



**DETROIT CORKTOWN DEVELOPMENT  
PROJECT & COMMUNITY UPDATE**

# AGENDA

- 1 Introductions & Project Overview
- 2 Development Plan
- 3 Construction Update
- 4 Mobility Update & City:One Challenge
- 5 Community Outreach & Grant Program
- 6 Q&A Session



COMMUNITY CONVERSATIONS WITH FORD



“With the redevelopment  
of Michigan Central Station,  
we can reimagine what is  
possible and create  
tomorrow, together.”

- Bill Ford, 2018

# GUIDING PRINCIPLES FOR THE DEVELOPMENT



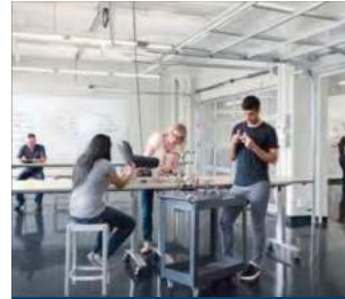
MAKE AN **INCLUSIVE + AUTHENTIC** PLACE



CELEBRATE **HERITAGE + LEGACY**



MAKE DECISIONS THAT CREATE **EQUITY**



OPTIMIZE FOR **INNOVATION**



BUILD THE FUTURE OF **MOBILITY**

# CORKTOWN DEVELOPMENT

Michigan Central Station will be the centerpiece of a new innovation hub that will bring together 2,500+ Ford employees and 2,500+ other entrepreneurs/partners.

In Corktown, new mobility solutions will be tested in an urban environment that will address the way people will live and get around tomorrow.

Ultimately, we will work with others to create a southeast Michigan Avenue mobility corridor that spans from Detroit to Dearborn to Ann Arbor.



*Ford*

**DEVELOPMENT  
PLAN**

# WHAT IS A MASTER PLAN AND VISION?

A good master plan...

1. Embodies Guiding Principles
2. Is Flexible
3. Is Diverse
4. Is Now, Near & Far
5. Eases Connections
6. Provides a Framework

# WHAT HAVE WE BEEN DOING?

- Listened and Learned Through CBO Process
- Information Gathering
- Engaged Urban Land Institute
- Engaging Our Teams
- Starting Construction
- Placemaking





# COORDINATING WITH CITY AND CIVIC PARTNERS

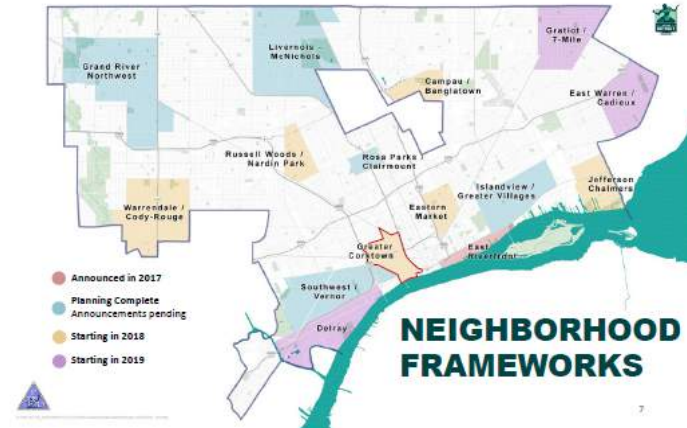


THE CITY OF DETROIT  
WELCOMES YOU TO A PUBLIC  
ANNOUNCEMENT FOR THE:

## GREATER CORKTOWN FRAMEWORK

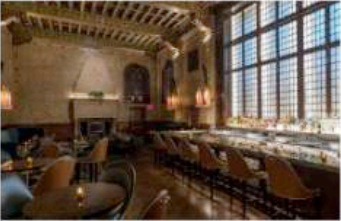
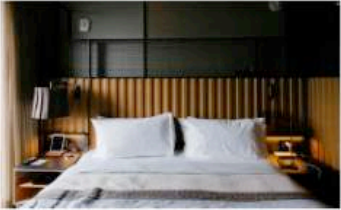
MONDAY JULY 2, 2018

IBEW  
1358 Abbott Street  
Detroit, MI 48226



# MICHIGAN CENTRAL STATION: (POTENTIAL PROGRAMING)

(POTENTIAL PROGRAMING)



# BOOK DEPOSITORY BUILDING

(POTENTIAL PROGRAMING)



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**CONSTRUCTION  
UPDATE**

# MICHIGAN CENTRAL STATION CONSTRUCTION HIGHLIGHTS

## December 2018 – March 2019

- First phase of construction underway which involves winterizing the building and securing the structure
- Temporary roofing being installed
- Cornice inspection on the roof
- Debris piles being removed from tower
- Covering vertical openings of the elevator shafts

## Upcoming

- Probe and testing work starting in basement and on the roof
- Complete removal of tower debris piles
- Tower scaffold erected for Masonry work
- Cornice restoration
- Guastavino Tile early procurement
- Second phase of construction begins in May

