

Welcome to **DETROIT CITY FOOTBALL CLUB STADIUM**

COMMUNITY BENEFITS MEETING



DEPARTMENT OF
**Planning &
Development**

October 23, 2025 - CBO Meeting #9

MEETING AGENDA

Welcome & Introductions

NAC Welcome and Activities Report

DCFC Discussion of Updates to Impacts and Benefits

NAC Benefits Highlights

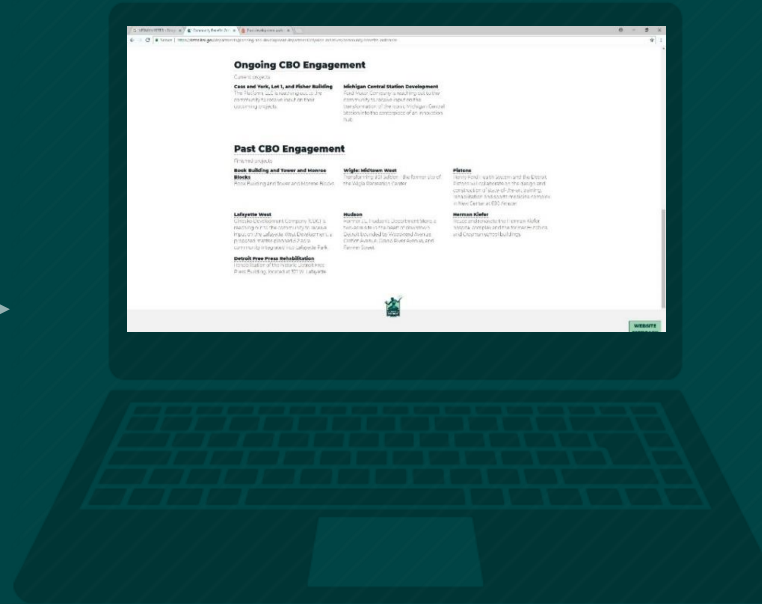
General Q & A

NAC Resolution on Community Benefits Agreement

Next Steps

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

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**

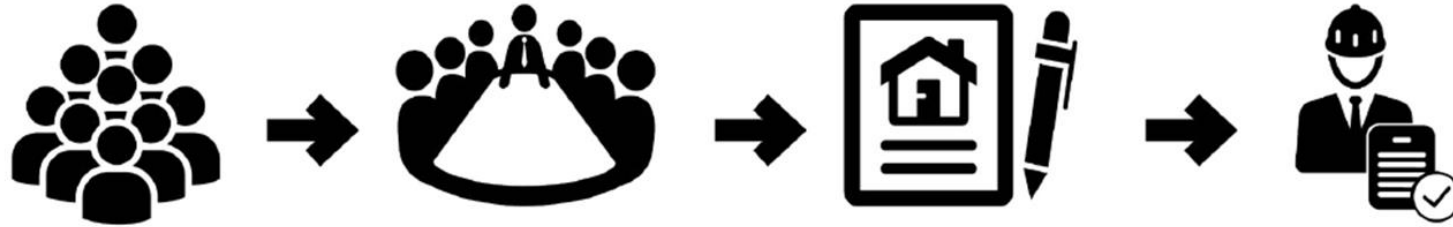
DETROIT ECONOMIC GROWTH CORPORATION

DETROIT CITY FOOTBALL CLUB STADIUM DEVELOPMENT TEAM



CBO TIER 1 PROCESS

Identifying Project Impacts and Mitigations



**THE
NEIGHBORHOOD
ADVISORY
COUNCIL (NAC)
9 RESIDENTS
FROM THE
IMPACT AREA**

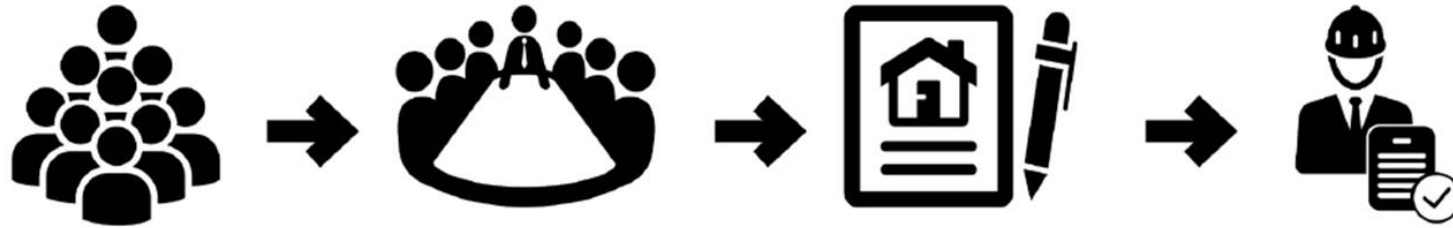
**THE NAC MEETS
WITH **PLANNING &
DEVELOPMENT,**
THE DEVELOPER,
AND COMMUNITY
TO IDENTIFY
PROJECT IMPACTS**

**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

Listening to Neighbors = Positive Impact on Development



**THE
NEIGHBORHOOD
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9 RESIDENTS
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**THE NAC MEETS
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CBO TIER 1 PROCESS

DCFC Stadium CBO Meeting Schedule: Aug – Oct 2025

WEEK 1: THURSDAY AUG. 21 - INTRODUCTION TO CBO PROCESS AND DEVELOPER PRESENTATION OF THE PROJECT

WEEK 2: THURSDAY AUG. 28 - IMPACT AREA RESIDENTS VOTE FOR 2 NAC MEMBERS

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

WEEK 4: THURSDAY SEPT. 11 - FIRST NAC MEETING & DEGC PRESENTS INCENTIVES PACKAGE

WEEK 5: *THURSDAY SEPT. 18 - NAC WORKING SESSION + PARKING & TRAFFIC PRESENTATION*

WEEK 6: THURSDAY SEPT. 25 - NAC ENGAGEMENT WORKSHOP

WEEK 7: *THURSDAY OCT. 2 - NAC PRESENTATION OF IMPACTS*

WEEK 8: THURSDAY OCT. 9 - DEVELOPER PRESENTS RESPONSES TO IMPACTS

WEEK 9: THURSDAY OCT. 16 - CONTINUED DISCUSSION ON IMPACTS & BENEFITS

WEEK 10: THURSDAY OCT. 23 - 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





MEETING 5 – SMALL GROUP BREAKOUTS



MEETING 6 – NAC IMPACTS PRESENTATION



NEIGHBORHOOD ADVISORY COUNCIL (NAC)

NEIGHBORHOOD ADVISORY COUNCIL (NAC)

- **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**

NAC COMMUNITY ENGAGEMENT

NAC Community Survey



Scan QR Code or visit:

<https://bit.ly/DCFCNAC>



DCFC NAC

COMMUNITY LISTENING SESSIONS



COMMUNITY VOICES NEEDED

**DO YOU LIVE IN THE DCFC STADIUM IMPACT AREA?
JOIN US FOR COMMUNITY LISTENING SESSIONS
WHERE OUR NAC MEMBERS WILL BE AVAILABLE TO
LISTEN TO COMMUNITY CONCERNS AND WAYS IN
WHICH YOU WOULD LIKE TO SEE BENEFITS FROM
THIS PROJECT.**



