

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

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CBO Meeting #1 – April 12, 2022

# **AGENDA**

**Team Introductions**

**Presentation of CBO Process + Q & A**

**Fisher Body Plant 21 Project Presentation**

**General Q & A**

**Resident Interest for Serving on the NAC**

**Next Steps**

# DETROIT CITY COUNCIL MEMBERS

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**Council President  
Mary Sheffield**  
*District 5*



**Council Members  
Mary Waters**  
*At-large*

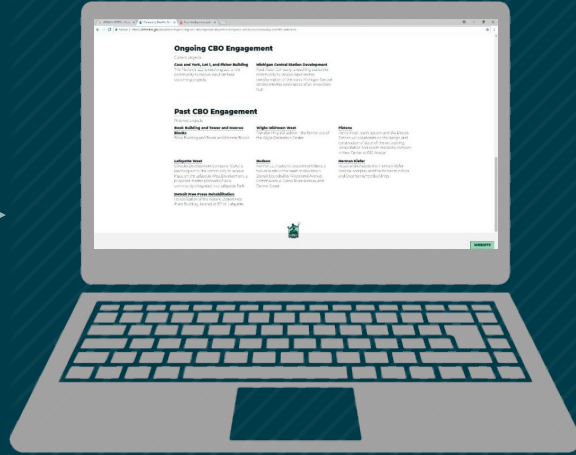


**Council Member  
Coleman A. Young II**  
*At-large*

# THROUGHOUT THE PROCESS

**THE CBO  
WEBSITE IS  
UPDATED  
REGULARLY  
WITH PUBLIC  
MEETING TIMES,  
DATES, &  
PRESENTATIONS  
+ THE SIGNED  
COMMUNITY  
BENEFITS  
PROVISION**

