

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



CBO Meeting #2 - April 26, 2022

AGENDA

Team Introductions

Presentation of CBO Process + Q & A

NAC Candidate Statements + Election

Fisher Body Plant 21 Project Presentation

NAC Election Results

Next Steps

DETROIT CITY COUNCIL MEMBERS



**Council President
Mary Sheffield**
District 5



**Council Members
Mary Waters**
At-large

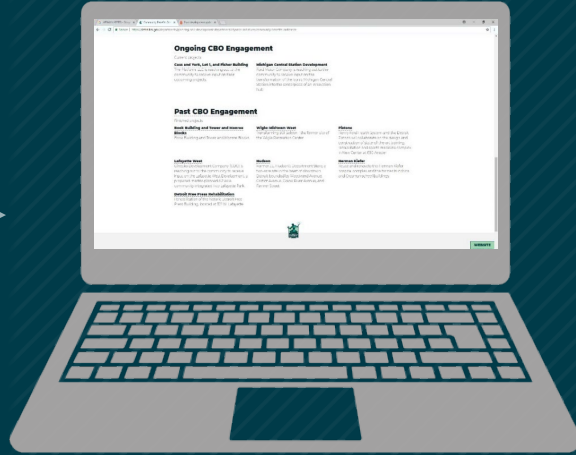


**Council Member
Coleman A. Young II**
At-large

THROUGHOUT THE PROCESS

