

The City of Detroit invites you to attend...

# Detroit Free Press Building Rehabilitation

## Public Kickoff Meeting

DETROIT FREE PRESS BUILDING  
321 W LAFAYETTE

photo by Bedrock

## COME JOIN US!

As part of the **Community Benefits Ordinance** process, the City of Detroit invites you to attend a public kickoff meeting to review and comment on the **Detroit Free Press Building Rehabilitation Development Project**. This meeting will include a project description and an election in support of the formation of the project's Neighborhood Advisory Council.

Bedrock LLC is reaching out to the community to receive input on an adaptive reuse in Downtown. Bedrock LLC is projected to spend \$69 million to transform the historic **Detroit Free Press Building, located at 321 W. Lafayette**. The project will create a mixed-use development that will include retail on the first floor, office space on the second and third floors, and residential apartments on the remaining floors above.

For more information, please see:

<http://www.detroitmi.gov/Government/Departments-and-Agencies/Planning-and-Development-Department/Community-Benefits-Ordinance>

**Monday, June 5, 2017**  
Light refreshments will be provided

## One Woodward Building

1 Woodward Avenue  
Detroit, MI 48226  
2<sup>nd</sup> Floor, Beacon Room

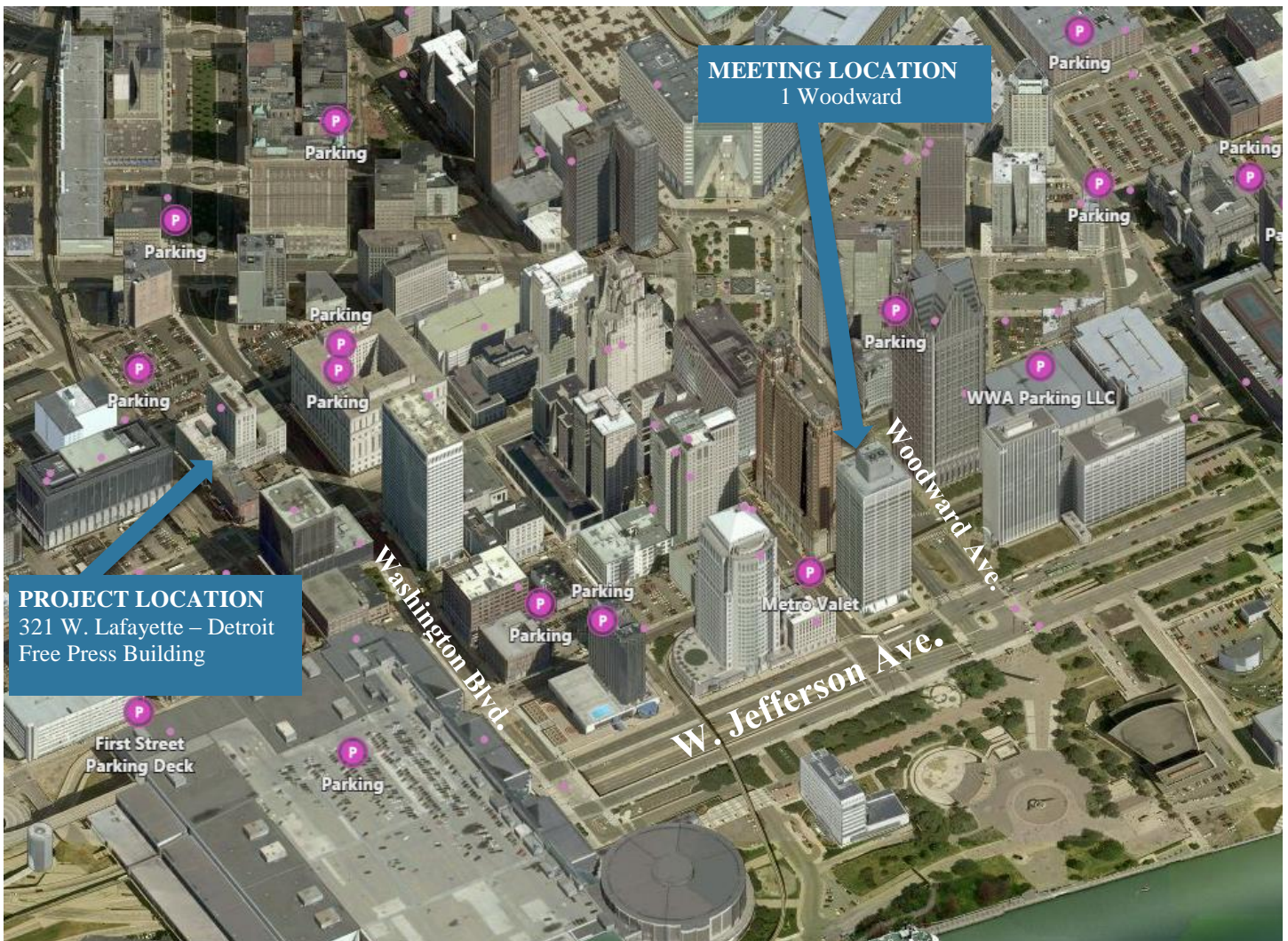
6:00PM - 8:00PM

Parking garages located on W. Larned, E. Jefferson, & W. Congress

See back of page for map info

**Interpretation service for the hearing impaired will be provided**

# Meeting, Project, and Parking Location Map



 = Parking garage



LEGAL MEETING NOTICE TO RESIDENTS LIVING WITHIN THE IMPACT AREA OF THE DETROIT FREE PRESS DEVELOPMENT PROJECT (SEE MAP ON BACK OF PAGE)

## DETROIT FREE PRESS DEVELOPMENT PUBLIC KICKOFF MEETING

### DATE & TIME

Monday, June 5, 2017  
