

City of Detroit



Downtown Development Authority  
500 Griswold • Suite 2200  
Detroit, Michigan 48226  
Phone: 313 963 2940  
Fax: 313 963 8839

CODE DDA 17-11-02-601

**APPROVAL OF MINUTES OF SEPTEMBER 27, 2017**

RESOLVED, that the minutes of the Regular meeting of September 27, 2017 are hereby approved and all actions taken by the Directors present at such meeting, as set forth in such minutes, are hereby in all respects ratified and approved as actions of the Downtown Development Authority.

November 1, 2017

City of Detroit



Downtown Development Authority

500 Griswold, Suite 2200, 22<sup>nd</sup> Floor

Detroit, Michigan 48226

Phone: 313 963 2940

Fax: 313 963 8839

**DOWNTOWN DEVELOPMENT AUTHORITY  
BOARD OF DIRECTORS REGULAR MEETING  
WEDNESDAY, SEPTEMBER 27, 2017 – 3:00 P.M.**

**BOARD MEMBERS PRESENT:**

Charles Beckham  
Austin Black  
Ehrlich Crain  
Sonya Delley  
Richard Hosey  
Thomas Lewand (Mayor's Representative)  
Steve Ogden

**BOARD MEMBERS ABSENT:**

Marvin Beatty  
David Blaszkiewicz  
Melvin Hollowell  
James Jenkins  
David Massaron  
John Naglick

**OTHERS PRESENT:**

Jeremy Adragna (Olympia)  
Gary Brown (DDA)  
Douglass Diggs (Heritage)  
J. L. Dumas (Dumas Concepts)  
Gay Hilger (DEGC/DDA)  
Malinda Jensen (DEGC/DDA)  
Odell Jones (Heritage)  
Crystal Kaminski (Bedrock)  
Jennifer Kanalos (DEGC/DDA)  
Kumar Kintala (Bedrock)  
Glen Long (DEGC/DDA)  
Howard Luckoff (Bedrock)  
Jane Morgan (JFMCG)  
Rebecca Navin (DEGC/DDA)  
Heidi Reijm (JFMCG)

City of Detroit



**Downtown Development Authority**

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**MINUTES OF THE DOWNTOWN DEVELOPMENT AUTHORITY  
BOARD OF DIRECTORS REGULAR MEETING  
WEDNESDAY, SEPTEMBER 27, 2017  
DETROIT ECONOMIC GROWTH CORPORATION  
500 GRISWOLD STREET, SUITE 2200 – 3:00 P.M.**

**GENERAL**

**Call to Order**

Noting that a quorum was present, Mr. Lewand, the Mayor's Representative and Acting Chair, called the Regular meeting of the Downtown Development Authority Board of Directors to order at 3:06 p.m.

**Approval of Minutes**

Mr. Lewand questioned whether there were any additions, deletions or corrections to the minutes of the September 13, 2017 Regular Board meeting. Hearing none, the Board took the following action:

On a motion by Mr. Crain, seconded by Ms. Delley, Resolution Code DDA 17-09-02-600 was unanimously approved.

**Receipt of Treasurer's Report**

Mr. Long reviewed the Treasurer's Report of Receipts and Disbursements for the month of August 2017 for the benefit of the Board and responded to questions.

Subsequent to the discussion, the Board took the following action:

On a motion by Ms. Delley, seconded by Mr. Crain, Resolution Code DDA 17-09-03-475 was unanimously approved.

**PROJECTS**

**Events Center Project – Approval of Subcontract Change Orders:**

- **Midwest Steel, Motor City Electric, CIMCO / Athletica, PCP / TB Joint Venture, Johnson Controls, Parsons Technology**

Mr. Lewand advised that this item was discussed at the September 13 Board meeting and the Board deferred to the 4.1(c) Committee.

Mr. Crain reported that the Committee had met on September 22, 2017 and thoroughly reviewed and discussed the proposed subcontracts and are comfortable recommending approval to the Board.

On a motion by Mr. Beckham, seconded by Mr. Ms. Delley, Resolution Code DDA 17-09-123-54 was unanimously approved,

**Events Center Project: Approval of Subcontract Change Orders—**

- **Barton Malow, Midwest Steel, Motor City Electric, StageRight, MOD Interiors, KONE, MSL/Limbach, Daktronics, Tooles, PCP/TB Joint Venture**

Mr. Lewand advised that this item was discussed at the September 13, 2017 Board meeting and the Board deferred to the 4.1(c) Committee.

Mr. Crain reported that the Committee had met on September 22, 2017 and thoroughly reviewed and discussed the proposed subcontracts and are comfortable recommending approval to the Board.

On a motion by Mr. Beckham, seconded by Ms. Delley, Resolution Code DDA 17-09-123-55 was unanimously approved,

Mr. Lewand suggested that the Community Needs Assessment presentation be postponed to follow the Monroe Blocks Development item.

