

LAFAYETTE WEST DESIGN DEVELOPMENT UPDATE

APRIL 7, 2021



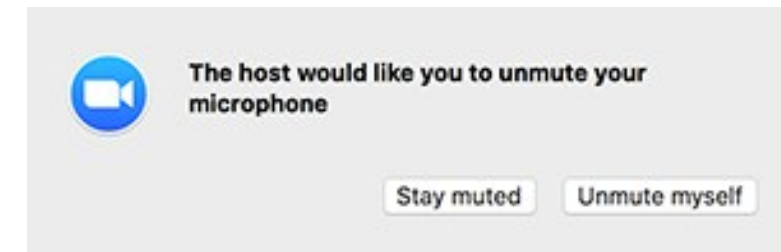
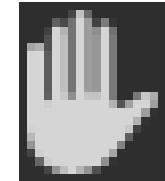
MEETING AGENDA

1. INTRODUCTION & ZOOM ORIENTATION
2. SCHOOL DONATION UPDATE
3. DEVELOPMENT TEAM UPDATE
4. DESIGN UPDATES
5. CONSTRUCTION SCHEDULE
6. COMMUNITY ENGAGEMENT
7. NAC QUESTIONS AND DISCUSSION
8. GENERAL Q & A



PARTICIPATING IN A ZOOM WEBINAR

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THANK YOU NEIGHBORHOOD ADVISORY COUNCIL!

- **Patrice McKinnon – Elected by Impact Area Residents**
- **Matt Morin – Elected by Impact Area Residents**
- **Margaretta Venson – Appointed by Council President Brenda Jones**
- **Dan Carmody – Appointed by At-Large Council Member Janeé Ayers**
- **Andrea Pride – Appointed by District 5 Council President Pro-Tempore Mary Sheffield**
- **Julia Schlau– Appointed by Planning & Development**
- **Bryan Boyer – Appointed by Planning & Development**
- **Kumar Raj – Appointed by Planning & Development**
- **Jonathan Toney – Appointed by Planning & Development**

CBO ENGAGEMENT PROCESS

WHAT WE HEARD FROM THE COMMUNITY

**6 CBO
MEETINGS**

**~150
ATTENDEES**

**2 MONTH
PROCESS:
July –
Aug 2018**

**ANNUAL
UPDATE
MEETING:
FEB 2020**

**Project design
that fits with the
neighborhood**

**Improvements
for local park**

**Mitigate
construction and
demolition
impacts**

**Provide
adequate off-
street parking**

ONCE CBO MEETINGS ARE COMPLETED

All documents and reports are posted on City of Detroit Website: [Detroitmi.gov/CBO](https://detroitmi.gov/CBO)

PDD hosts **Public Annual Update Meeting** with NAC and Developer (at least 2 years)

CRIO monitors and enforces agreement and publishes **Compliance Report** twice per year

Comments on project compliance can be submitted to CRIO at [Bit.ly/CBOComment](https://bit.ly/CBOComment)



SEARCH



Where am I: [Home](#) > [Planning and Development Department](#) > [Citywide Initiatives](#) > [Community Benefits Ordinance](#) > [Past CBO Engagement](#)

LAFAYETTE WEST

CONTACTS

 Aaron Goodman
Manager - Community Benefits Ordinance
[\(313\) 224-3577](tel:(313)224-3577)
goodmana@detroitmi.gov

 Planning and Development
Department Coleman A.
Young Municipal Center 2
Woodward Avenue - Suite 808
Detroit, MI 48226
[\(313\) 224-1339](tel:(313)224-1339)
Fax: [\(313\) 224-1310](tel:(313)224-1310)
• Monday - Friday 9:00 am – 5:00 pm

DEPARTMENT MENU

[Documents](#)



Lafayette West - CBO Park Improvements

New Bench Locations at Lafayette Plaisance Park



Existing Benches in poor condition to be replaced

- 1) 3 new benches donated and shipped on 5/17/20 with receipt confirmed at City Park Development Unit. installation is expected Spring 2021.
- 2) Balance of \$15,000 commitment (\$6,795.60) wired to Chrysler Elementary on 4-5-21



Presentation Overview

- ✓ **Development Team Update & Commitment**
- ✓ **Market Optimism**
- ✓ **Financing Update**
- ✓ **Final Approvals and Permits**
- ✓ **Design Update**
- ✓ **Construction Schedule**
- ✓ **Community Engagement**

DEVELOPMENT TEAM

Barton Malow
Construction Manager

Lafayette Acquisition Partners, LLC
Developer/Owner/Investor

- Largest Michigan General Contractor
- \$1.9 Billion in Revenue
- 2,000+ Employees
- Extensive Detroit Commitments