**[WWW.DETROITMI.GOV/FISHERBODY21](http://WWW.DETROITMI.GOV/FISHERBODY21)**



**YOU CAN ALSO SUBSCRIBE TO EMAIL UPDATES ON THE WEBSITE**

What is the  
**COMMUNITY  
BENEFITS  
ORDINANCE?**

# COMMUNITY BENEFITS ORINDANCE (CBO)

## Fast Facts



**CBO WAS  
APPROVED  
BY DETROITERS  
DURING THE  
2016 ELECTION**



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

# 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

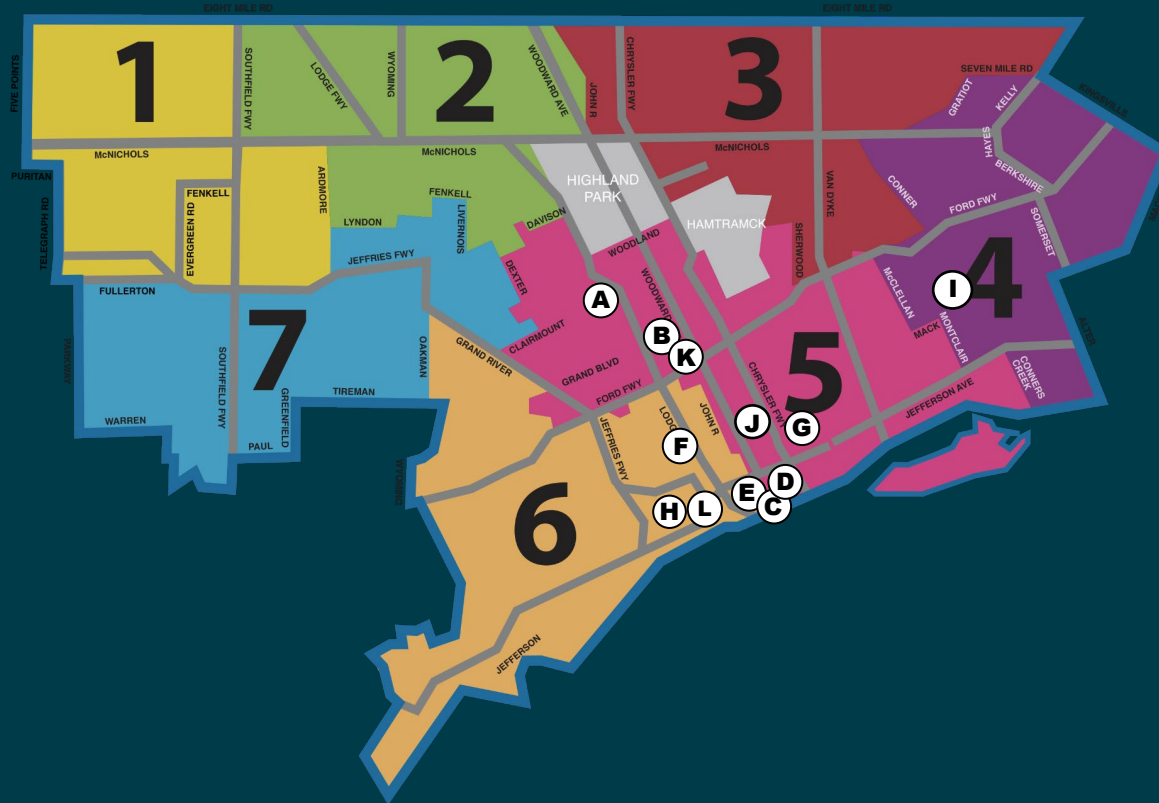
OR



**\$1M**

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

# 11 CBO TIER 1 PROJECTS COMPLETED SINCE 2017\*



- A** HERMAN KIEFER  
5 MEETINGS
- B** PISTONS  
6 MEETINGS
- C** HUDSONS  
5 MEETINGS
- D** BOOK TOWER & MONROE BLOCKS  
6 MEETINGS
- E** DETROIT FREE PRESS BUILDING  
4 MEETINGS
- F** WIGLE: MIDTOWN WEST  
8 MEETINGS
- G** LAFAYETTE WEST  
5 MEETINGS
- H** MICHIGAN CENTRAL STATION  
8 MEETINGS
- I** FIAT CHRYSLER ASSEMBLY PLANT  
8 MEETINGS
- J** THE MID  
5 MEETINGS
- K** \*CASS & YORK  
(PROCESS SUSPENDED AFTER 7<sup>th</sup> MEETING)
- L** MICHIGAN & CHURCH ST.  
6 MEETINGS



# CBO TIER 1 RESIDENT ENGAGEMENT

**11**

Tier 1 CBO Projects  
completed since 2017

**75+**

COMMUNITY  
MEETINGS

**111**

RESIDENTS  
have served on  
Neighborhood  
Advisory Councils (NACs)

**1K+**

RESIDENTS  
have participated  
in CBO processes

# CBO TIER 1 POSITIVE OUTCOMES

- It creates an opportunity for meaningful community engagement on private developments
- The community has an opportunity to express potential project impacts in a direct dialogue with the developer
- The developer has a chance to hear what's important to the community
- The community is better informed about the project and construction timeline
- Serving on the NAC provides Detroiters the opportunity to meaningfully impact the City's growth



How does the  
**COMMUNITY**  
**BENEFITS**  
**ORDINANCE**  
Work?

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# PROJECT IMPACT AREA

The planning department reviews the project scope and **defines the impact area**. Impact area includes at least the census tract of the project.

A notice of the first CBO meeting is **mailed to all residents within 300ft of the impact area**.

The impact area is determined to identify **who can serve** on the Neighborhood Advisory Council (NAC) and **who can vote** to select 2 representatives to serve on the NAC.

The CBO process is set up to **focus discussion around the impact area residents**, however all meetings are open to the public and all are welcome to participate in the process.



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

## FISHER BODY PLANT 21

FOR MEETING SCHEDULE AND ALL PROJECT INFORMATION VISIT  
[WWW.DETROITMI.GOV/FISHERBODY21](http://WWW.DETROITMI.GOV/FISHERBODY21)

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 through Zoom or in-person. Masks and social distancing measures will be required at all in-person CBO Public Meetings.

#### ATTEND IN PERSON

Ford Piquette Avenue Plant  
461 Piquette Ave., Detroit, MI 48202

#### JOIN REMOTELY VIA ZOOM

Register to receive meeting link  
Dial by phone: +1 312 626 6799 Meeting ID: 875 4586 0571



