



Passion for our city. Passion for the game.

August 12, 2025

Detroit City Council
Coleman A. Young Municipal Center
2 Woodward Ave Suite 1340
Detroit, MI 48226

RE: Request for the Establishment of a Commercial Facilities Exemption District at 2201, 2301 and 2401 20th Street, Detroit, Michigan 48216 for 402310 HOLDINGS LLC

Honorable City Council:

Please accept this letter and attachments as a request to establish a Commercial Facilities Exemption District in accordance with P.A. 255 of 1978, as amended for the property located at 2201, 2301 and 2401 20th Street, Detroit, Michigan.

Project Eligibility

The proposed project is located east of 20th Street and south of Michigan Avenue, encompassing the addresses 2201, 2301, and 2401 20th Street. Originally developed prior to the 1880s for industrial and commercial use, the site now consists of obsolete commercial property within a B4-zoned district. The parcels meet the eligibility criteria outlined in MCL 207.655, as they are part of an existing, developed commercial or industrial zone which has been zoned commercial or industrial for three years before June 21, 1978, and the area is or was characterized by obsolete commercial property and a decline in commercial activity. The proposed development qualifies as a "new facility" under the statute.

About

402310 Holdings, LLC ("Developer") is the property owner and primary developer of the proposed project. It is a wholly owned subsidiary of DCFC Holdings, LLC, the parent organization of Detroit City Football Club ("DCFC"). Founded in 2012 by five Detroit residents, DCFC has grown from a grassroots initiative into a nationally recognized professional soccer club. DCFC has steadily climbed the American soccer pyramid and in 2022 joined United Soccer League Championship, the second tier of U.S. professional soccer. DCFC's rise has been marked by consistent sellouts, national media coverage, and a rapidly expanding supporter base, creating a strong demand for a venue that reflects its growth and ambition.

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The proposed development is a new stadium facility (“AlumniFi Field”) designed to accommodate 15,000 fans. In addition to standard stadium seating, the facility will include suites and hospitality areas for hosting business events and other private functions for games and concerts. AlumniFi Field will also include player facilities, storage, administrative offices, coaching offices, a press room, ticketing offices, restrooms, food and beverage concessions, and commercial leasable space. The total square footage of enclosed and open space is projected to be approximately 380,000, including the pitch and circulation areas. The site is currently zoned B4 and consists of obsolete commercial property. Construction is anticipated to begin in early 2026 and be completed by March 2027.

Request

The construction of the new commercial property would not be undertaken without the receipt of the exemption certificate. The current real property tax rate of 85.3247 and the estimated post development taxable value of \$33,750,000 will result in a tax liability that makes the project financially infeasible. The exemption requested for the project in this application is for the maximum of 12 years.

There are no delinquent taxes, interest or penalties known to exist for the parcels included in this request. The Developer is also pursuing Brownfield Tax Increment Financing and a Michigan Environment Great Lakes and Energy grant for environmental activities.

Job Creation and Investment

Construction activities are anticipated to create 95 full-time equivalent (“FTE”) jobs. It is anticipated 85 FTE jobs will be relocated to Detroit and 79 FTE and 523 part-time jobs will be created. These jobs are related to team and stadium activities only and do not include jobs created by subsequent redevelopment projects or jobs that will result from an increase in commercial activity for the surrounding area on event days.

Total investment is \$142 million, not including land costs

Economic Outcomes

The AlumniFi Field project is the anchor development in a broader plan of investment. The total redevelopment of the surrounding area will transform the historic industrial and vacant hospital site with apartments, commercial space, restaurants, parking garages, and a public plaza that integrates into southwest Detroit.

Direct spending represents the initial primary spending that will occur as a result of the construction and operations of the proposed AlumniFi Field. Construction materials, supplies, labor, professional fees and other soft cost spending will be generated during the planning and construction. Direct spending will also be generated off-site but within the local area by patrons, event personnel, and distributors.

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Ancillary community spending will likely include spending on lodging, food and beverages, retail, entertainment, transportation and other items in connection with stadium events.

