

Welcome to DETROIT CITY FOOTBALL CLUB STADIUM

COMMUNITY BENEFITS MEETING



DEPARTMENT OF
Planning &
Development



August 21, 2025 - CBO Meeting #1

MEETING AGENDA

Welcome & Introductions

Presentation of CBO Process + Q & A

Detroit City Football Club Stadium Presentation

General Q & A

Resident Interest for Serving on the NAC

Next Steps

DETROIT CITY COUNCIL MEMBERS



**Council Member
Gabriela Santiago**
- Romero
District 6



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



**Council Members
Mary Waters**
At-large

CITY OF DETROIT DEPARTMENTS & AGENCIES



PLANNING AND DEVELOPMENT DEPARTMENT
MAYOR'S OFFICE + JOBS & ECONOMY TEAM
DEPARTMENT OF NEIGHBORHOODS



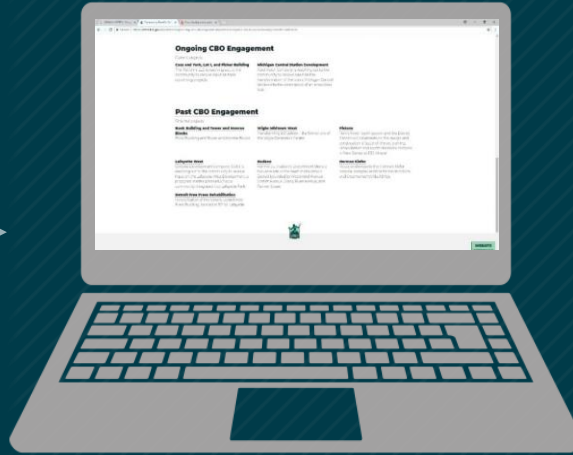
DETROIT ECONOMIC GROWTH CORPORATION

DETROIT CITY FOOTBALL CLUB STADIUM DEVELOPMENT TEAM



CITY OF DETROIT CBO WEBSITE

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



SUBSCRIBE TO EMAIL UPDATES ON THE WEBSITE

WWW.DETROITMI.GOV/DCFC

What is the
**COMMUNITY
BENEFITS
ORDINANCE?**

DETROIT'S COMMUNITY BENEFITS ORDINANCE (CBO) IS THE FIRST SUCH LAW IN A MAJOR U.S. CITY



**THE CBO WAS
APPROVED BY DETROITERS
DURING THE 2016 ELECTION
AND AMENDED BY CITY COUNCIL IN 2021**

DEFINITION OF COMMONLY USED TERMS

Community Benefits Ordinance *(CBO)*



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

Community Benefits Agreement *(CBA)*



A CONTRACT BETWEEN A LOCAL
COMMUNITY AND DEVELOPER
THAT REQUIRES DEVELOPER TO
PROVIDE SPECIFIC AMENITIES
AND/OR MITIGATIONS
TO THE LOCAL COMMUNITY OR
NEIGHBORHOOD

COMMUNITY BENEFITS ORDINANCE – TIER 1 PROJECTS

The Community Benefits Ordinance TIER I requirements only applies to a development project if...



