



**PLANNING AND
DEVELOPMENT DEPARTMENT**

Coleman A. Young Municipal Center
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Detroit, Michigan 48226

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March 22, 2024

Detroit City Council
Two Woodward Ave., Ste. 1340
Coleman A. Young Municipal Center
Detroit, MI 48226

RE: Community Benefits Provision
Hotel at Water Square Development

Honorable City Council:

The City of Detroit ("City"), Detroit Economic Growth Corporation ("DEGC"), and Atwater and Second Associates, LLC referred to as the ("Developer") have been in discussions to bring an estimated investment of approximately \$396.7 million dollars to 600 Civic Center Drive, Detroit, Michigan known as the Hotel at Water Square. It is anticipated that this project will redevelop the former Joe Louis Arena site from a vacant parcel into a new use resulting in the creation of a 25-story, 600-room hotel consisting of five (5) podium floors. The five (5) podium floors will include a ground floor restaurant, a lobby bar, two (2) ballrooms, 50,000 sq. ft. of meeting space, a swimming pool, a spa, and a fitness area. The back-of-the-house areas will include offices, staff support spaces and a large kitchen to support seamless behind-the-scenes operations. A pedestrian bridge will span over the future Second Avenue to provide a direct connection to the Huntington Place Convention Center.

Under the City of Detroit Ordinance No. 2021-4 effective as of December 8, 2021 ("Ordinance") and codified in Chapter 12, Article XIII of the Detroit City Code ("Code"), development projects that qualify as a "Tier 1 Development Project" are subject to certain community engagement procedures (the "CBO Process"). The project mentioned - Hotel at Water Square ("the Project") - is expected to incur an investment of at least seventy-five million (\$75,000,000) and will involve the abatement of more than one million (\$1,000,000) in City taxes. Therefore, the Project qualifies as a Tier 1 Development Project under the Ordinance and is subject to the CBO Process.

The Project was reviewed by a Neighborhood Advisory Council, to ascertain the community's concerns related to any impacts the Project may have on the surrounding community and the ways the Developer plans to address those impacts. A Community Benefits Report was prepared for the Project because of the CBO Process and such report is submitted herewith in accordance with Section 12-8-3(e) of the Code as Exhibit A to the attached resolution (the "Report"). The Developer has agreed to address the concerns raised during the CBO Process by entering into a provision agreement "Community Benefits Provision for Tier 1 Development Projects – Hotel at Water Square" that is included as Exhibit B to the attached resolution (the "Provision").

We hereby request that your Honorable Body adopt the attached resolution that receives and files the Report and approves the Provision in furtherance of the Project.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Antoine Bryant', with a stylized flourish at the end.

Antoine Bryant, Director
Planning and Development Department

CC: Hassan Beydoun, Group Executive – Jobs and Economy
Brittney Hoszkiw, JET Team
Jose Lemus, JET Team
Brandon Lockhart, JET Team
Malik Washington, Mayor’s Office
Edwina King, Associate Director of Legislative Affairs and Equitable Development – PDD
Aaron Goodman, Manager of the Community Benefits Ordinance - PDD

RESOLUTION

BY COUNCIL MEMBER: _____

NOW, THEREFORE BE IT RESOLVED, that the Planning & Development Department's ("PDD") Hotel at Water Square Project Community Benefits Agreement Report in the attached Exhibit A incorporated herein is hereby received and filed by the Detroit City Council; and be it further;

RESOLVED, that the "Community Benefits Provision for Tier 1 Development Projects – Hotel at Water Square" attached hereto and incorporated herein as Exhibit B (the "Provision") is hereby approved by Detroit City Council, and be it further;

RESOLVED, that the PDD Director, or their authorized designee, is hereby authorized to execute the Provision; and be it finally;

RESOLVED, that the Provision will be considered confirmed when executed by the PDD Director, or their authorized designee, and approved by the Corporation Counsel as to form.

Exhibit A.

HOTEL AT WATER SQUARE COMMUNITY BENEFITS REPORT



HOTEL AT WATER SQUARE

COMMUNITY BENEFITS REPORT

**CITY OF DETROIT
PLANNING AND DEVELOPMENT DEPARTMENT
MARCH 28, 2024**

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SECTION A.

IMPACT AREA AND NOTICE OF PUBLIC MEETINGS

Impact Area and Notice of Public Meetings

The Planning and Development Department (PDD) determined that the Hotel at Water Square development projects qualified as a Tier 1 development under the City of Detroit's Community Benefits Ordinance (CBO) due to the amount of economic investment utilized to build these projects and the amount of abated City taxes sought by the Developer, Sterling Group.

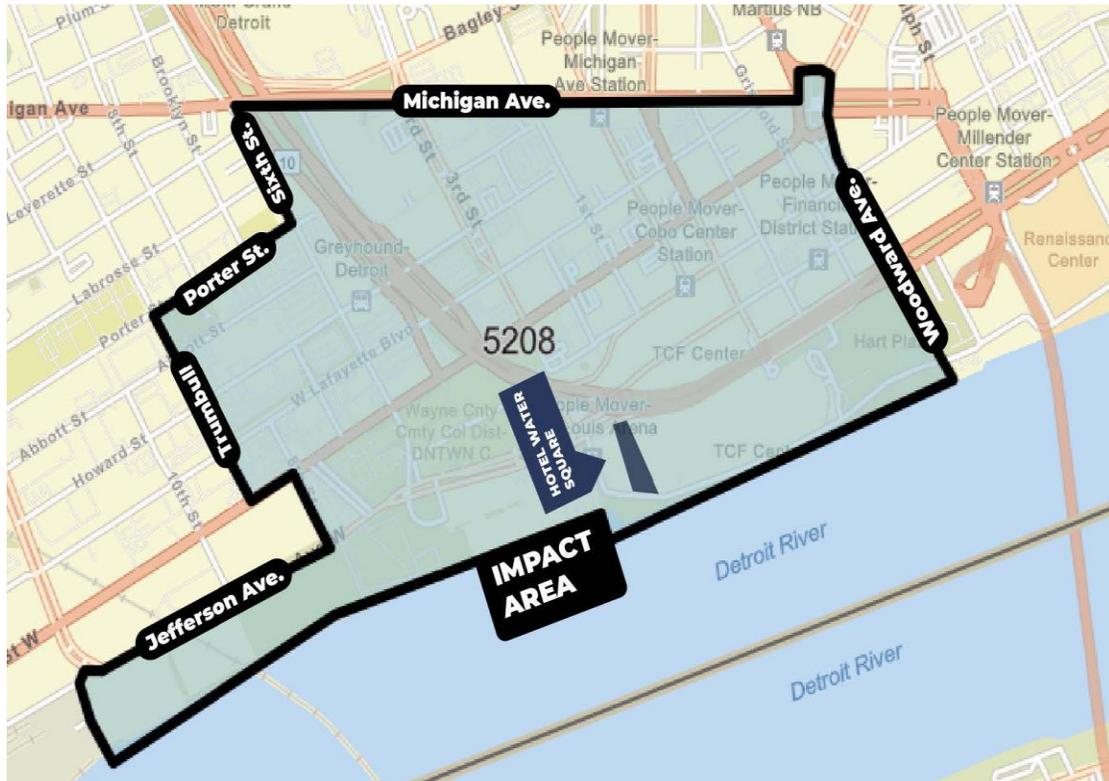


Figure 1: Hotel at Water Square – Impact Area

Consistent with the Community Benefits Ordinance, the Planning and Development Department determined the project Impact Area, which contained all of Census Tract 5208, in the City of Detroit. The project Impact Area contains the following as shown in Figure 1, Michigan Ave., Porter St. and W. Jefferson Ave. to the north, Woodward Ave. to the east, the Detroit River to the south, and 6th St., Trumbull St., 8th St., and Rosa Parks Blvd. to the west. The Impact Area includes parts of the following neighborhoods as defined by the City of Detroit: Downtown, West Side Industrial, and Corktown.

Public Notice

The *Public Notice* of the first meeting was sent by first class mail to the 2,208 addresses within 300ft of the Impact Area (see Figure 2: Hotel at Water Square - Public Meeting Notice). The meeting notice was also posted on the CBO project website and sent to representatives of the City Council, Legislative Policy Division (LPD), and the Department of Neighborhoods (DON).

THE CITY OF DETROIT INVITES YOU TO ATTEND THE COMMUNITY BENEFITS PUBLIC MEETINGS FOR HOTEL AT WATER SQUARE: JOE LOUIS ARENA SITE

PLEASE READ THIS IMPORTANT NOTICE FOR INFORMATION ABOUT COMMUNITY BENEFITS AND OTHER IMPACTS THAT MAY AFFECT YOU

WHAT IS DETROIT'S COMMUNITY BENEFIT ORDINANCE?
The Community Benefits Ordinance (ORDINANCE NO. 2021-4) is a law that requires developers to proactively engage with the community to identify community benefits and address potential impacts of certain development projects. The ordinance was approved by Detroit voters in 2016 and amended by Detroit City Council in 2021.

The project's Impact Area (see map on previous page) was determined by the Planning & Development Department. As per the Community Benefits Ordinance (CBO), a nine (9) member Neighborhood Advisory Council (NAC) will be established for this community benefits process. Any Detroit resident who lives in the Impact Area and is over the age of 18 is eligible to serve on the Neighborhood Advisory Council. Members of the NAC are expected to attend all scheduled public meetings during the CBO process, consisting of at least 5 meetings over a period of 2 - 3 months. **Attend the first CBO meeting on January 9th to learn more about this project and how you can participate in this public process. During the second CBO meeting on January 16th, two (2) NAC members will be elected. Only Impact Area Residents attending the in-person meeting on January 16th may vote in the NAC election.**

FOR FUTURE MEETING SCHEDULE AND ALL PROJECT INFORMATION VISIT WWW.DETROITMI.GOV/HOTELWATERSQUARE

With advance notice of seven calendar days, the City of Detroit will provide interpreter services at public meetings, including language translation and reasonable ADA accommodations. Please contact the Civil Rights, Inclusion and Opportunity Department at 313-224-4950, through the TTY number 711, or email crio@detroitmi.gov to schedule these services.

Mediante un aviso previo de siete días calendario, la ciudad de Detroit proporcionará servicios de interpretación en las reuniones públicas, incluida la traducción de idiomas y las adaptaciones razonables de acuerdo con la Ley ADA. Para programar dichos servicios, comuníquese con el Departamento de Derechos Civiles, Inclusión y Oportunidad llamando al 313-224-4950, por medio del número TTY 711, o envíe un correo electrónico a crio@detroitmi.gov.

HOW TO PARTICIPATE IN THE CBO MEETINGS
PUBLIC CBO MEETINGS WILL TAKE PLACE IN PERSON AT HUNTINGTON PLACE WITH AN OPTION TO WATCH REMOTELY VIA ZOOM
ALL MEETINGS BEGIN AT 6:00PM - DOORS OPEN AT 5:30PM FOR REGISTRATION AND REFRESHMENTS

ATTEND IN PERSON
Huntington Place Convention Center
1 Washington Blvd, Room 115 A-C (1st Floor)
Accessible via Huntington Place People Mover Station
Validated Parking available at Fort Washington Garage - 645 Washington Blvd.

VIEW REMOTELY VIA ZOOM
Register to receive meeting link
Dial by phone - 1 312 628 6799
Meeting ID: 816 8707 5023

1ST MEETING
TUESDAY JANUARY 9, 2024 AT 6:00 PM
CBO PROCESS AND PROJECT INFORMATION

2ND MEETING
TUESDAY JANUARY 16, 2024 AT 6:00 PM
ELECTION OF TWO (2) NEIGHBORHOOD ADVISORY COUNCIL MEMBERS - ONLY IMPACT AREA RESIDENTS ATTENDING IN PERSON MEETING MAY VOTE

ANTICIPATED PROJECT IMPACTS: The Neighborhood Advisory Council (NAC) will work directly with the developer and establish community benefits, which are included in the final development agreement approved by the Detroit City Council. The City of Detroit Planning and Development Department (PDD) is aware of and acknowledges expressed community concerns related to this project in the following areas:

- Construction**
 - Concern: Noise, dust, mud, vibration, and increased light pollution at night resulting from construction of a new hotel
 - Concern: Street and sidewalk restrictions or closures - including local surface streets and the I-475 Freeway
 - Concern: Construction hours, truck traffic, parking / loading areas for construction workers and equipment staging
- Design and Landscaping**
 - Concern: Buildings and sites should adhere to City of Detroit Design Principles
 - Concern: Light pollution and glass design negatively impacting birds
 - Concern: Mitigation of visual and environmental impacts of developments through landscaping and screening
 - Opportunity: Activation of street wall facade along street and public spaces enhancing overall pedestrian experience
 - Opportunity: Creation of new publicly accessible green spaces and connections between the Detroit Riverfront and downtown
- Employment Opportunities**
 - Concern: Access to construction and permanent jobs for Detroiters
 - Concern: Prioritization of hiring Detroit-based contractors and sub-contractors during construction and hotel operations
 - Opportunity: Creation of new educational and career development opportunities for Detroiters, particularly in the construction, skilled trades, and hospitality fields
- Retail**
 - Opportunity: Access to retail space for Detroit based and small businesses
 - Opportunity: Attracting retail businesses that will meet the needs of the impacted neighborhoods and tourists
- Accessibility, Mobility, and Traffic**
 - Concern: Site connectivity, traffic flow, and vehicular access through the development footprint and across major roadways - including to the Convention Center, Detroit Riverfront, Downtown
 - Concern: Locations and coordination of vehicle staging / valet queuing, loading docks for the convention center and hotel, and their impacts on the pedestrian experience
 - Concern: Access to parking facilities for hotel guests and employees
 - Concern: Increased vehicular traffic and congestion impacting pedestrian experience, due to new development and interaction with major downtown events
 - Opportunity: New hotel and public amenities attracting increased number of visitors and to the Convention Center and the Detroit Riverfront
 - Opportunity: Enhanced public transportation and mobility connections via DDOT / SMART Buses, Detroit People Mover and bike share
 - Opportunity: Enhancement of local connectivity between downtown and the Detroit Riverfront
 - Opportunity: All buildings, public spaces, and residential developments to incorporate universal design standards, exceeding Americans with Disabilities Act (ADA) requirements
- Sustainability and Environment**
 - Concern: Energy efficiency and reducing carbon footprint of hotel construction and operations
 - Opportunity: On-site stormwater management for buildings to protect local waterways including the Detroit River
 - Opportunity: Access to electric vehicle charging and alternative mobility options
 - Opportunity: Hotel operations utilizing on-site recycling and composting

LEGAL MEETING NOTICE
The project Impact Area contains all of Census Tracts 5028. As shown on the map, the Impact Area includes the area bounded by W. Jefferson Ave. to the east, the Detroit River to the south, and 6th Street, Trumbull St., 8th St., and Rosa Parks Blvd. to the west. The Impact Area includes parts of the following City Council Districts: Downtown, West Side Industrial, and Corktown.

Further information and advance registration at: <https://bit.ly/hotel-water-square>

Figure 2: Hotel at Water Square - Public Meeting Notice

Utilization of hybrid meeting format to maximize public opportunity to participate in public CBO meetings:

To facilitate maximum participation and accessibility for the Hotel at Water Square CBO process, residents had the option to attend all Community Benefits Public Meetings in person or participate virtually through Zoom. The CBO meeting location at Huntington Place was conveniently located in the Impact Area with free parking, near to multiple transit lines, and accessible to residents of all abilities.

All meeting dates, registration information, zoom links, materials and documents were posted on the City of Detroit CBO Project Website, www.detroitmi.gov/hotelwatersquare, and distributed regularly via the City of Detroit Gov-Delivery e-mail list with 463 subscribers. Hard copies of meeting materials were available for attendees at the public CBO meetings. American Sign Language interpretation was provided at each meeting and additional language translation services were available upon request.

Schedule of CBO Meetings

The first Community Benefits Meeting for the Hotel at Water Square was held on **Tuesday, January 9, 2024, at 6:00pm at Huntington Place located at 1 Washington Blvd., Detroit, MI 48226**. Forty-nine (49) people were recorded as attending the first meeting in person and Fifty-three (53) participated via Zoom for a total of 102 attendees (not including City of Detroit employees or Development team members in attendance).

A total of seven Public CBO Meetings for the Hotel at Water Square were held with the complete schedule listed below. All such meetings included time for public comment. The agendas, summaries, and accompanying materials from each meeting are available on the [City of Detroit CBO Project Website](http://www.detroitmi.gov/hotelwatersquare) at www.detroitmi.gov/hotelwatersquare and are detailed in the appendices to this report.

All meetings began at 6:00 PM (doors opened at 5:30PM for registration and refreshments) and were held in Room 113 of Huntington Place located at 1 Washington Blvd., Detroit, MI 48226, with an option to participate remotely via Zoom.

- **Tuesday, January 9, 2024** - *Introduction of project and CBO process*
- **Tuesday, January 16, 2024** - *Introduction of project and CBO process + Election of two (2) Neighborhood Advisory Council (NAC) Members - Only Impact Area Residents attending in person may vote in the NAC election*
- **Tuesday, January 30, 2024** - *1st convening of the NAC and presentation of project details and financial incentives by the DEGC*
- **Tuesday, February 6, 2024** - *NAC Working Meeting: discussion of project impacts and proposed community benefits list*
- **Tuesday, February 13, 2024** - *NAC presentation of project impacts list*
- **Tuesday, February 20, 2024** - *NAC presentation of project community benefits requests*
- **Tuesday, February 27, 2024** - *Developer presentation of response to project impacts and proposed community benefits/mitigations; NAC discussion of proposal and vote on proposed community benefits agreement**

**During the seventh Public CBO Meeting on February 27, 2024, the Neighborhood Advisory Council (NAC) voted to accept the proposed community benefits as presented by the Developer and the City at that meeting and provide a letter of support pending receipt of the final Community Benefits Agreement. Subsequently, the NAC also passed a motion to cancel the remaining scheduled CBO meetings and conclude the Community Engagement Process as described per Sec. 12-8-3 (a) 1 of the Community Benefits Ordinance.*

Section B.

TIER 1 PROJECT DESCRIPTION

Tier 1 Project Description – Hotel at Water Square

The former Joe Louis Arena site on the Detroit River, now called Water Square, is set to welcome a new addition in the form of a 25-story, 600 room hotel.

- The Developer (Atwater and Second Associates, LLC) which includes Sterling Group as the principal proposed this new hotel consisting of five (5) podium floors which include a ground floor restaurant, a lobby bar, two ballrooms, 50,000 sq ft of meeting rooms, swimming pool, spa, and fitness area. The hotel tower floors will comprise 20 levels and offer unprecedented views and amenities. The back-of-house areas will include offices, staff support spaces, and a large kitchen to support the seamless operations behind the scenes.
- A pedestrian bridge will span over the future Second Avenue and provide a direct connection to Huntington Place Convention Center. This important feature will enhance accessibility and convenience for convention-goers and guests alike and allow for truly connected access to the convention center.
- Detroit is at a significant disadvantage when competing for convention business, as the number of rooms within walking distance of the convention center and not having a connected hotel is a major concern of all meeting planners. With the new connected hotel this will allow Huntington Place and the City of Detroit to attract events and conventions that were previously not attainable.



Figure 3: Hotel at Water Square – View from South

Section C.

**NEIGHBORHOOD ADVISORY COUNCIL (NAC)
DEVELOPER
CITY OFFICIALS**

Neighborhood Advisory Council (NAC)

Neighborhood Advisory Council Members	Appointment by:
Angela Wright	Impact Area Resident Selection
Loretta Lloyd	Impact Area Resident Selection
Brandon Lewis, Chair	Appointed by Council Member Gabriela Santiago-Romero
Richard Hosey III	Appointed by Council Member Coleman A. Young II
Timothy McKay, Secretary	Appointed by Council Member Mary Waters
Patricia Euseary	Appointed by Planning and Development
Robert Mazur	Appointed by Planning and Development
Keely Smith, Vice-Chair	Appointed by Planning and Development
Sidney Logemann	Appointed by fellow NAC members*

**As of February 9th, former NAC Member Robert Garcia informed the NAC and City of Detroit staff that he would be resigning his position effective immediately. In accordance with the Community Benefits Ordinance, at the February 13th public meeting, the NAC appointed Sidney Logemann as the permanent replacement.*

The Hotel at Water Square Development Team on behalf of the Sterling Group

- Elie Torgow
- Manny Torgow
- Danny Samson
- Paige Brekowski
- Ciarra Morris
- Alicia Brown

Visit Detroit Officials

- Claude Molinari
- Christopher Moyer

City of Detroit Officials

Planning and Development (PDD): Antoine Bryant, Edwina King, Aaron Goodman, Sundus Bhatti, Hayden Johnson

Mayor's Office: Brittney Hoszkiw, Jose Lemus, Brandon Lockhart, Melia Howard

Department of Neighborhoods (DON): Eva Torres, Antonio Mora-Mills

Legislative Policy Division Representatives (CPC): Jamie Murphy, Timarie Szwed

Detroit Economic Growth Corporation (DEGC): Kenyetta Hairston-Bridges, David Howell, Chris Hughes, Nancy Cepeda

City Council: Council Member Gabriela Santiago-Romero – District 6; Council Member Coleman A. Young II – At-large; Council Member Mary Waters – At-large

**The Planning and Development Department would like to acknowledge and thank the following City Council members and their staff for their attendance and participation during the Hotel at Water Square Community Benefits Meetings:*

- *Office of Council President Mary Sheffield: Council President Mary Sheffield, Brian White, Ari Ruttenberg, Kayla White, Alphonzo Horton*
- *Office of Council President Pro Tempore James Tate: Keyontay Humphries, Jai Singletary, Sumaiyah Ahmed, Thomas Obioha*
- *Office of Councilmember Coleman A. Young II: Laurie Anne Sabatini, Althea-Darlene Jackson, Mya Grace, Samuel Bowe*
- *Office of Councilmember Mary Waters: Santana Hill, Michelle Broughton, Stacey Streeter, Taranta White, Joanna Underwood*
- *Office of Councilmember Gabriela Santiago-Romero: Councilmember Gabriela Santiago-Romero, Kristin Dayag, Thomas Rogers, Aderonke Ibironke*
- *Office of Councilmember Angela Whitfield-Calloway: Breanna Williams*
- *Office of Councilmember Scott Benson: Teri Bright, Velychko Lubomyr*
- *Office of Councilmember Latisha Johnson: Council Member Latisha Johnson, Yolanda Jackson*
- *Office of Councilmember Fred Durhal: Yolanda Lockett*

Section D.

**PROJECT IMPACTS / REQUESTS FROM NAC
AND DEVELOPER RESPONSE**

NEIGHBORHOOD ADVISORY COUNCIL			STERLING GROUP	City of Detroit
IMPACTS - Submitted 2/13/2024	COMMUNITY BENEFITS REQUESTS - Submitted 2/18/2024	COMMUNITY BENEFITS PROVISION SECTION	COMMUNITY BENEFITS RESPONSE RECEIVED BY NAC ON 2/23/2024* *UPDATED WITH FINAL COMMUNITY BENEFITS AGREEMENT LANGUAGE AS OF 3/14/2024	COMMITMENTS OR POLICY RESPONSE - 2/23/2024 *UPDATED WITH FINAL COMMUNITY BENEFITS AGREEMENT LANGUAGE AS OF 3/14/2024
Construction				
Construction nuisances (truck noise, dust, air pollution, screening)	Provide appropriate screening and controls such as temporary landscaping construction tarp-screen	Developer B.8	All temporary fencing shall have windscreen fabric to aid in controlling dust.	
Construction hours, truck traffic, parking/loading areas for construction workers and equipment. Early and late construction hours on weekends could be disruptive to nearby tenants	Establish and communicate construction traffic (truck) routing.	Developer B.5	During the Construction Period, Developer will establish truck routing for construction vehicles for the Project and will communicate any traffic routing to residents of the Impact Area through the Informational Website.	
	Minimize any on-street parking by workers by requiring and enforcing that all workers, contractors, and subcontractors use developer provided off-street parking while at the work site	Developer B.6	During the Construction Period, Developer will notify all contractors not to park on the street.	
	Other than in cases of emergency, Developer will provide 48 hours advance notice to Impact Area Residents for any Saturday or Sunday work.	Developer B.7	During the Construction Period, Developer will plan construction to avoid starting site work or construction work on the building exterior prior to 8:00 a.m. on Saturdays and Sundays, but acknowledges that occasional early starts on weekend work may be necessary. Developer will use its best efforts to provide 48-hour advanced notice of any construction work occurring on a Saturday or a Sunday through the Informational Website.	
	Recommend starting construction at 8:00 am on Saturdays and providing notice to the community if weekend construction is needed			
Street and sidewalk closures and restrictions-including the M-10 Freeway and surface streets	Provide proper communication and notice to residents of closures/detours/reroutes of traffic in a timely fashion.	Developer A.1	During the Construction Period, During the Construction Period, Developer will provide reasonable advanced notice of any anticipated road closures, detours, or traffic rerouting due to construction of the Project on the Informational Website.	
Construction site cleanliness - Daily Containment and control of contaminants and debris related to construction activities. Daily clean up of appropriate scrap on construction site	As previously indicated by Developer: i. Developer to install a 15' tall temporary fence between the residential building and the Hotel and a standard 6' temporary fence on all other site perimeters. All temporary fencing shall have green windscreen fabric to aid in controlling dust. ii. A water truck will be on site to spray water on all grade areas once a week for enhanced dust control. iii. A metal mud track-off mat will be located at both gate locations for trucks to drive over before leaving the site in order to "shake off" any loose mud/dirt prior to leaving the construction site. iv. Perimeter public streets will be cleaned once a week. Additionally, street cleaning will occur if mud is tracked off-site during underground construction activities as needed. v. Approximately quarterly, calcium chloride will be sprayed on all dirt/gravel areas to also aid in dust control. vi. Developer to establish a phone number and email for neighbors to use in order to bring issues to the developer's attention in order for developer to promptly address questions, comments and concerns as quickly as possible vii. Schedule a quarterly neighborhood meeting to give updates on the project and discuss any concerns Additionally: viii. GC and all associated subcontractors to utilize dumpster covers to help control levels of stray debris and contaminants when the dumpsters are not in use for long periods of time (overnight, weekends, etc.).	Developer B.8 - 12, A.2, A.4	During the Construction Period, Developer will install a 15' tall temporary fence between the Residences at Water Square and the hotel and a standard 6' temporary fence on all other site perimeters. All temporary fencing shall have windscreen fabric to aid in controlling dust. Approximately once per week while site work or exterior construction is ongoing at the Project site, Developer will (a) provide a water truck to spray water on all grad areas to control dust, and (b) clean streets adjacent to the project. Developer will provide additional street sweeping as needed while site work is ongoing. During the construction period, Developer will provide a metal, mud track-off mat that will be located at both gate locations for trucks to drive over before leaving the site to "shake off" any loose mud/dirt prior to leaving the construction site. Quarterly while site work or exterior construction is ongoing at the Project site, Developer will spray calcium chloride on all dirt/gravel areas to aid in dust control. During the Construction Period, Developer will utilize dumpster covers to help control levels of stray debris and contaminants when the dumpsters are not in use for long periods of time. During the Construction Period, Developer will establish a phone number and email address where residents of the impact area can contact the Developer directly to raise questions or concerns during the construction period. During the Construction Period, Developer will host quarterly meetings open to residents of the Impact Area and other interested Detroit residents to provide updates on the Project and discuss any resident concerns. Notices for such meetings will be provided two weeks in advance through the Informational Website and to any e-mail contact or physical address provided to Developer of the company responsible for management of the Riverfront Towers Apartments, Riverfront Towers Condominiums, and Fort Shelby Residences, the Corktown East-End Block Club, and the NAC.	
Jobsite security (adequate fencing, lighting, public protection, signage)		Developer B.8	See above response	
Utility shut-off coordination notices (water, electric, internet, etc.)	Provide timely notice to residents for any utility shut-offs occur via communication methods identified	Developer B.13	During the Construction Period, Developer will use best efforts to provide at least 48-hour advance notice of any planned utility shut-offs occur via the Informational Website.	
Location of staging and parking area(s) for construction equipment and construction employees work/personal vehicles, increased potential for traffic closures and clutter on West Jefferson and other surface streets	Minimize any on-street parking by workers by requiring and enforcing that all workers, contractors, and subcontractors use developer provided off-street parking while at the work site	Developer B.6	During the Construction Period, Developer will notify all contractors not to park on the street.	

NEIGHBORHOOD ADVISORY COUNCIL			STERLING GROUP	City of Detroit
IMPACTS - Submitted 2/13/2024	COMMUNITY BENEFITS REQUESTS - Submitted 2/18/2024	COMMUNITY BENEFITS PROVISION SECTION	COMMUNITY BENEFITS RESPONSE RECEIVED BY NAC ON 2/23/2024* *UPDATED WITH FINAL COMMUNITY BENEFITS AGREEMENT LANGUAGE AS OF 3/14/2024	COMMITMENTS OR POLICY RESPONSE - 2/23/2024 *UPDATED WITH FINAL COMMUNITY BENEFITS AGREEMENT LANGUAGE AS OF 3/14/2024
Construction				
What method of communication regarding street closures/restrictions in the census tract area - including M-10 Freeway? Updates to construction progress/impact during the duration of the project.	Provide proper communication and notice to residents of truck routes/closures/detours/reroutes of traffic in a timely fashion.	Developer A.1	During the Construction Period, Developer will provide reasonable advanced notice of any anticipated road closures, detours, or traffic rerouting due to construction of the Project on the Informational Website.	
	Provide communication via electronic (email, website) and non-digital methods (flyers, etc.)	Developer A.1	Within 60 days of the approval of this Community Benefits Agreement, and continuing until the construction of the Project is completed (the "Construction Period"), Developer will establish an informational website for the Project (the "Informational Website") for communicating construction and development details to residents of the Impact Area.	
	Provide public online portal for project information, announcements, utility shut offs, timelines, complaints, for the duration of the construction process.			
	Provide point of contact person and contact information to residents to be able to notify developer of such instances in order to resolve concern	Developer A.2	During the Construction Period, Developer will establish a phone number and email address where residents of the impact area can contact the Developer directly to raise questions or concerns during the construction period.	
		Developer A.3	During the construction period, Developer will designate a central contact person to communicate updates on the Project to residents of the Impact Area.	
Schedule a quarterly neighborhood meeting to give updates on the project and discuss any concerns	Developer A.4	During the Construction Period, Developer will host quarterly meetings open to residents of the Impact Area and other interested Detroit residents to provide updates on the Project and discuss any resident concerns. Notices for such meetings will be provided two weeks in advance through the Informational Website and to any e-mail contact or physical address provided to Developer of the company responsible for management of the Riverfront Towers Apartments, Riverfront Towers Condominiums, and Fort Shelby Residences, the Corktown East-End Block Club, and the NAC.		
Increased vermin / pest activity due to construction	Implement a pest control plan prior to the start of construction that will remain in place throughout construction. Share such pest control plan with the NAC prior to construction start.	Developer B.14	During the construction period, Developer will adopt and implement a pest control plan and will share such pest control plan with the NAC prior to commencement of construction.	
Design and Landscaping				
Acknowledgement of City of Detroit Design principles and building and safety codes.		N/A	Developer submitted project to City of Detroit Preliminary Plan Review and made modifications requested by City Departments to the extent possible.	
Lack of publicly accessible digital nomad needs or meeting space in census tract area	Allow public access/use of common areas and hotel amenities including market.	N/A	Restaurants, Bar, Lobby and Market will be open to the public subject to customary hotel operations.	
Negative effect on the views of residents in the impact area given the loss of view of Detroit River.	The design should be complementary to the residential building in order to be as attractive and consistent as possible. Accent colors on the hotel shall be consistent, e.g., accents on the podium levels on the south and those on the top of the building be the same.	N/A	The Hotel Design will complement the Residences at Water Square.	
Potential of visual and light pollution due to hotel signage	Developer will adhere to all Detroit city guidelines and ordinances regarding signage. Any illuminated signs should only face east towards City Center or south towards Windsor.	N/A	Developer will adhere to the City of Detroit Sign Ordinance Regulations. It will be necessary for hotel operator to install signage as customary for hotel of this type. Specific locations to be determined by operator.	
The accessibility for the mobility impaired and disabled to exceed the universal ADA requirements	See Accessibility Requests under Accessibility, Mobility, and Traffic Impacts	Developer F.26 - 28	Developer will ensure that upon completion of the Construction Period the accessible rooms shall be dispersed across all room types and classes within the hotel, including both high and low floors, and all view options. Developer will include bathtubs in at least some of the designated accessible rooms. Developer will ensure that the hotel entrance doors shall have automatic opening sensors and are accessible to persons with disabilities. Developer will ensure that the Project includes at least one public restroom equipped with an automatic opener and one public single person "family" restroom in the publicly accessible areas of the Hotel.	

