

THE CITY OF DETROIT INVITES YOU TO ATTEND THE COMMUNITY BENEFITS PUBLIC MEETINGS FOR

# THE DISTRICT DETROIT



**FOR FUTURE MEETING SCHEDULE AND ALL PROJECT INFORMATION VISIT  
WWW.DETROITMI.GOV/DISTRICTDETROIT**

With advance notice of seven calendar days, the City of Detroit will provide interpreter services at public meetings, including language translation and reasonable ADA accommodations. Please contact the Civil Rights, Inclusion and Opportunity Department at 313-224-4950, through the TTY number 711, or email [crio@detroitmi.gov](mailto:crio@detroitmi.gov) to schedule these services.

## TWO WAYS TO PARTICIPATE IN THE CBO MEETINGS

Following City of Detroit Health Department guidelines, residents will have the option to participate in all Community Benefits Public Meetings either virtually or in-person. Masks and social distancing measures will be required at all in-person CBO Public Meetings.

### ATTEND IN PERSON

Cass Technical High School  
2501 Second Ave. Detroit, MI 48201

### JOIN REMOTELY VIA ZOOM

Register to receive meeting link  
Dial by phone: +1 312 626 6799  
Meeting ID: 850 7298 4131



### 1ST MEETING

**TUESDAY NOVEMBER 29TH, 2022 AT 6:00PM**  
CBO PROCESS AND PROJECT INFORMATION

### 2ND MEETING

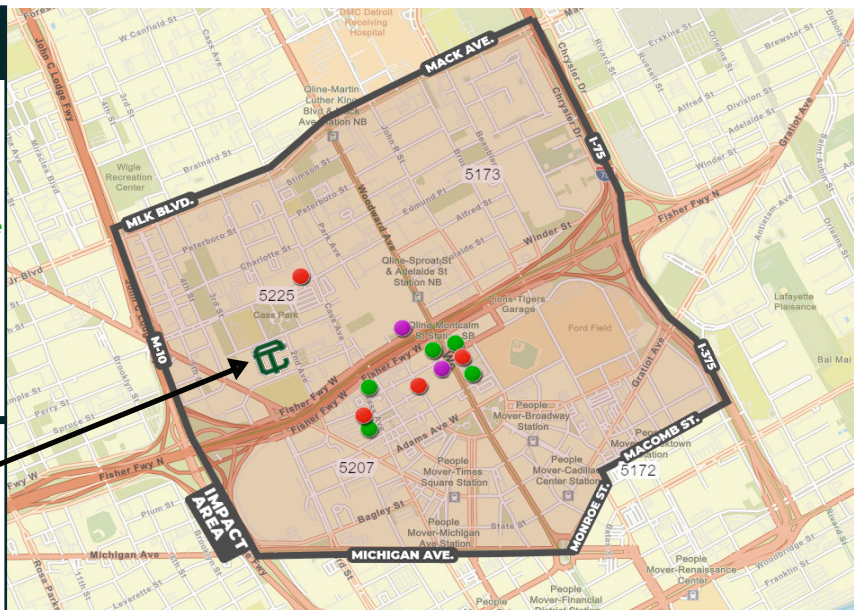
**TUESDAY DECEMBER 6TH, 2022 AT 6:00PM**  
ELECTION OF TWO (2) NEIGHBORHOOD ADVISORY COUNCIL (NAC) MEMBERS BY RESIDENTS  
**ONLY IMPACT AREA RESIDENTS ATTENDING IN PERSON MEETING MAY VOTE**

**ADVANCE REGISTRATION REQUIRED | <https://bit.ly/DistrictDetroitCBO>**

#### Locations of Proposed District Detroit Projects

- 2200 Woodward - Office
- 2250 Woodward - Residential
- 2211 Woodward - Hotel
- 2300 Woodward - Mixed-Use
- 2305 Woodward OR 2300 Cass - Office
- 2455 Woodward - Hotel
- 408 Temple - Residential
- 2205 Cass - Residential
- 2115 Cass - Business Incubator
- 2210 Park - Residential

**CBO Meetings will be held at Cass Tech High School - 2501 Second Ave. Attendees may park and enter school from Henry Street, along south side of the building.**



**IMPACT AREA:** The project Impact Area contains all of Census Tracts 5207, 5225, and 5173, as well as a portion of Census Tract 5172 in the City of Detroit. As shown on the map, this area is bounded by Martin Luther King Blvd. and Mack Ave. to the north, I-75 and I-375 to the east, Macomb St., Monroe St., and Michigan Ave. to the south, and M-10 to the west. The Impact Area include parts or all of the following neighborhoods: Downtown, Midtown, Brush Park, Brewster Homes, and Douglass.

