



WNBA FACILITY SITE PLAN

240 MELDRUM ST – UNIROYAL SITE

Site Plan Approval Request

Site Location & Zoning

**7.2
Acres**

**SD-4
Zoned**

The proposed use aligns with both the zoning ordinance and the City's Master Plan.

Requested Approvals

The applicant seeks general site plan approval from the City Planning Commission, with final site plan details to be determined in coordination with City Planning Commission Staff.

Under SD-4 zoning, City Council has the authority to review and approve site plans, after recommendation from the City Planning Commission, for sites with three acres or more.



Project Vision



1. Revitalizes a long-blighted site with meaningful investment and care
2. Creates a vibrant hub for women's professional basketball and youth sports
3. Chosen for its size and potential to support both a WNBA facility and a Youth Development Academy—with space for Detroit schools and for training, growth, and regional tournaments
4. Welcomes families and the public with accessibility and connection to the riverwalk, open space and future inclusive programming
5. Gives back to Detroit by turning a challenging site into a place of pride, growth, and opportunity
6. Aiming to open in 2029



Project Details

Program & Uses



Admin offices and meeting rooms



Media space



Strength and conditioning areas



Conference rooms



Locker rooms and recovery spaces



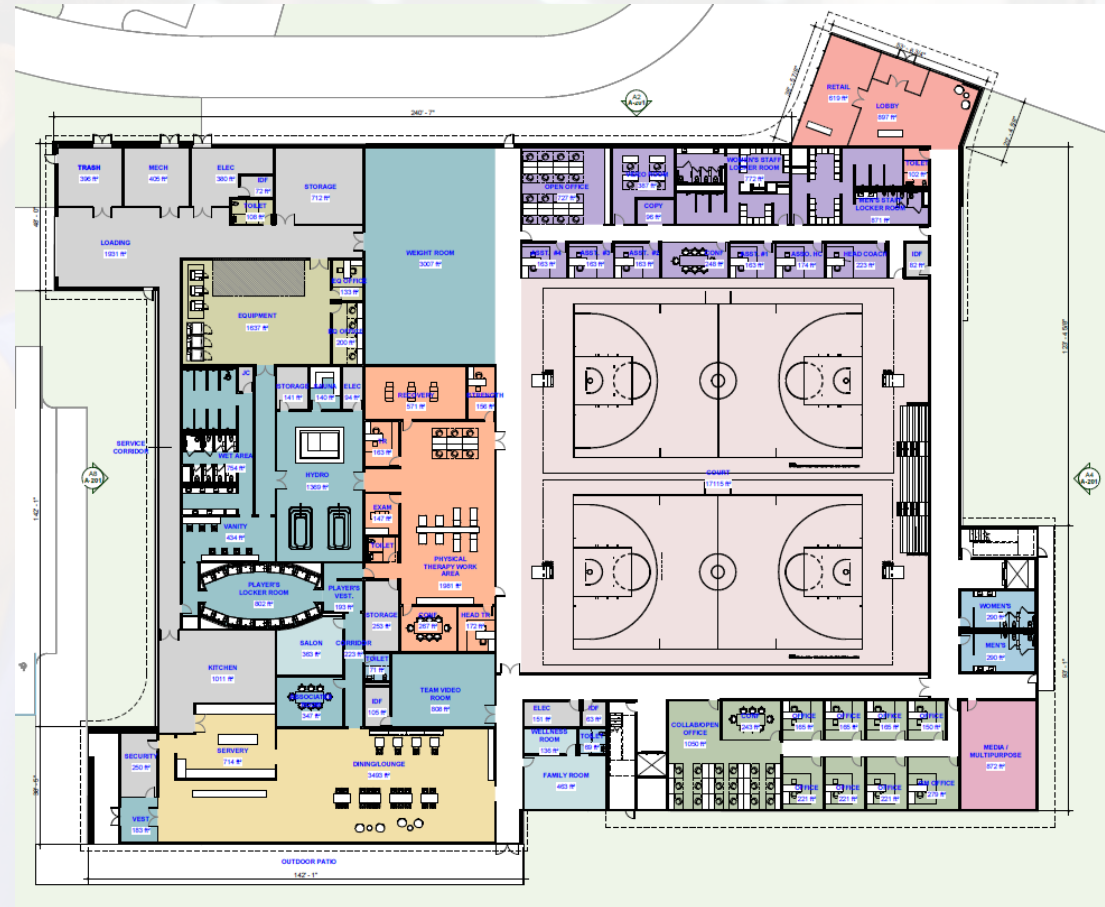
On-site parking, secure access



Two full-size practice courts



On-site laundry facilities



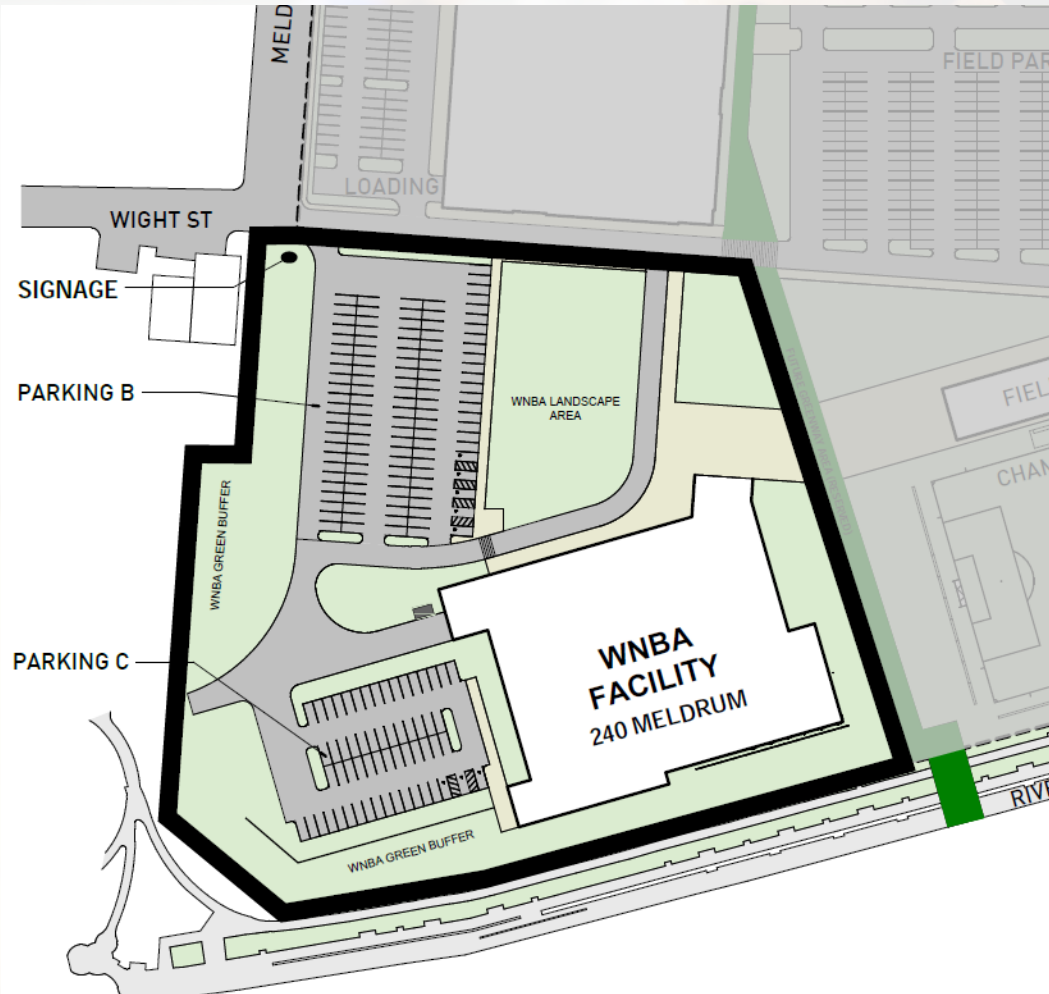
Community & Economic Impact

- Prioritize Detroit-based hiring through partnerships with local contractors
- Serve as a visible commitment to women's sports
- Enable community programming

129
Construction
Jobs

71
Permanent
Jobs

Additional Site Considerations



PEDESTRIAN ACCESS

- Safe, universally accessible pathways connect all major site components, incorporating crosswalks, lighting, and intuitive wayfinding to support people of all ages and abilities and encourage walkability.

