



**Civil Rights, Inclusion  
and Opportunity**

COLEMAN A. YOUNG MUNICIPAL CENTER  
2 WOODWARD AVENUE, SUITE 1240  
DETROIT, MICHIGAN 48226  
PHONE: 313.224.4950  
FAX: 313.224.3434

**To:** Honorable Detroit City Council

Neighborhood Advisory Councils

**From:** Anthony Zander, Director, Civil Rights, Inclusion and Opportunity

**Date:** August 10, 2022

**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 | 10          | 8            |
|                          | Off Track- Commitment not fulfilled                   | 0           | 0            |
|                          | Off Track-Compliance Plan Submitted                   | 0           | 0            |
|                          | Not Started- No action taken                          | 8           | 16           |
|                          | Additional information requested                      | 0           | 0            |
| Complete                 | Commitment fulfilled                                  | 2           | 2            |
|                          | Commitment is not applicable to the project.          |             |              |
| <b>Total Commitments</b> |   | <b>20</b>   | <b>26</b>    |

Respectfully,

Anthony Zander  
Director

Civil Rights, Inclusion and Opportunity Department

Conrad Mallett  
Corporation Counsel  
City of Detroit Law Department



**Civil Rights, Inclusion  
and Opportunity**

COLEMAN A. YOUNG MUNICIPAL CENTER  
2 WOODWARD AVENUE, SUITE 1240  
DETROIT, MICHIGAN 48226  
PHONE: 313.224.4950  
FAX: 313.224.3434

### 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 | Monroe Block |                                       |
| CBO Provision Item 1. |  |   |                         |              |                                       |
| 1.                    | Compliance with the affordable Housing Agreement approved by City Council in July 2017<br><br>(20% of units should be at or below 80% AMI over 30 years) | Bedrock is currently exceeding the requirements under the Affordable Housing Agreement. Of the 1,312 completed or under construction units offered by the developer, 407 (or 31.0%) are affordable. The agreement is of the total housing units provided by the developer, across the City. 20% of units should be at or below 80% AMI over 30 years. |                         |              | Housing and Revitalization Department |
| 2.                    | Develop 3500 residential rental units, 20% at or below 80% AMI for 30 years  | Of the 1,288 completed units currently offered or under construction by the developer, 406 (31.5%) are affordable.  |                         |              | Housing and Revitalization Department |



**Civil Rights, Inclusion  
and Opportunity**

COLEMAN A. YOUNG MUNICIPAL CENTER  
2 WOODWARD AVENUE, SUITE 1240  
DETROIT, MICHIGAN 48226  
PHONE: 313.224.4950  
FAX: 313.224.3434

|                              | Commitment   | Findings   | Status |  | City Department                              |
|------------------------------|--|--|--------|--|--|
| 3.                           | At least 25 of the 700 affordable units developed or preserved will be in the developer's high rise development projects.            | Bedrock held a lottery for 10 units in the David Stott Building throughout July 2020, and after processing those applications for move-ins there were additional units still available. Bedrock reduced the remaining units to 60% AMI and are currently processing applications for those units. It is anticipated that 8 additional units will be available in the Book Tower through a lottery once the project is online and the remaining 7 units will be included in the Monroe Blocks, which will satisfy the 25 unit requirement.  |        |  | <b>Housing and Revitalization Department</b> |
| <b>CBO Provision Item 2.</b> |  |  |        |  |  |
| 4.                           | Bedrock will ensure compliance with Fair Housing regulations and other applicable laws when marketing housing to prospective tenants | <p>Bedrock ensures compliance with Federal Fair Housing regulations and requirements.</p> <p>All of Bedrock's leasing and property managers have Fair Housing training either by attorney James Gromer or through Yardi Aspire's online training program. A contact form is available on the Bedrock Detroit website for prospective tenants to request information regarding the 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 will soon be utilizing the City of Detroit's affordable housing website to publish information regarding available units."</p> |        |  | <b>Housing and Revitalization Department</b> |



