>6</p> <p>Developer will provide 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</p>	<p>Bedrock continues to participate in and shares information in the Downtown Detroit Partnership's Traffic &amp; Construction meetings which include representatives from various City departments. The last meeting occurred on February 8th, 2024. Bedrock shares all construction and parking related impacts. The Book Tower was completed in 2023, completing the provision for that portion of the project</p>	<p>Completed</p>		<p><b>Buildings, Safety Engineering and Environment Department</b></p>
<p>7</p> <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> </ul>	<p>Upon the commencement of construction, Bedrock created a hotline as well as an email blast, which is sent to members across the downtown neighborhood. Bedrock continues to monitor the hotline and send emails related to construction (when necessary). 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>	<p>Completed</p>	<p>Completed</p>	<p><b>Department of Neighborhoods Planning and Development Department</b></p>



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<ul style="list-style-type: none"> <li>• A mobile app</li> </ul>					
<b>CBO Provision Item 4</b>					
8.	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 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.  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.	Completed	Completed	<b>Planning and Development Department</b>
<b>CBO Provision Item 5</b>					
9	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 was able to complete all relevant construction scope elements without any impacts to the Rosa Parks Transit Center or its operations. There was a minimal closure in 2019 due to parking garage renovations. But broadly, access was maintained through the life of construction, which ended in 2023.	Completed	Not Applicable	<b>Department of Public Works</b>
10	Bedrock will connect the NAC with the DTC to	Bedrock was able to complete all relevant construction scope elements without any impacts to	Completed	Not Applicable	



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<p>discuss their plans for the people mover.</p>	<p>the Detroit People Mover or its operations. This commitment was considered complete when Book Tower construction ended in 2023.</p> <p>Bedrock will assist in connecting the DTC and NAC if concerns arise around the People Mover station near the Book Building and Tower. To date, there has been no concerns relayed to the developer. However, Bedrock states that they are committed to facilitating communication between the two, if the NAC sees this as necessary. Bedrock remains in constant communication with the People Mover regarding construction work in the alley behind the Book Building &amp; Tower</p>	<p>Completed</p>	<p>Not Applicable</p>	<p><b>Detroit Transportation Corp.</b></p>
<p>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</p>	<p>Bedrock was able to maintain clear paths of access down Grand River during relevant construction scope elements to ensure access points to the RPTC were maintained.</p> <p>This commitment was marked complete in 2023 upon the completion of the Book Tower. However, if any violations to this completed agreement occur CRIIO and the Enforcement Committee will publish our findings.</p>			<p><b>Department of Public Works</b></p>
<p>12 During construction, Bedrock will replace all</p>				



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<p>the sidewalks surrounding the Book Tower with new paving which leads to RPTC.</p>	<p>Bedrock reported replaced all hardscape immediately surrounding the building property, including Washington Blvd, Grand River, and the alley between Book &amp; DTC. Developer is not replacing public sidewalks that are not immediately adjacent to the Book Tower &amp; Building. The Book Tower was completed in 2023 and completed the provision.</p>	<p>Completed</p>	<p>Not Applicable</p>	<p>Department of Public Works</p>
<p>13 Bedrock will continue to comply with MDOT and City requirements for all sidewalk signage and road shutdowns to ensure access is always maintained.</p>	<p>This commitment is complete for the Book Tower portion of the agreement. Bedrock has complied with all MDOT and City requirements for all sidewalk signage and road shutdowns. The portion of this agreement is complete for the Book Tower.</p>	<p>Completed</p>	<p></p>	<p>Department of Public Works</p>
<p>14 Bedrock will work with the City's Traffic &amp; Engineering Department to understand how more handicap parking can be added on the street.</p>	<p>Since the last report, Bedrock has coordinated with the City of Detroit on the installation of handicap parking spots and signage on the south side of the building. As of April 2024, this commitment is complete for the Book Tower.</p>	<p>Complete</p>	<p></p>	<p>Department of Public Works</p>
<p><b>CBO Provision Item 6</b></p>				
<p>15 Developer will cause the historical facade of the</p>	<p>Selective demolition and cataloging of the historic facade is complete. The remainder of the structure's</p>	<p></p>	<p></p>	<p></p>





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<p>16</p> <p>National Theater building to be restored, to the extent required under the Agreement to Purchase and Develop Land currently being negotiated between Developer's Affiliate, Rosko Development Company LLC, and the City of Detroit Downtown Development Authority, and subject to the terms and conditions contained therein.</p>	<p>demolition is also complete. Bedrock's revised development plan calls for bringing the National Theater back to life. As part of this vision, the historic façade will not only be restored, but will be incorporated as the centerpiece of the new theater.</p>	<p>Not Applicable</p>	<p style="background-color: #008000;"></p>	<p><b>Planning and Development Department Buildings, Safety Engineering and Environment Department</b></p>
<p>17</p> <p>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.</p>	<p>Stabilization of the façade has taken place. Bedrock's revised development plan calls for bringing the National Theater back to life. As part of this vision, the historic façade will not only be restored, but will be incorporated as the centerpiece of the new theater.</p>	<p>Not Applicable</p>	<p style="background-color: #008000;"></p>	
<p>17</p> <p>Bedrock will collaborate with Pewabic Pottery to salvage any material from the National Theater</p>	<p>Pewabic tiles were salvaged in 2023 and a historian from Pewabic was engaged. Unfortunately, the tile was tested for environmental contaminants and contained unsafe levels of uranium so salvaging the tiles was deemed to be a safety issue.</p>	<p>Not Applicable</p>	<p style="background-color: #008000;"></p>	