- **SUNDAY 9/28 | 12PM | NORTH CORKTOWN COMMONS | 3300 COCHRANE**
- **FRIDAY 10/3 | 3PM | MCSHANE'S | 1460 MICHIGAN AVE**
- **FRIDAY 10/10 | 12PM | DONUT VILLA | 5875 VERNOR**



**UNABLE TO ATTEND BUT WANT TO SHARE YOUR
IDEAS? EMAIL US AT DCFCNAC@GMAIL.COM OR TAKE
OUR SURVEY AT [BIT.LY/DCFCNAC](https://bit.ly/DCFCNAC)**

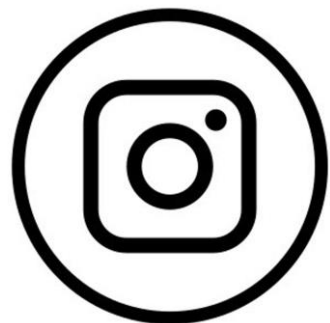
CONTACT THE NAC DIRECTLY



dcfcnac@gmail.com



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





Community Benefits Agreement

Updated Developer
Response + Commitments
10.23.2025

01

Safety & Inclusion

02

Construction & Monitoring

03

Environmental Quality, Sustainability,
Neighborhood Livability

04

Small Business Support

05

Culture, Community Appreciation,
Historic Value

06

Youth & Education

07

Parking, Mobility, Transit

08

Jobs, Wages, Labor Practices

09

Housing Affordability & Home Repair

10

Communication & Transparency



1. Safety & Inclusion

- Stadium Fan Plan
- No Facial Recognition Software at Stadium
- “Know Your Rights” Training for DCFC staff

**No changes
requested since
10/16**



2. Construction & Monitoring

- **Communicate notices of construction updates and advance notice of road / sidewalk closures, etc.**
 - **Dust mitigation plan – publicly available**
 - **Limiting construction hours**
 - **Executive Order –construction workforce is 51% Detroiters**
- No changes
requested since
10/16**



3. Environmental Quality, Sustainability, Neighborhood Livability

- **Environmentally Sensitive Development:** recycling and composting plan, bird-friendly design, stormwater management, acoustics study
- **Street Safety and Beautification Improvements:** 20th St. Viaduct, W. Vernor Hwy, and Bagley St.
 - 10/23: Added that City's Department of Public Works will also look at Bagley St. and will review improvements 1 year after stadium opens



4. Small Business Support

- **Small business incubator and space for local vendors and retail partners at stadium**
- **DCFC commits \$200,000 for low interest revolving loan fund to support small businesses in the impact area**

**No changes
requested since
10/16**



5. Culture, Community Appreciation, Historic Value

- DCFC contribution of \$1.2 Million (\$100,000 distributed annually for 12 years – indexed to inflation) for local organizations that support:

- *Safe and Habitable Homes*
- *Youth and Education Programs*
- *Cultural Programming*

DCFC will work with NAC to determine recipients by October 2026

- 10/23: Added eligible geography to include Census Tract 5234 in addition to Impact Area



5. Culture, Community Appreciation, Historic Value (Cont'd.)

- DCFC contribution of \$50,000 for art installations to recognize history of Impact Area community and the legacy of Southwest Hospital
- Provide 3,000 free tickets annually for 12 years to residents of Impact Area and adjacent neighborhoods, valued at ~\$60,000/yr or \$720,000 over 12 years
- DCFC will designate a Staff Community Liaison

**No changes
requested since
10/16**



6. Youth & Education

- **Work with Detroit Parks and Recreation to support youth soccer programming**
- **Partner with DPSCD to create sports mentorship program for Detroit youth**
 - 10/23: Specified that program will be open to students from DPSCD as well as other Detroit high schools
- **DCFC investment of \$100,000 to construct a soccer mini-pitch**
 - 10/23: Specified that mini-ptich will be located in the Impact Area



7. Parking, Mobility, & Transit

- **Provide required parking per zoning ordinance and public report on third-party parking locations and quantities**
- **Publish DCFC match schedule 4 months in advance**
- **Incentive program to encourage attendees use of public transit and non-motorized methods to attend**
 - 10/23: DCFC will report on use of incentive program and adjust if not increasing use of alternative transit



7. Parking, Mobility, & Transit (Cont'd.)

- **Enhanced Bike Parking for attendees and employees**
- **Wayfinding signs to direct attendees to local business districts**
 - 10/23: City will convene stakeholder to evaluate and understand policy tools for leveraging economic development for community benefit in the Impact Area (such as Business Improvement Zones and Transportation Innovation Zone)



8. Jobs, Wages, Labor Practices

- **Employee Transportation Survey a develop a plan with DDOT / SMART to support employees to utilizing transit**
 - 10/23 : DCFC will report employee use of transit and adjust if not increasing use
- **Fair hiring practices: Ban the Box and Union Neutrality**
- **Permanent Jobs: Priority Hiring for Impact Area Residents and Detroiters**
- **Fair wages: \$17 / hour wage floor for hourly workers**
- **Partner with Detroit at Work to maximize local hiring, including job fairs**



9. Housing Affordability & Home Repair

- **Partner with Homelessness Outreach Team and other agencies to support unhoused population**
 - 10/23: Specified people living adjacent to stadium
- **Deeper Housing Affordability: 4 of the 2 bedroom units available at 50% AMI**
- **Marketing of Affordable Units to Impact Area and Housing Accessibility Consultant**
- **Previously noted: DCFC contribution of \$1.2 Million (\$100,000 distributed annually for 12 years – indexed to inflation) to support safe and habitable housing**



10. Communication & Transparency

- Extended annual public update meetings to 5 years
- Communication methods for construction and stadium updates, including: website, e-mail list, phone number, physical signage
- Advance of project updates and road / sidewalk closure via communication methods

**No changes
requested since
10/16**



NAC COMMUNITY BENEFITS HIGHLIGHTS

NAC Community Benefits Highlights

Intrinsic Benefits of the DCFC Stadium Project

- Blight removal
- 76 New Units of Affordable Housing
- 421 Space Parking garage
- Stadium will pay property taxes (only sports team that does) and generate increased revenue for taxing jurisdictions (city, county, etc.)
- New construction and permanent jobs

NAC Community Benefits Highlights

Significant non-monetary commitments

- No use of facial recognition software and “Know Your Rights” trainings
- Environmentally sensitive design and construction (bird safe, storm-water management, etc.)
- Improvements and beautification of 20th St. Viaduct
- City to conduct safety and beautification improvements to W. Vernor and Bagley
- Supporting Detroit small business vendors and local non-profits with dedicated retail space
- Sports mentorship program for Detroit youth
- Traffic management plan and parking agreement transparency
- Support alternative mobility options for fans and employees through incentive program, enhanced bike parking, working with DDOT, SMART, shuttles, and MoGo
- Union neutrality
- Permanent Jobs: Priority Hiring for Impact Area Residents and Detroiters
- \$17 / hour wage floor for hourly workers
- Commitment to deeper affordability (50% AMI) for 2 Bedroom Units
- Partner with homeless services – such as City of Detroit Street Outreach Team in order to support unhoused population near stadium and in Impact Area
- 5 years of annual community update meetings