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

WWW.DETROITMI.GOV/FISHERBODY21



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

+



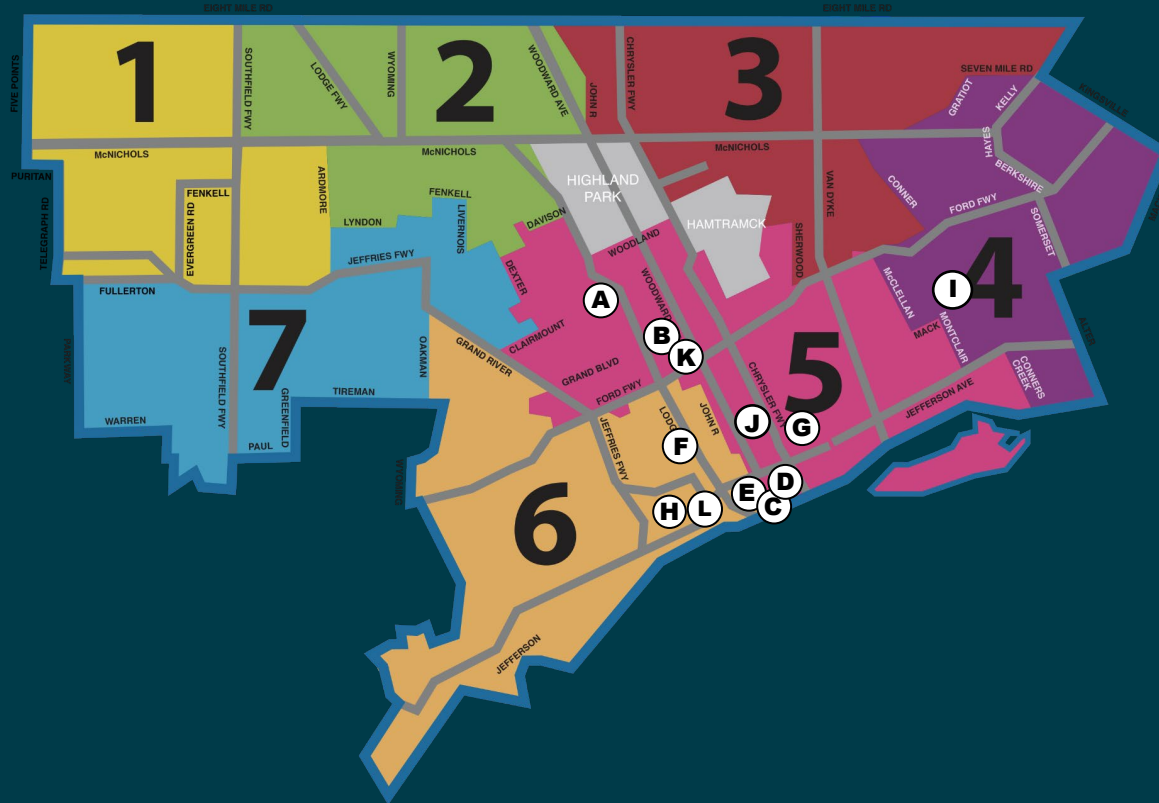
\$1M
OR MORE
IN CITY TAX
ABATEMENTS
IN THE CITY
OF DETROIT

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 7th 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?

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

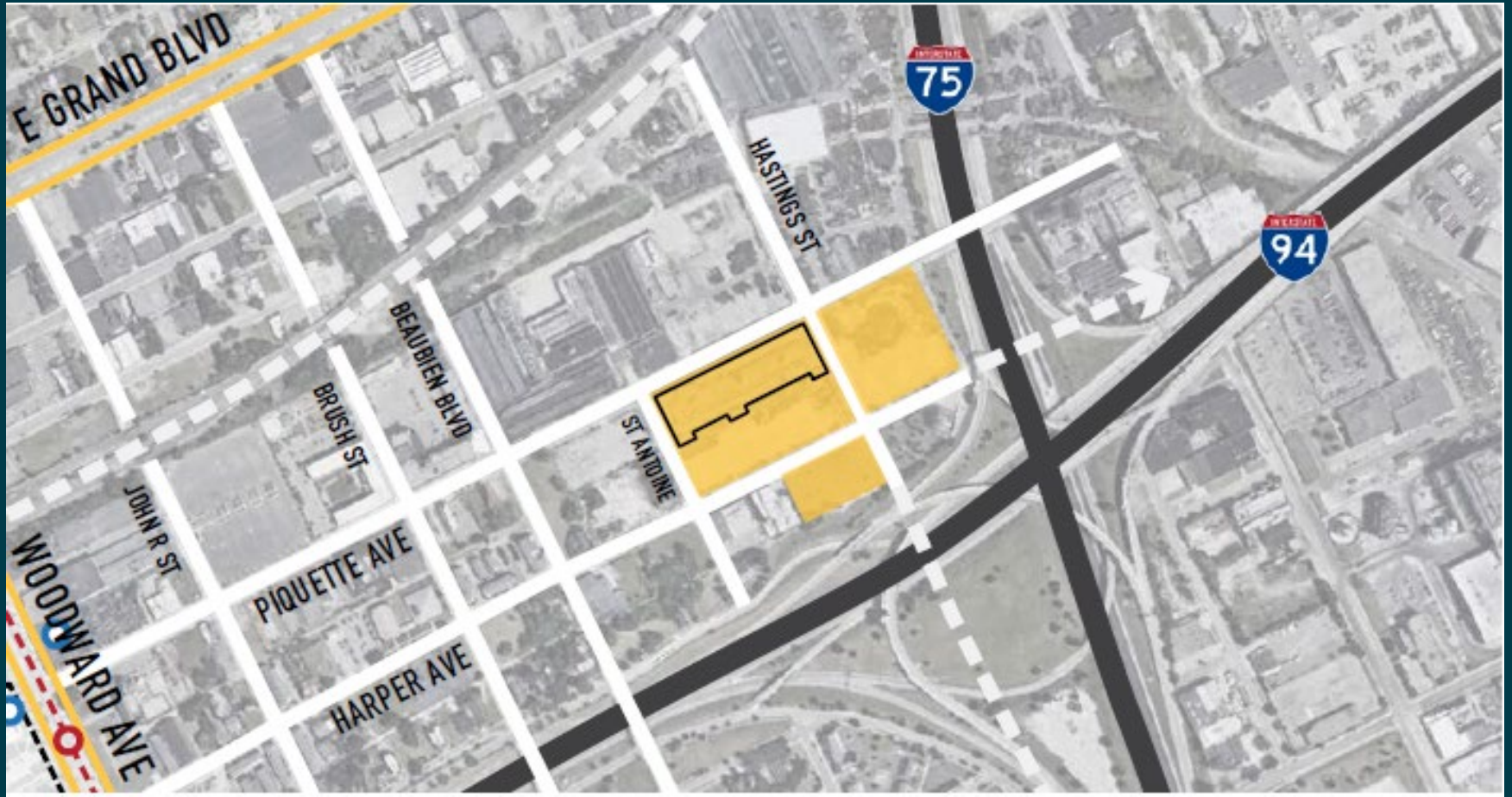
ADVANCE REGISTRATION REQUIRED
www.Bit.ly/FisherBody21-CBO