\$75M

**OR MORE
INVESTMENT IN
CONSTRUCTION
COSTS, OR TO
BEGIN / EXPAND
OPERATIONS**

+



\$1M

**OR MORE
IN CITY TAX
ABATEMENTS
IN THE CITY
OF DETROIT**

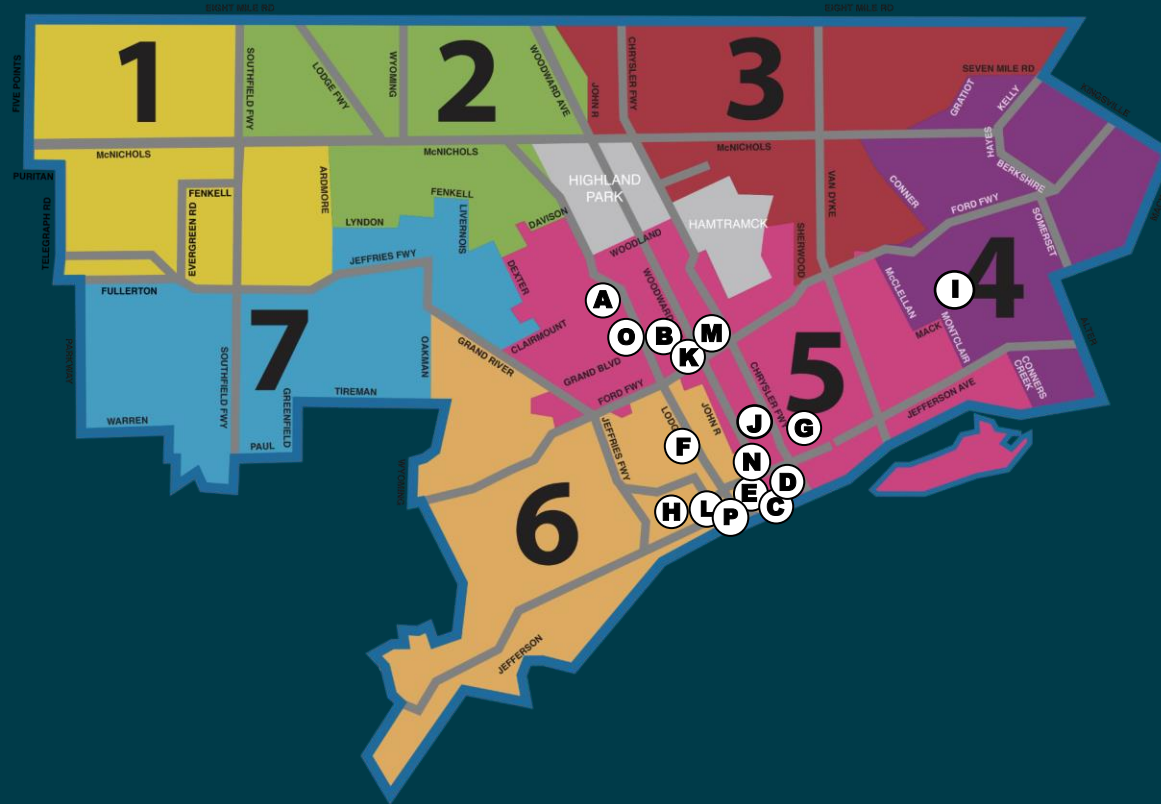
OR



\$1M

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

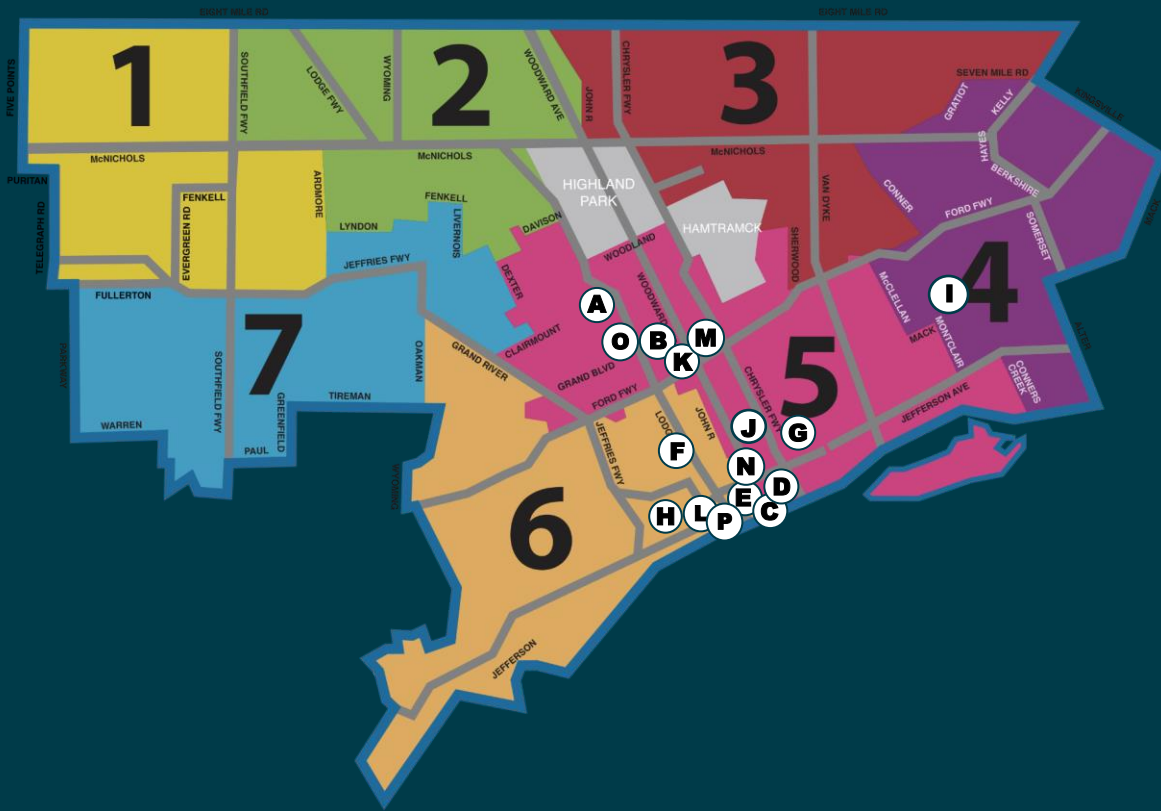
15 TIER 1 CBO PROJECTS COMPLETED SINCE 2017*



- 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
- M** FISHER BODY 21 - 9 MEETINGS
- N** THE DISTRICT DETROIT - 9 MEETINGS
- O** THE FUTURE OF HEALTH - 9 MEETINGS
- P** HOTEL AT WATER SQUARE - 7 MEETINGS

CBO OUTCOMES – TRANSFORMATIVE INVESTMENTS

15 Tier 1 Projects Approved Since 2017*



- ~\$11.9 billion in Investment
- 4,131 new housing units
- ~7 million sq ft of new commercial/office space
- ~2.5 million sq ft new industrial space
- 33,300+ estimated Construction Jobs
- 24,600+ estimated Permanent Jobs
- ~\$2 billion estimated net revenue benefit to City of Detroit over next 35 years

NOTABLE CBO PROJECTS SINCE 2017



Stellantis (FCA) Assembly Plant
Conner Creek / Eastside



Hudson Building
Downtown



Michigan Central
Corktown



Fisher Body Plant 21
Milwaukee Junction / Midtown



The District Detroit
Downtown



Future of Health
New Center

CBO OUTCOMES - RESIDENT ENGAGEMENT

15

Tier 1 CBO Processes
completed since 2017

110+

PUBLIC CBO
MEETINGS

131

RESIDENTS
have served on
Neighborhood
Advisory Councils (NACs)

2K+

RESIDENTS
have participated
in CBO processes

CBO OUTCOMES

Listening to Neighbors = Positive Impact on Development

- 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 (P&DD) 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
DETROIT CITY FOOTBALL CLUB STADIUM



**FOR PUBLIC MEETING SCHEDULE AND ALL PROJECT INFORMATION VISIT
WWW.DETROITMI.GOV/DCFC**

HOW TO PARTICIPATE IN THE COMMUNITY BENEFITS (CBO) MEETINGS
PUBLIC CBO MEETINGS WILL TAKE PLACE IN PERSON AT
THE MEXICANTOWN MERCADO WITH AN OPTION TO WATCH REMOTELY VIA ZOOM
ALL MEETINGS BEGIN AT 6:00PM - DOORS OPEN AT 5:30PM FOR REGISTRATION AND REFRESHMENTS

