

City of Detroit

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November 21, 2024

HONORABLE CITY COUNCIL

RE: Neighborhood Enterprise Zone Certificate Application for the rehabilitation of a vacant industrial building into a mixed-use building with 433-unit apartments at 6051 Hastings within the Fisher Body Hastings Neighborhood Enterprise Zone (RECOMMEND APPROVAL)

The office of the City Planning Commission (CPC) has received an application requesting a Neighborhood Enterprise Zone (NEZ) certificate for the rehabilitation of a vacant former industrial building into a mixed-use building with 433 rental apartment units located at 6051 Hastings.

The property is located on the south side of Piquette Avenue west of Hastings Street. Below are maps of the location and an image of the existing building. The property includes the vacant former Fisher Body Plant, built in 1919, consisting of 6-stories and 600,000 square feet.

The applicant for the NEZ certificate is Fisher 21 Lofts LLC. The development team includes Gregory Jackson and Richard J. Hosey III who have done numerous development projects in Detroit.

The petitioner is proposing the following:

- 433 residential units on floors 2-6
- 136 interior parking spaces, and 535 adjacent surface parking spaces
- 26,711 square feet of commercial space on the first floor
- Other tenant amenities include co-working space, dog park, clubhouse, pool, fitness center, etc.

Total investment is expected to be \$154.8 million dollars. Site plans for the proposed project are provided below.

The developer provided the following summary of the proposed rental units:

Unit Type	# Units	Baths	Sq. Ft.	Mo. Rent
Studio	158	1.0	500	\$1,681
1-bdr	189	1.0	725	\$2,191
2-bdr	6	2.0	1,108	\$3,210
2-bdr	16	2.0	1,025	\$3,446
3-bdr	1	3.0	1,285	\$3,594
Studio	27	1.0	444	\$1,225
1-bdr	27	1.0	703	\$1,303
2-bdr	3	2.0	920	\$891
2-bdr	6	2.0	920	\$1,539

The developer indicates 20% of the units will be at or below 80% AMI. The bottom four rows in the table above show the 63 affordable units, which include studios and one- and two-bedroom units.

Regarding parking, the developer is proposing rates for the covered parking at \$133/month and \$67/month for the surface parking. Regarding accessibility, the developer indicates the project will include ADA compliant access with 9 Type A units, which includes 2 studios, 5 one-bedroom, and 2 two-bedroom units

It appears the NEZ certificate application has been submitted prior to the issuance of applicable building permits – the NEZ Act (Act 147 of 1992) states the applications must be filed before a building permit is issued. The petitioner submitted the NEZ certificate application dated October 25, 2024, to the City Clerk’s office. The developer applied for a building permit in August 2024, but it has not yet been issued.