The events held at the stadium will result in:

- Increased tourism and visitor spending, estimated at \$5.5 million annually from non-local attendees
- Over \$1.3 million in lodging revenue from 9,100 rooms rented

As part of the state's revenue sharing program, a portion of the sales tax generated by the project will be returned to the city, and if an amusement tax is adopted, the project will generate tax revenue through ticket sales. New city income taxes will be generated from team staff and stadium workers, as well as from the temporary construction jobs.

Ripple Effect

DCFC Holdings is working with partners on developing complementary projects, including retail, hospitality, and community spaces that will activate the area year-round. The following redevelopment project described are not under consideration for a Commercial Facilities Exemption, but are included to add context for the redevelopment.

Mixed Use West:

This proposed development is located to the immediate north of the proposed stadium. It includes construction of a new four-story mixed-use building with a total floor area of approximately 190,080 square feet including 8,448 square feet of commercial space, 76 residential rental units and 147,840 square feet of secured parking for 421 vehicles.

Closing

AlumniFi Field's location outside of downtown Detroit introduces a vibrant new dimension to the City's sports and cultural landscape. The owners of DCFC are excited about the unique features of the new stadium, which they believe will have a significant positive impact on the surrounding Southwest Detroit community, particularly in the neighborhoods of Corktown and Mexicantown. The project is an exceptional opportunity to bridge that between Detroit's thriving downtown, Detroit Mobility and Innovation Corridor (DMIC) and the Gordie Howe International Bridge.

Beyond the economic outcomes, this project eliminates a derelict and dangerous structure that has stood as a visible symbol of disinvestment and decline and seen by more than 76,000 daily drivers as they pass one of the City's key gateways. Its transformation will not only improve the physical landscape but will reflect the pride, progress, and renewed momentum that now define Detroit.

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DCFC Holdings LLC are invested in the City of Detroit and have the necessary resources and partnerships to ensure this project succeeds. Thank you for considering the creation of this Commercial Facilities Exemption District

Respectfully submitted,

Sean Mann

Attachments:

Attachment A: Detailed Project Description

Attachment B: Paid Receipt of Current Taxes

cc: D. Howell, DEGC
C. Hughes, DEGC

Attachment A
Detailed Project Description



a) General description of the new facility

The new facility, AlumniFi Field, will be located at 2201, 2301, and 2401 20th Street in Detroit’s Corktown neighborhood. AlumniFi Field will be a 15,000-seat, soccer-specific stadium designed by global architecture firm HOK, known for its work on major sports venues including Little Caesars Arena and Mercedes-Benz Stadium. The stadium will feature modern amenities, hospitality-driven design, and fan-friendly sightlines.

AlumniFi Field is intended to be a multi-purpose stadium with seating for 15,000 people. The new facility will also include hospitality suites, DCFC team operations, media and press area, food and beverage concessions, commercial leasable space and community gathering areas.

The new facility will be comprised of three buildings connected by a concourse. All buildings have restrooms and food & beverage concessions. The pitch will be oriented north-south, with the video scoreboard located at the south end of the stadium.

The total square footage of the stadium project including pedestrian areas and pitch is approximately 380,000 square feet, as detailed in the table below.

East	Square Footage
Lower Level	48,500
Upper Level	30,000
West	
Lower Level	45,000
Upper Level	28,000
North	
Lower Level	24,000
Gate Areas	14,000

b) General description of the current use and proposed use of the new facility

The property is currently vacant. The property was initially developed around 1880 with a Michigan Central Railroad yard and in following years other industrial and commercial



uses. The property was redeveloped in 1972 with the construction of Southwest Detroit Hospital. Operations ceased in 2006, and the building has been vacant since that time.