#### 1ST MEETING

TUESDAY APRIL 12, 2022 6:00PM-7:30PM  
CBO PROCESS AND PROJECT INFORMATION

#### 2ND MEETING

TUESDAY APRIL 26, 2022 6:00PM-7:30PM  
ELECTION OF TWO (2) NEIGHBORHOOD ADVISORY COUNCIL (NAC) MEMBERS BY RESIDENTS

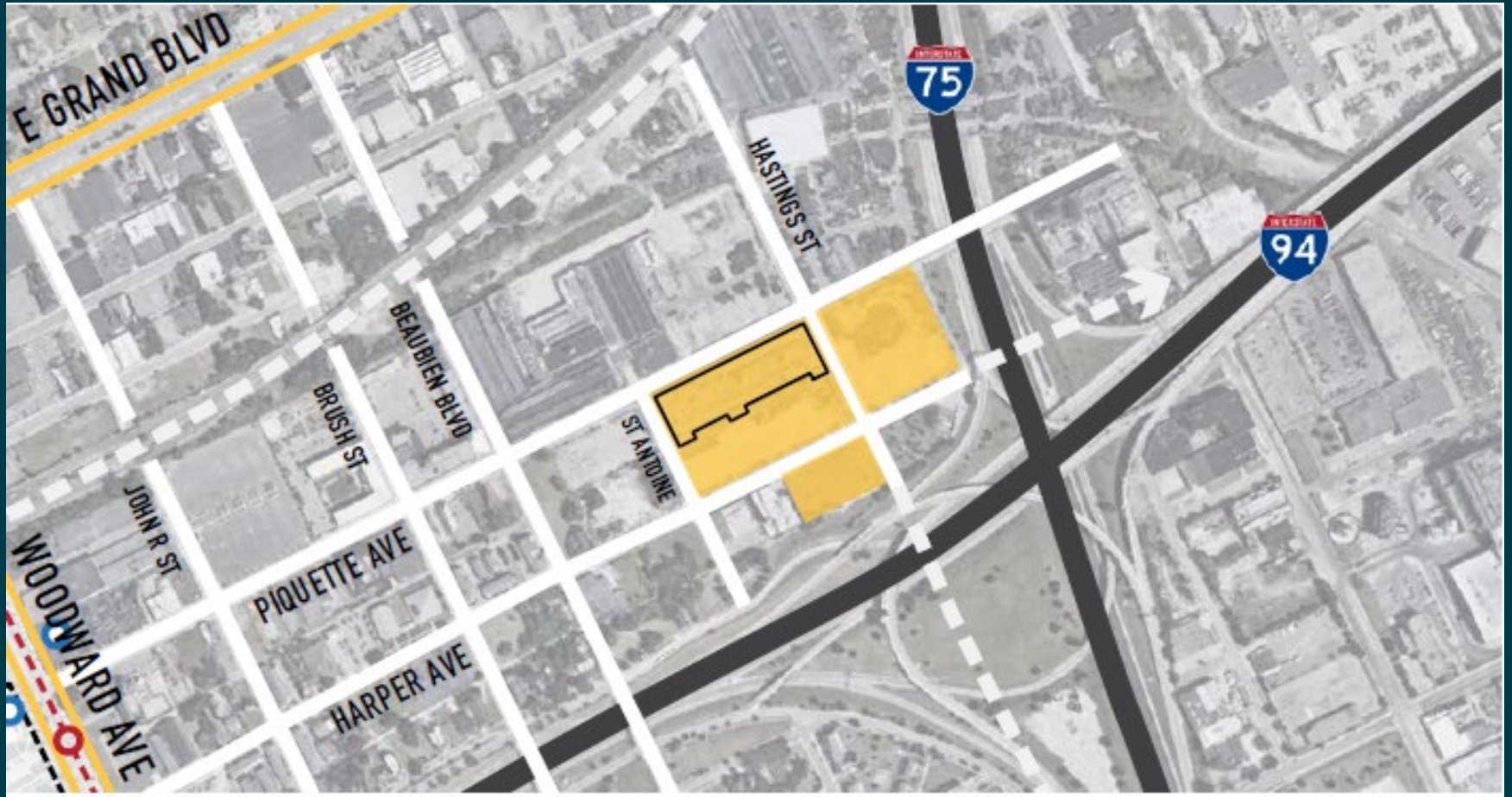
ADVANCE REGISTRATION REQUIRED  
[www.Bit.ly/FisherBody21-CBO](http://www.Bit.ly/FisherBody21-CBO)

**LEGAL MEETING NOTICE**  
TO RESIDENTS LIVING WITHIN MICHIGAN: Community Benefits Public Meeting for Fisher Body Plant 21 proposed at 461 Piquette St, 461 Piquette Ave, and 811 Harper St, Ave.

**IMPACT AREA:** The project impact area contains all of Census Tract 5112 as well as adjoining areas in the City of Detroit. As shown on the map, this area is bounded by Herry Street on the south; I-75 on the east; Holbrook Street, E. Grand Blvd., and W. Grand Blvd. on the north; Beaubien Street and Cass on the West. The neighborhoods located within the Impact Area include Milwaukee Junction, and Medbury Park, as well as parts of the North End and Art Center.



# Fisher Body Plant 21 Neighborhood Context



# Fisher Body Plant 21 Proposed CBO Impact Area



# **CBO TIER 1 PROCESS**

## **Neighborhood Advisory Council (NAC)**

### **Selection - 9 Members**

**2**

**COMMUNITY  
SELECTIONS**



**+**

**3**

**APPOINTED  
BY COUNCIL  
MEMBERS**



**+**

**4**

**APPOINTED BY  
PLANNING &  
DEVELOPMENT**



# **NAC SELECTION – ROLES & RESPONSIBILITIES**

## **ELIGIBILITY**

- Resident of the impact area.
- At least 18 years of age.
- Must be nominated at the public CBO Meeting.