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CBO Provision Item 7			
18. Developer compliance with Executive Order 2016-1	<p>The Monroe Block project was on hold from 2019 until late 2023. The construction is beginning and Executive Order monitoring will be reopened.</p> <p><b>(Book Building and Tower)</b> At the time of this report, 42% of the total qualified hours worked on the project, were worked by Bonafide Detroit residents. \$919,833.60 has been contributed to the Workforce Contribution Fund for the shortfall. Compliance numbers are updated frequently and are available to view here:  <a href="https://detroitmi.gov/apps/arcgis.com/apps/dashboard/s/da787e76af2440fb696e398fe09a34f">https://detroitmi.gov/apps/arcgis.com/apps/dashboard/s/da787e76af2440fb696e398fe09a34f</a></p> <p><i>Executive Order 2021-2: A workforce target of 51% of the hours worked on publicly funded construction projects must be worked by Bonafide Detroiters)</i></p>	Completed	Civil Rights, Inclusion and Opportunity Department
19. Developer compliance with Executive Order 2014-5	<p>The Monroe Block project was on hold from 2019 until late 2023. Minor work resumed in late 2023, however work has paused again and plans have changed. CRIO will resume executive order monitoring when construction resumes.</p>		



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	<p><b>(Book Building and Tower) 67.3%</b> of Bedrock's total contracting dollars, since construction has begun, has been spent with Detroit Based Businesses. This is a self-reported figure.</p> <p>The Developer reported that it spent \$117,589,248 of its total spend of \$174,617,147 with Detroit Based and Headquartered businesses.</p> <p><i>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.</i></p>	Completed		<p>Civil Rights, Inclusion and Opportunity Department</p>
<b>Community Requests</b>				
<p>20. The Monroe Block project will have significant green space, which Bedrock will maintain</p>	<p>Bedrock intends to incorporate and maintain green space in the Development at Cadillac Square (formerly known as the Monroe Blocks). Bedrock has considered several types of green spaces throughout the various design phases. In addition, the updated development plans have even more publicly accessible elements, including a market hall.</p>	Not Applicable		<p>Planning and Development Department</p>
<p>21. Bedrock will work with the City and DDR, if on public property, to add appropriate signage to the project's green spaces</p>	<p>There is limited greenspace surrounding the Book Tower however dog clean up signs were included in the project, thus completing the commitment for the Book Tower portion of the development.</p>			<p>Buildings, Safety Engineering and Environment Department</p>



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	to ensure pet owners are remembering to clean up.	There has not yet been any discussion regarding adding appropriate signage at the Cadillac Square. Development projects green space to ensure pet owners are remembering to clean up; however, these discussions will take place at the appropriate time in the design and construction process.	Completed		General Services Department Planning and Development Department
22.	Sidewalk reconstruction, upon approval by the City, with newly planted trees and landscaping	As of 2024, Sidewalk construction and landscaping is complete at the Book Tower. Sidewalk reconstruction and landscaping has yet to begin at the Cadillac Square Project.	Completed		General Services Department Department of Public Works
23.	More than one acre of public space with plentiful new landscaping at the Monroe Block project	The project is currently in the design phase. Bedrock intends to maintain its commitment to significant public space within the development. Importantly, the development now includes publicly accessible elements like the restored National Theater and market hall that will utilize land previously earmarked for open public space in earlier designs. Bedrock believes the current design creates more opportunities for public enjoyment of the site.	Not Applicable		Planning and Development Department Buildings, Safety Engineering and Environment Department
24	Terraces and roofs on the residential buildings with plants and landscaping at the Monroe Block project	The project is currently in the design phase. To the extent the final design for the residential building includes terraces, Bedrock intends to provide appropriate landscaping.	Not Applicable		Planning and Development Department Buildings, Safety Engineering and



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					<b>Environment Department</b>
25	Bedrock will explore available space for bike parking	Bike parking has been made available for residents at the Book Tower.  Bike parking at the Monroe Block/Cadillac Square development is being explored.	Completed		<b>Planning and Development Department</b>  <b>Buildings, Safety Engineering and Environment Department</b>
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.	Not Applicable		<b>Planning and Development Department</b>  <b>Buildings, Safety Engineering and Environment Department</b>
27	Low flow plumbing fixtures at the Monroe Block project.	The Developer has not yet specified the plumbing fixtures.	Not Applicable		<b>Planning and Development Department</b>  <b>Buildings, Safety Engineering and</b>



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					<b>Environment Department</b>
28	High efficiency mechanic systems at the Monroe Block project.	At the appropriate construction phase, the developer anticipates the use of energy efficient HVAC Systems	<b>Not Applicable</b>		<b>Planning and Development Department</b>  <b>Buildings, Safety Engineering and Environment Department</b>
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.	<b>Not Applicable</b>		<b>Planning and Development Department</b>  <b>Buildings, Safety Engineering and Environment Department</b>
30	Energy Star Appliances (as available) at the Monroe Block.	At the appropriate construction phase, the developer intends to take all energy efficient options into consideration.	<b>Not Applicable</b>		<b>Planning and Development Department</b>
31	Bedrock's SMART building standards, such as energy use monitoring	This commitment is complete with the building's opening in 2023. The design for Book Tower followed Bedrock SMART building standards, which	<b>Completed</b>	<b>Not Applicable</b>	<b>Buildings, Safety Engineering and Environment Department</b>



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to optimize building efficiency at Book Tower	is designed to be efficient in the management of buildings.			
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