LEGAL MEETING NOTICE
TO RESIDENTS LIVING WITHIN MICHIGAN: Community Benefits Public Meeting for Fisher Body Plant 21 proposed at 601 11th Street SE, 600 10th Street SE, and 601 10th Street SE.

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 CBO Impact Area



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

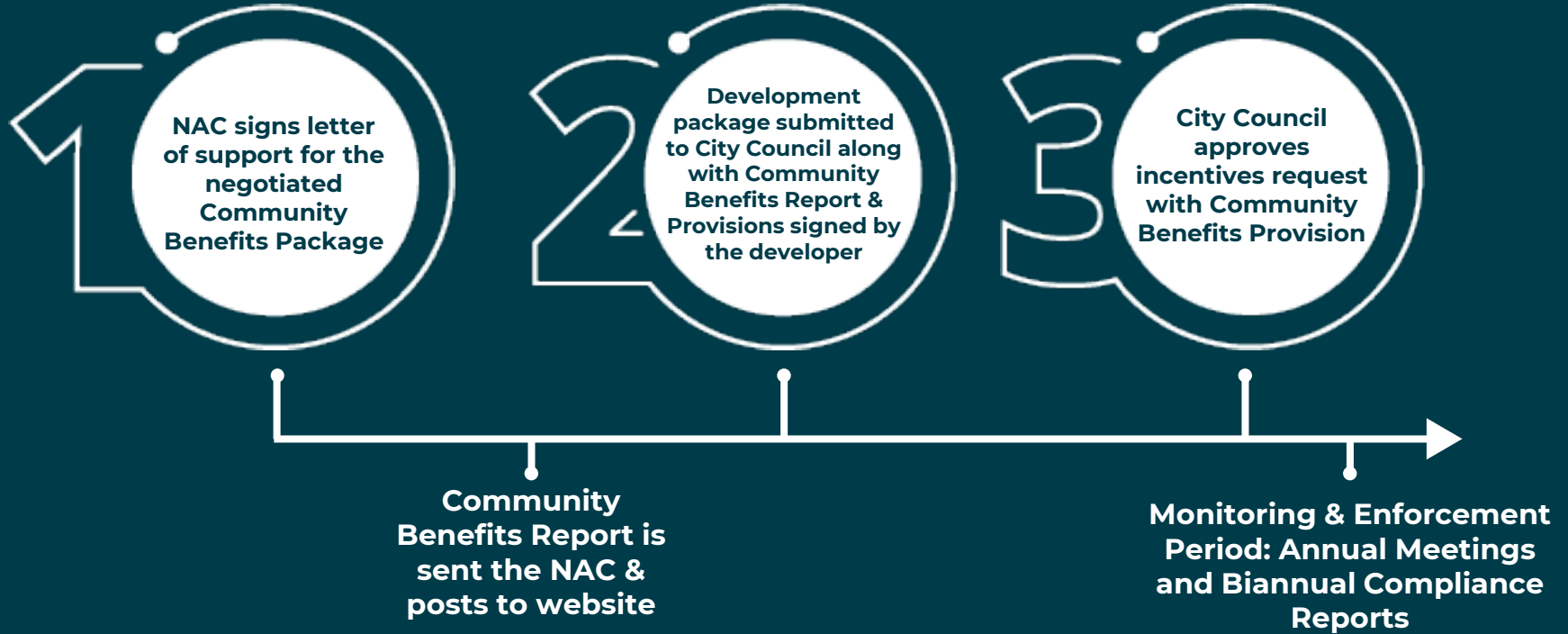
WEEK 11: *MORE MEETINGS IF VOTED BY THE NAC*