- City of Detroit Investment Since 2015
- 7 Multi-Family Properties / 1,100 Units
 - 4 Ground Up Construction
 - 3 Major Rehab / Historic
 - \$410 Million Project Value
 - \$96 Million Equity Invested
 - \$13 Million PACE loan-exchange



Hudson Tower



Exchange



Shinola Hotel



Wayne County Justice Center



Little Caesar's Arena

DuCHARME PLACE
 185 Unit Multi-Family
 New Construction: 2015
 Lafayette Park, Detroit

CENTRAL PARK APARTMENTS
 92 Unit Multi-Family
 Acquisition/Rehab: 2017
 Lafayette Park, Detroit

LAFAYETTE WEST
 300+ Unit Multi-Family
 New Construction: 2021
 Lafayette Park, Detroit
 Qualified Opportunity Fund (QOF)

THE CORNER
 111 Unit Multi-Family, Retail
 New Construction: 2018
 Corktown, Detroit
 Qualified Opportunity Fund (QOF)

THE GRISWOLD
 80 Unit Multi-Family
 Acquisition: 2019
 Capital Park, Detroit

ALBERT KAHN BUILDING
 204 Unit Multi-Family
 Acquisition/Historic Rehab
 New Center, Detroit
 Qualified Opportunity Fund (QOF)

Other Team Members



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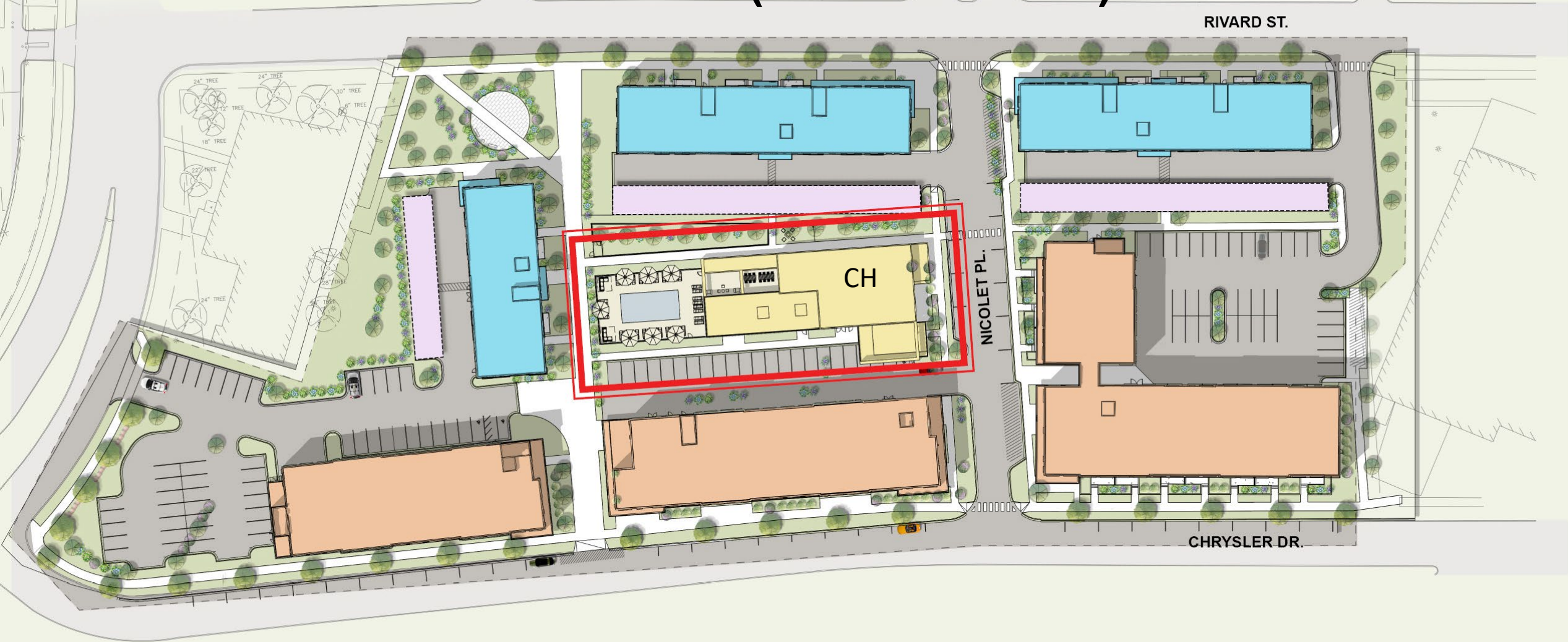
For More Information

