

Welcome to the
FISHER BODY PLANT 21 CBO
NAC Orientation



May 3, 2022

AGENDA

Introductions / Icebreaker

Serving on a NAC – Requirements and Best Practices

Establishing Group Expectations

Identifying Project Impacts and Community Benefits

Related City Policies

Project Schedule and Approvals Calendar

CBO Process Review (for reference)

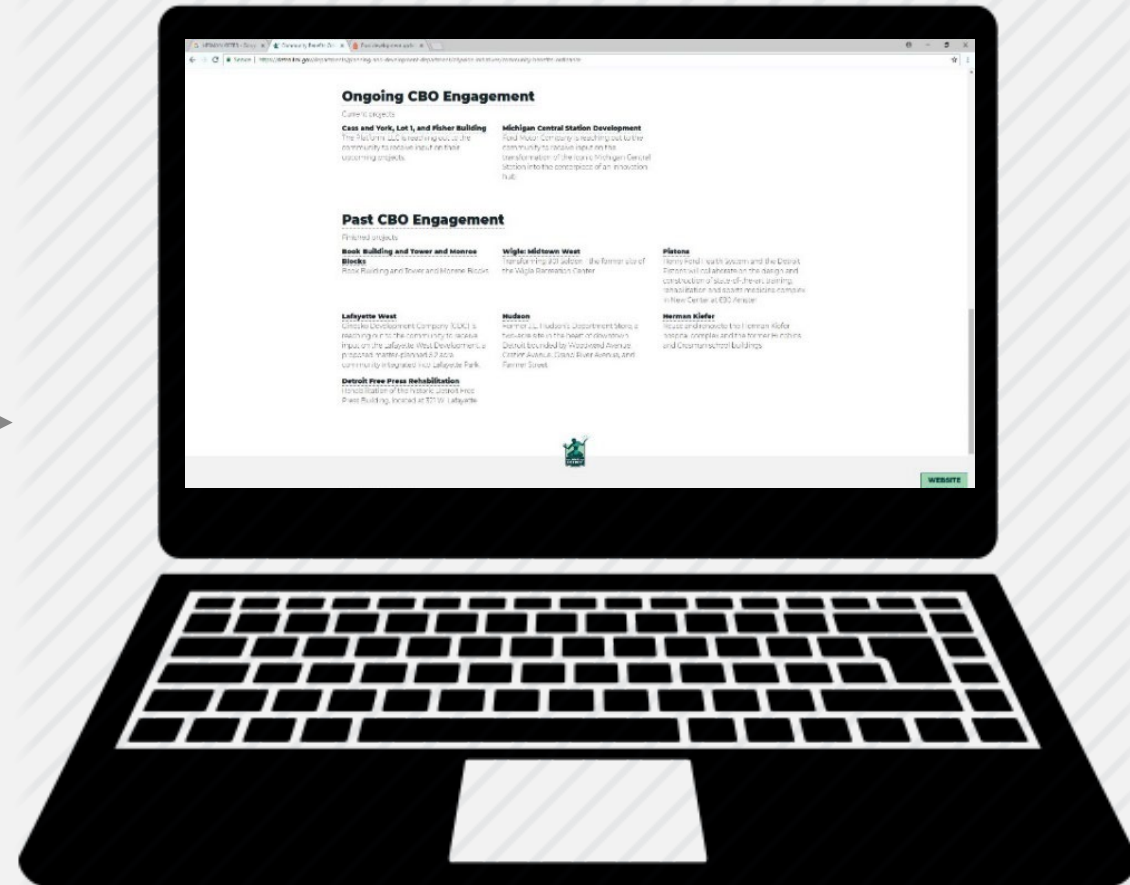
NEIGHBORHOOD ADVISORY COUNCIL (NAC)

- . **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

THROUGHOUT THE PROCESS

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

WWW.DETROITMI.GOV/FISHERBODY21



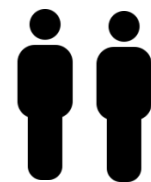
**YOU CAN ALSO SUBSCRIBE TO EMAIL UPDATES ON THE WEBSITE
ALL PREVIOUS CBO INFO AT WWW.DETROITMI.GOV/CBO**

**SERVING ON THE
NEIGHBORHOOD
ADVISORY COUNCIL (NAC)**

NEIGHBORHOOD ADVISORY COUNCIL (NAC) SELECTION - 9 MEMBERS

2

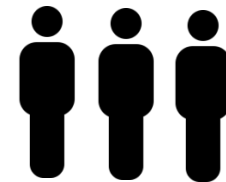
**COMMUNITY
SELECTIONS**



+

3

**APPOINTED
BY COUNCIL
MEMBERS**



+

4

**APPOINTED BY
PLANNING &
DEVELOPMENT**



NAC – ROLES & RESPONSIBILITIES

ELIGIBILITY

- Resident of the impact area
- At least 18 years of age
- No conflict of interest: Employee or financial relationship with the developer or an employee of a City of Detroit department or authority directly involved in the project