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

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

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

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.

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.

**COMMUNITY
BENEFITS
ORDINANCE
Q & A**

**NAC
CANDIDATE
STATEMENTS
+ ELECTION**

NEIGHBORHOOD ADVISORY COUNCIL (NAC) NOMINEES

- OPEN TO RESIDENTS OVER 18 WHO LIVE IN IMPACT AREA
- CANDIDATES MUST PUT THEMSELVES FORWARD TONIGHT TO BE CONSIDERED FOR ANY NAC SEATS - EITHER ELECTED OR APPOINTED
- NAC MEMBERS MUST BE AVAILABLE TO ATTEND ALL PUBLIC CBO MEETINGS
- VERIFY YOUR NAME, CONTACT INFORMATION AND ADDRESS AT SIGN IN – *Show ID or other proof of address*
- EACH CANDIDATE WILL HAVE 2 MINUTES TO SPEAK ABOUT WHY THEY WANT TO SERVE

NEIGHBORHOOD ADVISORY COUNCIL (NAC)

HOW TO VOTE

- **COMPLETE BALLOT: YOUR NAME & ADDRESS, 2 CANDIDATE CHOICES, AND YOUR SIGNATURE**
- **DEPOSIT IN BALLOT BOX**
- **ONLY IMPACT AREA RESIDENTS ELIGIBLE TO VOTE**

FISHER 21 NAC BALLOT

Please vote for two candidates.

I, _____, a resident
(your name)

of _____, vote for...
(your address)

(name of candidate 1)

(name of candidate 2)

to represent my community on the Neighborhood Advisory Council (NAC) during the community benefits process of the Fisher Body Plant 21 project.

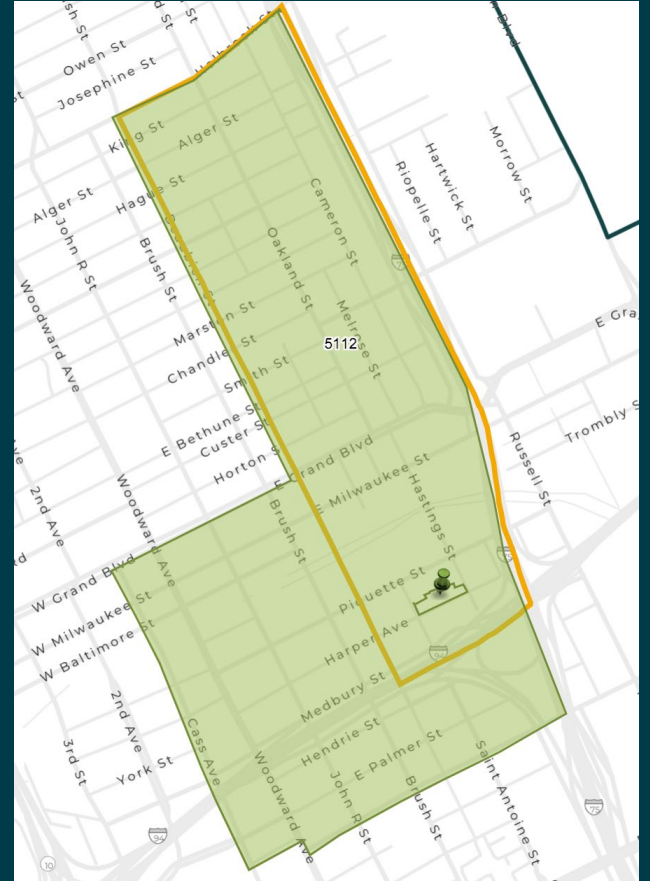
By signing below, I attest that I currently reside in the Impact Area.