NAC Community Benefits Highlights

DCFC commits to \$ 2,270,000 in financial contributions:

- At least \$1,200,000 to support funding for safe and healthy homes and cultural institutions
 - \$100,000 annual contribution (indexed to inflation) for 12 years
- \$200,000 revolving loan fund for small businesses
- \$100,000 for a mini-pitch with equipment, programming and other activation
- \$720,000 for 3,000 complimentary tickets annually valued at approximately \$60,000 per year; continuing for the anticipated 12-year duration
- \$50,000 for cultural for artist installations/murals displayed in public areas of the development that recognizes and memorializes the history of Detroiters in the Impact Area and adjacent communities, and honors the legacy of Southwest Hospital

GENERAL Q & A



Comment cards also available

NAC RESOLUTION ON COMMUNITY BENEFITS PACKAGE

WHAT COMES NEXT



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

UPCOMING MILESTONES

Thursday, October 30

↳ **NAC Submits Letter of Support**

Friday, October 31

↳ **Community Benefits Report Published**

Thursday, October 30 and November 6 at 10am

↳ **Detroit City Council Planning and Economic Development Standing Committee – DCFC Stadium Tax Abatement Hearings and Community Benefits Agreement Discussion**



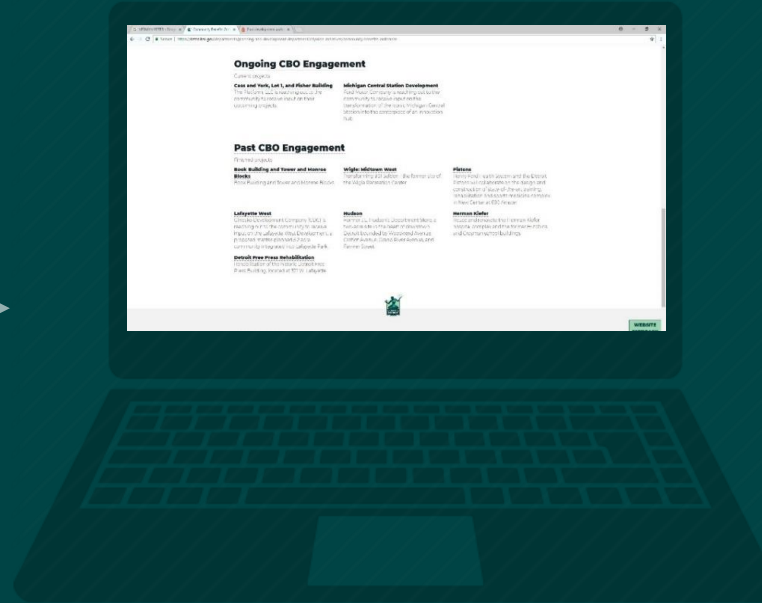
**DETROIT CITY FOOTBALL CLUB
STADIUM**

COMMUNITY BENEFITS REPORT

**CITY OF DETROIT
PLANNING AND DEVELOPMENT DEPARTMENT
OCTOBER 31, 2025**

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

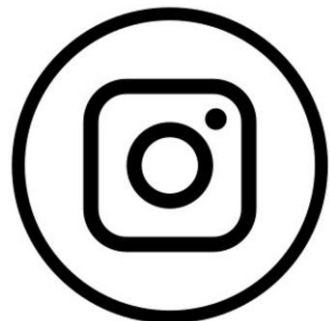
CONTACT THE NAC DIRECTLY



dcfcnac@gmail.com



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





THANK YOU!



APPENDIX:
DCFC COMMUNITY BENEFITS
AGREEMENT DETAIL

Community Benefits Request – DCFC Response/Commitments 10/23



Impacts and Benefits Response Matrix

Community Benefits Request - NAC Revised 10.21	Community Benefits Agreement Language – Updated 10.23	CBA Exhibit Section
Agree	Updated Text since October 16 in Red	
In-Progress		
Agree to Remove		
N/A Informational		



1. Safety & Inclusion

Community Benefits Request - NAC Revised 10.21	Community Benefits Agreement Language – Updated 10.23	CBA Exhibit Section
01. DCFC will commit to the creation of a stadium fan plan for all DCFC games and events to ensure the safety of entry/exit points, crowd management, clear communications systems and emergency procedures outlined with implementation strategy.	Prior to the completion of construction of the Project, Developer will create a stadium fan plan for all Detroit City Football Club (“DCFC”) games and events to ensure the safety of entry/exit points, crowd management, clear communications systems and emergency procedures outlined with implementation strategy.	Exhibit A-1
02. DCFC commits not to use facial-recognition software on DCFC property/parking lots.	For the duration of the term of this Agreement, Developer will not use facial-recognition software on Developer’s stadium property and parking lots owned by Developer, except in the event that Developer implements (a) a commercially reasonable facial-recognition technology to verify secure site access or for staff management, or (b) implementation of a commercially reasonable ticketing system implemented by third party vendors who may use facial-recognition software, but only if participants opt-in to such facial recognition technology.	Exhibit A-2



1. Safety & Inclusion

Community Benefits Request - NAC Revised 10.21	Community Benefits Agreement Language – Updated 10.23	CBA Exhibit Section
03. DCFC commits to collaborating with existing organization to host “Know Your Rights” trainings for fans, staff, neighbors, and stadium employees.	During the first two (2) years of stadium operations, Developer will collaborate with existing organizations to host at least one annual “Know Your Rights” trainings for staff and stadium employees.	Exhibit A-3



2. Construction & Monitoring (Cont'd.)

Community Benefits Request - NAC Revised 10.21	Community Benefits Agreement Language – Updated 10.23	CBA Exhibit Section
04. DCFC will work with contractor to repair/replace all sidewalks impacted by construction following all city sidewalk requirements and ADA compliance.	As part of construction of the Project, and prior to opening of the project for its inaugural season, Developer will cause any sidewalks damaged by construction of the project to be repaired or replaced in a manner that complies with then applicable building codes and accessibility requirements of the Americans with Disabilities Act of 1990, as amended (the “ADA”).	Exhibit A-4
05. DCFC will ensure that they post notice via site signage, neighborhoods email list, and project updates website 48-72 hours advanced notice of road/sidewalk closures.	Developer will make commercially reasonable efforts to provide notices via site signage, neighborhoods email list, and project update website at least 48 to 72 hours prior to any road and sidewalk closures and share other pertinent project specific information to allow residents easy access to updates.	Exhibit A-5



