

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

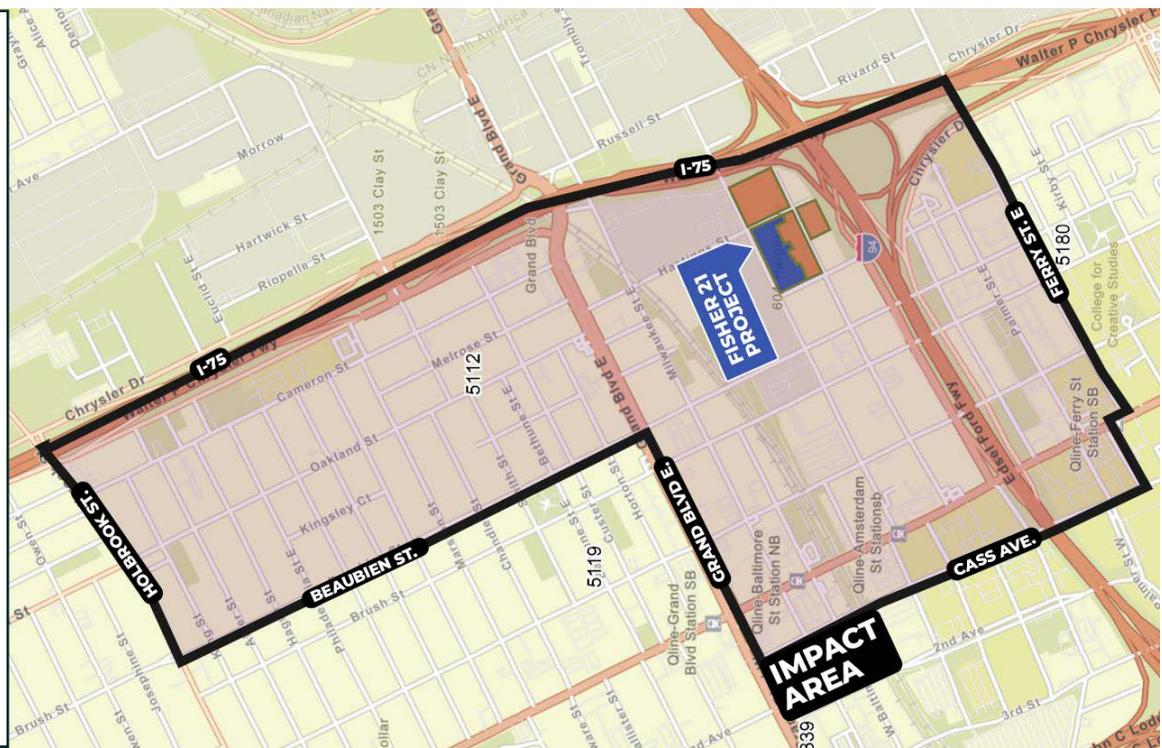
TUESDAY APRIL 26, 2022 6:00PM-7:30PM
ELECTION OF TWO (2) NEIGHBORHOOD
ADVISORY COUNCIL (NAC) MEMBERS -
ONLY IMPACT AREA RESIDENTS ATTENDING
IN PERSON MEETING MAY VOTE

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 6051 HASTINGS ST, 666 HARPER AVE, and 991 HARPER 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.



PLEASE READ THIS IMPORTANT NOTICE FOR INFORMATION ABOUT COMMUNITY BENEFITS AND OTHER IMPACTS THAT MAY AFFECT YOU.

WHAT IS DETROIT'S COMMUNITY BENEFIT ORDINANCE?

The Community Benefits Ordinance (ORDINANCE NO. 2021-4) is a law that requires developers to proactively engage with the community to identify community benefits and address potential impacts of certain development projects. The ordinance was approved by Detroit voters in 2016 and amended by Detroit City Council in 2021.

The project's Impact Area was determined by the Planning & Development Department. As per the Community Benefits Ordinance (CBO), a nine (9) member Neighborhood Advisory Council (NAC) will be established for this community benefits process. Any Detroit resident who lives in the Impact Area and is over the age of 18 is eligible to serve on the Neighborhood Advisory Council.

Members of the NAC are expected to attend all scheduled public meetings during the CBO process: consisting of at least 5 meetings over a period of 2 – 3 months. **Attend the first CBO meeting on April 12th to learn more about this project and how you can participate in this public process. During the second CBO Meeting on April 26th, two (2) NAC members will be elected. Only Impact Area Residents attending the in person meeting on April 26th may vote in the NAC election.**

For more information visit, www.detroitmi.gov/FisherBody21 or contact Aaron Goodman at goodmana@detroitmi.gov

GENERAL INFORMATION FOR PROPOSED TIER 1 CBO DEVELOPMENT: FISHER BODY PLANT 21

The Developer ('Fisher Lofts 21, LLC'), which consists of Jackson Asset Management, Lewand Development, and Hosey Development is seeking to rehabilitate the Fisher Body Plant 21. Originally built in 1919, the Fisher Body Plant 21 is a 600,000 square feet former auto plant on a 4.7 acre parcel of land owned by the City of Detroit. The former auto body plant has been vacant since 1993 and is located at 6051 Hastings Street. The existing structure is proposed to be preserved and redeveloped into approximately **435 rental apartments; 38,000 square feet of commercial space; outdoor and indoor amenities; and up to 139 interior and 646 adjacent surface parking spaces.**

At least 20% of rental units will be affordable to those earning no more than 80% of Area Median Income (\$51,200 or less for a two-person household). Units will range in size from 490SF to 1,040SF and will include a mix of studio, 1 bedroom, 2 bedroom, 3 bedroom, and loft units. Proposed commercial uses include a ground level market / food hall, café, a second-floor co-working space, plus residential amenities such as internal courtyard / atrium, fitness center, swimming pool, bicycle parking, and rooftop terrace.

Fisher Body Plant 21 seeks full governmental approvals by the third quarter of 2022 with a goal to commence site remediation and construction in 2023.

ANTICIPATED PROJECT IMPACTS: The Neighborhood Advisory Council (NAC) will work directly with the developer and establish community benefits, which are included in the final development agreement approved by the Detroit City Council. The City of Detroit is aware of and acknowledges expressed community concerns related to this project in the following areas:

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

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 neighborhood: pedestrian experience, public transit

Jobs

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

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

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