**Rosco Development Company LLC – Monroe Blocks Development**

Ms. Navin reported that In November, 2016, pursuant to Resolution DDA 16-11-112-13, the City of Detroit Downtown Development Authority (the “DDA”) Board of Directors approved terms pursuant to which Rosko Development Company LLC, an affiliate of Bedrock Real Estate Services (“Rosko”), proposed to implement an integrated development plan for three downtown sites: (i) the surface parking lot bounded by Monroe, Cadillac Square, Farmer and Bates (“Monroe Block”); (ii) the former Bates garage site located at 126 Monroe (the “Bates Garage”); and (iii) subject to City Council’s approval, the National Theatre site, currently owned by the City and located at 118 Monroe, adjacent to the Bates Garage site (the “National Theatre”).

More specifically, the DDA approved a phased development plan pursuant to which, in Phase 1, Rosko would develop the Monroe Block as at least 600,000 square feet of mixed-use development inclusive of at least 35,000 square feet of ground-floor retail and an office tower of at least 20 stories, plus below-grade parking (the “Phase 1”) and, in Phase 2, Rosko would develop the Bates Garage and National Theatre as at least 225,000 square feet of residential inclusive of at least 25,000 square feet of ground-floor retail and a residential tower of at least 16 stories, plus below-grade parking (“Phase 2”).

As representatives of the DDA and Rosko have worked towards finalizing a development agreement based upon the approved terms, and Rosko’s plans for Phase 1 and Phase 2 have continued to advance, Rosko has requested certain modifications to the terms as approved by the Board in November 2016. Most significantly, Rosko has requested to build the underground parking for Phase 1 and Phase 2 as part of the Phase 1 construction. In order to accommodate this request and certain other changes, DDA staff seeks the Board’s approval of the revised terms set forth on **Exhibit A** included with the board material (the “Revised Terms”), which will be incorporated into the development agreement and, as appropriate, the land transfer agreement with the City.

A Resolution was included for the Board’s consideration.

Subsequent to the discussion, the Board took the following action:

On a motion by Mr. Crain, seconded by Ms. Delley, Resolution Code DDA 17-09-112-15 was approved, with Mr. Ogden abstaining.

**Catalyst Development Project: Community Needs Assessment Executive Summary**

Ms. Jensen advised that on January 25, 2017, the DDA Board authorized DDA staff to enter into a standard professional consultant services agreement with JFM Consulting Group to prepare and deliver a Community Needs Assessment for the Event Center Catalyst Area as set forth in the Concession Management Agreement (CMA).

JFM Consulting Group led a six-month implementation process designed to solicit community input into the identification of priorities for future development in the Catalyst Development Area. An Executive Summary of its initial findings and recommendations is attached.

Ms. Jensen introduced Jane Morgan and Heidi Reijm of JFM Consulting Group who gave a presentation on the findings contained in the report and responded to Board Members' questions.

This presentation was for the Board's information only and no action was taken.

**ADMINISTRATION**

**PUBLIC COMMENT**

**OTHER MATTERS**

**ADJOURNMENT**

With there being no other business to be brought before the Board, Mr. Lewand adjourned the meeting at 3:50 p.m.

City of Detroit



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CODE DDA 17-09-02-600

APPROVAL OF MINUTES OF SEPTEMBER 13, 2017

RESOLVED, that the minutes of the Regular meeting of September 13, 2017 are hereby approved and all actions taken by the Directors present at such meeting, as set forth in such minutes, are hereby in all respects ratified and approved as actions of the Downtown Development Authority.

September 27, 2017

City of Detroit



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CODE DDA 17-09-03-475

**RECEIPT OF TREASURER'S REPORT FOR AUGUST 2017**

RESOLVED, that the Treasurer's Report of Receipts and Disbursements for the period ending August 31, 2017, as presented at this meeting, is hereby in all respects received by the Downtown Development Authority.

September 27, 2017



**EVENTS CENTER PROJECT – APPROVAL OF SUBCONTRACT CHANGE ORDERS:**

- **Midwest Steel, Motor City Electric, CIMCO / Athletica, PCP / TB Joint Venture, Johnson Controls, Parsons Technology**

WHEREAS, pursuant to Article 4.1c of the Amended and Restated Concession and Management Agreement dated as of December 11, 2014 (as amended, the "CMA") by and between the City of Detroit Downtown Development Authority (the "DDA") and Olympia Development of Michigan Events Center, LLC ("ODM"), the DDA approved the Construction Contract (the "GMP Contract") between ODM and Barton Malow Hunt White joint venture, as the general contractor ("BMHW"); and

WHEREAS, the terms of the CMA entitle the DDA approve Subcontracts awarded by BMHW over \$500,000.00; and

WHEREAS, pursuant to Article 4.1d BMHW prepared bidding documents and solicited bids for the portions of the Event Center construction according to approved construction documents in conformance with the Minimum Requirements set forth in the CMA; and

WHEREAS, ODM has requested the DDA's approval to execute a change order to the GMP Contract incorporating the subcontract scope revisions and amounts identified in Exhibit A (the "Approved Subcontract Change Orders"); and

WHEREAS, the DDA staff reviewed ODM's request with members of the 4.1(c) subcommittee and DDA staff and support the DDA Board's consideration and approval for ODM to execute a change order to the GMP Contract incorporating the Subcontract Change Orders; and

WHEREAS, the DDA Board of Directors has determined that approval of the Recommended Subcontract Change Orders is in the best interest of the Events Center Project.