Sign Your Name:

VERIFIED BALLOT

NEIGHBORHOOD ADVISORY COUNCIL (NAC) HOW TO VOTE

- **COMPLETE BALLOT: YOUR NAME & ADDRESS, 2 CANDIDATE CHOICES, AND YOUR SIGNATURE**
- **DEPOSIT IN BALLOT BOX**
- **ONLY IMPACT AREA RESIDENTS ELIGIBLE TO VOTE**

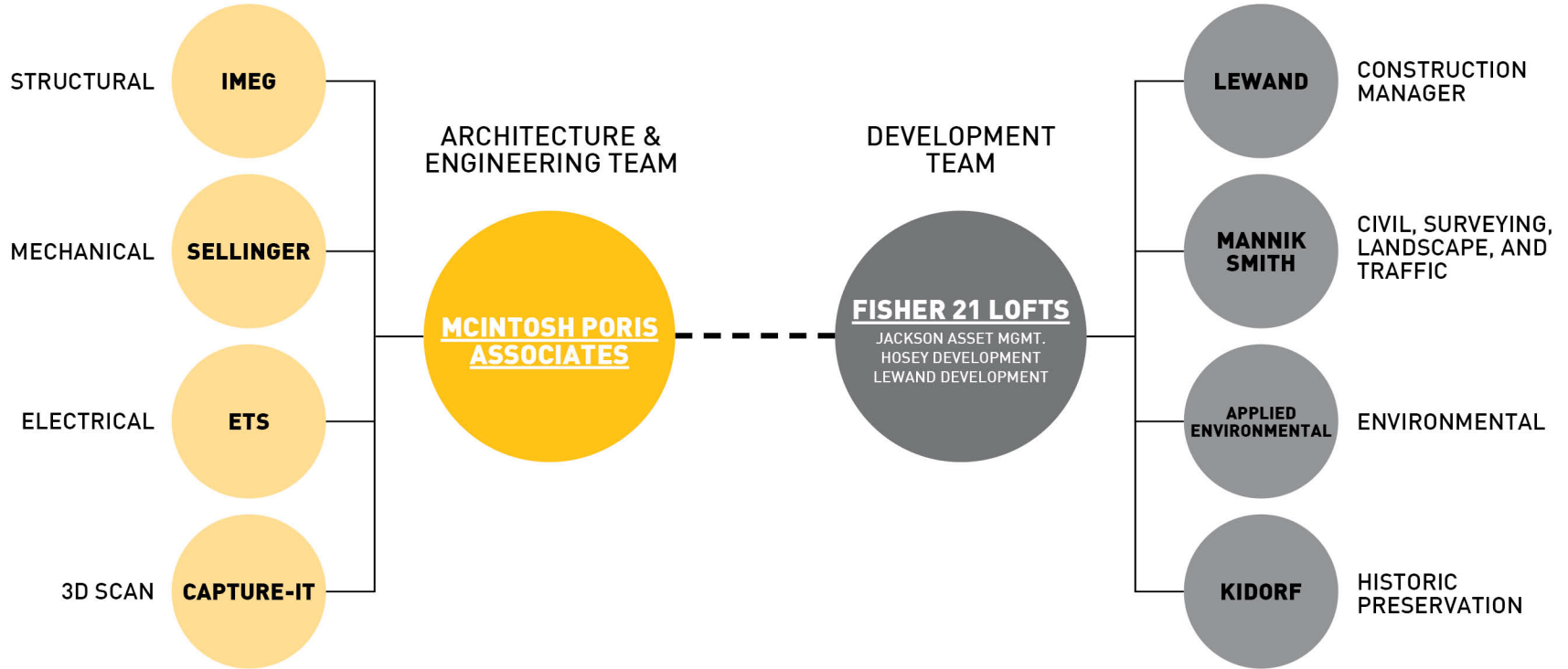


NEIGHBORHOOD ADVISORY COUNCIL (NAC) CANDIDATES

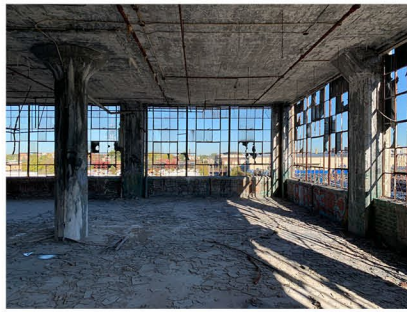
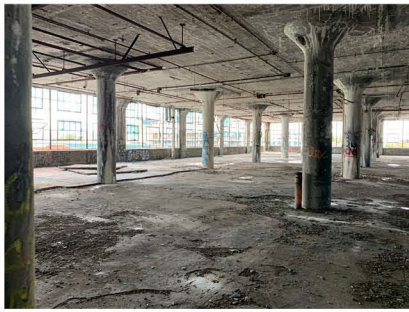
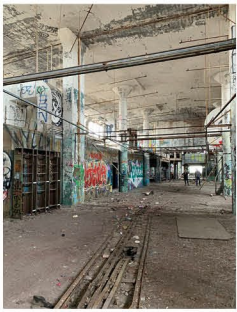
- **Chenita Gary**
- **Ron Chapman II**
- **Lynette Roberson**
- **Malik Wali**
- **Detonya Clark**
- **Dirra “D.R.” Castelow**
- **Sheila Hamilton**
- **Pat Linklater**

FISHER 21 LOFTS



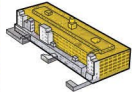






PERIOD OF SIGNIFICANCE (1919)

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

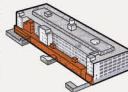
1990

2000

2010

2020

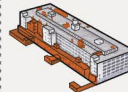
1950s



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.