REQUIREMENTS

- 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

RESPONSIBILITIES

- 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

NAC – Conflict of Interest Disclosure

- **Any person who is an agent, employee, or official of the developer, or an employee of a City department or authority directly involved in the development, must disclose such relationship**
- **If a conflict exists, the person is prohibited from serving on the Neighborhood Advisory Council.**
- **A conflict of interest for this purpose means any financial interest held personally or by an immediate family member in the Tier 1 Development Project developer entity**

NAC – Public Process and Open Meetings Act

- **The CBO is a public process and in the spirit of transparency, all meetings of the NAC with the developer or other entities should be public**
- **The NAC is “advisory” in nature and therefore not subject to the Michigan Open Meetings Act**
- **All actions of the NAC may be taken with the consent of a majority of the NAC members serving**

NAC – Attendance and Process

- Attendance is mandatory at all scheduled meetings unless advance written notice is provided to the NAC
- If any NAC member misses more than one scheduled meeting, a permanent replacement may be appointed by, at the discretion of the NAC

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
Meeting 1 - Introduction to CBO*	12-Apr									
Meeting 2 - NAC Selection (2 members selected by the public)		26-Apr								
<i>Bye Week - City Selection Week + NAC Orientation</i>										
Meeting 3 - Developer Project Presentation to NAC				3-May						
<i>Meeting 4 - NAC Working Session: Drafts Project Impacts & Community Benefits</i>					10-May					
Meeting 5 - NAC Presents Project Impacts & Community Benefits						17-May				
<i>Meeting 6 - NAC Working Session: Finalizes Project Impacts & Community Benefits</i>							24-May			
Meeting 7 - Developer Presents Responses to Community Benefits								31-May		
<i>Meeting 8 - NAC Working Session: Prepares Letter of Consensus</i>									7-Jun	
Meeting 9 - Continued Developer / NAC Discussion (if needed)										14-Jun
*Please note that this schedule might change and will be updated as we progress.										

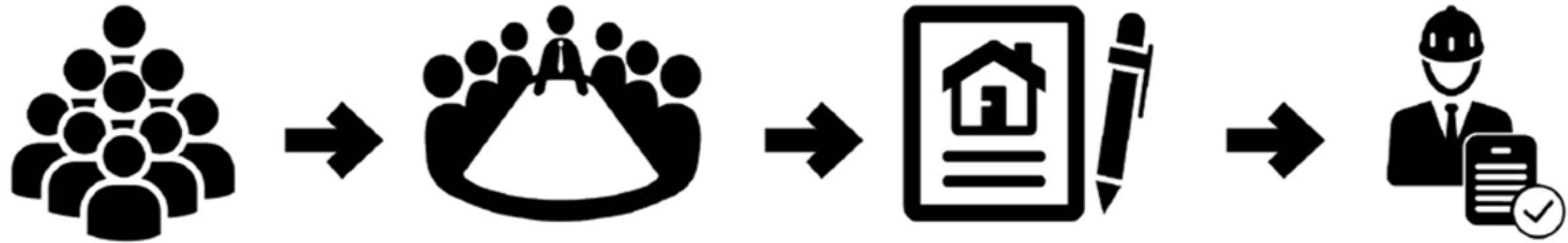
NAC – Process and Communication Best Practices

- ❖ Create working agreements and group expectations for how you will work together**
- ❖ Establish an email address where the public can reach you**
- ❖ Create an email group for internal communication**
- ❖ Create a shared folder for documents - to be posted on the project website**
- ❖ Establish NAC roles – ex. Chair, co-chair**

**IDENTIFYING
PROJECT
IMPACTS AND
BENEFITS**

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,
DEVELOPER,
AND COMMUNITY**
TO IDENTIFY
PROJECT
IMPACTS**

↑
**THE NAC
DEVELOPS
**SUGGESTIONS
TO IDENTIFIED
IMPACTS AND
THE
DEVELOPER
RESPONDS****

↑
**THE
DEVELOPER
GENERATES AN
**AGREEMENT IN
RESPONSE TO
THE NAC'S
INPUT****

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**

HOW THE NAC IDENTIFIES IMPACTS

Collect and review project specific information

- **Project description and details**
 - **Design, Housing Units, Retail Space, Parking**
- **Traffic studies**
- **Environmental Studies**
- **Incentives information and “net-benefit” analysis from DEGC**
- **Local Hiring Plan**