2. Construction & Monitoring (Cont'd.)

Community Benefits Request - NAC Revised 10.21	Community Benefits Agreement Language – Updated 10.23	CBA Exhibit Section
06. DCFC and their demolition and construction contractors will follow all required signage and postings on site as defined by the city of Detroit in addition to project specific information to allow residents easy access to project information, list serv sign up, and project updates.	Developer will cause its demolition and construction contractors to follow all required signage and postings requirements of the City of Detroit.	Exhibit A-6
07. DCFC and their demolition and construction contractors will submit the required dust mitigation plan and make said plan publicly accessible via the project update website. Demolition crews will commit to watering down the site especially during demo.	Developer will cause its demolition and construction contractors to submit and comply with a dust mitigation plan as required by Detroit City Code, including watering down the Project site periodically during demolition. Developer will make the dust mitigation plan publicly accessible via the project update website.	Exhibit A-7



2. Construction & Monitoring (Cont'd.)

Community Benefits Request - NAC Revised 10.21	Community Benefits Agreement Language – Updated 10.23	CBA Exhibit Section
08. DCFC and their contractors agree to operate within the hours of 7am - 6pm Monday through Friday. Knowing that construction progress may require additional working hours, we ask that all activities prior to 7am and beyond 6pm Monday - Friday and All weekend working be posted as notice to the DCFC Construction Website	DCFC and its contractors will make reasonable efforts to operate between the hours of 7:00 a.m. and 6:00 p.m., Monday through Friday. Developer will use reasonable efforts to limit construction activities at the Project site to between the hours of 7:00 a.m. and 6:00 p.m., Monday through Friday. While construction progress may occasionally require work outside these hours, Developer will make best efforts to provide notice of such activities—occurring before 7:00 a.m., after 6:00 p.m., or on weekends—on the project website when feasible. construction progress may occasionally require work outside these hours, DCFC will make best efforts to provide notice of such activities—occurring before 7:00 a.m., after 6:00 p.m., or on weekends—on the project website when feasible.	Exhibit A-8
09. DCFC and their contractors will abide by all Detroit City Ordinances and Executive Orders regarding the hiring of Detroiters and will encourage contractors to support union trades in the construction of the stadium.	Developer will comply with Executive Order 2024-2 to the extent that the buildings being constructed as part of the Project are “publicly funded construction projects” as defined by Executive Order 2024-2, including the requirement that at least fifty-one percent (51%) of the workforce for the Project be bona-fide Detroit residents (as defined by Executive Order 2024-2).	Exhibit A-9



3. Environmental Quality, Sustainability, Neighborhood Livability

Community Benefits Request - NAC Revised 10.21	Community Benefits Agreement Language – Updated 10.23	CBA Exhibit Section
10. The City of Detroit will commit to establishing and executing street beautification on W. Vernor between Grand Blvd. and 18th/Newark St., and Bagley St. between W. Grand Blvd. to 16th St. Suggested improvements may include landscaping, murals, lighting to encourage walkability and bike friendliness.	See City of Detroit Response	Exhibit B-1
11. The City of Detroit and DCFC will work together to beautify the 20th street viaduct area. This can include murals, plantings, installations, trash receptacles, etc.	Within six (6) months of the Effective Date, Developer will use commercially reasonable efforts to work with the City of Detroit and CPKC (the owner of the railroad) to establish an improvement plan for the 20th Street Viaduct, with the goal of appropriate enhancements being implemented in conjunction with the stadium opening. The improvement plan will be distributed to the NAC for review and comment prior to implementation. Additional City of Detroit commitment in Exhibit B.	Exhibit A-10 Exhibit B-2



3. Environmental Quality, Sustainability, Neighborhood Livability

Community Benefits Request - NAC Revised 10.21	Community Benefits Agreement Language – Updated 10.23	CBA Exhibit Section
12. DCFC will create a waste management, recycling, and composting plan with their food vendors that prioritizes the use of Detroit based recycling and composting organizations. Suggested organizations for this would be: Midtown Composting and Scrap Soils. They will also work with smaller food rescue organizations to reduce food waste for distribution within the local communities. Suggested organizations should include Food Rescue US-Detroit	Developer will create a waste management, recycling, and composting plan with its food vendors that prioritizes the use of Detroit-based recycling and composting organizations.	Exhibit A-11
13. DCFC will commit to working with the Detroit Bird Alliance to adopt Bird Safe design features and practices where possible.	Developer, in coordination with its Architect and pursuant to suggestions provided by the Detroit Bird Alliance, will use commercially reasonable efforts to incorporate bird-friendly features into its design of the Project.	Exhibit A-12



3. Environmental Quality, Sustainability, Neighborhood Livability (Cont'd.)

Community Benefits Request - NAC Revised 10.21	Community Benefits Agreement Language – Updated 10.23	CBA Exhibit Section
14. DCFC will commit to working with Jima and any other landscape architects hired to create permeable surfaces in order to decrease water run off.	As part of its construction of the Project, Developer will adopt and implement on-site stormwater management practices in accordance with the City of Detroit's Post-Construction Stormwater Ordinance including collecting surface and field runoff while promoting water infiltration and irrigation.	Exhibit A-13
15. DCFC will provide landscaping and tree cover around DCFC owned property and parking lots implemented in a standard that is beyond the existing requirements in the Main Street Overlay with preference given to native tree species that necessitate less water resources where possible.	Developer will work with its design and engineering teams to create comprehensive "green" practices on the Project site and any related parking lots owned by Developer that meets or exceeds landscaping and screening requirements of Chapter 50 of the 2019 Detroit City Code (the "City Zoning Ordinance").	Exhibit A-14



3. Environmental Quality, Sustainability, Neighborhood Livability (Cont'd.)

Community Benefits Request - NAC Revised 10.21	Community Benefits Agreement Language – Updated 10.23	CBA Exhibit Section
16. DCFC and The City of Detroit will install an air quality monitor with a publicly accessible dashboard and will abide by all construction related air quality reporting requirements.	Compliance with Laws. Each party hereunder acknowledges that it is individually responsible for maintaining compliance in all respects with all applicable federal, state, and local laws, rules, regulations, and orders having the binding effect of law (collectively “Applicable Laws”).	Recitals - Section 6.
17. DCFC will install noise decibel monitors to ensure that projected sound events do not exceed the allowable 70db limit. DCFC will post when projected sound events are occurring via their website and email list serv for surrounding residents.	Prior to commencement of the inaugural season at the Project, Developer will commission an acoustics study to mitigate any noise impacts to residential areas. Developer will comply with all local sound ordinances and actively monitor levels during events.	Exhibit A-15
18. The City will maintain a structured complaint and enforcement pathways page for all residents to access easily.	See City of Detroit Response	Recitals - Section 4.



