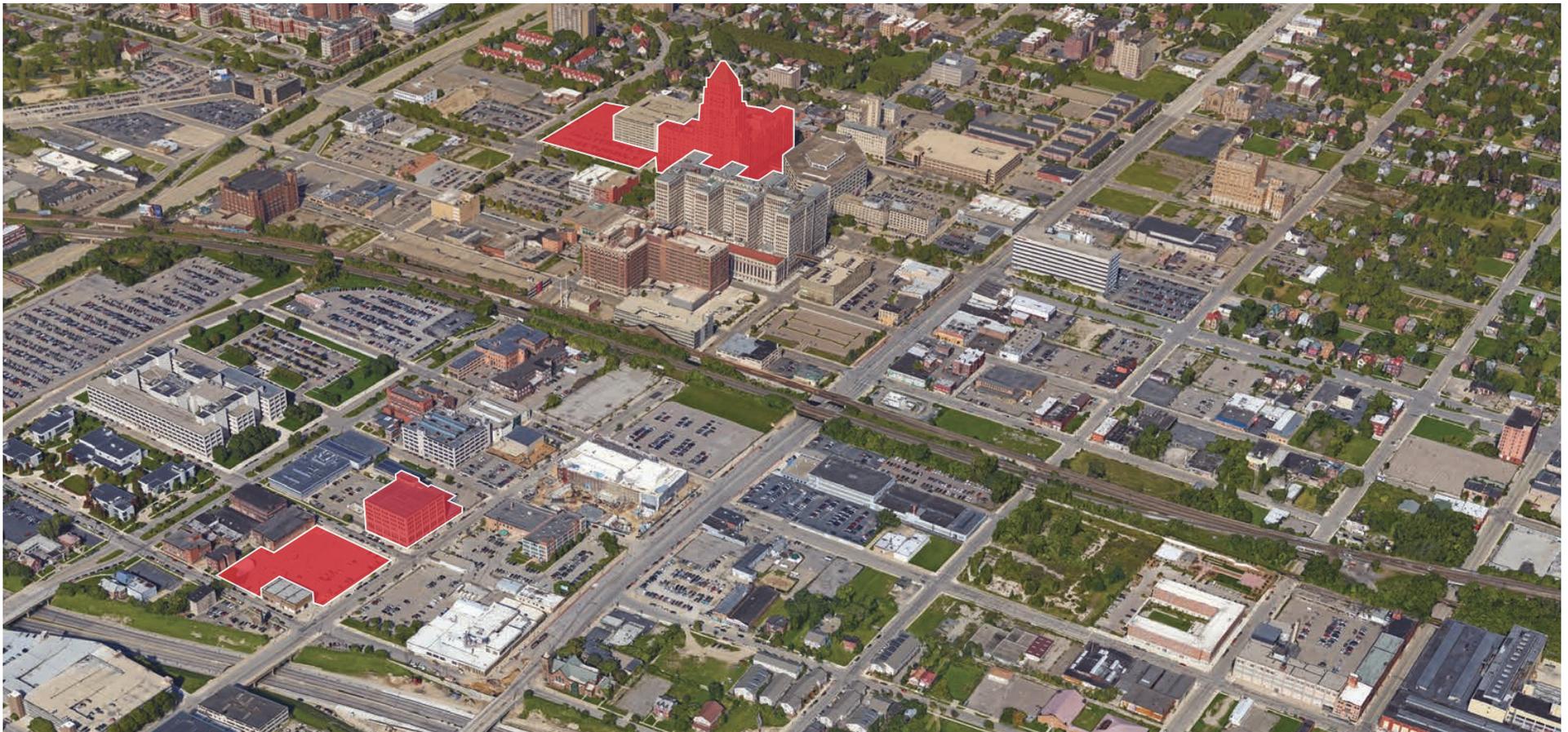


CASS & YORK, FISHER BUILDING & LOT 1



Community Benefits Meeting

AUGUST 15, 2018



INTRODUCTION

AGENDA

5:30 - 5:45 Team introduction

Council Members and Staff
Department of Neighborhoods
Planning & Development
The Platform

5:45 - 6:20 What is the CBO?