HOW THE NAC IDENTIFIES IMPACTS

Engage your neighbors

- **Communication strategies**
 - **Publicize the CBO Meetings through your networks**
 - **Utilize an email address for neighbors to reach the NAC**
- **Identify key stakeholders / groups**
 - **i.e. block clubs, business association, local non-profits**
- **Think about who is missing - who won't / can't attend the CBO meetings yet whose input is needed**
- **Other ideas...**

PDD IDENTIFIED POTENTIAL IMPACTS

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

****Intended as suggestions - NAC may change, remove, or add other impacts***

HOW THE NAC IDENTIFIES IMPACTS

Collect and review relevant City of Detroit Plans and Policies

- **Community Benefits Ordinance**
- **Other relevant City policies**
 - **Affordable housing requirements**
 - **Workforce requirements / Executive Orders**
 - **Zoning and Site Design requirements**
 - **Sign Ordinance**
- **Review other plans for the neighborhood**
 - **City of Detroit Master Plan of Policies**
 - **Detroit Future City Milwaukee Junction Study**

DECIDING WHAT BENEFITS TO ASK FOR AT MEETING 4 – May 17

- Review documents and information that has been presented or collected
- Continue to listen to your neighbors – both at the CBO meetings and via other methods
- Learn from previous CBO projects
- Review existing City policies
- Prioritize your list and build consensus among the NAC
- Present to developer at Meeting 4 – May 17
- Developer will respond at Meeting 5 – May 31

COMMONLY USED ACRONYMS

- **AMI - Area Median Income**
- **BSEED - Buildings, Safety, Engineering, and Environmental Department**
- **CBO - Community Benefits Agreement**
- **CRIO - Civil Rights, Inclusions, and Opportunity Department**
- **DEGC - Detroit Economic Growth Corporation**
- **DBRA - Detroit Brownfield Redevelopment Authority**
- **DON - Department of Neighborhoods**
- **HRD - Housing and Revitalization Department**
- **NAC - Neighborhood Advisory Council**
- **PDD - Planning and Development Department**
- **TIF - Tax Increment Financing**

ZONING ANALYSIS

PROJECT : Fisher Body Plant 21

DATE : November 1, 2021

CLIENT : Fisher 21 Lofts, LLC

ZONING DISTRICT : M4 - Intensive Industrial District

OVERLAY/HISTORIC DISTRICTS : NONE

USES

BY-RIGHT:

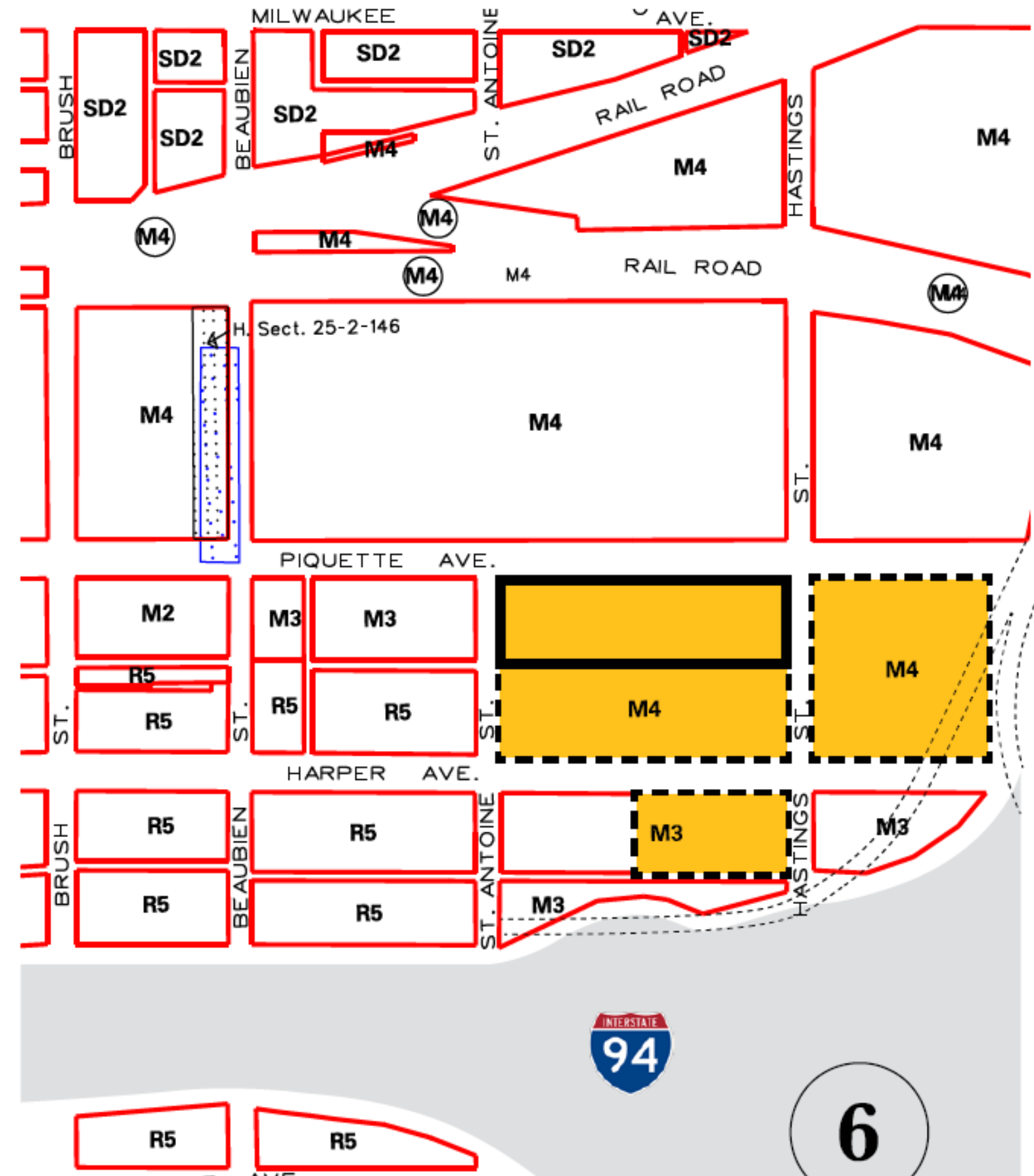
- Art gallery
- Assembly hall
- Bake shop, retail
- Banquet hall
- Brew pub, micro brewery, small distillery or winery
- Business college or commercial trade school
- Dry cleaning, laundry or laundromat
- Go-cart track
- Golf course, miniature
- Medical or dental clinic
- Office, business or professional
- Parking lots, Parking structure
- Pool or billiard hall
- Private club, lodge or similar use
- Produce or food markets
- Recreation, indoor commercial and health club
- Restaurant, carry-our or fast-food w/ or w/o drive-up
- Restaurant, standard
- Retail sales
- School/studio of dance, gymnastics, music, art, cooking
- Warehousing, storage building or public storage houses
- Research or testing laboratory
- Machine shop
- Theater and Concert cafe
- Secondhand stores and secondhand jewelry stores

CONDITIONAL:

- Lofts
- Residential uses combined in structures with permitted commercial uses
- Auditoriums, public
- Library
- Museum
- Outdoor entertainment facilities
- Outdoor recreation facility
- Religious institution
- Dance hall, public
- Pawnshop

ENTITLEMENT PROCESS:

- Plan Review req'd for Conditional Use and certain by-right uses. Conditional use requires special land use hearing.



RELATED POLICIES TO CONSIDER

- **Inclusionary Housing Ordinance:** Sets affordability requirements for housing developments that receive City subsidy and also establishes the “Affordable Housing Development and Preservation Fund” for creating deeply affordable housing.
 - Fisher Body Plant 21 is already committed to providing 20% of its rental units as affordable to those making 80% of AMI (\$50,240 or less for a two-person household)
- **Executive Order 2016-1:** For all private development projects receiving \$3M or more in City incentives or tax abatements – at least 51% of the work must be completed by Detroit residents. Projects that do not meet the Workforce Target must pay a fine that funds City of Detroit Workforce Development Programs
- **Construction Site Regulations:** Ensure the safety of workers and the public on and near a construction site, including noise, disturbances, hours of construction, dust and debris, and lead and asbestos handling. Standards set and enforced by State of Michigan (MIOSHA) and City of Detroit (BSEED)
- **Signage and Lighting Code:** City of Detroit has a sign ordinance in order to properly regulate the size location, lighting and construction of signage as well as intensity and location of lighting
- **Physical Accessibility Requirements:** These are governed by the Americans with Disabilities Act (ADA)

TYPES OF BENEFITS INCLUDED IN PREVIOUS CBOs

- **Construction Management / Mitigation**
- **Parks and Public Space Improvements**
- **Site Design and Vehicular Traffic**
- **Parking and Public Transportation**
- **Jobs and Workforce Development**
- **Affordable Housing**
- **Supporting Local Businesses and Retail**
- **Public Engagement**

CBO Tip:

Each project is different - in scope, cost, and impact - and the needs of each neighborhood are different too.

