

Welcome to **DETROIT CITY FOOTBALL CLUB STADIUM**

COMMUNITY BENEFITS MEETING



DEPARTMENT OF
**Planning &
Development**

October 2, 2025 - CBO Meeting #6

MEETING AGENDA

Welcome & Introductions

NAC Welcome and Activities Report

NAC Presentation of Impacts

NAC and DCFC Discussion

General Q & A

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 ECONOMIC GROWTH CORPORATION

DETROIT CITY FOOTBALL CLUB STADIUM DEVELOPMENT TEAM



ANTICIPATED DCFC PUBLIC CBO MEETING SCHEDULE

Public Meetings	AUGUST 2025		SEPTEMBER 2025		
	WK 1	WK 2	WK 3	WK 4	WK 5
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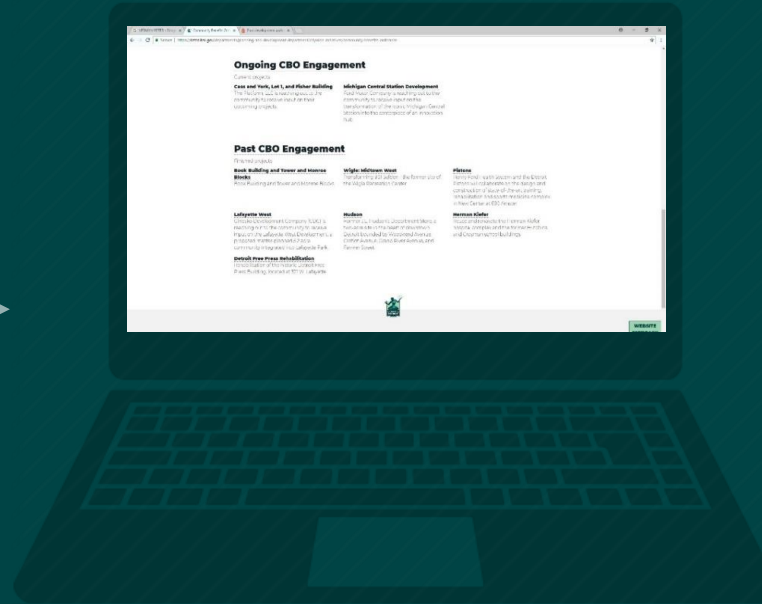
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SUBSCRIBE TO EMAIL UPDATES ON THE WEBSITE

WWW.DETROITMI.GOV/DCFC

NEIGHBORHOOD ADVISORY COUNCIL (NAC)

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- **Martina Guzman - Elected by Impact Area Residents**
- **Brianna Williamson (Communicator) - Elected by Impact Area Residents**
- **Sam Butler - Appointed by Council Member Gabriela Santiago-Romero**
- **Mari Anzicek - Appointed by Council Member Coleman A. Young II**
- **Sheila Cockrel - Appointed by Council Member Mary Waters**
- **Olivia Hubert (Moderator) - Appointed by Planning & Development**
- **Msg. Charles Kosanke - Appointed by Planning & Development**
- **Danielle Manley (Documenter) - Appointed by Planning & Development**
- **Blandina Rose-Willis - Appointed by Planning & Development**
- **Daniel Patton - Alternate appointed by Planning & Development**

MEETING 5 – SMALL GROUP BREAKOUTS



NAC COMMUNITY ENGAGEMENT

NAC Community Survey



Scan QR Code or visit:

