

# CASS & YORK, FISHER BUILDING & LOT 1



## Community Benefits Meeting 2

AUGUST 22, 2018



# INTRODUCTION

## AGENDA

### **5:30 - 6:00 Introduction and CBO Review**

CBO Overview

*Fast Facts*

*When does a CBO apply to a project?*

*Impact Area*

*Selection Process Overview*

Review of Schedule

**6:00 - 6:15**

**Q&A**

**6:15 - 6:45**

**NAC Nominees**

**6:45 - 7:15**

**Project Overview | NAC Selection Tally**

**7:15 - 7:30**

**2 Community Selected NAC Nominees Announced**

# 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



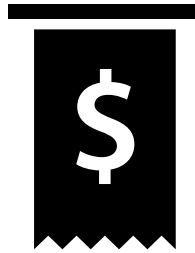
A PROCESS FOR  
DEVELOPERS TO  
PROACTIVELY  
ENGAGE WITH  
THE COMMUNITY  
TO IDENTIFY  
AND ADDRESS  
ANY NEGATIVE  
PROJECT IMPACTS

## CBO OVERVIEW

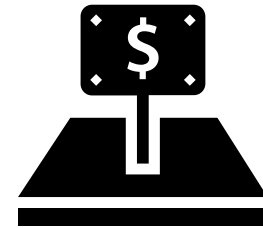
The Community Benefits Ordinance only applies to development projects if...



**\$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

# 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.

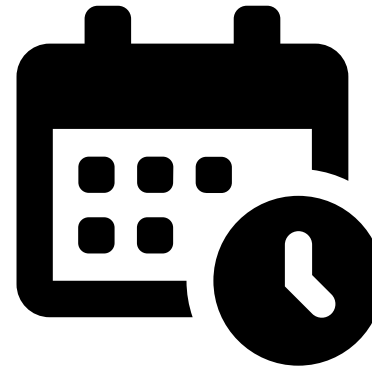
## CBO OVERVIEW

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.



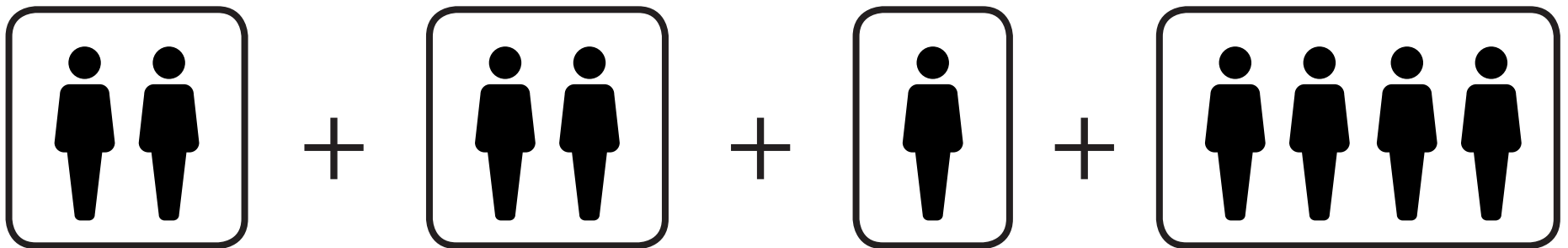
ENFORCEMENT COMMITTEE  
PROVIDES A BIENNIAL  
COMPLIANCE REPORT TO CITY  
COUNCIL AND THE NAC FOR  
REVIEW. NAC TO ATTEND A  
ANNUAL COMPLIANCE  
MEETING WITH THE PLANNING  
DEPARTMENT AND THE  
DEVELOPER.

# CBO OVERVIEW

## 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

## NAC Role & Responsibilities

### 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

## 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
<b>Meeting 1</b> -----	Aug 15 <sup>th</sup>											
<b>Meeting 2</b> -----		Aug 22 <sup>nd</sup>										
<i>bye wk</i> -----			No Mtg									
<b>Meeting 3</b> -----				Sept 5 <sup>th</sup>								
<i>bye wk</i> -----					No Mtg							
<b>Meeting 4</b> -----						Sept 19 <sup>th</sup>						
<i>bye wk</i> -----							No Mtg					
<b>Meeting 5</b> -----								Oct 3 <sup>rd</sup>				
<i>bye wk</i> -----									No Mtg			
<b>Meeting 6</b> -----										Oct 17 <sup>h</sup>		
<b>TBD</b>												

## CBO OVERVIEW

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



# VISIT

[detroitmi.gov/pdd](https://detroitmi.gov/pdd)  
located under “**what we do**” tab

***Select “Community Benefits Ordinance”***



# Q&A

## MEETING 1 NAC NOMINEES

SONYA CLIFTON

JORDAN MILLWOOD

BILL MOSLEY

JODY WISE

MERVIN WOLFF

ADDITIONAL NOMINEES?