The impacts and benefits requested by the NAC should strive to be in response to community needs and proportional to the project's impact

**Not exhaustive or limiting in what NAC may identify as important project mitigations or benefits*

CBO AGREEMENT OUTCOMES

CONTRIBUTIONS FOR 6 YEARS TO GROW DETROIT YOUNG TALENT (GDYT)

(PISTONS)

CONTRIBUTION TO THE AFFORDABLE HOUSING LEVERAGE FUND (AHLF)

(MICHIGAN CENTRAL STATION)

DONATION TO CCNDC FOR COMMUNITY SPACE BUILDING IMPROVEMENTS

(WIGLE)

HOUSING AFFORDABILITY COMMITMENT: FEWER UNITS BUT MORE AFFORDABLE

(WIGLE AND MICHIGAN & CHURCH)

WINDOW CLEANING FOR RESIDENTS IMPACTED BY DUST FROM DEMOLITION

(LAFAYETTE WEST & THE MID)

CONTRIBUTIONS TO WORKFORCE DEVELOPMENT AND EDUCATION PROGRAMS

(MCS and FCA)

DONATION FOR IMPROVEMENTS TO LAFAYETTE PARK

(LAFAYETTE WEST)

SPECIFIED PARKING, DEVELOPMENT AND TRAFFIC MANAGEMENT STANDARDS

(LAFAYETTE WEST)

1.5 ACRES OF PUBLIC SPACE WITHIN 12 MIN WALK OF THE DEVELOPMENT

(WIGLE)

RESTORATION OF HUTCHINS FIELD FOR COMMUNITY SPORTS AND RECREATION USE

(HERMAN KIEFER)

60 OUTDOOR BASKETBALL COURTS THROUGHOUT CITY

(PISTONS)

PRESERVATION OF HISTORIC STRUCTURES

(MICHIGAN & CHURCH AND BOOK / MONROE)

FUNDING FOR N'HOOD PLANNING / IMPLEMENTATION DEMOLITIONS, & HOME REPAIR

(MCS & FCA)

SOUND BARRIER WALL CONSTRUCTION TO PROTECT NEIGHBORING HOMES

(FCA)

AFFORDABLE HOUSING AGREEMENT TO CREATE OR PRESERVE 700 UNITS

(HUDSON'S & BOOK / MONROE)