# PROGRESS PHOTOS: EXTERIOR FRONT

BEFORE



AFTER



# PROGRESS PHOTOS: WAITING ROOM ROOF

BEFORE



AFTER



# PROGRESS PHOTOS: CONCOURSE ROOF

BEFORE



AFTER





# PROGRESS PHOTOS: LIGHT WELL TEMPORARY ROOF

BEFORE

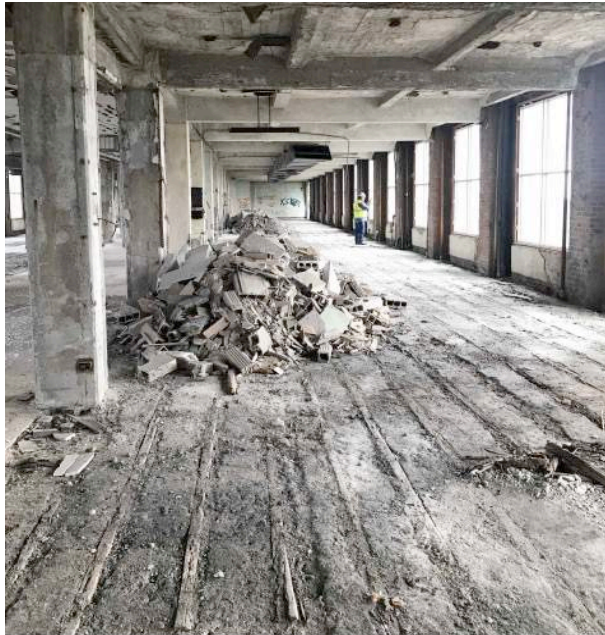


AFTER



# PROGRESS PHOTOS: FLOOR CLEAN UP

BEFORE



AFTER



# PROGRESS PHOTOS: ELEVATOR LOBBY CLEAN UP

BEFORE



AFTER



# PROGRESS PHOTOS: BASEMENT CLEAN UP

BEFORE



AFTER



# PROGRESS PHOTOS: TEMP. ELECTRICAL CONDUIT

BEFORE



AFTER



# PROGRESS PHOTOS: TOP ROOF ENCLOSURES

BEFORE



AFTER



# STATION RESTORATION



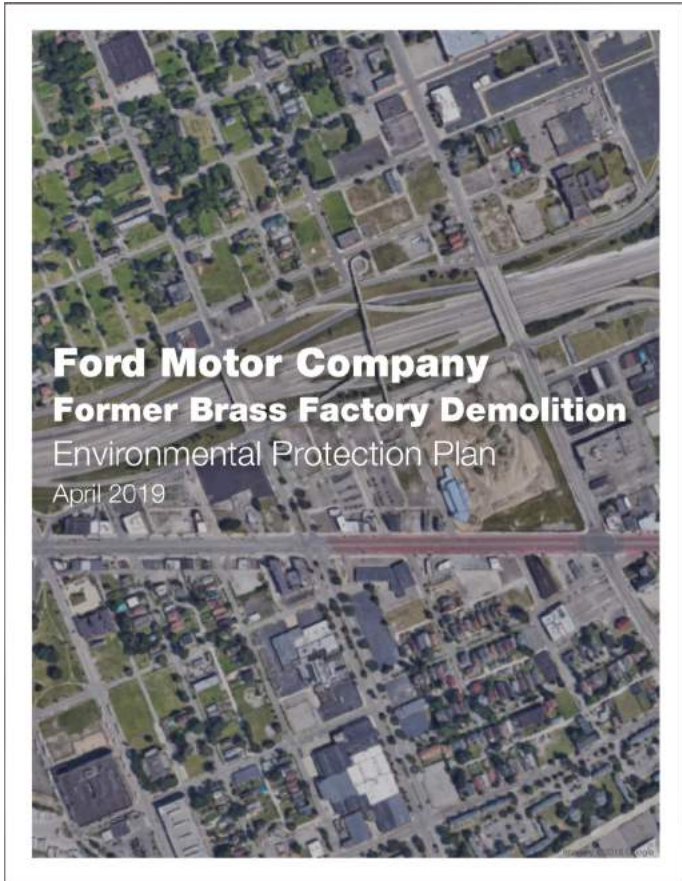


THE FACTORY

# **BRASS FACTORY DEMOLITION UPDATED**



# BRASS FACTORY ENVIRONMENTAL PROTECTION PLAN



## OUR TIMELINE



**TODAY**

## CONTACT INFORMATION

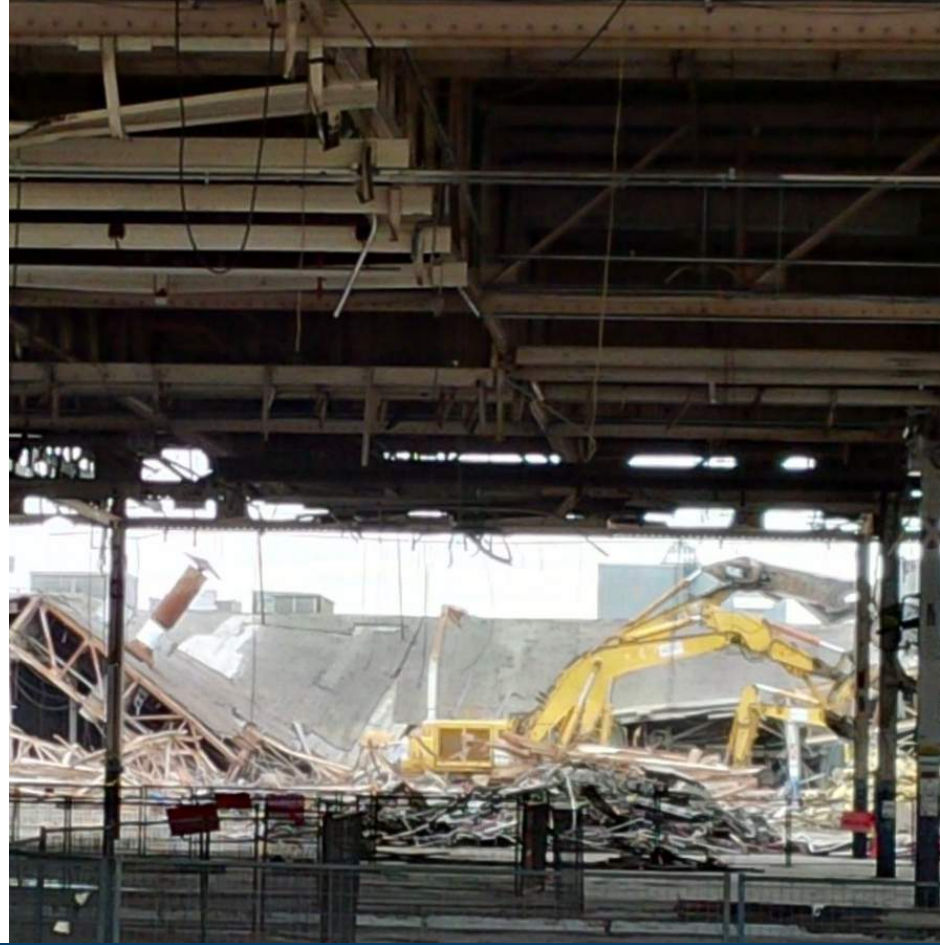
Corktown@ford.com

313-845-FORD (3673)