ATTEND IN PERSON
Mexicantown CDC Mercado
2826 Bagley St. Detroit, MI 48216
Transit access via DDOT Bus Route 1 (Vernor) and MoGo Bike Share. Parking is available in adjacent surface lot and on-street

VIEW REMOTELY VIA ZOOM
Register to receive meeting link
Dial by phone: +1 312 626 6799
Meeting ID: 868 9895 3455
Passcode: 106866



Register at:
<https://bit.ly/dcf-cbo>

1ST MEETING
THURSDAY AUGUST 21, 2025 AT 6:00 PM
CBO PROCESS AND PROJECT INFORMATION

2ND MEETING
THURSDAY AUGUST 28, 2025 AT 6:00 PM
ELECTION OF TWO (2)
NEIGHBORHOOD ADVISORY COUNCIL MEMBERS
ONLY IMPACT AREA RESIDENTS ATTENDING THE MEETING IN PERSON MAY VOTE



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 (see map to left) 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 August 21 to learn more about this project and how you can participate in this public process.** During the second CBO Meeting on August 28, two (2) NAC members will be elected. **Only Impact Area Residents attending the in-person meeting on August 28 may vote in the NAC election.**

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.

Mediante un aviso previo de siete días calendario, la ciudad de Detroit proporcionará servicios de interpretación en las reuniones públicas, incluida la traducción de idiomas y las adaptaciones razonables de acuerdo con la Ley ADA. Para programar dichos servicios, comuníquese con el Departamento de Derechos Civiles, Inclusión y Oportunidad llamando al 313-224-4950, por medio del número TTY 711, o envíe un correo electrónico a crio@detroitmi.gov.

IMPACT AREA: The project Impact Area contains all of Census Tracts 5214, 5211, 5215, 9853, and part of 5228. This area is bounded by Martin Luther King Blvd. to the north, the Lodge (M-10) Fwy, 6th Street, Trumbull St., 8th St., and Rosa Parks Blvd. to the east, the Detroit River and W. Jefferson Ave. to the south, and W. Grand Blvd. to the west. The Impact Area includes all or parts of the following neighborhoods: Corktown, Hubbard Richard, Mexicantown, North Corktown, Chadsey Condon, Central Southwest and West Side Industrial.

LEGAL MEETING NOTICE
Your address is located within the Community Benefits Ordinance (CBO) IMPACT AREA for "Detroit City Football Club Stadium" development.
proposed at 2401 20th St., 2201 20th St., 2301 20th St., 3050 W. Fisher Fwy., and 3000 Standish St.

Detroit City Football Club Stadium:

CBO IMPACT AREA



PROJECT IMPACT AREA

**5,258
Residents**

**4,214 Mailed
Notices**

**Based on
Census
Boundaries
per the CBO**



CBO TIER 1 PROCESS

Neighborhood Advisory Council (NAC) Selection - 9 Members

2

**COMMUNITY
SELECTIONS**



+

3*

**APPOINTED
BY COUNCIL
MEMBERS**



+

4

**APPOINTED BY
PLANNING &
DEVELOPMENT**



**Appointed by 2 At-Large Members and the Council Member whose district contains the largest portion of the Impact Area*

NAC SELECTION – ROLES & RESPONSIBILITIES

ELIGIBILITY

- Resident of the impact area.
- At least 18 years of age.
- No agents or employees / affiliates of the Developer or involved City Departments / Agencies.
- MUST BE NOMINATED AT THE PUBLIC CBO MEETING.

REQUIRED DUTIES

- 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.

RESPONSIBILITIES

- You cannot use this position for personal gain and must declare any conflicts of interest.
- 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
AGGREEMENT IN
RESPONSE TO
THE IMPACTS
WITH THE NAC'S
SUPPORT

CBO TIER 1 PROCESS

Typical Public Meeting Schedule - Ten Weeks

WEEK 1: PUBLIC MEETING 1 - INTRODUCTION TO CBO PROCESS AND DEVELOPER PRESENTATION OF THE PROJECT

WEEK 2: PUBLIC MEETING 2 – IMPACT AREA RESIDENTS VOTE FOR 2 NAC MEMBERS

WEEK 3: *BYE WEEK for REMAINING NAC APPOINTMENTS & ORIENTATION*

WEEK 4: PUBLIC MEETING 3 – FIRST NAC MEETING & 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 PRESENTS RESPONSES TO IMPACTS

WEEK 9: PUBLIC MEETING 8 - FINALIZATION AND POTENTIAL NAC VOTE ON AGREEMENT

WEEK 10: PUBLIC MEETING 9 - IF NEEDED: CONTINUED DEVELOPER / NAC DISCUSSIONS TOWARDS FINAL RESOLUTION AND VOTE ON COMMUNITY BENEFITS AGREEMENT



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
- OTHER “ESSENTIAL INFORMATION” AS SPECIFIED IN THE CBO

ANTICIPATED DCFC PUBLIC CBO MEETING SCHEDULE

Public Meetings	AUGUST 2025		SEPTEMBER 2025		
	WK 1	WK 2	WK 3	WK 4	WK 5
Meeting 1 - Introduction to CBO and Tier 1 Project	21-Aug				
Meeting 2 - NAC Selection (2 members selected by the public)		28-Aug			
<i>Bye Week - Confirm Council and PDD NAC Selections / Hold NAC Orientation</i>			Week of 9/1		
Meeting 3 - Developer Project Presentation and DEGC presentation on incentives				11-Sep	
<i>Meeting 4 - NAC Working Session: Drafts Project Impacts & Community Benefits</i>					18-Sep