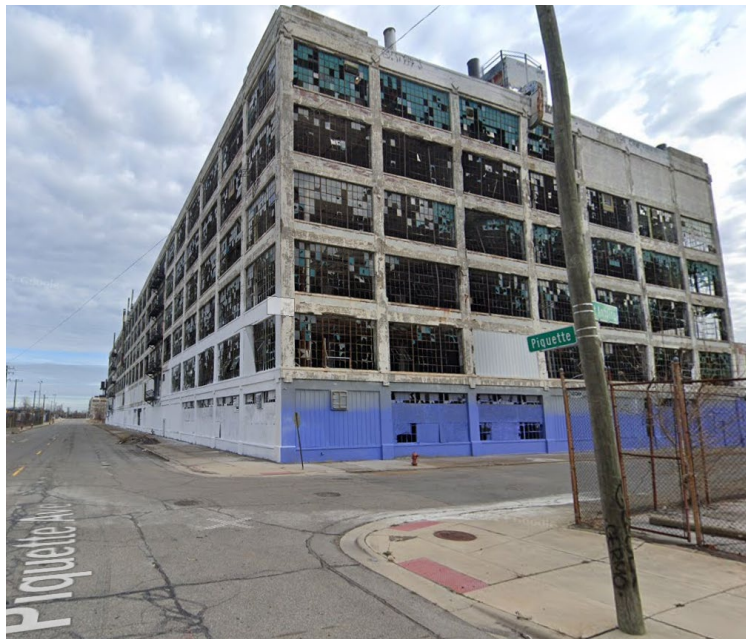
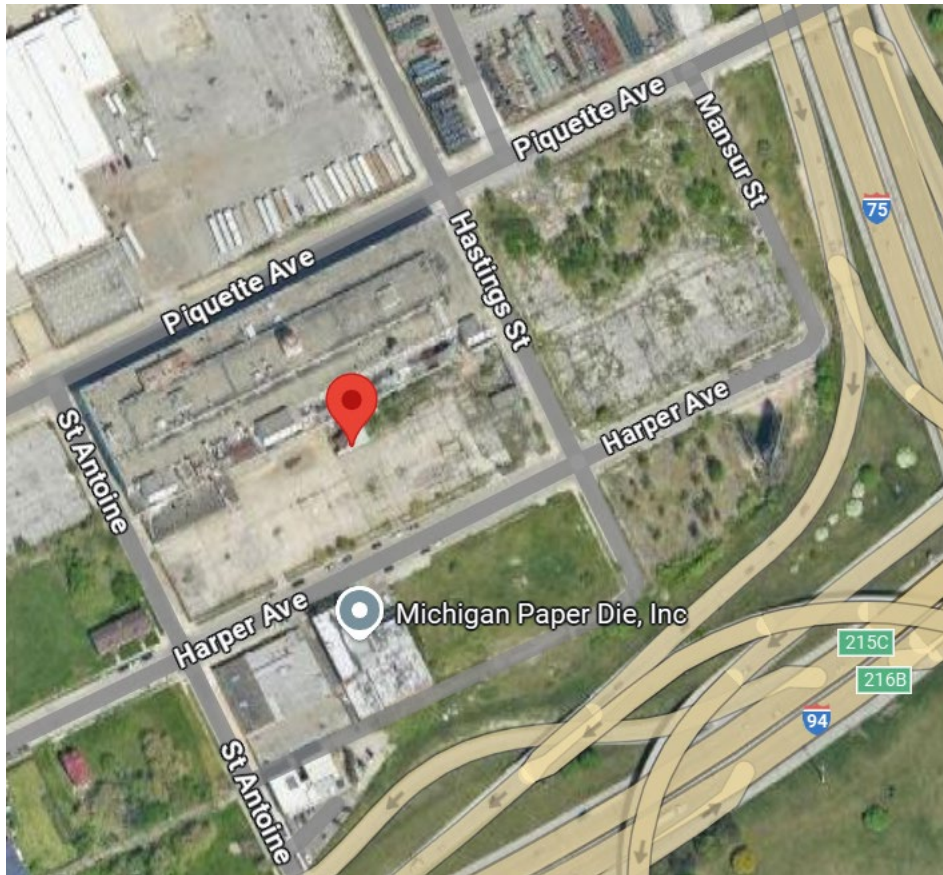
The subject property has been confirmed as being within the boundaries of the Fisher Body Hastings NEZ which was established by a vote of City Council in July 2022. CPC staff have reviewed the application and recommend approval. Attached is a resolution for Your consideration. Please contact our office should you have any questions.