4. Small Business Support

Community Benefits Request - NAC Revised 10.21	Community Benefits Agreement Language – Updated 10.23	CBA Exhibit Section
19. DCFC will work with the selected concessionaire and retail space management to partner with existing small business support organizations to prepare vendors for stadium opportunities.	For at least five (5) years after the stadium opens, Developer, through its selected concessionaire and retail space management vendors, will partner with existing Detroit-Based small business support organizations to prepare vendors for potential stadium opportunities.	Exhibit A-16
20. DCFC will work with the selected concessionaire and retail space management to maintain a permanent small business pop up space to allow small businesses the opportunity to enter into brick and mortar with a lower barrier to access.	For at least five (5) years after the stadium opens, Developer will lease at least one retail suite at the stadium to a local community non-profit to serve as a small business incubator for Detroit businesses.	Exhibit A-17
	Developer will commit a one-time amount of Two Hundred Thousand Dollars (\$200,000) to a low-interest revolving loan fund administered in partnership with a local community development non-profit to support small businesses in the impact area for a period of at least five (5) years after the stadium opens, or such time when the committed amount has been deployed or exhausted. Such low-interest revolving loan fund will focus on Detroit small businesses in and around the Impact Zone growing out of the small business incubator identified in the preceding paragraph.	Exhibit A-18



4. Small Business Support (Cont'd.)

Community Benefits Request - NAC Revised 10.21	Community Benefits Agreement Language – Updated 10.23	CBA Exhibit Section
21. DCFC will ensure that concessionaire and retail space management create a transparent application process that is easily accessible and communicated throughout the community in an effort to further support Detroit small businesses.	For at least five (5) years after the stadium opens Developer and its concessionaire and retail partners will incorporate Detroit-based vendors in a manner that meets or exceeds industry standards.	Exhibit A-19
22. DCFC will work with concessionaire to ensure that at least 50% of vendors are Detroit based businesses.	For at least twelve (12) years after the stadium opens Developer will work with the Detroit Economic Growth Corporation and Detroit At Work to publish employment opportunities to Detroiters.	Exhibit A-20



5. Culture, Community Appreciation, Historic Value

Community Benefits Request - NAC Revised 10.21	Community Benefits Agreement Language – Updated 10.23	CBA Exhibit Section
23. DCFC will create an endowment fund to support cultural investments in impact area serving organizations such as La Sed Senior Center, Matrix Theater, Bowen Library, Mexicantown CDC, and other surrounding organizations that work to preserve and uplift the voices of the Latino Culture surrounding the stadium. DCFC's annual \$100,000 (for 12 years) contribution is to be granted in its entirety (no endowment). Eligibility for a grant from each of these fiduciaries can be distributed to the impact zone as well as the 5234 census track.	Commencing in 2027 and continuing for twelve (12) years, Developer will contribute \$100,000 annually (which annual contribution shall be adjusted each year equal to the annual inflation rate in the consumer price index published by the Bureau of Labor and Statistics, but not to exceed five percent (5%) annually), for a total of \$1,200,000 (as may be increased by inflation as provided herein) to organizations that specialize in safe and habitable homes, cultural programming, and youth and education programs, with the first contribution to be determined by October 1, 2026. Grants will be made from the Developer's contributed funds to organizations serving the Impact Area as well as Census Tract 5234 for the purpose of furthering the mission or programs of such organizations, or for the creation of programs benefitting residents residing in the Impact Area and Census Tract 5234. Selections of which organizations receive the foregoing contributions will be determined by the NAC in collaboration with Developer.	Exhibit A-21



5. Culture, Community Appreciation, Historic Value (Cont'd.)

Community Benefits Request - NAC Revised 10.21	Community Benefits Agreement Language – Updated 10.23	CBA Exhibit Section
24. DCFC will install signage and integrate storytelling on the history of the previous SW Hospital as well as including neighborhood history.	As part of construction of the Project, Developer will invest or cause to be invested a minimum of \$50,000 for artist installations/murals displayed in public areas of the Project that recognize and memorialize the history of Detroiters in the Impact Area and adjacent communities, and honors the legacy of Southwest Hospital.	Exhibit A-22
25. DCFC will continue their work in supporting local community and neighborhood organizations through regular events and communications with attendees to ensure that those coming from other parts of the city or metro area understand the long-standing history of the spaces they are coming to.	Developer will continue its support for local community and neighborhood organizations through regular events in partnership with members of the impact zone and adjacent communities.	Exhibit A-23



5. Culture, Community Appreciation, Historic Value (Cont'd.)

Community Benefits Request - NAC Revised 10.21	Community Benefits Agreement Language – Updated 10.23	CBA Exhibit Section
26. DCFC will continue their work in providing ticket giveaways to impact area residents and organizations who work within the impact area to allow residents the opportunity to attend.	For twelve (12) years after the stadium opens, Developer will provide three thousand tickets to events at the Project per year for free to residents of the Impact Area, residents of adjacent neighborhoods to the Impact Area, and organizations based in the Impact Area and adjacent neighborhoods. This allocation, valued at approximately \$60,000 per year, totaling roughly \$720,000 in community ticket value over the abatement term.	Exhibit A-24
27. DCFC will commit to a structured mentorship program for youth in Detroit that will better assist Detroit youth in achieving success in sports, sports adjacent careers, scholarships, etc. Please revise to "DPSCD and any other school in Detroit that wishes to engage w/DCFC"	Developer will commit to a structured mentorship program for Detroit youth—developed in partnership with Detroit Public Schools Community District and made available to a reasonable number of high school-aged students living in Detroit —to support pathways to success in sports and sports-adjacent careers, including access to scholarships and higher-wage career opportunities. Developer will commence operation of this program by the time the stadium opens.	Exhibit A-25



5. Culture, Community Appreciation, Historic Value (Cont'd.)

Community Benefits Request - NAC Revised 10.21	Community Benefits Agreement Language – Updated 10.23	CBA Exhibit Section
28. DCFC will commit to assigning at least one existing staff member to serve as a community liaison who can respond to the community, provide updates to community members and surrounding community/neighborhood organizations.	For at least twelve (12) years after the stadium opens, Developer will have designated staff member(s) to serve as a community liaison(s) tasked with responding to community questions and providing updates on events and operations to residents of the Impact Area and adjacent neighborhoods. Service as a community liaison need not be the staff member's full time role within the organization and the community liaison can serve other roles within the organization.	Exhibit A-26



6. Youth & Education

Community Benefits Request - NAC Revised 10.21	Community Benefits Agreement Language – Updated 10.23	CBA Exhibit Section
29. DCFC will commit to working with Western International High School, Detroit Cristo Ray and Cass Tech to assist in establishing a pipeline for Detroit area students to access higher-wage sports adjacent careers.	See response 27	Exhibit A-25
30. DCFC will commit to funding that will help expand the Detroit Parks & Recreation Youth Soccer Programs with a specific focus on expanding participation in the impact area and immediate surroundings. Mini pitch shall be built in impact zone	Developer will invest or cause to be invested a minimum of \$100,000 to construct a new mini pitch within the Impact Area for use by residents of the City of Detroit. Such construction will be completed by December 31, 2028.	Exhibit A-27
31. DCFC will work with the City of Detroit to fund improvements and maintenance of existing soccer fields in the impact area like Nagel Park, Clark Park	Developer will use commercially reasonable efforts to work with the City of Detroit to support programmatic offerings with Detroit Parks & Recreation Youth Soccer Programs, as well as other non-profits, to increase participation in existing soccer programs, including supporting youth soccer programming within the Impact Area.	Exhibit A-28