NEIGHBORHOOD ADVISORY COUNCIL			STERLING GROUP	City of Detroit
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Design and Landscaping				
No public dog park within impact area	The developer's planned pocket park between hotel and residences shall include small maintained doggie stations. including trash cans and doggie waste bags. To be serviced daily.	Developer C. 15	Developer will construct park on the Project site accessible to the public between the hotel and residences. The park shall include small maintained doggie stations with waste bags and trash cans.	
No open green spaces within impact area	Developer will create public pocket park on the Water Square site between the hotel and residences as described / presented during CBO process	Developer C. 15	Developer will construct park on the Project site accessible to the public between the hotel and residences. The park shall include small maintained doggie stations with waste bags and trash cans.	
Visibly recognize and honor the historically significant Detroiters and the project site history i.e., Joe Louis)	1. Pocket park to be named after Joe Louis. 2. A sculpture of Joe Louis explaining the historic significance of the site in regards to Joe Louis Arena	Developer C.16	Developer will, to the extent legally permissible, name the park after Joe Louis and will incorporate a sculpture or mural of Joe Louis that illustrates the significance of the former Joe Louis Arena site. The NAC will have an opportunity to review any language proposed to be incorporated in such sculpture or mural.	
Aging and deterioration of the West Riverfront people mover station and surrounding area. No lighting on street level, sidewalks damaged, and misfitting building aesthetics to integrate Water Square neighborhood	See Detroit People Mover Requests under Accessibility, Mobility and Traffic Impacts	Developer I.35 City C.6	See Detroit People Mover Response under Accessibility, Mobility and Traffic Impacts	See Detroit People Mover Response under Accessibility, Mobility and Traffic Impacts
Maintenance of vacant parking lots between Water Square Apt and Riverfront Towers	Contact owner to address the maintenance and visual blight of property at 701 W. Jefferson (between Riverfront Towers and Water Square site)	N/A		Blight related issues can be reported through the Improve Detroit website (https://detroitmi.gov/webapp/improve-detroit-report-issue-online). Once reported, the City can dispatch a Building Safety Engineering, and Environmental Department (BSEED) Inspector to determine the status of a potential blight violation and identify the necessary next steps.
Inclusion of local artists into the aesthetics of the hotel	The developer agrees to incorporate the work of Detroit artists in the interior hotel artwork.100% of art budget for hotel and public spaces spent with Detroit artists. 50% to Minority Detroit Artists.	N/A	Developer will encourage and request the hotel operator to procure artwork for the hotel interior from Detroit artists.	
	The developer agrees to incorporate the work of Detroit artists on the exterior murals and pocket park.100% of art budget for these elements spent with Detroit artists	Developer C. 17	Developer will partner with City Walls or other Detroit artists or Detroit-based artist organizations to provide all artwork in the pocket park, and at least 50% of the art in the pocket park will be procured from historically disadvantaged persons.	
Exterior glass of hotel and height is safe for birds	Utilize best practices for bird-safe glass design, particularly sky-bridge connection to the convention center.	N/A	Unfortunately specialized glass of this type is cost prohibitive for this project, however developers and design team were mindful to include design elements that reduce risks associated with bird collisions. The use of articulating architectural features and varying dimensional components that assist to break-up expansive surface areas also add interest to the building design. Such elements include varying heights of the podium and tower, the inclusion of strategically located balconies, solid surface exterior elements where appropriate, and thoughtful design regarding the incorporation of building edges and angles.	
Safety of residents and visitors to the hotel (enough police protection at the hotel)	Coordinated effort with DPD for increased police presence around hotel due to increased foot traffic	N/A		The Detroit Police Department actively works with the Riverfront Conservancy, Huntington Place, and other riverfront stakeholders to ensure that the Detroit Riverfront is a safe and accessible space for all Detroiters. The City of Detroit looks forward to working with the Hotel at Water Square operators, future guests, and neighboring residents to ensure that public safety continues to be a priority on the Detroit Riverfront.

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Employment and Education Opportunities				
Increase Education Opportunities for Local Students	Scholarships for disadvantaged DPSCD students: Five \$10K scholarships annually for five years for District 6. Total of \$250,000 for post-secondary education. Intermediary to be determined.	Developer D.18	Commencing in 2024 and continuing for five years, Developer will provide five, \$10,000 post-secondary scholarships (for a total of \$250,000) to current or recent high school graduates who live in District 6, with a prioritizing for students who are planning to attend school or training for construction or hospitality fields. Developer will coordinate with high schools serving District 6 to publicize and award such post-secondary scholarships.	
Prioritization of training and hiring minority Detroiters	Developer to commit to connecting Detroiters to permanent hotel employment and a commitment to at least 2 meetings between Detroit at Work and hotel operator towards that goal.	Developer D.19	Developer will arrange at least two meetings between Detroit at Work and hotel operator with the goal of connecting Detroiters to full time hotel employment. Developer will encourage the hotel operator to use Detroit at Work as a resource for hiring Detroit job-seekers of all ages.	
Access to construction opportunities and hotel jobs for Detroiters	City of Detroit hiring practice of hiring 51% bona-fide Detroit Residents. Strict adherence to Executive Order 2021-2. Using the City of Detroit metrics for oversight/fees when not compliant.	Developer D.20	Developer will comply with Executive Order 2021-2 regarding Detroit workforce hiring on publicly funded construction projects.	
Limited career pathway programs for Detroiters (youth, returning citizens, and seniors) in the hospitality and construction fields	Developer or its General contractor provides at least 50 Apprenticeships on the construction site for Detroiters	Developer D.21	Developer will allow and request contractors to use apprentices on the Project Site during the Construction Period. This is to help achieve the goal of having 50 apprentices perform work at the Project Site.	
	Donate \$100k to internship programs providing opportunities for Detroit youth such as Grow Detroit's Young Talent	Developer D.22	Commencing in 2024 and continuing for five years, Developer will donate \$20,000 annually (for a total of \$100,000) to internship programs providing opportunities for Detroit youth such as Grow Detroit's Young Talent.	
	Support or provide local hiring and training programs for Detroit Seniors.	Developer D.19	Developer will arrange at least two meetings between Detroit at Work and hotel operator with the goal of connecting Detroiters to full time hotel employment. Developer will encourage the hotel operator to use Detroit at Work as a resource for hiring Detroit job-seekers of all ages.	
Hiring of local manufacturers, minority firms, vendors and suppliers	Support minority businesses in the area by spending, procuring or contracting at least 30% of developer's overall project budget with disadvantaged Detroit-based businesses	Developer D.23	Developer shall make reasonable efforts to procure, or cause to be procured, thirty percent (30%) of the total hard costs of the Project from Detroit-Based Businesses, Detroit-Based Small Businesses, Detroit Headquartered Businesses or Detroit-Resident Businesses, each of the foregoing capitalized terms having the same definition as in Chapter 23 of the 2019 Detroit City Code and being certified by CRIO. Developer shall have a target to procure, or cause to be procured, at least ten million dollars (\$10,000,000) of goods and services to construct the Project from disadvantaged businesses (which may count towards the commitment to procure thirty percent (30%) of total hard costs for the Project from a Detroit-Based Business, Detroit-Based Small Businesses, Detroit Headquartered Businesses or Detroit-Resident Businesses if the disadvantaged business meets such definitions).	
Prioritization of hiring union workers	Hiring local union workers for the hotel development	N/A	Developer will use union workers for the Hotel.	
Retail				
Access to retail space for Detroit based disadvantaged small businesses	Provide support for attracting new local or minority / women-owned business: grants, white boxing space, façade improvement grants, low-interest business loans or grants, marketing, pop-up / vending opportunities in or near the Impact Area	City D.7		The City will direct the Detroit Economic Growth Corporation to support small businesses located within or attempting entrance into the Impact Area (a) by providing technical assistance through the by District Business Liaisons and the Motor City Match program over a period of five years, including quarterly workshops focused on retail and restaurants to highlight best practices, address regulatory challenges, and help program participants access funding as well as technical assistance awards, (b) by providing, through Motor City Match, awards of at least \$50,000 per year to new and existing businesses in the impact area over the next five years.
	Access to retail space for Detroit based disadvantaged small businesses	Developer E.24	Developer will prioritize and make reasonable efforts to recruit a well-qualified, Detroit-based, and historically disadvantaged restaurant operator to initially lease and operate the restaurant space at the Project that will be under Developer's control.	
	Provide accessible, validated parking for retail and restaurant space at Water Square	N/A	There are many parking options including accessible options available in close proximity to Water Square. Unfortunately validated parking cannot be accommodated.	
Increased foot traffic in a limited walkable environment	Work to create a safe and walkable experience through pedestrian oriented street design.	City A. 1 and A.2		See response in Accessibility, Mobility, and Traffic Section

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Accessibility, Mobility, and Traffic				
Increased vehicular traffic and congestion impacting pedestrian experience due to new developments and interaction with major downtown events.	Improve streetscape in Impact Area - creating a safe and walkable experience through pedestrian oriented street design.	City A.1		The City, through its Department of Public Works ("DPW"), as part of the construction of the Ralph C. Wilson Centennial Park, will redesign the intersection of W. Jefferson Avenue and Rosa Parks Boulevard to reduce speed and make traffic more pedestrian friendly on West Jefferson. Such street redesign will be completed within a year following the construction of the Hotel at Water Square.
Site connectivity, traffic flow and vehicular access through the development footprint across major roadways- including to the Convention center, Detroit Riverfront and Downtown		City A.2		The City, through DPW, will re-align and reduce traffic lanes on W. Jefferson and install bike lanes on W. Jefferson to improve pedestrian and cyclist safety within one year of completion of the Hotel at Water Square.
Access to parking facilities for hotel guest and employees		N/A	There are many parking options including accessible options available in close proximity to Water Square. Unfortunately validated parking cannot be accommodated.	
Sidewalks on West Jefferson from the Riverfront Apts to Steve Yzerman Drive headed East need to be redesigned, replaced and extended. It is very hard to have 2 people walk side by side due to narrow walkway. Also, ADA compliant. The street needs to be replaced from the beginning of West Jefferson exit from underneath M-10 taking the route through the stop light to where the Riverfront Apts are located. Full of deep holes causing damage to vehicles.	Sidewalks on West Jefferson from the Riverfront Apts to Steve Yzerman Drive headed East need to be redesigned, replaced and extended. It is very hard to have 2 people walk side by side due to narrow walkway. Also, ADA compliant. The street needs to be replaced from the beginning of West Jefferson exit from underneath M-10 taking the route through the stop light to where the Riverfront Apts are located.	City A.3		The City, through DPW, will replace broken sidewalks from the parking structure for the Riverfront Towers to Steve Yzerman drive, and will widen sidewalks where possible, given limits of the current size of the public right of way and multiple support columns. Such repairs will be performed within one year of completion of the Hotel at Water Square.
No Lighting down West Jefferson to Steve Yzerman Drive.	Add and improve the lighting down West Jefferson to Steve Yzerman Dr.	N/A		Through its Public Lighting Authority ("PLA"), the City of Detroit is committed to addressing resident street light maintenance requests. Between 2016 and 2019 the PLA installed new poles, circuits, and LED lights along Steve Yzerman and W Jefferson Street. Through the PLA, the City will continue to be diligent in addressing street light maintenance repairs in the impact area. Specific street light outages, repairs, and new street light requests can be submitted through the City's Improve Detroit website (https://detroitmi.gov/webapp/improve-detroit-report-issue-online).
Damaged and potholes on the street by the stop light at the end of Jefferson at the turn around.	Replace / repave West Jefferson street between the M-10 exit and Riverfront Apartments. Adding crosswalk/improve crosswalks along Jefferson and Steve Yzerman Dr	City A.4		The City recently resurfaced portions of W. Jefferson which are asphalt, and will perform concrete repairs to the on-ramps and off-ramps from W. Jefferson to M-10, to the extent the City has jurisdiction over such roads. Such repairs will be performed within one year of completion of the Hotel at Water Square. Within ninety (90) days of City Council's approval of this Agreement, DPW will make temporary repairs to any potholes on said on-ramps and off-ramps from W. Jefferson to M-10.

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Accessibility, Mobility, and Traffic				
Improve walking connections from Water Square to the "oldest Neighborhood in Detroit. Adding to the impact of Cultural Tourism. Need for non-motorized connectivity between Corktown and Riverfront, opportunity along Sixth St.	Developer contributes \$100K towards implementation of green-link connectivity project on 6th Street from Michigan Ave. to Detroit River. This includes sidewalks, landscaping, crosswalks, and traffic signals. (East End Corktown Greenway Project) (6th St, Brooklyn Ave, Michigan Ave, all the way to Riverwalk).	Developer H. 32	Developer will contribute \$20,000 annually for five years (for a total of \$100,000) to a charity or nonprofit organization which serve the Corktown Neighborhood and/or the Impact Area that the NAC selects, which the NAC shall select by December 1, 2024.	The City of Detroit is prioritizing multimodal connectivity projects along West Jefferson and the SW Greenway to connect residents to the Ralph C. Wilson Centennial Park. The City does not currently intend to implement a greenway along 6th street.
	Place Trash Barrels and removal service along Porter and Abbott St. from Sixth to Trumbull	N/A		The City currently has trash receptacles at the entrances to and the center of Dean Savage Memorial Park, which is located between Porter and Abbot Streets. Other areas along these streets are private land and do not support having a trash receptacle.
	Sidewalk repairs on Porter St. (6th to Trumbull) and Trumbull St. (south to W. Lafayette)	N/A		Specific sidewalk repairs can be requested through the City of Detroit's Sidewalk Damage Reporter (https://detroitmi.gov/webapp/sidewalk-map) or by calling (313) 224-3935. Priority will be given to damaged sidewalks around schools, parks, and churches, as well as accommodating senior citizens and the disabled community. Other public works or blight related issues such as water main breaks, potholes, or illegal dumping can be reported through the Improve Detroit website (https://detroitmi.gov/webapp/improve-detroit-report-issue-online).
Ensure public access to riverfront / Riverwalk from new hotel development	Partner with Detroit Riverfront Conservancy to create public pedestrian and biking access / connections between the Water Square site and Detroit Riverwalk			The City, through GSD, will repair deteriorated concrete riverwalk sidewalks in front of Steve Yzerman Drive and perform tree maintenance the area before the end of Summer 2024.
	Work with Riverfront Conservancy to support improvements to the Riverwalk adjacent to Water Square including: 1. Maintenance and Beautification: Allocate funds for ongoing maintenance, landscaping, and beautification efforts along the Riverwalk. This could include planting flowers and trees, repairing benches and walkways, and ensuring cleanliness throughout the area. 2. Public Amenities: Install new public amenities along the Riverwalk to enhance visitor experience. This could include adding picnic tables, benches, bike racks, and trash/recycling bins, as well as providing access to drinking water and restroom facilities. 3. Safety and Security: Invest in safety and security measures to make the Riverwalk a more secure and welcoming environment for all visitors. This could involve installing additional lighting, security cameras, and emergency call boxes, as well as hiring security personnel to patrol the area. 4. Accessibility Improvements: Ensure that the Riverwalk is accessible to individuals of all abilities by investing in improvements such as ADA-compliant ramps, pathways, and signage, as well as providing accessible seating and rest areas. 5. Environmental Stewardship: Use the investment to support environmental stewardship efforts along the riverfront, such as implementing green infrastructure projects, restoring natural habitats, and promoting sustainable practices. 6. Programming and Events: Allocate funds for programming and events along the Riverwalk to attract visitors and promote community engagement. This could include organizing festivals, concerts, art exhibits, fitness classes, and educational workshops.	City B.5		

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Accessibility, Mobility, and Traffic				
Aging and deterioration of the West Riverfront people mover station and surrounding area. No lighting on street level, sidewalks damaged, and misfitting building aesthetics to integrate Water Square neighborhood	Invest \$1 Million in West Riverfront People Mover Station. Developer and City of Detroit agree to work together on station improvements. NAC Priorities in order: 1. Building facade 2. Lighting 3. Stairs/Ramp/Elevator repaired/updated 4. Faux Shrubbery 5. Detroit City Artists Artwork Displayed 6. Seats provided at station stop 7. Interior updates/ beautification/repairs 8. Better signage and wayfinding 9. Safety and Security Enhancements and Addressing immediate hazards 10. Technology Upgrades (information displays, fare collection, and communication systems)	Developer I.35 City C.6	Developer will donate \$500,000 to the Detroit Transportation Corporation ("DTC") which shall be used specifically for upgrades and improvements to the West Riverfront Station pursuant to a grant agreement between Developer and the DTC, and which the DTC will use to leverage its applications for state or federal funding grants for additional upgrades to the West Riverfront Station. The grant agreement shall provide that DTC shall submit such grant applications no later than December 31, 2024, and have until December 31, 2025, to secure such additional state or federal grant funding, after which the \$500,000 donation and any such grant funding shall be used to perform station improvements on the West Riverfront Station, including priority improvements identified by the NAC, as diligently as possible thereafter.	The City will authorize the Detroit Transportation Corporation to spend up to \$500,000 in any unspent funds included in any capital funds requests between the date of this Agreement and December 31, 2026 on upgrades and improvements to the West Riverfront Station.
Lack of or poor condition of non-motorized transportation infrastructure (walking, biking, transit)	Extend People Mover hours to 2:00 am on weekdays and continue free fare program through at least 2025.	Developer I.35 City C.6	See above	See above
	Install Bike racks and MoGo stations adjacent to hotel (25 bikes)	N/A	Developer will work with Downtown Detroit Partnership to install Bike racks and Mogo Bike Stations in the impact area	
Valet queuing, vehicle staging and congestion impacting traffic and pedestrian pathways. Mitigation plan for potential Valet overflow	Developer and hotel operator adheres to valet circulation and queuing as presented to NAC during CBO process	Developer F.25	Developer will arrange the route for valet parking, queuing, and circulation to travel directly to and from parking leased by Developer at Huntington Place (or other future parking locations leased or owned by Developer) and minimize traffic on Steve Yzerman Drive and W. Jefferson Avenue.	
Exceed the required ADA compliance, to ensure that everyone has access to the hotel via ramps, lifts, elevators, and hotel room bathtubs.	Include design elements to make it the most accessible (meaning accessible by the mobility impaired) hotel in the world. The developer agrees to engage an access design consultant to review the design plans and recommend improvements.	N/A	Developer and design team used best efforts to ensure that the Hotel will be ADA compliant and incorporate elements of Universal Design Standards	
	Accessible rooms shall be dispersed across all room types and classes including both high and low floors and all view options. Include bathtubs in at least some of the designated accessible rooms.	Developer F.26	Developer will ensure that upon completion of the Construction Period the accessible rooms shall be dispersed across all room types and classes within the hotel, including both high and low floors, and all view options. Developer will include bathtubs in at least some of the designated accessible rooms.	
	Include a "partially accessible" category of rooms. These rooms would have walk-in showers and grab bars disguised as towel bars near the toilets and in the showers. Not all mobility impaired hotel guests require a full blown wheelchair accessible room and these rooms would appear to be "normal" rooms to most guests.			
	Hotel entrance doors shall have automatic opening sensors.	Developer F.27	Developer will ensure that the hotel entrance doors shall have automatic opening sensors and are accessible to persons with disabilities.	
Hotel public restrooms shall have automatic openers or push buttons. Public areas shall include single person "Family" restrooms. (Minimum of 1 public restroom with automatic opener)	Developer F.28	Developer will ensure that the Project includes at least one public restroom equipped with an automatic opener and one public single person "family" restroom in the publicly accessible areas of the Hotel.		

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Sustainability and Environment				
Increased vermin / pest activity due to construction	See Pest Control Request under Construction Impacts	Developer B.14	During the construction period, Developer will adopt and implement a pest control plan and will share such pest control plan with the NAC prior to commencement of construction.	
Energy efficiency and reduced carbon footprint of hotel construction and operations. Consider LEED certification	Developer will adhere to LEED building standards and investigate opportunities to reduce building's carbon footprint / energy use as much as possible. Where appropriate Hotel development will aspire to meet the goals of the of the City of Detroit Climate Action Plan and comply with the City's Energy Benchmarking Ordinance. Developer will provide NAC with a report of all such practices and features in the Hotel.	Developer G.29	While the project is not pursuing LEED certification, Developer has worked extensively with its design and engineering team to incorporate meaningful environmental/green initiatives to the proposed project as described below: Developer will incorporate the following environmental design materials and practices into the construction of the Project: (a) low VOC paints and adhesives (b) high efficiency glass systems, and insulation exceeding energy code, to minimize solar heat gains, (c) roofing systems that meet and exceed energy code requirements, (d) Energy efficient chillers which will draw Detroit River water for cooling and eliminating large, power-drawing cooling, towers on the roof, (e) LED light fixtures to greatly reduce power consumption as well as occupancy sensors, where appropriate, to turn on/off lights when not in use, (f) a food service BioDigester which minimizes food waste and reduces the carbon footprint of the Site.	
Stormwater drainage/infrastructure of pipes / on-site stormwater management to minimize flooding of local roadways, combined sewer overflows, and pollution of local waterways including the Detroit River	Water Square site will utilize on-site stormwater management practices in accordance with the City of Detroit Post-Construction Stormwater Ordinance including the items already shared by the developer with the NAC during the CBO process.	Developer G.30	Developer will construct the Project adopting on-site stormwater management practices in accordance with the City of Detroit Post-Construction Stormwater Ordinance including collecting surface and roof rainwater and removing, as reasonable, "total suspended solids" prior to release into the Detroit River, separated sanitary flow for isolated discharge into the City's sewers, and construction green spaces to decrease impervious areas, reduce heat island and runoff effects, and promoting water infiltration and irrigation.	
Bio-Digester Composting - How will this affect the environment? Potential pollution impact on Detroit River	Hotel will utilize a BioDigester for all waste produced by kitchen. Bio-digester output will not produce any negative pollution impacts to local waterways according to City of Detroit, State of Michigan, and Federal standards and regulations	Developer G.29	Developer will incorporate a food service BioDigester which minimizes food waste and reduces the carbon footprint of the Site. This quantifiably reduces the carbon footprint by eliminating the methane gas creation from food waste at the landfill. Also reduces the carbon footprint further by reducing the frequent transport of large waste hauler trucks travelling to the landfill or composting facility.	
Recycling for hotel operations	Provide and implement comprehensive recycling services (metal, plastics, paper, etc.) for all hotel operations and guests	N/A	Developer will encourage the Hotel operator to implement comprehensive recycling services.	
EV Parking/charging for hotel guests	Provide sufficient number of electric vehicle chargers to meet demand for use by hotel guests, residents, and other visitors at Water Square. Evaluate and adjust capacity on an annual basis	Developer G.31	Developer will provide enough electric vehicle chargers at the Porte Cochere to meet demand for use by hotel guests, residents, and other visitors at Water Square, and will evaluate the need for additional electric vehicle chargers on an annual basis.	
Community Investment				
Homelessness and Housing Insecurity	Developer will contribute \$20k annually for 5 years in organizations & services that specialize in benefitting the unhoused individuals and families such as HAND, Detroit Rescue Mission, Covenant House, Cabrini Clinic, Pope Francis Center, Cass Community Services, or other similar organization to be determined in consultation with the NAC	Developer H.33	Commencing in 2024 and continuing for five years, Developer will contribute \$20,000 annually (for a total of \$100,000) to organizations & services that specialize in benefitting the unhoused individuals and families such as HAND, Detroit Rescue Mission, Covenant House, Cabrini Clinic, Pope Francis Center, Cass Community Services, or other similar organization to be determined in consultation with the NAC, to be identified prior to December 1, 2024.	
	Developer will contribute \$20k annually for 5 years in organizations who provide services or shelter to battered women and children or victims of trafficking. Organization to be determined in consultation with the NAC.	Developer H.34	Commencing in 2024 and continuing for five years, Developer will contribute \$20,000 annually (for a total of \$100,000) to organizations who provide services or shelter to victims of domestic violence and human trafficking, with the specific organization to be determined in consultation with the NAC, to be identified prior to December 1, 2024	

Community Benefit Monetary Commitments	CBA Provision	Sterling Group Direct Contribution	Sterling Group Operational Spend Commitment
Detroit People Mover Upgrades	Developer I.35	\$ 500,000	
DPSCD Scholarships	Developer D.18	\$ 250,000	
Grow Detroit's Young Talent	Developer D.22	\$ 100,000	
Corktown Pedestrian Connections	Developer H. 32	\$ 100,000	
Homelessnes Services / Orgs	Developer H.33	\$ 100,000	
Abuse and Trafficking Shelters	Developer H.34	\$ 100,000	
Spending with Disadvantaged Businesses	Developer D.23	\$ -	\$ 10,000,000
Spending with Detroit-Based Businesses, Detroit-Based Small Businesses, Detroit Headquartered Businesses or Detroit-Resident Businesses	Developer D.23		30% of project's total hard costs
Total		\$ 1,150,000	\$ 10,000,000

Section E.

**NAC SUPPORT LETTER AND
HOTEL AT WATER SQUARE COMMUNITY
BENEFITS COMMITMENTS (EXHIBIT A)**

March 14, 2024

Antoine Bryant
Director of Planning and Development
City of Detroit
2 Woodward, Suite 808
Detroit, MI 48226

**Re: Neighborhood Advisory Council Letter of Support for The Hotel at Water Square
Community Benefits Agreement**

Dear Director Bryant:

The Hotel at Water Square Neighborhood Advisory Council (the “NAC”) was established for the purpose of participating in the Community Benefits Process, as required by the Detroit Community Benefits Ordinance (the “CBO”). Through this public process, the NAC met with representatives of the Sterling Group (the “Developer”), City of Detroit staff, and members of the public to better understand the proposed Hotel at Water Square proposal, listen to community concerns, and ultimately provide a list of impacts and community benefit proposals to the development team.

The Sterling Group is proposing a new 25 story, 600 room hotel at the site of the former Joe Louis Arena that will be attached to the Huntington Place Convention Center. This hotel represents an important new addition to the neighborhood and will allow Detroit to attract events and conventions that previously would not have considered the city. The NAC recognizes the critical importance of this new hotel to Detroit as well as the tremendous opportunity it presents to benefit Detroiters including our neighbors.

Beginning with the installation of the NAC members on January 30th, 2024, the City of Detroit Planning and Development Department (PDD) facilitated five hybrid (in-person at the Huntington Place Convention Center with Zoom option for remote attendees) CBO meetings with the NAC and Developer. These meetings allowed members of the NAC to learn about the details of the proposed hotel, hear from residents about priorities and concerns for the Impact Area, and engage in extensive dialogue with the Development team about proposed impact mitigations and community benefits.

The NAC was honored to represent our community throughout this process and embraced our responsibility to highlight the project’s significant areas of impact and opportunities for mitigation and benefits. We prioritized hearing from our neighbors both at the public meetings and through written correspondence. The extensive input we received guided the NAC to focus on the following topics for the Developer to address project impacts and potential benefits: **Construction Mitigation, Design and Landscaping, Employment and Education Opportunities, Retail and Local Business Support, Accessibility, Mobility, and Traffic, Environmental Sustainability, and Community Investment.** In considering all the project impacts and potential benefits, The Hotel at Water Square NAC members emphasized the desire for this project to produce outcomes that positively impact the quality of life for our neighborhood and invest in opportunity for Detroiters.

The Hotel at Water Square NAC and the Developer agreed to specific and significant agreements for each of the identified areas of project impact. We are proud that our engagement in the CBO process has yielded significant commitments from Sterling Group to the community including **multi-year donations totaling \$400,000 to local non-profits addressing homelessness, domestic violence, trafficking, youth internships, and community initiatives; \$250,000 in post-secondary scholarships for local students; and a \$500,000 contribution towards improvements to the West Riverfront People Mover Station.** These commitments along with many others represented in the attached Tier 1 Community Benefits Agreement include provisions that we are confident will result in beneficial outcomes for the Impact Area and throughout the larger community.

At the final Hotel at Water Square CBO meeting on February 27, 2024, the members of the NAC voted unanimously to accept these significant commitments by the Sterling Group as described in the attached provision. The undersigned NAC members are pleased to offer this letter of support for the approval of the Hotel at Water Square Tier 1 Community Benefits Provision. We look forward to the completion of this important project and the lasting impact of this investment for our community.

It has been our honor to serve our neighbors and the City of Detroit through the CBO process. Please reach out if you have any questions or the NAC can be of further assistance.

Sincerely,

The Hotel at Water Square Neighborhood Advisory Council

DocuSigned by:
Brandon Lewis
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Brandon Lewis
NAC Chair

DocuSigned by:
Keely Smith
704450760AAA4F1...

Keely Smith
NAC Vice-Chair

DocuSigned by:
Timothy McKay
D8EGDE2501EB4E6...

Timothy McKay
NAC Secretary

DocuSigned by:
Patricia Euseary
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Patricia Euseary
NAC Member

DocuSigned by:
Richard Hosey
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Richard Hosey
NAC Member

DocuSigned by:
Loretta Lloyd
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Loretta Lloyd
NAC Member

DocuSigned by:
Sidney Logemann
207D81481315496...

Sidney Logemann
NAC Member

DocuSigned by:
Robert Mazur
57392D8F10DF445...

Robert Mazur
NAC Member

DocuSigned by:
Angela Wright
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Angela Wright
NAC Member

EXHIBIT A

DEVELOPER COMMUNITY BENEFITS

A. Communication

1. Within 60 days of the approval of this Community Benefits Agreement, and continuing until the construction of the Project is completed (the "Construction Period"), Developer will establish an informational website for the Project (the "Informational Website") for communicating construction and development details to residents of the Impact Area. During the Construction Period Developer will provide reasonable advanced notice of any anticipated road closures, detours, or traffic rerouting due to construction of the Project on the Informational Website.

2. During the Construction Period, Developer will establish a phone number and e-mail address where residents of the impact area can contact the Developer directly to raise questions or concerns during the Construction Period.

3. During the Construction Period, Developer will designate a central contact person to communicate updates on the Project to residents of the Impact Area.

4. During the Construction Period, Developer will host quarterly meetings open to residents of the Impact Area and other interested Detroit residents to provide updates on the Project and discuss any resident concerns. Notices for such meetings will be provided two weeks in advance through the Informational Website and to any e-mail contact or physical address provided to Developer of the company responsible for management of the Riverfront Towers Apartments, Riverfront Towers Condominiums, and Fort Shelby Residences, the Corktown East-End Block Club, and the NAC.

B. Construction

5. During the Construction Period, Developer will establish truck routing for construction vehicles for the Project and will communicate any traffic routing to residents of the Impact Area through the Informational Website.

6. During the Construction Period, Developer will notify all contractors not to park on the street.

7. During the Construction Period, Developer will plan construction to avoid starting site work or construction work on the building exterior prior to 8:00 a.m. on Saturdays and Sundays, but acknowledges that occasional early starts on weekend work may be necessary. Developer will use its best efforts to provide 48-hour advanced notice of any construction work occurring on a Saturday or a Sunday through the Informational Website.

8. During the Construction Period, Developer will install a 15' tall temporary fence between the Residences at Water Square and the hotel and a standard 6' temporary fence on all other site perimeters. All temporary fencing shall have windscreen fabric to aid in controlling dust.

9. Approximately once per week while site work or exterior construction is ongoing at the Project site during the Construction Period, Developer will (a) provide a water truck to spray water on all grad areas to control dust, and (b) clean streets adjacent to the project. Developer will provide additional street sweeping as needed while site work is ongoing.

10. During the Construction Period, Developer will provide a metal, mud track-off mat that will be located at both gate locations for trucks to drive over before leaving the site to "shake off" any loose mud/dirt prior to leaving the construction site.

11. Quarterly while site work or exterior construction is ongoing at the Project site during the Construction Period, Developer will spray calcium chloride on all dirt/gravel areas to aid in dust control.

12. During the Construction Period, Developer will utilize dumpster covers to help control levels of stray debris and contaminants when the dumpsters are not in use for long periods of time.

13. During the Construction Period, Developer will use best efforts to provide at least 48-hour advance notice of any planned utility shut-offs occurring due to construction of the Project via the Informational Website.

14. During the Construction Period, Developer will adopt and implement a pest control plan and will share such pest control plan with the NAC prior to commencement of construction.

C. Design and Landscaping

15. Developer will construct a park on the Project site accessible to the public between the hotel and residences. The park shall include small maintained doggie stations with waste bags and trash cans.

16. Developer will, to the extent legally permissible, name the park after Joe Louis and will incorporate a sculpture or mural of Joe Louis that illustrates the significance of the former Joe Louis Arena site. The NAC will have an opportunity to review any language proposed to be incorporated in such sculpture or mural.

17. Developer will partner with City Walls or other Detroit artists or Detroit-based artist organizations to provide all artwork in the pocket park, and at least 50% of the art in the park will be procured from historically disadvantaged persons. Developer will encourage and request the hotel operator to procure artwork for the hotel interior from Detroit artists.

D. Employment and Education Opportunities

18. Commencing in 2024 and continuing for five years, Developer will provide five, \$10,000 post-secondary scholarships (for a total of \$250,000) to current students or recent high-school graduates who live in District 6, with prioritization (a) for students who are planning to attend school or training for construction or in the hospitality field, and (b) based on the student's financial resources and need. Developer will coordinate with high schools serving District 6 to publicize and award such post-secondary scholarships.

19. Developer will arrange at least two meetings between Detroit at Work and the hotel operator with the goal of connecting Detroiters to full time hotel employment. Developer will request the hotel operator to use Detroit at Work as a resource for hiring Detroit job-seekers of all ages.

20. Developer will comply with Executive Order 2021-2 regarding Detroit workforce hiring on publicly funded construction projects.

21. Developer will allow and request contractors to use apprentices on the Project Site during the Construction Period.

22. Commencing in 2024 and continuing for five years, Developer will donate \$20,000 annually (for a total of \$100,000) to internship programs providing opportunities for Detroit youth such as Grow Detroit's Young Talent.