<https://corporate.ford.com/campuses/corktown-campus.html>

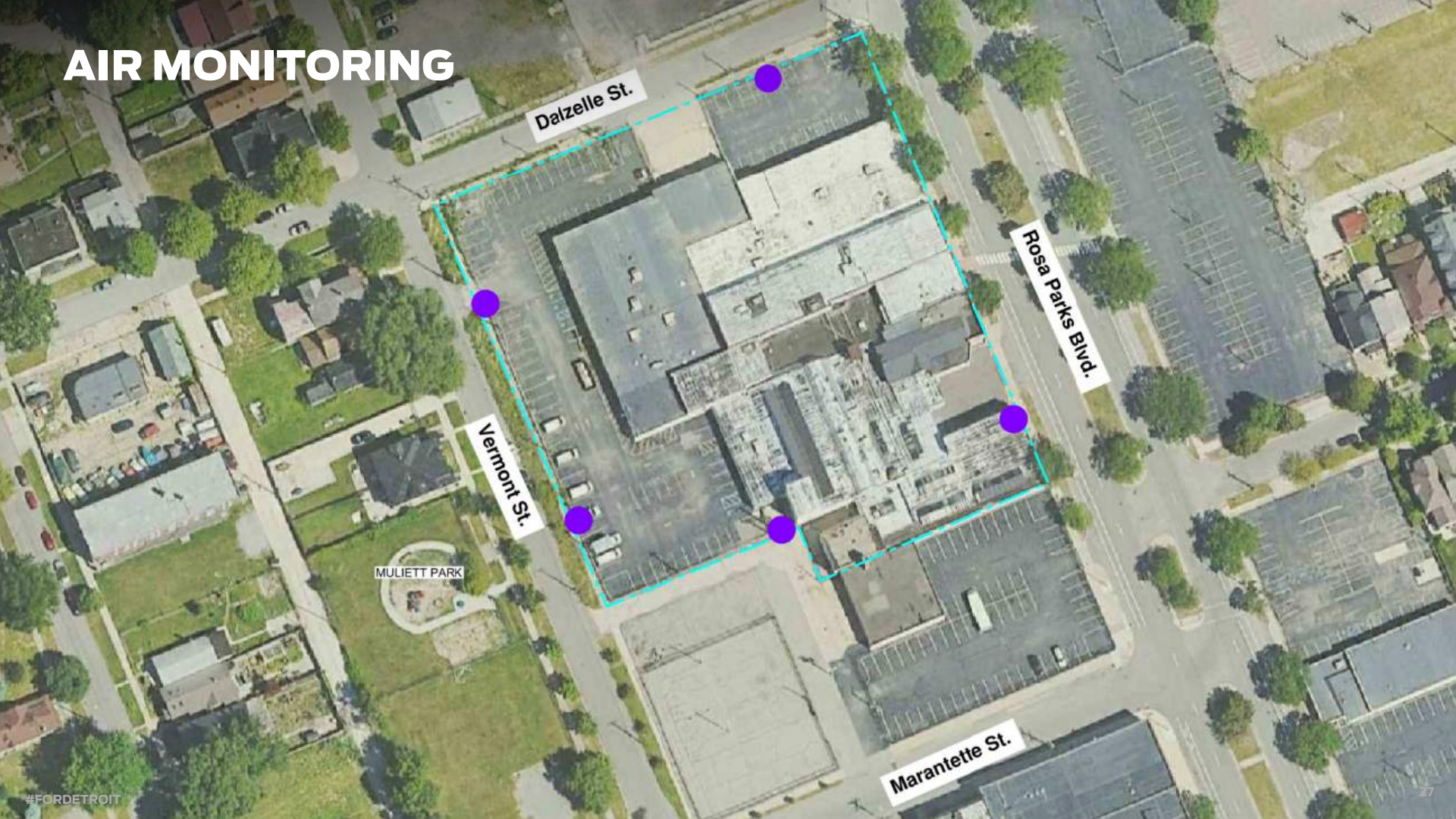
# IMPLEMENTATION

- Comply With And Exceed City Ordinances, State And Federal Regulations
- Secure Site, Prevent Unauthorized Entrants, Fencing
- Removal Of Regulated Building Materials Prior To Demolition – Asbestos, Fluorescent Lights, Oils, Etc.