CONNECTION TO RIVERWALK

- The plan creates a direct, landscaped corridor to the riverfront, preserving visual access and integrating spaces for public use.

PARKING (192 SPACES)

- The plan offers approximately 132 parking spaces for visitors, along with around 60 spaces for the WNBA staff and team.
- Screening will be installed to limit views of parking from the Riverwalk

TRAFFIC FLOW

- Internal circulation is designed to minimize congestion, with defined entry and exit points, separate service routes, and directional signage for smooth movement.
- A traffic engineer has been engaged to evaluate potential impacts and inform any proposed changes.

GREENWAY INTEGRATION

- A future greenway area is reserved to link the site with the City's greenway network.

Universal Design

Exploring Universal Design & Community Priorities

- a. Continuous, barrier-free pathways connecting courts, fields, and community spaces
- b. Smooth entry points for all users, including those with mobility devices
- c. Ramps and elevators integrated for seamless movement between levels
- d. Generous circulation areas in lobbies, corridors, and conference rooms
- e. Visual Support, including high-contrast signage and tactile cues for intuitive navigation
- f. Inclusive and family-friendly restrooms with accessible fixtures
- g. Accessible seating areas near fields and courts
- h. Incorporating input from local stakeholders and advocacy groups to promote inclusive design and equitable outcomes

Sustainability Efforts

Sustainability Considerations

- a. **Site Reuse:** Transforming a former industrial site into a community-focused sports facility
- b. **Stormwater Management:** Underground stormwater detention system designed to meet or exceed DWSD standards, fully sealed to prevent any subsurface contamination. The team is reviewing potential direct discharge to the Detroit River in coordination with regulatory agencies
- c. **Energy Efficiency:** High-performance HVAC, LED lighting, and smart controls, water-saving fixtures, etc.
- d. **Native Landscaping:** Planting regionally appropriate species to reduce irrigation needs, support pollinators, and improve soil health
- e. **Waste Reduction:** Recycling programs integrated into facility operations
- f. **Wildlife Impact:** Evaluating strategies to minimize impact on birds and other wildlife through design and operational practices

Community Outreach

Detroit WNBA Has Engaged The Business, Philanthropic, School, and Youth Sports Communities To Share Vision, Define Needs, and Identify Common Goals

BUSINESS COMMUNITY

Ford Motor Company

General Motors

Ally Bank

Huntington Bank

Remington Group

Henry Ford Health

Rossetti

YOUTH SPORTS ORGANIZATIONS

Amateur Athletic Union

Boys and Girls Club of SE Michigan

Detroit PAL

YMCA Detroit

SAY Detroit

Merit Park

DCFC – Youth Soccer

SCHOOLS

DPSCD

Detroit Charters – Engage
Detroit

Summit Academy North

Detroit Charters – MAPSA

Jalen Rose Leadership
Academy

Home School Community

Community Outreach

Letters of Support

Boys and Girls Club of Southeastern Michigan
Brix Wine
Brodhead Association
Carpenters and Millwrights
College Career & Beyond | Midnight Golf Program
Community First, Inc.
Community Foundation for Southeast Michigan
Cred Café
Detroit PAL
Detroit Riverfront Conservancy
Eastside Community Network
Franklin Wright Settlements
Gregory McKenzie of Alkebu-lan Village
Henry Ford Health
Ivy Kitchen
Joseph Berry Subdivision
Rivertown Detroit Association
Rivertown Lofts
YMCA Detroit

Local Engagement

Church of the Messiah
Rivertown Detroit Association
East Village Association
West Village Association
Franklin Wright Settlements
Eastside Community Network
Lofts @ Rivertown

Small Business

Cred Café
Ivy Kitchen
Brix Wine
Randolph Law Group
Farrow Group, Inc.

Youth Organizations

CVI Youth Basketball League
Alkebu-lan Village



THANK YOU

APPENDIX



WNBA FACILITY SITE PLAN | 240 MELDRUM ST - UNIROYAL SITE



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