- **Mark Bennett**
- Lafayette Acquisition Partners, LLC
- Owner/Developer
- mark@mjbpllc.com

- **Dannis Mitchell**
- Barton Malow Builders
- Construction Management
- Director, Client & Community Engagement
- dannis.mitchell@bartonmalow.com

- Sign up for email updates and find more project information at <https://www.lwdetroit.com/>

SITE PLAN – CH BUILDING (CLUBHOUSE)



SITE SITE PLAN - "CH" BUILDING (CLUBHOUSE)



CH

CLUBHOUSE STREET FRONTAGE
NICOLET PL PERSPECTIVE



CH CLUBHOUSE STREET FRONTAGE
NICOLET PL PERSPECTIVE



CH CLUBHOUSE STREET FRONTAGE
STREET EXPERIENCE

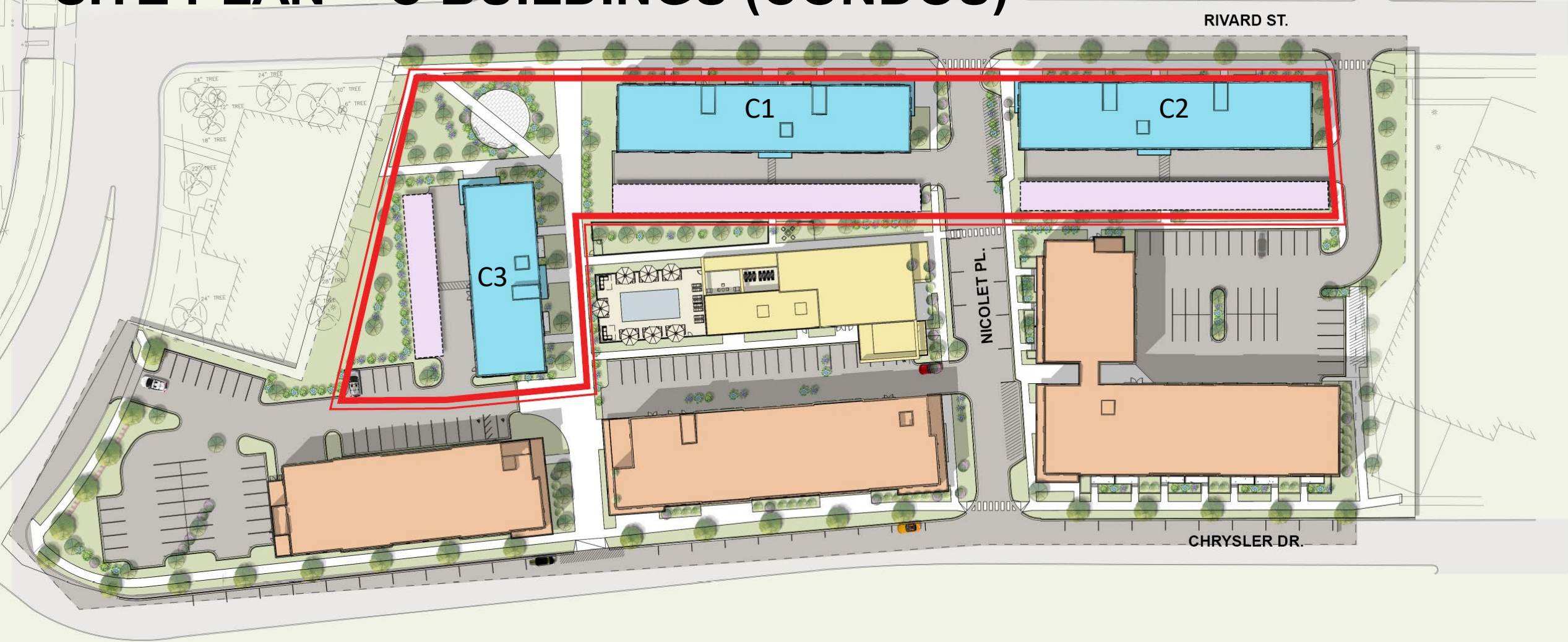


CH CLUBHOUSE - POOL AMENITY
VIEW SOUTH



CH CLUBHOUSE - DOG PARK
VIEW SOUTHWEST

SITE PLAN – C BUILDINGS (CONDOS)



SITE SITE PLAN - "C" BUILDINGS (CONDOS)