- Safe Work Practices To Prevent Dust Generation (Wet Demolition Methods)
- Protection Of Storm Water Drains And Cleaning Of Surrounding Streets



**EXECUTE PROJECT IN ACCORDANCE WITH APPROVED PLANS**

# AIR MONITORING



Dalzelle St.

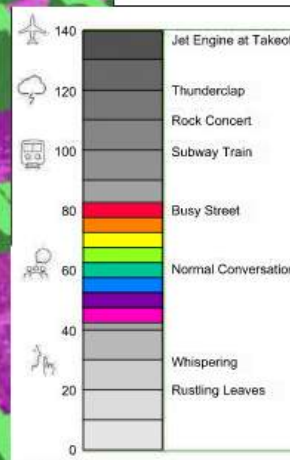
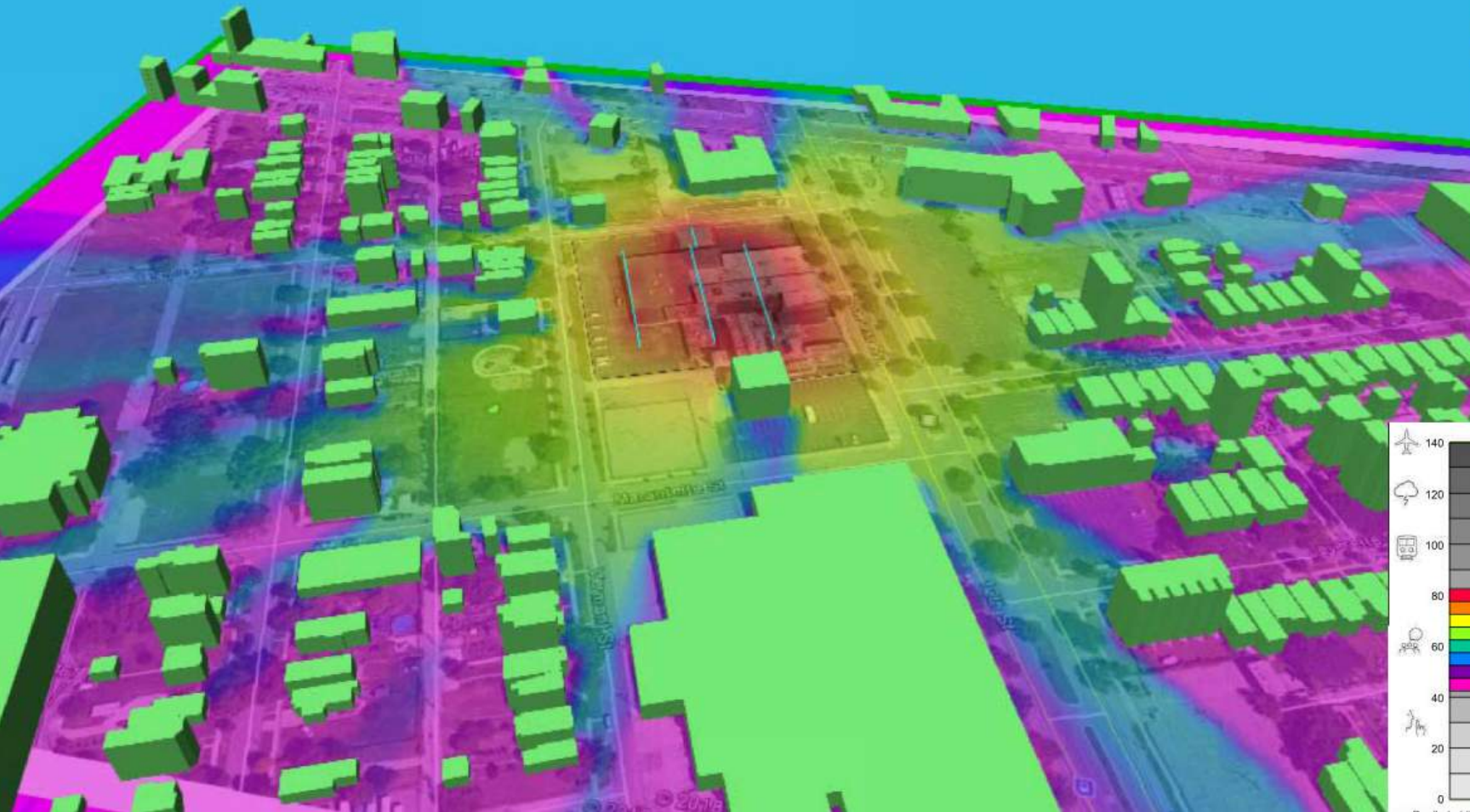
Rosa Parks Blvd.