NOW THEREFORE BE IT RESOLVED that the DDA Board hereby approves ODM's request to execute a change order(s) to the GMP Contract incorporating the proposed subcontractor(s) and subcontract amounts identified in Exhibit A (the "Approved Subcontract Change Orders"), and

BE IT FURTHER RESOLVED that the DDA Board hereby authorizes any two of its Officers or any two of its Authorized Agents or one Officer and any one Authorized Agent to execute any documents or take any actions necessary or appropriate to implement the provisions and intent of this resolution, and

BE IT FINALLY RESOLVED that all of the acts and transactions of any Officer or Authorized Agent of the DDA, in the name and on behalf of the DDA, relating to matters contemplated by the foregoing resolutions, which acts would have been approved by the foregoing resolutions except that such acts were taken prior to execution of these resolutions, are hereby in all respects confirmed, approved and ratified.

September 13, 2017 (Tabled)  
September 27, 2017





**EVENTS CENTER PROJECT – APPROVAL OF SUBCONTRACT CHANGE ORDERS:**

- **Barton Malow, Midwest Steel, Motor City Electric, StageRight, MOD Interiors, KONE, MSL/Limbach, Daktronics, Tooles, PCP / TB Joint Venture**

WHEREAS, pursuant to Article 4.1c of the Amended and Restated Concession and Management Agreement dated as of December 11, 2014 (as amended, the "CMA") by and between the City of Detroit Downtown Development Authority (the "DDA") and Olympia Development of Michigan Events Center, LLC ("ODM"), the DDA approved the Construction Contract (the "GMP Contract") between ODM and Barton Malow Hunt White joint venture, as the general contractor ("BMHW"); and

WHEREAS, the terms of the CMA entitle the DDA approve Subcontracts awarded by BMHW over \$500,000.00; and

WHEREAS, pursuant to Article 4.1d BMHW prepared bidding documents and solicited bids for the portions of the Event Center construction according to approved construction documents in conformance with the Minimum Requirements set forth in the CMA; and

WHEREAS, ODM has requested the DDA's approval to execute a change order to the GMP Contract incorporating the subcontract scope revisions and amounts identified in Exhibit A (the "Approved Subcontract Change Orders"); and

WHEREAS, the DDA staff reviewed ODM's request with members of the 4.1(c) subcommittee and DDA staff and support the DDA Board's consideration and approval for ODM to execute a change order to the GMP Contract incorporating the Subcontract Change Orders; and

WHEREAS, the DDA Board of Directors has determined that approval of the Recommended Subcontract Change Orders is in the best interest of the Events Center Project.

NOW THEREFORE BE IT RESOLVED that the DDA Board hereby approves ODM's request to execute a change order(s) to the GMP Contract incorporating the proposed subcontractor(s) and subcontract amounts identified in Exhibit A (the "Approved Subcontract Change Orders"), and

BE IT FURTHER RESOLVED that the DDA Board hereby authorizes any two of its Officers or any two of its Authorized Agents or one Officer and any one Authorized Agent to execute any documents or take any actions necessary or appropriate to implement the provisions and intent of this resolution, and

BE IT FINALLY RESOLVED that all of the acts and transactions of any Officer or Authorized Agent of the DDA, in the name and on behalf of the DDA, relating to matters contemplated by the foregoing resolutions, which acts would have been approved by the foregoing resolutions except that such acts were taken prior to execution of these resolutions, are hereby in all respects confirmed, approved and ratified.