23. Developer shall make reasonable efforts to procure, or cause to be procured, thirty percent (30%) of the total hard costs of the Project from Detroit-Based Businesses, Detroit-Based Small Businesses, Detroit Headquartered Businesses or Detroit-Resident Businesses, each of the

foregoing capitalized terms having the same definition as in Chapter 23 of the 2019 Detroit City Code and being certified by CRIO. Developer shall have a target to procure, or cause to be procured, at least ten million dollars (\$10,000,000) of goods and services to construct the Project from disadvantaged businesses (which may count towards the commitment to procure thirty percent (30%) of total hard costs for the Project from a Detroit-Based Business, Detroit-Based Small Businesses, Detroit Headquartered Businesses or Detroit-Resident Businesses if the disadvantaged business meets such definitions).

E. Retail

24. Developer will prioritize and make reasonable efforts to recruit a well-qualified, Detroit-based, and historically disadvantaged restaurant operator to initially lease and operate the restaurant space at the Project that will be under Developer's control.

F. Accessibility, Mobility, and Traffic

25. Developer will arrange the route for valet parking, queuing, and circulation to travel directly to and from parking leased by Developer at Huntington Place (or other future parking locations leased or owned by Developer) and minimize traffic on Steve Yzerman Drive and W. Jefferson Avenue.

26. Developer will ensure that upon completion of the Construction Period the accessible rooms shall be dispersed across all room types and classes within the hotel, including both high and low floors, and all view options. Developer will include bathtubs in at least some of the designated accessible rooms.

27. Developer will ensure that the hotel entrance doors shall have automatic opening sensors and are accessible to persons with disabilities.

28. Developer will ensure that the Project includes at least one public restroom equipped with an automatic opener and one public single person "family" restroom in the publicly accessible areas of the Hotel.

G. Sustainability and Environment

29. Developer will incorporate the following environmental design materials and practices into the construction of the Project: (a) low VOC paints and adhesives (b) high efficiency glass systems, and insulation exceeding energy code, to minimize solar heat gains, (c) roofing systems that meet and exceed energy code requirements, (d) Energy efficient chillers which will draw Detroit River water for cooling and eliminating large, power-drawing cooling, towers on the roof, (e) LED light fixtures to greatly reduce power consumption as well as occupancy sensors, where appropriate, to turn on/off lights when not in use, (f) a food service BioDigester which minimizes food waste and reduces the carbon footprint of the Site.

30. Developer will construct the Project adopting on-site stormwater management practices in accordance with the City of Detroit Post-Construction Stormwater Ordinance including collecting surface and roof rainwater and removing, as reasonable, "total suspended solids" prior to release into the Detroit River, separated sanitary flow for isolated discharge into the City's sewers, and construction green spaces to decrease impervious areas, reduce heat island and runoff effects, and promoting water infiltration and irrigation.

31. Developer will provide enough electric vehicle chargers at the Porte Cochere to meet demand for use by hotel guests, residents, and other visitors at Water Square, and will evaluate the need for additional electric vehicle chargers on an annual basis.

H. Community Investment

32. Developer will contribute \$20,000 annually for five years (for a total of \$100,000) to charity or nonprofit organizations which serve the Corktown Neighborhood and/or the Impact Area that the NAC selects, which the NAC shall select by December 1, 2024.

33. Commencing in 2024 and continuing for five years, Developer will contribute \$20,000 annually (for a total of \$100,000) to organizations & services that specialize in benefitting the unhoused individuals and families such as HAND, Detroit Rescue Mission, Covenant House, Cabrini Clinic, Pope Francis Center, Cass Community Services, or other similar organization to be determined in consultation with the NAC, to be identified prior to December 1, 2024.

34. Commencing in 2024 and continuing for five years, Developer will contribute \$20,000 annually (for a total of \$100,000) to organizations who provide services or shelter to victims of domestic violence and human trafficking, with the specific organization to be determined in consultation with the NAC, to be identified prior to December 1, 2024.

I. People Mover

35. Within twelve (12) months following commencement of construction of the Project, Developer will donate \$500,000 to the Detroit Transportation Corporation (“DTC”) which shall be used specifically for upgrades and improvements to the West Riverfront Station pursuant to a grant agreement between Developer and the DTC, and which the DTC will use to leverage its applications for state or federal funding grants for additional upgrades to the West Riverfront Station. The grant agreement shall provide that DTC shall submit such grant applications no later than December 31, 2024, and have until December 31, 2025, to secure such additional state or federal grant funding, after which the \$500,000 donation and any such grant funding shall be used to perform station improvements on the West Riverfront Station, including priority improvements identified by the NAC (including lighting under the People Mover bridge at W. Jefferson Avenue and Steve Yzerman Drive), as diligently as possible thereafter.

EXHIBIT B

CITY COMMUNITY BENEFITS

A. Streetscape Improvements in the Impact Area

1. The City, through its Department of Public Works (“DPW”), as part of the construction of the Ralph C. Wilson Centennial Park, will redesign the intersection of W. Jefferson Avenue and Rosa Parks Boulevard to reduce speed and make traffic more pedestrian friendly on West Jefferson. Such street redesign will be completed within a year following the construction of the Hotel at Water Square.

2. The City, through DPW, will re-align and reduce traffic lanes on W. Jefferson and install bike lanes on W. Jefferson to improve pedestrian and cyclist safety within one year of completion of the Hotel at Water Square.

3. The City, through DPW, will replace broken sidewalks from the parking structure for the Riverfront Towers to Steve Yzerman drive, and will widen sidewalks where possible, given limits of the current size of the public right of way and multiple support columns. Such repairs will be performed within one year of completion of the Hotel at Water Square.

4. The City recently resurfaced portions of W. Jefferson which are asphalt, and will perform permanent concrete repairs to the on-ramps and off-ramps from W. Jefferson to M-10, to the extent the City has jurisdiction over such roads. Such repairs will be performed within one year of completion of the Hotel at Water Square. Within ninety (90) days of City Council’s approval of this Agreement, DPW will make temporary repairs to any potholes on said on-ramps and off-ramps from W. Jefferson to M-10.

B. Park and Green Space Improvements

5. The City, through GSD, will repair deteriorated concrete riverwalk sidewalks in front of Steve Yzerman Drive and perform tree maintenance the area before the end of Summer 2024.

C. Detroit People Mover:

6. The City will authorize the Detroit Transportation Corporation to spend up to \$500,000 in any unspent funds included in any capital funds requests between the date of this Agreement and December 31, 2026 on upgrades and improvements to the West Riverfront Station.

D. Small Business Support

7. The City will direct the Detroit Economic Growth Corporation to support small businesses located within or attempting entrance into the Impact Area (a) by providing technical assistance through the by District Business Liaisons and the Motor City Match program over a period of five years, including quarterly workshops focused on retail and restaurants to highlight best practices, address regulatory challenges, and help program participants access funding as well as technical assistance awards, (b) by providing, through Motor City Match, awards of at least \$50,000 per year to new and existing businesses in the impact area over the next five years. Eligible impact area residents and business owners can learn about upcoming opportunities by

signing up for the District Six Business Liaison Newsletter at www.degc.org/district-business-liaisons

Appendix 1.

COMMUNITY BENEFITS ORDINANCE NO. 2021-4

NOTICE OF ENACTMENT

TO: THE PEOPLE OF THE CITY OF DETROIT, MICHIGAN

On November 23, 2021, the City Council passed the following ordinance:

**ORDINANCE NO. 2021-4
CHAPTER 12
ARTICLE VIII**

AN ORDINANCE to amend Chapter 12 of the 2019 Detroit City Code, *Community Development*, by amending Article VIII, *Community Benefits*, by amending Section 12-8-2, *Definitions*, to add a representative from the Legislative Policy Division and the Neighborhood Advisory Council to the definition of the Enforcement Committee; and Section 12-8-3, *Tier 1 Projects*, to add additional provisions to the Community Engagement Process for Public Meeting, to add additional provisions to the requirements related to the Neighborhood Advisory Council, to add additional provisions to the Community Benefits Report, to provide additional provisions to the Enforcement Committee, and to make other technical amendments.

IT IS HEREBY ORDAINED BY THE PEOPLE OF THE CITY OF DETROIT THAT:

Section 1. Chapter 12 of the 2019 Detroit City Code, *Community Development*, Article VIII, *Community Benefits*, be amended by amending Section 12-8-2 and Section 12-8-3, to read as follows:

**CHAPTER 12. COMMUNITY DEVELOPMENT
ARTICLE VIII. COMMUNITY BENEFITS**

Sec. 12-8-2. Definitions.

Community Benefits Provision means the agreement made by and between the Planning Director and the developer which specifically addresses the issues raised by the Neighborhood Advisory Council.

Enforcement Committee means a committee led by the Corporation Counsel and composed of representatives from the Planning and Development Department, Law Department, Human Rights Department, the Legislative Policy Division, relevant City departments as determined by the Planning Director, and a member of the respective Neighborhood Advisory Council as a non-voting member.

Impact area means an area determined by the Planning Director that includes all census tracts or census block groups in which the Tier 1 Project is located, and any other areas as determined by the Planning Director.

Planning Director means the Director of the City of Detroit Planning and Development Department, or a member of the Planning Director's staff working on behalf of the Planning Director.

Tier 1 Development Project means a development project in the City that is expected to incur the investment of \$75,000,000.00 or more during the construction of facilities, or to begin or expand operations or renovate structures, where the developer of the project is negotiating public support for investment in one or both of the following forms:

(1) Any transfer to the developer of City-owned land parcels that have a cumulative market value of \$1,000,000.00 or more, as determined by the City Assessor or independent appraisal, without open bidding and priced below market rates where allowed by law; or

(2) Provision or approval by the City of tax abatements or other tax breaks that abate more than \$1,000,000.00 of City taxes over the term of the abatement that inure directly to the developer, but not including Neighborhood Enterprise Zone tax abatements.

Tier 2 Development Project means a development project in the City that does not qualify as a Tier 1 Project and is exposed to incur the investment of \$3,000,000.00 or more, during the construction of facilities, or to begin or expand operations or renovate structures, where the developer is negotiating public support for investment in one or both of the following forms:

(1) Land transfers that have a cumulative market value of \$300,000.00 or more, as determined by the City Assessor or independent appraisal, without open bidding and priced below market rates; or

(2) Tax abatements that abate more than \$300,000.00 of City taxes over the term of the abatement that inure directly to the developer, but not including Neighborhood Enterprise Zone tax abatements.

Sec. 12-8-3. Tier 1 Projects.

(a) *Community Engagement Process for Public Meeting.*

(1) Prior to submitting to City Council a request for approval of Land transfers or Tax abatements related to a Tier 1 Project, the Planning Director shall hold no fewer than five public meetings, subsequent to the seating of the Neighborhood Advisory Council, in the impact area as defined in Section 12-8-2 of this Code, unless a majority of the Neighborhood Advisory Council vote to waive one or more of the required meetings.

(2) The City Clerk shall forward notice of the first public meeting via First Class Mail no less than ten days before such meeting to all City of Detroit residents within 300 radial feet of the Tier 1 Project Impact Area. The notice shall include:

a. The time, date and location of the public meeting;

b. General information about the Tier 1 Project;

c. A description of the impact area and the location of the Tier 1 Project; and

d. Information related to potential impacts of the Tier 1 Project and possible mitigation strategies.

(3) In addition to the notice requirement contained in Subsection (a) (2) of this section, the Planning Director shall work with the District Council Member or Members representing the district or districts where the Tier 1 Project is located and at least one At-large Council Member to ensure that local residents, businesses, and organizations, especially those located in the impact area and those expected to be directly impacted by the Tier 1 project are informed of the public meeting.

(4) At the first public meeting, which shall allow for questions from the community, the Planning Director will present the Community Benefits Ordinance process in detail, which shall include but not be limited to, information on the following:

a. General information about the Tier 1 Project and the manner in which the Tier 1 Project is anticipated to impact the local community;

b. Preliminarily identified measures by which the developer and the Planning Director plan to address or mitigate anticipated negative impacts of the Tier 1 Project;

c. Manner in which the Neighborhood Advisory Council fits within the broader Community Benefits Ordinance process;

b. Responsibilities of the Neighborhood Advisory Council;

c. Proposed timeline for the Neighborhood Advisory Council meetings;

d. Outcomes and best practices utilized by previous Neighborhood Advisory Councils;

(5) City Council shall appoint a liaison from the Legislative Policy Division to monitor the community engagement process and provide updates to the City Council.

(6) The Planning Director shall provide notice to the liaison of all upcoming meetings and activities associated with the community engagement process related to the Tier 1 Project.

(b) Neighborhood Advisory Council.

(1) The Planning Director will accept nominations to the Neighborhood Advisory Council from any person that resides in the impact area.

(2) All residents over the age of 18 that reside in the impact area are eligible for nomination, provided that, any person who is an agent, employee, or official of the developer, or an employee of a City department or authority directly involved in the development, must disclose such relationship prior to the selection of the Neighborhood Advisory Council members, provided that if a conflict exists, the person is prohibited from serving on the Neighborhood Advisory Council. A conflict of interest for this purpose means any financial interest held personally or by an immediate family member in the Tier 1 Development Project developer entity.

(3) The Neighborhood Advisory Council shall consist of nine members who are selected as follows:

a. Two Members selected by residents of the impact area chosen from the resident nominated candidates;

b. Four Members selected by the Planning Director from the resident nominated candidates, with preference given to individuals the Planning Director expects to be directly impacted by the Tier 1 Project;

c. One Member selected by the Council Member in whose district contains the largest portion of the impact area from the resident nominated candidates; and

d. One Member selected by each of the At-Large Council Members from the resident nominated candidates.

(4) If the Planning Director receives less than nine nominations, the Planning Director may seek out additional nominations from individuals that live outside the impact area but within the City Council district or districts where the Tier 1 Project is located.

(5) All actions of the Neighborhood Advisory Council may be taken with the consent of a majority of Neighborhood Advisory Council members serving.

(6) Unless advance written notice, including electronic transmission, is provided to the Neighborhood Advisory Council, attendance is mandatory for members at all meetings.

(7) Should any Neighborhood Advisory Council Member miss more than one meeting, a permanent replacement may be appointed by, and at the discretion of, the Neighborhood Advisory Council.

(c) Distribution of essential information.

(1) The Planning Department and the Detroit Economic Growth Corporation shall provide all essential documents to the Neighborhood Advisory Council Members, all City Council Members in whose district the development takes place, and the At-Large City Council Members as follows:

a. Documents shall be provided within 72 hours of the selection of the Neighborhood Advisory Council;

b. Documents shall include:

i. A copy of the current Community Benefits Ordinance;

ii. All development agreements between the City and the respective developer;

iii. Projected revenue from the development;

iv. The developer's RFP response;

v. All renderings related to the project;

vi. The But/For economic analysis conducted by the Detroit Economic Growth Corporation;

vii. All environmental studies completed on the respective property; and

viii. Documents related to Brownfield funding.

(d) Engagement with developer.

(1) In addition to the meeting requirement in Subsection (a)(1) of this section, the Planning Director shall facilitate at least one meeting between the Neighborhood Advisory Council and the developer to allow the Neighborhood Advisory Council to learn more details about the project and to provide an opportunity for the Neighborhood Advisory Council to make developer aware of concerns raised by the Neighborhood Advisory Council.

(2) City Council by a two-thirds vote of members present or the Planning Director may facilitate meetings which the developer, or the developer's designee, shall participate in as directed.

(3) As part of community engagement the developer, or their designee, shall be required to meet as directed.

(e) Community Benefits Report.

(1) The Planning Director shall provide a Community Benefits Report to City Council regarding the Tier 1 Project prior to the request for any approvals related to the Tier 1 Project.

(2) The Community Benefits Report shall contain:

a. A detailed account of how notice was provided to organize the public meeting;

b. A list of the Neighborhood Advisory Council members, and how they were selected;

c. An itemized list of the concerns raised by the Neighborhood Advisory Council;

d. A method for addressing each of the concerns raised by the Neighborhood Advisory Council, or why a particular concern will not be addressed; and

e. A detailed list of community outreach strategies, inclusive of a language access plan, that have been used to solicit and record feedback.

(3) The Planning Director, where possible, shall provide a copy of the Community Benefits Report to the Neighborhood Advisory Council prior to submission to City Council, said Neighborhood Advisory Council shall have at least one week to review the Community Benefits Agreement prior to receiving a request from the City to either vote to approve or sign letter in support of the proposed benefits, provided that, if a majority of the Neighborhood Advisory Council votes against the proposal, then additional time shall be provided for discussion and negotiation.

(4) To ensure an expeditious community engagement process, the Planning Director, where possible, shall submit the initial Community Benefits Report within six weeks from the date the notice is sent of the public meeting.

(5) The Planning Director shall work with City Council to assure that, to the maximum extent possible, all of the approvals required of City Council may be considered simultaneously and subject to one approval vote.

(6) The Planning Director shall work with other City departments to facilitate that Tier 1 Projects receive expedited City-required approvals.

(f) **Development Agreement.**

(1) All development agreements made between the developer and the City related to the land transfers or tax abatements associated with a Tier 1 Project shall include the Community Benefits Provision, which shall include:

a. Enforcement mechanisms for failure to adhere to Community Benefits Provision, that may include but are not limited to, clawback of City-provided benefits, revocation of land transfers or land sales, debarment provisions and proportionate penalties and fees; and

b. The procedure for community members to report violations of the Community Benefits Provision to the Neighborhood Advisory Council;

c. The length of time that Annual Compliance Reports as outlined in Subsection (g)(2) of this section, are required to be submitted; and

d. Continued community engagement or community meeting requirements.

(2) The developer shall not be required to enter into a legally binding agreement with any individual or organization other than the City for the express purpose of fulfilling the requirements of this ordinance or other City-mandated community engagement processes.

(3) The developer may voluntarily enter into any contract or agreement related to the Tier 1 Project that does not pose a conflict of interest with the City.

(g) **Enforcement.**

(1) An Enforcement Committee shall be established to monitor Tier 1 Projects.

a. The Enforcement Committee shall be comprised of, at minimum, the following four individuals:

i. Corporation Council for the City of Detroit; or their designee;

ii. A representative from the Planning and Development Department;

iii. A representative from the Law Department;

iv. A representative from the Human Rights Department;

v. A representative from the Legislative Policy Division; and

vi. A member from the respective Neighborhood Advisory Council as a non-voting member.

b. In addition to the members of the Enforcement Committee as identified in Subsection (1)a of this section, the Planning Director may require that other departments participate in the Enforcement Committee as needed.

(2) The Enforcement Committee shall provide a biannual compliance report to the City Council and the Neighborhood Advisory Council for the time period identified in the Community Benefits Provision.

(3) The Planning Director shall facilitate at least one meeting per calendar year between the Neighborhood Advisory Council and the developer to discuss the status of the Tier 1 Project for the time period identified in the Community Benefits Provision.

(4) The Neighborhood Advisory Council shall review any allegations of violations of the Community Benefits Provision provided to it by the community, and may report violations to the Enforcement Committee in writing.

(5) Upon receipt of written notification of allegations of violation from the Neighborhood Advisory Council, the Enforcement Committee shall investigate such allegations and shall present their written findings to the Neighborhood Advisory Council based upon the following:

a. Whether the developer is in compliance with the Community Benefits Provision; and

b. How the Community Benefits Provision will be enforced or how violations will be mitigated.

(6) The findings of the Enforcement Committee shall be presented to the Neighborhood Advisory Council no later than 21 days from the date the violations were reported to the Enforcement Committee, unless the need for additional time is reported to City Council and the Neighborhood Advisory Council within the original 21-day time frame.

(6) The findings of the Enforcement Committee shall be presented to the Neighborhood Advisory Council no later than 21 days from the date the violations were reported to the Enforcement Committee, unless the need for additional time is reported to City Council and the Neighborhood Advisory Council within the original 21-day time frame.

(7) If the Neighborhood Advisory Council disagrees with the findings of the Enforcement Committee or determines that the Enforcement Committee is not diligently pursuing the enforcement or mitigation steps outlined in its findings, the Neighborhood Advisory Council may send notice to the Enforcement Committee, and the Enforcement Committee shall have 14 days from receipt of notice to respond to the concerns outlined.

(8) If the Neighborhood Advisory Council is not satisfied with the Enforcement Committee's response, the Neighborhood Advisory Council may petition the City Clerk and request that City Council schedule a hearing with opportunity for both the Enforcement Committee and the Neighborhood Advisory Council to present information related to the alleged violations of the Community Benefits Provision and any enforcement or mitigation efforts that have occurred.

(9) If City Council elects to hold a hearing, or based upon the written information submitted, City Council shall determine whether the Enforcement Committee has made reasonable efforts to ensure that the developer has complied with the Community Benefits Provision.

a. If City Council determines that the Enforcement Committee has made reasonable efforts, City Council shall notify the Neighborhood Advisory Council and the Enforcement steps that need to be taken to comply with the Community Benefits Provision.

i. The Enforcement Committee shall provide City Council and the Neighborhood Advisory Council monthly updates on compliance actions until City Council adopts a resolution declaring that the developer is in compliance with the Community Benefits Provision or has taken adequate steps to mitigate violations.

ii. City Council may hold additional hearings related to enforcement of the Community Benefits Provision as needed.

Sec. 12-8-4. Tier 2 Projects.

(a) Developers shall:

(1) Partner with the City, and when appropriate, a workforce development agency to promote the hiring, training and employability of Detroit residents consistent with State and Federal Law.

(2) Partner with the Planning Director to address and mitigate negative impact that the Tier 2 Project may have on the community and local residents.

(b) The Developer's commitment as identified in Subsection (a) of this section shall be included in the development agreements related to any land transfers or tax abatements associated with the Tier 2 Project for which the Developer seeks approval.

Section 12-8-5. Exemptions.

The requirements of this ordinance may be waived by resolution of the City Council upon submission by either the Planning Director or the Developer identifying reasons that the requirements of this ordinance are impractical or infeasible and identifying how the Developer will otherwise provide community benefits.

Section 2. This ordinance is declared necessary to preserve the public peace, health, safety, and welfare of the People of the City of Detroit.

Section 3. All ordinances, or parts of ordinances, that conflict with this ordinance are repealed.

Section 4. In the event this ordinance is passed by two-thirds majority of City Council Members serving, it shall be given immediate effect and become effective upon publication in accordance with Section 4-118 of the 2012 Detroit City Charter. Where this ordinance is passed by less than two-thirds majority of City Council Members serving, it shall become effective on the 30th day after enactment, or on the first business day thereafter, in accordance with Section 4-118 of the 2012 Detroit City Charter.

(J.C.C. Page): October 19, 2021
 Passed: November 23, 2021
 Approved: November 29, 2021
 December 8, 2021
 Effective: December 8, 2021

JANICE M. WINFREY
 City Clerk

Appendix 2.

LEGAL MEETING NOTICE

THE CITY OF DETROIT INVITES YOU TO ATTEND THE COMMUNITY BENEFITS PUBLIC MEETINGS FOR HOTEL AT WATER SQUARE: JOE LOUIS ARENA SITE



FOR FUTURE MEETING SCHEDULE AND ALL PROJECT INFORMATION VISIT WWW.DETROITMI.GOV/HOTELWATERSQUARE

With advance notice of seven calendar days, the City of Detroit will provide interpreter services at public meetings, including language translation and reasonable ADA accommodations. Please contact the Civil Rights, Inclusion and Opportunity Department at 313-224-4950, through the TTY number 711, or email crio@detroitmi.gov to schedule these services.

Mediante un aviso previo de siete días calendario, la ciudad de Detroit proporcionará servicios de interpretación en las reuniones públicas, incluida la traducción de idiomas y las adaptaciones razonables de acuerdo con la Ley ADA. Para programar dichos servicios, comuníquese con el Departamento de Derechos Civiles, Inclusión y Oportunidad llamando al 313-224-4950, por medio del número TTY 711, o envíe un correo electrónico a crio@detroitmi.gov.

HOW TO PARTICIPATE IN THE CBO MEETINGS

PUBLIC CBO MEETINGS WILL TAKE PLACE IN PERSON AT

HUNTINGTON PLACE WITH AN OPTION TO WATCH REMOTELY VIA ZOOM

ALL MEETINGS BEGIN AT 6:00PM - DOORS OPEN AT 5:30PM FOR REGISTRATION AND REFRESHMENTS

ATTEND IN PERSON

Huntington Place Convention Center

1 Washington Blvd. Room 113 A- C (1st Floor)

Accessible via Huntington Place People Mover Station

Validated Parking available at Fort/Washington Garage
- 645 Washington Blvd.

VIEW REMOTELY VIA ZOOM

Register to receive meeting link

Dial by phone: +1 312 626 6799

Meeting ID: 816 8707 5023



1ST MEETING

TUESDAY JANUARY 9, 2024 AT 6:00 PM

CBO PROCESS AND PROJECT INFORMATION

2ND MEETING

TUESDAY JANUARY 16, 2024 AT 6:00 PM

ELECTION OF TWO (2) NEIGHBORHOOD ADVISORY
COUNCIL MEMBERS -

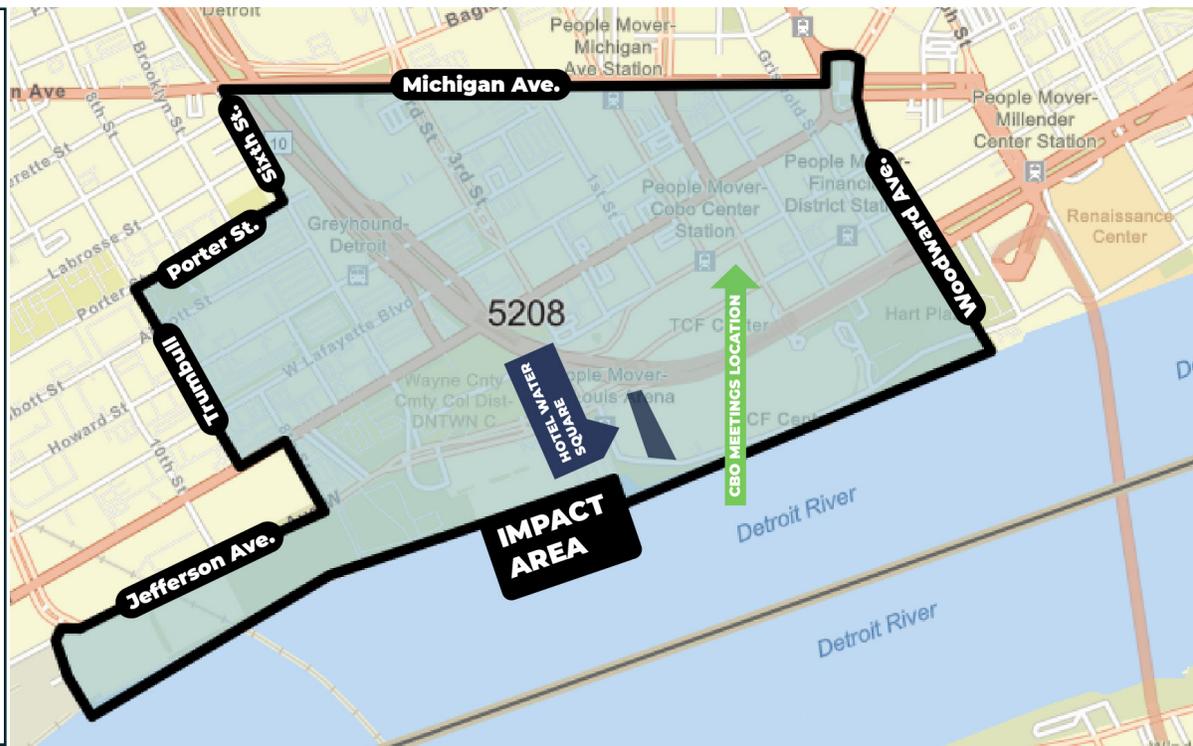
ONLY IMPACT AREA RESIDENTS ATTENDING IN
PERSON MEETING MAY VOTE

Further information and advance registration at: <https://bit.ly/hotel-water-square>

LEGAL MEETING NOTICE

Community Benefits Public Meeting for
"Hotel at Water Square" development proposed at 600 CIVIC CENTER DRIVE.

IMPACT AREA: The project Impact Area contains all of Census Tracts 5208. As shown on the map, this area is bounded by Michigan Ave., Porter St. and W. Jefferson Ave to the north, Woodward Ave. to the east, the Detroit River to the south, and 6th St., Trumbull St., 8th St., and Rosa Parks Blvd. to the west. The Impact Area includes parts of the following neighborhoods: Downtown, West Side Industrial, and Corktown.



PLEASE READ THIS IMPORTANT NOTICE FOR INFORMATION ABOUT COMMUNITY BENEFITS AND OTHER IMPACTS THAT MAY AFFECT YOU

WHAT IS DETROIT'S COMMUNITY BENEFIT ORDINANCE?

The Community Benefits Ordinance (ORDINANCE NO. 2021-4) is a law that requires developers to proactively engage with the community to identify community benefits and address potential impacts of certain development projects. The ordinance was approved by Detroit voters in 2016 and amended by Detroit City Council in 2021.

The project's Impact Area (see map on previous page) was determined by the Planning & Development Department. As per the Community Benefits Ordinance (CBO), a nine (9) member Neighborhood Advisory Council (NAC) will be established for this community benefits process. Any Detroit resident who lives in the Impact Area and is over the age of 18 is eligible to serve on the Neighborhood Advisory Council. Members of the NAC are expected to attend all scheduled public meetings during the CBO process: consisting of at least 5 meetings over a period of 2 – 3 months. **Attend the first CBO meeting on January 9th to learn more about this project and how you can participate in this public process. During the second CBO Meeting on January 16th, two (2) NAC members will be elected. Only Impact Area Residents attending the in-person meeting on January 16th may vote in the NAC election.**

For more information visit, www.detroitmi.gov/hotelwatersquare or contact Aaron Goodman at goodmana@detroitmi.gov

GENERAL INFORMATION FOR PROPOSED TIER 1 CBO DEVELOPMENT: HOTEL WATER SQUARE AT JOE LOUIS ARENA SITE

The former Joe Louis Arena site on the Detroit River, now called Water Square, is set to welcome a new addition in the form of a 25-story, 600 room hotel. The Developer (Atwater and Second Associates, LLC) which includes Sterling Group as the principal, proposes this new hotel consisting of five (5) podium floors which include a ground floor restaurant, a lobby bar, two ballrooms, 50,000 sq ft of meeting rooms, swimming pool, spa and fitness area. The back-of-house areas will include offices, staff support spaces, and a large kitchen to support the seamless operations behind the scenes. A pedestrian bridge will span over the future 2nd Avenue and provide a direct connection to Huntington Place Convention Center. This important feature will enhance accessibility and convenience for convention-goers and guests alike and allow for truly connected access to the convention center. The hotel tower floors will comprise 20 levels and offer unprecedented views and amenities.

Detroit is at a significant disadvantage when competing for convention business, as the number of rooms within walking distance of the convention center and not having a connected hotel is a major concern of all meeting planners. With the new connected hotel this will allow Huntington Place and the City of Detroit to attract events and conventions that were previously not attainable.

Developer is seeking governmental approvals and to commence construction of new hotel in the second quarter of 2024.

ANTICIPATED PROJECT IMPACTS: The Neighborhood Advisory Council (NAC) will work directly with the developer and establish community benefits, which are included in the final development agreement approved by the Detroit City Council. The City of Detroit Planning and Development Department (PDD) is aware of and acknowledges expressed community concerns related to this project in the following areas:

Construction

- Concern:** Noise, dust, mud, vibration, and increased light pollution at night resulting from construction of a new hotel
- Concern:** Street and sidewalk restrictions or closures – including local surface streets and the M-10 Freeway
- Concern:** Construction hours, truck traffic, parking / loading areas for construction workers and equipment staging

Design and Landscaping

- Concern:** Buildings and sites should adhere to City of Detroit Design Principles
- Concern:** Light pollution and glass design negatively impacting birds
- Concern:** Mitigation of visual and environmental impacts of developments through landscaping and screening
- Opportunity:** Activation of street-level façade along street and public spaces enhancing overall pedestrian experience
- Opportunity:** Creation of new publicly accessible green spaces and connections between the Detroit Riverfront and downtown

Employment Opportunities

- Concern:** Access to construction and permanent jobs for Detroiters
- Concern:** Prioritization of hiring Detroit-based contractors and sub-contractors during construction and hotel operations
- Opportunity:** Creation of new educational and career development opportunities for Detroiters, particularly in the construction, skilled trades, and hospitality fields

Retail

- Opportunity:** Access to retail space for Detroit based and small businesses
- Opportunity:** Attracting retail businesses that will meet the needs of the impacted neighborhoods and tourists

Accessibility, Mobility, and Traffic

- Concern:** Site connectivity, traffic flow, and vehicular access through the development footprint and across major roadways - including to the Convention Center, Detroit Riverfront, Downtown
 - Concern:** Locations and coordination of vehicle staging / valet queuing, loading docks for the convention center and hotel, and their impacts on the pedestrian experience
 - Concern:** Access to parking facilities for hotel guests and employees
 - Concern:** Increased vehicular traffic and congestion impacting pedestrian experience, due to new development and interaction with major downtown events
 - Opportunity:** New hotel and public amenities attracting increased number of visitors and to the Convention Center and the Detroit Riverfront
 - Opportunity:** Enhanced public transportation and mobility connections via DDOT / SMART Buses, Detroit People Mover and bike share
 - Opportunity:** Enhancement of local connectivity between downtown and the Detroit Riverfront
 - Opportunity:** All buildings, public spaces, and residential developments to incorporate universal design standards, exceeding Americans with Disabilities Act (ADA) requirements
- ### Sustainability and Environment
- Concern:** Energy efficiency and reducing carbon footprint of hotel construction and operations
 - Opportunity:** On-site stormwater management for buildings to protect local waterways including the Detroit River
 - Opportunity:** Access to electric vehicle charging and alternative mobility options
 - Opportunity:** Hotel operations utilizing on-site recycling and composting

Appendix 3.