ANTICIPATED DCFC PUBLIC CBO MEETING SCHEDULE

Public Meetings	SEPTEMBER	OCTOBER 2025			
	WK 6	WK 7	WK 8	WK 9	WK 10
Meeting 5 - NAC Presents Project Impacts & Community Benefits to Developer	25-Sep				
Meeting 6 - NAC Working Session		2-Oct			
Meeting 7 - Developer Presents Responses to Community Benefits			9-Oct		
Meeting 8 - Finalization and Potential NAC Vote on Community Benefits Agreement				16-Oct	
Meeting 9 - If Necessary Continued Developer / NAC Discussion: Final resolution and vote on proposed agreement					23-Oct

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

ONCE TIER 1 MEETINGS ARE COMPLETED



***All documents and reports are posted on City of Detroit Website:
Detroitmi.gov/CBO***

DETROIT CITY FOOTBALL CLUB - STADIUM



Project's CBO Tier 1

Qualifying Factors

- ~\$192M investment to construct soccer stadium, parking, and housing
- Seeking approval of City of Detroit tax abatements valued at more than \$1M

PDD IDENTIFIED POTENTIAL PROJECT IMPACTS

A. Construction

- **Concern:** Noise, dust, mud, vibration, and increased light pollution at night resulting from the construction of a new soccer stadium, housing and parking facilities
- **Concern:** Street and sidewalk restrictions or closures during construction, particularly the interaction between construction activity and the forthcoming reconstruction of Michigan Ave. taking place 2026 – 2027
- **Concern:** Construction hours, truck traffic, parking / loading areas for construction workers and equipment staging

B. Site Design and Vehicular Traffic

- **Concern:** Buildings and sites should adhere to City of Detroit Design Principles and support Michigan Ave. Traditional Main Street Overlay
- **Concern:** Light pollution and building designs that may negatively impact birds
- **Concern:** Mitigation of visual and environmental impacts of developments through landscaping and screening
- **Opportunity:** Activation of street-level façade along streets and public spaces enhancing overall pedestrian experience
- **Opportunity:** Creation of new publicly accessible green spaces and connections between Corktown and Southwest Detroit

PDD IDENTIFIED POTENTIAL PROJECT IMPACTS

C. Accessibility, Mobility and Traffic

- **Concern:** Site connectivity, traffic flow, and vehicular access through the development footprint and across major roadways including to Corktown, Hubbard Richard, Mexicantown and Southwest Detroit. Gameday traffic and Mich Ave. construction
- **Concern:** Locations & coordination of vehicle staging / valet queuing, loading docks for the stadiums during games / events
- **Concern:** Impact of gameday parking on adjacent residential neighborhoods and access to parking facilities for new residents, game day attendees, guests and employees
- **Concern:** Increased vehicular traffic and congestion due to major sporting and entertainment events. Closure of 20th Street on gamedays impacting neighborhood accessibility through the area from SW Detroit to Corktown and adjacent areas
- **Opportunity:** New stadium, housing and public amenities attracting an increased number of visitors and to Corktown, Mexicantown, and surrounding neighborhoods
- **Opportunity:** Create bicycle-friendly access points with bicycle storage/locking stations.
- **Opportunity:** Enhanced public transportation and mobility connections via DDOT / SMART Buses, and bike share
- **Opportunity:** Enhanced local connectivity between Corktown, Mexicantown, Hubbard Richard, and SW Detroit
- **Opportunity:** Incorporate universal design standards, exceeding Americans with Disabilities Act (ADA) requirements into all buildings, public spaces, and residential developments in the project

PDD IDENTIFIED POTENTIAL PROJECT IMPACTS

D. Employment Opportunities

- **Concern:** Access to construction and permanent jobs for Detroiters
- **Concern:** Prioritization of hiring Detroit-based contractors and sub-contractors during construction and stadium operations
- **Opportunity:** Creation of new educational and career development opportunities for Detroiters, particularly in the construction, skilled trades, and hospitality, sports, and entertainment fields

E. Housing and Retail

- **Opportunity:** Creation of 76 new affordable and market rate housing units available in a mix of unit types
- **Opportunity:** Support for existing neighborhood-serving retail businesses, specifically in Corktown and Mexicantown, and the greater Southwest Detroit commercial districts
- **Opportunity:** Access to retail space - attracting / retaining local and small businesses that meet the needs of the neighborhood

F. Sustainability and Environment

- **Concern:** Energy efficiency and reducing carbon footprint of construction and operations of new stadium, parking facilities and housing
- **Opportunity:** On-site stormwater management for buildings to protect local waterways including Detroit River
- **Opportunity:** Access to electric vehicle charging and alternative mobility options
- **Opportunity:** Utilization of commercial on-site recycling and composting services for stadium operations and housing units

COMMUNITY BENEFITS ORDINANCE Q & A



Comment cards also available



Detroit City FC

Community Benefits Ordinance (CBO)

Meeting 01

08.21.25



Contents

1.0

Introduction

2.0

Project Team

3.0

Development Overview

4.0

Neighborhood Connectivity



1.0. Introduction

- 1.1 DCFC Leadership
- 1.2 Organization Pillars
- 1.3 From Cass Tech to Keyworth
- 1.4 Community Lives in Our Club
- 1.5 A Winning Tradition
- 1.6 Building for the Moment



DCFC Leadership



Sean Mann
Co-Owner, CEO

Sean Mann is a co-founder and the CEO of Detroit City FC.

Before joining the club full-time, he spent over a decade in roles around state and local government.

A resident of Southwest Detroit, Sean is active on several nonprofit boards. His deep ties to the city help guide his leadership in community and corporate relations for DCFC.

Organization Pillars

01.

Passion for the City

We wear the crest with pride, compete with passion, and above all, play to win trophies for our supporters

02.

Forever for Our Community

Centered in the community, DCFC should always be authentic, affordable, and accessible; serving as a common ground in the city

03.

Integrity In Our Words & Deeds

We pledge to foster a positive, supportive, truthful, and inclusive space.

04.

Creativity In Our Expression

Our club will be a platform for arts and culture in the city, transcending sport

05.