Vermont St.

MULIETT PARK

Marantette St.

# SOUND MAP



# BRASS FACTORY TRUCK ROUTE

Contractor Parking, Laydown, Project Trailers

Muster Area

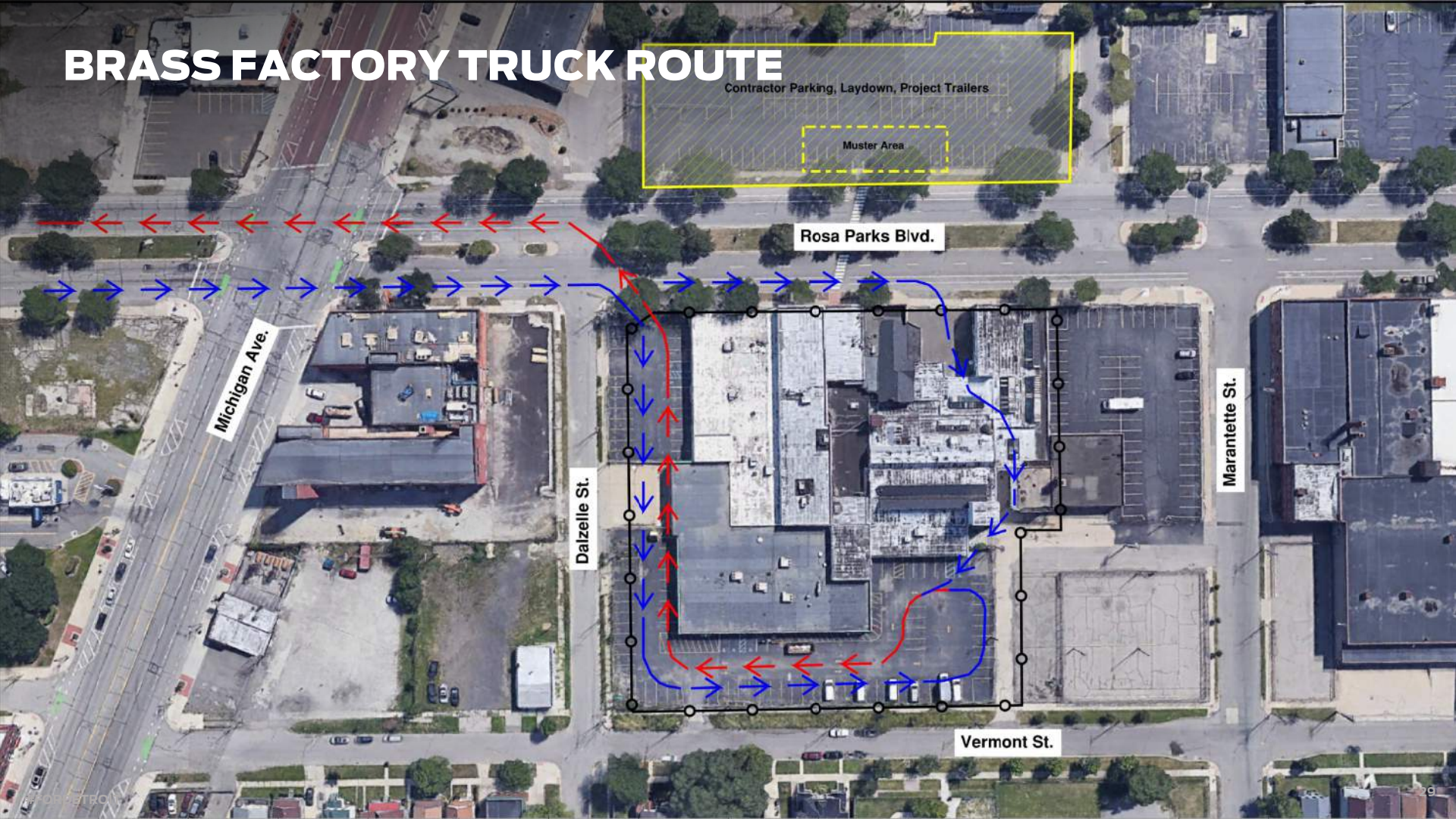
Rosa Parks Blvd.

Michigan Ave.

Dalzell St.

Marantette St.

Vermont St.



# COMMUNITY INFORMATION BOARD

## FORD CORKTOWN DEVELOPMENT

Our significant investment in Corktown will amplify the ongoing strength and resilience of the neighborhood, the City of Detroit and all of Southeast Michigan. Our mission has always been to build better communities everywhere by starting with the ones we call home. It's how we create tomorrow, together.



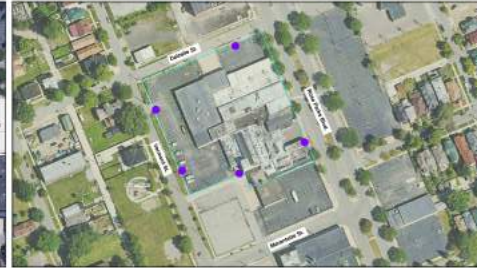
## SITE TRAFFIC FLOW

Traffic for the site will enter and exit along Rosa Parks Boulevard to limit noise, congestion, and dust along neighborhood streets. This diagram shows the routing for site traffic entering and exiting from the I75 corridor. These routes will be used after the site security and setup has been completed.