## **RESPONSIBILITIES**

- Must attend all scheduled CBO meetings.
- Develop NAC impact list.
- Review Community Benefits Report written by the Planning and Development.
- Develop a letter of consensus of the proposed Community Benefits.
- Compliance: Review biannual compliance report to monitor progress and status of project.
- Compliance: Attend annual meeting to discuss the status of the project.

## **REQUIREMENTS**

- 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 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**

# CBO TIER 1 PROCESS

## Typical Schedule : Ten Weeks

**WEEK 1:** PUBLIC MEETING 1 - INTRO MEETING

**WEEK 3:** PUBLIC MEETING 2 - INTRO / RESIDENT VOTE FOR 2 NAC MEMBERS

*NAC ORIENTATION*



**WEEK 4:** PUBLIC MEETING 3 - DEVELOPER PRESENTATION & DEGC PRESENTS INCENTIVES PACKAGE)

**WEEK 5:** *PUBLIC MEETING 4 - NAC WORKING SESSION*

**WEEK 6:** PUBLIC MEETING 5 - NAC PRESENTATION OF IMPACTS

**WEEK 7:** *PUBLIC MEETING 6 - NAC WORKING SESSION*

**WEEK 8:** PUBLIC MEETING 7 - DEVELOPER RESPONSE + NAC MAY VOTE ON PACKAGE

**WEEK 9:** *PUBLIC MEETING 8 - NAC WORKING SESSION + PREPARATION OF SUPPORT LETTER*

**WEEK 10:** PUBLIC MEETING 9 - IF NEEDED: CONTINUED DEVELOPER / NAC DISCUSSIONS

**WEEK 11:** *MORE MEETINGS IF VOTED BY THE NAC*

### ***BEFORE PUBLIC MEETING #3***

**PDD INFORMS NAC MEMBERS VIA EMAIL OR PHONE THAT THEY HAVE BEEN SELECTED & HOLDS AN ORIENTATION TO PROVIDE THE NAC WITH:**

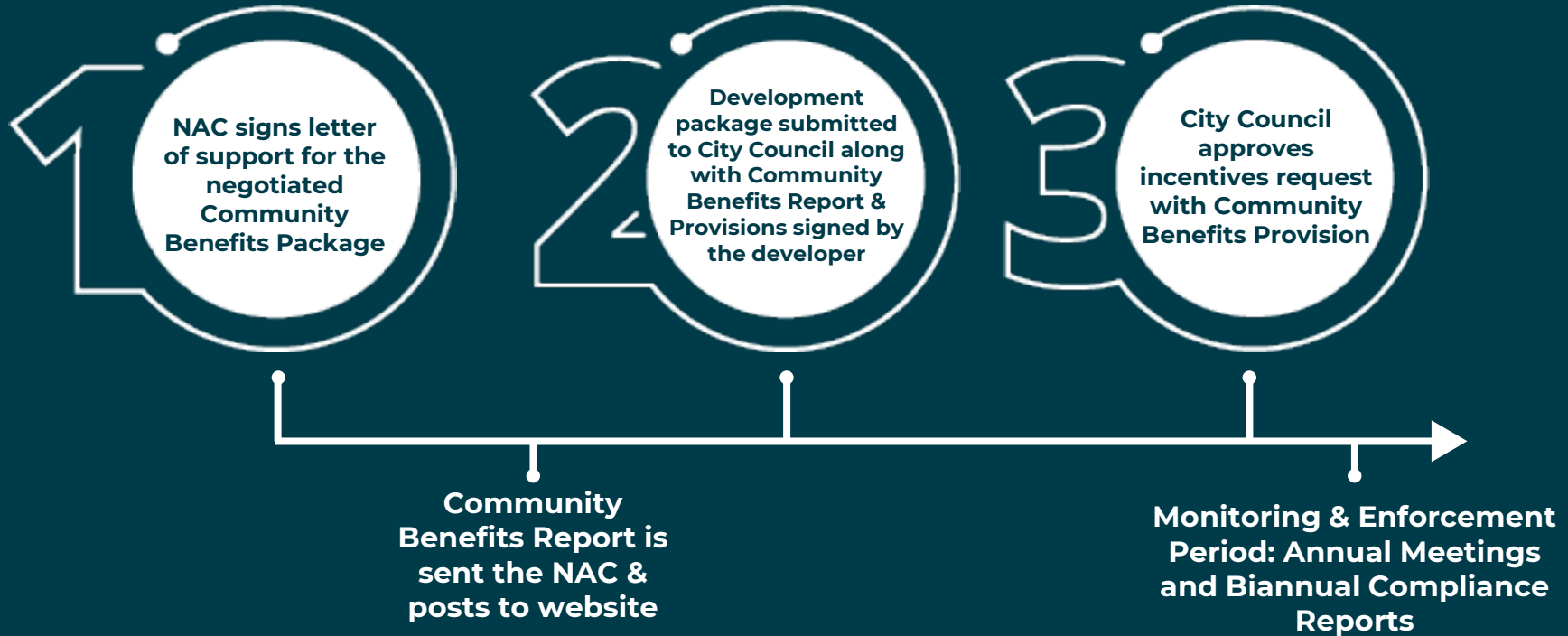
- MEETING AGENDAS
- ROLES & RESPONSIBILITIES
- PREVIOUS EXAMPLES OF CBOS
- NAC CONTACT LIST

