

# LAFAYETTE WEST

## COMMUNITY BENEFITS AGREEMENT

JULY 03, 2018



# INTRODUCTION

## AGENDA

**5:30 - 5:45**    **Team introduction**

Council Members and Staff  
Department of Neighborhoods  
Planning & Development  
Ginosko Development Company

**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

**WHAT IS  
COMMUNITY  
BENEFITS  
ORDINANCE?  
CBO OVERVIEW**

## **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

# CBO OVERVIEW

## Fast Facts



**CBO WAS**  
**APPROVED BY**  
**DETROIT**  
**VOTERS**  
**2016 ELECTIONS**



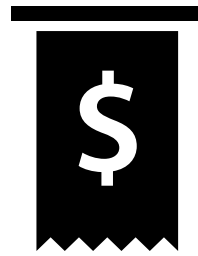
**A PROCESS FOR**  
**DEVELOPERS TO**  
**PROACTIVELY**  
**ENGAGE WITH**  
**THE COMMUNITY**  
**TO IDENTIFY**  
**AND ADDRESS**  
**ANY NEGATIVE**  
**PROJECT IMPACTS**

## **CBO OVERVIEW**

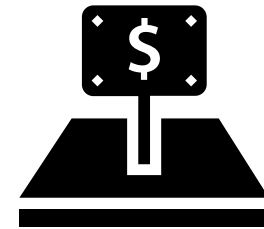
The Community Benefits Ordinance only applies to development projects if...



**\$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



GRATTOT AVE.

Jay St.

Chestnut St.

Antietam Ave.

Chateaufort Pl.

DEQUINDRE CUT

+ Lafayette Park

Cherboneau Pl.

Orleans St.

**DEVELOPMENT SITE**

+ Lafayette Towers

**IMPACT AREA  
CENSUS TRACT 5170**

Nicolet Pl.

Joliet Pl.

+ Woodward Academy

LAFAYETTE ST.

I-375



## **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 Lafayette West

#### **A. Parking Impact**

Residential parking for new residents

On Street parking

Visitor/guest parking

#### **B. Construction Impact**

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

## 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.**

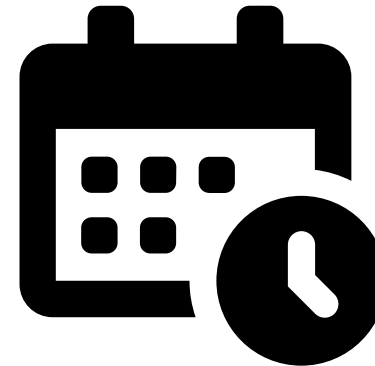
## **CBO OVERVIEW**

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.**



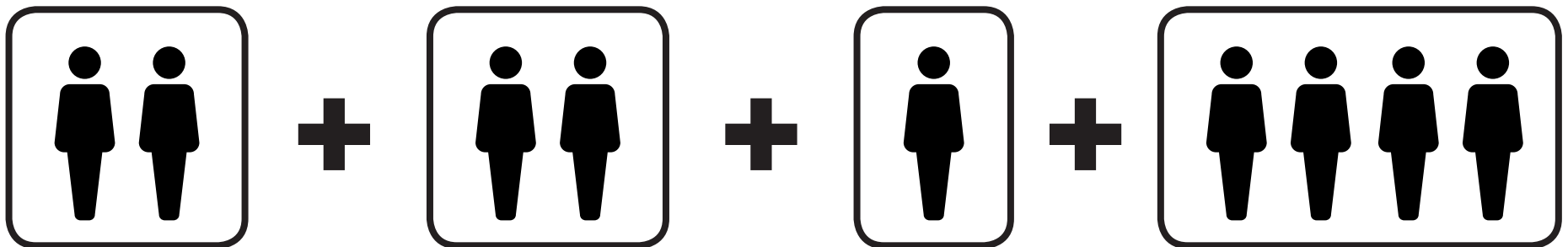
**ENFORCEMENT COMMITTEE  
PROVIDES A BIENNIAL  
COMPLIANCE REPORT TO CITY  
COUNCIL AND THE NAC FOR  
REVIEW. NAC TO ATTEND A  
ANNUAL COMPLIANCE  
MEETING WITH THE PLANNING  
DEPARTMENT AND THE  
DEVELOPER.**

# CBO OVERVIEW

Selection Process Overview

Selection Process to Occur Tuesday, July 10th, 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*

	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 7 <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>												