Detroit City Above All

Our focus is on the City of Detroit and being a driver of investment and attention on our hometown



From Cass Tech to Keyworth



2010: Launch of the Detroit City Futbol League — a co-ed neighborhood adult league.

2016: Sold out matches and increased following led to a community-funded renovation of historic Keyworth Stadium in Hamtramck—the current home of DCFC.



2012: Launch amateur team with matches at Cass Tech High School with players from regional college programs.



From Cass Tech to Keyworth

2022: Men's team joins USL Championship, level below MLS. National reach, televised matches (CBS, ESPN+), coast-to-coast rivalries.



2018: Awarded a Motor City Match grant to enhance facilities including the opening of Detroit City Fieldhouse.



Today: Men's team (USL Championship), Women's team (USL W League), 4,000 youth players across SE Michigan, including 500+ Detroit youth in Detroit City Youth.



Community Lives in Our Club

Growing the Game

300+ local African American youth introduced to soccer each year through Black Star Initiative



Free girls skills clinic before DCFCW matches



500+ Detroit residents participate in annual DCFL adult co-ed rec league



Community Lives in Our Club

Annual Charity Partners



Community Lives in Our Club

DPSCD Indoor League



16 Detroit schools participate in DCFC's annual free DPSCD Indoor League



Community Lives in Our Club

A Hub for Entrepreneurs + Small Businesses



More than 50% of concessions at DCFC games are provided through independent small businesses.

A Winning Tradition



April 19, 2022: Detroit City FC defeats Columbus Crew (MLS) in U.S. Open Cup



July 7, 2024: DCFC Women Defeat Indy Eleven to win USLW Conference Title



2020-2021 Seasons: Set American professional soccer record for longest unbeaten streak



June 25, 2025: Detroit City FC hosts Santos Laguna from Liga MX

A Winning Tradition

Today: More national broadcasts than nearly any other American club.



Building for the Moment:

Historic Growth Period for Soccer in America

USL announces intention to start new league at same tier as MLS

- USL president says new competition is not a threat to MLS
- Would give USL competitions at every level of men's soccer

Soccer fandom in US at 'all-time high' with new followers growing 57% YoY

For Soccer report finds that those who have become fans in the last year is up 400%.



Forbes

Subscribe: \$1.50/week

Soccer Fandom Is Booming In America According To New Report

Building for the Moment: Stadium Projects Around USL



Lynn Family Stadium, Louisville City FC



Centreville Bank Stadium, Rhode Island FC



Republic FC Stadium, Sacramento

2.0 | Project Team

2.1 Architect of Record

2.2 Subcontractors + Local Partners



Architect of Record, HOK



Etihad Park, New York City, USA



Energizer Park, St. Louis, USA



Mercedes-Benz Stadium, Atlanta, USA



Subcontractors + Additional Partners



3.0 | Development Overview

- 3.1 Project Highlights
- 3.2 Financing
- 3.3 Development Site
- 3.4 AlumniFi Field
- 3.5 Parking Deck + Residential
- 3.6 Timeline





11-acre development site at the intersection of Mexicantown and Corktown in Southwest Detroit (MI Ave. + 20th)



Headlined by \$150m soccer-specific stadium with 15,000 capacity set to open for the 2027 season



Additional activities include concerts, hosting other collegiate + pro sports, as well as other community events



Unlike most American pro stadiums, costs for the venue's construction will be supported through investor debt and equity– rather than relying on municipal bonds or direct public funding



\$42m residential + parking complex with 76 affordable units, adjoining 421-space parking deck for both tenant + public parking access



16,000 SF of year-round commercial space off 20th Street, including 2 restaurants



Public plaza + activated streetscape for cultural programming and pop-ups, including non-match days