6:00pm – 8:00pm

### LOCATION

#### One Woodward Building

1 Woodward Avenue

Beacon Room, 2nd Floor

Detroit, MI 48226

(see attached map and flier for more info)

### GENERAL PROJECT INFORMATION

The City of Detroit welcomes Bedrock LLC to present adaptive reuse/rehabilitation of the historic **Detroit Free Press Building, located at 321 W. Lafayette**. The 14-story Art Deco masterpiece housed the Detroit Free Press newspaper, including all associated operations, when it opened in 1925. The building, which also contained rentable retail and commercial space, was commissioned by Free Press owner E.D. Stair. Historic features include: exterior limestone carvings by New York sculptor Ulysses Ricci, advertising room murals depicting early Detroit history by Roy C. Gamble, to name a few. On July 23, 1998, the Free Press left its home of nearly 75 years, where much of the city's best journalism had been created. Since the Free Press vacated the building it has fallen into a state of severe disrepair. Bedrock LLC projects to spend \$69 million to transform the historic **Detroit Free Press Building, located at 321 W. Lafayette**. The project will create a mixed-use development that will include retail on the first floor, office space on the second and third floors, and residential apartments on the remaining floors above.

Bedrock LLC has noted that the project is estimated to create 196 temporary construction related jobs and 10 permanent jobs. This total job creation number does not include employment created from tenants occupying the retail and commercial space, which is expected to create additional permanent full-time jobs. Construction is expected to begin in the 3rd Quarter of 2017. For more information on the project and the Community Benefits Process, please see the below website address:

