

Welcome to the **FISHER BODY PLANT 21 COMMUNITY BENEFITS MEETING**



DEPARTMENT OF
**Planning &
Development**

CBO Meeting #4 - May 10, 2022

AGENDA

CBO Process and Project Overview

Community Comment / Listening Session / Q & A

NAC Discussion & Next Steps

CBO TIER 1 PROCESS

Identifying Project Impacts and Mitigations



THE
NEIGHBORHOOD
ADVISORY
COUNCIL (NAC)
9 RESIDENTS
FROM THE
IMPACT AREA



THE NAC MEETS
WITH **PLANNING &
DEVELOPMENT,**
THE DEVELOPER,
AND COMMUNITY
TO IDENTIFY
PROJECT IMPACTS



THE NAC
DEVELOPS
SUGGESTIONS
TO IDENTIFIED
IMPACTS AND
THE
DEVELOPER
RESPONDS



THE CITY AND
DEVELOPER
GENERATE AN
AGREEMENT
IN RESPONSE
TO THE
IMPACTS WITH
THE NAC'S
SUPPORT

ANTICIPATED FISHER BODY 21 PROJECT CBO SCHEDULE

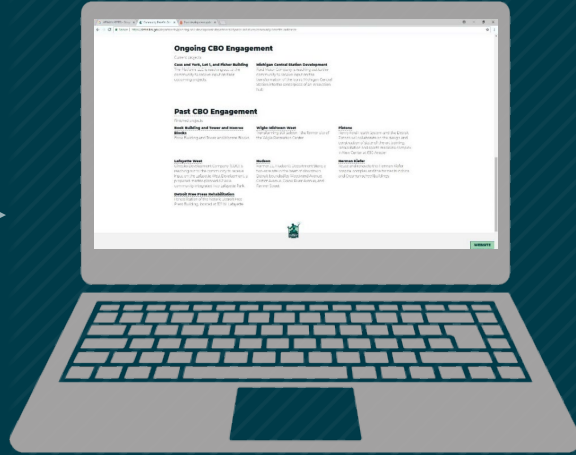
| Meetings | April 2022 | | | | | May 2022 | | | June 2022 | |
|--|------------|--------|------|-------|--------|----------|--------|--------|-----------|--------|
| | WK 1 | WK 2 | WK 3 | WK 4 | WK 5 | WK 6 | WK 7 | WK 8 | WK 9 | WK 10 |
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| Meeting 2 - NAC Selection (2 members selected by the public) | | 26-Apr | | | | | | | | |
| <i>Bye Week - City Selection Week + NAC Orientation</i> | | | | | | | | | | |
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*Please note that this schedule might change and will be updated as we progress.

THROUGHOUT THE PROCESS

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**NEIGHBORHOOD
ADVISORY COUNCIL (NAC)**

CBO TIER 1 PROCESS

Neighborhood Advisory Council (NAC)

Selection - 9 Members

2

**COMMUNITY
SELECTIONS**



+

3

**APPOINTED
BY COUNCIL
MEMBERS**



+

4

**APPOINTED BY
PLANNING &
DEVELOPMENT**



NEIGHBORHOOD ADVISORY COUNCIL (NAC)

- **Ron Chapman II** – Elected by Impact Area Residents
- **Sheila Hamilton** – Elected by Impact Area Residents
- **Dirra "D.R." Castelow** – Appointed by Council President Mary Sheffield
- **Chenita Gary** – Appointed by Council Member Coleman A. Young II
- **Detonya Clark** – Appointed by Council Member Mary Waters
- **Pat Linklater** – Appointed by Planning & Development
- **John Patrick** – Appointed by Planning & Development
- **Lynnette Roberson** – Appointed by Planning & Development
- **Malik Wali** – Appointed by Planning & Development
- **Halima Cassells** – Alternate

Email the NAC : FisherLoftsNAC@gmail.com

FISHER BODY 21 PROJECT OVERVIEW

CBO TIER 1 TRIGGERS

The Community Benefits Ordinance TIER I requirements only applies to a development project if...