<https://bit.ly/DCFCNAC>



DCFC NAC

COMMUNITY LISTENING SESSIONS



COMMUNITY VOICES NEEDED

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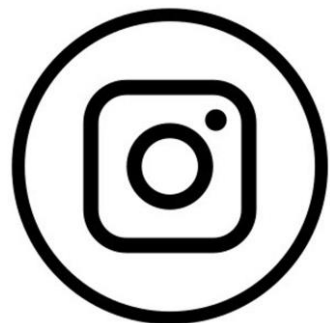
CONTACT THE NAC DIRECTLY



dcfcnac@gmail.com



**DCFC NAC *on Facebook
and Instagram***



NAC IMPACTS AND BENEFITS

Communication & Transparency

- **Extended Reporting** - Expand the community reporting period from 2 years to 5 years, with reports shared with the NAC and community annually
- **Multi-Channel Communication System** - Establish and maintain communication sources for residents and businesses, including:
 - **Email Listserv** – opt-in updates for neighbors and businesses.
 - **Project Website** – centralized hub for schedules, reports, opportunities, and updates.
 - **Phone Number** - Include a phone number that's posted around the construction site and project website for residents to call with any concerns about the construction.
 - **Neighborhood Information Station** – a physical information board or kiosk located in the Impact Area.
 - **On-Site Plaques/Signage** – posted notices at construction sites and stadium entrances with updates on closures, hiring events, and opportunities.
- **Timely Notifications:** Provide residents with advance notice (at least 48–72 hours) for construction impacts, roadway closures, and significant stadium events.

Housing Affordability & Home Repair

- **Home Repair Funding** - funds allocated to impact area resident households at or below 120% AMI to assist residents in maintaining safe and habitable homes and assist in elevating the equity of impact area residents.
 - \$1 per ticket sold surcharge directly supporting home repairs in the impact area in addition to upfront funding commitment
- **Community Land Trust funding** - supporting the permanently affordable housing opportunities that help to alleviate pricing pressures and slow the rapid gentrification of a historically low-income area.
- **Marketing Plan** - create a plan that ensures affordable housing units are advertised directly to residents of the Impact Area
- **Affordable Housing Targets** - Housing units will average 50% AMI, with 4 two-bedroom units at 50% AMI, for the life of the Brownfield TIF
- **Accessibility** - Developer will ensure development follows federal, state, and local laws ensuring accessible housing
- **Unhoused Support** - Partner with existing organizations to support unhoused residents who will be displaced due to construction and operations.

Jobs, Wages, and Labor Practices

- **Wage Floor:** Minimum of \$17/hr for hourly stadium staff, with regular review intervals.
- **Hiring Commitments** - Hire at least 50% of permanent jobs to Detroit Residents
- **Fair Hiring Practices** -
 - Ban the Box policy
 - Job postings shared with local organizations and neighborhood groups
 - At minimum one annual job fair for the impact area in both construction phases and post construction.
- **Impact Area Priority** - Review job applications from Impact Area residents first
- **Union & Workers Rights** - Support union neutrality (no card check mandate) for stadium employees
- **Pathways for Higher Wage Jobs** - Establish a process to review applications from Detroiters first for management roles, with transparent reporting.
- **Childcare Support** - Provision of child care for arena workers, which may include childcare vouchers as an employee benefit
- **Transportation Support** - Conduct employee transportation survey in partnership with DDOT/SMART to identify transit solutions.