CBO PUBLIC MEETING SUMMARIES AND PUBLIC COMMENTS

CBO Public Meetings and Materials

Meeting Location and Zoom Access: Beginning on Tuesday, January 9, 2024, and ending on Tuesday, March 5, 2024, seven public CBO meetings took place in-person at in the Huntington Place Convention Center located in the impact area at 1 Washington Blvd., Detroit, MI 48226. These meetings were simultaneously broadcast via Zoom where participants were able to hear and see the proceedings and participate through written and spoken comments and questions.

Meeting Link and Registration for all CBO Public Meetings

Meeting Registration Link: <https://bit.ly/hotel-water-square>

Dial-in by phone: **1 (312) 626-6799 and enter Meeting ID: 816 8707 5023**

Following each meeting all materials and recordings were posted at www.detroitmi.gov/hotelwatersquare and distributed electronically. Hard copies of materials were available upon request.

To allow for effective communication and follow-up, meeting participants were asked to pre-register or sign into the meetings. Over the course of the CBO process, 255 people pre-registered and 194 unique individuals attended at least one of the CBO public meetings either in person or remotely via Zoom (excluding City staff and Development team).

The Agendas, Summaries, Public Comment, and Related Materials for each CBO Public Meeting are contained in the following pages. During the CBO Public Meetings and throughout this process, a total of 143 public comments and questions were recorded via in-person public comment, comment cards, remotely via Zoom or received through emails sent to PDD or the NAC. The complete record of all received comments was updated weekly and shared with the NAC members. That document is included below following the CBO Meeting Recaps.

CBO Public Meeting Agendas and Summaries

Hotel Water Square CBO Meeting #1: Tuesday, January 9, 2024, at 6pm - *Introduction of project and CBO process*

Number of attendees: 102 (49 in person and 53 remotely via Zoom)

- [Presentation Slides from the January 9th Meeting](#)
- [Recording of the January 9th meeting](#)
- [Hotel at Water Square Project Summary Handout](#)

Meeting Agenda + Summary

- Welcome, Introductions, and Opening Remarks - *Aaron Goodman (PDD); Dir. Antoine Bryant (PDD); Sterling Group*
 - *City Council Member Remarks and acknowledgement of Elected Officials*
- Community Benefits Ordinance Overview – *Aaron Goodman (PDD)*
 - *Reviewed the Ordinance, CBO Process, and how to participate in the Neighborhood Advisory Council*
 - *Audience Q & A followed presentation*
- Hotel Water Square Project Presentation – *Development team consisting of Representatives from Sterling Group, as well as Visit Detroit officials.*
 - *Danny Samson and Ciarra Morris from Sterling Group introduced their organization, past activities in the community, Hotel Water Square project vision, details, and core pillars.*
 - *Claude Molinari and Christopher Moyer from Visit Detroit presented on the importance of this project to Detroit's ability to attract visitors and major conventions for the benefit of the city's overall economy.*
- General Q & A (each speaker given 2 minutes) – *Moderated by Aaron Goodman (PDD); Development team and City of Detroit representatives participated in Q & A panel.*
 - *28 audience questions (in-person + Zoom)*
 - *11 Zoom Q&A comments and Four (4) written comment cards received*
- Next Steps
 - *Information about the next CBO meeting and how to access materials.*
 - *Interested NAC candidates were invited to introduce themselves and were advised that they must attend January 16th meeting to be considered.*

Hotel Water Square CBO Meeting #2: Tuesday, January 16, 2024, at 6pm – *Introduction of project and CBO process + Election of two (2) Neighborhood Advisory Council (NAC) Members – Only Impact Area Residents attending in person may vote in the NAC election.*

Number of attendees: 84 (46 in person and 38 remotely via Zoom)

- [Presentation Slides from the January 16th meeting](#)
- [Recording of the January 16th meeting](#)

Meeting Agenda + Summary

- Welcome / Agenda Review and Housekeeping – *Aaron Goodman (PDD)*
 - City Council Member Remarks and acknowledgement of Elected Officials
- Hotel Water Square Presentation – *Development team consisting of Sterling Group*
 - *Danny Samson and Ciarra Morris from Sterling Group introduced their organization, past activities in the community, Hotel Water Square project vision, details and core pillars.*
 - *Claude Molinari and Christopher Moyer from Visit Detroit presented on the importance of this project to Detroit's ability to attract visitors and major conventions for the benefit of the city's overall economy.*
- Community Benefits Ordinance Overview – *Aaron Goodman (PDD)*
 - *Reviewed the Ordinance, CBO Process, and how to participate in the Neighborhood Advisory Council (NAC)*
- Resident Interest in Serving on NAC – *Aaron Goodman (PDD)*
 - *Two (2) Candidates will be elected by Impact Area Residents, the remaining members will be appointed by City Council or PDD as outlined in CBO.*
 - *All NAC candidates (whether elected or appointed) must be nominated at this meeting and will be given two (2) minutes to speak.*
 - *The eligibility of each Impact Area resident in attendance was confirmed to determine eligibility to serve on the NAC and vote in the NAC election. NAC Candidates signed a legal affidavit attesting that they meet all criteria to be a potential NAC member.*
 - *2 candidates were nominated, and each was given two (2) minutes to speak to attendees about their qualifications and desire to serve on the NAC.*

- **Election of 2 NAC Members by Impact Area Residents – Aaron Goodman (PDD)**
 - *Each Impact Area resident at the meeting received a ballot and was able to vote for two (2) NAC candidates nominated at the meeting.*
 - *Completed Ballots were deposited into a sealed ballot box.*
 - *Ballot tabulation conducted by City of Detroit Staff: Edwina King (PDD), Sundus Bhatti (PDD), Hayden Johnson (PDD), Jose Lemus (JET), Brandon Lockhart (JET), and Bryan Coe (Law Department)*
 - *Ballot tabulation observed by representatives from the City Council offices of Council Member Mary Waters (Michelle Broughton), Council Member Gabriela Santiago-Romero (Thomas Rogers), Council Member Latisha Johnson (Yolanda Jackson), a representative from the Legislative Policy Division (Timarie Szwed), and two (2) attendees who were not residents of the Impact Area.*

- **General Q & A (each speaker given 2 minutes) – moderated by Aaron Goodman (PDD)** *Development team and City representatives answered audience questions.*
 - *Note: Ballot Tabulation took place during Q & A session*
 - *Seven (7) audience questions (in-person + Zoom)*
 - *Two (2) Zoom Q&A comments and One (1) written comment card received*

- **NAC Election Results – Edwina King (PDD)**
 - *Tabulation report: 30 ballots were distributed, and 30 total ballots were cast. 56 total votes counted (each Impact Area resident could vote for up to 2 candidates per ballot).*
 - *The nominated candidates received votes as follows with the two (2) who received the most votes (highlighted) being elected to the NAC.*
 - **Angela Wright– 8 votes**
 - **Loretta Lloyd – 7 votes**
 - Zachary Kilgore – 6 votes
 - Patricia Euseary – 5 votes
 - Brandon Lewis – 5 votes
 - Richard Hosey III – 5 votes
 - Robert Mazur – 3 votes
 - Dubrece Miller – 3 votes
 - Timothy McKay – 2 votes

- Thaddeus Kolon – 2 votes
- Emma Myrick – 2 votes
- Sidney Logemann – 2 votes
- Michael Martinez – 2 votes
- Keely Smith – 2 votes
- Robert Garcia – 2 votes
- **Close Meeting and Next Steps:**
 - *Remaining NAC members to be appointed by City Council and PDD.*
 - *NAC Orientation will take place before the next public CBO meeting.*
 - *Next meeting will take place on January 30th and will be the first meeting with the seated Neighborhood Advisory Council.*

Hotel Water Square CBO Meeting #3: Tuesday, January 30, 2024 at 6pm – 1st convening of NAC and presentation of project details and financial incentives.

Number of attendees: 72 (35 in person and 37 remotely via Zoom)

- [Presentation Slides from the January 30th Meeting](#)
- [Recording of the January 30th Meeting](#)
- [DEGC Fact Sheet on Hotel at Water Square Tax Incentives and Net Fiscal Impact](#)

NAC Members in Attendance: Angela Wright, Loretta Lloyd, Brandon Lewis, Richard Hosey III, Timothy McKay, Patricia Euseary, Robert Mazur, Keely Smith, Sidney Logemann

NAC Members Absent: Robert Garcia

Meeting Agenda + Summary

- Welcome & Introductions / Agenda Review / Housekeeping – *Edwina King (PDD)*
 - *Review of CBO Process and NAC Roles*
- NAC Introductions & Roles – *Edwina King (PDD)*
 - *Brief NAC Member Intros*
- NAC Officers Election – *Chair, Vice Chair, Secretary*
 - *Explanation of NAC roles and call for nominations. Each candidate was given the opportunity to speak about their interest in the role.*
 - *Chair Nominations:*
 - *Brandon Lewis was nominated for Chair by Loretta Lloyd and seconded by Keely Smith.*
 - *As the only nominated candidate, Brandon Lewis was elected Chair of the NAC by unanimous consent.*
 - *Vice-Chair Nominations:*
 - *Keely Smith was nominated by Brandon Lewis and seconded Richard Hosey III for Vice Chair.*
 - *As the only nominated candidate, Keely Smith was elected Vice-Chair of the NAC by unanimous consent.*
 - *Secretary Nominations:*

- *Timothy McKay was nominated by Keely Smith and seconded by Loretta Lloyd for Secretary,*
- *As the only nominated candidate, Timothy McKay was elected Secretary of the NAC by unanimous consent.*
- **Visit Detroit Presentation** - *Claude Molinari from Visit Detroit*
 - *Presented on the importance of this project to Detroit's ability to attract visitors and major conventions for the benefit of the city's overall economy.*
- **Economic Benefit and Tax Incentives for Hotel at Water Square: Project Financials Overview** – *Presentation by representatives of the Detroit Economic Growth Corporation (DEGC): Kenyetta Hairston-Bridges, David Howell, and Christopher Hughes covering the following:*
 - *DEGC Background*
 - *What are Incentives?*
 - *Requested Incentives for the Hotel at Water Square*
 - *Commercial Rehabilitation Act (PA 210) - \$11.6M of taxes from City of Detroit, Downtown Development Authority, and other taxing jurisdictions abated over 10 years.*
 - *MSF Designated Renaissance Zone (PA 376) – Net Value of \$82.1M of taxes from of City of Detroit, Downtown Development Authority, and other taxing jurisdictions abated over 30 years (accounting for a \$48.5M State Reimbursement for the Renaissance Zone).*
 - *DEGC “But-for Analysis” showing that the project would not happen without incentives because:*
 - *The project would ne be able to receive financing without incentives.*
 - *The project would not be worth investing in without incentives.*
 - *Why this is a good deal for Detroit?*
 - *Make Detroit a more attractive location for major events and conventions.*
 - *Generate more visitor and tourism activity, leading to new spending within the local economy.*
 - *Create new direct jobs as well as new indirect and induced jobs to support new local spending.*

- *Increase Downtown vibrancy by creating better physical connections within the Downtown landscape and reactivating vacant land.*
- *Over the next 30 years these projects will provide a net fiscal benefit of \$25.4M and \$108.1M in visitor spending in the local economy.*
- **NAC Q & A** – *Moderated by Edwina King (PDD). Speakers from the Hotel at Water Square development team, and DEGC participated in a panel to answer questions from NAC members. Refer to the [Meeting Recording](#) or Meeting Question Log in this report for specific discussion details.*
- **General Q & A (each speaker given 2 minutes)** – *Moderated by Edwina King and Aaron Goodman (PDD); Sterling Group, and DEGC participated in Q & A*
 - *10 audience questions (in-person + Zoom)*
 - *Seven (7) Zoom Q&A comments and One (1) written comment card received*
- **Next CBO Meeting** – *NAC Working meeting on Tuesday, February 6, 2024 at 6pm*

Hotel Water Square CBO Meeting #4: Tuesday, February 6, 2024 at 6pm – NAC working session / formulation of questions and information requests

Number of attendees: 57 (38 in person and 19 remotely via Zoom)

[Presentation Slides from the February 6th Meeting](#)

[Recording of the February 6th Meeting](#)

NAC Members in Attendance: *Brandon Lewis - Chair, Keely Smith - Vice-Chair, Timothy McKay – Secretary, Angela Wright, Loretta Lloyd, Richard Hosey III, Patricia Euseary, Robert Mazur, Sidney Logemann – alternate member (attended via Zoom)*

NAC Members Absent: Robert Garcia

Meeting Agenda + Summary

- Welcome & Introductions/Agenda Review/Housekeeping – Aaron Goodman (PDD)
- Neighborhood Advisory Council (NAC) Activities
 - NAC shared their contact information:
 - Public can email the NAC at hotelwatersquareNAC@gmail.com which they are monitoring to receive comments and questions.
 - NAC Chair Brandon Lewis provided a report out on NAC activities since the previous meeting:
 - NAC met together since the last meeting to discuss the agenda for February 6th meeting, got to know each other, and established Impact Pillars to focus on.
- Public Comment (each speaker given 2 minutes) – Moderated by Aaron Goodman (PDD)
 - 12 audience questions (in-person + Zoom)
 - Four (4) Zoom Q&A comments and Five (5) written comment cards received
- NAC Discussion – Identifying Project Impacts and Benefits
 - Chair Lewis began the discussion by outlining the NAC-identified impact areas and opened discussion by the NAC with the Sterling Group team.
 - **Project Impacts:** NAC is focusing on the following topics regarding the impacts from the Hotel at Water Square project:
 - Construction

- *Design & Landscaping*
- *Employment opportunities*
- *Retail spaces*
- *Accessibility, Mobility, and Traffic*
- *Sustainability & Environment*
- **NAC Questions for Developer** – *Moderated by Aaron Goodman (PDD). Danny Samson and Elie Torgow from Sterling Group answered questions from NAC members or committed to provide answers in writing by the next meeting. Refer to the [Meeting Recording](#) and the Meeting Question Log for specific discussion detail*
- **Next CBO Meeting - Tuesday February 13 at 6pm**
 - *Planned to be a continued discussion with developer, City and NAC. NAC will present a preliminary Project Impact List.*

Hotel Water Square CBO Meeting #5: Tuesday, February 13, 2024 at 6pm - NAC and Developer Discussion of project impacts and potential community benefits

Number of attendees: 42 (29 in person and 13 remotely via Zoom)

[Presentation Slides from the February 13 Meeting](#)

[Recording of the February 13 Meeting](#)

[Sterling Group Memo in response to NAC Questions shared on February 7, 2024](#)

NAC Members in Attendance: *Brandon Lewis - Chair, Keely Smith - Vice-Chair, Timothy McKay - Secretary, Robert Mazur, Sidney Logemann, Richard Hosey III (attended via Zoom)*

NAC Members Absent: *Pat Euseary, Loretta Lloyd, Angela Wright*

Meeting #5 Agenda + Summary

- Welcome & Introductions / Agenda / Housekeeping – Aaron Goodman (PDD)
- Neighborhood Advisory Council Activities
 - Chair Lewis acknowledged and thanked the residents for the emails, reports, and notes that have been shared by email and during public comment.
 - NAC members reported on their discussions and ideas concerning the project impacts.
 - NAC members met on Friday, February 9, 2024 and Monday, February 12, 2024 to discuss and finalize the impact list.
 - NAC members agreed to adopt [group working agreements](#) to guide their meetings and voting procedures. Available at:
<https://detroitmigo.gov/box.com/s/cz2aj6fc9jp4c7s0uqtk56e0dvrymlmy>
 - **Nominations to fill NAC vacancy:**
 - Chair Lewis announced that Robert Garcia had notified the City and NAC members of his resignation from the NAC effective February 9th.
 - Aaron Goodman explained that the resulting vacancy was to be filled by appointment of the remaining NAC members per the Community Benefits Ordinance.

- Current alternate member Sidney Logemann was nominated for membership on the NAC by Vice-Chair Smith and seconded by Secretary Timothy MacKay and Richard Hosey.

- Sidney Logemann was appointed as a member of the NAC by unanimous consent of the current NAC members.

- o NAC Member Pat Euseary while absent, sent an email prior to the meeting also in support of the appointment of Sidney Logemann

- Neighborhood Advisory Council Discussion

- o Danny Samson from Sterling Group began the discussion thanking the NAC for their work and noting the Sterling Group provided responses to questions and additional information requested from the February 6th meeting.

- Sterling Group submitted a memo to the NAC on February 7th in response to the questions and concerns expressed at the previous meeting. Available here:

<https://detroitmigo.gov/box.com/s/cu5z0xf7re6qqnplcnrelyw9b4dbp4cb>

- o Chair Lewis began the discussion of the NAC impact list as finalized on Monday, February 12, 2024.

- o NAC members presented their identified impact list by topic:

- **Construction Impacts**, presented by Vice-Chair Smith

- o **Sterling Group responses included in memo:** 15-foot fencing for workplace security, water truck on-site, mud tracking mitigation, and street sweeping; Creation of an email address and phone number for community concerns to be expressed; quarterly meeting with community.

- **Design & Landscaping**, presented by NAC Member Mazur

- o **Sterling Group responses included in memo:** Hotel design was led by Giffels Webster with universal design best practices including: flush curb less access; less than 2% grade slope; ramps for all access points; ADA compliant hotel rooms with bathtubs.

- **Employment opportunities**, presented by Secretary Timothy McKay

- o **Sterling Group responses included in memo:** important to provide Detroiters with as many jobs as possible; will encourage trades to have apprentices on site; Hotel operator is responsible for

permanent jobs but will encourage operator to work with Detroit at Work to ensure the best opportunity for Detroiters to be hired – have worked with Detroit at Work before.

- **Retail**, presented by Secretary Timothy McKay
 - o *Sterling Group responses included in memo: Developer's goal is to find a Detroit business to fill the one retail space in the hotel that will not be operated by the hotel operator.*

- **Accessibility, Mobility, and Traffic**, presented by NAC Member Sidney Logemann
 - o *Site connectivity & traffic flow*
 - *Sterling Group responses included in memo: Developer provided traffic flow illustration, localized traffic congestion and changing to pedestrian impact by the development. Stay off Congress and utilize one-way streets.*
 - o *Access to parking availability*
 - *Sterling Group responses included in memo: The explanation of the illustration reference to the valet drop-off route and vehicle management system addresses parking availability by ensuring that guests have a streamlined way to access parking without contributing to street congestion. The use of a convention center parking garage for valet parking suggests that ample parking is available and managed efficiently to accommodate hotel guests.*
 - o *Ensure public access to riverfront from development*
 - *Sterling Group responses included in memo: A notable feature of the project is the creation of a path through the hotel, equipped with a special elevator. Ensure that the park is accessible to everyone, including those coming from Second Avenue. This path is designed to exceed universal standards, demonstrating a commitment to inclusivity and accessibility.*
 - o *Increased vehicular traffic congestion due to new development*

- *Stormwater management to minimize flooding of local roadways, combined sewer overflows, and pollution of local water ways.*
 - ***Sterling Group responses included in memo:** Historically, stormwater from the site has been discharged directly into the river without treatment for the last 40 years, contributing to pollution and possibly affecting the local waterways. The project aims to control and treat stormwater on-site before discharge. This includes separating and removing Total Suspended Solids (TSS) to ensure that the water released into the river is cleaner than before, aligning with efforts to minimize local roadway flooding, combined sewer overflows, and water pollution.*
- *NAC Members offered closing comments and remarks on suggestions for the project's impacts:*
 - *Chair Lewis began the discussion of the overall building design*
 - ***Sterling Group Response:** Because the construction is finalized and ready for construction after the conclusion of the CBO process. The building will be similar in height to the Residences at Water Square building located next door. If there are changes to the design of the development, it could severely impact the development timeline.*
 - *Chair Lewis asked for more detail on ADA and universal design*
 - ***Sterling Group Response:** Project is exceeding ADA by utilizing universal design. Example of access to the park, noted above. Also, the bathtubs in ADA rooms, and ADA rooms will be on floors throughout the building.*
 - *Chair Lewis raised the question of the People-Mover station about collaboration between the PDD and the Sterling Group*
 - ***PDD response:** The Mayor's Office is exploring future opportunities for collaboration with the Development team.*
 - *Chair Lewis shared an email that the NAC received about bird-safe glass for the development.*

- *Sterling Group Response: There is will not be specific glass to prevent bird collisions. There are different protrusions that will hopefully eliminate the possibility of collision.*
- *Vice-Chair Smith raised a question regarding the purpose of 2nd Avenue.*
 - *Sterling Group Response: The use of 2nd Avenue will be the road by which hotel guests and others will access the hotel. Critical to the project.*
- *Vice-Chair Lewis shared an email that the NAC received regarding sustainability, and the Climate Action Plan. The second question regarding the use of the City of Detroit Office of Sustainability, and connection with the development team. The third question received regarding a LEED certification.*
- *NAC Member Mazur raised the question to the Development team regarding the inclusion of a dog park in the development plan, Member Mazur included that there will be a park nearby that is going to be dog friendly.*
- **Public Comment (each speaker given 2 minutes) – Moderated by Aaron Goodman (PDD)**
 - *12 audience questions (in-person + Zoom)*
 - *Five (5) Zoom Q&A comments and Two (2) written comment cards received*
 - *Six (6) Emailed comments or questions received by NAC*
- **Next CBO Meeting – Tuesday February 20th at 6pm**
 - *NAC Presentation of Community Benefits Requests*

Hotel at Water Square CBO Meeting #6: Tuesday, February 20, 2024, at 6pm - NAC working session to finalize community impact list / benefits request

Number of attendees: 36 (23 in person and 13 remotely via Zoom)

[Presentation Slides from the February 20 Meeting](#)

[Recording of the February 20 Meeting](#)

[NAC Project Impacts and Community Benefits Requests Chart](#)

NAC Members in Attendance: *Brandon Lewis - Chair, Keely Smith - Vice-Chair (attended via Zoom), Timothy McKay - Secretary, Angela Wright, Loretta Lloyd, Richard Hosey III, Patricia Euseary, Robert Mazur, Sidney Logemann*

Meeting #6 Agenda + Summary

- Welcome & Introductions / Agenda / Housekeeping – Aaron Goodman (PDD)
 - Chair Lewis reported on NAC working session held Friday February 16th, 2024.
- NAC Discussion – Review and Finalize Project Impacts
 - Led by Chair Lewis, NAC Members presented each of the impacts and community benefits requests. This document is also available on the [website](#).
 - *Construction*, presented by NAC Member Euseary
 - *Design & Landscaping*, presented by NAC Member Wright
 - *Employment Opportunities*, presented by NAC Member Hosey
 - *Retail*, presented by NAC Member Mazur
 - *Accessibility, Mobility & Traffic*, presented by NAC Member Lloyd
 - *Sustainability & Environment*, presented by NAC Member Logemann
 - *Community Investment*, presented by NAC Secretary McKay
 - Chair Lewis clarified that the NAC included certain items beyond the scope of the development, including issues around the project site which are the responsibility of the City.
- Public Comment (each speaker given 2 minutes)
 - Nine (9) audience questions (in-person + Zoom)
 - One (1) Zoom Q&A comments and Zero (0) written comment cards received
 - Two (2) Emailed comments or questions received by NAC
- Next CBO Meeting – Tuesday February 27th at 6pm
 - Developer responses to the NAC impact recommendations

Hotel at Water Square CBO Meeting #7: Tuesday, February 27, 2024 at 6pm – *Developer responses to NAC impact list*

Number of attendees: 50 (31 in person and 19 remotely via Zoom)

[Presentation Slides from the February 27 Meeting](#)

[Recording of the February 27 Meeting](#)

[NAC Project Impacts and Responses Chart – presented 2.27.24](#)

[Hotel at Water Square Proposed Community Benefits Commitments – presented 2.27.24](#)

[Community Benefits Monitoring Fact Sheet](#)

NAC Members in Attendance: *Brandon Lewis - Chair, Keely Smith - Vice-Chair (attended via Zoom), Timothy McKay - Secretary, Angela Wright, Loretta Lloyd, Richard Hosey III, Patricia Euseary, Robert Mazur, Sidney Logemann*

Meeting #7 Agenda + Summary

- Welcome & Introductions / Agenda / Housekeeping – *Aaron Goodman (PDD)*
- NAC Activities – *Chair Brandon Lewis (NAC)*
 - *The NAC met on Monday, February 26, 2024 to review the developer's responses and community benefits proposal received on February 23 from the developer.*
- City of Detroit Department of Civil Rights, Inclusion, and Opportunity (CRIO) Presentation on CBO, Tax Abatement, and Executive Order Monitoring – *presentation by Jacob Jones (CRIO)*
 - *Questions from NAC members answered by Mr. Jones*
- City presentation of responses to NAC Impact List – *presentation by Jose Lemus (City of Detroit, Mayor's Office)*
 - *Streetscape improvements and maintenance on W. Jefferson and other adjacent streets and sidewalks*
 - *Park and green space improvements*
 - *People Mover improvements*
 - *Small business support*

- Sterling Group presentation of responses to NAC Impact List – *presentation by Danny Samson and Elie Torgow (Sterling Group):*
- *Acknowledgement and thanks to the NAC and everyone who has participated.*
- *The following topics / commitments were covered and included in the meeting presentation and draft agreement.*
 - *Communication during construction*
 - *Feedback loop via temporary phone number for and questions or concerns to be directed to the developer*
 - *Quarterly meetings with NAC, impact area residents, and city of Detroit residents*
 - *Construction*
 - *Temporary fencing with windscreen protection to control the dust levels*
 - *Establish truck routing that will assist in traffic management*
 - *Design and Landscaping*
 - *Create a public pocket park between the hotel and residences, with maintained doggie waste stations*
 - *Will be named after Joe Louis and will also recognize the former Joe Louis Arena site with mural or sculpture*
 - *Will work with City Walls or other Detroit artists for all artwork in the pocket park*
 - *Employment & Education Opportunities*
 - *\$250,000 in total post-secondary scholarships to current or recent graduates that reside in District 6*
 - *Encourage the contractors to use apprentices throughout the construction of the project*
 - *To the greatest extent possible, the developer will procure ~30% of the project's hard materials from Detroit-owned businesses*
 - *Retail*
 - *Recruit Detroit-owned restaurant*
 - *Accessibility, Mobility, and Traffic*
 - *Donation to charity/nonprofit organization within the Corktown Neighborhood that will be selected by the NAC (\$20,000 annually for 5 years; \$100,000 total)*

- **Sustainability & Environment**
 - *The developer in consultation with the NAC will develop a pest control plan prior to the beginning of the construction*
 - *On-site stormwater management to remove solids prior to releasing to the Detroit River*
 - *The developer will incorporate a Biodigester to minimize food waste from the food components of the development*
- **Community Investments**
 - *Donations to a variety of organizations that aim towards benefitting unhoused individuals*
- **People Mover**
 - *\$500,000 to the Detroit Transportation Corporation for the West Riverfront People Mover Station*
- **NAC dialogue with Developer in response to presentations and proposal**
 - *Refer to [Meeting Recording](#) and Meeting Question Log for details*
 - *Key questions / concerns raised:*
 - *Non-digital communication methods, working with the apartment communities and East End Block Club in Corktown to distribute notices and information.*
 - *NAC involvement in Joe Louis dedication text review. Community feedback process for the art in park*
 - *Detroit artist participation in the hotel – developer to request to operator, cannot promise it will happen.*
 - *Would like the scholarships to prioritized based on student need*
 - *Apprentices – strengthen language to “request the contractors”*
 - *Condition of off-ramp from M-10 to West Jefferson – needing a temporary fix to potholes sooner than 2027. Commit to make repairs within 90 days from Council Approval*
 - *Motor City Match – more funding available and notification*
 - *People Mover commitment*
 - *Lighting issues at Steve Yzerman and W. Jefferson*
 - *Hotel recycling*

- **Public Comment (each speaker given 2 minutes) - moderated by Aaron Goodman (PDD)**
 - 11 audience questions (in-person + Zoom)
 - Three (3) Zoom Q&A comments and Zero (0) written comment cards received
 - Three (3) Emailed comments or questions received by NAC
- **NAC Recess – Chair Lewis requested a brief recess in the public meeting for the NAC members to discuss their next steps before concluding the meeting.**
 - NAC members returned from the recess after 25 minutes.
- **NAC Discussion / Final Questions – moderated by Aaron Goodman (PDD)**
 - Bird-Safe glass questions addressed by Danny Samson (Sterling Group)
 - NAC requested that the Detroit Bird Alliance continue to work with Sterling Group on this issue.
 - Questions about hotel operator being required to hire Detroiters
 - Hopes that City Council will continue to look at how to strengthen this.
 - Scholarships and donations focused on the Impact Area and adjacent areas.
- **Resolutions of the Neighborhood Advisory Council:**
 - **Motion for NAC regarding the Community Benefits Agreement as proposed**
 - Motion that the Neighborhood Advisory Council recommends approval of the community benefits as presented by the Developer and City of Detroit and request the City of Detroit to prepare a Community Benefits Agreement committing the Developer and the City to provide these community benefits in accordance with the Community Benefits Ordinance. Upon the receipt and review of the Community Benefits Agreement, the Neighborhood Advisory Council will prepare a letter of support for such agreement.
 - Motion made by Member Robert Mazur, Seconded by Sidney Logemann
 - Chair Lewis moves for Discussion to be followed by a Vote of the NAC Members
 - No Discussion
 - Motion carries by a vote of 9 Yeas to 0 Neas.
 - Chair Lewis noted that the motion passes.

- *Motion to conclude the CBO Process and cancel remaining public meetings*
 - *Motion that the Neighborhood Advisory Council cancel the remaining scheduled Hotel at Water Square Community Benefits Meeting on March 5th, 2024 and thereby conclude the Community Engagement Process as described per Sec 12-8-3 (a) 1 of the Community Benefits Ordinance.*
 - *Motion made by Member Richard Hosey, Seconded by Robert Mazur*

- Motion carries by a vote of 9 Yeas to 0 Neas

- **Meeting Close + Next Steps:**

- *This concludes the public CBO meeting process, many thanks to everyone who has attended and been involved.*
- *The previously scheduled meeting for March 5th has been canceled per the resolution of the NAC.*
- *Items that were agreed to verbally during this meeting will be incorporated into the Community Benefits Agreement and shared with the NAC.*
- *Upon receipt of the finalized Community Benefits Agreement, NAC members will have one week to review the final agreement before being asked to sign a letter of support for the Community Benefits Provision by PDD. They will also receive the Community Benefits Report from PDD.*
- *Closing remarks and thanks from Chair Lewis. The NAC will continue to monitor its email address in order to stay accessible to the community.*

Date	Meeting Number	Question Received via	Name	Impact Area Resident?	Affiliation / Organization	Question	Directed At?	Impact Topic / Project Pillar	Other or additional topics	Response
January 9	1	In-person	Shiyonna Felder	No		Regarding NAC - how are they nominated, or do we nominate someone?	City of Detroit	CBO Process		Description given on how someone nominates themselves, or can nominate someone. What qualifications are required and what is needed.
January 9	1	In-person	Steven Hawring	No		Are there multiple census tracts for this Impact Area / Project?	City of Detroit	CBO Process		It's a smaller project, just one building so the impact area is also smaller - just one census tract
January 9	1	In-person	Emma Myrick	Yes		Lived at riverfront for 40 years - will taxes and other things/value go up?	City of Detroit	Sustainability and Environment		There is not a solid answer, however rates and inflation are capped for residents of area.
January 9	1	In-person	Beulah Walker	No	Union Construction Worker	Hope to see 600 skilled trade jobs, would like to see it double. And make sure that the inside jobs stay union. And would like to see more space for kids to come downtown and enjoy more community skate space. Should always support union	Comment	Construction		
January 9	1	In-person	Kerlin Blaise	Business or Organization in the Impact Area	Union Contractor	Support to the Torgow Family and Sterling Group. Developers have come and gone, They have given them multiple opportunities. And there is more support and more communities.	Sterling Group	Community Building		
January 9	1	In-person	Jon Euseary	Yes		Impressed by the project and the process. Positive all around and believes Detroiters will as well.	Sterling Group	Community Building		
January 9	1	In-person	Shiyonna Felder	No		Concern - Who is responsible for recruiting the retailers? Looking for more 'regular' stores.	Sterling Group	Sustainability and Environment		Danny is the recruiter for the stores/shops in the area. He is always open to suggestions and quality retail.
January 9	1	In-person	Steven Hawring	No		Will there be more Detroit based brands? 'James Oliver', 'Bakes and Cakes' More Detroit contracts.	Sterling Group	Sustainability and Environment		When you're going to visit unique places you want to find a unique city based place to enjoy. Like the Guardian building, while being rebuilt we made a retail space available for them.
January 9	1	In-person	Brandon Lewis	Yes		Proud to see what's happening, long time Detroit resident. Supporting the project and excited for property value to go up.	Sterling Group	Taxes and Incentives		
January 9	1	In-person	Donald Green	Yes		Regarding the underground infrastructure, what are the challenges of the construction due to underground issues.	Sterling Group	Construction		It has been a complicated venture. Even before JLA there are triple barrel components, large sewer component. And one of the reasons why the costs are as high as they are. And we've worked around and with it to deal with the issues and to make sure that it's not undermined to capitalized on the proper infrastructure. It's an important site to invest in properly and make sure it's impactful and will matter. We're grateful for the support that has been offered and that has been given by the waterfront conversancy.
January 9	1	In-person	Thaddeus Kolon	Yes		Plaza - Like to see the name called Joe Louis Plaza, sounds better than Water Square	Sterling Group	Site Design		Appreciate the Feedback.
January 9	1	In-person	John Perkins	Unknown		Take my hat off to Sterling Group and Torgow Family. - All Union, All the time.	Sterling Group	Community Building		
January 9	1	In-person	Joanna Underwood	No	Office of CM Mary Waters	Hotel Jobs - What will be the starting pay rate for those positions? Do you have a figure for that?, Is the housing piece separate, not tax abatement? How much is rent there?	Sterling Group	Career Opportunities		we do not know the pay rates, and we are not taking on any tax abatements for the residential tower. Unit sizes range 600-1200 sq ft and the prices start at 2k/month.
January 9	1	In-person	Ruth Johnson	Business or Organization in the Impact Area	CDAD	Hotel - The entire public investment \$? There are stairs, but is there also accessibility for handicap? Also are there names/contact for sterling group and visit Detroit? Is this a community asset, or are all hotels community assets.	Sterling Group	Taxes and Incentives		This hotel will allow the convention center to have a better and bigger size for conventions. The \$\$ will go right into the local space. Is it and asset? Yes. The spending and the investment from large events will go right back into the city.
January 9	1	In-person	Bob Roberts	Business or Organization in the Impact Area	McShane's in Corktown	Operator for the Hotel?	Sterling Group	Other		Unable to speak to that at this time.