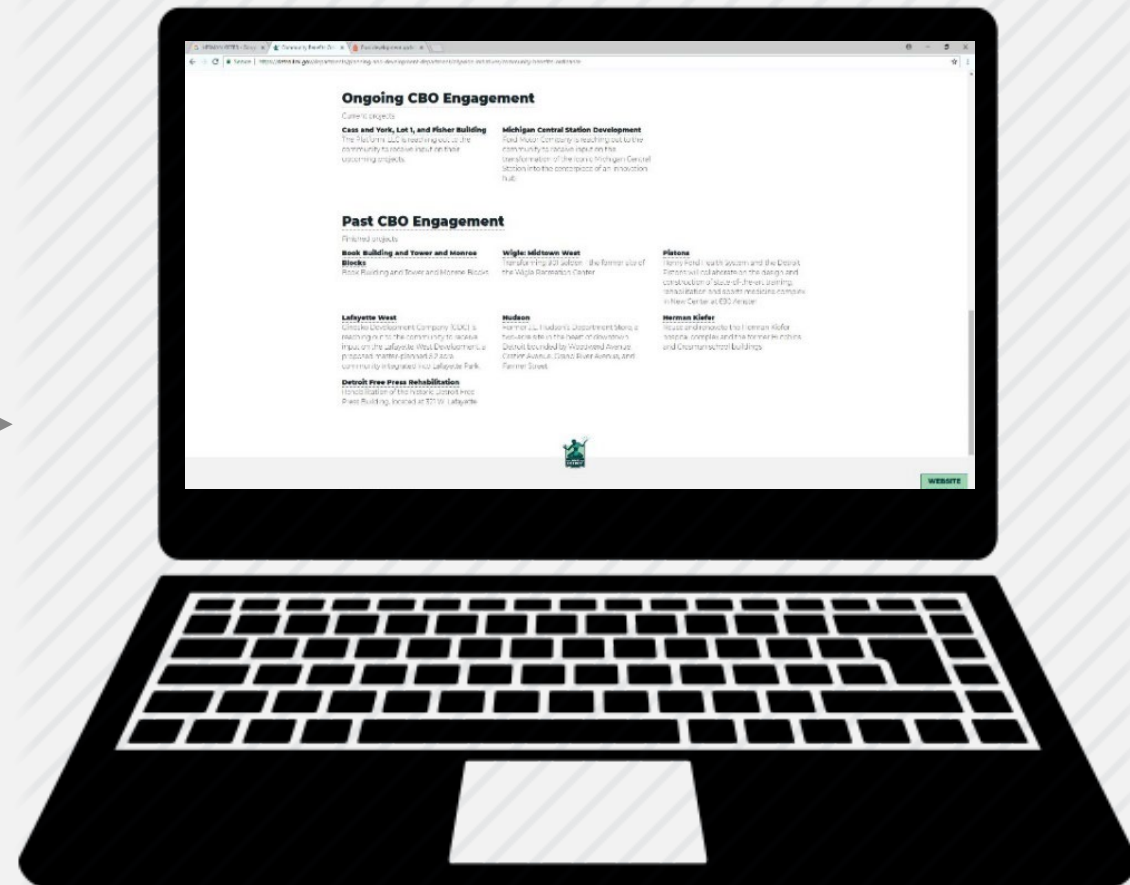
CRATION OF NEIGHBORHOOD IMPACT FUNDS

(MICHIGAN CENTRAL STATION, FCA, and MICHIGAN & CHURCH)

PREVIOUS CBO AGREEMENTS

THE CBO WEBSITE CONTAINS ALL PRESENTATIONS, CBO REPORTS, & COMMUNITY BENEFITS PROVISIONS FROM PAST PROJECTS

WWW.DETROITMI.GOV/CBO



CBO PROCESS – OTHER PROJECT APPROVALS

- CBO Report and Provisions Finalized – Meeting 5 on May 31st
 - ****if agreement reached between NAC and Developer**
- Site Plan Approval
- Detroit Brownfield Redevelopment Authority (DBRA) – as scheduled*
 - Community Advisory Council – May 25th
 - Local Public Hearing – June 6th
 - DBRA Board Approval – June 8th
- City Council Public Hearing for Tax Abatement and Brownfield TIF –
July 2022

NAC – SETTING GROUP EXPECTATIONS

Things to consider as a NAC going into Meeting 3 – May 3

- Decision making as a group
- Record-keeping
- Specific roles for NAC members
- How you will work together
- Making room for everyone's voice
- Acknowledging personal self-interests or bias
- Communications and engaging your neighbors
- What you need from PDD

What is the
**COMMUNITY
BENEFITS
ORDINANCE?**

CBO FAST FACTS



**CBO WAS
APPROVED
BY DETROITERS
IN 2016
ELECTIONS**



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

CBO TRIGGERS

The Community Benefits Ordinance Tier 1 requirements applies to a development project if it has...