# 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

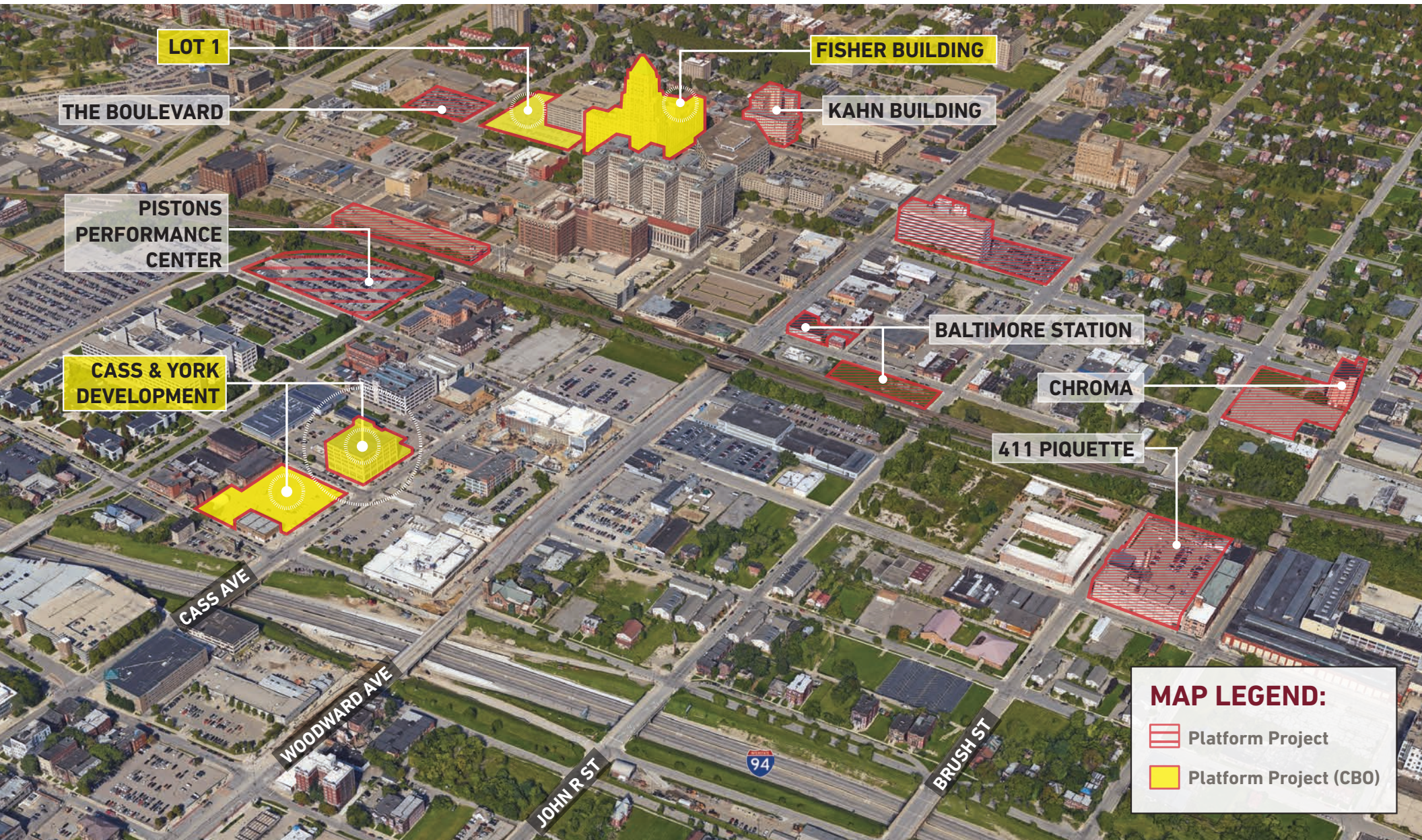


**MAP LEGEND:**

- Platform Project
- Amtrak/Freight Rail
- M1-Rail (QLINE)