**QUICKEN LOANS DEVELOPMENTS: ROSKO DEVELOPMENT COMPANY LLC – MONROE BLOCKS DEVELOPMENT – REVISED TERMS**

**WHEREAS**, in November, 2016, pursuant to Resolution DDA 16-11-112-13, the City of Detroit Downtown Development Authority (the "DDA") Board of Directors approved terms pursuant to which Rosko Development Company LLC, an affiliate of Bedrock Real Estate Services ("Rosko"), proposed to implement an integrated development plan for three downtown sites: (i) the surface parking lot bounded by Monroe, Cadillac Square, Farmer and Bates ("Monroe Block"); (ii) the former Bates garage site located at 126 Monroe (the "Bates Garage"); and (iii) subject to City Council's approval, the National Theatre site, currently owed by the City and located at 118 Monroe, adjacent to the Bates Garage site (the "National Theatre"); and

**WHEREAS**, pursuant to the approved phased development plan, Rosko would develop the Monroe Block as at least 600,000 square feet of mixed-use development inclusive of at least 35,000 square feet of ground-floor retail and an office tower of at least 20 stories, plus below-grade parking as Phase 1 (the "Phase 1") and, in Phase 2, Rosko would develop the Bates Garage and National Theatre as at least 225,000 square feet of residential inclusive of at least 25,000 square feet of ground-floor retail and a residential tower of at least 16 stories, plus below-grade parking ("Phase 2"); and

**WHEREAS**, through the course of negotiating the development agreement, Rosko has requested certain modifications to the terms as approved by the Board in November, 2016, including, most significantly, a request to build the underground parking for Phase 1 and Phase 2 as part of the Phase 1 construction; and

**WHEREAS**, DDA staff seeks the Board's approval of the revised terms set forth on Exhibit A hereto (the "Revised Terms"), which will be incorporated into the development agreement and, as appropriate, the land transfer agreement with the City; and

**WHEREAS**, the Board of Directors has determined that the incorporation of the Revised Terms into the development agreement and, as appropriate, the land transfer agreement, is reasonable and consistent with the DDA's objectives for development in the Downtown District.

**NOW, THEREFORE, BE IT RESOLVED**, that the DDA Board of Directors hereby approves the Revised Terms and the incorporation of the Revised Terms into the terms of the development agreement and, as applicable, the land transfer agreement.

**BE IT FURTHER RESOLVED** that any two Officers, any two of the Authorized Agents of the DDA, or any one of the Officers and any one of the Authorized Agents of the DDA, shall hereafter have the authority to negotiate and execute the development agreement and the land transfer agreement upon the Revised Terms and the terms previously approved by the Board, together with such other terms and conditions deemed reasonable by DDA's counsel and Authorized Agents and not inconsistent with this resolution or the Board's November 2016 resolution.

**BE IT FURTHER RESOLVED** that any two Officers, any two of the Authorized Agents of the DDA, or any one of the Officers and any one of the Authorized Agents of the DDA, shall hereafter have the authority to negotiate and execute the any and all other documents, contracts, or other papers, or take any and all actions, necessary or appropriate to implement the provisions and intent of this resolution on behalf of the DDA.

**BE IT FINALLY RESOLVED** that all of the acts and transactions of any Officer or Authorized Agent of the DDA, in the name and on behalf of the DDA, relating to matters contemplated by the foregoing resolutions, which acts would have been approved by the foregoing resolutions except that such acts were taken prior to execution of these resolutions, are hereby in all respects confirmed, approved and ratified.

September 27, 2017

## DDA/DEGC Community Needs Assessment Executive Summary

### I. OVERVIEW

The City of Detroit Downtown Development Authority (DDA) engaged Detroit-based JFM Consulting Group (JFM) to facilitate a Community Needs Assessment (CNA) for the Catalyst Development Area, the geography in and around the new Little Caesar's Arena. This process was designed to solicit community input into the identification of priorities for future development in the Catalyst Development Area. Implementation the CNA was guided by the following overarching questions:

1. What are the existing physical and socio-economic conditions in the Lower Cass and Brush Park area?
2. What do residents, businesses and other stakeholders perceive to be the chief strengths and limitations of the area?
3. What positive impacts do area stakeholders either anticipate or hope will result from the Little Caesar's Arena and other new development in the area? Conversely, what adverse impacts do residents and other stakeholders anticipate will occur?
4. What are the implications of the assessment findings for future investments in the area? And what are some strategies for sustaining stakeholder engagement with the DDA, City Council and other key players as future development opportunities are identified?

### II. PROCESS AND PARTNERS

The CNA was implemented in 2017 over an approximately six-month timeframe. JFM partnered with Data Driven Detroit (D3) and the University of Michigan's Urban and Regional Planning program (URP) to complete this process. JFM also worked closely with DDA staff to establish a CNA Advisory Committee to help guide the process and ensure that the assessment reflects community members' interests, priorities and concerns. The 12-member Advisory Committee was comprised area residents and community leaders, as well as representatives from local businesses and nonprofit/social service agencies. Members of the Committee were provided an opportunity to have input into the overall CNA process, as well as the development of data collection instruments.

Additionally, the Neighborhood Advisory Committee, a separate body established under a City Council resolution to provide community input as part of the development of Little Caesar's arena, played an important role in the implementation of the CNA. For example, representatives from the NAC participated as members of the CNA Advisory Committee. Beyond that, the NAC was instrumental in assisting JFM's outreach efforts to engage residents and other stakeholders in CNA community meetings. Members of the NAC were invited to attend the CNA Advisory Committee meetings as well.