\$75M

OR MORE IN
CONSTRUCTION
COSTS

+



\$1M

OR MORE
IN CITY TAX
ABATEMENTS
IN THE CITY
OF DETROIT

OR



\$1M

OR MORE
IN VALUE OF
CITY PROPERTY
SALE OR
TRANSFER FOR
BELOW MARKET
VALUE &
WITHOUT
OPEN BIDDING

Fisher 21 Lofts

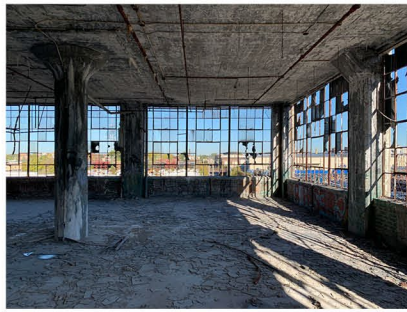
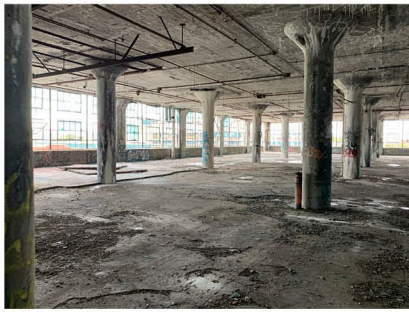
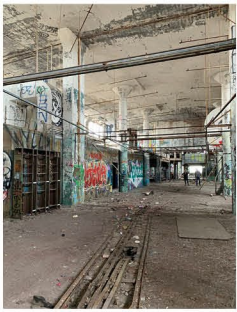
Development Team

- **Hosey Development,
Jackson Asset
Management, Lewand
Development**
- **Architect: McIntosh Poris**

CBO Tier 1 Triggers

- **Over \$75M in
Construction Costs:
\$134M Total Investment**
- **Sale of City Property**
- **Seeking City of Detroit
Tax Abatement over \$1M**