Mobility, Parking, Traffic, and Pedestrian Safety

- **Parking Regulation and Land Use Study** - The City of Detroit, through PDD and CPC, shall consult with the NAC and local community organizations to complete a study on strategies to address long-term parking and vacant land use concerns in the impact area. The study will evaluate options including: (i) enhanced Main Street Overlay standards, (ii) the potential establishment of a Corridor Improvement Authority, and (iii) other zoning or policy tools recommended by City staff. A final report with recommended policy actions shall be delivered to the NAC and City Council within six months of Council approval of DCFC tax abatements.
- **Mobility and Transit Access** - Support a DDOT bus stop with benches adjacent to the stadium and other frequently used transit locations in the impact area. Identify where more MOGO stations should be installed. What are the options to help move traffic smoothly through the impact area during events but also improve access to mobility for impact area residents?
- **Wayfinding Signage** - Installs wayfinding signs to local business districts (Michigan Ave, Vernor, Bagley, etc.) throughout DCFC campus and parking lots. Consultation with City, local orgs, and local business associations for signage design and location
- **Shuttle Service** - Shuttle service operating all 44 event days
- **Pedestrian Safety** - Partner with MDOT, Department of Public works, etc. to construct Safe Streets throughout the impact area but with specific emphasis on Michigan Ave and Vernor near the stadium project. This includes but isn't limited to safe signed crosswalks, dedicated bike lanes, traffic calming measures, etc. Additionally install cameras and partner with DPD to monitor driver behavior and report results
- **Traffic Control Pre and Post Events** - Have a coordinated system in place to smoothly move traffic to and from the stadium area and surrounding impact area. The proposed stadium is sitting on two of the four main entry points to Southwest Detroit. Residents on the west side of the stadium are trapped by industry, the river, and freeways and we have very few evacuation routes. Traffic has the potential to shut down this area for residents trying to move in and around their homes and the rest of Detroit. Consider incentivizing carpooling, bike riding, transit, etc.
- **Event Congestion Mitigation** - Coordinate with MCS and PAL to avoid as much as possible the confluence of events at the same time. When such confluence occurs, notify residents and community groups using an established and public method.
- **Long-Term Parking Solutions** – Any off-site parking lots DCFC plans to use (e.g., Mexicantown CDC) should be secured with terms lasting no shorter than the duration of the development agreement and related public subsidies. At minimum, the key terms — and ideally the full text — of each off-site parking agreement should be attached to the development agreement approved by City Council. If an off-site parking lot becomes unavailable, DCFC must secure a comparable replacement in consultation with the NAC and City staff.

Youth & Education

- **Community Soccer Field** - Funding for community-accessible soccer field(s), in the impact zone with considerations for maintenance and upkeep.
- **Youth Programming & Advocacy** - Contributions to youth soccer programs and youth advocacy for access to sports camps and scholarship pathways
- **Mentorships & Education** - partner with Western International High School and Detroit Cristo Rey as part of a Corporate Work Study Program
- **Career Pathways** - Establish pipeline to higher-wage sports and sports adjacent careers (sports medicine, Physical therapy, sports psychology, sports management, operations)

Culture, Community / Neighbor Appreciation & Historic Value

- **Culture Investments** - Long-term funding opportunities
 - Mexican art and cultural programming
 - Southwest VOCES oral history project
 - Scholarships for Latino students
 - Funding for senior and youth-serving organizations such as LaSed Senior Center, Bowen Library, and Matrix Theatre via Mexicantown CDC
- **Historic & Cultural Storytelling**
 - Install signage and integrate storytelling in ticket-holder communications about neighborhood history, including the history of SW Hospital
 - Partner with local organizations to host community events that highlight neighborhood heritage.
 - Public art installations designed with community artists.
- **Community / Neighbor Appreciation**
 - Round up ticket donation program for neighborhood benefit funds
 - Structured mentorship programs with local groups
 - Assign existing staff members to serve as community liaisons.
 - Reserved ticket section for residents
 - Discounted tickets/merch for residents

Small Business Support

- **Vendor Set-Aside** - At least 50% of Detroit-based businesses for concessions
- **Vendor Access Program** - Transparent application process for small vendors, with community outreach.
- **Pop Up Retail** - Permanent small business pop-up space for local retailers, open year round
- **Facade Beautification** - Facade repair for small businesses within the impact zone
- **Technical Assistance** - Developer to partner with existing business support orgs like Food Academy, Eastern Market, Motor City Match, etc.) to prepare vendors for stadium opportunities.

Environmental Quality, Sustainability and Neighborhood Livability

- **Noise & Air Quality Monitoring**

- Install noise decibel monitors at key locations, with publicly accessible data
- Install air quality monitors with commitments to mitigation if thresholds are exceeded.
- Maintain structured complaint and enforcement pathways for residents.