The proposed new facility will operate as a commercial venue designed to host Detroit City Football Club (DCFC) matches. AlumniFi Field is also intended to host a wide range of community, collegiate and entertainment events and other sport competitions. The stadium is designed to be a year-round destination that activates the surrounding area and supports broader redevelopment efforts in Southwest Detroit.

c) Description of the general nature and extent of the new construction to be undertaken

Construction will begin with foundational work, including excavation, grading, and placement of deep foundations and structural footings. The superstructure will be built using a combination of structural steel and concrete systems to support grandstands, concourses, and roof structures. The facility will include the installation of mechanical, electrical, and plumbing systems, as well as fire suppression and safety features. Exterior construction will include facade systems, glazing, and roofing, while interior build-out will encompass concession areas, restrooms, locker rooms, and administrative spaces.

d) A descriptive list of the fixed building equipment that will be a part of the new facility

HVAC

Central heating, ventilation, air conditioning systems

Plumbing

Domestic water supply and sanitary drainage piping, water heaters, booster pumps

Fire Protection

Wet-pipe fire sprinkler systems, fire pumps, standpipes, and fire alarm panels

Electrical Distribution Equipment

Main switchgear, panelboards, transformers, conduit systems

Lighting

LED lighting fixtures, stadium field lighting, emergency lighting, and lighting controls

Elevators and Accessibility Equipment

Elevators, as well as lifts or ramps to provide ADA-compliant access

Security

Fixed surveillance cameras (CCTV), access systems, security monitoring

Audio/Visual

Wiring and equipment for PA systems, video boards, cabling, scoreboard

Concession and Food Service

Fixed kitchen hoods, commercial-grade exhaust systems, refrigeration



e) A time schedule for undertaking and completing the new construction of the facility

- Engineering documents and permits: Q1 2026
- Subcontractor bidding: Q4 2025 – Q2 2026
- Close on construction financing: Q1 2026
- Construction start: Q1 2026
- Structural completion (shell): Q4 2026
- Interior build-out and system installations: Q3 2026–Q1 2027
- Pitch installation: Q1 2027
- Certificate of Occupancy and final completion: Q2 2027

f) The parcel ID(s) and legal description(s) of the property

2201 20th Street, Detroit, Wayne County, Michigan:

Parcel: 12007584.003L

W TWENTIETH PT OF LOTS 30 THRU 36 WM WARNERS SUB L1 P205 PLATS W C R 12/37 PT OF P CS 729 & 727 ALL DESC AS BEG AT A PTE ON W LINE 20TH ST 66 FT WD DIST S 23D 56M 24S E 822.95 FT FROM S LINE MICHIGAN AVE 120 FT WD TH CONT ALG SD W LINE S 23D 56M 24S E 227.11 FT TH S 82D 29M 10S W 579.03 FT TH N 49D 40M 50S W 138.68 FT TH N 07D 11M 49S W 115.28 FT TH N 82D 30M 25S E 607.27 FT TO P O B 134,668 SQ FT OR 3.092 AC

2301 20th Street, Detroit, Wayne County, Michigan:

Parcel: 12007584.002

W TWENTIETH PT OF LOTS 27 THRU 31 & VAC ALLEY ADJ WHITWOOD & VERNORS SUB L19 P29 PLATS W C R 12/36 PT OF LOTS 25 THRU 36 WM WARNERS SUB L1 P205 PLATS W C R 12/37 & PT OF P CS 729 & 727 ALL DESC AS BEG AT SW COR MICHIGAN AVE 120 FT WD & 20TH ST 66 FT WD TH ALG W LINE SD 20TH ST S 23D 56M 24S E 10.59 FT TH S 44D 20M 12S W 64.87 FT TH S 40D 06M 42S W 78.79 FT TH ON CUR TO L 304.60 FT RAD 1030.16 FT CH BRG S 29D 15M 24S W 303.50 FT TH ON CUR TO L 164.33 FT RAD 710.16 FT CH BRG S 19D 11M 47S W 163.96 FT TH S 03D 03M 54S E 155.43 FT TH S 07D 11M 49S E 255.47 FT TH S 49D 40M 50S E 138.68 FT TH S 82D 29M 10S W 115.51 FT TO E LINE FISHER FWY TH ALG SD E LINE THE FOLLOWING 10 COURSES N 22D 53M 38S W 63.24 FT TH N 12D 52M 53S W 85.36 FT TH N 08D 11M 48S W 74.30 FT TH N 04D 02M 30S W 76.48 FT TH N 00D 04M W 67.68 FT TH N 03D 38M 25S E 66.80 FT TH ON CUR TO R 258.34 FT RAD 720 FT CH BRG N 15D 30M 43S E 256.96 FT TH ON CUR TO R 307.29 FT RAD 1040 FT CH BRG N 29D 16M 58S E 306.17 FT TH N 40D 06M 42S E 79.36 FT TH N 44D 20M 12S E 69.16 FT TO P O B 30,145 SQ FT OR 0.692 AC