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January 9	1	In-person	Nancy Jackson	Business or Organization in the Impact Area	Presbyterian Church	Parking? What are you capacity for public and public transportation.	Sterling Group	Community Building		Parking - Convention Center. Transit, people mover to be able to be used more frequently. Easier to walk straight to it. Bus Routes - This needs further exploration. Maybe down Jefferson, but there is nothing down Atwater. Parking and Traffic, not bringing additional parking. Everything is already there! Residential tower has Valet. Convention Center will hold the Parking for the Hotel.
January 9	1	In-person	Kyle Bartell	Business or Organization in the Impact Area	Sit on It Detroit / Urban Planner/Designer	As a citizen of Detroit, we have to travel far for furniture like the previous member said. I work with individuals who are making things for the city and by the members of the City of Detroit. We've made hundreds of benches around the city. Wondering if small amenities could be built by members of the city to be able to enjoy them as well.	Sterling Group	Community Building		For instance, at the Foundation Hotel - Leather Containers, coasters, we will continue looking into different ways to incorporate more Detroit based companies.
January 9	1	Comment Card	Kania Kennedy	Business or Organization in the Impact Area		Unable to finish question live: Comment Card indicated desire / idea to connect hotels and amenities between downtown and midtown / Wayne State / New Center. Utilizing the Q-Line	Sterling Group	Traffic and Mobility		
January 9	1	In-person	Dorothy Bennick	Business or Organization in the Impact Area	Michigan and Church NAC	2nd Ave is this not apart of that same project? Have you ever done a NAC before?	Sterling Group	CBO Process		We have never had or been a part of a CBO or NAC.
January 9	1	In-person	Nia Winston	Business or Organization in the Impact Area	Unite Here, Local 24	Represents hospitality workers. Excited about the potential, Looking forward to working with SG, Thanking the presentation.	Sterling Group	Other		
January 9	1	In-person	Alvin Scott	Business or Organization in the Impact Area	Security Team at HP	How would the extension of 2nd Ave impact our loading doc? Will semis will still be able to use Congress?	City of Detroit	Traffic and Mobility		Working hard with Convention center Team to have 2nd Ave will be bisected west half is for pedestrian/bike traffic, east half is for driving and loading dock. Congress, 2nd Ave and use fort St. as well for Huntington Place Deliveries.
January 9	1	Comment Card	Sarah McKay	Yes		Many of the issues of disconnection to the rest of downtown is also an issue of mass transport. Any hope of correcting this? Bring back mini-bus routes?	City of Detroit	Traffic and Mobility		
January 9	1	Comment Card	Ann Uhi	Yes		Where is the parking for hotel and apartments?	Sterling Group	Traffic and Mobility		
January 9	1	Comment Card	Ann Uhi	Yes		2nd aver expansion is needed but how will the loading and unloading of exhibits be handled? They can't continue to block Fort St. for days	City of Detroit	Traffic and Mobility		Working hard with Convention center Team to have 2nd Ave will be bisected west half is for pedestrian/bike traffic, east half is for driving and loading dock. Congress, 2nd Ave and use fort St. as well for Huntington Place Deliveries.
January 9	1	In-person	Zach Kilgore	Business or Organization in the Impact Area	RE Development	How are the jobs Calculated? People mover upgrades?	Sterling Group	Career Opportunities		600 full time jobs for the 3 year period of building. Other people have suggested upgrading the People Mover as well! It's an underutilized option.
January 9	1	In-person	Adam Gasper	No		Excited about project, 2nd Ave looks amazing, Are there any other plans with the infrastructure? Can Congress go across the Lodge? What about 6 Ave? Partners, post office, salvation army? How is this being expanded beyond the JLA footprint?	City of Detroit	Traffic and Mobility		There has been improvements and many discussions surrounding this and can't be fully spoken to at this moment.
January 9	1	In-person	TJ Rogers	Yes	Office of CM Santiago-Romero	Making sure it's handicap accessible?	Sterling Group	Traffic and Mobility		Without getting into too much design, there will always be something for compliance.
January 9	1	In-person	Richard Nodo	No		Created a not for profit company that has EVs that are free and accessible in the Corktown area. Thoughts of something like that for the Water Square area?	Sterling Group	Traffic and Mobility		Plans are available for mobility and would love to hear more about what you're working on.
January 9	1	In-person	Keyontay Humphries	Yes	CPT James Tate Office	Corktown - Are there any commitments/promises for future? Storm water? Green? Building for future?	Sterling Group	Sustainability and Environment		Storm Water - 1/2 was untreated and 1/2 treated, all stormwater will be going directly into the water. Water that is coming off of the roofs, into river, water from other places will be filtered and cleaned before going into the river. More green components, hotel will have a BIO digester - there can be food waste, this product will tub will digest the food and then it will be released as a part of the water release. low VOC, glass and other parts. and water from the river will help cool the towers.

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January 9	1	Via Zoom	Laurie Sabatini	Business or Organization in the Impact Area	Council Member Young Office	No tax abatement for the residential tower, however, is there any taxes or low income spaces?	Sterling Group	Taxes and Incentives		ADA apartments, yes, Low income component? No.
January 9	1	Via Zoom	Rhonda Sanders Adams	No	Social Club of Detroit	How many of the rooms are for short stays/extended stays/ will there be funding for refugee support? Also will you adhere to air quality reports? EPA perspective.	Sterling Group	Sustainability and Environment		there are no extended stay components, and we are not aware of the refugee support. Air quality, we will be in compliance starting with construction and every day moving forward.
January 9	1	Zoom Q & A or Comment	Rhonda Sanders Adams	No	Social Club of Detroit	How many of those rooms are for Coc housing initiatives? Homelessness incentives? Affordability and Accessibility features and ratios?	Sterling Group	Hotel Operations		
January 9	1	Zoom Q & A or Comment	Jacquelyn Smith	No		I am a Born and Raised Detroiter and I am so excited for this project and all the opportunities it will offer, beautiful development for the citizens. I work for the State of Michigan, and assist individuals with employment. There is a major need for citizens to have apprenticeship, job shadows and employment training opportunities for youth to work alongside union workers, builders and developers. Please consider developing those ongoing opportunities. My personal concern and issue with Detroit recreation is parking, and the enormous fees that we have to pay just to play in downtown. Can groups like Sterling Group and City Council (all necessary stakeholders) develop low cost municipal parking to get to these events and beautiful new venues	Sterling Group	Career Opportunities	Traffic and Mobility	
January 9	1	Zoom Q & A or Comment	Bob Mattler	No	Green Portfolio Solutions	What flag is the hotel going to be under? What are their sustainability and resiliency requirements? Thank you.	Sterling Group	Other		Not able to speak to that.
January 9	1	Zoom Q & A or Comment	Hernz Laguerre	No	WDET	Will the recording of this meeting be sent to us? When will it be posted?	City of Detroit	CBO Process		The recording will be made available on the website and sent out via email to attendees
January 9	1	Zoom Q & A or Comment	Susan DiCosmo	Yes		How is Second Street going to cross the Lodge/Jefferson?	Sterling Group	Traffic and Mobility		Still in the beginning stages on how that will interact with the lodge. Planning to have that in the future as well.
January 9	1	Zoom Q & A or Comment	Kelly Harrison	No		What is the plan for the people mover? With the increase in the visitors this will put a strain on an older resource. The time for arrival at the stations is already long without substantial use.	City of Detroit	Traffic and Mobility		
January 9	1	Zoom Q & A or Comment	Todd Scott	Business or Organization in the Impact Area	Detroit Greenways Coalition	Is there an email to share comments with Sterling Group?	Sterling Group	CBO Process		Sharing next week.
January 9	1	Zoom Q & A or Comment	Gerry Abela	No	Corktown	Why Water Square and not Windsor Square?? Great view of our neighbor?? I agree with the name of the project. Where is the parking? Green Lights?	Sterling Group	Traffic and Mobility		
January 9	1	Zoom Q & A or Comment	Anonymous Attendee	Unknown		How will small business owners be able to participate in getting business opportunities? How will AA businesses be able to benefit from this development?	Sterling Group	Local Business Support		Continuing to look into and speaking this into the future.
January 9	1	Zoom Q & A or Comment	Walker Edwards	Unknown		Where will ingress/egress be for the Hotel? Is it all on 2nd & 3rd?	City of Detroit	Traffic and Mobility		
January 9	1	Zoom Q & A or Comment	Anonymous Attendee	Unknown		Thanks for the presentation, Very excited for this development. Is your team looking to include a pool for hotel visitors and local Detroiters?	Sterling Group	Site Design		The hotel pool will be for hotel guests.
January 9	1	Via Zoom	Walker Edwards	Unknown		What is the anticipated traffic? Will there be additional pedestrian crossing between HP and Jefferson? Maybe somewhere near the people mover/and parking?	Sterling Group	Traffic and Mobility		No plans for extending pedestrian over west end. 2nd avenue will have a good sized walk and will help with the bulk of the traffic.
January 16	2	Comment Card	Joann Castle	Yes		Comment / concerns: Residents / pedestrian experience with vehicle staging, loading docks for convention center and hotel, impacts on pedestrians and residents between the river and Jefferson Ave. Pedestrians should not be subjected to the noise/fumes/vision of semi-trucks during recreational pursuits. I'm familiar with the issues of semi-trucks and damage to property during the building of the Gordie Howe Bridge. Residents have asked for a 'stay' until satisfactory solutions could be found. This was denied by the City. I live at Riverfront Towers. Currently, loading for convention center backs up for blocks, sometimes using both center and curb lanes for Semis to line up. This is hazardous for drivers to zig-zag their way through parked/standing truck traffic. Sometimes entrance drives to/from our residences are blocked. Please share your vision of a proposed solution using 2nd Street for both pedestrian and vehicle traffic?	Sterling Group	Hotel Operations		Still in significant discussions
January 16	2	In-person	Steven Hawring	No		Transit - People mover needs work, but is it possible to get the bus to come into the entrance?	City of Detroit	Traffic and Mobility		N/A
January 16	2	Via Zoom	Stacey Streeter	Business or Organization in the Impact Area	Office of CM Mary Waters	via - Mary Waters 1. How many of the units will be 'affordable housing'? 2. what Percentage of Detroiters and African Americans will be hired?	Sterling Group	Racial Equity		1. Hotel project is not residential housing. 2. Percentage of Detroiters? - Not in a position to answer right now, but the depth of the project will allow for further details.
January 16	2	Via Zoom	Beulah Walker	No		Express the very first project and development in the city of Detroit and I am in full support of this project and Sterling Group.	Sterling Group	Hotel Operations		Danny offered dinner.
January 16	2	In-person	CM Gabriela Santiago-Romero	Business or Organization in the Impact Area		Can you share what it looks like after the NAC? (Logistics)	City of Detroit	CBO Process		You are able to miss 1 meeting, The NAC holds a large enforcement. Expectation is that you attend every CBO meeting, also can attend remotely if needed.
January 16	2	Via Zoom	Laurie Sabatini	Business or Organization in the Impact Area	Office of CM Young	Once the NAC establishes what the CBO is, if the developer falls short after, what happens then? What is the worst case scenario?	City of Detroit	CBO Process		It is received, investigated, and let the NAC know, and may ask for a formal investigation. Penalties or City Council could ultimately take away the tax benefits.
January 16	2	In-person	Jon Euseary	Yes		Two top candidates, are they ranked? are the rest of the nominees rated and then held in ranking responsible?	NAC	CBO Process		Anyone who spoke is eligible to be voted for. There are multiple considerations that come into play.
January 16	2	In-person	Emma Myrick	Yes		What is the address at the Hotel? The towers are Riverfront Drive?	Sterling Group	Hotel Operations		I believe the address is going to be 2nd Avenue.

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January 16	2	Zoom Q & A or Comment	Anonymous Attendee	Unknown		Can non-area residents vote for council	City of Detroit	CBO Process		Only Impact Area Residents can vote
January 16	2	Zoom Q & A or Comment	Rhonda Sanders Adams	No		In light of the redistricting how would this affect this project, future projects from those disqualified districts and the community interest for the NAC? 5. & 6 was not disqualified districts to change but still may have altering effects to those who may look at it from a political fairness perspective . let's stay Vigilant #NAC #LegacyDetroiters	City of Detroit	CBO Process		It depends on who and where the project is going to effect. If the district changes, the council would have the opportunity to change.
January 30	3	In-person	Angela Wright	NAC	NAC	What determines the length of the exemption?	DEGC	Taxes and Incentives		It allows the MI lending to go out to 30 years, and then the additional incentives are out only 10 years. it determines on the DSCR.
January 30	3	In-person	Keely Smith	NAC	NAC	When you mention the PA210 commercial act, it pertains to the lounge/retail on the ground level, how does this apply to a rehab act?	DEGC	Taxes and Incentives		it is allowed when there was previous commercial use because it was a previous commercial site within a certain lime frame.
January 30	3	In-person	Brandon Lewis	NAC	NAC	the amount given for the reimbursement, is the 48.5 mil over the 30 year period, can that be increased?	DEGC	Taxes and Incentives		It's not able to be increased, but DPS is given and does not affect their per pupil gain. this would only reimburse as they would forgo.
January 30	3	In-person	Keely Smith	NAC	NAC	the developer needed for the full term, if they accelerate their payment than the contract, is there a sunset on that too?	DEGC	Taxes and Incentives		The length of the abatement is predicated on recommendation for the land. and the assumption is that the debt is to be paid off in 30 years and not any sooner. They have a loan agreement with their lender and if they want to do that, and will it affect their projected concerns.
January 30	3	In-person	Richard Hosey	NAC	NAC	If the interest rates change or if they refinance, does the reimbursement change?	DEGC	Taxes and Incentives		No, everything is set on a contractual negotiation with the city of Detroit.
January 30	3	In-person	Angela Wright	NAC	NAC	How is the values of the new construction determined?*	DEGC	Taxes and Incentives		The value is going to be determined by the city's tax assessor's office.
January 30	3	In-person	Angela Wright	NAC	NAC	7:12 time frame to record questions and answers.	DEGC	Taxes and Incentives		
January 30	3	In-person	Angela Wright	NAC	NAC	Ren Zone - Other taxing jurisdictions, what are those?	DEGC	Taxes and Incentives		Wayne county, dips, w.r.isd, and the Det. pub library.
January 30	3	In-person	Angela Wright	NAC	NAC	Projections for the next 30 years? or any time frame?	DEGC	Taxes and Incentives		They provide estimates, const costs, 30 year revenue and expense projections, debt serv. payments, sources of capital, and uses of capital, Where is the \$ coming from, and what debt has to be raised and what equity coming in.
January 30	3	In-person	Richard Hosey	NAC	NAC	Timeline for completion?	Sterling Group	Construction		Start mid year 2024, and complete by 2027.
January 30	3	In-person	Bob Mazur	NAC	NAC	Who's completing 2nd avenue?	Sterling Group	Construction		Huntington Place is to finish 2nd avenue.
January 30	3	In-person	Dorothy Bennick	Business or Organization in the Impact Area		400 mill cost? what if it goes down/up?	DEGC	Taxes and Incentives		If the costs go down, there is no change in the benefit its bound by contractual, if it goes up, there would still be no added incentive.
January 30	3	In-person	Guy in suit	Unknown		Is there an incentive benefit to the developers for finishing early vs finishing later? Is there a copy of the previous materials	DEGC	Taxes and Incentives		Presentation are on the city website. www.detroit.mi.gov/hotelwatersquare everything is held by contractual benefits for the abatement. there is no affect.
January 30	3	In-person	Jon Euseary	Yes		I have every confidence in our members of the NAC.	NAC	CBO Process		
January 30	3	In-person	Kalia Humphries	No		DPCSD Teacher, culinary arts, how many jobs are going to be committed to Detroit citizens, as a teacher for DPS, how are you going to help parents/grandparents/ and the students to get employments, why does Downtown look one way but our neighborhood look different?	Sterling Group	Green Space and Public Amenities		Big questions! Hiring Detroiters? we have a lot of goals and are working on that. directly, that has neighborhood implications and wants to help. our theme is connections, but each project that helps local business that wasn't previously there, that's what helps make its way into the city. This also will take the city and project the money into outlying neighborhoods.
January 30	3	In-person	Kalia Humphries	No		Based on more funding for schools, pupils city of Detroit, than the rest of the state? but we usually bring in more tourist money.	DEGC	Youth Engagement		More so based on a governmental.
January 30	3	In-person	Zach Kilgore	Yes		Is there anything at all that can cause the incentives to change?	DEGC	Taxes and Incentives		Nothing can change the incentives, but if they don't abide by or complete the project, the incentives are not granted.
January 30	3	In-person	Zach Kilgore	Yes		Tax money that is calculated, still going to the city, is that only the direct spending from the hotel? or spinoff development?	DEGC	Taxes and Incentives		the 25.4 mil. that is straight to the city of Detroit, the 2.6 bill that is the spin off from new spending.
January 30	3	In-person	Keely Smith	NAC	NAC	what company can help individuals with employees	City of Detroit	Career Opportunities		Detroit Employment solutions or Detroit at work.
January 30	3	In-person	Brandon Lewis	NAC	NAC	Would there be an increase to property taxes at all?	DEGC	Other		There is not an increase to your property tax directly due to this project.

Date	Meeting Number	Question Received via	Name	Impact Area Resident?	Affiliation / Organization	Question	Directed At?	Impact Topic / Project Pillar	Other or additional topics	Response
January 30	3	Via Zoom	Mark Crowley	No		Boundaries of the impact zone, most of the area is actually industrial or commercial, is the most dense residential, since rosa parks blvd is going to be a major thoroughfare during constructions and after construction, why wasn't the impact zone spread larger? all of Corktown will be affected.	City of Detroit	Traffic and Mobility	CBO Process	The CBO dictates how we are able to define boundaries, not necessarily designed by streets but more so the census tract. the census tract, the law dictates that it must be in the census tract.
January 30	3	Via Zoom	Beulah Walker	No		Skilled Trained journeyman, Sterling Group's project is the only one i am excited for. Would really love to have a skate park downtown.	Sterling Group	Other		
January 30	3	Via Zoom	Ann Smith	Business or Organization in the Impact Area		Represent midsize downtown Detroit, hard to find work in corporation of Detroit, black prof firms in Detroit, we are out here trying to secure, pre development and predesign, i have been pursuing additional work, divine art Detroit.	Sterling Group	Local Business Support		
January 30	3	Zoom Q & A or Comment	Rhonda Sanders Adams	No		Is there any Letter of Intent from event management to build projects on? This question is in reference to financial projections or assumptions the event holders will actually submit event bookings?	Sterling Group	Hotel Operations		Follow up from Claude Molinari
January 30	3	Zoom Q & A or Comment	Kelly Harrison	No		Claude discussed the hotel volume gap to house visitors to the convention center. What is the estimated number of rooms needed across Detroit to meet the needs of the estimated conference volume? Thank you	Visit Detroit	Hotel Operations		
January 30	3	Zoom Q & A or Comment	Kelly Harrison	No		For the Renaissance Zone, does this apply to only the hotel or for all the business/residents in the zone? I am not familiar with the inner workings with this zone and the explanation is appreciated- if possible to discuss. Sorry If I missed the explanation already.	DEGC	Taxes and Incentives		it's dependent on the zones, this particular is only for this project specifically.
January 30	3	Zoom Q & A or Comment	Rhonda Sanders Adams	No		Will there be housing of migrants in between events provided thru hotel stays - Short stays or long considered for down times?	Sterling Group	Hotel Operations		No plans for that at this time.
January 30	3	Comment Card	Kania Kennedy	Business or Organization in the Impact Area	City Tour Detroit	Positive thoughts about having visitors staying near the business location opposed to other areas of downtown, Corktown, Midtown, New Center. It works in her belief. A new hotel is an asset from her perspective. Concern about parking in the area of business. Will hotel valet services and other special events take away even more parking opportunities on nearby streets?	Sterling Group	Traffic and Mobility	Hotel Operations	
January 30	3	Zoom Q & A or Comment	Mark Crowley	No	Corktown	I do not understand the rationale behind the impact area boundaries. Why doesn't the western boundary extend all the way to Rosa Parks up to Michigan Ave. This way it would include both Corktown areas A & B, east and central, as this densely populated neighborhood will be impacted with traffic not only during construction but afterwards when these buildings are up and running. Rosa Parks Blvd. will be the main feeder street to this development as it was during the Joe Louis Arena years.	City of Detroit	CBO Process	Traffic and Mobility	Thank you for the question Mark. Per the Community Benefits Ordinance, the Impact Area is determined by the Planning Director after reviewing project scope and potential impact. The ordinance directs that the Impact Area should at least include the Census Block Group where the project is located. In the case of Hotel at Water Square, the Planning Director included the whole Census tract to ensure involvement of a larger swath of potentially impacted residents. Hope this helps!
January 30	3	Zoom Q & A or Comment	Ann Smith	Business or Organization in the Impact Area		At what stage is the Pre-design of the Hotel@ Water Square? ENVIRONART would like to provide both Exterior & Interior Fine Art for both of The Sterling Groups new and future Riverfront Projects to the LD Manager Danny Simpson.	Sterling Group	Local Business Support	Art and Design	
January 30	3	Zoom Q & A or Comment	Rhonda Sanders Adams	No		Can the City provide RFP for those digital media services?	City of Detroit	Local Business Support		
February 6	4	In-person	Alonso del Arte	No		Highest paying jobs in hotel - i want to see a proactive effort to have highest paid employees be Detroit based residents. Exec chef, housekeeping director, and general manager, and food and beverage director.	Sterling Group	Career Opportunities	Hiring Detroiters	
February 6	4	In-person	John Perkins	Business or Organization in the Impact Area		Support for the project, SG develops not only carpenters, but union members to go to Detroit. the union wage and benefits that allows them direct access to upper middle class life with the careers. SG has been a phenomenal part of Detroit offering them the opportunity	Sterling Group	Career Opportunities		
February 6	4	In-person	Vancey Pruett	No		Have worked on Amazon job on 8 mile and SG over saw that. I just have to say i enjoyed my time there and made a living wage and expand my knowledge.	Sterling Group	Career Opportunities		
February 6	4	In-person	Miguel Williams	No		23 years old, and one year ago, worked at the SG project and was able to do a lot with the income i made. i ride my bike around and enjoy my time downtown Detroit.	Sterling Group	Career Opportunities		
February 6	4	In-person	Louis Vaupotic	Business or Organization in the Impact Area		recommending a tram over the river from Detroit to Windsor	City of Detroit	Traffic and Mobility		
February 6	4	In-person	Thaddues Kolon	Yes		Relationship btw the hotel and riverfront conservancy, impact from the hotel, how are those to entities going to work together? regarding the increase of traffic, with people up and down the river walk.	Sterling Group	Green Space and Public Amenities	Construction	
February 6	4	Zoom Q & A or Comment	Ann Smith	Business or Organization in the Impact Area		Will there be predesign and pre development opportunities?	Sterling Group	Local Business Support		
February 6	4	Via Zoom	Sam Butler	Business or Organization in the Impact Area	D4	First - thank you to the NAC for volunteering - exec D4 non profit. mention ideas - 1. think about local hiring for construction jobs. 2. local hiring for permanent jobs. 3. think about local procurement. use Detroit based vendors, 3. insert union conversation, or allow it for employees of the hotel. D4 can help with all of those things as well.	NAC	Career Opportunities	Local Business, Hiring Detroiters and Detroit Businesses	
February 6	4	Via Zoom	Laurie Ann Sabatini	Business or Organization in the Impact Area	Office of CM Young	Is it too much to ask permanent Detroit names in other priority seating, or the hallowed ground, honoring Detroit people in the hotel? include historical impact on the hotel.	Sterling Group	Hotel Operations		

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February 6	4	Comment Card	Kania Kennedy	Business or Organization in the Impact Area		Vehicle: canoe, kayak, horse riding, Riverwalk Detroit All connected to Hotel and Convention Center	Sterling Group	Green Space and Public Amenities	Transportation	
February 6	4	In-person	James Perry	No		Is there thoughts of attracting conventions that offer old style gaming and are wondering if 24 hour, events. also is this going to be accessible from the west people mover station?	Visit Detroit	Traffic and Mobility		
February 6	4	In-person	Brandon Lewis	NAC	NAC	how to mitigate dust, debris, and construction for hotel?	Sterling Group	Construction		
February 6	4	In-person	Richard Hosey	NAC	NAC	What are the lessons learned from the first development and what are the plans to mitigate dust and protect the Riverfront Tower residents and the new Water Square residents during Hotel construction	Sterling Group	Construction		
February 6	4	In-person	Patricia Euseary	NAC	NAC	Making sure that building and safety codes are being respected during design	Sterling Group	Site Design	Construction	
February 6	4	In-person	Sidney Logemann	NAC	NAC	overall design of hotel bldg., it looks out of proportion, the hotel seem to overshadow the apt building, is the height locked in, or are they the same height? the appearance, the lines residential apt building are vertical, the hotel is horizontal, they don't seem to match, can they be more similar? desire to make the convention hotel to make it the most accessible, to the mobility impaired. it could be a golden opportunity to be able to market it a place to be a great place for guests who are mobility impaired. offer to hire a mobility consultant. landscaping - small dog park included and having doggy stations included.	Sterling Group	Site Design		
February 6	4	In-person	Tim McKay	NAC	NAC	landscaping the lodge on both sides for visual impact and have planting and offering the intersection to have an enhanced views. linking the east end of Corktown to the riverfront park. and also making the connection to the hotel.	Sterling Group	Site Design		
February 6	4	In-person	Angela Wright	NAC	NAC	Will there be EV parking stations?	Visit Detroit	Traffic and Mobility	Sustainability and Environment	To be answered by Convention Center
February 6	4	In-person	Angela Wright	NAC	NAC	What percentage of minority subcontractors do you currently use, for example at the Residences or other projects?	Sterling Group	Career Opportunities		
February 6	4	In-person	Angela Wright	NAC	NAC	or do you have a 'must have' percentage of minorities? det. executive order - 51% of Detroiters being employed? is this something that you're already doing / required to do? - local hiring of construction contracting? - local procurement of vendors?	Sterling Group	Career Opportunities	Supporting Local Businesses	
February 6	4	In-person	Loretta Lloyd	NAC	NAC	in the event that this hotel goes up, and you don't get the \$ and conventions coming in, who is going to get stuck with the bills that are due?	Sterling Group	Hotel Operations		Sterling Group will be entirely responsible
February 6	4	In-person	Sidney Logemann	NAC	NAC	in dbusiness - work of local artists in the res of water square? this should be added to the hotel as well to include as many Detroit artists as possible	Sterling Group	Site Design	Local Art	
February 6	4	In-person	Keely Smith	NAC	NAC	is the dpmo going to be updated or beautified? is the area of Steve Yzerman Dr. and civic center Dr., is it going to be beautified? and with M10 and Jefferson as well, the area needs to be addressed asap.	City of Detroit	Traffic and Mobility	Site Design	
February 6	4	In-person	Patricia Euseary	NAC	NAC	How much leverage do we have in terms of the city being responsible for the streets and sidewalks? in terms of them stepping forth and taking care of that?	City of Detroit	Traffic and Mobility		City of Detroit is working and will work on that to help prioritize improvements
February 6	4	In-person	Richard Hosey	NAC	NAC	How will the City help to activate the space now that the area is going to be redeveloped and completed? Which parts are the City responsible for and which will be the Sterling Group? What can we count on from each?	City of Detroit	Traffic and Mobility	Infrastructure Improvements	
February 6	4	In-person	Loretta Lloyd	NAC	NAC	Will there be additional police protection due to the increased inside and outside the hotel? Can we ask for a mini-station	City of Detroit	Hotel Operations	Safety and Security	pub. safety is a #1. the police will work with residents and the developers would be able to assist. the downtown station is at hart plaza. City can work to find a solution.
February 6	4	In-person	Brandon Lewis	NAC	NAC	Artwork at the pocket park, highlighting the Detroit artists. using notoriety there. and also for the pocket park, the name of it should have a historic dedication - honoring Joe Louis	Sterling Group	Site Design	Historic Recognition, Art	
February 6	4	In-person	Keely Smith	NAC	NAC	adding art to the 'spooky' spot on Steve Yzerman drive would add to the aesthetic.	Sterling Group	Other	Art	
February 6	4	In-person	Patricia Euseary	NAC	NAC	making sure we're utilizing Detroiters and unions that are honored and used during the project. we've been told to make sure that we are being as specific as possible.	Sterling Group	Career Opportunities	Hiring Detroiters	
February 6	4	In-person	Patricia Euseary	NAC	NAC	retail space - offer small businesses and African American owned	Sterling Group	Local Business Support		
February 6	4	In-person	Brandon Lewis	NAC	NAC	restaurant - possibly making sure that it's a det. based restaurant, locally loved and appreciated.	Sterling Group	Local Business Support		
February 6	4	In-person	Patricia Euseary	NAC	NAC	access to parking facility and how will the valet queuing will work?	Sterling Group	Hotel Operations	Traffic and Mobility	
February 6	4	In-person	Keely Smith	NAC	NAC	will the 2 lane driveway be adjusted to be a one-way space to allow a better flow of traffic? 2nd Ave and Civic Center Dr. / Steve Yzerman Dr.	City of Detroit	Traffic and Mobility		
February 6	4	In-person	Keely Smith	NAC	NAC	Will exit 1A continue to exist?	City of Detroit	Traffic and Mobility		
February 6	4	In-person	Brandon Lewis	NAC	NAC	Meeting ADA requirements doesn't always meet their needs, so making it a point to access that.	Sterling Group	Accessibility		
February 6	4	In-person	Patricia Euseary	NAC	NAC	parking for the hotel? Where will it be located	Sterling Group	Traffic and Mobility		Will be at Huntington Place
February 6	4	In-person	Keely Smith	NAC	NAC	Questions about the space in front of the hotel / apartments facing M-10, will that be parking?	Sterling Group	Site Design		No
February 6	4	In-person	Richard Hosey	NAC	NAC	Interesting in understanding the more in-depth details via a presentation from Sterling Group. They are looking for a more of the 'life of the hotel'	Sterling Group	Hotel Operations	Site Design	
February 6	4	In-person	Patricia Euseary	NAC	NAC	how many retail spots at the apartments?	Sterling Group	Local Business Support		1
February 6	4	In-person	Patricia Euseary	NAC	NAC	is there going to be any pest control happening or that is planned? Concerned that it can be an issue when the earth is disturbed, based on previous experiences	Sterling Group	Construction		
February 6	4	In-person	Patricia Euseary	NAC	NAC	energy efficiency and reduced carbon footprint of the hotel?	Sterling Group	Sustainability and Environment		

