

# LAFAYETTE WEST

## COMMUNITY BENEFITS AGREEMENT

AUGUST 09, 2018



# INTRODUCTION

## AGENDA

**5:30 - 6:30**    **Lafayette West NAC Impact Report Presentation**

Impacts and Requested Actions

Potential Alternate Name Suggestions

Remaining Questions & Comments

**6:30 - 7:20**    **NAC & Developer Discussion**

**7:20 - 7:30**    **Public Comment**

# CBO OVERVIEW

## CBO Process Schedule

*\*schedule is tentative and dates may change*

	JULY				AUGUST				SEPTEMBER			
	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>	Jul 3 <sup>rd</sup>											
<b>Meeting 2</b>		Jul 10 <sup>th</sup>										
<i>bye wk</i>			No Mtg									
<b>Meeting 3</b>				Jul 24 <sup>th</sup>								
<i>bye wk</i>					No Mtg							
<b>Meeting 4</b>						Aug 9 <sup>th</sup>						
<i>bye wk</i>							No Mtg					
<b>Meeting 5</b>								Aug 21 <sup>st</sup>				
<i>bye wk</i>									No Mtg			
<b>Meeting 6</b>										Sept 4 <sup>th</sup>		
<b>TBD</b>												

**NAC  
IMPACT  
REPORT**

# NAC IMPACT REPORT

## IMPACT #1

City ordinance work hours are from 7:00 am to 10:00 pm. This will cause major disruptions to current residents' quality of life.

## REQUESTED ACTION

1. Developer will sign a legally binding agreement with the P&DD to restrict construction working hours between 7:00 am - 6:00 pm on weekdays. Major noise-making activities (jack hammering, wrecking ball, drilling, etc.) should not commence until 9:00 am on any day. If required, a maximum of two Saturdays can be worked per month and 48 hours public notice will be provided for Saturday work. No Sunday work is permitted.
2. Park benches and a designated picnic area to be added in Lafayette Park. Developer will work with NAC to finalize details regarding types and quantities of all fixtures.
3. Additional trees to be planted in Lafayette Park with guidance and feedback from The Greening of Detroit.

# NAC IMPACT REPORT

## IMPACT #2

Parking resources for existing residents will be highly strained with the addition of so many new residents, especially considering the parking deficiency (over 100 parking spots based on City ordinance) designed into the current plan and the other new developments in this area that were not considered in the developer's parking studies. The NAC is concerned about the lack of parking for LW employees, residents' guests, etc.

## REQUESTED ACTION

1. City to simplify the residential parking permit ordinance process to install a residential parking designation on Joliet Place and Nicolet Place (and potentially other nearby streets like Cherboneau Place and Chateaufort Place) for residents on the included streets only. Permit fees will be waived or paid by the developer. This program will last in perpetuity (The NAC acknowledges that the developer does not have control over City ordinances, but requests that the developer intercede with the City on behalf of the NAC).

**OR**

2. Developer to comply with City zoning ordinance with regard to required parking, and include employee and guest parking.

# NAC IMPACT REPORT

## IMPACT #3

Complete street closures on Rivard, particularly given the nature of local streets having only one means of egress, will be a major inconvenience and safety issue for residents.

## REQUESTED ACTION

1. Developer will sign a legally binding agreement with the P&DD agreeing to not close Rivard completely at any time.

# NAC IMPACT REPORT

## IMPACT #4

Demolition and construction will create major nuisances to local residents in the form of dust and potential damages to property.

## REQUESTED ACTION

1. Developer will accept liability for any damages to property caused by either construction or demolition.
2. All impacted organizations will be added as named insureds to the developer's insurance policy.
3. Developer will perform two additional window cleanings for Lafayette Pavilion and the four Mies co-ops. One will be completed after demolition and one after construction is complete.



# NAC IMPACT REPORT

## IMPACT #5

Abatement and demolition present the possibility of exposing residents to hazardous materials like asbestos, lead, etc. Particularly given the number of children and seniors in the neighborhood, this is a major concern. See these reference documents:

<https://www.freep.com/story/news/local/michigan/2018/02/20/asbestos-legislation-michigan/351124002/>

<https://www.google.com/amp/s/amp.detroitnews.com/amp/33113765>

## REQUESTED ACTION

Developer will sign a legally binding agreement with the P&DD agreeing:

1. To development and implementation of a lead dust management plan that includes: pre-demolition notice to nearby residents; description of fugitive dust control measures during demolition activity; description of post-demolition dust mitigation measures. Also this will include an inspection requirement during demolition activity by someone from the City of Detroit.
2. To comply with federal, state, and city asbestos demolition regulations.
3. To provide any hazardous material/environmental surveys and abatement reports to the NAC prior to demolition.

# NAC IMPACT REPORT

## IMPACT #6

Rodents, roaches and other pests are likely living in the current building. Demolition will force them to relocate, impacting the neighborhood.

## REQUESTED ACTION

1. Developer will sign a legally binding agreement with the P&DD agreeing to immediately implement a pest control program to mitigate this. The program should be in place until completion of construction. The NAC should be notified of the company hired.