# Q&A

# LAFAYETTE WEST

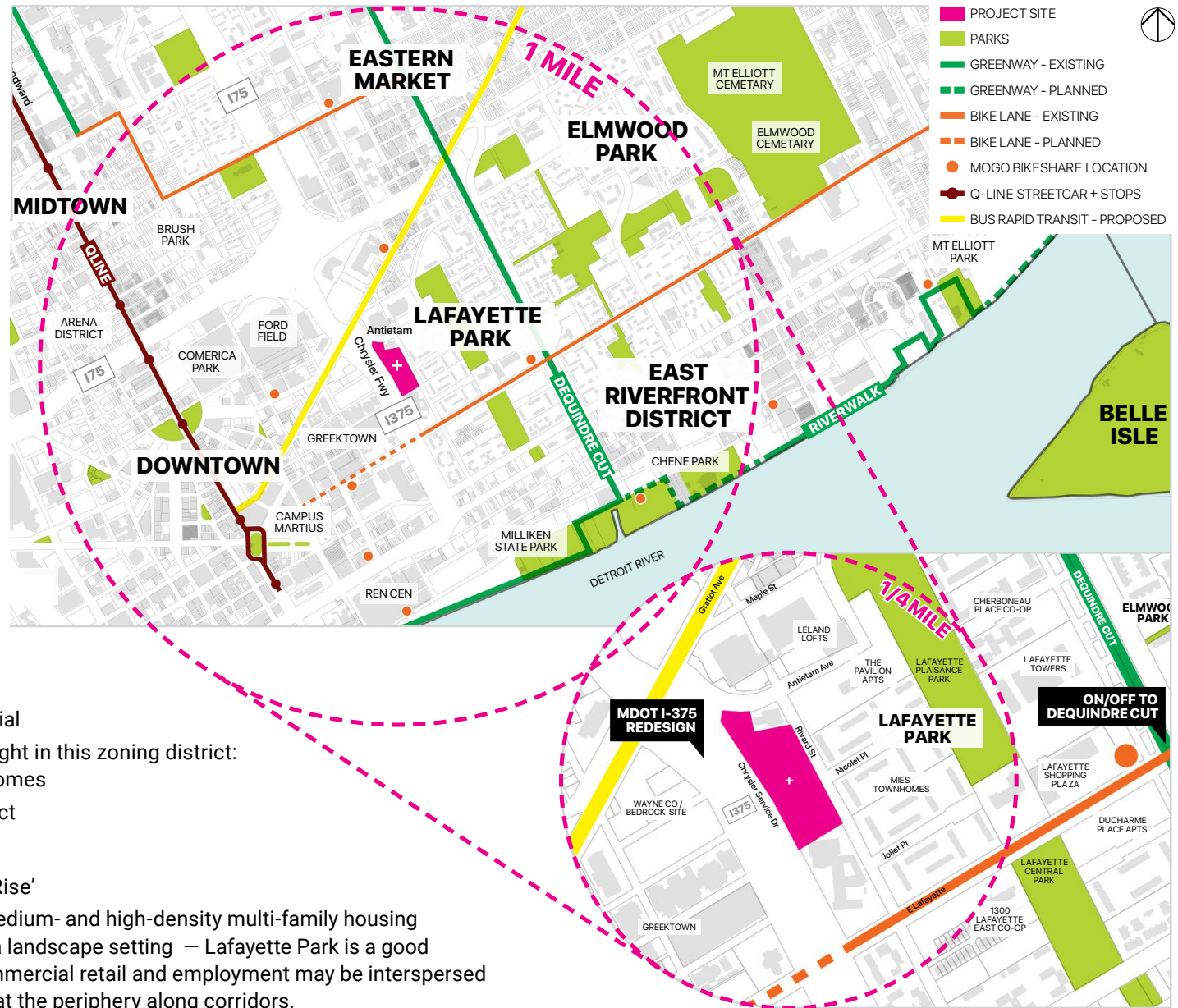
**GINOSKO DEVELOPMENT COMPANY**

PROJECT OVERVIEW



# LOCATION & NEIGHBORHOOD

## Ginosko Development Company



**SITE AREA:** 5.2 acres

**ZONING:** R6 High Density Residential

- Property users are allowed by right in this zoning district:
  1. Multi-unit dwelling, 2. Townhomes
- Adjacent to local historical district

**DETROIT FUTURE CITY**

- Future land use: 'Green Mixed-Rise'
- 'Green Mixed-Rise' combines medium- and high-density multi-family housing (both low- and high-rise) within a landscape setting — Lafayette Park is a good example today of this form. Commercial retail and employment may be interspersed within the development area or at the periphery along corridors.