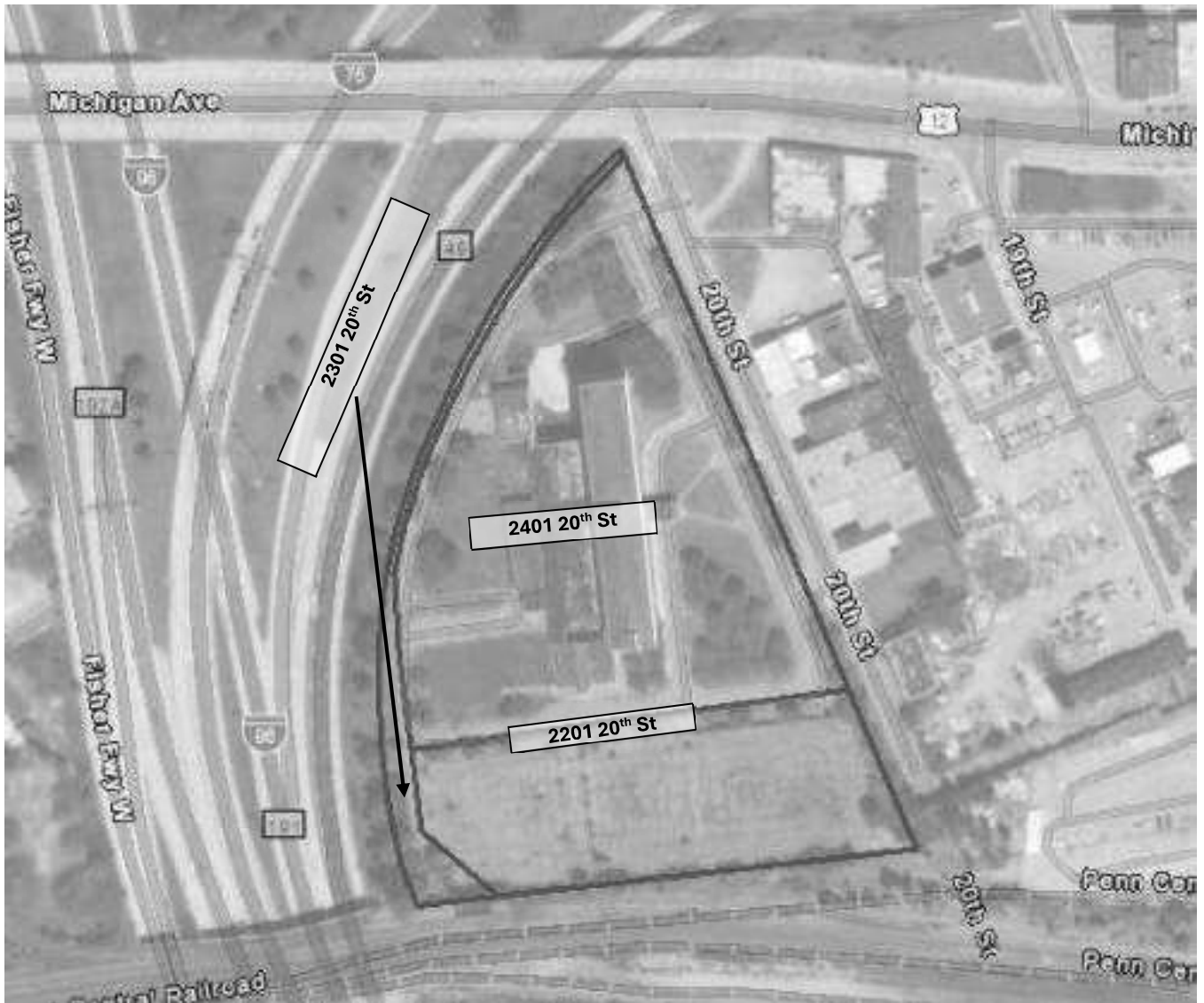
2401 20th Street, Detroit, Wayne County, Michigan:

Parcel: 12007584.001

W 20TH PT OF LOTS 27 THRU 31 & VAC ALLEY ADJ WHITWOOD & VERNORS SUB L19 P29 PLATS W C R 12/36 PT OF LOTS 27 THRU 36 WM WARNERS SUB L1 P205 PLATS W C R 12/37 & PT OF P CS 729 & 727 ALL DESC AS BEG AT A PTE ON W LINE 20TH ST 66 FT WD DIST S 23D 56M 24S E 10.59 FT FROM S LINE MICHIGAN AVE 120 FT WD TH ALG SD W LINE S 23D 56M 24S E 812.36 FT TH S 82D 30M 25S W 607.27 FT TH N 07D 11M 49S W 140.19 FT TH N 03D 03M 54S W 155.43 FT TH ON CUR TO R 164.33 FT RAD 710.16 FT CH BRG N 19D 11M 47S E 163.96 FT TH ON CUR TO R 304.60 FT RAD 1030.16 FT CH BRG N 29D 15M 54S E 303.50 FT TH N 40D 06M 42S E 78.79 FT TH N 44D 20M 12S E 64.87 FT TO P O B 304,960 SQ FT OR 7.0001 AC



Parcel Map



Attachment B
Paid Receipt of Current Taxes

MESSAGE TO TAXPAYER

THIS PARCEL HAS RECEIVED AN INTEREST AND PENALTY DEFERRAL UNTIL MARCH 1ST. PLEASE MAKE YOUR PAYMENT ON OR BEFORE THAT DATE.

PAYMENT INFORMATION

This tax is due by: 08/15/2025

Pay by mail to:

PROPERTY INFORMATION

Property Assessed To: 402310 HOLDINGS LLC 2211 BURNS ST DETROIT, MI 48214

Prop #: 12007584.003L School: 82010 Prop Addr: 2201 TWENTIETH

Legal Description:

W TWENTIETH PT OF LOTS 30 THRU 36 WM WARNERS SUB L1 P205 PLATS W C R 12/37 PT OF P CS 729 & 727 ALL DESC AS BEG AT A PTE ON W LINE 20TH ST 66 FT WD DIST S 23D 56M 24S E 822.95 FT FROM S LINE MICHIGAN AVE 120 FT WD TH CONT ALG SD W LINE S 23D 56M 24S E 227.11 FT TH S 82D 29M 10S W 579.03 FT TH N 49D 40M 50S W 138.68 FT TH N 07D 11M 49S W 115.28 FT TH N 82D 30M 25S E 607.27 FT TO P O B 134,668 SQ FT OR 3.092 AC

IMPORTANT: Unpaid 2024 taxes were transferred to Wayne County for collection. As of June 5, 2025, the balance is still unpaid. Please contact Wayne County at taxinfo@waynecounty.com or (313) 224-5990.

TAX DETAIL

Taxable Value: 1,804,700 State Equalized Value: 1,804,700 Class: 202 PRE/MBT %: 0.0000 Mort Code:

Taxes are based upon Taxable Value. 1 mill equals \$1.00 per \$1000 of Taxable Value. Amounts with no millage are either Special Assessments or other charges added to this bill.