## AIR MONITORING LOCATIONS

The purple circles show approximate air monitor locations. The locations of the air monitors will be adjusted regularly to account for weather, and locations of work. The monitor shown closest to Mullett Park will stay in that area to ensure we always are collecting data close to the park.



## IMPLEMENTATION AND PHASES OF BRASS FACTORY DEMOLITION

**Site Security and Setup** - Installation of fence with screening, truck gates, sidewalk closure, crossing walk re-establishment, storm water controls, and site job trailers.

**Asbestos Abatement** - Removal of asbestos-containing materials prior to demolition, conducted by State of Michigan licensed contractors and monitored by licensed technicians in accordance with OSHA regulations.

**Materials Removal** - Cleaning and removal of other regulated materials prior to demolition of the structure, such as elevator oils, batteries, refrigerants, and other materials that should be safely removed prior to demolition.

**Utility Disconnection** - After interior decommissioning work is complete, utility lines will be drained and disconnected in preparation for demolition.

**Demolition** - Physical demolition of structures to slab level using excavator equipment (not explosives) and fracturing and filling of basements with clean fill materials to grade to prevent falling hazards. Perimeter air monitoring and use of water for dust control will be implemented during demolition activities.

## SCHEDULE



## THIS WEEK'S ACTIVITIES

April 1st through April 8th

- Electricians coordinating power drop for trailer city.
- Coordinating Mobilization.
- Working with DTE to disconnect remaining power feed in parking lot.
- Completing baseline testing for air monitoring.

## SITE AIR QUALITY

- Particulate Dust (PM10)
- Asbestos
- Crystalline Silica
- Lead
- Total Volatile Organic Compounds (VOCs)

### Legend:

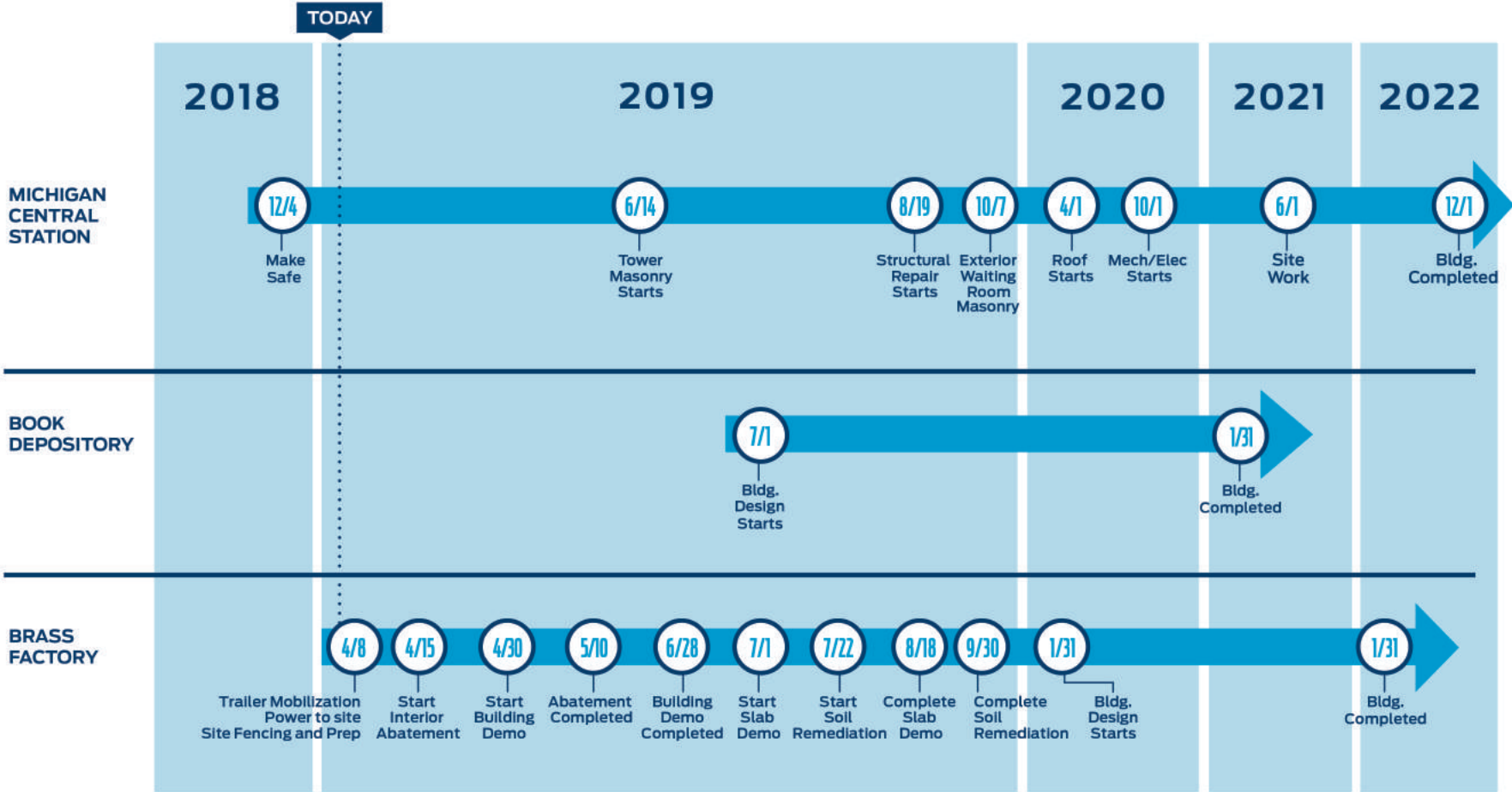
- Good - Air quality within normal levels.
- Poor - Work Stopped Immediately. Community will be notified by the project team and an update will be posted on boards and website.