# DEVELOPMENT SITE

## Ginosko Development Company

Area Amenities & Employers



**DEVELOPMENT SITE**  
Ginosko Development Company

**5.2**  
**ACRES**



Shapiro Hall  
(to be demolished)  
**LAFAYETTE**  
**WEST™**

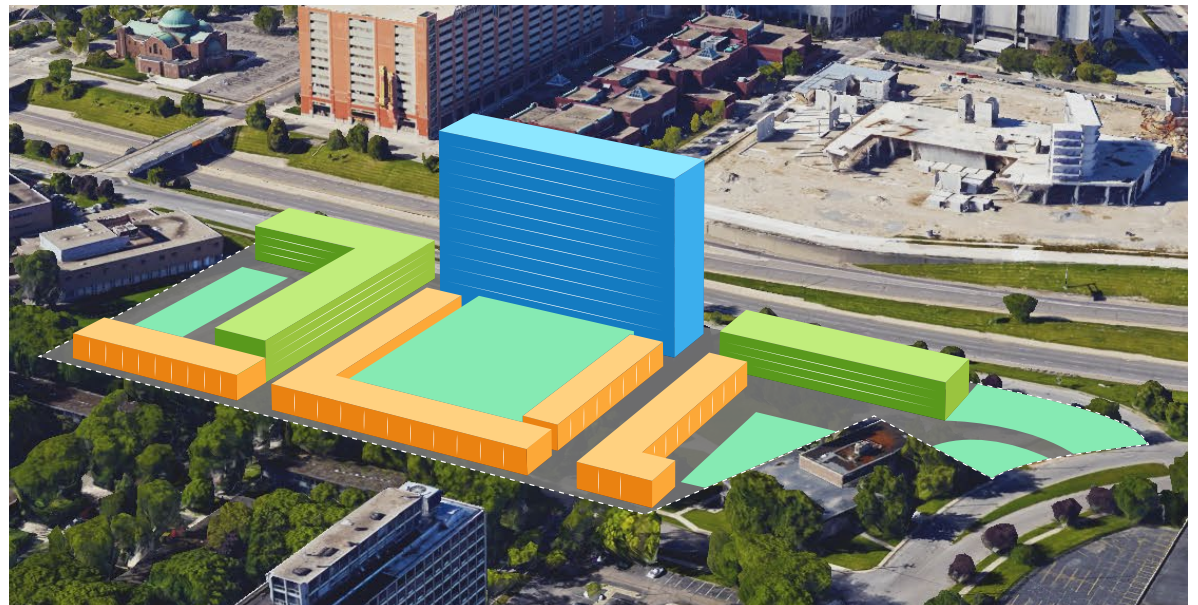
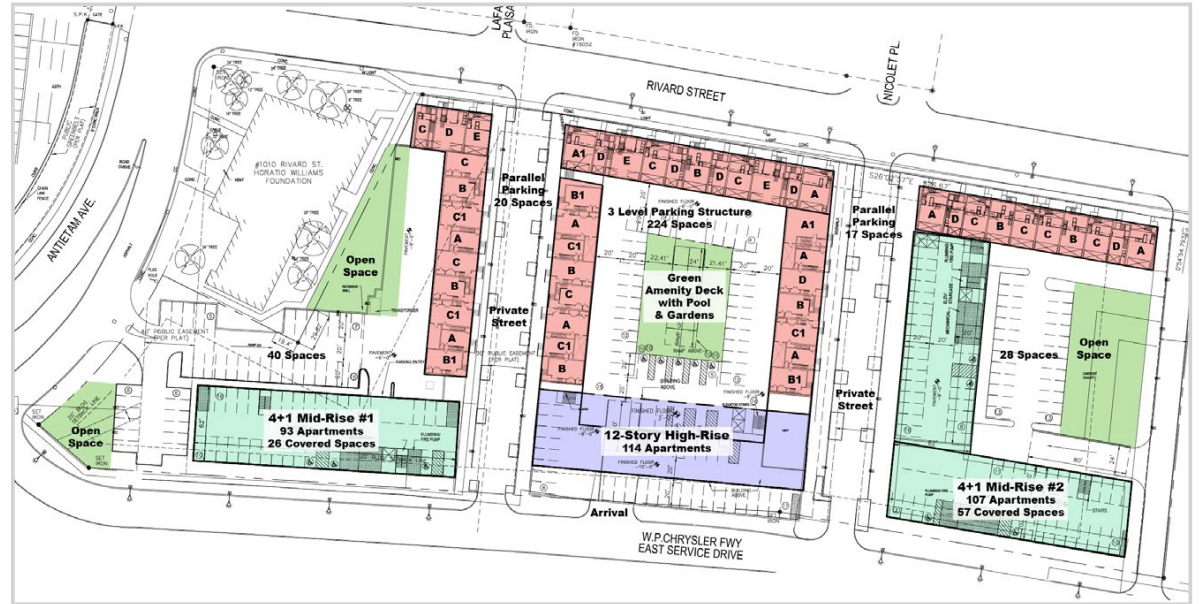
# PROGRAM

