

The City of Detroit invites you to attend a...

Community Benefits Meeting

For Cass & York, the Fisher Building, and Lot #1

Volume One Studio/McIntosh Paris Associates

COME JOIN US!

As a part of the **community benefits ordinance** process, the City of Detroit invites you to attend the kickoff meeting for development projects Cass & York and Lot #1, plus interior renovations inside of the Fisher Building. **General selection of candidates for the Neighborhood Advisory Council (NAC) will occur at the second meeting, also held at the Fisher Building from 5:30 PM - 7:00 PM Wednesday, August 22, 2018.**

The Platform, LLC is reaching out to the community to receive input on their upcoming projects. The Platform plans to develop a 1.85 acre site for a mix of office, residential, and retail uses; a 2.37 acre site for a mixed use development; and interior improvements to the Fisher Building that focus on building access, safety, temperature, and tenant finishes.

With advance notice of seven calendar days, the City of Detroit will provide interpreter services at public meetings, including language translation and signage for the hearing impaired. Please contact the Planning and Development Department at (313) 224-1339 to schedule these services.

Wednesday August 15, 2018

Fisher Building
3011 W Grand Blvd
Detroit, MI 48202

5:30pm - 7:30pm

Parking will be validated on the attached Fisher Building surface lot. The meeting will take place in the **Concourse**. Please follow signage and/or see front desk for directions upon arrival.

See backside for impact area



IMPACT AREA



LEGAL MEETING NOTICE TO RESIDENTS LIVING WITHIN IMPACT AREA

CASS & YORK DEVELOPMENT + FISHER BUILDING INTERIOR RENOVATION COMMUNITY BENEFIT PUBLIC MEETING

DATE & TIME

Wednesday, August 15, 2018
5:30pm – 7:30pm

LOCATION

Fisher Building - Concourse
(see attached map and flier for more info)

GENERAL PROJECT INFORMATION

The City of Detroit welcomes the Cass & York Project headed by The Platform, LLC. The Platform is developing a 1.85 acre site that will include Cass & York Condos, Antoinette Apartments, 6001 Cass, and a roughly 556-car parking structure. The overall project will feature a mix of office, residential, and retail uses. The developer will also be making improvements to the interior of the Fisher Building, and developing the 2.37 acre surface parking lot adjacent to the building (Lot #1). Lot #1 will be a mixed-use development that features rental apartments, retail, a grocery store, and parking.

The Impact Area, determined by the Planning & Development Department, is defined by Census Tract 5339, and its boundaries are W Euclid to the North, Woodward Ave to the East, I-94 to the South, and M-10 to the West (see attached map). Any resident over the age of 18 is eligible to be selected to serve on the Neighborhood Advisory Council, to be established per the Community Benefits Ordinance (ORDINANCE NO. 35-16).

POTENTIAL IMPACTS & MITIGATION STRATEGIES

The City of Detroit is aware of and acknowledges expressed community concerns related to this project in the following areas. Please bring any concerns to the conversation on the evening of August 15, 2018 and come ready to engage in the Community Benefits Process for this exciting new project.

A. TRAFFIC

- Associated traffic impacts from new residents and office tenants
- Parking: will the new parking structure adequately serve both residential and office tenants?

B. PROJECT CONSTRUCTION

- Construction noise, dust, utility disruptions, building access; duration and impact with tenants of Fisher Building
- Street and sidewalk closures from Cass & York development

C. JOBS

- 51% of the hours worked on the project must be worked by Detroit residents
- 921 temporary jobs related to construction will be created

Please visit <http://www.detroitmi.gov/> and search Community Benefits Ordinance for additional project information and to learn more about the Community Benefits Ordinance Process

