



COLEMAN A. YOUNG MUNICIPAL CENTER
2 WOODWARD AVENUE, SUITE 1240
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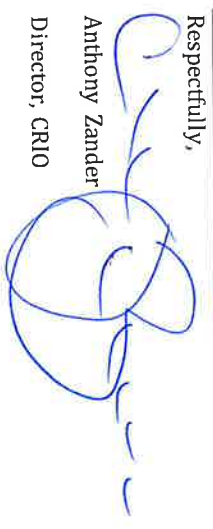
To: Honorable Detroit City Council
Neighborhood Advisory Councils
From: Director, Civil Rights, Inclusion and Opportunity Department
Date: July 2024
Re: Community Benefits Ordinance Biannual Report for Hudson's

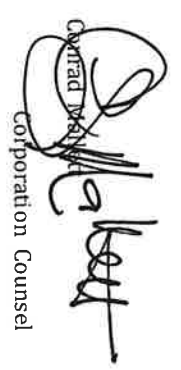
The Civil Rights, Inclusion, and Opportunity (CRIO) Department has been given the responsibility of monitoring the Community Benefits Ordinance. The report details the developer's compliance with each Community Benefits Provision (CBP) commitment.

Hudson's 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
On Track	Actions taken towards satisfying commitment	14
Off Track-Commitment not fulfilled		0
Off Track but Compliance Plan Submitted		0
Not Started- No action taken		0
Additional information requested		0
Complete	Commitment fulfilled	5
Total Commitments		19

Respectfully,

Anthony Zander
Director, CRIO


Conrad M. Miller
Corporation Counsel



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Biannual Community Benefits Report

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

Commitment	Finding	Status	City Department
1. Compliance with the affordable Housing Agreement approved by City Council in July 2017	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 will be increased to 30% of total future units being affordable at 60% AMI or lower. As required by the agreement, an official update report		Housing & Revitalization Department



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	<p>was submitted to the City's Housing Revitalization and Development (HRD) Department on March 1st, 2024.</p> <p>Bedrock is compliant with Federal Fair Housing regulations and requirements.</p>		
<p>2.</p> <p>Bedrock will ensure compliance with Fair Housing regulations and other applicable laws when marketing housing to prospective tenants.</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: http://www.bedrockdetroit.com/contact/. The contact phone number is: (888) 300-9833.</p>		<p>Housing & Revitalization Department</p>
<p>3.</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 and ensure information regarding construction and related activities is communicated to those impacted</p>	<p>Bedrock continues to participate in and shares information in the Downtown Detroit Partnership's Traffic & Construction monthly meetings. The last meeting occurred on February 8th, 2024 and Bedrock shared updates regarding planned street and lane closures for 2024.</p> <p>Bedrock has participated in all PDD hosted Public Annual Update Meetings and submitted biannual compliance reports to CRIO as prescribed in the CBO as the method to update NAC members.</p>		<p>Department of Neighborhoods Buildings, Safety Engineering, and Environment Department Planning and Development Department Department of Public Works</p>



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<p>4.</p> <p>Developer has proposed a traffic logistics plan relating to pedestrian and vehicular traffic to the City for review and approval</p>	<p>Bedrock works with the City on all traffic management issues. The first Maintenance of Traffic Plan was submitted to and approved by the City in December 2017. Subsequent phases were submitted and approved in June 2019 and August 2020. The Right of Way permit, which requires this Maintenance of Traffic Plan, renews each year in December. Bedrock submitted the latest ROW permit amendment on March 5th, 2024. 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. There have been no traffic violations.</p> <p>Bedrock is compliant with traffic requirements.</p>		<p>Department of Public Works</p>
<p>5.</p> <p>Developer will comply with City traffic requirements including those related to the safety of pedestrians.</p>	<p>Bedrock works with the City on all traffic management issues. The Right of Way permit for the project, which allows for construction activity that utilizes surrounding right-of-way, requires a Maintenance of Traffic Plan. Bedrock has successfully submitted a Maintenance of Traffic Plan each year as part of the renewal of the Right of Way permit.</p>		<p>Department of Public Works</p>