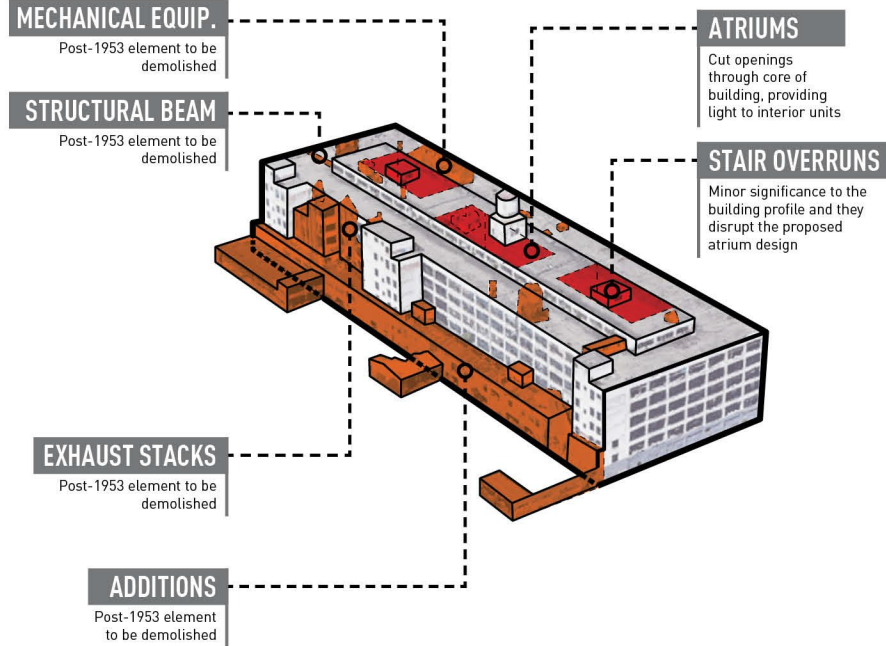
1984



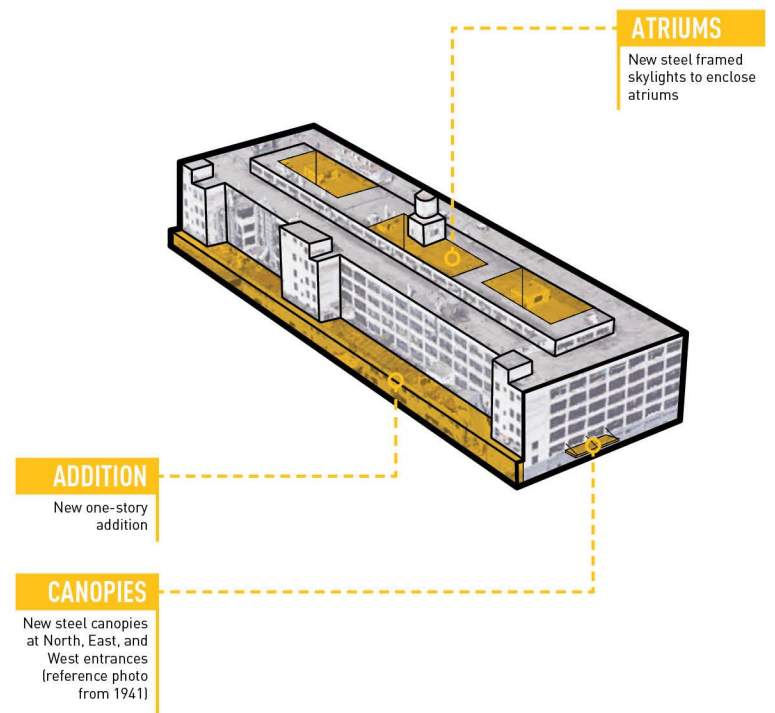
General Motors ceases use of Plant No. 21. Various paint and coating companies used the building. Modern painting and coating vessels/ovens are added on the ground and second floors - compromising the slabs by cutting crude sections away. Ventilation and exhaust stacks are made at the second and third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