# 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
<b>Meeting 1 - Introduction to CBO*</b>	12-Apr									
<b>Meeting 2 - NAC Selection (2 members selected by the public)</b>		26-Apr								
<i>Bye Week - City Selection Week + NAC Orientation</i>										
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<i>Meeting 8 - NAC Working Session: Prepares Letter of Consensus</i>									7-Jun	
<b>Meeting 9 - Continued Developer / NAC Discussion (if needed)</b>										14-Jun

\*Please note that this schedule might change and will be updated as we progress.

# ONCE TIER 1 MEETINGS ARE COMPLETED



# Fisher Body Plant 21 – CBO Tier 1 Status



## CBO Tier 1 Triggers

- Over \$75M in Construction Costs
- Sale of City Property
- Seeking City of Detroit tax abatement valued over \$1M

# PDD IDENTIFIED POTENTIAL IMPACTS

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## A. Construction

- Noise, dust, and demolition of any existing structures
- Environmental concerns due to the industrial legacy of the site
- Street and sidewalk closures
- Construction hours and equipment staging

## B. Site Design and Vehicular Traffic

- Public Access to available parking
- Parking lot design and buffering /screening
- Site connectivity, traffic flow, and vehicular access through site
- Building impact on Milwaukee Junction/Medbury Park neighborhoods: including pedestrian experience and public transit

## C. Jobs

- Jobs created and access to jobs for Detroiters
- Hiring /prioritizing Detroit-based sub-contractors

## D. 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

## E. Sustainability and Environment

- On-site storm water management for building and surface parking
- Efficient energy use through building design and clean electrification
- Access to electric vehicle charging and alternative mobility options
- On-site recycling and composting options for residents

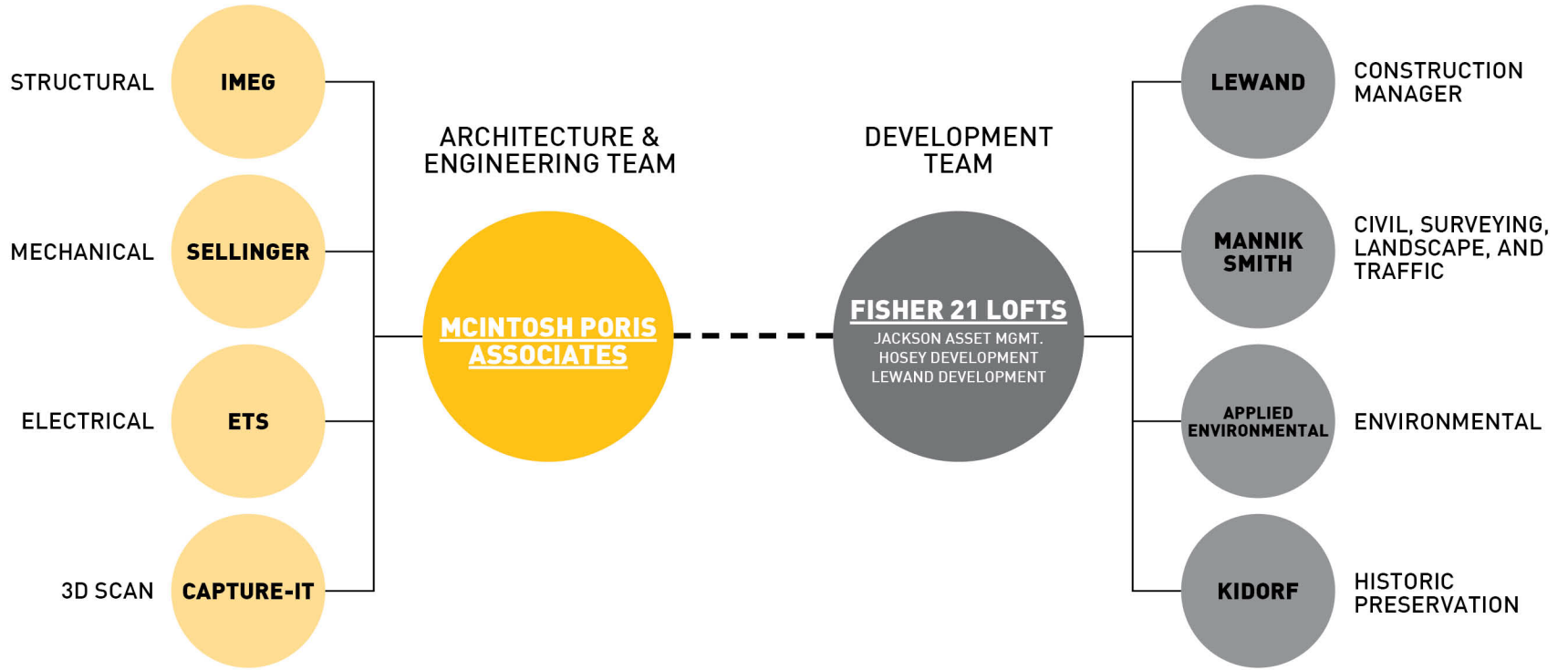
**COMMUNITY  
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ORDINANCE  
Q & A**