### III. METHODS

To gain a better understanding of the existing physical and socio-economic conditions of the area, and also capture stakeholders' perceptions of needs and priorities, data were gathered from multiple sources. Collectively, analysis of the quantitative and qualitative data provides the basis for the findings presented in this assessment. A brief summary of the methods used in the CNA is provided below.

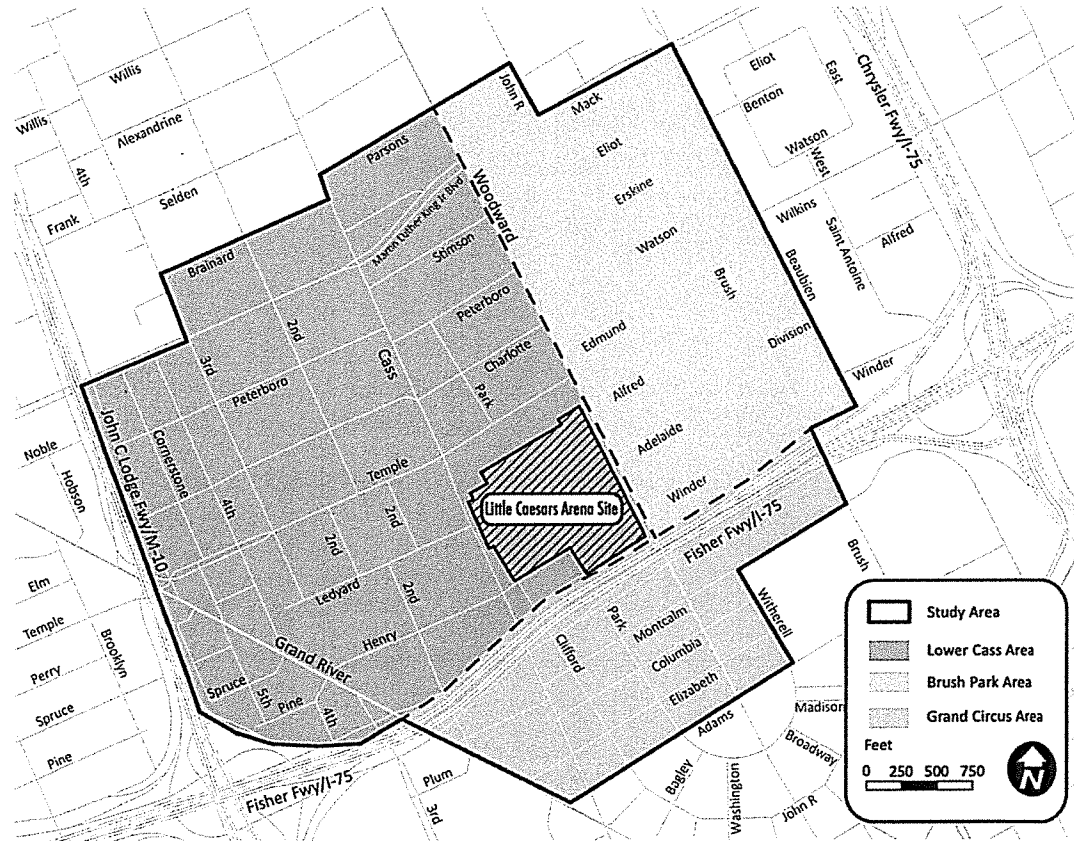
- **Statistical Data and Mapping:** Drawing from a variety of sources, including the parcel survey, census data and other studies, a series of maps, charts and tables were created to illustrate the demographic profile of the area. Demographic characteristics such as household income, employment status, commuting patterns and household poverty provides a context for interpreting the findings of the overall assessment. Additional analysis of property data also detailed the numbers of retail and non-retail businesses, nonprofit organizations and service providers in the area.
- **Parcel Survey:** The parcel survey was conducted by D3, together with University of Michigan Urban Planning faculty and students. The survey was conducted using an online mapping application that supported the collection of data, including photos, of approximately 1,300 parcels in the study area. The data collected included land use, condition of structure, vacancy, and other attributes. Digital files from the survey were used to develop static maps enable geographic analysis of the data.
- **Stakeholder Survey:** The CNA included survey of more than 350 resident, business and nonprofit stakeholders in the area. The survey was conducted using multiple methods in an effort to include a broad cross-section of stakeholders. Trained data collectors, including URP students and community residents, helped administer face-to-face surveys that were conducted door-to-door and on-site at 2 local social service and housing agencies. The survey was also distributed electronically with the help of local organizations and property owners/managers.
- **Focus Groups:** In an effort to gain a deeper understanding of some of the issues, JFM designed and facilitated a focus group with 11 residents and other stakeholders who work in the area. The questions were designed to explore in greater depth some of the issues that surfaced through the survey. For example, stakeholders were able to expand on their concerns around safety and discussed the anticipated impact of the new arena. They also shared their perceptions of what makes the area special, and what they hope will not change once the arena opens.
- **Interviews:** Interviews were conducted with key stakeholders, such as business owners, developers, and others. The interviews provided an opportunity to solicit input from a few additional stakeholders who were not part of the primarily resident focus group. Similar to the focus groups, these interviews also provided useful qualitative data to complement the survey findings.