- **Greening & Landscaping**

- Plant shade trees on all street berms more than 3 ft wide in the Impact Area.
- Provide landscaping and tree cover around DCFC parking lots implemented in a standard that is beyond the existing requirements in the Main Street Overlay Share landscaping plans with local community organizations before implementation.
- Use permeable pavement and bioswales to address stormwater runoff.
- Integrate bird-safe design features where feasible.

- **Neighborhood Beautification & Sustainability**

- Support beautification of Vernor (W. Grand Blvd to 20th) through murals, lighting, signage, and plantings.
- Partner with local orgs to improve and beautify the 20th Street viaduct.
- Establish a recycling, waste management, and composting plan for stadium operations using local composting and recycling services when possible.

Construction & Mitigation

- **Workforce Commitments -**
 - Compliance with Executive order requiring 51% Detroit resident construction hiring
 - Commitment to union trades in construction
- **Construction Hours -** Construction activities between 7am - 6pm M-Friday. If construction must fall on weekends or after 6pm the impacted residents should receive notice.
- **Environmental & Dust Control** Developer to share all current and future environmental reports and monitoring reports with the NAC, Dust mitigation plan provided to City and community orgs
- **Reporting -** Require signage with contractor contact info and hotline and email for reporting complaints.
- **Closure Notice -** 48-72 hours advanced notice of road/sidewalk closures.
- **Repair & ADA -** Repair/replace all sidewalks impacted by construction (ADA compliance)

Safety and Inclusion

- **Stadium Fan Plan** - to ensure the safety of entry/exit points, crowd management, clear communications systems and emergency procedures outlined with implementation strategy.
- **Facial Recognition Limits** - Commitment not to use facial-recognition software on DCFC property/parking lots
- **Community Training** - Collaborate with orgs to host “Know Your Rights” trainings, encourage employees to attend

NAC DISCUSSION

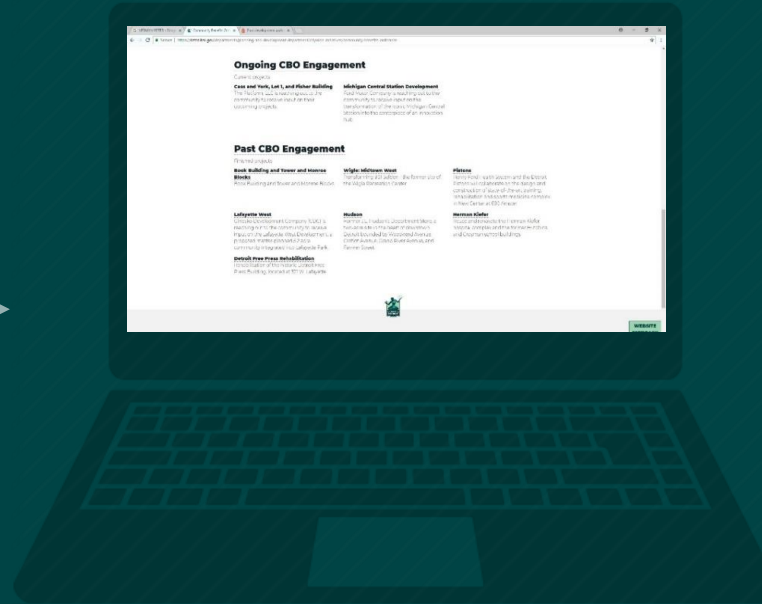
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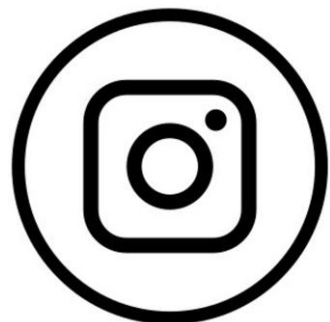
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The NAC is asking for your feedback! Please fill out a brief survey with your thoughts, concerns, and ideas to help shape the DCFC Stadium Community Benefits

You can fill out the survey by using the QR code (at right)

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