Table with 3 columns: DESCRIPTION, MILLAGE, AMOUNT. Rows include STATE EDUCATION, GENERAL CITY, DEBT SERVICE, LIBRARY, SCHOOL DEBT, SCHOOL OPERATING, W COUNTY TAX, WC RESA ENH.

OPERATING FISCAL YEARS

The taxes on bill will be used for governmental operations for the following fiscal year(s):

County: OCT 1 - SEP 30 Twn/Cty: JUL 1 - JUN 30 School: JUL 1 - JUN 30 State: OCT 1 - SEP 30 Does NOT affect when the tax is due or its amount

Summary table with 3 columns: Description, Millage, Amount. Rows include Total Tax, Administration Fee, TOTAL AMOUNT DUE, PREV. PAYMENTS, BALANCE DUE.

Please detach along perforation. Keep the top portion.

Mort Code

Bill #

PLEASE RETURN THIS PORTION WITH PAYMENT. THANK YOU. This tax is due by: 08/15/2025 After 08/15/2025 additional interest and fees apply 2025 Summer Tax for Prop #: 12007584.003L

Pay this tax to:

TAXPAYER NOTE: Is your name & mailing address correct? If not, please make corrections below. Thank You.

Make Check Payable To:

Property Addr: 2201 TWENTIETH

TOTAL AMOUNT DUE: 66,478.77

Amount Remitted: _____

To: 402310 HOLDINGS LLC 2211 BURNS ST DETROIT MI 48214





CITY OF DETROIT
OFFICE OF THE CHIEF FINANCIAL OFFICER
OFFICE OF THE ASSESSOR

COLEMAN A. YOUNG MUNICIPAL CENTER
2 WOODWARD AVE., SUITE 824
DETROIT, MI 48226
PHONE: 313•224•3011
FAX: 313•224•9400

September 3, 2025

Alexa Bush, Deputy Director
Planning & Development Department
Coleman A. Young Municipal Center
2 Woodward Ave, Suite 808
Detroit, MI 48226

RE: Commercial Redevelopment District
402310 Holdings, LLC
Property Addresses: 2201, 2301 and 2401 20th Street
Parcel Numbers: 12007584.003L, 12007584.002 and 12007584.001

Dear Ms. Bush:

The Office of the Chief Financial Officer, Office of the Assessor, has reviewed the proposed Commercial Redevelopment District for the property located at **2201, 2301 and 2401 20th Street** in the **Corktown** area of the City of Detroit.

The rationale for creating Commercial Redevelopment Districts under PA 255 of 1978, as amended, is based on the anticipation of increased market value upon completion of new construction and/or significant restoration of commercial and former industrial property where the primary purpose and use of which is the operation of a commercial business enterprise and shall include office, engineering, research and development, warehousing parts distribution, retail sales, hotel or motel development, and other commercial facilities. Commercial business enterprises also include a business that owns or operates a transit-oriented development or a transit-oriented facility. Normal repair and maintenance are not assessed and do not necessarily generate additional market value.

The district as proposed by **402310 Holdings, LLC** consists of a former five-story hospital facility, containing approximately 146,798 square feet constructed in 1960 on 5.567 acres of land. (a) The developer is 402310 Holdings, LLC. The development project involves demolition of the existing building and building a new stadium facility ("AlumniFi Field"). The facility will include suites and hospitality areas for hosting business events and other private functions for games and concerts. AlumniFi Field will also include player facilities, storage, administrative offices, coaching offices, a press room, ticketing offices, restrooms, food and beverage concessions, and commercial leasable space. The total square footage of enclosed and open space is projected to be approximately 380,000, including the pitch and circulation areas. The total redevelopment of the surrounding area will transform the historic industrial and vacant hospital site with apartments, commercial space, restaurants, parking garages, and a public plaza that integrates into southwest Detroit. Additionally, this proposed development includes construction of a new four-story mixed-use building with a total floor area of approximately 190,080 square feet including 8,448 square feet of commercial space, 76 residential rental units and 147,840 square feet of secured parking for 421 vehicles. The new facility will include HVAC Central heating, ventilation, air conditioning systems Plumbing Domestic water supply and sanitary drainage piping, water heaters, booster pumps Fire Protection Wet-pipe fire sprinkler systems, fire pumps, standpipes, and fire alarm panels. Electrical Distribution Equipment Main switchgear, panelboards, transformers, conduit systems Lighting LED lighting fixtures, stadium field lighting, emergency lighting, and lighting controls Elevators and Accessibility Equipment Elevators, as well as lifts or ramps to provide ADA-compliant access Security Fixed surveillance cameras (CCTV), access systems, security monitoring Audio/Visual Wiring and equipment for PA systems, video boards, cabling, scoreboard Concession and Food Service Fixed kitchen hoods, commercial-grade exhaust systems, and refrigeration.