#### IV. KEY FINDINGS

##### 1. What are the existing physical and socio-economic conditions in the Lower Cass and Brush Park area (LCBPA)?

The LCBPA is made up of three different neighborhoods: Lower Cass, Brush Park, and Grand Circus, shown in Figure 1.

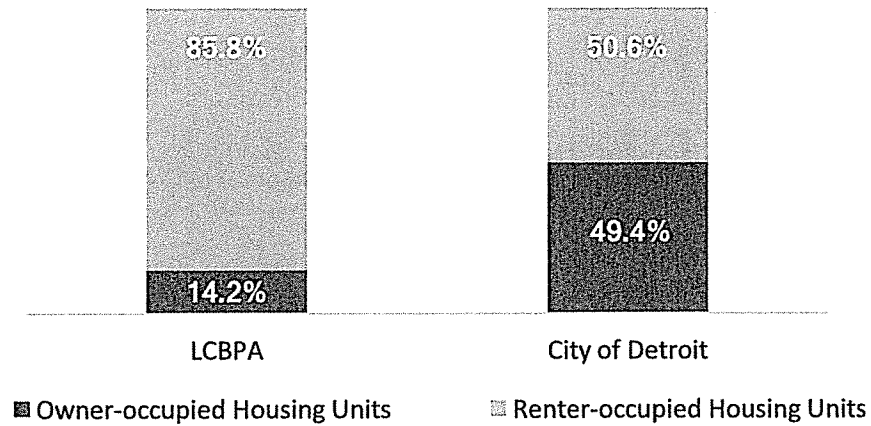
Figure 1: Lower Cass Brush Park Area



While the LCBPA is economically diverse, the vast majority of residents are low-income, especially in the Lower Cass part of the community. The median income of the LCBPA is \$21,128 compared with \$25,764 in Detroit. Within the LCBPA, the Brush Park neighborhood has the highest median income of \$48,207 compared to \$10,805 in Lower Cass. Overall, 49% of households have incomes below the poverty level. In Lower Cass, 73% of households are below the poverty level, compared to 67% of households in Brush Park and Grand Circus who live *at or above* the poverty level.

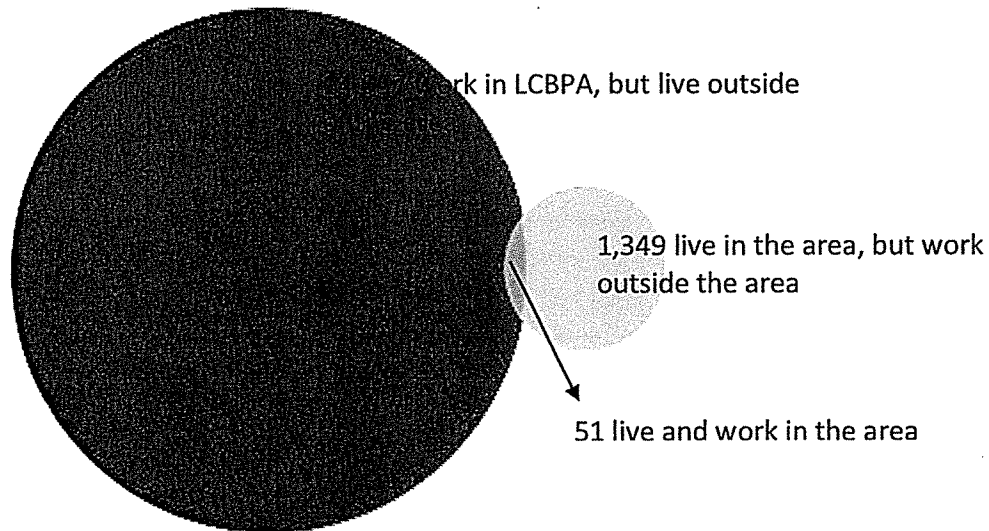
The LCBPA contains over 3,600 housing units, of which 59% are occupied (compared to 70% in Detroit overall). Shown in Table 1, almost 86% percent of residents are renters, significantly higher than the rental rate in the City overall at 51%.

**Table 1. LCBPA Ownership and Rental Rates**



As of 2015, 7.8% of the population in the LCBPA are unemployed, compared to 13.2% in Detroit as a whole. As demonstrated in Table 2, there is a mismatch between job opportunities provided in the LCBPA and area residents holding these jobs.