**Civil Rights, Inclusion  
and Opportunity**

COLEMAN A. YOUNG MUNICIPAL CENTER  
2 WOODWARD AVENUE, SUITE 1240  
DETROIT, MICHIGAN 48226  
PHONE: 313.224.4950  
FAX: 313.224.3434

|                              | Commitment  | Findings  | Status    |           | City Department  |
|------------------------------|---|---|-----------|-----------|--|
| 5                            | Reviewing and selecting residents based on Fair Housing and other applicable laws, considering residents on a first come, first serve basis   | Bedrock reviews and selects residents in full compliance with Fair Housing and other applicable laws, and considers residents on a first come, first served basis.  |           |           | <b>Housing and Revitalization Department</b>   |
| <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 provides updates on construction and related activity of the development that may be impactful on the downtown community. There has been no impact updates. |           |           | <b>Buildings, Safety Engineering and Environment Department</b>                      |
| 7                            | Establish a communication plan via a combination of options that could include: <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> | 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.                | Completed | Completed | <b>Department of Neighborhoods</b><br><br><b>Planning and Development Department</b> |



**Civil Rights, Inclusion  
and Opportunity**

COLEMAN A. YOUNG MUNICIPAL CENTER  
2 WOODWARD AVENUE, SUITE 1240  
DETROIT, MICHIGAN 48226  
PHONE: 313.224.4950  
FAX: 313.224.3434

|                       | Commitment   | Findings  | Status    |           | City Department                     |
|-----------------------|--|---|-----------|-----------|-------------------------------------|
| CBO Provision Item 4. |  |   |           |           |                                     |
| 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.<br><br>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 | Planning and Development Department |
| CBO Provision Item 5. |  |   |           |           |                                     |
| 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 is compliant with City traffic ordinances that may impact access points to the Rosa Parks Transit Center during construction.   |           |           | Department of Public Works          |
| 10.                   | Bedrock will connect the NAC with the DTC to discuss their plans for the people mover.   | 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   |           |           | Detroit Transportation Corp.        |





**Civil Rights, Inclusion  
and Opportunity**

COLEMAN A. YOUNG MUNICIPAL CENTER  
2 WOODWARD AVENUE, SUITE 1240  
DETROIT, MICHIGAN 48226  
PHONE: 313.224.4950  
FAX: 313.224.3434

|     |  |   |               |  |                                   |
|-----|--|---|---------------|--|-----------------------------------|
|     |  | construction work in the alley behind the Book Building & Tower.  |               |  |                                   |
|     | <b>Commitment</b>  | <b>Findings</b>   | <b>Status</b> |  | <b>City Department</b>            |
| 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 reported that it has been maintaining clear paths of access down Grand River to ensure access points to the RPTC are maintained. There have been no complaints on concerns reported, related to access of the path.   |               |  | <b>Department of Public Works</b> |
| 12. | During construction, Bedrock will replace all the sidewalks surrounding the Book Tower with new paving which leads to RPTC.                                      | Bedrock reported that it 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. |               |  | <b>Department of Public Works</b> |
| 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 compliant with MDOT and City requirements for all sidewalk signage and road shutdowns.   |               |  | <b>Department of Public Works</b> |
| 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 City's Traffic & Engineering Department has not yet discussed how more handicap parking can be added on the street.   |               |  | <b>Department of Public Works</b> |



**Civil Rights, Inclusion  
and Opportunity**

COLEMAN A. YOUNG MUNICIPAL CENTER  
2 WOODWARD AVENUE, SUITE 1240  
DETROIT, MICHIGAN 48226  
PHONE: 313.224.4950  
FAX: 313.224.3434

|                              | Commitment   | Findings   | Status | City Department   |
|------------------------------|--|--|--------|---|
| <b>CBO Provision Item 6.</b> |  |  |        |   |
| 15.                          | Restoration of the National Theater building façade  | Stabilization of the façade has taken place.<br>Restoration has yet to begin.  |        | Planning and Development Department<br><br>Buildings, Safety Engineering and Environment Department |
| 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.<br>Restoration has yet to begin however 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. |        |   |