CITY OF DETROIT
OFFICE OF THE CHIEF FINANCIAL OFFICER
OFFICE OF THE ASSESSOR

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Commercial Redevelopment District
402310 Holdings, LLC
Page 2

This area meets the criteria set forth under PA 255 of 1978, as amended. It applies to functionally obsolete properties requiring restoration meaning changes to obsolete commercial property other than replacement as may be required to restore the property, together with all appurtenances, to an economically efficient condition. The proposed district also meets the requirements pursuant to MCL 207.655(1)(a): Obsolete commercial property or cleared or vacant land which is part of an existing, developed commercial or industrial zone which has been zoned commercial or industrial for 3 years before June 21, 1978, and the area is or was characterized by obsolete commercial property and a decline in commercial activity.

A district request review indicated that the proposed Commercial Redevelopment District located at **2201, 2301 and 2401 20th Street** is eligible as it pertains to the Commercial Redevelopment Act under P.A. 255 of 1978, as amended.

Sincerely,

Charles Ericson, MMAO
Assessor, Board of Assessors



Commercial Redevelopment District
402310 Holdings, LLC
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Parcel: 12007584.003L

Address: 2201 20th Street

Legal Description: W TWENTIETH PT OF LOTS 30 THRU 36 WM WARNERS SUB L1 P205 PLATS W C R 12/37 PT OF P CS 729 & 727 ALL DESC AS BEG AT A PTE ON W LINE 20TH ST 66 FT WD DIST S 23D 56M 24S E 822.95 FT FROM S LINE MICHIGAN AVE 120 FT WD TH CONT ALG SD W LINE S 23D 56M 24S E 227.11 FT TH S 82D 29M 10S W 579.03 FT TH N 49D 40M 50S W 138.68 FT TH N 07D 11M 49S W 115.28 FT TH N 82D 30M 25S E 607.27 FT TO P O B 134,668 SQ FT OR 3.092 AC

Parcel: 12007584.002

Address: 2301 20th Street

Legal Description: W TWENTIETH PT OF LOTS 27 THRU 31 & VAC ALLEY ADJ WHITWOOD & VERNORS SUB L19 P29 PLATS W C R 12/36 PT OF LOTS 25 THRU 36 WM WARNERS SUB L1 P205 PLATS W C R 12/37 & PT OF P CS 729 & 727 ALL DESC AS BEG AT SW COR MICHIGAN AVE 120 FT WD & 20TH ST 66 FT WD TH ALG W LINE SD 20TH ST S 23D 56M 24S E 10.59 FT TH S 44D 20M 12S W 64.87 FT TH S 40D 06M 42S W 78.79 FT TH ON CUR TO L 304.60 FT RAD 1030.16 FT CH BRG S 29D 15M 24S W 303.50 FT TH ON CUR TO L 164.33 FT RAD 710.16 FT CH BRG S 19D 11M 47S W 163.96 FT TH S 03D 03M 54S E 155.43 FT TH S 07D 11M 49S E 255.47 FT TH S 49D 40M 50S E 138.68 FT TH S 82D 29M 10S W 115.51 FT TO E LINE FISHER FWY TH ALG SD E LINE THE FOLLOWING 10 COURSES N 22D 53M 38S W 63.24 FT TH N 12D 52M 53S W 85.36 FT TH N 08D 11M 48S W 74.30 FT TH N 04D 02M 30S W 76.48 FT TH N 00D 04M W 67.68 FT TH N 03D 38M 25S E 66.80 FT TH ON CUR TO R 258.34 FT RAD 720 FT CH BRG N 15D 30M 43S E 256.96 FT TH ON CUR TO R 307.29 FT RAD 1040 FT CH BRG N 29D 16M 58S E 306.17 FT TH N 40D 06M 42S E 79.36 FT TH N 44D 20M 12S E 69.16 FT TO P O B 30,145 SQ FT OR 0.692 AC