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February 6	4	In-person	Keely Smith	NAC	NAC	Will there be composting?	Sterling Group	Sustainability and Environment		Danny and his biodigester - he is so proud! Hotel Kitchen will have a bio-digester, which will take all food waste to reduce waste and carbon emissions
February 6	4	Emailed	Bob Mattler	No	Green Building Consultant	offering green and sustainability consulting for create a carbon neutral development. Recently the City passed a climate action plan and energy benchmarking ordinance requirement starting next year.	Sterling Group	Sustainability and Environment		
February 6	4	In-person	Brandon Lewis	NAC	NAC	Are net-zero, LEED and other green standards being brought into consideration for the hotel?	Sterling Group	Sustainability and Environment		
February 6	4	In-person	Loretta Lloyd	NAC	NAC	We're trying to make sure the construction team is making sure they are cleaning up their messes due to weather? are we making sure the construction team is fined if they are not cleaned up in a certain amount of time.	Sterling Group	Construction		
February 6	4	In-person	Keely Smith	NAC	NAC	the lots that are next to the apartments and hotel, the parcels of land that is in between, is this area going to be beautified as well?	Sterling Group	Green Space and Public Amenities		
February 6	4	In-person	Thomas Rogers	Business or Organization in the Impact Area	Office of CM Santiago-Romero	Asks of the developer to making sure we're paying attention to the digital divide, not just electronic communication on construction and other updates, but doing direct outreach via flyers, mailers, door to door, etc.	Sterling Group	Accessibility	Community Engagement and Digital Divide?	
February 6	4	In-person	Rogelio Landin	No		invite you to consider inclusivity and including Hispanics, all black and brown people in the conversation as well.	NAC	Career Opportunities	Hiring Detroiters, Minorities	
February 6	4	Zoom Q & A or Comment	Ann Smith	Business or Organization in the Impact Area		Hotel, retailers, approx. of numbers, can you tell me, who the chief architect is?	Sterling Group	Site Design	Hotel Operations	Neumann Smith, 1 restaurant and 1 retail space.
February 6	4	Via Zoom	Laurie Anne Sabatini	Business or Organization in the Impact Area	Office of CM Young	have you thought of a scholarship from the development	Sterling Group	Youth Engagement		
February 6	4	Comment Card	James Perry	No		Could parts of where the Joe Louis Arena Ice previously existed be marked on the floor (of hotel). For example, the goal crease, center red line? Any artifacts from the Joe not being used could be displayed	Sterling Group	Site Design		
February 6	4	Comment Card	Will Juntunen	No		What are the endowed plans to activate the public spaces between the residential building and the hotel AND the hotel, 2nd Ave, and the convention center? Detroit has succeeded with activated alleys like Parker Alley and The Belt. It's more than built environment and landscaping. Programming and activities are important	Sterling Group	Green Space and Public Amenities		
February 6	4	Comment Card	Kania Kennedy	Business or Organization in the Impact Area		Photography, Pictures, Sculptures for Hotel (bedrooms, etc.)	Sterling Group	Site Design		
February 6	4	Comment Card	Kania Kennedy	Business or Organization in the Impact Area		Disability issues	Sterling Group	Accessibility		
February 6	4	Zoom Q & A or Comment	Laurie Anne Sabatini	Business or Organization in the Impact Area	Office of CM Young	Is it too much to ask, if the developer would include prominent Detroiters' names included in the floor plans of the meeting rooms, floors and other priority seating spaces? Like Mayor Young, The hallowed ground where you will sit- Joe Louis, Erma Henderson, Maryann Mahaffy, Motown stars-Marvin Gaye, The Supremes, etc... Aretha Franklin, Rosa Parks... you get the picture. The asks do not always have to have a monetary impact. It can be a historical impact.	Sterling Group	Site Design	Historical Recognition	
February 6	4	Zoom Q & A or Comment	Anonymous Attendee	Unknown		When will we be given more information regarding the expansion of the convention center?	Visit Detroit	Other	Convention Center	
February 6	4	In-person	Keely Smith	NAC	NAC	Would like an overview on the 2nd Ave project	City of Detroit	Traffic and Mobility		Sterling Group is not responsible for 2nd Ave, but City and Convention Center can provide an overview
February 6	4	Emailed	Robert Mattler	No	Green Portfolio Systems	Would like for more details from the architect or general contractor on specifics of the measures they are taking to reduce the carbon footprint and increase sustainability. Are they going after any green certifications (LEED, WELL, Living Building Challenge)? The hotel will be connected to Huntington Place, a LEED Gold Certified Building. Are developers incorporating / learning from any of the practices and designs of Huntington Place?	Sterling Group	Sustainability and Environment		
February 13	5	In-person	Sam Butler	Business or Organization in the Impact Area	non profit D4	Who is the operator or when will it be announced? What is the operating agreement is it a lease or something else?	Sterling Group	Hotel Operations		Cannot talk about specifics, 60-90 days the operator can be announced.
February 13	5		Alonso del Arte	No		Same - who is the hotel operator? Concerned that the operator will not be bound by the CBO agreement	Sterling Group	Hotel Operations		
February 13	5	In-person	Anne Uhl	Yes		Regarding the park - someone was going to reach out to the conservancy to talk to them about it? Concerned about water pollution from the bio-digester	Sterling Group	Sustainability and Environment		the conservancy is aware and supports the project. The storm water, is being treated and being released cleaner. the same water flow, but doing it more managed.
February 13	5	In-person	Dorothy Bennick	No	Corktown	Hotel and valet parking - if they have valet, there is a charge for overnight. Once the hotel opens will there be any options for surface parking. is there any regular parking? It can become an issue with valet staging.	Sterling Group	Traffic and Mobility		abundance of surface lot and parking, and there are options that are made available.
February 13	5	Comment Card	Ruth Johnson	Business or Organization in the Impact Area	CDAD	Will developer's responses / comments be available on website?	City of Detroit	CBO Process		yes, it's there, there is a link to the box drive.
February 13	5	Comment Card	Ruth Johnson	Business or Organization in the Impact Area	CDAD	I understand ADA and universal design, what is exceed ADA design?	Sterling Group	Accessibility		

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February 13	5	In-person	Thaddeus Kolon	Yes		Expand info - how and when are we getting contact information to the developer when there are issues during the construction project	Sterling Group	Construction		It will be revealed soon.
February 13	5	Zoom Q & A or Comment	Laurie Anne Sabatini	Business or Organization in the Impact Area	Office of CM Young	Using local heroes within the naming of parts of the development, also not addressed....	Sterling Group	Site Design		
February 13	5	In-person	Kania Kennedy	Business or Organization in the Impact Area		need we need signed language - asl is wonderful.	City of Detroit	Accessibility		
February 13	5	Emailed	Robert Mattler	No		- After all the development team is asking for \$100M, is this project going to be more green and support energy uses? - Det has a sustainability office, has there been any introduction between SG and that office? - Is SG complying with LEED? - Renewable energy costs - has this been investigated to have more green energy? - The Huntington place mgmt. has done a lot been to be a part of green, has anyone coordinated sustainable conversation to the connected convention center? -	Sterling Group	Sustainability and Environment		
February 13	5	In-person	William Tinnermon	No		after the hotel is completed, and it starts operating, all city residents of Detroit, is entitled to discounts to the restaurant and hotel bars.	Sterling Group	Hotel Operations		
February 13	5	Zoom Q & A or Comment	Laurie Anne Sabatini	No	Office of CM Young	Several of the listed items were simply not addressed, ex: eve charging, does that mean they are not a part of the project agreement?	City of Detroit	CBO Process		
February 13	5	Zoom Q & A or Comment	Rhonda Sanders-Adams	No		Design ROI for community can be reviewed and revised with new design drawings, correct?	Sterling Group	Site Design		
February 13	5	Zoom Q & A or Comment	Rhonda Sanders-Adams	No		If NBP are required to redraw plot plans regardless of project time-sensitive agenda. They can do so for community benefits and value add, correct?	Sterling Group	Site Design		
February 13	5	In-person	Kania Kennedy	Business or Organization in the Impact Area		Hawaii does the same thing with providing discounts to residents	Sterling Group	Other		
February 13	5	Zoom Q & A or Comment	Anonymous Attendee	Unknown		Concerning the bird safe glass, the connecting bridge to the convention center is a particularly dangerous feature for birds. There are relatively inexpensive modifications that could be made for that to make it safer. Detroit Audubon has worked with buildings to improve safety.	Sterling Group	Sustainability and Environment	Site Design	
February 13	5	Emailed	Alonso del Arte	No		Concerned that Developer / Hotel will not hire Detroiters for the high-wage jobs associated with the hotel including: Executive Chef Sommelier Hotel Manager Housekeeping Director Food and Beverage Director Catering Manager Event Planner Sales Manager Chief Engineer General Manager Head Concierge Lodging Manager Travel Manager Lead Massage Therapist IT Manager Operations Director Hospitality Director Vacation Planner	Sterling Group	Career Opportunities		
February 13	5	Emailed	Alonso del Arte	No		Worried that Sterling Group will not make efforts to hire Detroiters for Construction jobs. Would like to hear from Detroit at Work	City of Detroit	Career Opportunities		
February 13	5	Emailed	Ann Smith	Business or Organization in the Impact Area		Owns a Black-owned design studio, would like an opportunity to provide services, bid on work for the hotel	Sterling Group	Local Business Support		
February 13	5	Emailed	Ann Smith	Business or Organization in the Impact Area	Design Arts Studios (DAS)	At what percentage of completion is The Sterling Groups' first waterfront residential Apts. land project? DAS, LLC pursued them well ahead of erecting this apartment project #1. So the Hotel is their 2nd Riverfront ask right? Who is keeping up with contract work opportunities at the pre-design phases of their 2nd project with Detroit professional Black service firms?	City of Detroit	Local Business Support		
February 13	5	Emailed	Ava Landgraf	Business or Organization in the Impact Area	Detroit Bird Alliance	How are you planning to make the proposed hotel at Water Square safe for birds?	Sterling Group	Sustainability and Environment	Site Design	
February 13	5	Emailed	Louis Vaupotic	Business or Organization in the Impact Area	Detroit Windsor Gondola	Details on Gondola Proposal with designs, renderings, proposed location, and feasibility studies	City of Detroit	Traffic and Mobility		
February 13	5	Emailed	Robert Mattler	No	Green Portfolio Systems	All major developments could be Net-Zero and buildings account for 41% of all energy use in the US. While more expensive, there many financing tools, tax credits, utility rebates, and grants available to help buildings become more efficient. Since the City is potentially providing over \$100M in tax incentives for this hotel, the developers should in turn help the City in achieving its Sustainability and Climate goals. Would love to come and present to the NAC to arm it with greater tools so that it can urge the developer to move closer to a Net Zero Energy.	NAC	Sustainability and Environment		
February 20	6	In-person	Joanne Castle	Yes		Regarding 6th Street Bridge - If utilizing it, the bridge has a 10 ton limit, be aware that the bridge looks like it can hold 1 ton. Bridge should be looked into.	City of Detroit	Traffic and Mobility		

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February 20	6	In-person	Eugene Fitzgerald	Yes		Regarding the Residence at Water Square - East side of the tower. How is this going to impact the residents as construction begins? it will obstruct views and how will noise affect them?	Sterling Group	Construction		
February 20	6	In-person	John Euseary	Yes		Positive Comment - Loves the word connectivity, especially regarding Environmental Stewardship. Applauding the NAC - A lot of work has been involved and they've done an excellent job. (Wife is on the board. :)	NAC	Traffic and Mobility		
February 20	6	In-person	Richard Nodo	No	West Corktown / Western Market	Have there been projections for 3-4 years down the road? How do we know what's going to happen?. From '19 - '20, Corktown had a large study done but there has been no action. Have a strong statement on what you follow through with.	City of Detroit	Traffic and Mobility		
February 20	6	In-person	Deirdre Jackson	No	District Detroit NAC	Expression to the Developers - Being aware of additional amenities for persons who utilize wheelchairs. It's difficult to book a room anywhere in the country that has a bathtub. When you go in, nation wide, there is a bench seat but it is difficult because it's slippery. The bench is not preferred. Keep in mind to keep it accessible.	Sterling Group	Accessibility		
February 20	6	Via Zoom	Stacy Streeter	Business or Organization in the Impact Area	Office of CM Mary Waters	Wrote an Email to Aaron Goodman - Checking with the developers regarding hotel name suggestion. Joe Louis River Hotel, or Joe Louis Convention River Hotel.	Sterling Group	Hotel Operations		
February 20	6	Via Zoom	Sam Butler	Business or Organization in the Impact Area	D4	Thanking the NAC for the hard work they've put in. Wanting the developers and operators to put an emphasis on lifting up Students and Detroiters. utilizing local hiring provisions regarding retail and procurement and hiring union workers. Hopeful that there can be a creative discussion regarding the operator and who they hire.	Sterling Group	Career Opportunities	Hotel Operations	
February 20	6	Via Zoom	Mark Crowley	No	Lives in Corktown	Regarding the part of the neighborhood that is not but should be a part of the impact area. In Corktown down Rosa Parks, it will be impacted by construction when things are built. Also pointing out, is there anything conversation happening with Ralph C Wilson Park about this Impact? Previously, the NAC presentation regarding the improvements to Jefferson but there will need to be more repairs from the freeway into the city.	City of Detroit	Traffic and Mobility	Construction, Green Space	
February 20	6	In-person	Alonso del Arte	No		Worried about the CBO and wants to make sure that high paying jobs in the hotel should go to Detroiters. Head Chef, High paying hotel staff.	Sterling Group	Career Opportunities		
February 20	6	Emailed	Gretchen Abrams and Meredith Meyer	Business or Organization in the Impact Area	Detroit Bird Alliance	<p>In the Community Benefits assessment, the PDD identified one potential concern under Design and Landscaping as: "Light pollution and glass design negatively impacting birds."</p> <p>In order to address this concern, the following should be considered:</p> <ol style="list-style-type: none"> 1. "Type, treatment and placement of glass." Glass is the cause of virtually all bird collisions. Especially of concern is the connector bridge. 2. "Lighting plan." Upward-facing and decorative flood lighting disorients birds during migration. It also attracts birds toward the glass structure. 3. "Landscape plan." Green space is important to our city and needs to be designed thoughtfully. Poorly placed trees can unintentionally draw birds toward the dangerous glass and to their death. <p>"Why a Bird-Safe Building is Important to Detroit"</p> <ul style="list-style-type: none"> - "Up to 1 billion birds die "from preventable window collisions in the United States every year. - "Detroit plays an important role in bird migration", as it sits at the intersection of two major migration pathways in North America. - "Bird-friendly building and landscape designs" can significantly reduce the number of bird collisions. - Bird-friendly design often goes hand-in-hand with "energy efficiency" which "saves money". - Bird-friendly design methods count toward LEED (Leadership in Energy and Environmental Design) credits. <p>"Convention Center Mistakes" Buildings that don't take bird-friendly design measures have led to mass bird casualties and the need for subsequent expensive retrofits.</p> <ul style="list-style-type: none"> - Chicago's McCormick Place experienced more than 1,000 dead birds in one night last October and now plans are underway to solve the problem." (**CNN story" <https://www.cnn.com/2023/10/10/us/dead-birds-chicago-building-scn-trnd/index.html>") - New York's Javits Center was responsible for 4,000-5,000 bird deaths a year before undergoing a \$452 million renovation to make it bird-safe. (NYTimes story <https://www.nytimes.com/2015/09/05/nyregion/making-the-javits-center-less-deadly-for-birds.html>) <p>"Resources"</p> <ul style="list-style-type: none"> - "Detroit Bird Alliance can offer experts" to assist Sterling Group and the City of Detroit with glass, lighting and landscape design to ensure the building is bird-safe. - "American Bird Conservancy (ABC) is a leading resource" for bird-friendly design and offers specifics in both these areas: ABC's bird-friendly design guide <https://dariuszdziedzic.wpenginepowered.com/wp-content/uploads/2015/05/Bird-friendly-Building-Guide_LINKS.pdf> <p>According to the ABC, "designing a new structure to be bird-friendly "does not require restricting the imagination or adding to the cost of construction."" Other cities have made costly and deadly mistakes. By asking important questions now, you can ensure that the Hotel at Water Square is built responsibly for the residents who expect and deserve a structure that sustains our environment. Let us know how we can help.</p>	Sterling Group	Sustainability and Environment	Site Design	
February 20	6	Zoom Q & A or Comment	Stacey Streeter	Business or Organization in the Impact Area	Office of CM Young	Mr. Goodman, have you reached out to developers regarding the name Change of project to 1. Joe Louis River Hotel 2. Joe Louis Convention River Hotel? Stacey Streeter - Legislative Aide to Council Member At-Large Member Mary Waters. 313.628.2363. Stacey.Streeter@detroitmi.gov. NAC members and residents feel free to reach our office with your feedback on project name Change. THANK you. Stacey Streeter	City of Detroit	Hotel Operations	Site Design	
February 20	6	Emailed	Marguerite Maddox	No		I want to make sure that all developers are including Universal Design with ADA compliance and with Roll-in showers. How many rooms are ADA and Universal Design? How many parking spaces area ADA?		Accessibility		

Date	Meeting Number	Question Received via	Name	Impact Area Resident?	Affiliation / Organization	Question	Directed At?	Impact Topic / Project Pillar	Other or additional topics	Response
February 27	7	In-person	Brandon Lewis	NAC	NAC	When a project is non-compliant, what is the timeline for them to cure / get back into compliance? What about monitoring post-construction - specifically in regards to employment.	City of Detroit	CBO Process		If a project is out of compliance for a commitment, CRIO would work with developer to create a compliance plan to bring them back into compliance. Depending on the specific commitment in question, developer would have no longer than until the next CRIO report or be marked off-track - if still an issue it can be escalated from there. If off-track for Executive Order, they have 1 month, the next reporting period. Whatever the developer commits to in the agreements is what CRIO will monitor for.
February 27	7	In-person	Keely Smith	NAC	NAC	For compliance, how will the NAC be notified and how often? How often are reports sent to the NAC?	City of Detroit	CBO Process		If a project is out of compliance we notify the NAC immediately. Sometime, it is the NAC which notifies us. NAC is always notified on these issues. The reports come out twice a year and will sent to the NAC and published on the city website as well.
February 27	7	In-person	Brandon Lewis	NAC	NAC	Regarding the informational website - Will there be physical notes for individuals who are not tech savvy?	Sterling Group	Construction		There will be email notifications as well, but not an email blast every time the it's updated. We will let the Fort Shelby and Riverfront Tower tenants know as well.
February 27	7	In-person		NAC	NAC	Will there be a phone number and email as well?	Sterling Group	Construction		yes
February 27	7	In-person	Keely Smith	NAC	NAC	How will the Corktown Members be made aware as well?	Sterling Group	Construction		There is the East End Block Club, notifications will go to them as well.
February 27	7	In-person	Brandon Lewis	NAC	NAC	Regarding Joe Louis Dedication, will there be a small committee that is aware and voting on what is being said?	Sterling Group	Green Space and Public Amenities		If the members of the NAC want to be a part of that, that'd be great.
February 27	7	In-person	Brandon Lewis	NAC	NAC	Regarding the Artwork in and around the hotel, are they being encouraged to be Detroit based artists?	Sterling Group	Green Space and Public Amenities		Yes, encouraged, but ultimately its up to the Hotel Owner.
February 27	7	In-person	Brandon Lewis	NAC	NAC	Regarding the Pocket Park - Will there be ap public review or outreach for the art that is chosen? or can the NAC be a part of that as well?	Sterling Group	Green Space and Public Amenities		We do not have that as a goal, just the Joe Louis piece.
February 27	7	In-person	Brandon Lewis	NAC	NAC	Regarding the Grant - for details sake, will the 'in need' based applicants be prioritized?	Sterling Group	Youth Engagement	Education	That's a great addition, we will acknowledge.
February 27	7	In-person	Brandon Lewis	NAC	NAC	In regard to the apprentices on the project, it says 'allow and encourage - can we swap to, 'request for contractors to use apprentices'?	Sterling Group	Career Opportunities		Absolutely, we adjusted to allow and request.
February 27	7	Via Zoom	Keely Smith	NAC	NAC	For curiosity, on the Amazon project, There was a union member that spoke about how many apprentices for the job there were. Are we able to see what the wording was that was used on that project?	Sterling Group	Construction		There was no language because there was no CBO - overall its up to the union and the contractors.
February 27	7	In-person	Brandon Lewis	NAC	NAC	Intersection of Jefferson and Steve Y - just to make sure, that the pot holes are addressed asap before final work is done. And the time frame reads 'within the completion of the project, that would be from 'today 2/27, but we want to make sure that the street will be a priority before the work is started so it doesn't break down further.	City of Detroit	Traffic and Mobility		Listening to concern, the 2nd paragraph states we will patch those pot holes and we will work together and make sure it's prioritized.
February 27	7	In-person	Angela Wright	NAC	NAC	language of extent jurisdiction over the roads? and what are the temporary repairs?	City of Detroit	Traffic and Mobility		many of the roads are under city jurisdiction, Jefferson and Steve Yzerman – any major infrastructure – has to work with the DPM and the state of MI. We are aware of quick fixes and make sure we're doing longer/permanent repairs.
February 27	7	In-person	Patricia Euseary	NAC	NAC	Immediate repairs, within the next 90 days? the areas are Lodge, Steve Y, Jefferson, because that's basically a sinkhole.	City of Detroit	Traffic and Mobility	Construction	If there are specific repairs that need to be done, please let us know and we will address. We will get the city engineering team to look at it asap.
February 27	7	Via Zoom	Keely Smith	NAC	NAC	Where the stop light it is, on the side of the expressway – is that MDOT or State of MI	City of Detroit	Traffic and Mobility		working with the state, M10 – state road
February 27	7	In-person	Angela Wright	NAC	NAC	regarding the impact area – do you think that 50k is enough?	Sterling Group	Local Business Support		We appreciate your inquiry.

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February 27	7	Via Zoom	Keely Smith	NAC	NAC	Ralph C Wilson – from the park all the way down to HP – where we talked about the 500k that the city is committing? The grants – could this be explained better? And the capitol funds – if there is money there, the requested money will be utilized? And as for fundraising, how does that work?	City of Detroit	Traffic and Mobility		the NAC requested 1 mill – West Riverfront – SG is giving 500k, and the way to gain more or 500k, is through fundraising and obtain grants to get to the 1 mill to meet the NAC budget. cannot speak to how the community fund fundraises, however usually they look under federal funds and try to secure capitol investments. btw '16 and '19 LED lights were installed. - work with DPM and make sure we can work with separate jurisdictions – the process once the decision is made, this agreement, it still has to go through city council, once that is taken and aware of, then we can give an awareness of 90 days. - 90 days is suitable from April 11th, for review/council approval.
February 27	7	In-person	Angela Wright	NAC	NAC	motor city match – will there be a notification for businesses in the area to let small businesses know that they are priority? and can it be doubled?	City of Detroit	Local Business Support		Yes we can let small businesses know, and no we can't respond to that.
February 27	7	In-person	Sidney Logemann	NAC	NAC	Will the hotel recycle	Sterling Group	Sustainability and Environment		Yes
February 27	7	Via Zoom	Keely Smith	NAC	NAC	Regarding the sodium chloride, how will be sprayed, how is that controlled and is there any negative impact?	Sterling Group	Construction		it is a very fine mist and a small amount that it applied, it will not affect the ecosystem.
February 27	7	In-person	Joann Castle	Yes		when you were visiting that would receive communication at river front towers, we are two separate entities – the information tens to go to the apartment management, the ppl who in condos, do not get any communication. It would be very helpful.	Sterling Group	Construction		we will make sure to include.
February 27	7	In-person	Ms. Maddox	No		is about the parking lot that because the what I mean by we, all of us, will be using that parking lot. if MDOT, doesn't see it, we as a community need to work together to repair it and another thing I have is the cross walks.	City of Detroit	Accessibility		Let us know via the app
February 27	7	In-person	Keyontah Humphries	Yes	Office of CPT Tate	multiple questions sent via the NAC email including, will the scholarships be for all things needed or just education? the Renaissance zone, has a renewable 30 year abatement, it is likely that they will never pay taxes.	NAC	Career Opportunities	Education	
February 27	7	In-person	James Perry	No		Grand Ball Rooms - Concerned if it will be under one roof and will the main lobby area have readily available escalators and elevators and not in an elevator bank? will there be a lobby for gathering? will there be any way to mark off where the Joe Louis ice was, any old artifacts that can be included? And for the ppl mover station, can there be a better cross walk?	Sterling Group	Hotel Operations	Site Design	
February 27	7	In-person	Dorothy Bennick	Business or Organization in the Impact Area	Michigan and Church NAC	Suggestion - For the dust that will come up - can there be an air monitoring system. there are air monitors going out around the city, that would be a good spot to put one in.	City of Detroit	Sustainability and Environment	Construction	
February 27	7	In-person	Meredith Meyer	Business or Organization in the Impact Area	Detroit Bird Alliance	submitted some questions – disappointing to see, that there will not be bird safe glass? – what resource did you choose? There are up to date guidelines. A large all glass on the waterfront, we have one chance to get it right, it's going to kill thousands of birds and those migrating through. Will you meet with DBA? We have experts to help with design. If we do it right now, we won't pay the price later.	Sterling Group	Sustainability and Environment	Site Design	
February 27	7	In-person	Louis Vaupotic	Business or Organization in the Impact Area		Extend the inductive charging road to include these new developments and downtown. In regard to the transit/tram system to update it - Gondola Proposal. it would be an opportunity to tap into state or federal funding.	City of Detroit	Traffic and Mobility		
February 27	7	In-person	Jeff Wright	No		So I don't know if anyone's had the pleasure of visiting the Union millwright and Skilled Trades Training Center in Detroit. But inside it is a marvel of modern sustainable construction materials, and I was wondering if using some of these materials in the construction of the hotel or in the park, or both, was something that was considered.	Sterling Group	Career Opportunities		
February 27	7	Zoom Q & A or Comment	Heidi Trudell	Business or Organization in the Impact Area	Detroit Bird Alliance	1.Please address what bird safe design guidelines (source, year) were used in reference to this project. 2. Please also address which bird safe glass products were quoted (manufacturer, pattern, cost if available) and determined to be prohibitively expensive, too much so even for the most hazardous portions of the design. 3. Please also address, based on the October 4-5 McCormick Place Chicago bird collision phenomenon, how this similar project - waterfront, near trees, with significant glass surface area - will be prevented. 4. Will all interior/exterior lighting be fully IES/ANSI compliant? 5. I need to hop on another call; please address the answers to the prior questions to members of Detroit Bird Alliance who remain on the call. I'm open to further communication via justsavebirds@gmail.com	Sterling Group	Sustainability and Environment	Site Design	
February 27	7	Zoom Q & A or Comment	Karen Ferguson	Yes		Can you confirm no out of state artists will get the commissioned work? Sorry if this has been answered already	Sterling Group	Green Space and Public Amenities		
February 27	7	Zoom Q & A or Comment	Richard Noto	No		There is another association in Corktown The Western Corktown Association	Sterling Group	Construction		
February 27	7	Via Zoom	Keely Smith	NAC	NAC	Where is the union and carpenters/mill right location.	Sterling Group	Career Opportunities		11687 American St off of I96.
February 27	7	Emailed - Received on 2.22.24 at 11:10 AM	Thaddeus Kolon	Yes		Emailed photos of the poor condition of Sixth Street Bridge under W. Jefferson Ave, south side of W. Jefferson.	City of Detroit	Traffic and Mobility		

Date	Meeting Number	Question Received via	Name	Impact Area Resident?	Affiliation / Organization	Question	Directed At?	Impact Topic / Project Pillar	Other or additional topics	Response
February 27	7	Emailed - Received on 2.27.24 at 3:34 PM	Louis Vaupotic	No		I know that they are testing the self charging roads with the autonomous vehicles I attached a possible route. The route would basically follow the red line as an example and could be modified. The tram landing platform is the start/ stop focal point and does not rely on a secondary tram extension at the current time. This component would allow for testing current autonomous vehicle testing. The REN CEN, Huntington Place, new Atwater Hotel, Ford Michigan Central Station for sure and possibly extended to MGM and Motorcity since they are in the same area. It would give Ford and GM the opportunity to test and improve their products which would be eligible for State of Michigan money and everybody would win. The end result would be to more likely make the tram project viable. Something to think over where everyone wins. Image attached.	NAC	Traffic and Mobility		
February 27	7	Emailed - Received on 2.27.24 at 5:55pm	Keyontay Humphries	Yes	Office of CPT Tate	<p>To the Hotel @Water Square NAC,</p> <p>My name is Keyontay Humphries, resident in the 300 Tower of the Riverfront Towers. As you work to complete your efforts representing the voices of those living in the impact area, I ask you to consider continuing conversations around the following community benefits:</p> <p>Investment into supportive temporary housing and warming centers; donation of hygiene, perishable and non-perishable goods to shelters and warming and cooling facilities: Currently the convention center serves as a warming and cooling center. With the expansion of the housing and hotel at Water Square there is a need to invest in resources and shelter for the unhoused in welcoming and resourceful facilities. The developers have an opportunity to invest in community resources and facilities that offer supportive services.</p> <p>Commit to safe and equitable hiring practices that is inclusive of undocumented workers and justice impacted workers pre and post construction: Detroit is home to a growing immigrant population and those returning from justice facilities. Often access to legal employment is a barrier. Providing legal, taxable access to employment is necessary for some of Detroit's most vulnerable residents.</p> <p>Commit to only drug-testing for positions that require on-going use of heavy machinery, post offering of employment and then upon suspicion or complaint: Detroit legalized cannabis and the state of Michigan recognizes the medicinal benefits of the plant; as such adults are free to consume responsibly and should not be over policed for responsible consumption.</p> <p>Commit to inclusive hiring practices pre and post construction, including committing to hiring BIPOC in management positions: As Detroit's hotel industry expands it is imperative that those in management positions reflect the diversity and majority populations represented in the City of Detroit.</p> <p>Source at least 25% of pre and post construction supplies from Detroit-based minority-owned businesses and suppliers: While there are executive orders requiring residential hiring practices, this project presents an opportunity for those developments intended to have a billion impact on the City of Detroit to be a "good neighbor" to not only residents or local businesses.</p>	NAC	Career Opportunities	Local Business, Hiring Detroiters and Detroit Businesses	
February 27	7	Emailed - Received on 2.27.24 at 5:55pm	Keyontay Humphries	Yes	Office of CPT Tate	<p>Commitment to an ongoing partnership and investment with the Riverfront Conservancy - the Southwest Greenway and Ralph C. Wilson, Jr. Centennial Park including but not limited to:</p> <ul style="list-style-type: none"> - Seawall improvements and maintenance - Sponsoring inclusive accessibility wayfinding and lighting - Solar powered or use of other energy efficient lighting in the green space that allows people to charge EV bikes, scooters, and cell phones <p>Commitment to an ongoing partnership and investment to the Downtown Detroit Partnership Business Improvement Zone, including but not limited to the:</p> <ul style="list-style-type: none"> - creation of an incubator program with the DDP that supports the creation and sustainability of local, minority owned small businesses; - expansion of the DDP Ambassador Program to help keep the Riverfront and Water Square clean and safe 24 hours a day. 	NAC	Green Space and Public Amenities		
February 27	7	Emailed - Received on 2.27.24 at 5:55pm	Keyontay Humphries	Yes	Office of CPT Tate	<p>Commitment to building a state-of-the-art inclusive accessible designed hotel and green space, extending beyond ADA accessibility requirements and Universal Design, including but not limited to:</p> <p>--- Ensuring at least 20% of the hotels room and 100% of hotel amenities accessible to differently able patrons, including but not limited to physical, sensory, hearing, visual, etc. capacity.</p> <p>*Design elements to include but not limited to:</p> <ul style="list-style-type: none"> - Textured surfaces for people with different sight abilities - Wide pathways for wheelchair users - Accessible seating for height and mobility abilities - Rooms for nursing mothers - Non gender specific/ Family restrooms - Neurodiverse sensory integration lighting - Tactile graphics readable by smartphones <p>* Rooms</p> <ul style="list-style-type: none"> o Concealed handrails along the wall inclusive of voice or motion activated features or braille directional indicators o Ceiling light can also serve as a track hoist o Non-institutional feeling bathrooms with functional and flexible seating, hand rails, hoist, handheld shower heads, bathtubs o Textured non-slip surfaces, limiting the use of carpet o Open sink vanity o Soft natural lighting throughout o A dog park o Ambulant accessible rooms o Wheelchair accessible rooms o Interconnected suites and rooms <p>Thank you for your time and consideration. I trust the NAC process will not conclude before the body has time to discuss my suggestion and present them to the developers.</p>	NAC	Accessibility		

Appendix 4.

NEIGHBORHOOD ADVISORY COUNCIL ACTIVITIES

Neighborhood Advisory Council (NAC) Orientation

On January 26, 2024, the Planning and Development Department invited the elected and appointed members of the NAC to an orientation which was held virtually over Zoom.