### LEGAL MEETING NOTICE TO RESIDENTS LIVING WITHIN NOTICE AREA:

Community Benefits Public Meeting for “The District Detroit” proposed for multiple building sites generally adjacent to the major sports and entertainment venues located in the Central Business District

# PLEASE READ THIS IMPORTANT NOTICE FOR INFORMATION ABOUT COMMUNITY BENEFITS AND OTHER IMPACTS THAT MAY AFFECT YOU

## WHAT IS DETROIT'S COMMUNITY BENEFIT ORDINANCE?

The Community Benefits Ordinance (ORDINANCE NO. 2021-4) is a law that requires developers to proactively engage with the community to identify community benefits and address potential impacts of certain development projects. The ordinance was approved by Detroit voters in 2016 and amended by Detroit City Council in 2021.

The project's Impact Area (see map) was determined by the Planning & Development Department. A nine (9) member Neighborhood Advisory Council (NAC) will be established for this community benefits process. Any Detroit resident who lives in the Impact Area and is over the age of 18 is eligible to serve on the Neighborhood Advisory Council.

Members of the NAC are expected to attend all scheduled public meetings during the CBO process: consisting of at least 5 meetings over a period of 2 – 3 months. **Attend the first CBO meeting on November 29th to learn more about this project and how you can participate in this public process. During the second CBO Meeting on December 6th, two (2) NAC members will be elected. Only Impact Area Residents attending the in-person meeting on December 6th may vote in the NAC election.**

**For more information visit, [www.detroitmi.gov/districtdetroit](http://www.detroitmi.gov/districtdetroit) or contact Aaron Goodman at [goodmana@detroitmi.gov](mailto:goodmana@detroitmi.gov)**

## GENERAL INFORMATION FOR PROPOSED TIER 1 CBO DEVELOPMENT: THE DISTRICT DETROIT

The Developer (Related Olympia Predevelopment Company LLC), which consists of The Related Companies LP and Olympia Development of Michigan LLC, proposes the next phase of development plans in The District Detroit, aimed at attracting and retaining talent and driving forward inclusive economic development in Detroit and Michigan. After an extensive period of community outreach and feedback, the potential development would include the construction and operation of **10 renovated historic or new projects, including 4 mixed-income residential buildings, 4 commercial office buildings and 2 hotels, along with additional open public and green space.**

The proposed projects include **integrated parking plans, a projected 1,253,000 square feet of commercial office space, 146,000 square feet of retail space, 467 hotel rooms and 695 residential units.** At least 20% of the residential units will be available to rent at rates affordable to those earning no more than 50% of Area Median Income, equivalent to an annual salary of \$35,800 or less for a two-person household.

The Developer seeks governmental approvals by the first quarter of 2023 with a goal to commence site remediation and construction on the first of the projects in 2023.

**ANTICIPATED PROJECT IMPACTS:** The Neighborhood Advisory Council (NAC) will work directly with the developer and establish community benefits, which are included in the final development agreement approved by the Detroit City Council. The City of Detroit Planning and Development Department (PDD) is aware of and acknowledges potential community concerns related to this project in the following areas:

### Construction

- Noise, dust, mud, vibration, and increased light pollution at night resulting from construction of new buildings and renovation of existing structures
- Street and sidewalk closures
- Construction hours and equipment staging

### Site Design and Vehicular Traffic

- Public access to available parking
- Parking lot design and buffering / screening
- Site connectivity, traffic flow, and vehicular access through sites and overall neighborhood
- Impacts of multiple new buildings and public amenities on Downtown, Midtown, and Brush Park neighborhoods: including pedestrian experience and public transit
- Increased vehicular traffic and congestion

### Public Amenities

- Creation of new public green spaces
- Programming, events, and activities accessible to neighborhood residents and Detroiters in general

### Jobs and Education

- Construction and permanent jobs created and access to jobs for Detroiters
- Hiring / prioritizing Detroit based sub-contractors
- Creation of new educational and workforce development opportunities for Detroiters

### Housing and Retail

- New market rate and affordable housing units in the neighborhood
- Access to retail space for local and small businesses
- Attracting retail businesses that meet the needs of neighborhood

### Sustainability and Environment

- On-site stormwater management for buildings and surface parking lots
- Efficient energy use and reduced carbon footprint through building design and clean electrification
- Access to electric vehicle charging and alternative mobility options
- On-site recycling and composting options for residents