CBO Overview

Fast Facts

When does a CBO apply to a project?

Impact Area

Selection Process Overview

Review of Schedule

6:20 - 6:30 Q&A

6:30 - 7:20 Project Overview

7:20 - 7:30 Q&A

COUNCIL MEMBERS



Brenda Jones
Council President



Janeé L. Ayers
Council Member at Large



Mary Sheffield
Council Member | District 5

THE
COMMUNITY
BENEFITS
ORDINANCE.
CBO OVERVIEW

CBO OVERVIEW

Fast Facts



CBO WAS
APPROVED BY
DETROIT
VOTERS
2016 ELECTIONS



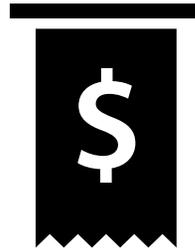
A PROCESS FOR
DEVELOPERS TO
PROACTIVELY
ENGAGE WITH
THE COMMUNITY
TO IDENTIFY
AND ADDRESS
ANY NEGATIVE
PROJECT IMPACTS

CBO OVERVIEW

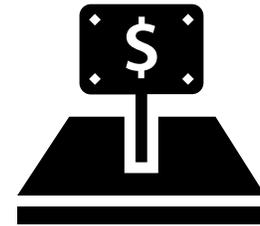
The Community Benefits Ordinance only applies to development projects if...



\$75
MILLION
OR MORE IN
VALUE



\$1
MILLION
OR MORE IN
PROPERTY TAX
ABATEMENTS



\$1
MILLION
OR MORE IN
VALUE OF CITY
PROPERTY SALE
OR TRANSFER

CBO OVERVIEW

Who participates in the CBO process?

The Planning Department reviews the project scope and defines the project's impact area.

The impact area boundaries encompass **all residents who might be directly or indirectly affected by the project.**

All residents in the impact area have an equal voice in the process!

CBO OVERVIEW
Project Impact Area



W Euclid St

IMPACT AREA
Census Tract 5339

FISHER BUILDING
3011 W Grand Blvd

LOT #1

E Grand Blvd

3rd Ave

2nd Ave

Cass Ave

CASS & YORK
5935 Cass Ave

York St

Edsel Ford (I-94)

John C Lodge (M-10)

VIRGINIA
PARK

Woodward Ave

MILWAUKEE
JUNCTION

CBO OVERVIEW

All about Impacts!

What is the scope of the project?

What are the project's impacts?

Who will be impacted?

How can the developer lessen/mitigate any negative impacts?

CBO OVERVIEW

PDD Identified Potential Impacts for Cass & York

A. Traffic Impact

Traffic caused by new residential and office tenants

Will the parking structure adequately serve residential and office tenants

Visitor/guest parking

Public Access to the site

B. Construction Impact

Noise and dust

Street closures

Pedestrian right of way closures (sidewalks)

Construction equipment staging

Construction hours

C. Jobs

51% of the hours worked on the project must be by Detroit residents

NEIGHBORHOOD ADVISORY COUNCIL SELECTION

Eligibility

- **Resident of the impact area**
- **At least 18 years of age**

Requirements

- **Attend all 5 scheduled meetings.**
- **Develop NAC impact report.**
- **Review Community Benefits Report written by the Planning and Development.**
- **Review biannual compliance report to monitor progress and status of project.**
- **Attend annual meeting to discuss the status of the project.**