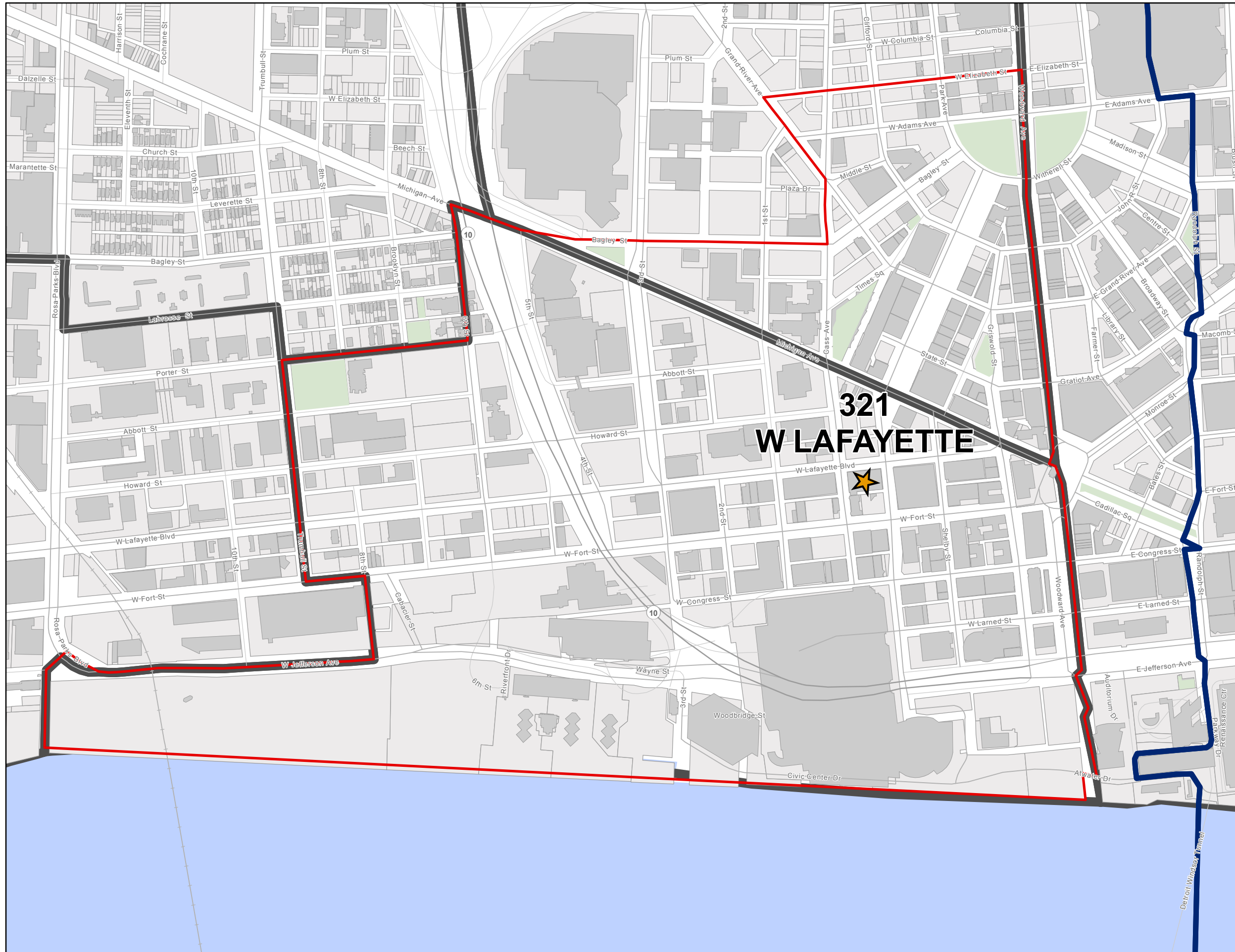
<http://www.detroitmi.gov/Government/Departments-and-Agencies/Planning-and-Development-Department/Community-Benefits-Ordinance>

### POTENTIAL IMPACTS & MITIGATION STRATEGIES





The City of Detroit is aware of and acknowledges potential community concerns related to this project in the below areas:

- A. Construction Impacts** – Noise, dust, and temporary sidewalk/street closures which might result from the rehabilitation
- B. Workforce Development** – Will the development meet the requirement for the number of hours worked on the project by Detroit residents
- C. Stress on Existing Infrastructure** – Will the introduction of new housing and commercial tax the existing water/sewer system?
- D. Affordable Housing** – How will this project address affordable housing in Detroit

Please bring any additional concerns to the conversation on the evening of June 5, 2017



# Community Benefit Ordinance

-  Impact Area
-  2010 Census Tracts
-  Council Districts
-  Building Footprints