# LOCATION & NEIGHBORHOOD

## The Platform



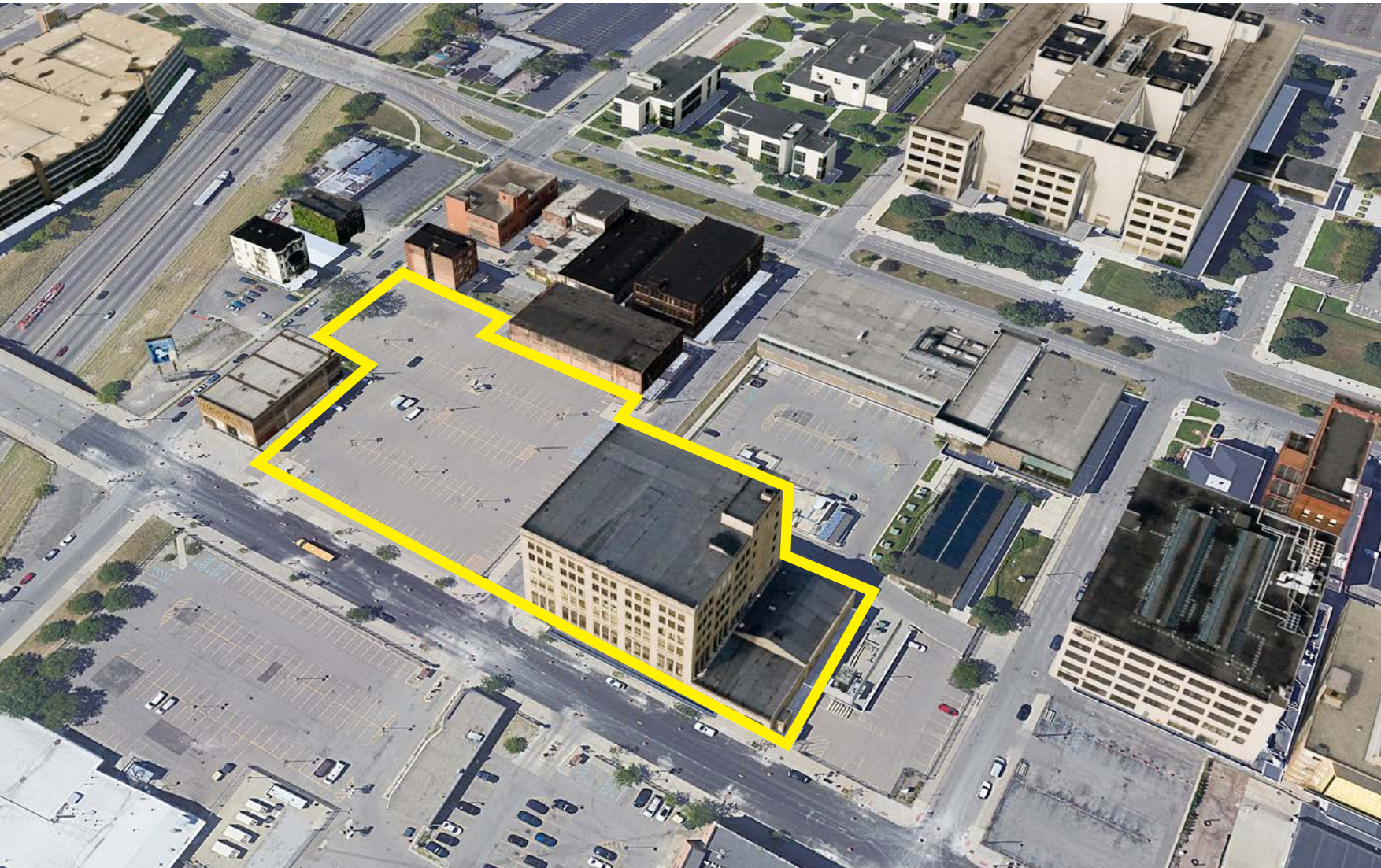
**MAP LEGEND:**

-  Platform Project
-  Platform Project (CBO)