7. Parking, Mobility, & Transit

Community Benefits Request - NAC Revised 10.21	Community Benefits Agreement Language – Updated 10.23	CBA Exhibit Section
32. 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.	Developer will comply with all parking requirements of City Zoning Ordinance for at least a minimum number of the required parking spaces. As part of Developer’s annual updates, and thereafter as part of Developer’s reporting requirements, Developer will provide a report to the community and the City of the parking agreement entered into by the Developer and third parties, including details on location of parking lots and quantities of parking spaces to ensure transparency to residents and local stakeholders.	Exhibit A-29



7. Parking, Mobility, & Transit (Cont'd.)

Community Benefits Request - NAC Revised 10.21	Community Benefits Agreement Language – Updated 10.23	CBA Exhibit Section
33. DCFC will work with the City of Detroit special events department to ensure that events are not overscheduled and that proper notice of events is provided to surrounding residents and community groups in a publicly accessible format or via the DCFC website. DCFC will advocate for the implementation of the Neighborhood Protection & Event Impact Policy being set forward by surrounding communities.	For at least twelve (12) years after the stadium opens, Developer will publish the DCFC regular season match schedule at least four (4) months prior to stadium matchdays, and will work with both municipal and neighborhood stakeholders to communicate traffic and parking plans. Developer will share recommended transit and parking suggestions via DCFC’s website and stadium channels as needed.	Exhibit A-30
34. DCFC will commit to working with the City of Detroit to develop pre and post event traffic plans to ensure that residents are still able to access their surrounding neighborhoods safely.	Within 5 months of the Effective Date, Developer will work with the City to develop a traffic management plan to be implemented in conjunction with the stadium opening. Developer will re-evaluate its traffic management plan within one (1) year of stadium opening.	Exhibit A-31



7. Parking, Mobility, & Transit (Cont'd.)

Community Benefits Request - NAC Revised 10.21	Community Benefits Agreement Language – Updated 10.23	CBA Exhibit Section
35. DCFC will commit to a plan for adequate bike parking, including but not limited to bike racks, and biking infrastructure, and bike valet on the campus that will be able to handle standard bikes in addition to electric bikes.	Developer will construct bicycle parking at the Stadium to handle bicycle parking demands. Developer will monitor traffic and transit to stadium events for up to three (3) years after opening of the Project to ensure Developer has adequate bicycle parking options.	Exhibit A-32
	As part of construction of the Project, Developer will include covered bicycle storage for residents of the residential portion of the Project and for stadium staff	Exhibit A-34



7. Parking, Mobility, & Transit (Cont'd.)

Community Benefits Request - NAC Revised 10.21	Community Benefits Agreement Language – Updated 10.23	CBA Exhibit Section
36. DCFC will create an incentive program for those who carpool, bike, or use transit to attend games and events at the stadium. If proportional reduction of vehicular traffic doesn't trend downward over the three year period, DCFC commits to enhancing program. This includes reporting the # of participants utilizing incentive program over three years. Suggestions for incentives include: Arrange for all tickets to serve as DDOT/SMART passes, for 2 trips/a round trip. Advertise the pass during the game; Partner to promote riding MOGO and scooter share	Developer will create an incentive program for individuals that use public transit or non-motorized methods of transportation to attend DCFC matches at the stadium. Developer will implement the incentive program in conjunction with the opening of the stadium and will operate the program for at least three (3) years. At least annually, Developer will report the number of participants utilizing the incentive program, and Developer will adjust the incentive program on an annual basis if utilization does not increase use of public transit or non-motorized methods of transportation to attend DCFC matches at the stadium.	Exhibit A-33



7. Parking, Mobility, & Transit (Cont'd.)

Community Benefits Request - NAC Revised 10.21	Community Benefits Agreement Language – Updated 10.23	CBA Exhibit Section
37. The City of Detroit will 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 pedestrian infrastructure support like; safe signed crosswalks, dedicated bike lanes, traffic calming measures, etc. DCFC will aid in attendee awareness around pedestrian pathways.	See City of Detroit Response	N/A
38. The City of Detroit will partner with MDOT to complete a multimodal transportation plan that considers all forms of transportation and sets forward implementation to ease car traffic on Michigan Avenue. This plan should include implementation strategy as well to ensure that traffic congestion is mitigated through use of other forms of transit including but not limited to; scooters, mogo, bikes, bus rapid transit, light rail, and any other available form of travel. DCFC will advocate for this in order to support less traffic strain during games and events.	See City of Detroit Response	N/A



7. Parking, Mobility, & Transit (Cont'd.)

Community Benefits Request - NAC Revised 10.21	Community Benefits Agreement Language – Updated 10.23	CBA Exhibit Section
39. DCFC will partner with the city of Detroit and neighborhood organizations in the impact zone to implement signage adjacent to DCFC parking lots, stadium, and surrounding area that promotes directional wayfinding towards nearby neighborhood business districts (e.g. Michigan, Vernor, Bagley, etc.).	Developer will construct at least four (4) wayfinding signs at the stadium and adjacent Developer-owned parking lots on Standish & 20th streets to promote directional wayfinding towards nearby neighborhood business districts (e.g. Michigan, Vernor, Bagley, etc.).	Exhibit A-35
40. 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.	See City of Detroit Response	N/A



8. Jobs, Wages, Labor Practices

Community Benefits Request - NAC Revised 10.21	Community Benefits Agreement Language – Updated 10.23	CBA Exhibit Section
41. DCFC will partner with DDOT/Smart to identify transit solutions for stadium employees. This will be guided by an employee transportation survey for all DCFC employees.	Within one year of stadium opening, Developer will conduct an employee transportation survey for stadium employees, and following such study will use commercially reasonable efforts to work to develop a plan with the Detroit Department of Transportation and SMART to identify transit solutions for stadium employees. For at least three (3) years. At least annually, Developer will report the number of participants utilizing any such plan, and Developer will adjust the plan on an annual basis if utilization does not increase use of public transit or non-motorized methods of transportation.	Exhibit A-36
42. DCFC will make steps to provide or ease the burden of childcare for DCFC stadium staff which may include childcare vouchers or onsite childcare as an employee benefit.	N/A	Agree to remove



8. Jobs, Wages, Labor Practices

Community Benefits Request - NAC Revised 10.21	Community Benefits Agreement Language – Updated 10.23	CBA Exhibit Section
43. DCFC will commit to establishing a process to review applications from Detroiters first for management roles and other higher wage job opportunities.	During construction of the Project and for at least twelve (12) years after opening of the stadium, Developer will use commercially reasonable efforts to work with the City of Detroit's Detroit at Work program to hire qualified Detroit residents for available job opportunities related to the construction, development, management, and operation of the stadium and the Project.	Exhibit A-37 Exhibit A-39
44. DCFC will support union neutrality (no card check mandate) for stadium employees	For a minimum of twelve (12) years after opening of the stadium, Developer will support union neutrality (no card check mandate) for stadium employees, and will adopt other fair hiring practices such as "ban the box" policies which prohibit inquiring about prior convictions before interviewing a potential job candidate.	Exhibit A-38