Parcel: 12007584.001

Address: 2401 20th Street

Legal Description: W 20TH PT OF LOTS 27 THRU 31 & VAC ALLEY ADJ WHITWOOD & VERNORS SUB L19 P29 PLATS W C R 12/36 PT OF LOTS 27 THRU 36 WM WARNERS SUB L1 P205 PLATS W C R 12/37 & PT OF P CS 729 & 727 ALL DESC AS BEG AT A PTE ON W LINE 20TH ST 66 FT WD DIST S 23D 56M 24S E 10.59 FT FROM S LINE MICHIGAN AVE 120 FT WD TH ALG SD W LINE S 23D 56M 24S E 812.36 FT TH S 82D 30M 25S W 607.27 FT TH N 07D 11M 49S W 140.19 FT TH N 03D 03M 54S W 155.43 FT TH ON CUR TO R 164.33 FT RAD 710.16 FT CH BRG N 19D 11M 47S E 163.96 FT TH ON CUR TO R 304.60 FT RAD 1030.16 FT CH BRG N 29D 15M 54S E 303.50 FT TH N 40D 06M 42S E 78.79 FT TH N 44D 20M 12S E 64.87 FT TO P O B 304,960 SQ FT OR 7.0001 AC



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Commercial Redevelopment District
402310 Holdings, LLC
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**PLANNING AND
DEVELOPMENT DEPARTMENT**

Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 808
Detroit, Michigan 48226

Phone 313•224•1339
www.detroitmi.gov

TO: Yvette Jemison, City Clerk's Office
FROM: Greg Moots, Planning and Development
RE: Master Plan Interpretation for **Commercial Facilities Exemption district** (PA 255) at 2201,
2301, 2401 20th Street
DATE: August 22, 2025 Updated

In order to ensure that the issuance of a **Commercial Facilities Exemption district** pursuant to State of Michigan, Public Act 255 of 1978 (Section 207.656) is consistent with the City's Master Plan of Policies and will have the reasonable likelihood to increase commercial activity through replacement, restoration, or new construction; create, retain or prevent a loss of employment; revitalize an urban area; or increase the number of residents in a community, the Planning and Development Department's Planning Division submits the following interpretation.

Petitioner:
402310 Holdings, LLC.

Project Description:

The proposed development is a new stadium facility ("AlumniFi Field") designed to accommodate 15,000 fans. In addition to standard stadium seating, the facility will include suites and hospitality areas for hosting business events and other private functions for games and concerts. AlumniFi Field will also include player facilities, storage, administrative offices, coaching offices, a press room, ticketing offices, restrooms, food and beverage concessions, and commercial leasable space. The total square footage of enclosed and open space is projected to be approximately 380,000, including the pitch and circulation areas.

Project Location

East of 20th Street and south of Michigan Avenue, encompassing the addresses 2201, 2301, and 2401 20th Street.

Interpretation:

The Master Plan Future General Land Use designation is **Light Industrial**. These areas "... Light Industrial areas should generally consist of industrial uses of low intensity that have minimum undesirable effects on adjacent residential or commercial land uses. Small-scale industrial uses may include machine shops, small scale assembly or packaging, warehousing or technology parks."

The development generally conforms to the Future General Land Use designation for the area.

CC: Alexa Bush, Director
Karen Gage, Director of Design + Development Innovation
Justus Cook, HRD