\$75M
OR MORE IN
CONSTRUCTION
COSTS

+



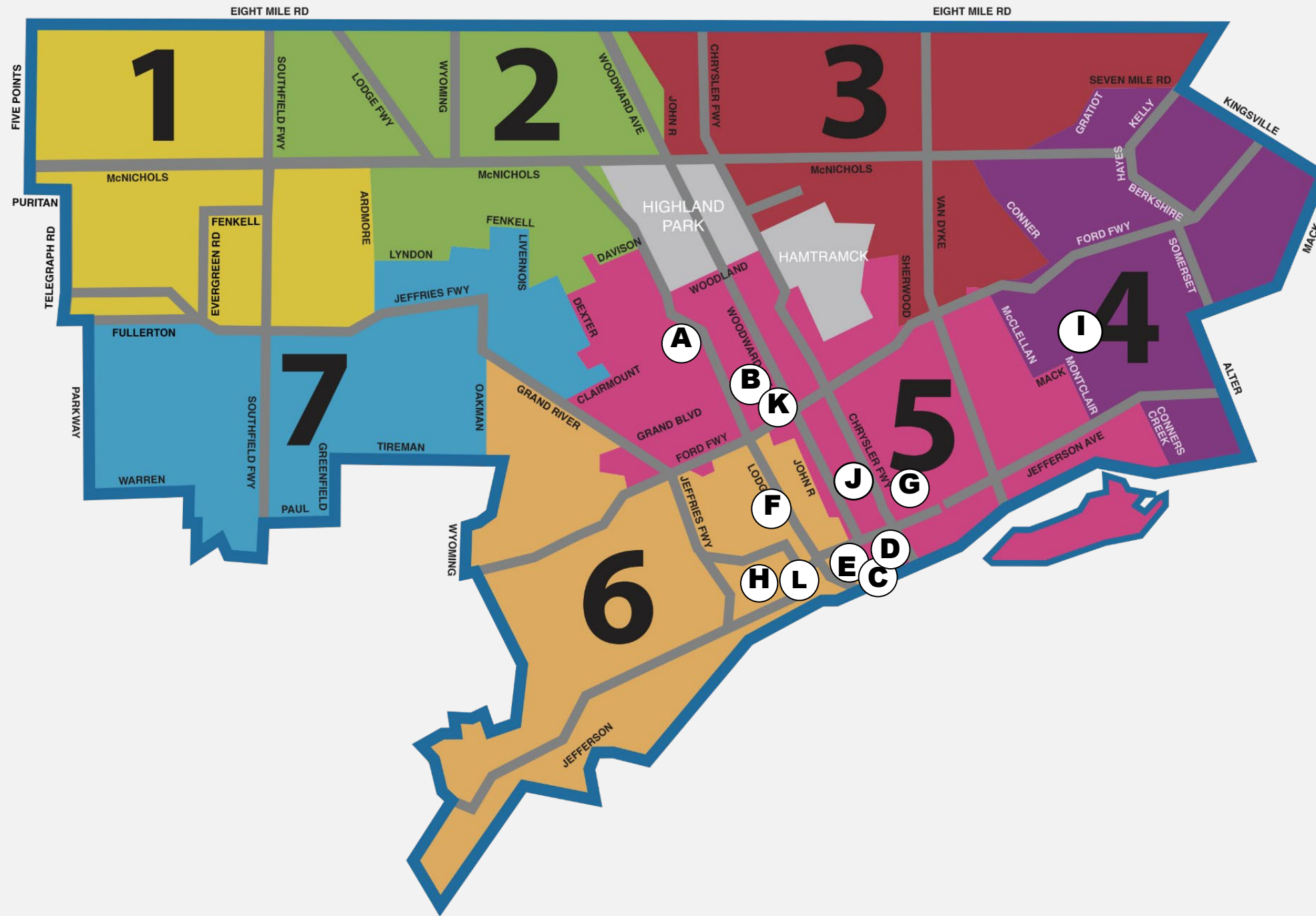
\$1M
OR MORE
IN CITY TAX
ABATEMENTS
IN THE CITY
OF DETROIT

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 7th MEETING)
- L** MICHIGAN & CHURCH ST.
6 MEETINGS

CBO ENGAGEMENT OUTCOMES

11

**TIER 1 CBO
Projects
Completed since
2017**

75+

**COMMUNITY
MEETINGS**

111

**RESIDENTS
have served on
Neighborhood
Advisory Councils**

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?

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

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 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

LEGAL MEETING NOTICE

TO RESIDENTS LIVING WITHIN NOTICE AREA: Community Benefits Public Meeting for Fisher Body Plant 21 proposed at 461 HAS TINGS ST, 1061 HALPER AVE, and 961 HALPER 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 Ferry 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