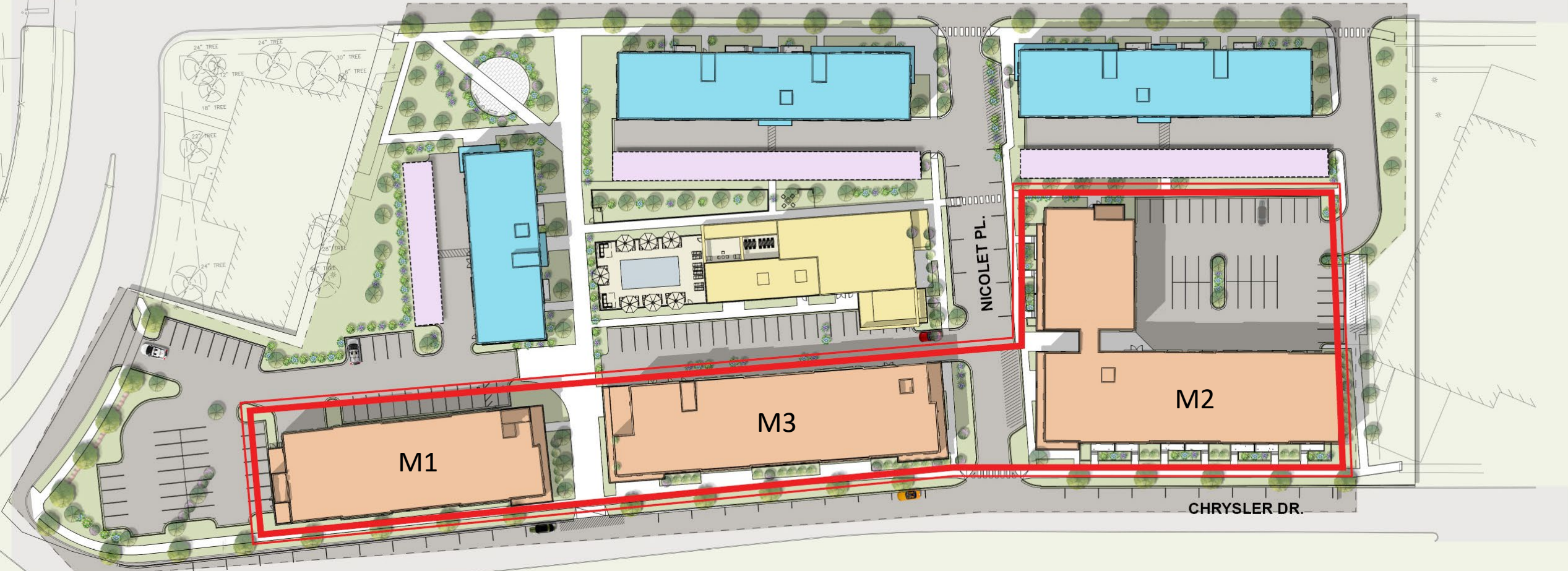


C2-C1 EAST SIDE OF NICOLET PL THROUGH STREET
VIEW WEST



C1-C3 COMMUNITY POCKET PARK
SOUTHEAST CORNER

SITE PLAN – M BUILDINGS (APARTMENTS)



SITE SITE PLAN - "M" BUILDINGS (APARTMENTS)