**Civil Rights, Inclusion  
and Opportunity**

COLEMAN A. YOUNG MUNICIPAL CENTER  
2 WOODWARD AVENUE, SUITE 1240  
DETROIT, MICHIGAN 48226  
PHONE: 313.224.4950  
FAX: 313.224.3434

|                       | Commitment                                       | Findings   | Status |  | City Department                                    |
|-----------------------|--|--|--------|--|--|
| CBO Provision Item 7. |  |  |        |  |  |
| 18.                   | Developer compliance with Executive Order 2016-1 | <p><b>(Monroe Block)</b> Construction for Monroe Block has not started.</p> <p><b>(Book Building and Tower)</b> 41% of the total qualified hours worked on the project, were worked by Bonafide Detroit residents. <b>\$682601.38</b> has been contributed to the Workforce Contribution Fund for the shortfall.</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> |        |  | Civil Rights, Inclusion and Opportunity Department |
| 19.                   | Developer compliance with Executive Order 2014-5 | <p><b>(Monroe Block)</b> Construction for Monroe Block has not started.</p> <p><b>(Book Building and Tower)</b> 64.9% of Bedrock’s total contracting dollars, since construction has begun, has been spent with Detroit Based 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>   |        |  | Civil Rights, Inclusion and Opportunity Department |





**Civil Rights, Inclusion  
and Opportunity**

COLEMAN A. YOUNG MUNICIPAL CENTER  
2 WOODWARD AVENUE, SUITE 1240  
DETROIT, MICHIGAN 48226  
PHONE: 313.224.4950  
FAX: 313.224.3434

|                           | Commitment   | Findings   | Status | City Department   |
|---------------------------|--|--|--------|---|
| <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.   |        | <b>Planning and Development Department</b>  |
| 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. |        | <b>Buildings, Safety Engineering and Environment Department</b><br><br><b>General Services Department</b><br><br><b>Planning and Development Department</b> |
| 22.                       | Sidewalk reconstruction, upon approval by the City, with newly planted trees and landscaping   | Sidewalk reconstruction and landscaping has yet to begin.  |        | <b>General Services Department</b><br><br><b>Department of Public Works</b>   |
| 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.  |        | <b>Planning and Development Department</b><br><br><b>Buildings, Safety Engineering and Environment Department</b>   |



**Civil Rights, Inclusion  
and Opportunity**

COLEMAN A. YOUNG MUNICIPAL CENTER  
2 WOODWARD AVENUE, SUITE 1240  
DETROIT, MICHIGAN 48226  
PHONE: 313.224.4950  
FAX: 313.224.3434

|     | Commitment  | Findings  | Status |  | City Department   |
|-----|---|---|--------|--|---|
| 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.  |        |  | Planning and Development Department<br>Buildings, Safety Engineering and Environment Department |
| 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                                  |        |  | Planning and Development Department<br>Buildings, Safety Engineering and Environment Department |
| 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. |        |  | Planning and Development Department<br>Buildings, Safety Engineering and Environment Department |
| 27. | Low flow plumbing fixtures at the Monroe Block project.   | The Developer has not yet specified the plumbing fixtures.  |        |  | Planning and Development Department   |



**Civil Rights, Inclusion  
and Opportunity**

COLEMAN A. YOUNG MUNICIPAL CENTER  
2 WOODWARD AVENUE, SUITE 1240  
DETROIT, MICHIGAN 48226  
PHONE: 313.224.4950  
FAX: 313.224.3434

|     |   |   |               |  |   |
|-----|---|---|---------------|--|---|
|     |   |   |               |  | <b>Buildings, Safety<br/>Engineering and<br/>Environment<br/>Department</b>   |
|     | <b>Commitment</b>   | <b>Findings</b>   | <b>Status</b> |  | <b>City 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>Planning and<br/>Development<br/>Department</b><br><br><b>Buildings, Safety<br/>Engineering and<br/>Environment<br/>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>Planning and<br/>Development<br/>Department</b><br><br><b>Buildings, Safety<br/>Engineering and<br/>Environment<br/>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>Planning and<br/>Development<br/>Department</b>  |



**Civil Rights, Inclusion  
and Opportunity**

COLEMAN A. YOUNG MUNICIPAL CENTER  
2 WOODWARD AVENUE, SUITE 1240  
DETROIT, MICHIGAN 48226  
PHONE: 313.224.4950  
FAX: 313.224.3434

|     | Commitment  | Findings  | Status |  | City Department   |
|-----|---|---|--------|--|---|
| 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. |        |  | <b>Buildings, Safety<br/>Engineering and<br/>Environment<br/>Department</b> |