8. Jobs, Wages, Labor Practices

Community Benefits Request - NAC Revised 10.21	Community Benefits Agreement Language – Updated 10.23	CBA Exhibit Section
45. DCFC will commit to reviewing job applications for permanent jobs from the impact area residents first.	Commencing no later than January 1, 2027, and continuing for a period of not less than twelve (12) years after completion of stadium construction, and in accordance with Applicable Laws, and existing labor agreements, DCFC will provide a first-review priority for job applicants from the Impact Area and adjacent neighborhoods including zip codes 48216, 48208, 48210, 48209, followed by a second review priority for all Detroit resident applicants, in an effort to prioritize local hiring for temporary and permanent non-construction jobs created by the stadium development. Within six (6) months of the Effective Date, Developer shall adopt policies implementing this job review priority and shall provide a copy of such policy to CRIO.	Exhibit A-39



8. Jobs, Wages, Labor Practices (Cont'd.)

Community Benefits Request - NAC Revised 10.21	Community Benefits Agreement Language – Updated 10.23	CBA Exhibit Section
46. DCFC will commit to fair hiring practices that include; Ban the Box policies, sharing job postings publicly with local organizations and neighborhood groups, and host at a minimum one annual job fair for both construction jobs and post construction stadium jobs.	For a minimum of twelve (12) years after opening of the stadium, Developer will support union neutrality (no card check mandate) for stadium employees, and will adopt other fair hiring practices such as “ban the box” policies which prohibit inquiring about prior convictions before interviewing a potential job candidate.	Exhibit A-38
	Developer will host at least one job fair for construction related jobs within six (6) months of the Effective Date, and will host at least one job fair for stadium related jobs and at least three (3) months prior to opening of the stadium.	Exhibit A-40
47. DCFC will work with all contracted organization to hire at least 50% of permanent jobs to Detroit Residents	Combined into response 45	Exhibit A-39
48. DCFC will commit to a minimum of \$17/hr. for hourly stadium staff with regular review intervals	For at least five (5) years after the stadium opens, Developer will pay hourly stadium staff which it employs (which will include the concessionaire, but will not include independent, local food vendors doing business in or around the stadium) at least seventeen (\$17) per hour, with regular reviews intervals.	Exhibit A-41



9. Housing Affordability & Home Repair

Community Benefits Request - NAC Revised 10.21	Community Benefits Agreement Language – Updated 10.23	CBA Exhibit Section
49. DCFC will commit to partnering with local organization that support the unhoused population in the impact area and directly adjacent to the stadium like Covenant House and Mana Meals	For a period of at least three (3) years after the opening of the stadium, Developer will use commercially reasonable efforts to support the City of Detroit Street Outreach Team and/or other local expert agencies to offer support to the unhoused population within the Impact Area and directly adjacent to the stadium. Such support may be in the form of organizing volunteer events with DCFC staff to support the Street Outreach Team and other organizations, providing space for other organizations to train staff regarding engagement with unhoused persons, and in-kind contributions of food or supplies for unhoused persons.	Exhibit A-41
50. DCFC will ensure development follows federal, state, and local laws to ensure accessible housing.	During the construction of the residential development, Developer will work with an architect experienced in the area of disability accessibility to ensure that all housing units comply with applicable federal, state, and local laws regarding accessibility.	Exhibit A-45



9. Housing Affordability & Home Repair

Community Benefits Request - NAC Revised 10.21	Community Benefits Agreement Language – Updated 10.23	CBA Exhibit Section
51. DCFC will commit to having housing units that average 50% AMI with 4 two-bedroom units at 50% AMI for the life of the Brownfield TIF.	Prior to commencing construction of the residential development of the Project, Developer shall execute an affordable housing restriction in favor of the City of Detroit, or a regulatory agreement with the Michigan State Housing Development Authority, which commits to renting residential units that are part of the residential development at an average affordability of sixty percent (60%) of area median income, with at least four (4) two-bedroom units being affordable to families earning up to fifty percent (50%) of area median income.	Exhibit A-43
52. DCFC will work with housing operations to develop a plan that ensures affordable housing units are advertised directly to residents in the impact area and surrounding communities	Developer will ensure that affordable units at the community supported residential development are marketed to residents in the Impact Area and adjacent neighborhoods.	Exhibit A-44



9. Housing Affordability & Home Repair (Cont'd.)

Community Benefits Request - NAC Revised 10.21	Community Benefits Agreement Language – Updated 10.23	CBA Exhibit Section
53. DCFC will allocate funding to the Community Land Trust Fund with the City of Detroit in order to assist surrounding areas have the necessary funding to create permanently affordable housing. These funds will be earmarked specifically for organizations in the impact area who are setting up a community land trust or are in the process of developing permanently affordable housing stock.	Same as response 23 for proposed monetary contributions: Commencing in 2027 and continuing for twelve (12) years, Developer will contribute \$100,000 annually (which annual contribution shall be adjusted each year equal to the annual inflation rate in the consumer price index published by the Bureau of Labor and Statistics, but not to exceed five percent (5%) annually), for a total of \$1,200,000 (as may be increased by inflation as provided herein) to organizations that specialize in safe and habitable homes, cultural programming, and youth and education programs, with the first contribution to be determined by October 1, 2026.	Exhibit A-21
54. DCFC will contribute home repair funding to impact area resident households at or below 120% AMI to assist residents in maintaining safe and habitable homes through an upfront funding commitment and an additional \$1 per ticket sold fee that directly supports home repairs in the impact area.	Grants will be made from the Developer's contributed funds to organizations serving the Impact Area as well as Census Tract 5234 for the purpose of furthering the mission or programs of such organizations, or for the creation of programs benefitting residents residing in the Impact Area and Census Tract 5234. Selections of which organizations receive the foregoing contributions will be determined by the NAC in collaboration with Developer.	



10. Communication & Transparency

Community Benefits Request - NAC Revised 10.21	Community Benefits Agreement Language – Updated 10.23	CBA Exhibit Section
55. DCFC agrees to expand the community reporting period from 2 years to 5 years with reports shared with the NAC and Community Annually. In order to ensure that there is community awareness around the stadium through construction and initial operations to allow for mitigation of community related issues beyond construction.	Continued Community Engagement. As required by Section 12-8-3(g)(3) of the Code, the City will facilitate, and Developer will actively participate, in at least one (1) meeting per calendar year with the NAC for at least five (5) years, provided that if the Project is not completed within five (5) years, at the discretion of the Director of the Planning and Development Department the City may facilitate, and Developer shall actively participate in, additional annual meetings until the Project is completed. The purpose of such meetings will be to discuss the status of the Project, to coordinate the implementation of the Developer Community Benefits, and to discuss any additional concerns raised by the NAC.	Recitals - Section 3.