Respectfully submitted,



Marcell R. Todd, Jr., Director CPC
Christopher J. Gulock, AICP, Planner

cc: Janice Winfrey, City Clerk
Angela Jones, City Clerk



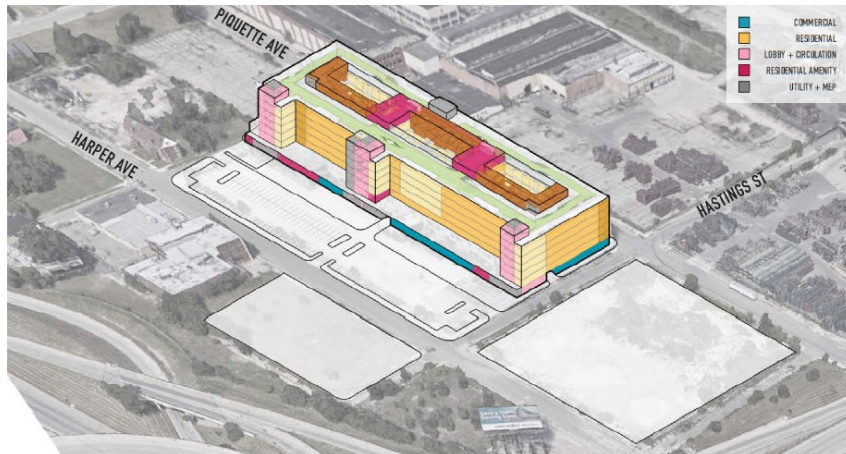


MCINTOSH ARCHITECTURE
PORIS ASSOCIATES

FISHER 21
LOFTS, LLC

SOUTH SITE VIEW

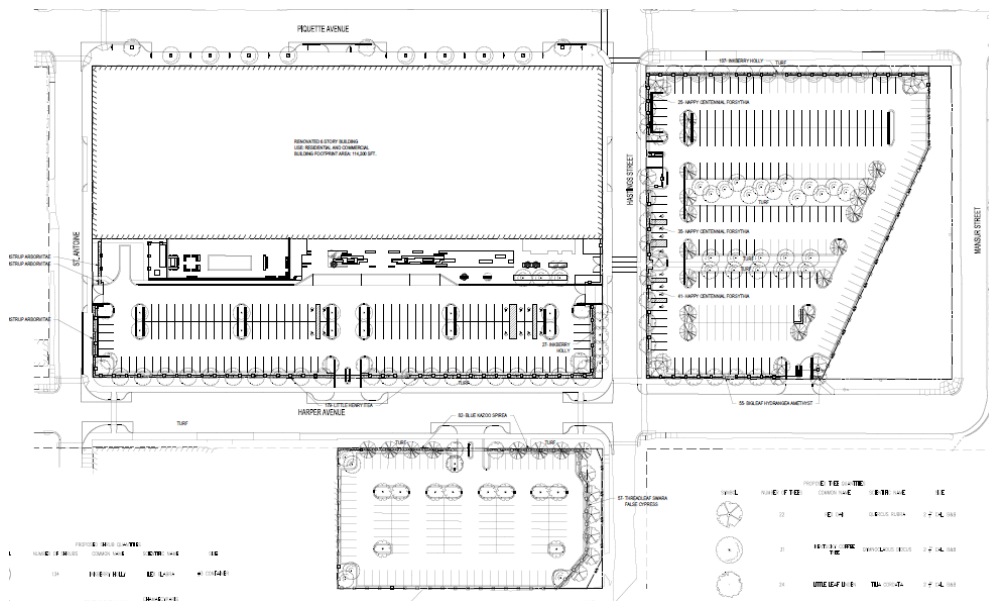
PROGRAMMING AXON



MCINTOSH ARCHITECTURE
PORIS ASSOCIATES

FISHER 21
LOFTS, LLC

PROGRAMMING
STUDIES



Resolution

By Council Member _____

WHEREAS, Michigan Public Act 147 of 1992 allows the local legislative body to establish Neighborhood Enterprise Zones for the purpose of providing exemption from ad valorem property taxes, and the imposition of specific tax in lieu of ad valorem taxes; and

WHEREAS, The Detroit City Council has established a Neighborhood Enterprise Zone for the following area, in the manner required by and pursuant to Public Act 147 of 1992.

NOW, THEREFORE, BE IT RESOLVED, That the Detroit City Council approves the submission of the application to the State Tax Commission, and, if applicable, the City Council concurs with the issuance of the certificates if the application was filed not more than 6 months after the date of the issuance of a building permit for the facility.

BE IT FINALLY RESOLVED, That the Detroit City Council approve the following for receipt of Neighborhood Enterprise Zone Certificate for a fifteen-year period:

<u>Zone</u>	<u>Address</u>	<u>Application No.</u>
Fisher Body Hastings	6051 Hastings	07-1115