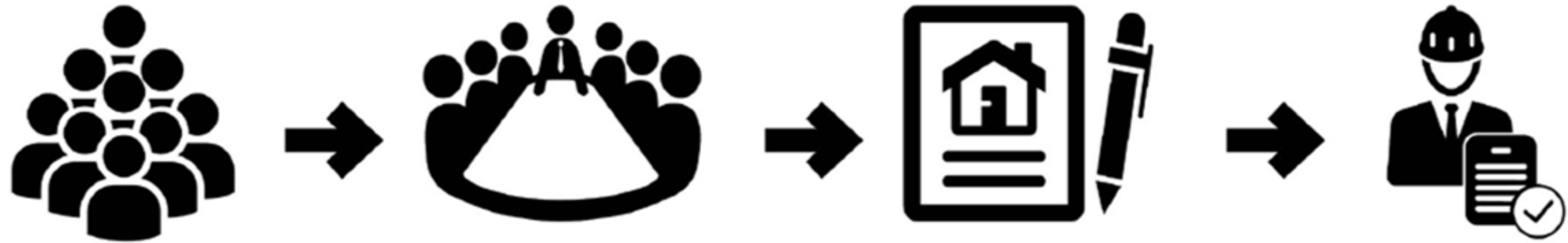


Fisher Body Plant 21 CBO Impact Area



CBO TIER 1 PROCESS

Identifying Project Impacts and Mitigations



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NAC ORIENTATION



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

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

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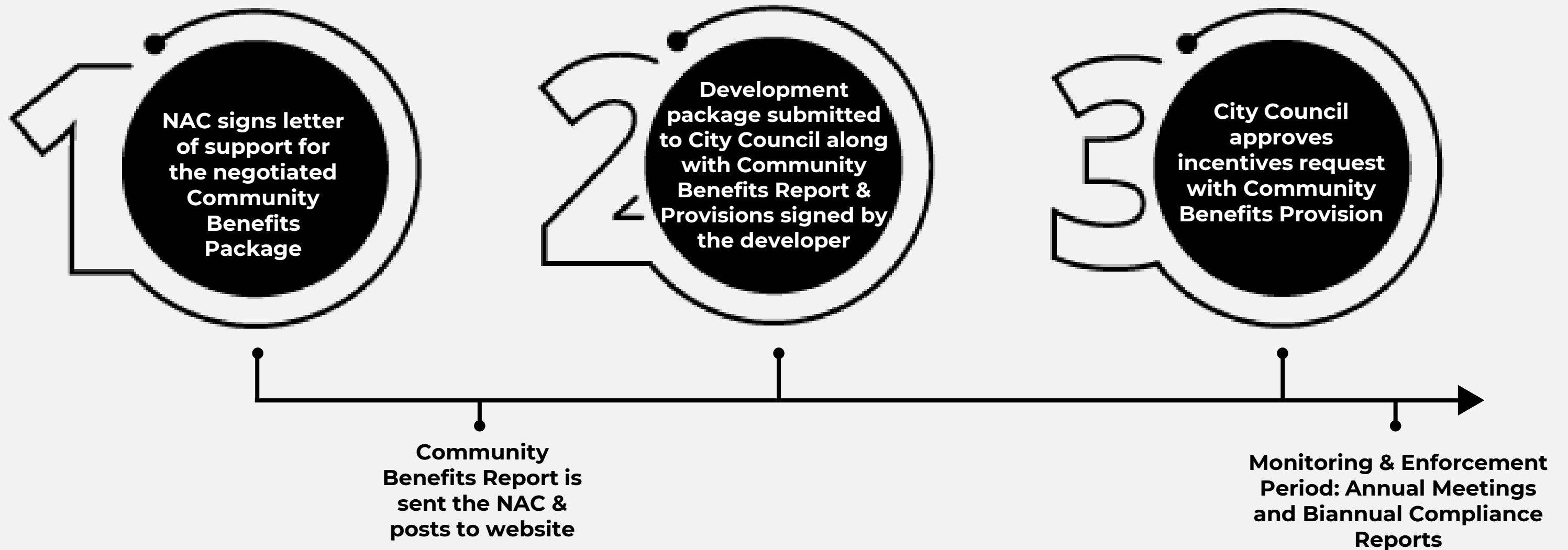
WEEK 11: *MORE MEETINGS IF VOTED BY THE NAC*

BEFORE PUBLIC MEETING #3

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- **MEETING AGENDAS**
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- **PREVIOUS EXAMPLES OF CBOS**
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ONCE CBO TIER 1 MEETINGS ARE COMPLETED



Contract with Community Benefits Provision will be considered at City Council

COMMUNITY BENEFITS PROVISION CONTENT

<p>Enforcement Mechanisms for the Community Benefits Provision</p> <p><i>Ex. Claw-back of City-provided-benefits, revocation of land transfers or land sales, penalties and fees</i></p>	<p>List of Benefits That Developer Has Agreed to Provide</p>
<p>Requirement for Developer to Submit Compliance Reports</p>	<p>Community Engagement Requirements</p>

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)

Civil Rights, Inclusion, and Opportunity Department (CRIO) monitors and enforces agreement and publishes [Compliance Reports](#) for each completed project twice per year.

BUSES DEPARTMENTS GOVERNMENT JOBS PAY WATER

ENGLISH ESPAÑOL BENGALI العربية MORE

SEARCH

Where am I: [Home](#) > [Planning and Development Department](#) > [Design and Development Innovation](#) > [Community Benefits Ordinance](#) > [Ongoing CBO Engagement](#)

MICHIGAN AND CHURCH STREET

CONTACTS

- Aaron Goodman
Manager - Community Benefits Ordinance
(313) 224-3577
goodmana@detroitmi.gov
- Karen Gage
Director of Design and Development Innovation
(313) 224-1421
gagek@detroitmi.gov

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

DEPARTMENT MENU

[Documents](#)

© ELKUS MANFREDI ARCHITECTS

The Developer ('Oxford Perennial'), which consists of Oxford Capital, Hunter Pasteur, and the Forbes Company, has placed under contract and/or acquired several parcels in the Corktown neighborhood. Site 1 is located at 1611 Michigan Avenue and Site 2 is located at 1501 Church Street. **Oxford Perennial intends to develop a mixed-use, 188 unit apartment complex with 12,451 square feet of retail space, 7 Townhomes, 46 surface level spaces, and a 401 space parking garage.**

THROUGHOUT THE PROCESS

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