JULY 2020



APRIL 2021



M3-M2 WEST SIDE OF NICOLET PL THROUGH STREET
VIEW EAST



M1-M3 PEDESTRIAN E-W CONNECTION
VIEW EAST



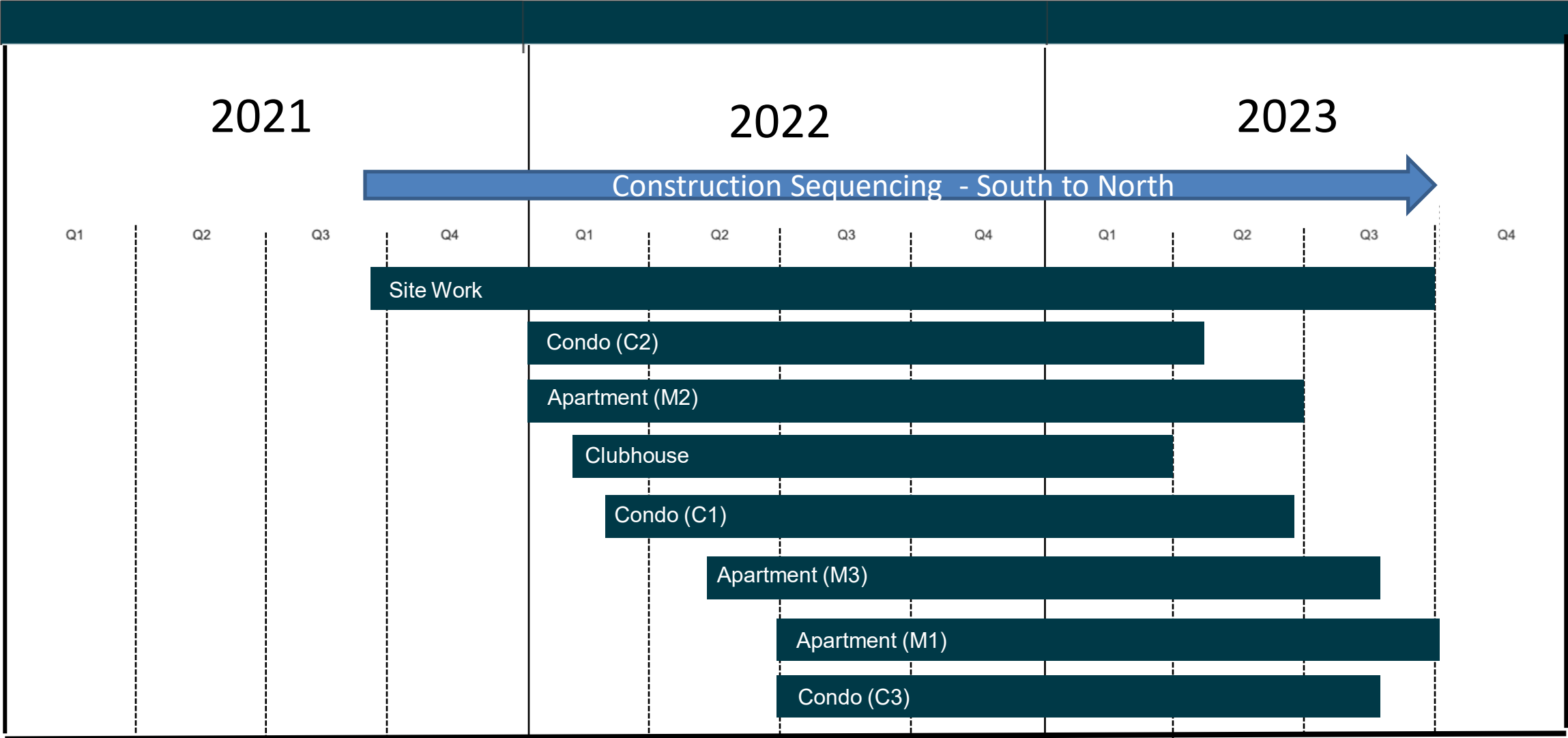
M3

CHRYSLER DRIVE SIDEWALK PERSPECTIVE
RESIDENTIAL WALKUPS

Building Program

1	Buildings	2020 PLAN		2021 PLAN				
2		LEVELS	UNITS	LEVELS	UNITS	CHANGE		
3	Condo - C1	4	32	5	35			
4	Condo - C2	4	32	5	35			
5	Condo - C3	4	16	5	18			
6	Total		80		88	8		
7								
8	Multifamily - M1	4	71	5	60			
9	Multifamily - M2	4	103	5	98			
10	Multifamily - M3	4	71	5	72			
11	Total		245		230	(15)		
12								
13	Clubhouse Building	0		2				
14	Pool / Outdoor Recreation							
15	Parking Deck	2.5		0				
16	Totals		325		318	(7)		
17								
18	Parking Required	2020 PLAN		2021 PLAN				
19		UNITS	RATIO	REQUIRED	UNITS	RATIO	REQUIRED	CHANGE
20	Units	325	0.75	244	318	0.75	238.5	-5
21	Retail	0	200	0	2800	200	11	11
22	Guests	245	0.06	15	230	0.06	14	-1
23	Future Residents			4			4	0
24	Employees			6			6	0
25	Total Required Parking			268			273	5
26								
27	Parking Provided	2020 PLAN		2021 PLAN		CHANGE		
28	Garages			0		34	34	
29	Carports			49		57	8	
30	Podium			0		63	63	
31	Structure			214		0	-214	
32	Surface			28		119	91	
33	Total Provided Parking			291		273	-18	

Construction Timeline



Community Engagement

- ✓ Executive Order Compliance
- ✓ Detroit-Based Contractors
- ✓ Detroit Resident Workforce Development
- ✓ Business & Workforce Inclusion



NAC Questions & Discussion



ASK QUESTIONS VIA CHAT



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General Q & A