**Table 2: Inflow and Outflow Job Counts in the LCBPA**



**2. What do residents, businesses and other stakeholders perceive to be the chief strengths and limitations of the area?**

In summary, the data we gathered point to the following top three strengths and limitations of the neighborhood:

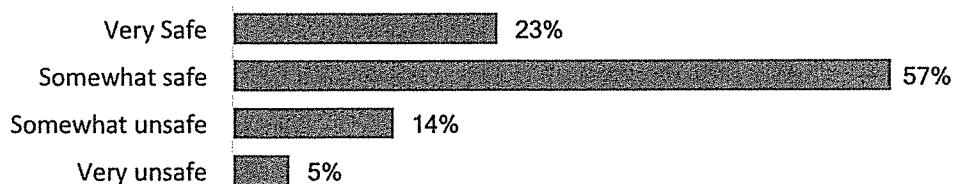
**Strengths:**

- **Location:** the neighborhood is conveniently located close to downtown and is very walkable to many of the community’s assets including downtown entertainment, Whole Foods, and the hospitals. Respondents are looking forward to increasing things to do in the neighborhood as more development is planned.
- **Diversity:** the LCBPA has historically been and continues to be home to people from diverse racial/ethnic backgrounds and socioeconomic status. Respondents want it to stay that way. The area has offered a range of housing options for different income levels which has added to the neighborhoods diversity.
- **Quiet:** Unless there is an event, the neighborhood is generally “quiet and peaceful”, especially in the evenings and on weekends.

**Limitations:**

- **Not enough recreational opportunities:** Many respondents noted that the lack of parks and green space in the neighborhood leaves little for residents to do outdoors. This is particularly relevant to families- there are no playgrounds to go to with kids, and the parks are not suitable for children. There needs to be more things for kids and youth to do in the community.
- **Parking/traffic during events:** For residents and those visiting them, parking can be very hard to find and traffic can get quite congested, especially during any events at the downtown ballparks or theaters. Respondents expressed concern that this is only going to get worse with the new developments.
- **Cleanliness & Safety:** Respondents prioritized two main concerns regarding safety and cleanliness. First, the area is a magnet for homeless populations who utilize social services in the area, including COTS, Mariner’s Inn, and the NSO. These individuals often do not have a place to go during the day leading to loitering and littering in the neighborhood. Respondents desire some way to help these individuals that doesn’t have a negative impact on the community. Second, respondents expressed concern for safety for their persons and property and wish there was more security in the area. Table 3. shows how safe survey respondents feel in the neighborhood. The neighborhood is too far north for Bedrock’s security service, and too far south for the Wayne State police. Respondents feel left in the middle without as much security presence, though crime and safety are still big challenges.

**Table 3. Survey Question: In general, how safe do you feel in this neighborhood overall?\***

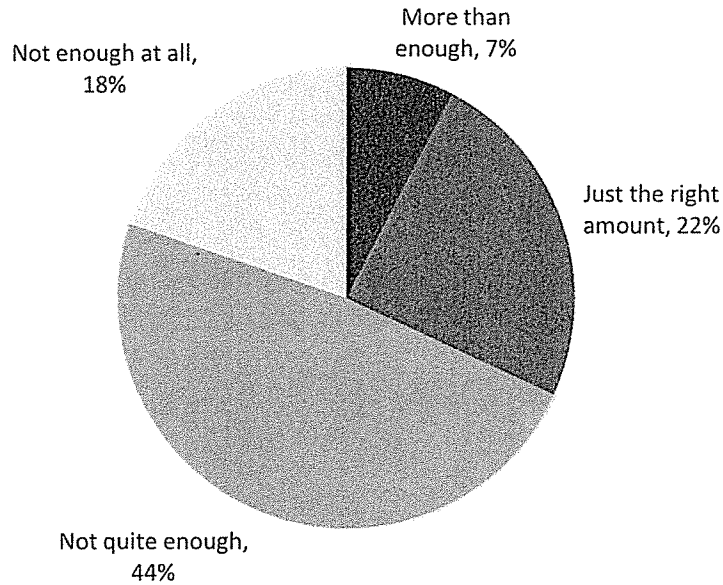


\*Chart does not include 2% who responded with “Don’t know/not sure”



Table 3 below shows results from the resident survey related to police presence; 62% reported that there is not enough of a police presence in the neighborhood.