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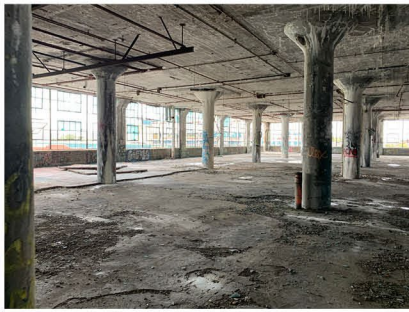
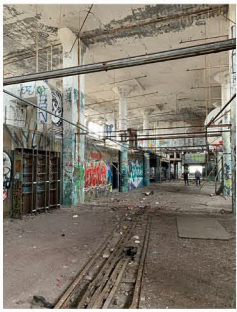
# FISHER 21 LOFTS





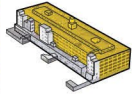






PERIOD OF SIGNIFICANCE (1919)

1919



Smith Hinchman and Grylls release a construction drawing set during the summer of 1919.



1936

Aerial indicates modifications to south facade.



1949

Historic aerial photography indicate Plant No. 7 demolished.



1920

1930

1940

1950

1921

1923

1941

Sanborn maps indicate Plant No. 7 located directly south of Plant No. 21 with alley between.



A building permit for 1923 was issued. According to City records, these modifications included three new stair, restroom, and elevator tower additions on the south facade of the building over the closed alleyway and a bridge across Piquette. The construction methods are identical to the main building.



Plant No. 21 was re-tooled for WWII aircraft production.



END OF PERIOD OF SIGNIFICANCE (1953)

1956

Historic aerial photography indicate additions on the south facing sections of the building. Plant use transitioned from mass production to engineering design facility. Plant and bridge across Piquette are demolished.



1993

Use of Plant No. 21 ceases.

2000

Ownership of Plant No. 21 reverts back to the city of Detroit.

2008

EPA begins remediation work on the site.

2014

Plant No. 21 suffered a major fire, resulting in the collapse of a vertical addition.



1960

1970

1980

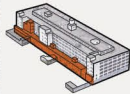
1990

2000

2010

2020

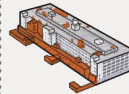
1950s



According to DWSO records, sewer and water lines were vacated when the metal structure was built along the South facade. Sanborn maps indicate Plant No. 7 demolished and alterations made to the south elevation of Plant No. 21.