PROPOSED DEMO

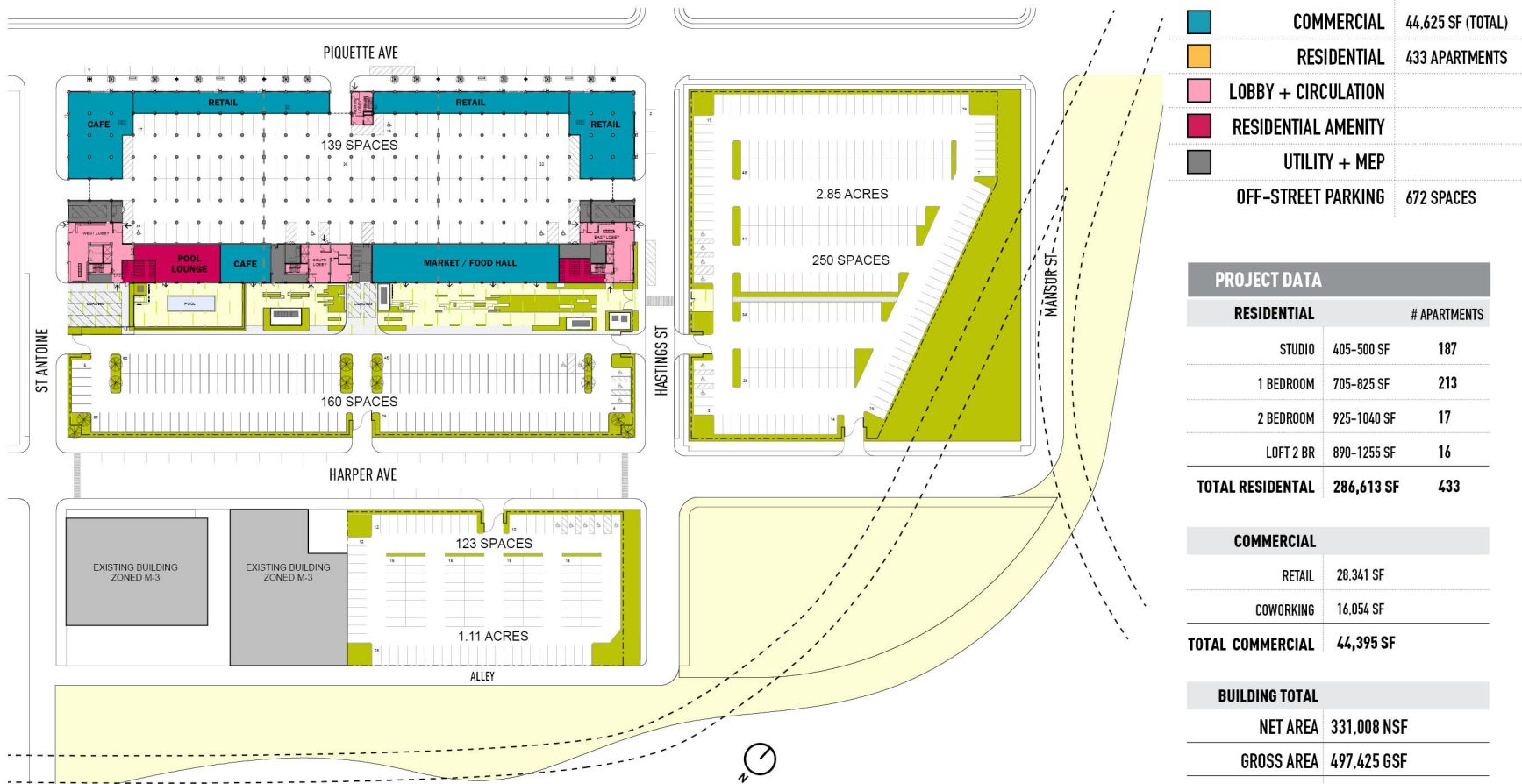


PROPOSED NEW



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

ROOFTOP TERRACE VIEW

General Q & A



NEIGHBORHOOD ADVISORY COUNCIL (NAC) ELECTION RESULTS

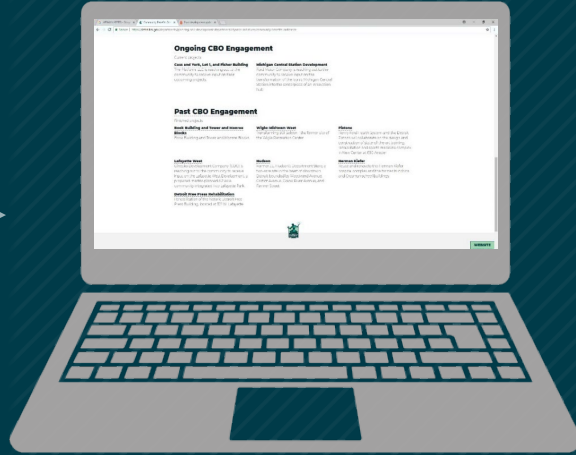
- **Ron Chapman II – 12 votes**
- **Sheila Hamilton – 8 votes**

*Remaining NAC Members to be appointed by
City Council and PDD will be announced via
email and CBO website -
www.detroitmi.gov/FisherBody21*

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

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.

What Comes Next

**Next CBO Meeting:
Tuesday May 3rd at 6pm**

- *1st Meeting with Seated Neighborhood Advisory Council*
- *Project Details and DEGC Financial Analysis*
- 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