# NAC IMPACT REPORT

## IMPACT #7

Historically, the site has not been properly secured. This has resulted in petty crime, vagrancy, trespass, and even arson.

## REQUESTED ACTION

Developer will sign a legally binding agreement with the P&DD agreeing to:

1. Install and maintain contiguous security fencing (current fencing is insufficient) around the vacant building immediately.
2. Board up any broken windows and maintain this practice through demolition.
3. Maintain a daily security presence to monitor and protect the site starting immediately through the end of construction.
4. Maintain security for the property post construction as well.

# NAC IMPACT REPORT

## IMPACT #8

Housing units along Rivard Street may be exposed to light spillage from LW fixtures, which could create a nuisance.

## REQUESTED ACTION

1. Developer will provide detailed lighting plans to the NAC, when available, and accept public feedback. Additionally, developer will ensure that lighting on the LW development is shielded appropriately so that no light spills beyond the property line or produces glare that is visible from adjacent properties.

# NAC IMPACT REPORT

## IMPACT #9

Trash has historically been a significant problem along Rivard due to tailgating, bus stops, and general foot traffic. This will likely increase with the addition of this new development.

## REQUESTED ACTION

1. Developer will commit to installing and maintaining multiple permanent, rodent resistant trash cans of a similar quality and nature to the ones maintained by adjacent Lafayette Park properties.

# **NAC IMPACT REPORT**

## **POTENTIAL ALTERNATE NAME SUGGESTIONS**

**A local resident expressed a concern about the name Lafayette West because it will create confusion since West Lafayette street is on the other side of Woodward. NAC members suggested the following alternatives, but they are also open to other names as well:**

- 1. Rivard Place**
- 2. Lafayette Place**
- 3. Lafayette North**

# **NAC IMPACT REPORT**

## **REMAINING QUESTIONS/COMMENTS**

- **What are the details of the tax credits and abatements that are being leveraged in this project?**
- **We understand that the Eastern Market Mixed Use Development project is utilizing green roofs. Is this something that Ginosko will consider?**
- **The NAC is concerned that the plan of the building may continue to change after the NAC period has closed. For example we have been told that the four floors of amenities might be reallocated and that there are 4 mid-rise concepts still under development. How can this concern be addressed?**
- **The developer has stated that there is asbestos and other hazardous materials that must be removed before demolition, can we get a list of what the other hazardous materials are, the level of toxicity, and the proper process for safe removal that will be implemented?**

# **NAC IMPACT REPORT**

## **REMAINING QUESTIONS/COMMENTS**

- **The renderings showing ground floor homes include wall-like divisions between units. This is counter to the spirit of Lafayette Park, which emphasizes openness and shared spaces, we invite you to reconsider this decision. Visual barriers could be detrimental to maintaining the look and feel of the Lafayette neighborhood, possibly the development could take a note from the current landscaping within the Mies townhomes.**
- **Regarding the LW sidewalk drawings and layout, it appears that the sidewalk layout bordering the project streets seems to be entirely focused on circulation for the development and not pedestrian circulation through their complex from any of the surrounding communities and eventually across the new boulevard. Anyone walking to downtown from the neighborhoods on the east, would prefer to continue through their property on the street that is basically an extension of the neighboring community. Is there an intent for the design to allow for that, particularly if a retail coffee outlet is being contemplated?**



# **NAC IMPACT REPORT**

## **REMAINING QUESTIONS/COMMENTS**

- **The various project drawings seem a bit ambiguous regarding sidewalks going all the way through the development and they don't appear to show a north/south sidewalk next to the service drive in the section with the high rise tower. Can you clarify and redefine the sidewalk layout?**
- **What is being proposing for the sidewalk widths? 6' should be the absolute minimum, but with a strong focus on creating a walkable community, it would be better if it were 8' or wider. Concern about the width of the sidewalks along the Rivard condo's and the distance between the condo front steps, their Rivard sidewalks and whether there will still be a grass berm before the street, especially since the landscape design of the units across Rivard, have a berm, landscape shrubbery and a lawn buffer.**
- **Has there been a landscape architect chosen? Is so, who and will there be any coordination with the surrounding community?**

# **NAC IMPACT REPORT**

## **REMAINING QUESTIONS/COMMENTS**

- **What kind of visible outdoor signage is envisioned in and around the LW project, especially the tower building?**
- **Has your design team taken into consideration any noise abatement or environmental concerns as a result of the new boulevard?**
- **Is there any update of the sale of the Woodward Academy site?**
- **How do you plan to manage a property that contains both rental and private units? If you own your unit do you get first rights to the grill? Will there be a board of directors for the condos, with by-laws? Who deals with those who do not separate their trash?**
- **Can the the developer clarify whether the parking at LW will be paid or not, since we know paid parking will have an even greater negative impact on the neighborhood local street parking situation? Did his study include the parking overflow from the Gratiot/Russell development?**

# **NAC IMPACT REPORT**

## **REMAINING QUESTIONS/COMMENTS**

- **Can we, at the August 9, 2018 meeting, agree upon a workable and time-sensitive, two-way communication method with the developer regarding development/project announcements and neighborhood issues that arise at the LW site?**

# **Q & A**