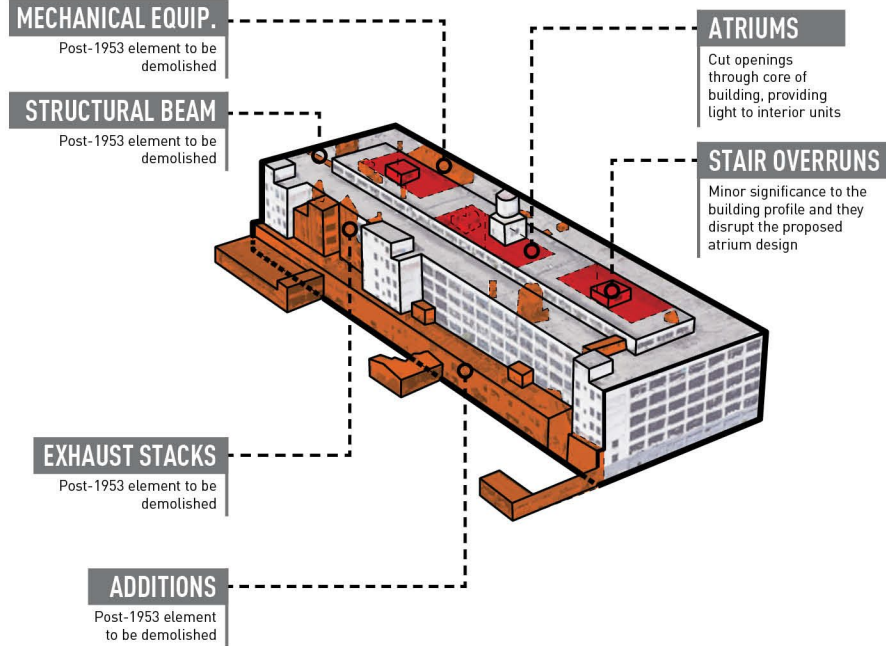
1984



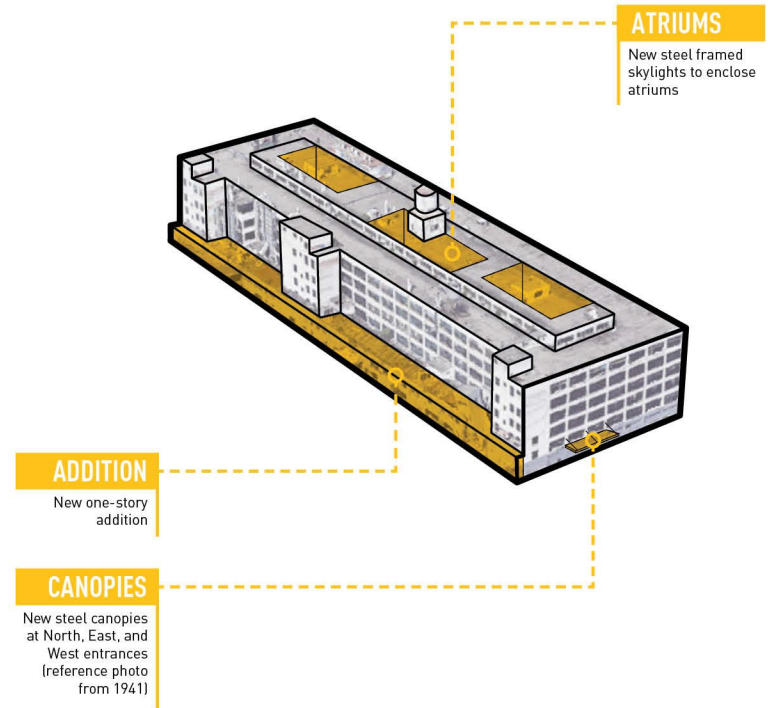
General Motors ceases use of Plant No. 21. Various paint and coating companies used the building. Modern painting and coating vessels/ovens are added on the ground and second floors - compromising the slabs by cutting crude sections away. Ventilation and exhaust stacks are made at the second and third floors out the facade and up the South side of the building.