## SAFETY RECORD

April														
7	8	9	10	11	12	13								
14	15	16	17	18	19	20								
21	22	23	24	25	26	27								
28	29	30												



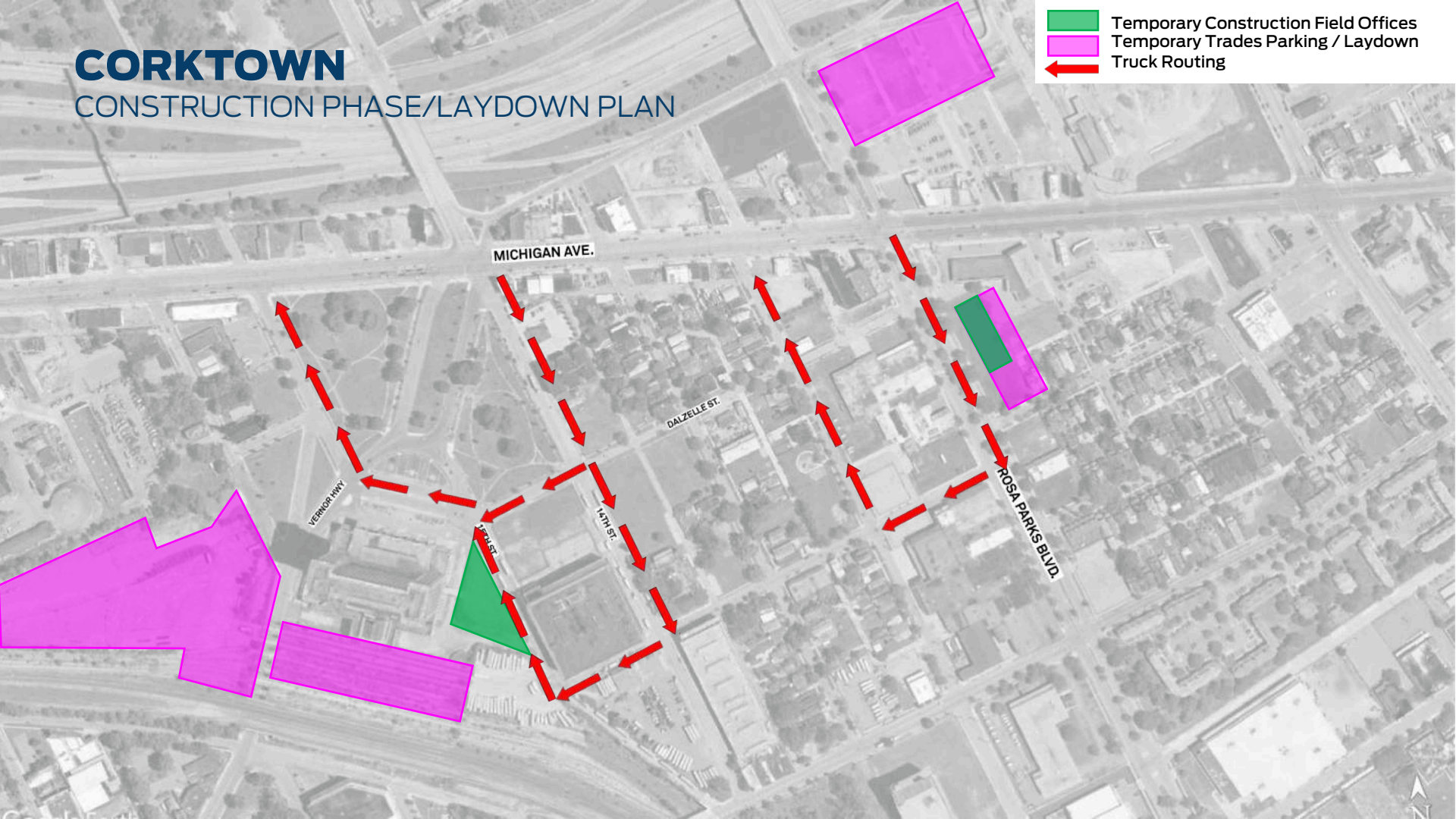
# CONSTRUCTION TIMELINE



# CORKTOWN

## CONSTRUCTION PHASE/LAYDOWN PLAN

-  Temporary Construction Field Offices
-  Temporary Trades Parking / Laydown
-  Truck Routing





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**MOBILITY UPDATE +  
CITY:ONE CHALLENGE**

# MOBILITY SOLUTIONS IN THE COMMUNITY





FORD  
MOBILITY

city:one  
challenge

We put community first,  
we design with the  
neighborhood  
perspective.

*Ford*

**COMMUNITY OUTREACH  
+ GRANT PROGRAM**

# COMMUNITY ENGAGEMENT



# 2019 CELEBRATING COMMUNITY + CULTURE RFP

As part of the Community Benefits Ordinance, Ford is conducting a request for proposal process (RFP) focusing on priorities identified by impact area residents.