10. Communication & Transparency (Cont'd.)

Community Benefits Request - NAC Revised 10.21	Community Benefits Agreement Language – Updated 10.23	CBA Exhibit Section
56. DCFC agrees to establish and maintain communication sources for residents and businesses, Including: Email list serve (opt in updates for neighbors, community orgs, and businesses, Project website (a centralized hub for schedules, reports, opportunities, and updates, Phone number - include a phone number that is posted around the construction site and project website for residents to call with concerns, neighborhood information station - a physical information board or kiosk located in the impact area, on site plaques and signage - posted notices at construction sites and stadium entrances with updates on closures, hiring events, and opportunities.	During the term of this agreement, Developer will establish and maintain avenues for communicating with residents of the Impact Area and adjacent neighborhoods, including (a) an e-mail list to provide opt-in updates to community members who elect to subscribe to such list, (b) a website for the Project, where Developer will post construction and event schedules, reports, job or procurement opportunities, and other project updates, (c) a phone number, which will be posted at the Project site during construction and which residents can call to report concerns, and (d) site signage, where Developer will post construction updates, hiring events, and other opportunities.	Exhibit A-46
57. DCFC will work with all project contractors to provide residents with advance notice of at least 48-72 hours for construction impacts, roadways closures, and significant stadium events.	DCFC will work with all project contractors-- to the extent possible-- to provide residents with advance notice of at least 48-72 hours for construction impacts, roadways closures, and significant stadium events.	Exhibit A-5



10. Communication & Transparency (Cont'd.)

Community Benefits Request - NAC Revised 10.21	Community Benefits Agreement Language – Updated 10.23	CBA Exhibit Section
57. DCFC will work with all project contractors to provide residents with advance notice of at least 48-72 hours for construction impacts, roadways closures, and significant stadium events.	DCFC will work with all project contractors-- to the extent possible-- to provide residents with advance notice of at least 48-72 hours for construction impacts, roadways closures, and significant stadium events.	Agree



Community Benefits Request - City Response/Commitments 10/23



3. Environmental Quality, Sustainability, Neighborhood Livability

Community Benefits Request - NAC Revised 10.21	Community Benefits Agreement Language – Updated 10.23	CBA Exhibit Section
10. The City of Detroit will commit to establishing and executing street beautification on W. Vernor between Grand Blvd. and 18th/Newark St. Include Bagley street from Grand Blvd to 16th. Also include landscaping, murals and lighting; high degree of walkability and bike friendly. Reference Complete Streets and commit to re-evaluation after 1 year and addressing any needed changes.	Within six (6) months of the Effective Date, the City, through its Department of Public Works, will evaluate street beautification and safety improvements along (a) West Vernor between Newark/18th Street and West Grand Boulevard (along which the City recently upgraded lighting and replaced sidewalks) and (b) Bagley Street between 16th Street and West Grand Boulevard (where the City recently finished a streetscape between Fisher Service Drive and 24th Street). These streets will be included in the Street Improvement Plan which includes hosting public meetings and soliciting design feedback from residents of the Impact Area, adjacent neighborhoods, and other stakeholders. Potential improvements may include, but are not limited to, additional signage, landscaping, lighting, pavement markings, or signalization in line with complete streets principles as outlined in the City's Streets for People Transportation Plan and Street Design Guidelines. The City, through its Department of Public Works, will also assess the intersections along the corridor for vehicular and pedestrian and bicyclist safety improvements. Final plans for any such improvements will be shared with the NAC after any public meetings and necessary studies are completed. These improvements will be implemented before the stadium opens. The City, through its Department of Public Works, will re-evaluate safety improvement and traffic plan within one (1) year of stadium opening, and work to address shortcomings that may be identified by such reevaluation.	Exhibit B-1



3. Environmental Quality, Sustainability, Neighborhood Livability

Community Benefits Request - NAC Revised 10.21	Community Benefits Agreement Language – Updated 10.23	CBA Exhibit Section
11. The City of Detroit and DCFC will work together to beautify the 20th street viaduct area. This can include murals, plantings, installations, trash receptacles, etc.	City will resurface 20th Street between Michigan Avenue and Newark Street at conclusion of project.	Exhibit B-2



3. Environmental Quality, Sustainability, Neighborhood Livability

Community Benefits Request - NAC Revised 10.21	Community Benefits Agreement Language – Updated 10.23	CBA Exhibit Section
18. The City will maintain a structured complaint and enforcement pathways page for all residents to access easily.	Reporting of Alleged Violations of Community Benefits. Developer acknowledges and understands that pursuant to Section 12-8-3(g)(4) of the Code, members of the community may report to the NAC allegations of the Developer’s failure to comply with this Agreement. Community members can submit such reports to the City (a) by personal delivery with receipt obtained or by registered or certified first-class mail with return receipt requested at the following address: City of Detroit, Planning & Development Department 2 Woodward Avenue, Suite 808 Detroit, MI 48226 Attention: Director Or (b) by e-mail to cboformalcomplaints@detroitmi.gov, or (c) through an online portal available at https://app.smartsheet.com/b/form/5a8f0f2eb7334d2fa9eddb006fc432f6 The City will forward all such reports from community members to the NAC, which may take further action in accordance with Section 12-8-3(g) of the Code.	Recitals - Section 8.



7. Parking, Mobility, & Transit

Community Benefits Request - NAC Revised 10.21	Community Benefits Agreement Language – Updated 10.23	CBA Exhibit Section
37. The City of Detroit will 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 pedestrian infrastructure support like; safe signed crosswalks, dedicated bike lanes, traffic calming measures, etc. DCFC will aid in attendee awareness around pedestrian pathways	See Response 10	Exhibit B-1
38. The City of Detroit will partner with MDOT to complete a multimodal transportation plan that considers all forms of transportation and sets forward implementation to ease car traffic on Michigan Avenue. This plan should include implementation strategy as well to ensure that traffic congestion is mitigated through use of other forms of transit including but not limited to; scooters, mogo, bikes, bus rapid transit, light rail, and any other available form of travel. DCFC will advocate for this in order to support less traffic strain during games and events.	The City will support the Michigan Department of Transportation's efforts to redevelop Michigan Avenue between I-96 and Cass Avenue pursuant to community engagement efforts conducted by MDOT between September 2023 and April 2025 as part of the Planning Environmental Linkages Study.	Exhibit B-3



7. Parking, Mobility, & Transit

Community Benefits Request – NAC Revised 10.21	Community Benefits Agreement Language – Updated 10.23	CBA Exhibit Section
40. 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.	The City, through its Planning and Development Department, will perform an update to the Greater Corktown Neighborhood Parking Study conducted in 2020, to address long-term parking impacts of the stadium and other heavy parking users in the area, and present draft recommendations to residents of the Impact Area and adjacent neighborhoods by December 31, 2025.	Exhibit B-4
	The Planning and Development Department along with relevant staff from the Mayor's Office or other City departments and agencies will convene Impact Area stakeholders to understand and evaluate policy tools for leveraging economic development for community benefit in the Impact Area. Policy tools to explore may include but are not limited to Business Improvement Zones, Transportation Innovation Zone, and Traditional Main Street Overlay. The City will convene at least 3 meetings and will consult with the NAC to identify participating stakeholders, such as neighborhood associations, and business associations serving the Impact Area. A final report with recommended policy actions shall be delivered to the NAC and City Council within 12 months of Council approval of the DCFC Community Benefits Agreement.	Exhibit B-4