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<p>6. The persons responsible for flagging traffic will be trained in the Department of Transportation's Uniform Traffic Control Measures</p>	<p>Bedrock has trained in accordance with the Department of Transportation's Uniform Traffic Control Measures the persons given this responsibility. This commitment was marked complete in 2020</p>	<p>Complete</p>	<p>Department of Public Works</p>
<p>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)</p>	<p>Bedrock is compliant with all construction, health and safety requirements. Construction activities take place only during the working hours and fully abide by the noise thresholds permitted by the City's noise ordinance.</p>	<p></p>	<p>Buildings, Safety Engineering and Environment Department</p>
<p>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)</p>	<p>Bedrock is compliant with all construction, health and safety requirements. There are no activities onsite that currently meet or exceed the acceptable sound pressure levels.</p>	<p></p>	<p>Buildings, Safety Engineering and Environment Department</p>
<p>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)</p>	<p>Bedrock is compliant with all construction, health and safety requirements. The current construction work hours and days are Monday through Friday, from 7:00 AM to 5:00 PM; work activities conducted before 7:00 AM abide by all City regulations, including those regarding noise. Occasionally, work takes place on Saturday and Sunday between 7:00 AM and 3:30PM. All work conducted is in compliance with the applicable City Ordinances and approval processes.</p>	<p></p>	<p>Buildings, Safety Engineering and Environment Department</p>



**Civil Rights, Inclusion
and Opportunity**

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<p>10.</p> <p>Bedrock will complete light pollution and shadow studies as required by the City for permitting and other approvals</p>	<p>BSEED's light pollution and shadow studies occur when complaints of light pollution arise. BSEED is consulting with Bedrock about potential light pollution and shadow studies when construction is complete.</p>		<p>Planning and Development Department</p>
<p>11.</p> <p>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</p>	<p>Developer complied with all City ordinances and MIOSHA regulations.</p>	<p>Complete</p>	<p>Buildings, Safety Engineering and Environment Department</p>
<p>12.</p> <p>Developer will respond to any newly discovered contaminants on the Project in accordance with protocols established by MIOSHA and other governmental agencies</p>	<p>Soil borings and testing were 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. Outside of the past smell issue and soil borings, there have been no other newly discovered irritants or contaminants on the project.</p>	<p>Complete</p>	<p>Buildings, Safety Engineering and Environment Department</p>
<p>13.</p> <p>Developer will use appropriate isolation methods in order to control the risk of falling objects during the development of the Project</p>	<p>Bedrock utilizes all appropriate isolation methods in order to control the risk of falling objects and personnel injuries during development of the project, including the use of hard jersey barricades, fencing, roping</p>		



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		guardrails and the installation of horizontal and vertical debris cantilevered netting for the perimeter of vertical construction activities, as well as enclosure systems for the engineered scaffoldings when used. There are also trained personnel assigned to control pedestrian and vehicle access within and immediately near the development project.		Buildings, Safety Engineering and Environment Department Department of Public Works
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	Bedrock committed \$250K to Randolph School Career Technical Programs and \$1 Million (\$500k cash + \$500k in-kind) to Breithaupt Career and Technical Center. Bedrock also works with Urban Alliance to place Randolph students in internships within the Rock Family of Companies. This commitment was marked complete in July 2019.	Complete	Detroit at Work
15.	Hudson's developer is subject to comply with Executive Order 2016-1	As of the publishing of this report 40% of the hours worked have been qualified hours. The Hudson's Development has paid \$581,242.34 in workforce contributions.		Civil Rights, Inclusion & Opportunity Department
16.	Hudson's developer is subject to comply with Executive Order 2014-5.	As of this report, 47% of Bedrock's total contracting dollars for the Hudson's Site have been spent with Detroit-Based Businesses and Detroit Headquartered Businesses.		Civil Rights, Inclusion & Opportunity Department
17.	Bedrock has requested an economic impacts study for all four of Bedrock transformational development projects, including Hudson's	Bedrock completed the required study in partnership with the University of Michigan as part of the Transformational Brownfield Plan review and approval process. The University of Michigan's Research Seminar in Quantitative Economics (RSQE) completed the study in 2018. The study is available here:	Complete	



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	<p>Developer, or developer affiliates, will commit any City Income Tax that the developer or its affiliates receives pursuant to the Transformational Brownfield Plan for the Project site due to the Renaissance Zone on such site to the City of Detroit to support neighborhood development initiatives.</p>		<p>https://isa.umich.edu/econ/trsqe/impact-analysis/transformational-brownfield-plans.html</p>
<p>18.</p>	<p>The Developer has entered into multiple tax agreements with the City and the State and will bound by these agreements through the life of the development. The Developer has acknowledged its responsibilities and agreements.</p>	<p>Complete</p>	<p>Planning and Development Department</p>
<p>19.</p>	<p>Bedrock is considering all options for the name of the building, including paying tribute to J.L. Hudson.</p>	<p>Complete</p>	<p>Department of Neighborhoods Planning and Development Department</p>