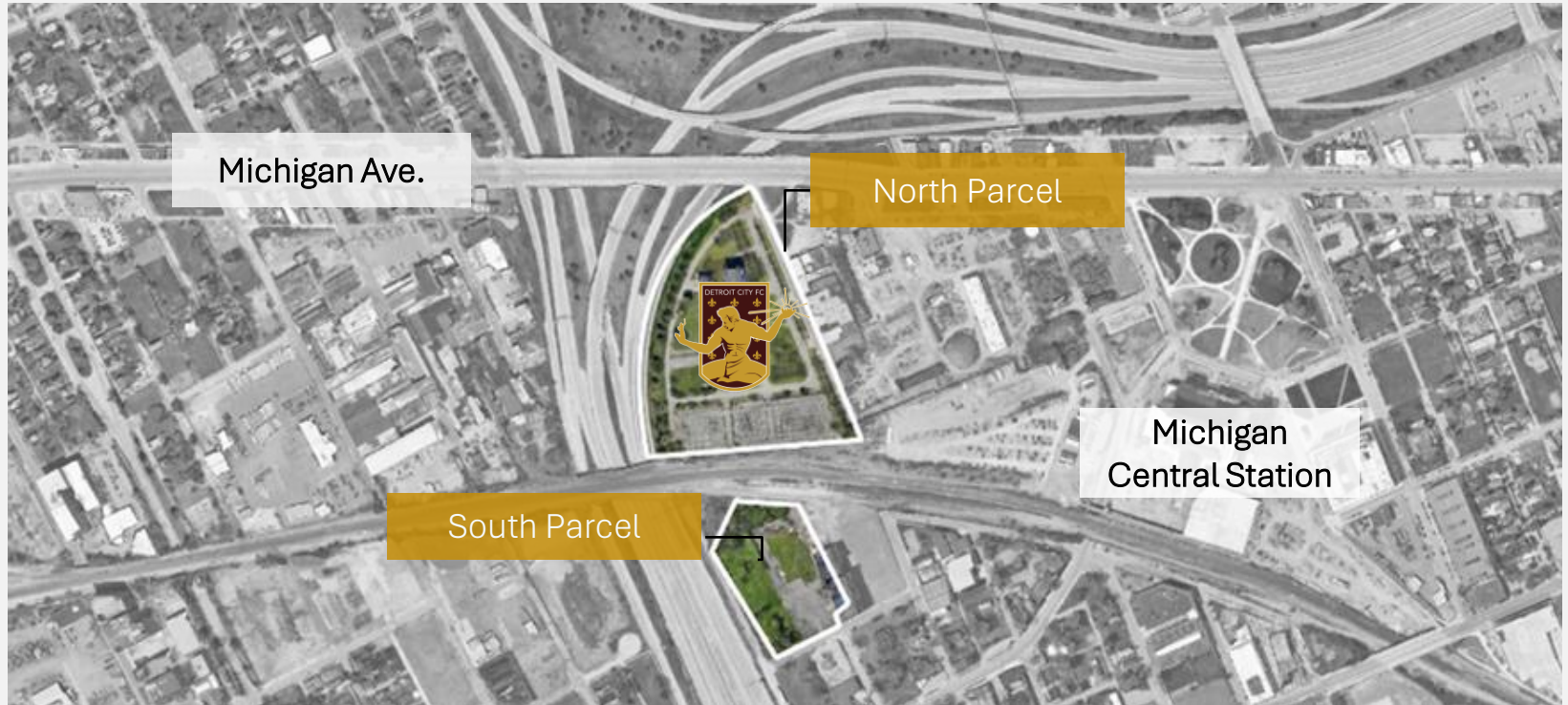
Financing

Unlike most American pro stadiums, costs for the venue's construction will be supported through investor debt and equity—rather than relying on municipal bonds or direct public funding.

In order to make the full mixed-use project viable, DCFC is seeking limited public support for site demolition and remediation, streetscape enhancements, and reimbursements applied to non-stadium components of the broader development.



Development Site



Development Site

Site Plan – North Parcel



AlumniFi Field



AlumniFi Field



AlumniFi Field

West Stand



Residential + Parking Complex

Intersection of Michigan + 20th

Residential:

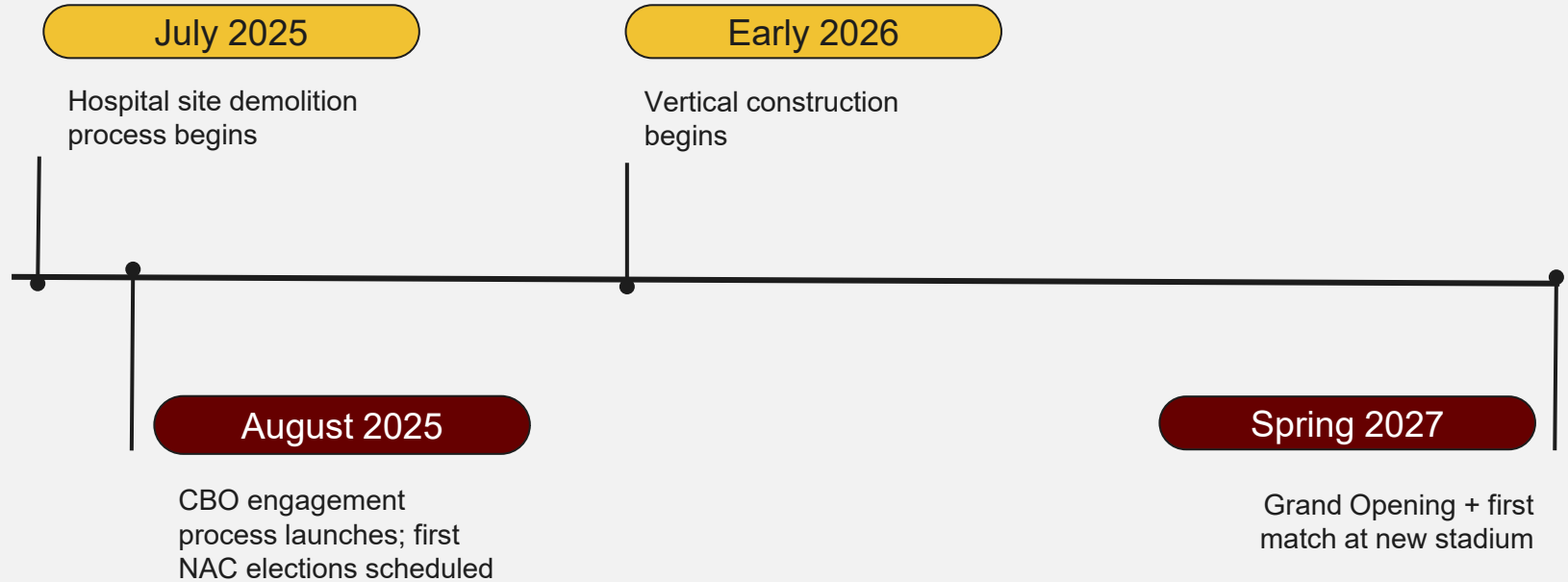
- Studio (8)
- 1 Bedroom (60)
- 2 Bedroom (8)
- 60% Average AMI

Parking Deck:

- 421 Spaces



Development Timeline



4.0. Neighborhood Connectivity

- 4.1 Bridging Historic Neighborhoods
- 4.2 Parking Sites
- 4.3 Site History
- 4.4 Visitor Experience
- 4.5 20th Street Vision



Bridging Historic Neighborhoods:

Corktown + Mexicantown

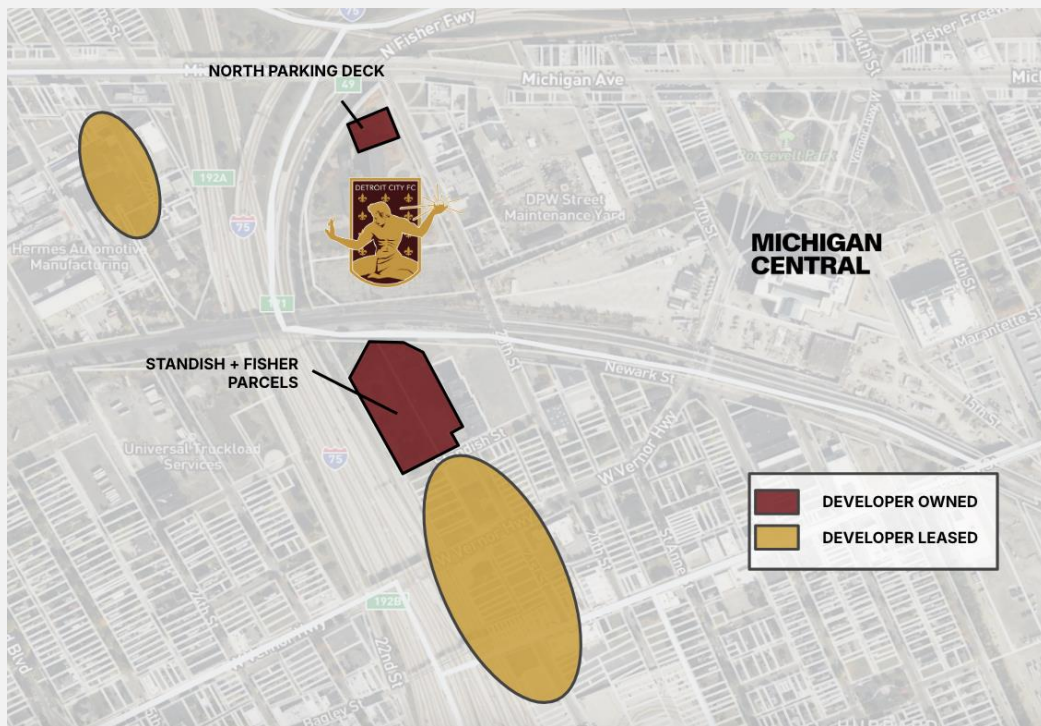


Stadium Parking Sites:

Developer-Controlled

DCFC is committed to meeting the parking and traffic standards outlined within city code.

Beyond the assets controlled by the team, DCFC is actively working with neighboring businesses and property owners to deliver parking and multimodal transportation solutions that ensure public safety and ease of access to the stadium.



Southwest Detroit Hospital:

History + Origin

Southwest Detroit Hospital (1973) was among the first in Detroit to accredit Black physicians and expand healthcare access for the city's African-American community.

DCFC is exploring creative ways to honor the hospital's legacy, and plans to work with the community to shape the stadium's design and experience.



*Credit: Photo from the **Detroit Free Press** archives via **HistoricDetroit.org***

Visitor Experience: 2025



Visitor Experience:

2025



Visitor Experience:

2027



Visitor Experience: 2027



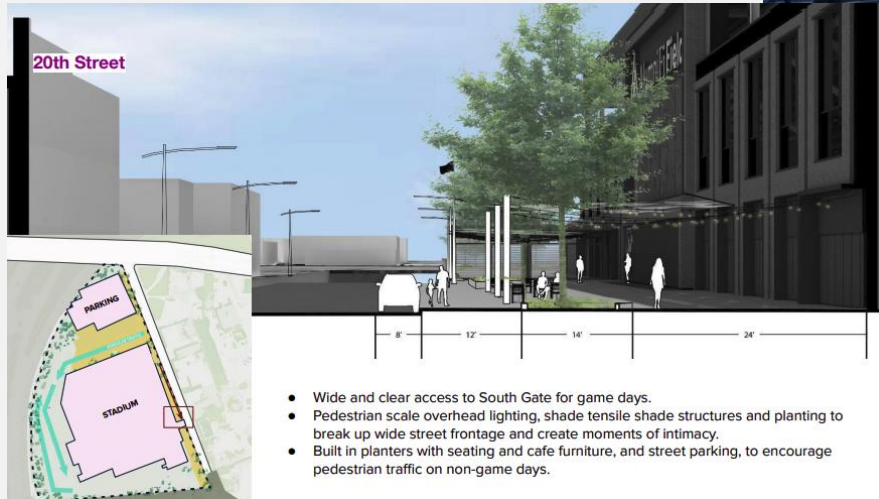
Visitor Experience:

2027



20th Street Vision

Reimagining 20th street as a traditional commercial corridor and catalyst in support of neighborhood vibrancy.



20th Street Vision





General Q & A

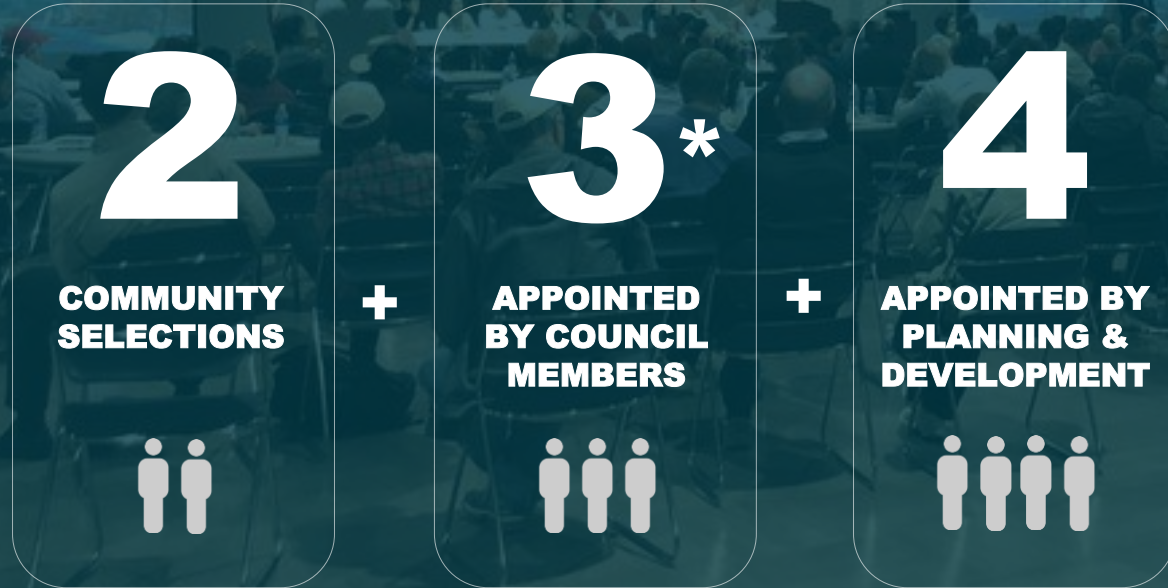


Comment cards also available

CBO TIER 1 PROCESS

Neighborhood Advisory Council (NAC)