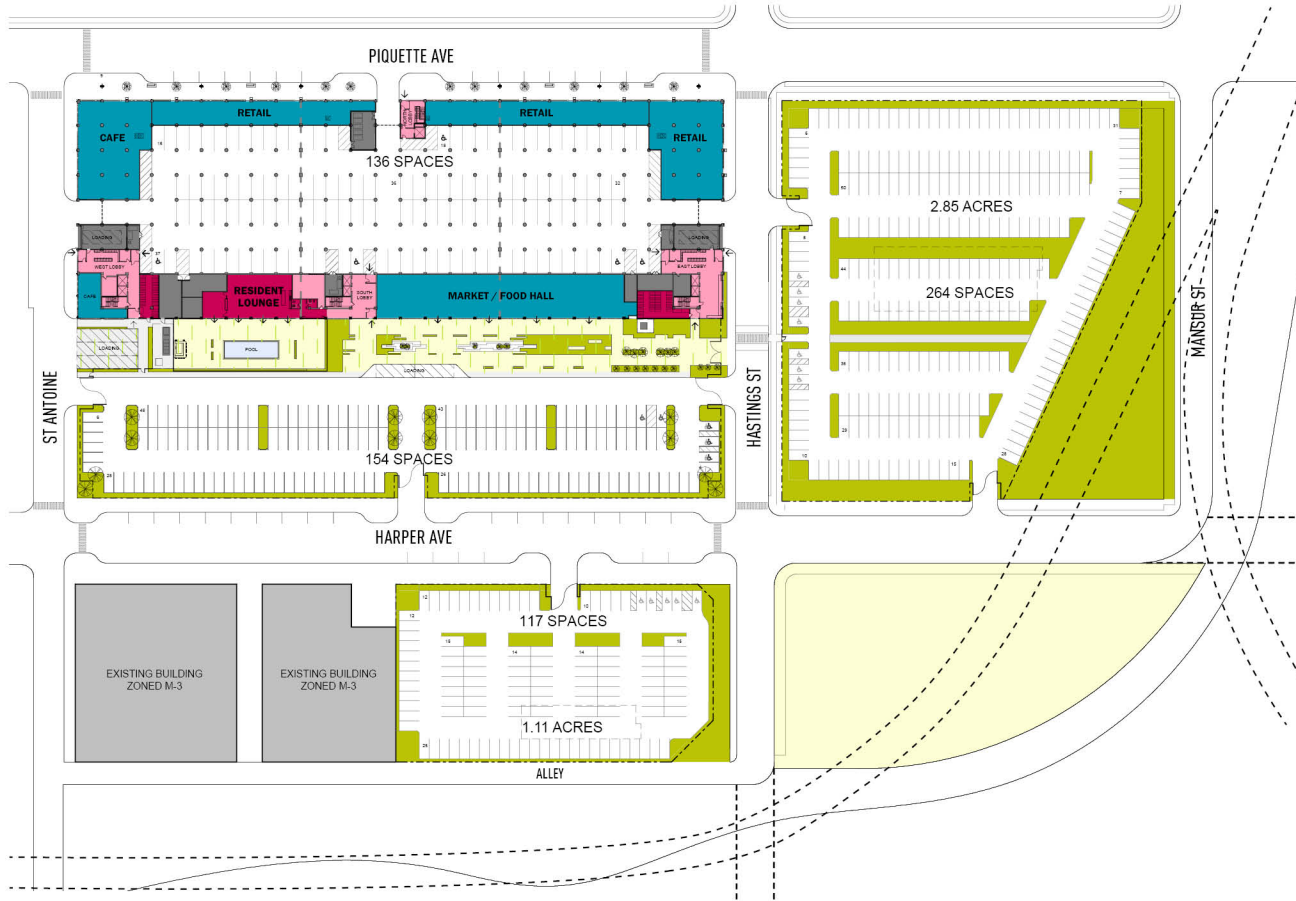




MCINTOSH ARCHITECTURE
PORIS ASSOCIATES

FISHER 21
LOFTS, LLC

SOUTH PROMENADE VIEW



| | | |
|---------------------------------------|---------------------|------------------------|
| ■ | COMMERCIAL | 44,487 SF (TOTAL) |
| ■ | RESIDENTIAL | 433 APARTMENTS |
| ■ | LOBBY + CIRCULATION | |
| ■ | RESIDENTIAL AMENITY | |
| ■ | UTILITY + MEP | |
| | OFF-STREET PARKING | 663 SPACES (564 REQ'D) |
| | ON-STREET PARKING | 41 SPACES |

PROJECT DATA

| RESIDENTIAL | | # UNITS |
|--------------------------|-------------------|------------|
| STUDIO | 405-565 SF | 166 |
| 1 BEDROOM | 480-795 SF | 210 |
| 2 BEDROOM | 925-1300 SF | 41 |
| LOFT 2 BR | 805-1110 SF | 16 |
| TOTAL RESIDENTIAL | 286,613 SF | 433 |

COMMERCIAL

| | |
|-------------------------|------------------|
| RETAIL | 28,433 SF |
| COWORKING | 16,054 SF |
| TOTAL COMMERCIAL | 44,487 SF |

BUILDING TOTAL

| | |
|------------|---------------|
| NET AREA | 395,526 NSF * |
| GROSS AREA | 561,851 GSF * |
| EFFICIENCY | 70% |

* INCLUDES COVERED PARKING AREA

General Q & A



NAC Discussion



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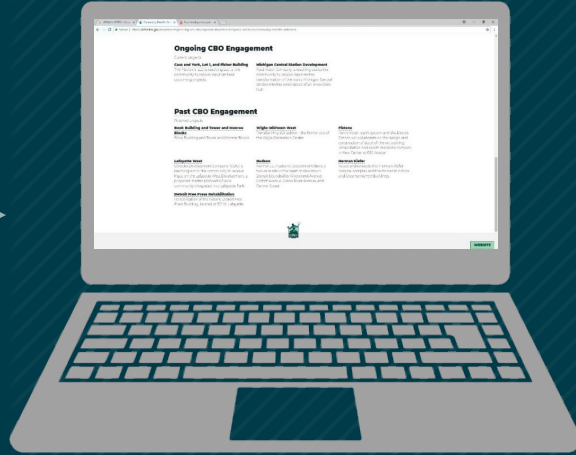
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What Comes Next

**Next CBO Meeting:
Tuesday May 17th at 6pm**

- *Public Meeting as NAC works to develop impacts*
- **In-person meeting at: Ford Piquette Plant
– 461 Piquette St. Detroit 48202**
- **Remote access via Zoom**
- **Meeting registration at:
<https://bit.ly/FisherBody21-CBO>**
- **All project notices and documents will be
available at
www.detroitmi.gov/FisherBody21**