**Table 3: Survey Question: How would you describe the presence of police in the neighborhood?\***

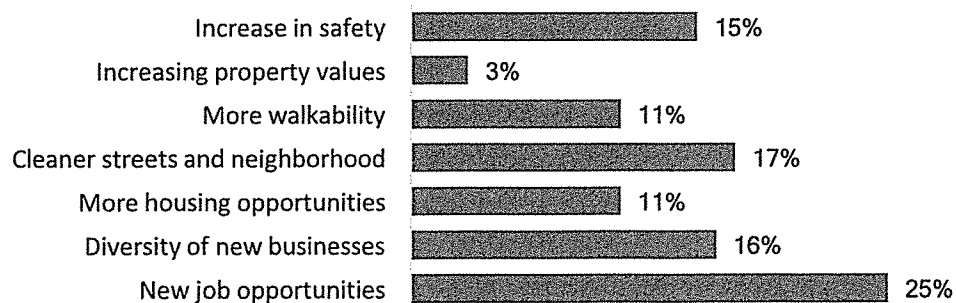


\* Chart does not include 9% who responded with "Don't know/not sure"

**3. What positive impacts do area stakeholders either anticipate or hope will result from the Little Caesar's Arena and other new development in the area? Conversely, what adverse impacts do residents and other stakeholders anticipate will occur?**

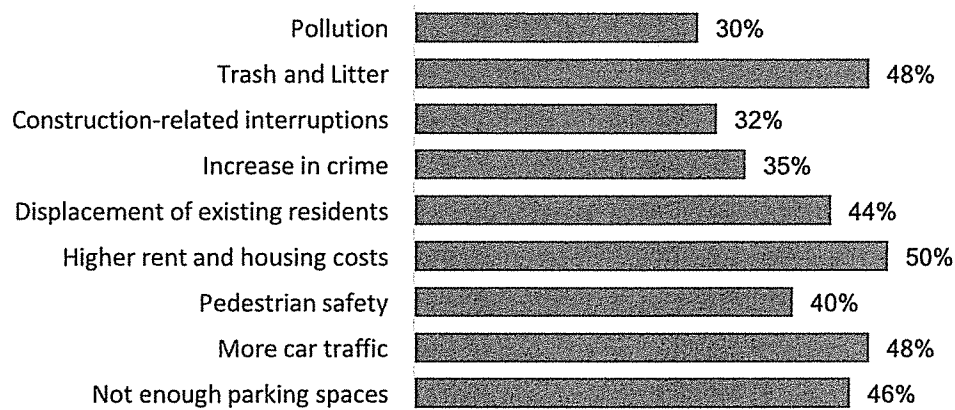
Overall, 91% of survey respondents believe the Little Caesars arena will have a Very Positive (51%) or Somewhat Positive (40%) impact on the community. Table 4 indicates what impact respondents hope will come from the arena; the top responses include new job opportunities, and a cleaner and safer neighborhood.

**Table 4: Survey Question: When you think of the impact of the Little Caesars Arena, what do you most want to see in the neighborhood?**



In terms of negative impacts, respondents reported the most concern with increases in housing costs, trash and litter in the neighborhood, and increased traffic. Table 5 indicates how respondents rated their concern with other negative impacts as well.

**Table 5: Survey Question: How concerned are you with the potential impact of the new arena on the following... (% of respondents who selected Very Concerned)**



## V. RECOMMENDATIONS

As a result of the data and input collected for the community needs assessment, the consultant team makes the following recommendations for consideration by the City of Detroit Downtown Authority and its development partners.

- **Future Development/Investment Priorities**
  - ✓ **Housing:** The City and its partners may consider offering more housing developments in the community, especially options to accommodate all income levels and avoid displacement of current residents.
  - ✓ **Parking:** Any new developments should incorporate sufficient, accessible, and affordable parking options so that increased visitors to the neighborhood do not burden residents.
  - ✓ **Diverse business:** Support new businesses for visitors as well as residents at different price points, including food markets and grocery stores, retail goods, dry cleaners and hardware stores, entertainment, as well as restaurants and cafes.
  
- **Neighborhood Quality Priorities**

Consider how future investments can incorporate and/or address the following:

  - ✓ **Safety:** New developments should contribute to lighting, crime prevention through environmental design (CPTED, as well as pedestrian and cycling safety on sidewalks and streets.

- ✓ **Employment:** More opportunities for residents to find long-term, well-paying jobs in the community.
- ✓ **Cleaner streets and neighborhood:** Offer design options, such as multiple garbage cans, and neighborhood ambassadors to help keep the sidewalks clean. Consider improving neighborhood parks and increasing the amount of green space in the neighborhood.
- **Continued Stakeholder Engagement**
  - ✓ **Communication:** The DDA could serve as a vehicle for regular communication with residents, businesses, and organizations through e-newsletters distributed on a regular and periodic, such as quarterly, basis.
  - ✓ **Soliciting feedback:** Utilize existing structures, such as the Neighborhood Advisory Committee and local Councilperson's office, to regularly engage with stakeholders in-person.

## VI. NEXT STEPS

As part of the community needs assessment, JFM Consulting Group will provide the DDA with the following deliverables:

- Final report completed in September.
- Dissemination of findings to participating partners and stakeholders.
- Follow-up survey to be conducted by JFM in late Fall/early Winter to capture stakeholder perceptions after the arena has been open and in use.