## PROPOSED DEMO

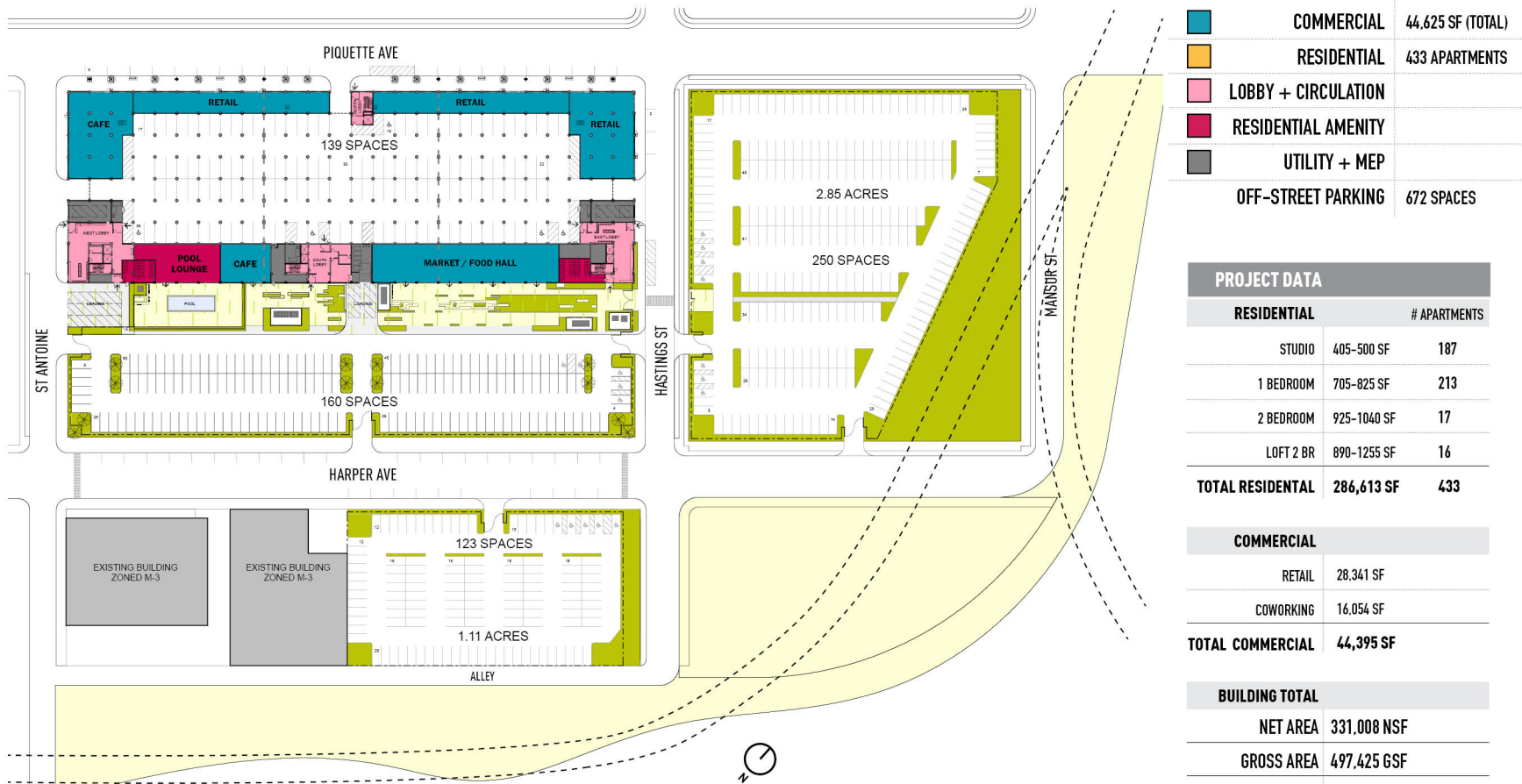


## PROPOSED NEW



### COLOR KEY

- DEMOLITION OF NON-CONTRIBUTING ELEMENTS
- DEMOLITION OF CONTRIBUTING ELEMENTS
- NEW DESIGN ELEMENTS





MCINTOSH ARCHITECTURE  
PORIS ASSOCIATES

FISHER 21  
LOFTS, LLC

SOUTH SITE VIEW











MCINTOSH ARCHITECTURE  
PORIS ASSOCIATES

FISHER 21  
LOFTS, LLC

© MCINTOSH PORIS ASSOCIATES 2022

ATRIUM VIEWS



MCINTOSH ARCHITECTURE  
PORIS ASSOCIATES

FISHER 21  
LOFTS, LLC

ROOFTOP TERRACE VIEW

# General Q & A

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**2**

**COMMUNITY  
SELECTIONS**



**+**

**3**

**APPOINTED  
BY COUNCIL  
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# NEIGHBORHOOD ADVISORY COUNCIL (NAC) NOMINEES

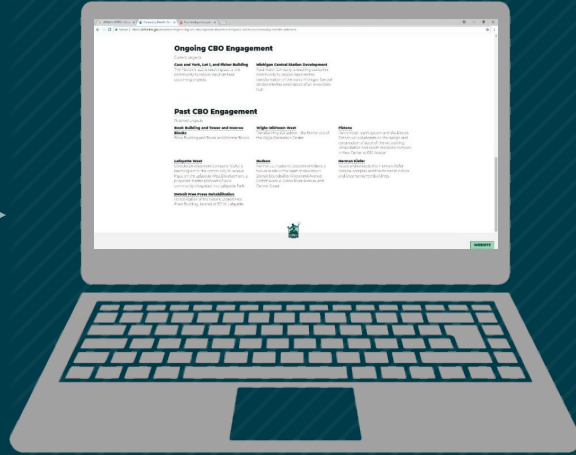
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- 2 MINUTES TO SPEAK ABOUT WHY YOU WANT TO SERVE
- OPEN TO RESIDENTS OVER 18 WHO LIVE IN IMPACT AREA
- ADD YOUR NAME AND CONTACT INFORMATION AND ADDRESS TO NAC INTEREST LIST AT SIGN IN
- *NAC CANDIDATES MUST ATTEND CBO MEETING ON APRIL 26<sup>TH</sup> TO BE CONSIDERED*
- *Bring ID or other proof of address to April 26<sup>th</sup> meeting*

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# What Comes Next

**Next CBO Meeting:  
Tuesday April 26<sup>th</sup> at 6pm**

- *All NAC Candidates Must Attend*
- *Voting for NAC done in person ONLY*
- **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](http://www.detroitmi.gov/FisherBody21)**