# CASS & YORK

THE PLATFORM  
SITE OVERVIEW

1.85 ACRES



# 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

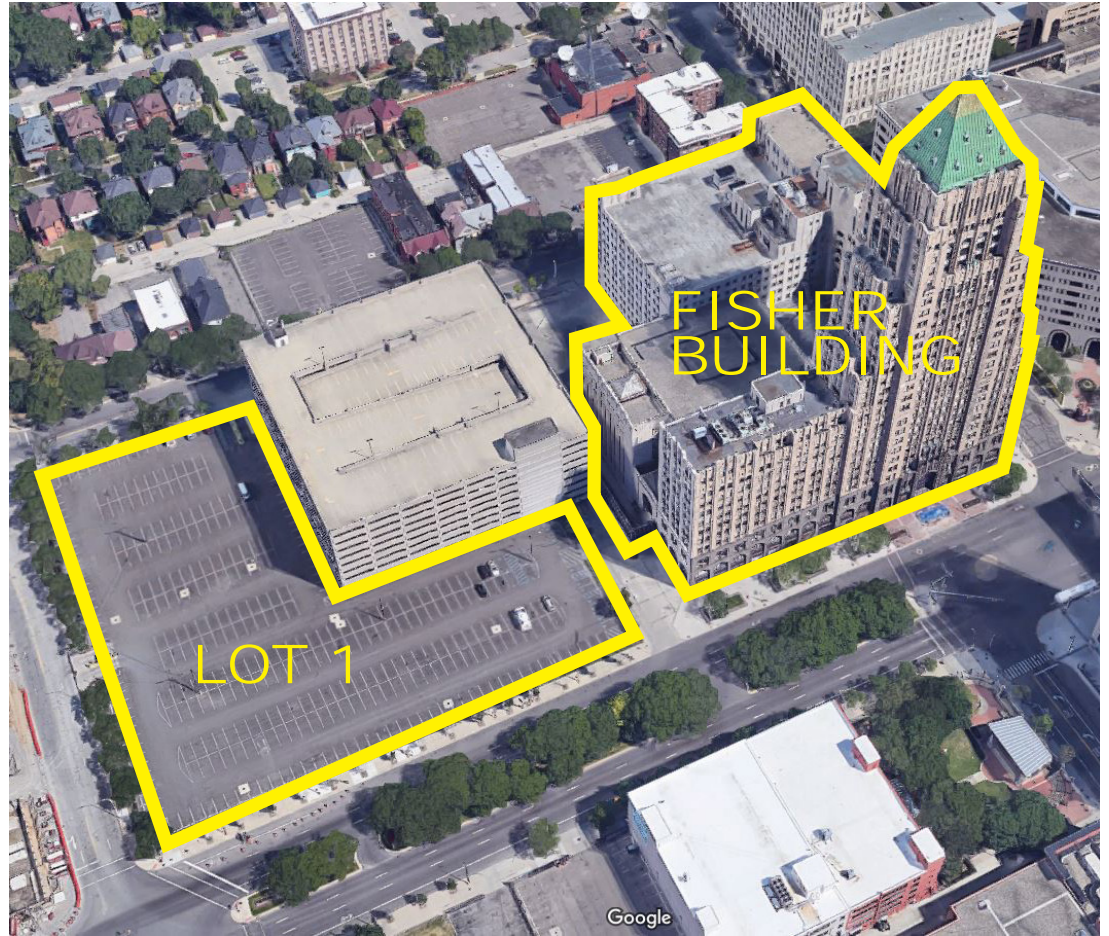
**220**

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

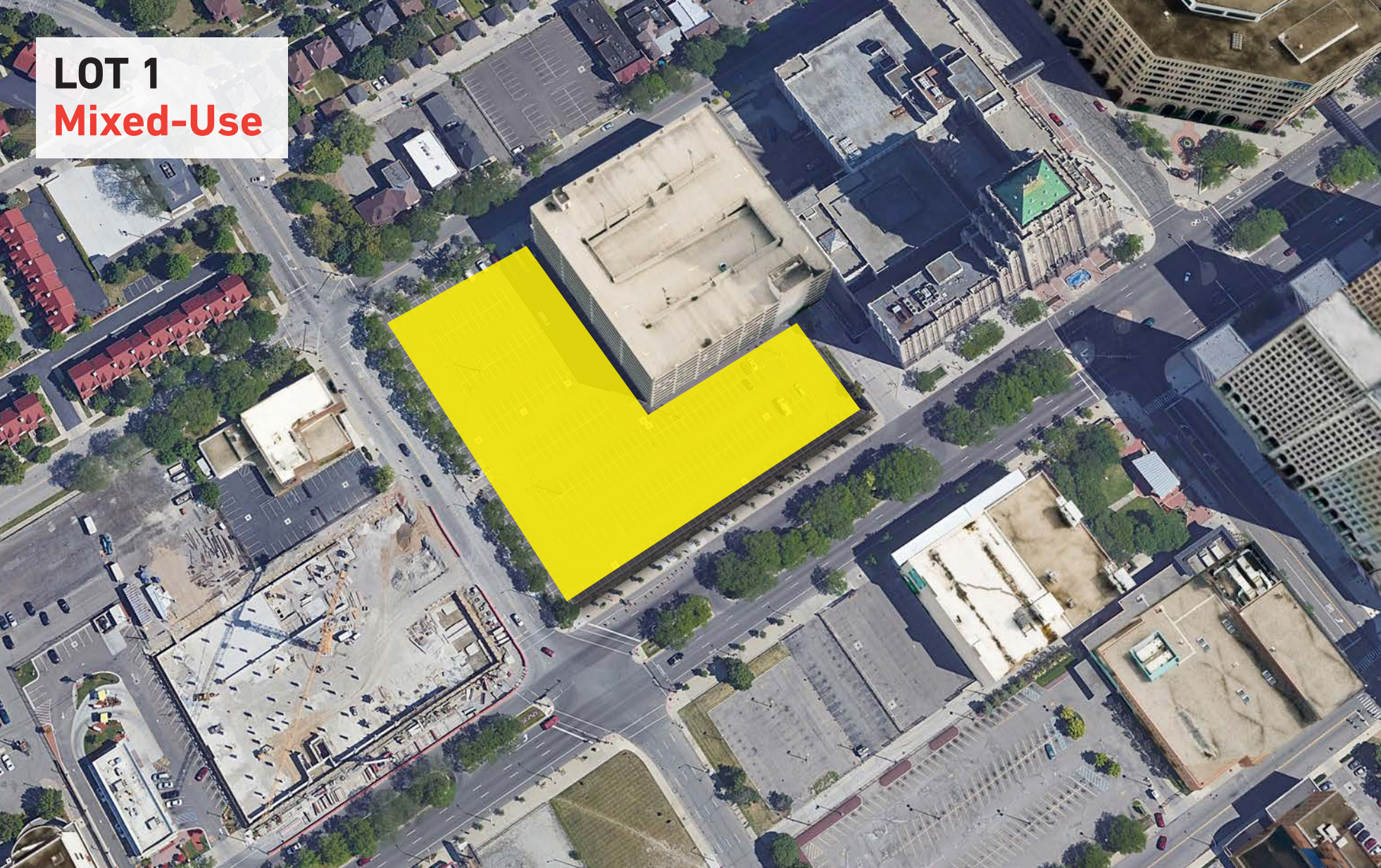
## The Platform

### Interior Improvements

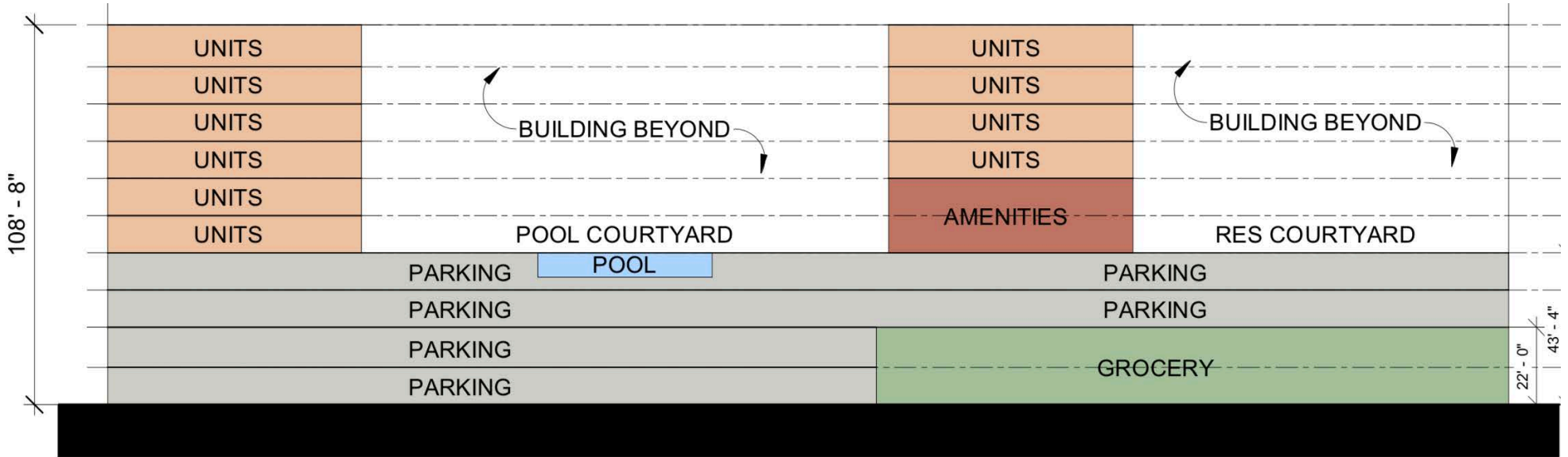


LOT 1  
The Platform

2.3 ACRES



# LOT 1 The Platform



West Elevation

## Features

- Replacement and newly constructed parking
- Grocery anchor

## Additional Service

- Soft goods, and food & beverage retail

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

**304**  
residential units

**484**  
parking stalls



# LOT 1 The Platform

# Precedent Concepts