This orientation was an opportunity for the NAC members to get to know each other, learn about best practices and responsibilities for serving, ask questions, and plan NAC activities and meetings. All NAC members attended. The orientation agenda and accompanying materials are shown below and in the following pages. Additional materials are available at:

<https://detroitmigo.gov/box.com/v/HotelWaterSquareNAC>

HOTEL WATER SQUARE NAC ORIENTATION – AGENDA

January 26, 2024, 2pm – 5pm

1. WELCOME & INTRODUCTIONS / AGENDA REVIEW / ICEBREAKER
2. SERVING ON A NAC:
 1. Requirements and expectations
 2. Process and communication best practices
 3. Structure – election of chair, other roles
3. ESTABLISHING GROUP EXPECTATIONS / WORKING AGREEMENTS
4. IDENTIFYING PROJECT IMPACTS AND COMMUNITY BENEFITS REALTED CITY POLICIES
 1. NAC information packet / documents, PDD Identified Impacts
5. CREATING EFFECITVE COMMUNITY BENEFITS AGREEMENTS
 1. Bryan Coe – City of Detroit Law Department
 2. Best practices from previous CBOs
6. CBO MEETING SCHEDULE AND AGENDAS
7. PREVIOUS NAC MEMBER Q & A
 1. Brian Moore – Michigan and Church NAC
 2. Deirdre Jackson – The District Detroit NAC
 3. Dr. Lynda Jeffries – The Future of Health NAC
8. GENERAL DISCUSSION AND NEXT STEPS

Welcome to the **HOTEL AT WATER SQUARE CBO NAC Orientation**



January 26, 2024

AGENDA

- Introductions / Icebreaker
- Serving on a NAC – Requirements, Protocols, Best Practices, and Structure
- Establishing Group Expectations
- Identifying Project Impacts and Community Benefits Related City Policies
- Creating Effective Community Benefits Agreements
- CBO Meeting Schedule and Agendas
- Q & A with previous NAC members
- Questions and Discussion

NEIGHBORHOOD ADVISORY COUNCIL (NAC)

- **Angela Wright** - Elected by Impact Area Residents
- **Loretta Lloyd** - Elected by Impact Area Residents
- **Brandon Lewis** - Appointed by Council Member Gabriela Santiago-Romero
- **Richard Hosey** - Appointed by Council Member Coleman A. Young II
- **Timothy McKay** - Appointed by Council Member Mary Waters
- **Patricia Euseary** - Appointed by Planning & Development
- **Robert Garcia** - Appointed by Planning & Development
- **Robert Mazur** - Appointed by Planning & Development
- **Keely Smith** - Appointed by Planning & Development
- **Sidney Logemann** - Alternate appointed by Planning & Development

CITY OF DETROIT CBO WEBSITE: WWW.DETROITMI.GOV/HOTELWATERSQUARE

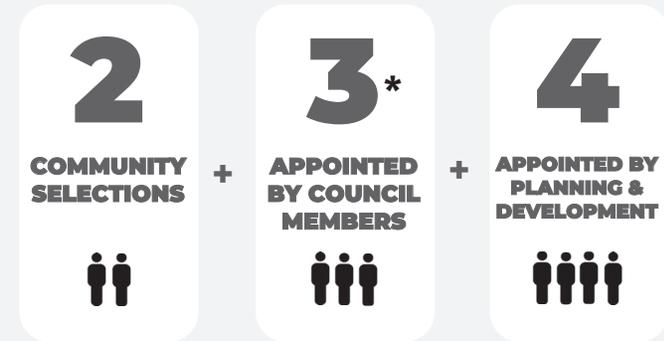
THE CBO WEBSITE IS UPDATED REGULARLY WITH PUBLIC MEETING TIMES, DATES, & PRESENTATIONS + THE SIGNED COMMUNITY BENEFITS PROVISION



**YOU CAN ALSO SUBSCRIBE TO EMAIL UPDATES ON THE WEBSITE
ALL PREVIOUS CBO INFO AT WWW.DETROITMI.GOV/CBO**

SERVING ON THE NEIGHBORHOOD ADVISORY COUNCIL (NAC)

NEIGHBORHOOD ADVISORY COUNCIL (NAC) SELECTION - 9 MEMBERS



**Appointed by 2 At-Large Members and the Council Member whose district contains the largest portion of the Impact Area*

NAC – ROLES & RESPONSIBILITIES

ELIGIBILITY

- Resident of the impact area.
- At least 18 years of age.
- No agents or employees / affiliates of the Developer or involved City Departments / Agencies.
- MUST BE NOMINATED AT THE PUBLIC CBO MEETING.

REQUIRED DUTIES

- Must attend all scheduled CBO meetings.
- Develop NAC impact list.
- Review Community Benefits Report written by the Planning and Development.
- Develop a letter of consensus of the proposed Community Benefits.
- Compliance: Review biannual compliance report to monitor progress and status of project.
- Compliance: Attend annual meeting to discuss the status of the project.

RESPONSIBILITIES

- You cannot use this position for personal gain and must declare any conflicts of interest.
- You are agreeing to represent your fellow residents.
- You are agreeing to provide feedback for the community.
- You are agreeing to work together with fellow NAC members to make official recommendations to mitigate any negative impacts of the project.
- You are advising the City of Detroit and City Council on how best to mitigate impacts.

NAC – Conflict of Interest Disclosure

- Any person who is an agent, employee, or official of the developer, or an employee of a City department or authority directly involved in the development, must disclose such relationship
- If a conflict exists, the person is prohibited from serving on the Neighborhood Advisory Council.
- A conflict of interest for this purpose means any financial interest held personally or by an immediate family member in the Tier 1 Development Project developer entity

NAC – Public Process and Open Meetings Act

- The CBO is a public process and in the spirit of transparency, all meetings of the NAC with the developer or other entities should be public / open whenever possible
- The NAC is “advisory” in nature and therefore not subject to the Michigan Open Meetings Act
- All actions of the NAC may be taken with the consent of a majority of the voting NAC members serving

NAC – Attendance and Process

- Attendance is mandatory at all scheduled meetings unless advance written notice is provided to the NAC – under certain circumstances remote attendance is acceptable
- If any NAC member misses more than one scheduled meeting, a permanent replacement may be appointed by, and at the discretion of the NAC

ANTICIPATED PUBLIC CBO MEETING SCHEDULE					
Meetings	January 2024				February 2024
	WK 1	WK 2	WK 3	WK 4	WK 5
Meeting 1 - Introduction to CBO and Tier 1 Project	9-Jan				
Meeting 2 - NAC Selection (2 members selected by the public)		16-Jan			
Bye Week - Confirm Council and PDD NAC Selections / Hold NAC Orientation			Week of January 22		
Meeting 3 - Developer Project Presentation and DEGC presentation on incentives				30-Jan	
Meeting 4 - NAC Working Session: Drafts Project Impacts & Community Benefits					6-Feb

NAC – Attendance and Process

- Attendance is mandatory at all scheduled meetings unless advance written notice is provided to the NAC – under certain circumstances remote attendance is acceptable
- If any NAC member misses more than one scheduled meeting, a permanent replacement may be appointed by, and at the discretion of the NAC

ANTICIPATED PUBLIC CBO MEETING SCHEDULE				
Meetings	February 2024			March 2024
	WK 6	WK 7	WK 8	WK 9
Meeting 5 - NAC Presents Project Impacts & Community Benefits to Developer	13-Feb			
Meeting 6 - NAC Working Session		20-Feb		
Meeting 7 - Developer Presents Responses to Community Benefits			27-Feb	
Meeting 8 - Finalization and Potential NAC Vote on Community Benefits Agreement				5-Mar

*Please note that this schedule might change and will be updated as we progress.

NAC – Process and Communication Best Practices

- ❖ Create working agreements and group expectations for how you will work together
- ❖ Establish an email address where the public can reach you
- ❖ Create an email group for internal communication
- ❖ Create a shared folder for documents - to be posted on the project website
- ❖ Establish NAC roles – ex. Chair, co-chairs, note-taker

NAC MEMBER ROLES / POSITIONS

CHAIRPERSON

- Facilitates and guides the conduct of NAC meetings and activities
- Works with PDD staff to develop agenda and action items for NAC meetings
- Ensures effective participation of all NAC members

VICE-CHAIRPERSON

- Assist the Chairperson in the above noted duties
- Facilitate and guide NAC activities in the Chairperson's absence

SECRETARY / NOTETAKER

- Record notes, decisions, and action items at meetings or activities of the NAC
- Receive and respond to correspondence addressed to the NAC
- Maintain records and resources for the NAC

ESTABLISHING GROUP EXPECTATIONS AND NORMS

NAC – SETTING GROUP EXPECTATIONS

Things to consider going into Meeting 3 – January 30th

- Building and maintaining trust
- Decision making as a group
- How meetings will be conducted (e.g. Robert's Rules,)
- Record-keeping
- Specific roles for NAC members
- How you will work together
- Making room for everyone's voice
- Acknowledging personal interests or bias
- Communications protocols
- Engaging your neighbors
- What you need from PDD
- Meetings outside of the Public CBO Meetings on Tuesdays

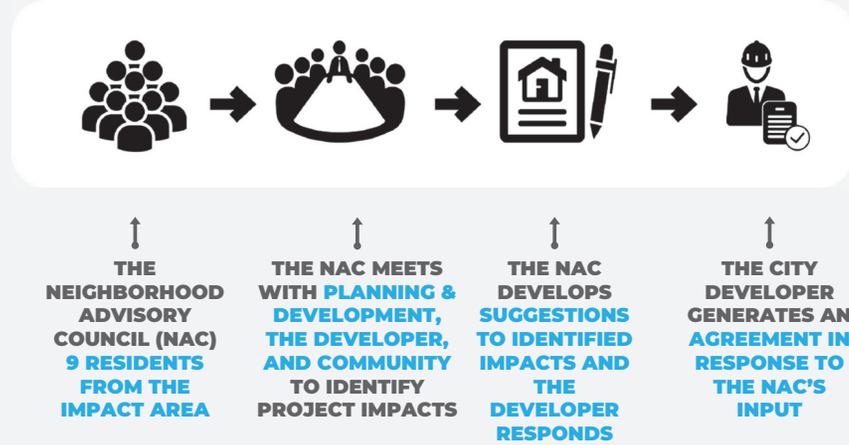
DISCUSSION – SETTING GROUP EXPECTATIONS

- Using a messaging app for NAC communications (ex. Groupme)
- Could meet at Riverfront Towers for NAC – only meetings

IDENTIFYING PROJECT IMPACTS AND BENEFITS

CBO TIER 1 PROCESS

Identifying Project Impacts and Mitigations



CBO MEETING SCHEDULE – WINTER 2024

MEETING 1: **TUESDAY, JANUARY 9** – INTRODUCTION TO CBO AND TIER 1 PROJECT

MEETING 2: **TUESDAY, JANUARY 16** - INTRO / RESIDENT VOTE FOR 2 NAC MEMBERS

REMAINING NAC APPOINTMENTS / BYE WEEK / NAC ORIENTATION

MEETING 3: **TUESDAY, JANUARY 30**- DEVELOPER PRESENTATION & DEGC PRESENTS INCENTIVES PACKAGE)

MEETING 4: **WEDNESDAY, FEBRUARY 6**- NAC WORKING SESSION

MEETING 5: **TUESDAY, FEBRUARY 13**- NAC PRESENTATION OF IMPACTS

MEETING 6: **TUESDAY, FEBRUARY 20**- NAC WORKING SESSION

MEETING 7: **TUESDAY, FEBRUARY 27**- DEVELOPER PRESENTS RESPONSES TO IMPACTS

MEETING 8: **TUESDAY, MARCH 5** - FINALIZATION AND POTENTIAL NAC VOTE ON AGREEMENT (IF NECESSARY)

ADDITIONAL MEETINGS IF REQUESTED BY NAC

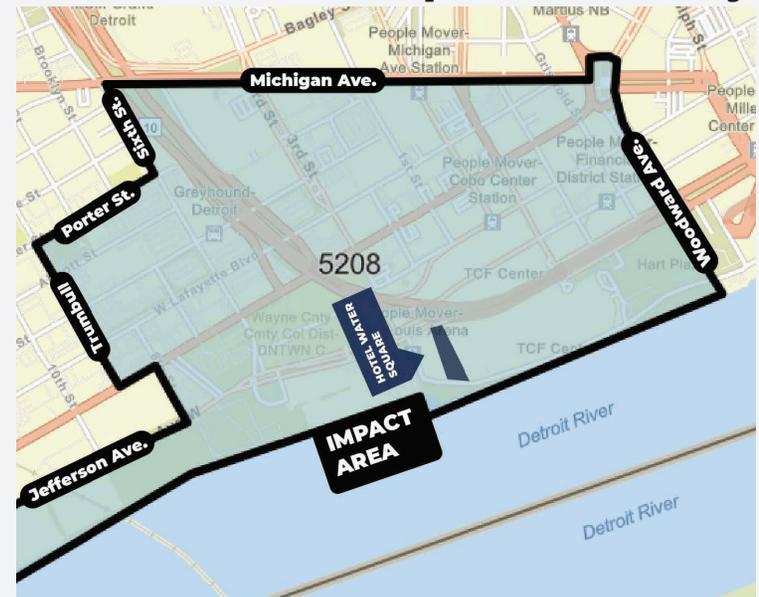
MEETING 9: **TUESDAY MARCH 12** - CONTINUED DEVELOPER / NAC DISCUSSIONS TOWARDS FINAL RESOLUTION AND VOTE ON COMMUNITY BENEFITS AGREEMENT

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

Future of Health CBO Impact Area & Projects



HOW THE NAC IDENTIFIES IMPACTS

Essential Documents Required by the Ordinance

- ❑ Copy of Community Benefits Ordinance – ***received***
- ❑ Projected Revenue to City – ***to be presented January 30th***
- ❑ Development Agreements between City and Developer – ***not applicable***
- ❑ Developer RFP Response – ***not applicable***
- ❑ Renderings – ***forthcoming***
- ❑ “But/For Economic Analysis - ***to be presented January 30th***
- ❑ Environmental Studies Completed on Properties – ***forthcoming***
- ❑ Brownfield Funding Documents – ***not applicable***

HOW THE NAC IDENTIFIES IMPACTS

Collect and review other project specific information

- Project description and details including:
 - Hotel Design, Landscaping, Commercial Space, Parking
- Public Amenities / Green Spaces
- Traffic studies and Local Mobility
- Sustainability and Environmental Plans
- Local Hiring and Contracting / Spending Plans

HOW THE NAC IDENTIFIES IMPACTS

Collect and review relevant City of Detroit Plans and Policies

- Community Benefits Ordinance
- Other relevant City policies
 - Workforce requirements / Executive Orders
 - Zoning and Site Design requirements
 - Sign Ordinance
- Review other plans for the neighborhood
 - City of Detroit Master Plan of Policies
 - Impact Area Plans and Demographic Information

RELATED POLICIES & PROGRAMS TO CONSIDER

- **Executive Order 2016-1:** For all private development projects receiving \$3M or more in City incentives or tax abatements – at least 51% of the work must be completed by Detroit residents. Projects that do not meet the Workforce Target must pay a fine that funds City of Detroit Workforce Development Programs
- **Detroit at Work:** Supporting Detroiters to get first chance at jobs from new large employment opportunities (FCA, Majorel, Northpoint redevelopment of Cadillac Stamping and American Motors Sites)
- **Construction Site Regulations:** Ensure the safety of workers and the public on and near a construction site, including noise, disturbances, hours of construction, dust and debris, and lead and asbestos handling. Standards set and enforced by State of Michigan (MIOSHA) and City of Detroit (BSEED)
- **Signage and Lighting Code:** City of Detroit has a sign ordinance in order to properly regulate the size location, lighting and construction of signage as well as intensity and location of lighting
- **Physical Accessibility Requirements:** These are governed by the Americans with Disabilities Act (ADA)

HOW THE NAC IDENTIFIES IMPACTS

ENGAGE YOUR NEIGHBORS

- Communication strategies:
 - Publicize the CBO Meetings through your networks
 - Utilize an email address for neighbors to reach the NAC
- Identify key stakeholders / groups: i.e. block clubs, business association, local non-profits
- Think about who is missing – who won't / can't attend the CBO meetings yet whose input is needed
- How you can best utilize the public CBO meetings to engage residents and get valuable feedback ideas?
- Other ideas....

PDD IDENTIFIED POTENTIAL IMPACTS

**Intended as suggestions - NAC may change, remove, or add other impacts*

A. Construction

- **Concern:** Noise, dust, mud, vibration and increased light pollution resulting from construction of a new hotel
- **Concern:** Street and sidewalk restrictions or closures – including local surface streets and the M-10 Freeway
- **Concern:** Construction hours, truck traffic, parking / loading areas for construction workers and equipment staging

B. Design and Landscaping

- **Concern:** Buildings and sites should adhere to City of Detroit Design Principles
- **Concern:** Light pollution and glass design negatively impacting birds
- **Concern:** Mitigation of visual and environmental impacts of developments through landscaping and screening
- **Opportunity:** Activation of street-level façade along streets and public spaces enhancing overall pedestrian experience
- **Opportunity:** Creation of new publicly accessible green spaces and connections between the Detroit Riverfront and downtown

C. Employment Opportunities

- **Concern:** Access to construction and permanent jobs for Detroiters
- **Concern:** Prioritization of hiring Detroit-based contractors and sub-contractors during construction and hotel operations
- **Opportunity:** Creation of new educational and career development opportunities for Detroiters, particularly in the construction, skilled trades, and hospitality fields

PDD IDENTIFIED POTENTIAL IMPACTS

**Intended as suggestions - NAC may change, remove, or add other impacts*

E. Retail

- **Opportunity:** Access to retail space for Detroit based and small businesses
- **Opportunity:** Attracting retail businesses that will meet the needs of the impacted neighborhoods and tourists

D. Accessibility, Mobility, and Traffic

- **Concern:** Site connectivity, traffic flow, and vehicular access through the development footprint and across major roadways - including to the Convention Center, Detroit Riverfront, Downtown
- **Concern:** Locations and coordination of vehicle staging / valet queuing, loading docks for the convention center and hotel, and their impacts on the pedestrian experience
- **Concern:** Access to parking facilities for hotel guests and employees
- **Concern:** Increased vehicular traffic and congestion impacting pedestrian experience, due to new development and interaction with major downtown events
- **Opportunity:** New hotel and public amenities attracting increased number of visitors and to the Convention Center and the Detroit Riverfront
- **Opportunity:** Enhanced public transportation & mobility connections via DDOT / SMART Buses, People Mover and bike-share
- **Opportunity:** Enhancement of local connectivity between downtown and the Detroit Riverfront
- **Opportunity:** All buildings and public spaces incorporate universal design standards, exceeding Americans with Disabilities Act (ADA) requirements

F. Sustainability and Environment

- **Concern:** Energy efficiency and reduced carbon footprint of hotel construction and operations
- **Opportunity:** On-site stormwater management for buildings to protect local waterways including Detroit River
- **Opportunity:** Access to electric vehicle charging and alternative mobility options
- **Opportunity:** Hotel operations utilizing on-site recycling and composting

CREATING THE NAC IMPACTS LIST FOR MEETING 5 – February 13th

- Review documents and information that has been presented or collected
- Continue to listen to your neighbors – both at the CBO meetings and via other methods
- Learn from previous CBO projects
- Review existing City policies
- Prioritize your list and build consensus among the NAC
- **Present to developer at Meeting 5 – February 13th**
- **Developer will respond at Meeting 6 – February 20th**

TYPES OF BENEFITS INCLUDED IN PREVIOUS CBOs

- Construction Management / Mitigation
- Parks and Public Space Improvements
- Site Design and Vehicular Traffic
- Accessibility of Housing and Public Spaces
- Parking and Public Transportation
- Jobs and Workforce Development
- Affordable Housing
- Supporting Local Businesses and Retail
- Public Engagement
- Support for Community Initiatives

CBO Tip:
Each project is different – in scope, cost, and impact – and the needs of each neighborhood are different too.

The impacts and benefits requested by the NAC should strive to be in response to community needs and proportional to the project's impact

**Not exhaustive or limiting in what NAC may identify as important project mitigations or benefits*

EXAMPLES OF BENEFITS INCLUDED IN PREVIOUS CBOs

PARKS & PUBLIC SPACE IMPROVEMENTS

- » Streetscape improvements
- » Community gathering places
- » Park landscaping
- » New parks
- » Dog parks
- » Sports facilities



JOBS & WORKFORCE DEVELOPMENT

- » Priority hiring for Detroiters
- » Funding city employment programs
- » Vocational scholarships
- » Sponsorship for hiring fairs
- » Youth career mentorship



CONSTRUCTION MANAGEMENT

- » Protective fencing
- » Pest control
- » Security
- » Work hours
- » Board up vacant structures
- » Construction signage

PUBLIC ENGAGEMENT

- » Consultation for future projects
- » Development updates
- » Alignment with neighborhood plans
- » Community events



PARKING & PUBLIC TRANSPORTATION

- » Permitting systems
- » Additional parking
- » Bike shares
- » Collaboration with MDOT
- » Pedestrian/cycling infrastructure
- » Traffic control plans

AFFORDABLE HOUSING

- » 20% affordable; 80% AMI
- » More liberal affordability
- » Accessible retail
- » Affordable Housing Leverage Fund



**Source: "Making Development Work for Detroiters", Doing Development Differently in Metro Detroit (D4)*

EXAMPLES OF BENEFITS INCLUDED IN PREVIOUS CBOs

MULTI-YEAR COMMITMENT TO DETROIT YOUNG TALENT (DYT) INTERNS <small>(PISTONS, DISTRICT DETROIT, FCA, MICHIGAN AND CHURCH)</small>	CONTRIBUTIONS TO THE AFFORDABLE HOUSING LEVERAGE FUND (AHLF) AND HOUSING TRUST FUND <small>(MICHIGAN CENTRAL STATION, DISTRICT DETROIT)</small>	CONTRIBUTION TO LOCAL NON-PROFIT FOR COMMUNITY SPACE BUILDING IMPROVEMENTS <small>(WIGLE)</small>	HOUSING AFFORDABILITY: FEWER UNITS BUT MORE AFFORDABLE <small>(WIGLE, MICHIGAN & CHURCH, FISHER BODY 21)</small>
WINDOW CLEANING FOR RESIDENTS IMPACTED BY DUST FROM DEMOLITION <small>(LAFAYETTE WEST & THE MID)</small>	\$23.8M CONTRIBUTIONS TO WORKFORCE DEVELOPMENT AND EDUCATION PROGRAMS <small>(MICHIGAN CENTRAL STATION and FCA)</small>	ENVIRONMENTAL REMEDIATION NOTIFICATIONS AND SPECIFIED TRUCK ROUTES <small>(LAFAYETTE WEST, FISHER BODY 21, FCA)</small>	SPECIFIED PARKING, DEVELOPMENT, AND TRAFFIC MANAGEMENT STANDARDS <small>(THE MID, MICHIGAN AND CHURCH, LAFAYETTE WEST, DISTRICT DETROIT)</small>
PUBLIC PARKS AND GREEN SPACE ADDITIONS / IMPROVEMENTS <small>(WIGLE, HERMAN KIEFER, LAFAYETTE WEST, DISTRICT DETROIT)</small>	CERTAIN PERCENTAGE OF PROJECT SPENDING WITH LOCAL AND/OR MINORITY OWNED BUSINESSES <small>(HUDSON'S, BOOK/MONROE, DISTRICT DETROIT, WIGLE)</small>	COMMITMENT TO ACCESSIBILITY STANDARDS BEYOND ADA AND "UNIVERSAL DESIGN" <small>(DISTRICT DETROIT)</small>	PRESERVATION OF HISTORIC STRUCTURES <small>(MICHIGAN & CHURCH and BOOK / MONROE)</small>
FUNDING FOR IMPACT AREA PLANNING, DEMOLITIONS, & HOME REPAIR <small>(MICHIGAN CENTRAL STATION and FCA)</small>	SOUND BARRIER WALL CONSTRUCTION TO PROTECT NEIGHBORING HOMES <small>(FCA)</small>	CREATE / PRESERVE AFFORDABLE UNITS, MARKETING AND ACCEPTANCE OF VOUCHERS <small>(HUDSON'S, BOOK / MONROE, WIGLE, DISTRICT DETROIT, FISHER BODY 21)</small>	CREATION OF NEIGHBORHOOD IMPACT FUNDS (\$2.2M) <small>(MICHIGAN CENTRAL STATION, FCA, MICHIGAN & CHURCH, FISHER BODY 21)</small>

Nine Drivers for Equitable Development

Driver 1 Advance Economic Opportunity	Driver 2 Prevent Displacement	Driver 3 Preserve and Expand Affordable Housing Options
Driver 4 Understand and Respond to Local Context	Driver 5 Promote broader mobility and connectivity	Driver 6 Practice meaningful community engagement
Driver 7 Develop healthy and safe communities	Driver 8 Promote environmental justice	Driver 9 Achieve full accessibility

Source: (GARE) Equitable Development as a Tool to Advance Racial Equity

Most Addressed Equity Indicators

Advance economic opportunity

- Detroit at Work
- Grow Detroit Young Talent
- EO 2016-01
51% Detroiters
Construction Hours
- EO 2014-05
Detroit-Based Businesses
for Contractors



Most Addressed Equity Indicators

Develop healthy and safe communities

- Monetary Donations for
Park Renovations
- Construction of
Basketball Courts
throughout the City
- Providing Security Post
Construction



Lowest Addressed Equity Indicators

Promote environmental justice

- Management of Fugitive Dust
- Hazardous materials removed
safely and on City Approved
Routes



Lowest Addressed Equity Indicators

Achieve full accessibility

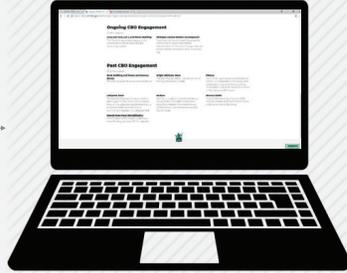
- Accessibility Consultant
District Detroit
- 5% Accessible Units
District Detroit
- Comply American
Disability Act



PREVIOUS CBO AGREEMENTS

THE CBO WEBSITE CONTAINS ALL PRESENTATIONS, CBO REPORTS, & COMMUNITY BENEFITS PROVISIONS FROM PAST PROJECTS

WWW.DETROITMI.GOV/CBO



The NAC Documents "Box" Folder also contains summary reports for each project and other helpful resources

CBO PROCESS & OTHER PROJECT APPROVALS

- **CBO Provisions Finalized** - Meeting 7 on February 27th
 - **earliest date if agreement reached between NAC and Developer
- **CBO Report & NAC Support Letter for Provisions** - Following agreement
- **City Council Public Hearings for Tax Abatements** - Tentatively Scheduled for April 2024

ANTICIPATED PUBLIC CBO MEETING SCHEDULE

Meetings	January 2024				February 2024				March 2024
	WK 1	WK 2	WK 3	WK 4	WK 5	WK 6	WK 7	WK 8	WK 9
Meeting 1 - Introduction to CBO and Tier 1 Project	9-Jan								
Meeting 2 - NAC Selection (2 members selected by the public)		16-Jan							
Bye Week - Confirm Council and PDD NAC Selections / Hold NAC Orientation			Week of January 22						
Meeting 3 - Developer Project Presentation and DEGC presentation on incentives				30-Jan					
Meeting 4 - NAC Working Session: Drafts Project Impacts & Community Benefits					6-Feb				
Meeting 5 - NAC Presents Project Impacts & Community Benefits to Developer						13-Feb			
Meeting 6 - NAC Working Session							20-Feb		
Meeting 7 - Developer Presents Responses to Community Benefits								27-Feb	
Meeting 8 - If Necessary: Finalization and Potential NAC Vote on Community Benefits Agreement									5-Mar

Tuesday January 30: Meeting 3 Agenda

- 6:05 - WELCOME & TEAM INTRODUCTION / AGENDA REVIEW and HOUSEKEEPING – PDD
 1. Brief remarks by City and Developer
- 6:10 - NAC ROLE AND INTRODUCTIONS – PDD
 1. Brief NAC Member Introductions
 2. Nominations of Chair, Vice-Chair, and Secretary
- 6:25 – OVERALL PROJECT VISION - DEVELOPER
- 6:35 - PROJECT FINANCIALS PRESENTATION – DEGC/DBRA
 1. General Tax Abatement and and Project Specifics
- 7:00 - DETAILED PROJECT PRESENTATION – DEVELOPER
- 7:15 - NAC Q & A / DIALOGUE WITH DEVELOPER +DEGC – PDD MODERATED
- 7:45 - GENERAL Q & A
- 8:00 - MEETING CLOSE AND NEXT STEPS

Tuesday February 6th – NAC Working Meeting Agenda

Goals and Outcomes:

Previous NAC Member Experience

- **Lynda Jeffries – Future of Health NAC**
- **Deirdre Jackson – District Detroit NAC**
- **Brian Moore – Michigan and Church NAC**

COMMONLY USED ACRONYMS

- ADA – Americans with Disabilities Act
- AMI - Area Median Income
- BSEED – Buildings, Safety, Engineering, and Environmental Department
- CBA – Community Benefits Agreement
- CBO – Community Benefits Ordinance
- CRIO – Civil Rights, Inclusion, and Opportunity Department
- DEGC – Detroit Economic Growth Corporation
- DBRA – Detroit Brownfield Redevelopment Authority
- DON – Department of Neighborhoods
- DPW – Department of Public Works
- DWSD – Detroit Water and Sewerage Department
- EO – Executive Order
- HRD – Housing and Revitalization Department
- LPD – Legislative Policy Division
- NAC – Neighborhood Advisory Council
- PDD – Planning and Development Department
- TBP – Transformational Brownfield Plan
- TIF – Tax Increment Financing

What Comes Next

Next CBO Meeting: Tuesday January 30th at 6pm
Doors at 5:30 for Registration and Refreshments

- **1st Meeting with Seated Neighborhood Advisory Council**
- **Project Details and DEGC Financial Analysis**
- **In-person meeting at: Huntington Place – 1 Washington Blvd.**
- **Remote access via Zoom**
- **Meeting registration at: <https://bit.ly/hotel-water-square>**
- **All project notices and documents will be available at: www.detroitmi.gov/HotelWaterSquare**



Planning & Development Department - Contacts

Aaron Goodman – Manager, Community Benefits Ordinance
goodmana@detroitmi.gov

Edwina King– Associate Director for Legislative Affairs and
Equitable Development kinge@detroitmi.gov

www.detroitmi.gov/cbo

APPENDIX & REFERENCE

What is the
**COMMUNITY
BENEFITS
ORDINANCE?**

CBO FAST FACTS



**CBO WAS
APPROVED
BY DETROITERS
IN 2016
ELECTIONS**



**A PROCESS FOR
DEVELOPERS
TO PROACTIVELY
ENGAGE WITH THE
COMMUNITY
TO IDENTIFY AND
ADDRESS ANY
PROJECT IMPACTS**

CBO TRIGGERS

The Community Benefits Ordinance Tier 1 requirements applies to a development project if it has...

\$75M
OR MORE IN
CONSTRUCTION
COSTS

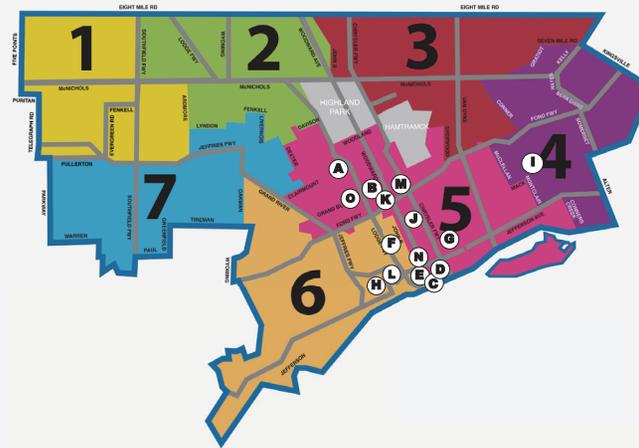
+

\$1M
OR MORE
IN CITY TAX
ABATEMENTS
IN THE CITY
OF DETROIT

OR

\$1M
OR MORE
IN VALUE OF CITY
PROPERTY SALE
OR TRANSFER FOR
BELOW MARKET
VALUE &
WITHOUT
OPEN BIDDING

14 CBO TIER 1 PROJECTS COMPLETED SINCE 2017*



- Ⓐ HERMAN KIEFER - 5 MEETINGS
- Ⓑ PISTONS - 6 MEETINGS
- Ⓒ HUDSONS - 5 MEETINGS
- Ⓓ BOOK TOWER & MONROE BLOCKS - 6 MEETINGS
- Ⓔ DETROIT FREE PRESS BUILDING - 4 MEETINGS
- Ⓕ WIGLE: MIDTOWN WEST - 8 MEETINGS
- Ⓖ LAFAYETTE WEST - 5 MEETINGS
- Ⓗ MICHIGAN CENTRAL STATION - 8 MEETINGS
- Ⓘ FIAT CHRYSLER ASSEMBLY PLANT - 8 MEETINGS
- Ⓙ THE MID - 5 MEETINGS
- Ⓚ *CASS & YORK (PROCESS SUSPENDED AFTER 7th MEETING)
- Ⓛ MICHIGAN & CHURCH ST. - 6 MEETINGS
- Ⓜ FISHER BODY 21 - 9 MEETINGS
- Ⓝ DISTRICT DETROIT - 9 MEETINGS
- Ⓞ THE FUTURE OF HEALTH - 9 MEETINGS

CBO ENGAGEMENT OUTCOMES

14
TIER 1 CBO
Projects
Completed since
2017

103+
COMMUNITY
MEETINGS

141
RESIDENTS
have served on
Neighborhood
Advisory Councils

1,800+
RESIDENTS
have participated
in CBO processes

CBO TIER 1 POSITIVE OUTCOMES

- It creates an opportunity for meaningful community engagement on private developments
- The community has an opportunity to express potential project impacts in a direct dialogue with the developer
- The developer has a chance to hear what's important to the community
- The community is better informed about the project and construction timeline
- Serving on the NAC provides Detroiters the opportunity to meaningfully impact the City's growth



How does the COMMUNITY BENEFITS ORDINANCE Work?

PROJECT IMPACT AREA

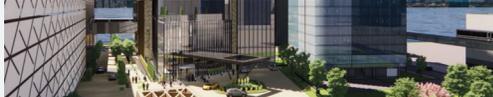
The planning department reviews the project scope and defines the impact area. Impact area includes at least the census tract of the project

A notice of the first CBO meeting is mailed to all residents within 300ft of the impact area.

The impact area is determined to identify who can serve on the Neighborhood Advisory Council (NAC) and who can vote to select 2 representatives to serve on the NAC

The CBO process is set up to focus discussion around the impact area residents, however all meetings are open to the public and all are welcome to participate in the process.

THE CITY OF DETROIT INVITES YOU TO ATTEND THE COMMUNITY BENEFITS PUBLIC MEETINGS FOR HOTEL AT WATER SQUARE: JOE LOUIS ARENA SITE



FOR FUTURE MEETING SCHEDULE AND ALL PROJECT INFORMATION VISIT WWW.DETROITMI.GOV/HOTELWATERSQUARE

With advance notice of seven calendar days, the City of Detroit will provide interpreter services at public meetings, including language translation and reasonable ADA accommodations. Please contact the Civil Rights, Inclusion and Opportunity Department at 313-224-4950, through the TTY number 771, or email crig@detroitmi.gov to schedule these services.