Responsibilities

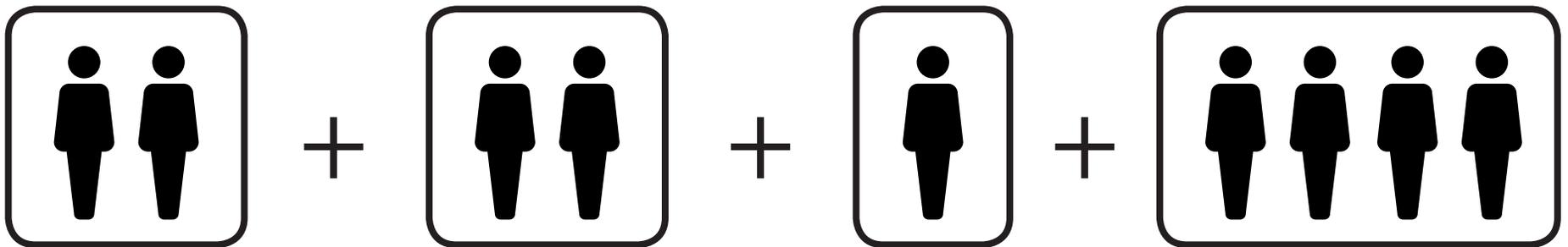
- **You cannot use this position for personal gain.**
- **You are agreeing to represent your fellow residents.**
- **You are agreeing to provide feedback for the community.**
- **You are agreeing to work together with fellow NAC members to make official recommendations to mitigate any negative impacts of the project.**
- **You are advising the City of Detroit and City Council on how best to mitigate impacts.**

CBO OVERVIEW

Selection Process Overview

Selection Process to Occur Wednesday, August 22 2018

THE 9 NAC MEMBERS ARE SELECTED AS FOLLOWS:



2

BY RESIDENTS OF
THE IMPACT AREA

2

BY AT-LARGE
COUNCIL MEMBERS
JONES AND AYERS

1

BY DISTRICT 5
COUNCIL MEMBER
MARY SHEFFIELD

4

BY PLANNING AND
DEVELOPMENT

CBO OVERVIEW

How is the ordinance implemented?

How is the community engaged?



THE NEIGHBORHOOD
ADVISORY COUNCIL
(NAC) 9 RESIDENTS
FROM THE IMPACT
AREA

THE NAC MEETS
WITH PLANNING,
THE DEVELOPER,
AND COMMUNITY TO
IDENTIFY PROJECT
IMPACTS.

THE NAC DEVELOPS
RECOMMENDATIONS
TO MITIGATE
NEGATIVE IMPACTS

THE DEVELOPER
GENERATES AN
AGREEMENT TO
MITIGATE NEGATIVE
IMPACTS.

CBO OVERVIEW

CBO Process Schedule

**schedule is tentative and dates may change*

		AUGUST				SEPTEMBER				OCTOBER			
		WK 1	WK 2	WK 3	WK 4	WK 1	WK 2	WK 3	WK 4	WK 1	WK 2	WK 3	WK 4
Meeting 1	-----	Aug 15 th											
Meeting 2	-----		Aug 22 nd										
<i>bye wk</i>	-----			No Mtg									
Meeting 3	-----				Sept 5 th								
<i>bye wk</i>	-----					No Mtg							
Meeting 4	-----						Sept 19 th						
<i>bye wk</i>	-----							No Mtg					
Meeting 5	-----								Oct 3 rd				
<i>bye wk</i>	-----									No Mtg			
Meeting 6	-----										Oct 17 ^h		
TBD													

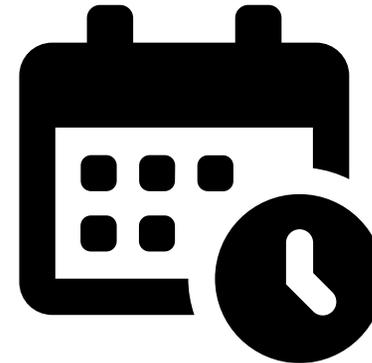
CBO OVERVIEW

How is the ordinance implemented?

How is the community engaged?



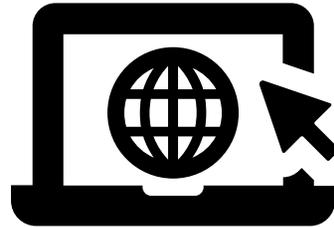
THE PLANNING DEPARTMENT
CREATES **A REPORT ON THE
PROCESS AND AGREEMENTS** AND
PRESENTS IT TO CITY COUNCIL.



ENFORCEMENT COMMITTEE
PROVIDES A BIENNIAL
COMPLIANCE REPORT TO CITY
COUNCIL AND THE NAC FOR
REVIEW. NAC TO ATTEND A
ANNUAL COMPLIANCE
MEETING WITH THE PLANNING
DEPARTMENT AND THE
DEVELOPER.

