

LEGAL MEETING NOTICE TO RESIDENTS LIVING WITHIN THE IMPACT AREA

LAFAYETTE WEST COMMUNITY BENEFITS AGREEMENT MEETING

DATE & TIME:

Kickoff Meeting/Overview

Tuesday, July 3, 2018
5:30pm – 7:30pm

General Selection for NAC

Tuesday, July 10, 2018
5:30pm – 7:30pm

LOCATION:

Horatio Williams Foundation
1010 Antietam Avenue
Detroit, MI 48207

See attached map and flier
for more information.

General Project Information

Ginosko Development Company (GDC) is reaching out to the community to receive input on the Lafayette West Development, a proposed master-planned 5.2 acre community integrated into Lafayette Park. The project is located between Rivard Street and Chrysler Service Drive just North of Woodward Academy. GDC is anticipated to create 3 modern-living alternatives, high-rise, lofts, and townhomes; including rental and ownership options all located within walking distance to the Central Business District and neighborhood shopping.

The project is composed of,

1. **The High-Rise**
 - 114 luxury rental residences in a 12-story high-rise with units ranging from 600-1,100 SF; with attached enclosed parking
2. **The Lofts**
 - 200 urban rental lofts with units ranging from 450-900 SF; with enclosed parking
3. **The Townhomes**
 - 60 3-story custom built for-sale townhouses, carriage houses, and stacked flats with attached garages
4. **Parking:**
 - 490 cars (90% enclosed); including ample guest parking
5. **Amenities:**
 - Market leading amenity offering to assure long-term competitiveness and resident value proposition

****Unit counts are subject to change***



Impact Area

The Impact Area, determined by the Planning & Development Department, is defined by I-375 on the West, Gratiot Avenue on the North, The Dequindre Cut Greenway on the East, and E. Lafayette Street on the South. This boundary is also defined by Census Tract 5170 (See attached Impact Area map). **Any resident over the age of 18 is eligible to be selected to serve on the Neighborhood Advisory Council, to be established per the recently passed Community Benefits Ordinance (ORDINANCE NO. 35-16).**

Potential Impacts and Mitigation Strategies

The City of Detroit is aware of and acknowledges expressed community concerns related to this project in the following areas. Please bring any concerns to the conversation on the evening of July 3, 2018.

A. Parking

- Residential parking for new residents
- On Street parking
- Visitor/guest parking

B. Construction

- Noise and dust
- Street closures
- Pedestrian right of way closures (sidewalks)
- Construction equipment staging
- Construction hours

C. Vehicular Traffic

- Site connectivity
- Traffic flow and density
- Vehicular public access through site