- 2019 Funding will total \$250,000 (\$100,000 maximum grant per project)
- Proposals will be accepted from 501(c)(3) non-profit organizations
- Must be implemented within the impact area
- Future RFPs: Streetscapes & Neighborhood Beautification; Entrepreneurship & Job Creation; Mobility & Innovation



# 2019 CELEBRATING COMMUNITY + CULTURE RFP

## RFP SCHEDULE

April 1 – Grant submissions open

April 30 – Submission process closes

May 15 – Finalists announced

May 30 – Finalists pitch the community

June 15 – Grant winners announced

June 2020 – Projects completed

## HOW TO SUBMIT

- Visit <http://community.ford.com>
- Click on “Apply for Funding,” (login or create a profile)
- Title applications “Celebrating Community & Culture RFP”
- Select Shawn Thompson as the Ford Fund Manager



# COMMUNITY COMMUNICATIONS

# NEWSLETTER

MARCH 2019

ISSUE NO. 1

CREATING  
**TOMORROW**  
TOGETHER

A NEIGHBORHOOD  
NEWSLETTER  
FROM FORD



**A PLACE OF POSSIBILITY**

When Ford announced its vision for Michigan Central Station last fall as the centerpiece of a new downtown hub that will change the face of midtown, we promised to "make tomorrow tonight." This vision we meet the community actively involved in making our Downtown campus the next great anchor of Detroit's comeback. The goal of this newsletter is to keep you updated as our progress unfolds on site.

The new campus will bring together Ford employees and other stakeholders to ensure that Detroit is the healthy capital of the world. In addition, new mobility solutions will be created and tested that will address the way people will live and get around tomorrow, ensuring that we don't look like future is uncertain. Likewise, we will work with others to ensure a vibrant Michigan Avenue mobility corridor that opens back Detroit to downtown.

The additional project, which includes Michigan Central Station and several surrounding properties, will be developed over the next four years into a campus for high-tech offices and regional destinations with modern workspaces and locally inspired retail and restaurants. Our intention is to be a great neighbor and help build a vibrant and inclusive place where the community will gather and thrive.

Our work is just getting started. In December, we began the first phase of restoring Michigan Central Station, including and upgrading the exterior structure, many of which has been open to the elements for decades. This will help preserve the massive historic structure while preparing our modern and the station. The second phase of restoration begins this spring with the replacement of cracked and elevated concrete and restoring exterior masonry.

We have also been working with our designers at Gensler and other value planning experts to address our development plan for the station and surrounding Ford-owned properties. The plan will define the conceptual programming of each of these parcels, as well as identify infrastructure and facility needs for the mobility work of Ford and its partners. Central to this plan is not only creating a blueprint for our work, but also a vibrant, lasting place for local entrepreneurs and the community.

Ford has built this way since the beginning. From Henry Ford's Plymouth Plant to River Rouge and World HQ, we've always been rooted in our community. In Corktown and Midtown, we have committed to supporting our neighbors via a Community Benefits Agreement, but Ford's goals are much more. We seek to build a new approach to community partnership — one of constant dialogue and cooperation with our neighbors, where we can elevate their potential through access to mobility and opportunities. Most importantly, we don't see a part of a community with a rich past and exciting future.

**¿HABLA ESPAÑOL?**

Ford está buscando "Creando Mañana Juntos" como una manera de asegurar a la comunidad el día de mañana. Informamos sobre la renovación de la Estación Central de Michigan y el proyecto de desarrollo general. Los temas incluyen: movilidad, desarrollo y tecnología en español en "Ford Detroit and Mañana Juntos" en 2019. Regístrate aquí.

WE WANT TO HEAR FROM YOU ABOUT OUR DEVELOPMENT...  
HAVE QUESTIONS, COMMENTS OR CONCERNS?  
EMAIL [COMM@FORD.COM](mailto:COMM@FORD.COM) OR CALL 313.845.7000 (x673)





# COMMUNITY COMMUNICATIONS

## COMMUNITY MEETINGS

CREATING  
**TOMORROW**  
TOGETHER

COMMUNITY CONVERSATIONS WITH FORD

THE FORD CORKTOWN CAMPUS  
DEVELOPMENT TEAM INVITES YOU TO A

**PROJECT &  
COMMUNITY  
UPDATE**

**WEDNESDAY, APRIL 3RD**  
5:00 - 7:00 PM  
THE FACTORY AT CORKTOWN

At the meeting, we will share progress on the development plan for Michigan Central Station and other surrounding Ford-owned properties, discuss the Environmental Protection Plan for the former Innes factory demolition, and outline our newly launched community and culture grant program as well as other neighborhood initiatives. Food and beverages will be provided.

We hope you can join us. We want the community actively involved in making our Corktown campus the next great anchor of Detroit's comeback!

**DIRECTIONS**

<b>THE FACTORY AT CORKTOWN</b> 1927 Michigan Avenue Detroit, MI 48226	<b>EVENT PARKING</b> 2380 Vermont Street Detroit, MI 48226
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**RSVP**

**KATE ECONOMOU**  
keconomou@campbellmarketing.com  
313.203.3216

**REGISTER**



# CONTACT US

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[https://corporate.ford.com/  
campuses/corktown-campus.html](https://corporate.ford.com/campuses/corktown-campus.html)