Ginosko Development Company

**3**  
STORY  
TOWNHOMES

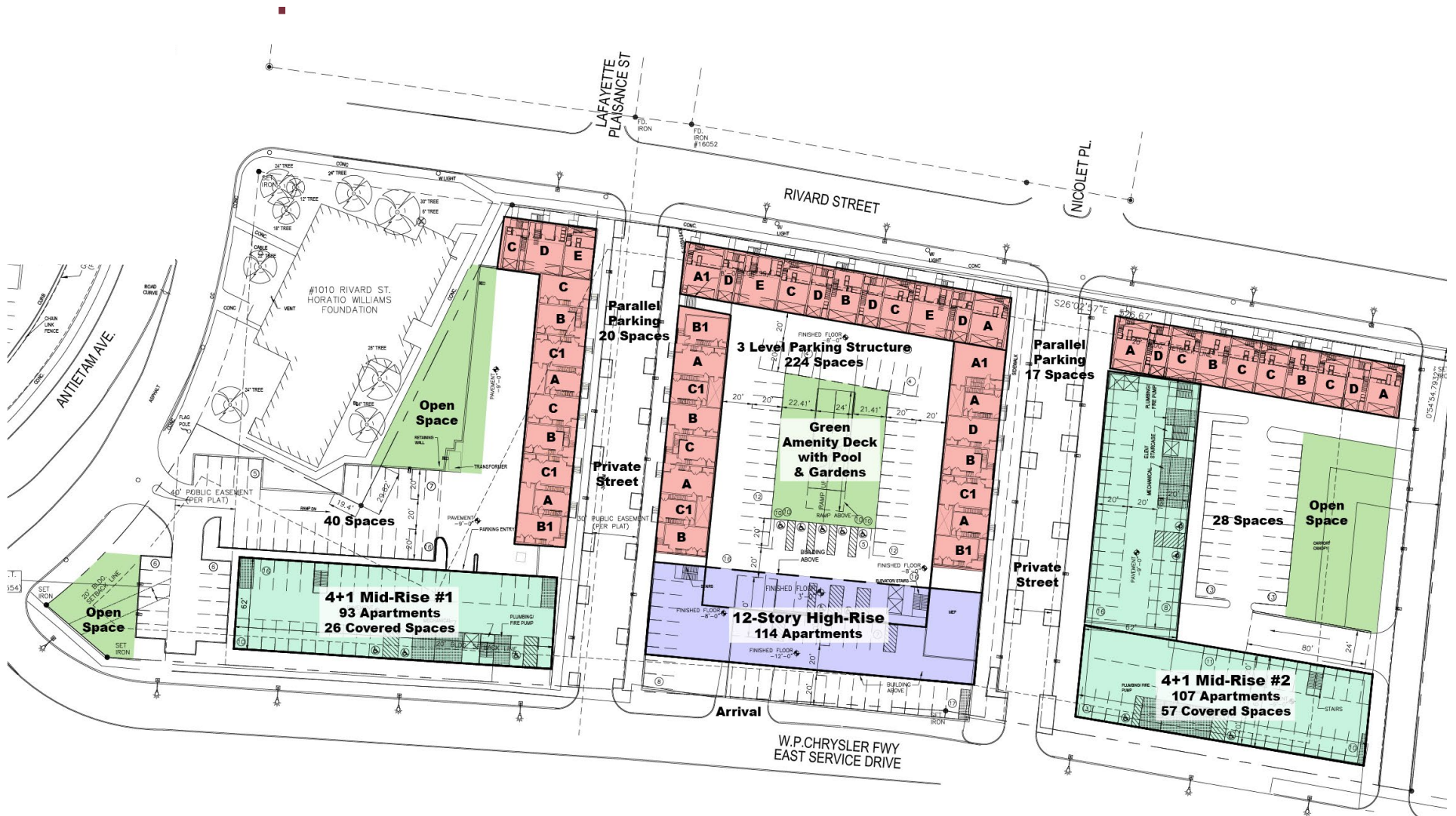
**5**  
STORY  
MID-RISES

**12**  
STORY  
HIGH-RISE



# MASTERPLAN

## Ginosko Development Company



**VIEW FROM NICOLET PL. (LOOKING WEST)**

L  
W

**374**  
RESIDENTIAL  
**UNITS**

**487**  
PARKING  
**SPACES**





**VIEW FROM RIVARD ST. (LOOKING NORTH)**

L  
W

**60**  
FOR SALE  
**UNITS**

**314**  
FOR RENT  
**UNITS**



# VIEW FROM CHRYSLER SERVICE DRIVE (LOOKING NORTHEAST)

L  
W

**28**  
CARRIAGE HOME  
UNITS

**32**  
TOWNHOME  
UNITS

**APRIL 2019**  
PROJECT GROUNDBREAKING

# Q&A