CBO OVERVIEW

Community Benefits Ordinance Text, CBO updates, and previous CBO reports



VISIT

detroitmi.gov/pdd
located under “**what we do**” tab

Select “Community Benefits Ordinance”

Q&A

the Platform



We are committed to:

1) Working throughout the city

2) Respecting the existing social and physical fabric in neighborhoods where we work

3) Excelling in design and construction in rehab and ground up developments

The Platform

Company Overview



Our Neighborhoods



Central 1

- New Center
- Milwaukee Junction
- TechTown
- Midtown
- Eastern Market

West 2

- Old Redford
- Fitzgerald

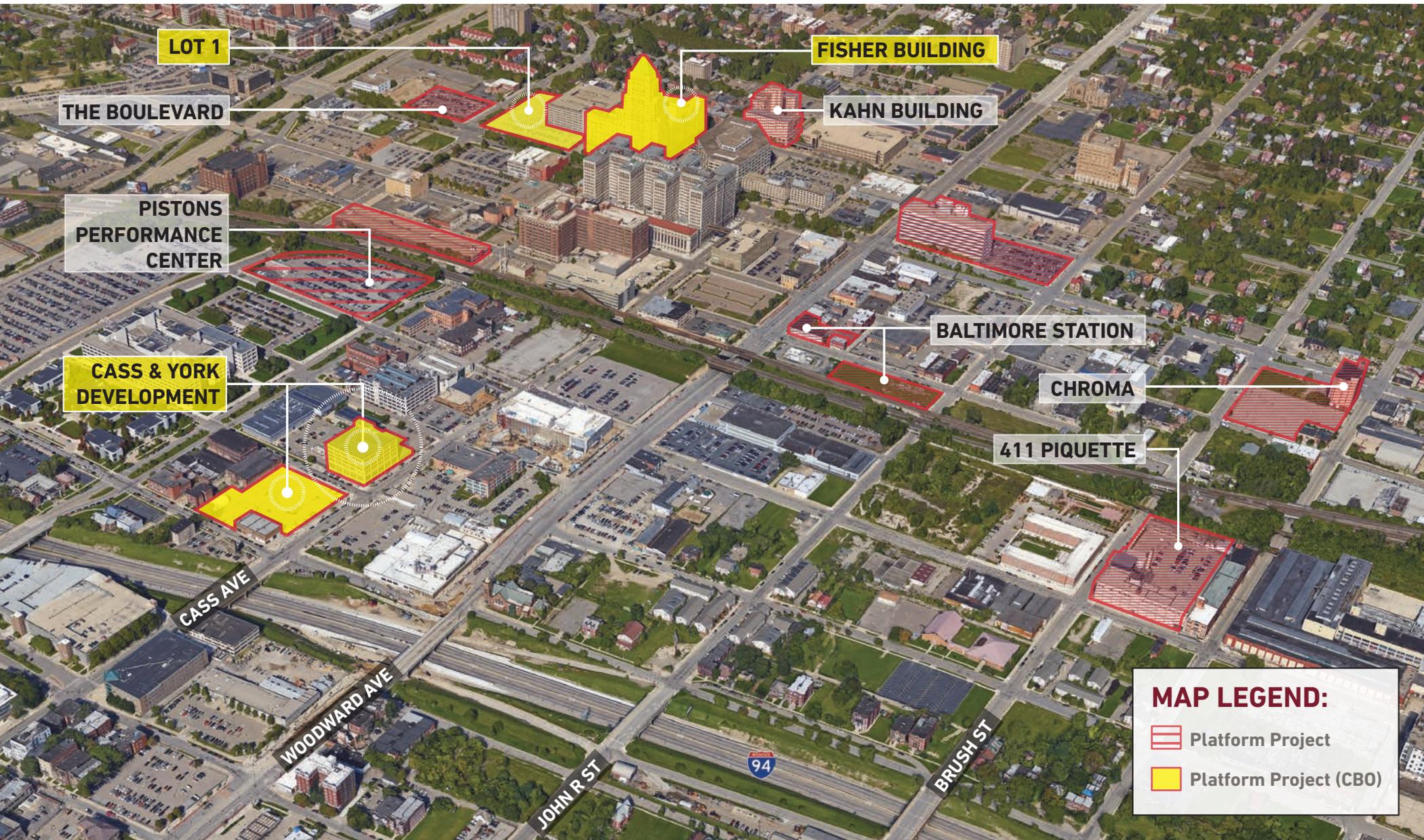
East 3

- Islandview



LOCATION & NEIGHBORHOOD

The Platform

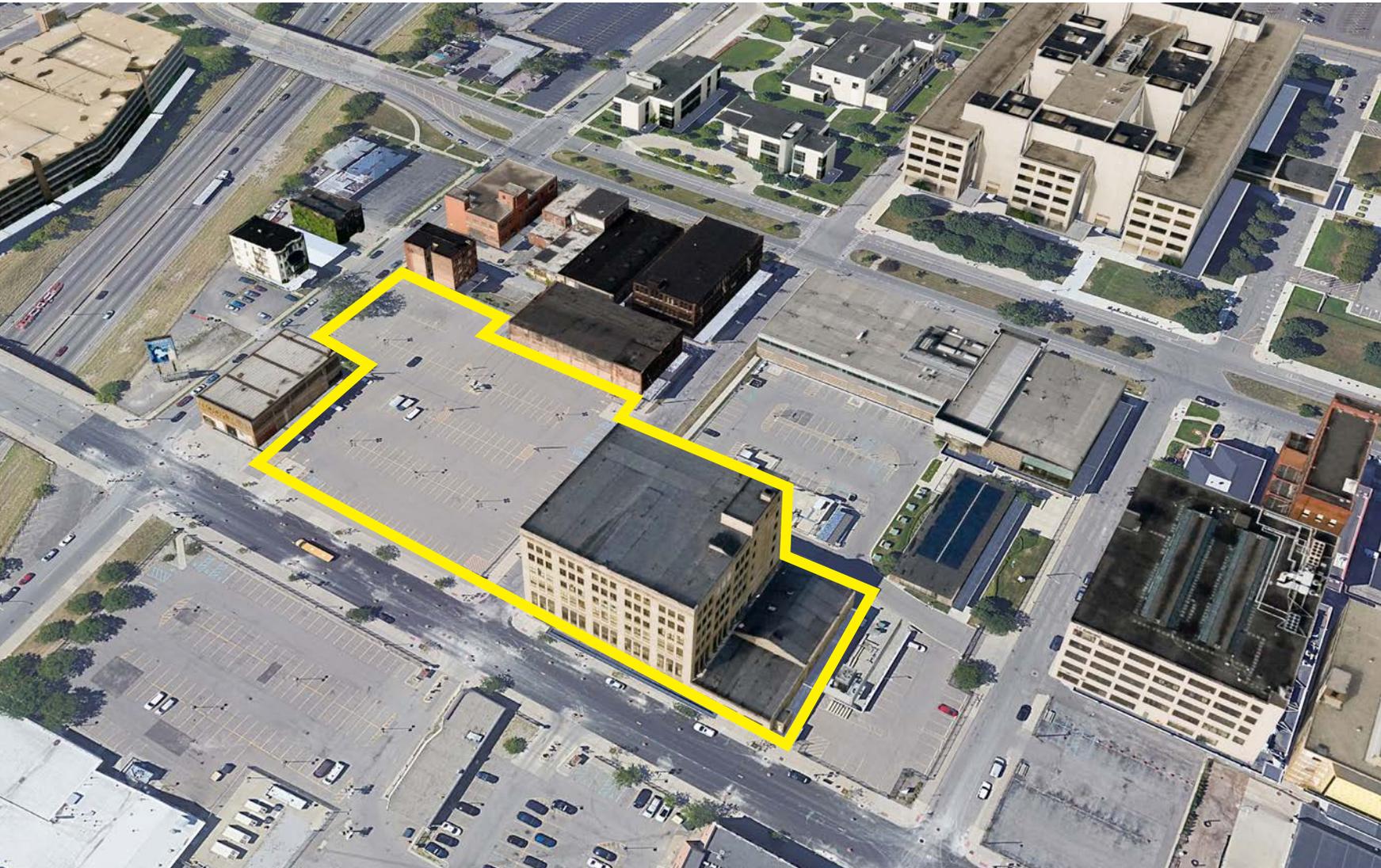


MAP LEGEND:

-  Platform Project
-  Platform Project (CBO)

CASS & YORK

THE PLATFORM SITE OVERVIEW



CASS & YORK



**Antoinette
Apartments**

**York
Garage**

**Cass &
York
Condos**

**6001
Cass**

Antoinette St.

Cass Ave

**Existing
Book
Store**

**Retail
Plaza**

CASS & YORK

CASS CONDOS

Residential &
Retail

54
condos

13,800
sq.ft of retail on
first floor

85
designated spaces on
York Garage 2nd floor



CASS & YORK

6001 CASS

Office & Retail

7,600

sq.ft of first floor retail

6,000

sq.ft of first floor retail
(WSU Art Gallery)

95,000

sq.ft of office floors 2-6

12,000

sq.ft of presentation
space on 2nd floor

CASS & YORK

ANTOINETTE APARTMENTS

Residential

75
apartments

44,500
sq.ft of residential



CASS & YORK

YORK GARAGE

Parking

3,200

sq.ft of first floor
retail facing York

556

total spaces

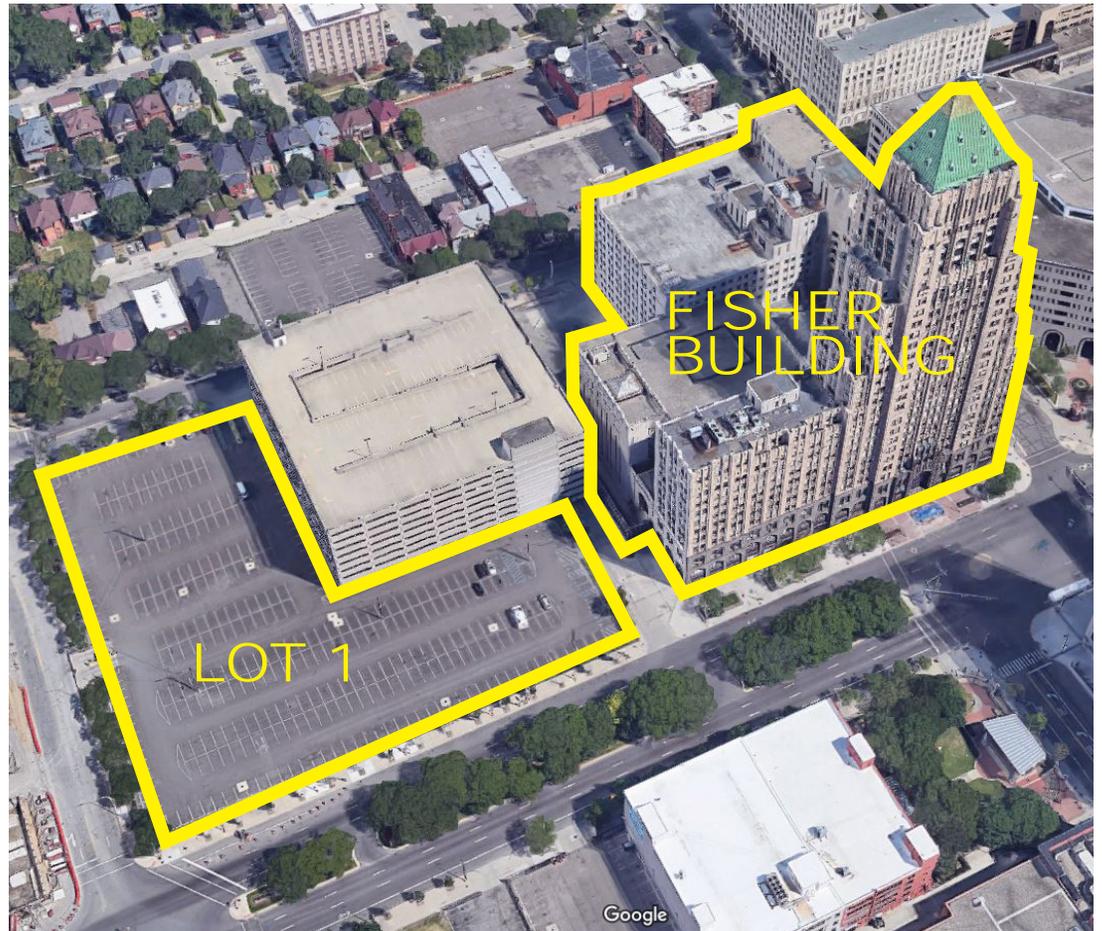
220

WSU spaces

FISHER BUILDING & LOT 1

PROJECT OVERVIEW

- 1) Renovation of the historic Fisher Building
- 2) New construction of a mixed-use retail and residential development on the adjacent Lot 1



FISHER BUILDING

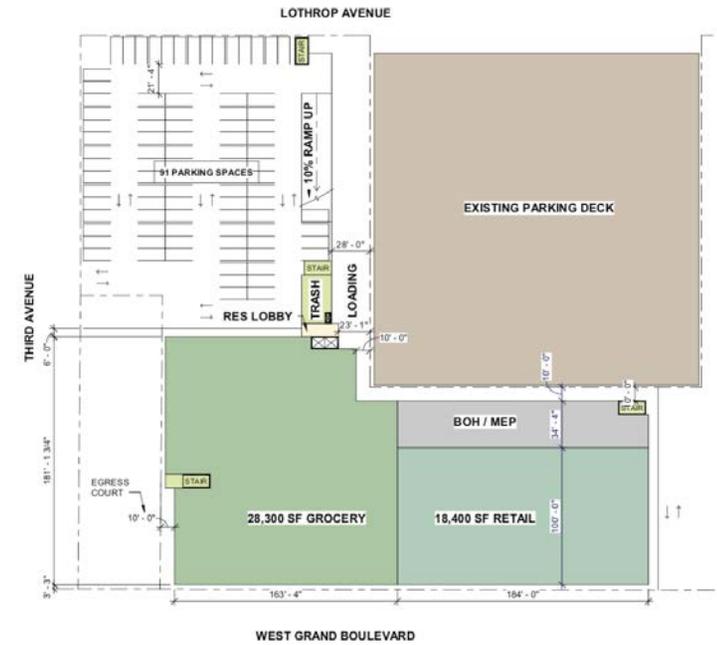
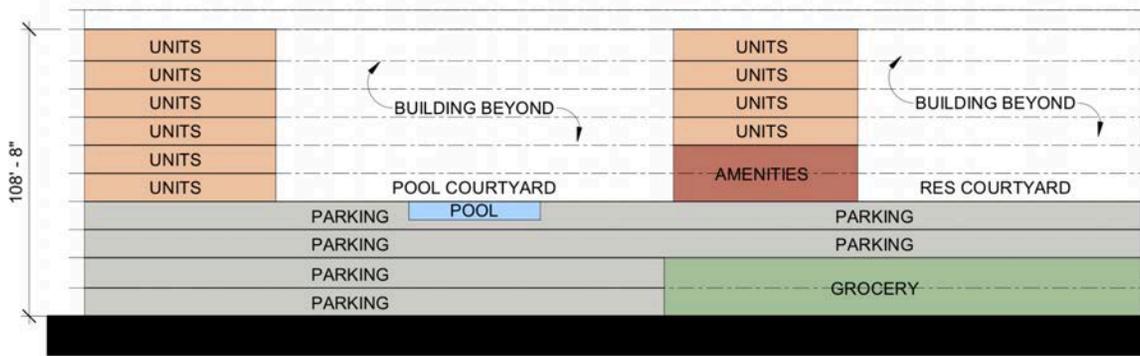
The Platform

Interior Improvements



LOT 1 The Platform

Residential & Retail



47,000
total sq.ft of grocery/
retail/food & beverage

304
residential units

484
parking stalls