Selection - 9 Members



**Appointed by 2 At-Large Members and the Council Member whose district contains the largest portion of the Impact Area*

Detroit City Football Club Stadium:

CBO IMPACT AREA



NAC SELECTION – ROLES & RESPONSIBILITIES

ELIGIBILITY

- Resident of the impact area.
- At least 18 years of age.
- No agents or employees / affiliates of the Developer or involved City Departments / Agencies.
- MUST BE NOMINATED AT THE PUBLIC CBO MEETING.

REQUIRED DUTIES

- 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.

RESPONSIBILITIES

- You cannot use this position for personal gain and must declare any conflicts of interest.
- 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 DCFC PUBLIC CBO MEETING SCHEDULE

Public Meetings	AUGUST 2025		SEPTEMBER 2025		
	WK 1	WK 2	WK 3	WK 4	WK 5
Meeting 1 - Introduction to CBO and Tier 1 Project	21-Aug				
Meeting 2 - NAC Selection (2 members selected by the public)		28-Aug			
<i>Bye Week - Confirm Council and PDD NAC Selections / Hold NAC Orientation</i>			Week of 9/1		
Meeting 3 - Developer Project Presentation and DEGC presentation on incentives				11-Sep	
<i>Meeting 4 - NAC Working Session: Drafts Project Impacts & Community Benefits</i>					18-Sep

ANTICIPATED DCFC PUBLIC CBO MEETING SCHEDULE

Public Meetings	SEPTEMBER	OCTOBER 2025			
	WK 6	WK 7	WK 8	WK 9	WK 10
Meeting 5 - NAC Presents Project Impacts & Community Benefits to Developer	25-Sep				
Meeting 6 - NAC Working Session		2-Oct			
Meeting 7 - Developer Presents Responses to Community Benefits			9-Oct		
Meeting 8 - Finalization and Potential NAC Vote on Community Benefits Agreement				16-Oct	
Meeting 9 - If Necessary Continued Developer / NAC Discussion: Final resolution and vote on proposed agreement					23-Oct

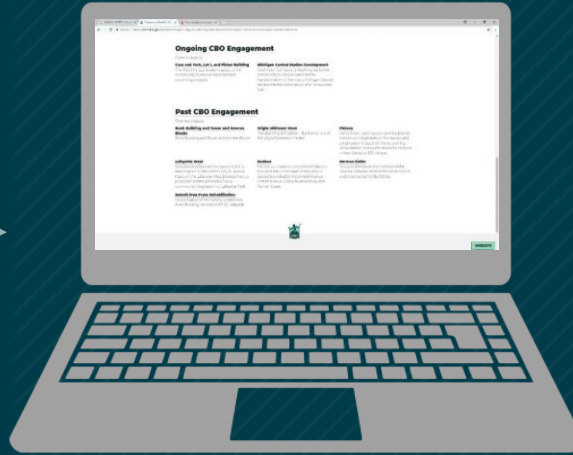
*Please note that this schedule might change and will be updated as we progress.

NEIGHBORHOOD ADVISORY COUNCIL (NAC) NOMINEES

- 2 MINUTES TO SPEAK ABOUT WHY YOU WANT TO SERVE
- OPEN TO RESIDENTS OVER 18 WHOSE PRIMARY RESIDENCE IS IN IMPACT AREA
- ADD YOUR NAME AND CONTACT INFORMATION AND ADDRESS TO NAC INTEREST LIST
- NAC CANDIDATES MUST ATTEND CBO MEETING ON AUGUST 28TH TO BE CONSIDERED
- BRING ID OR OTHER PROOF OF PRIMARY RESIDENCY TO THE AUGUST 28th MEETING *AND SIGN AFFIDAVIT*
- *ATTN: NAC NOMINEES SHOULD BE AVAILABLE FOR ORIENTATION ON THURSDAY SEPTEMBER 4*

CITY OF DETROIT CBO WEBSITE

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



SUBSCRIBE TO EMAIL UPDATES ON THE WEBSITE

WWW.DETROITMI.GOV/DCFC

What Comes Next

**Next CBO Meeting:
Thursday August 28th at 6pm**

*Doors at 5:30 for Registration and
Refreshments*

- *All NAC Candidates Must Attend*
- *Voting for NAC done in person ONLY and
after all candidates speak*
- In-person meeting at: Mexicantown CDC
Mercado – 2826 Bagley St.
- Remote access via Zoom
- Meeting registration at:
<https://bit.ly/dcfc-cbo>
- All project notices and documents will be
available at www.detroitmi.gov/dcfc



What Comes Next

Next CBO Meeting:
Thursday August 28th at 6pm

*Doors at 5:30 for Registration and
Refreshments*

- *All NAC Candidates Must Attend*
- *Voting for NAC done in person ONLY and
after all candidates speak*
- In-person meeting at: Mexicantown CDC
Mercado – 2826 Bagley St.
- Remote access via Zoom
- Meeting registration at:
<https://bit.ly/dcfc-cbo>
- All project notices and documents will be
available at www.detroitmi.gov/dcfc



**Scan QR Code to
Register for Meetings!**