Mediante un aviso previo de siete días calendario, la ciudad de Detroit proporcionará servicios de interpretación en los reuniones públicas, incluso la traducción de idiomas y las adaptaciones razonables de acuerdo con la Ley ADA. Para programar dichos servicios, comuníquese con el Departamento de Derechos Civiles, Inclusión y Oportunidad Equitativa al 313-224-4950, por medio del número TTY 771, o envíe un correo electrónico a crig@detroitmi.gov.

HOW TO PARTICIPATE IN THE CBO MEETINGS
PUBLIC CBO MEETINGS WILL TAKE PLACE IN PERSON AT HUNTINGTON PLACE WITH AN OPTION TO WATCH REMOTELY VIA ZOOM
ALL MEETINGS BEGIN AT 6:00PM - DOORS OPEN AT 5:30PM FOR REGISTRATION AND REFRESHMENTS

ATTEND IN PERSON
Huntington Place Convention Center
1 Washington Blvd. Room T13 A-C (1st Floor)
Accessible via Huntington Place People Mover Station
Validated Parking available at Fort/Washington Garage
445 Washington Blvd.

VIEW REMOTELY VIA ZOOM
Register to receive meeting link
Dial by phone: +1 313 626 6799
Meeting ID: 816 8707 5023

1ST MEETING
TUESDAY JANUARY 9, 2024 AT 6:00 PM
CBO PROCESS AND PROJECT INFORMATION

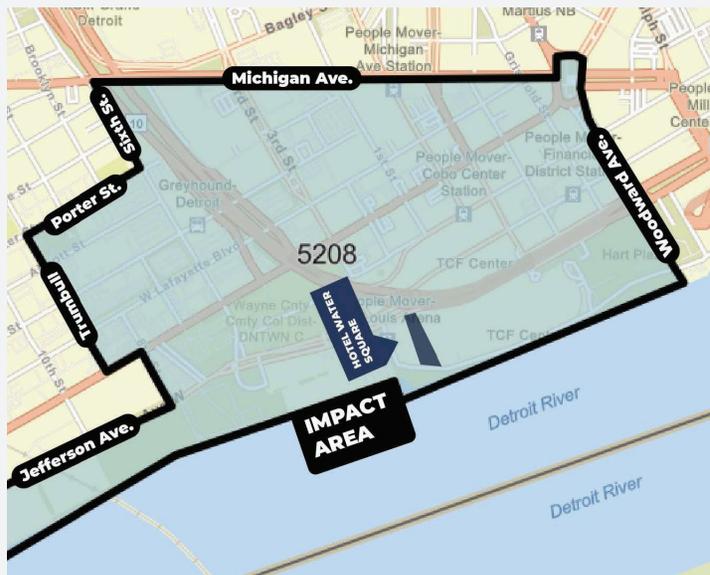
2ND MEETING
TUESDAY JANUARY 16, 2024 AT 6:00 PM
ELECTION OF TWO (2) NEIGHBORHOOD ADVISORY COUNCIL MEMBERS - ONLY IMPACT AREA RESIDENTS ATTENDING IN PERSON MEETING MAY VOTE

Further information and advance registration at <https://bit.ly/hotel-water-square>

LEGAL MEETING NOTICE
IMPACT AREA: The project impact area consists of all of Census Tracts 5208. As shown on the map, the impact area is bounded by the intersection of the east, the Detroit River to the south, and 9th to the west. The Impact Area includes parts of the following streets: Michigan Ave., Woodward Ave., Industrial and Conditon.

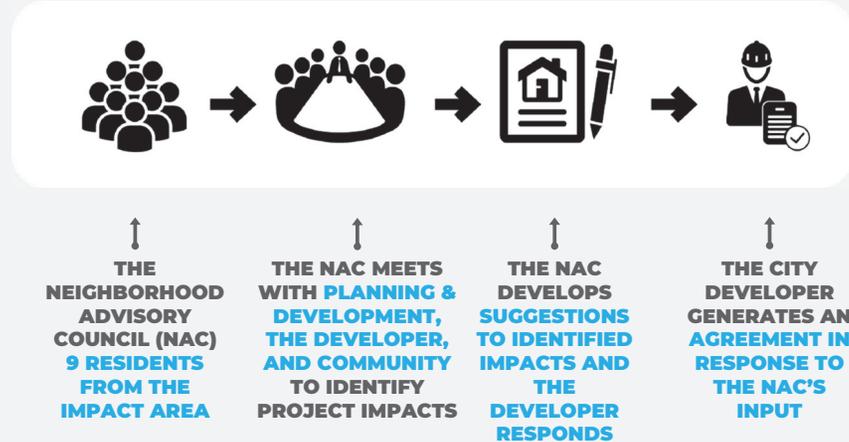


The District Detroit CBO Impact Area



CBO TIER 1 PROCESS

Identifying Project Impacts and Mitigations



CBO TIER 1 PROCESS

Typical Schedule : Ten Weeks

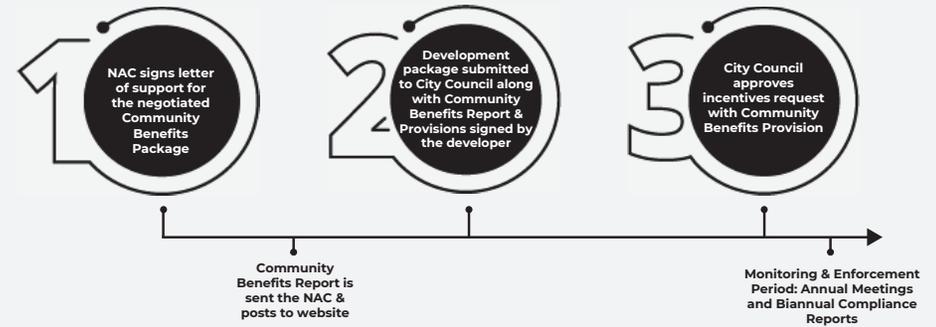
- WEEK 1: **PUBLIC MEETING 1** - INTRO MEETING
- WEEK 2: **PUBLIC MEETING 2** - INTRO / RESIDENT VOTE FOR 2 NAC MEMBERS
- WEEK 3: *BYE WEEK / NAC ORIENTATION*
- WEEK 4: **PUBLIC MEETING 3** - DEVELOPER PRESENTATION & DEGC PRESENTS INCENTIVES PACKAGE)
- WEEK 5: *PUBLIC MEETING 4 - NAC WORKING SESSION*
- WEEK 6: **PUBLIC MEETING 5** - NAC PRESENTATION OF IMPACTS
- WEEK 7: *PUBLIC MEETING 6 - NAC WORKING SESSION*
- WEEK 8: **PUBLIC MEETING 7** - DEVELOPER PRESENTS RESPONSES TO IMPACTS
- WEEK 9: **PUBLIC MEETING 8** - FINALIZATION AND POTENTIAL NAC VOTE ON AGREEMENT
- WEEK 10: **PUBLIC MEETING 9** - IF NEEDED: CONTINUED DEVELOPER / NAC DISCUSSIONS TOWARDS FINAL RESOLUTION AND VOTE ON COMMUNITY BENEFITS AGREEMENT
- WEEK 11: *MORE MEETINGS IF VOTED BY THE NAC*

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

ONCE CBO TIER 1 MEETINGS ARE COMPLETED



Contract with Community Benefits Provision will be considered at City Council

COMMUNITY BENEFITS PROVISION CONTENT

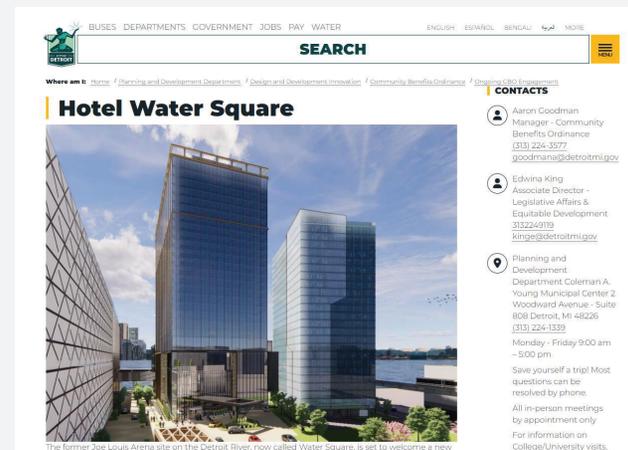
<p>Enforcement Mechanisms for the Community Benefits Provision</p> <p><i>Ex. Claw-back of City-provided-benefits, revocation of land transfers or land sales, penalties and fees</i></p>	<p>List of Benefits That Developer Has Agreed to Provide</p>
<p>Requirement for Developer to Submit Compliance Reports</p>	<p>Community Engagement Requirements</p>

ONCE CBO MEETINGS ARE COMPLETED

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

PDD hosts Public Annual Update Meeting with NAC and Developer (at least 2 years)

Civil Rights, Inclusion, and Opportunity Department (CRIO) monitors and enforces agreement and publishes **Compliance Reports** for each completed project twice per year.



CBO COMPLIANCE REPORTING & ENFORCEMENT

Example: FCA October 2020 Report Status

Status Update	Explanation	Commitments
	On Track- Actions taken towards satisfying commitment	28
	Off Track-Commitment not fulfilled	0
	Off Track-Compliance Plan Submitted	0
	Compliance Effected by Covid-19	1
	Not Started- No action taken	6
	Additional information requested	0
Completed	Commitment fulfilled	31
Total Commitments		66

- **Reports are produced twice a year for projects 6 months and older**
 - **Citizen inquiries can be submitted and reviewed by City staff**
- **Formal complaints from the NAC are investigated by the Enforcement Committee**

NAC Communication Channels and Resources

For the purposes of receiving communications and comments from the public outside of the scheduled CBO public meetings, the NAC established a public email address at hotelwatersquareNAC@gmail.com. This address was shared during the CBO Public Meetings, on PDD's Hotel at Water Square website, and via the GovDelivery email list updates.

PDD created a shared document and resources folder for the members to receive and updates documents relating to the Hotel at Water Square projects as required by the Community Benefits Ordinance as well as other relevant items. These resources were also made publicly available on PDD's Hotel at Water Square website and can be viewed at <https://detroitmigo.gov.box.com/v/HotelWaterSquareNAC>

NAC Internal Working Sessions

To allow for meeting planning, the drafting of impacts and proposals, and further discussion amongst its members, the NAC organized and held several internal working sessions during the CBO process. At the CBO public meeting following each of these working sessions, the NAC reported back to the attendees that these meetings took place and what was discussed. The internal NAC working sessions took place on the following dates:

- February 6, 2024
- February 9, 2024
- February 12, 2024
- February 16, 2024
- February 26, 2024

Appendix 5.

**COMMUNITY BENEFIT PUBLIC MEETING #2
PRESENTATION:**

**INTRODUCTION OF PROJECT AND CBO PROCESS
+ ELECTION OF TWO (2) NEIGHBORHOOD
ADVISORY COUNCIL (NAC) MEMBERS**

Welcome to
**HOTEL at
WATER
SQUARE**

**COMMUNITY
BENEFITS
MEETING**



January 16, 2024 - CBO Meeting #2

AGENDA

- Welcome & Introductions
- Hotel at Water Square Presentation
- Presentation of CBO Process
- NAC Candidate Statements + Election
- General Q & A
- NAC Election Results
- Next Steps

DETROIT CITY COUNCIL MEMBERS



Council Member
Gabriela Santiago -
Romero
District 6



Council Member
Coleman A. Young II
At-large



Council Members
Mary Waters
At-large

CITY OF DETROIT DEPARTMENTS & AGENCIES



- PLANNING AND DEVELOPMENT DEPARTMENT
- MAYOR'S OFFICE + JOBS & ECONOMY TEAM
- DEPARTMENT OF NEIGHBORHOODS



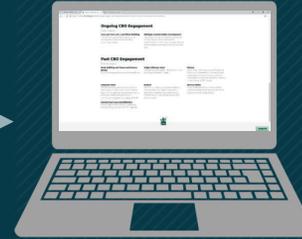
DETROIT ECONOMIC GROWTH CORPORATION

HOTEL AT WATER SQUARE DEVELOPMENT TEAM

SterlingGroup

CITY OF DETROIT CBO WEBSITE

THE CBO WEBSITE IS UPDATED REGULARLY WITH PUBLIC MEETING TIMES, DATES, & PRESENTATIONS + THE SIGNED COMMUNITY BENEFITS PROVISION



YOU CAN ALSO SUBSCRIBE TO EMAIL UPDATES ON THE WEBSITE

WWW.DETROITMI.GOV/HOTELWATERSQUARE



SterlingGroup

Headquartered in Downtown Detroit Since 1988

Property investment, value enhancement and civic responsibility remain the cornerstone of our business

STERLING GROUP PROJECTS – GUARDIAN BUILDING



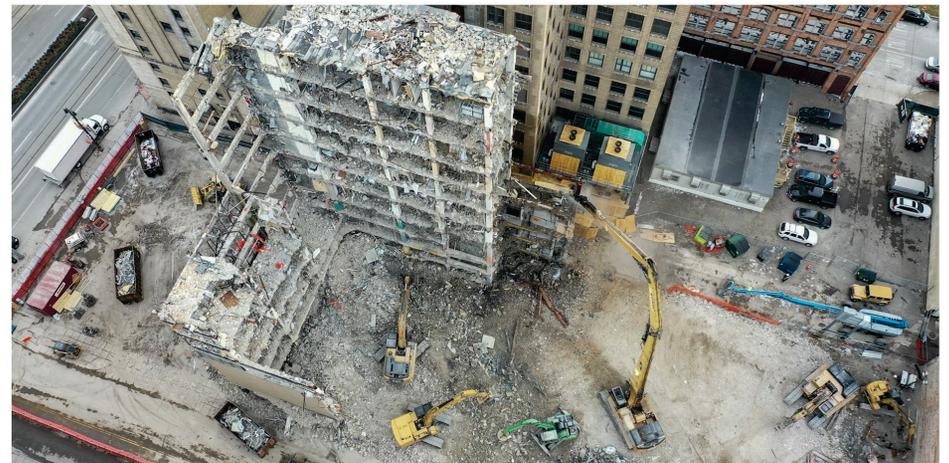
STERLING GROUP PROJECTS – MARQUETTE BUILDING



STERLING GROUP PROJECTS – MARQUETTE BUILDING



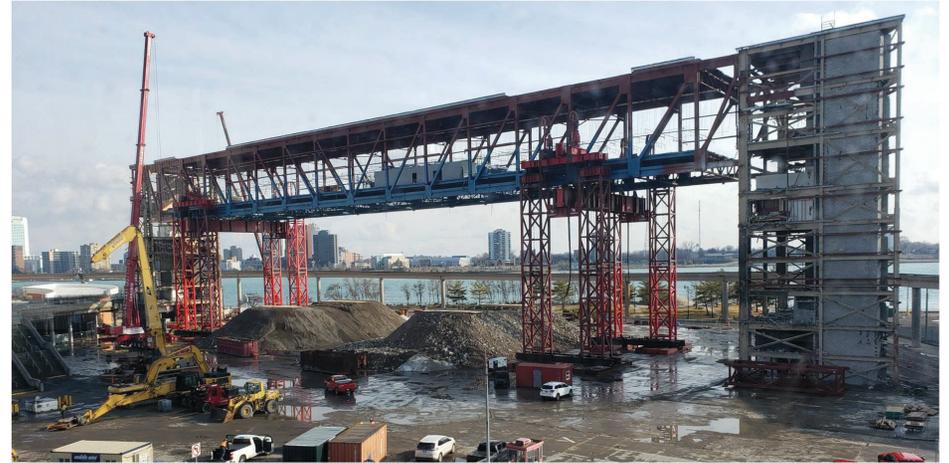
STERLING GROUP PROJECTS – HUNTINGTON BANK TOWER



STERLING GROUP PROJECTS – HUNTINGTON BANK TOWER



STERLING GROUP PROJECTS – THE RESIDENCES AT WATER SQUARE



STERLING GROUP PROJECTS – THE RESIDENCES AT WATER SQUARE



HOTEL WATER SQUARE
DETROIT

- 25 Stories
- 600 Rooms
- 50,000 SF Meeting Space
- 2 Restaurants
- Lobby Bar
- Market
- Fitness Center
- Skybridge to Huntington Place
- 624 Const. Jobs
- 426 New Direct and Indirect Jobs

Hotel Water Square

Skybridge to Convention Center

WATER SQUARE
DETROIT

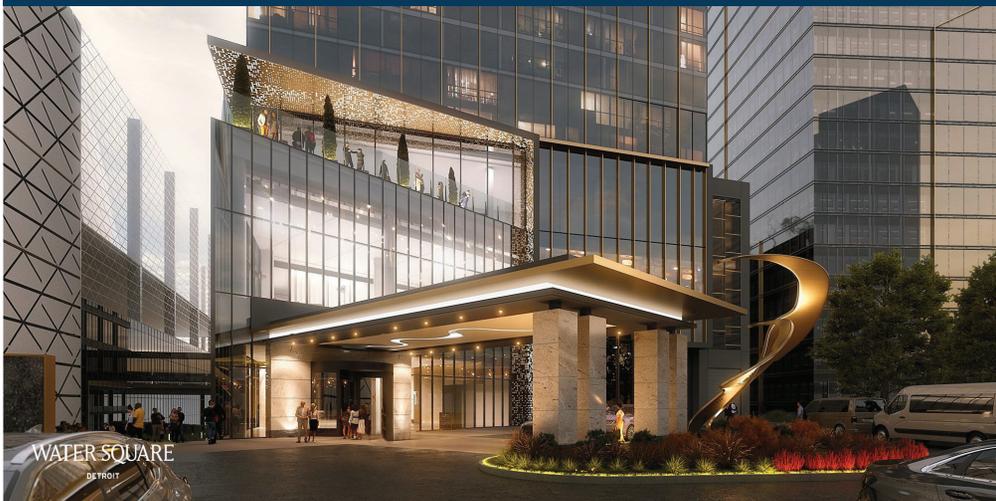
NEIGHBORHOOD



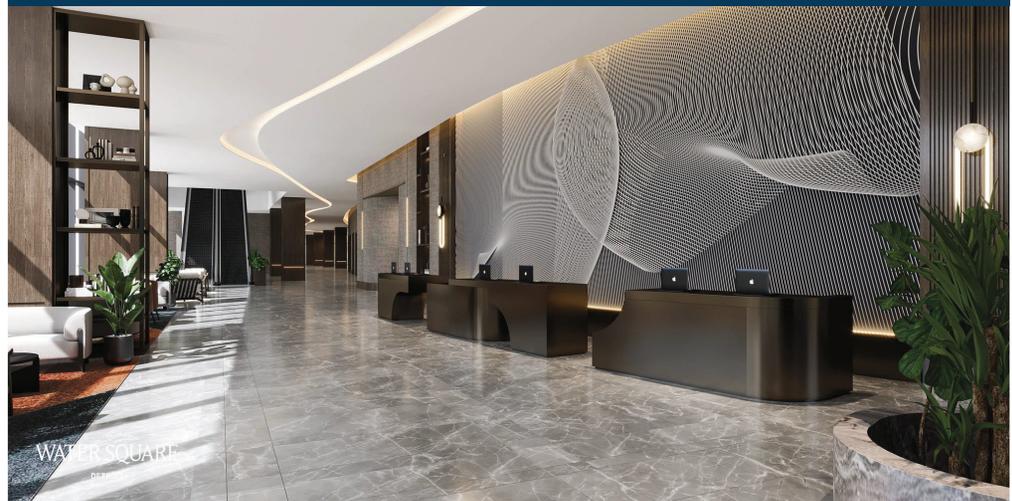
SITE PLAN



2ND AVENUE HOTEL ENTRANCE



MAIN LOBBY



MEETING ROOM



GUEST ROOM



RESTAURANT



MARKET



WATER SQUARE PLAZA (VIEW FROM SOUTH)



WATER SQUARE PLAZA (VIEW FROM SOUTH)



WATER SQUARE PLAZA (VIEW FROM NORTH)



SECOND AVENUE



WHAT IF YOU LIVE AT RIVERFRONT TOWERS or THE FORT SHELBY?



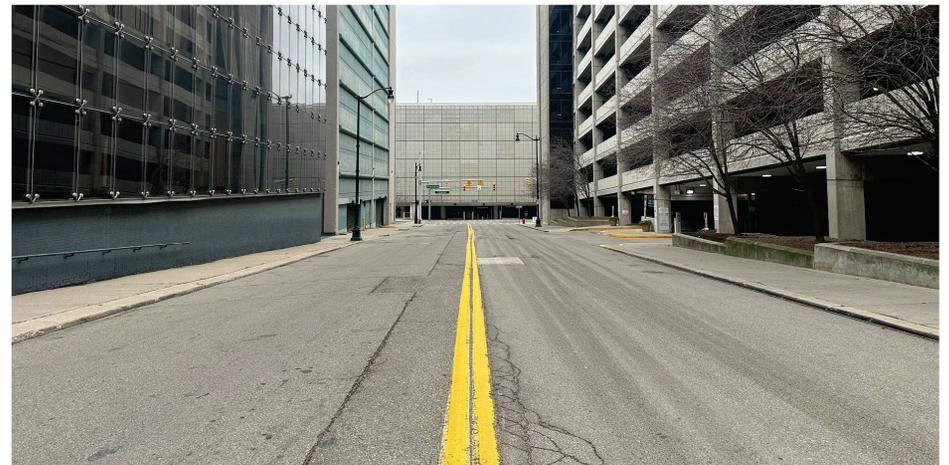
SECOND AVENUE – NEAR RIVERFRONT TOWERS



SECOND AVENUE – DEAD END



FIRST STREET – DEAD END



CASS AVENUE – DEAD END



CONNECTED RIVERFRONT TOWERS and FORT SHELBY



NEIGHBORHOOD CONNECTIVITY





Hundreds of Meetings, Conventions, and Events Every Year



Creating Jobs For Detroiters



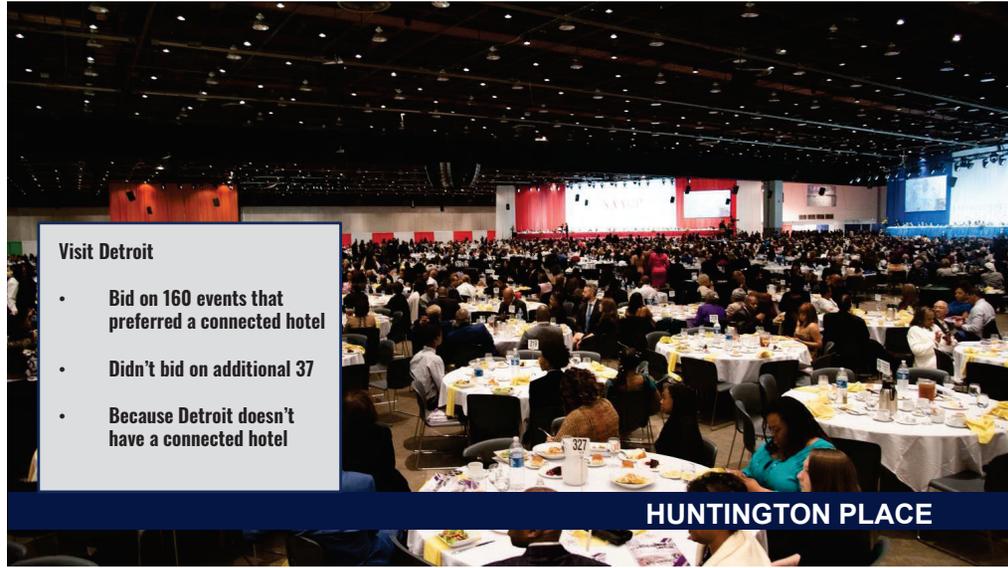


Huntington Place

- 16th Largest Convention Center
- Can host 20-25 Citywide Conventions
- Currently hosts 10-12 a year

HUNTINGTON PLACE

Photo Courtesy of Charles Falsetti



Visit Detroit

- Bid on 160 events that preferred a connected hotel
- Didn't bid on additional 37
- Because Detroit doesn't have a connected hotel

HUNTINGTON PLACE

Visit
Detroit

No Convention Center Hotel Means Detroit Has Lost Out On

- Over 1 Million visitors
- 650,000 room nights
- \$524 million in spending
- 10 additional events a year

47



National Society of Black Engineers and Scientists



Women's Business Enterprise National Council



IEEE SC Conference



Chicago



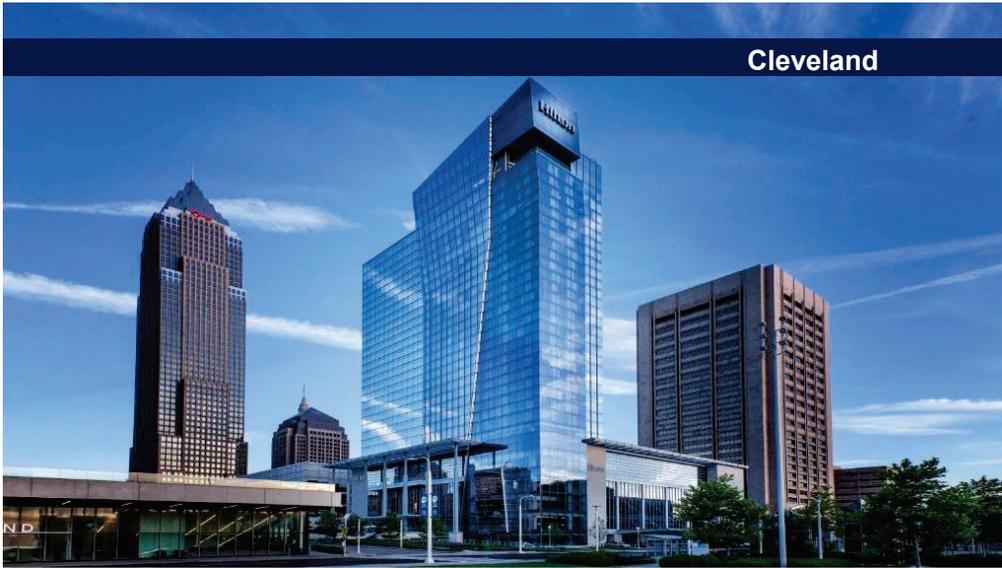
Minneapolis



Columbus



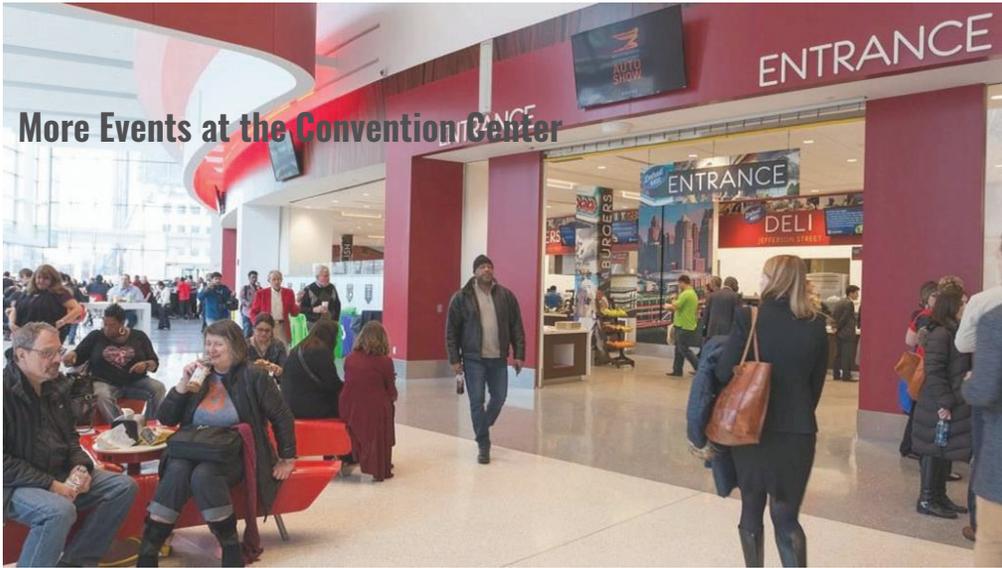
Indianapolis



Cleveland



Grand Rapids





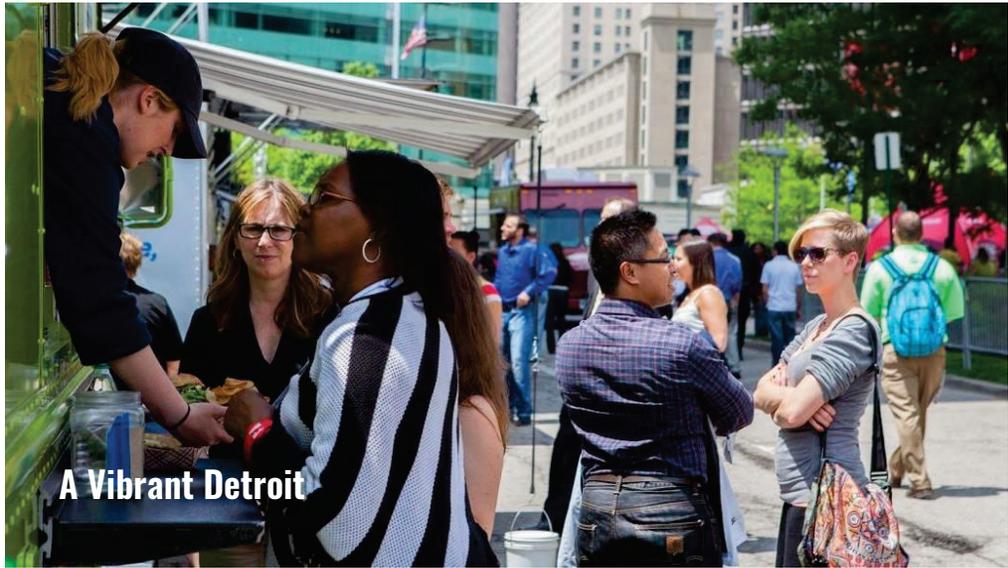
More Economic Activity For Businesses



More Jobs For Our Neighbors

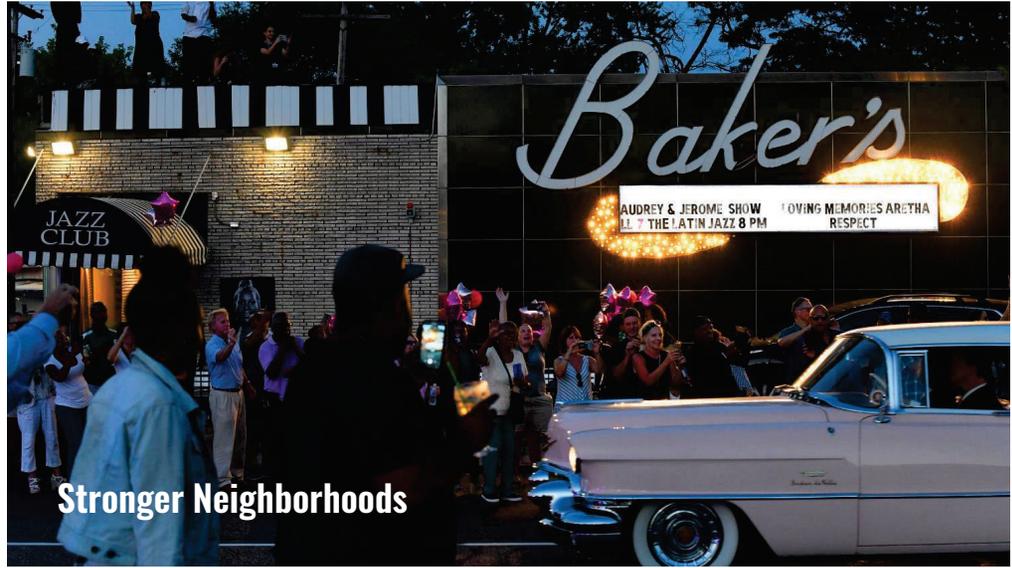


A More Dynamic Riverfront



A Vibrant Detroit

New Businesses Throughout Detroit



Stronger Neighborhoods



What is the **COMMUNITY BENEFITS ORDINANCE?**

COMMUNITY BENEFITS ORDINANCE (CBO)

Fast facts about the first such law in a major city



CBO WAS APPROVED BY DETROITERS DURING THE 2016 ELECTION



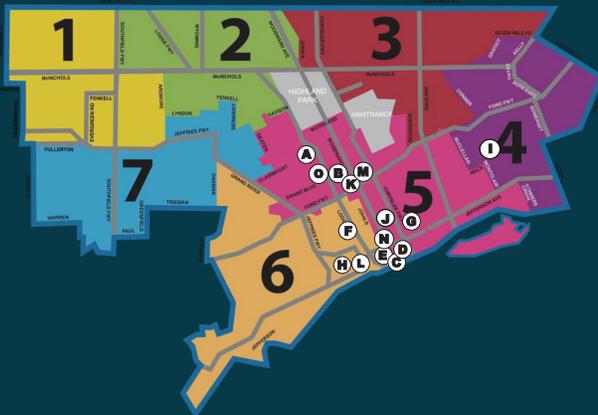
A PROCESS FOR DEVELOPERS TO PROACTIVELY ENGAGE WITH THE COMMUNITY TO IDENTIFY AND ADDRESS ANY PROJECT IMPACTS

CBO TIER 1 TRIGGERS

The Community Benefits Ordinance TIER I requirements only applies to a development project if...

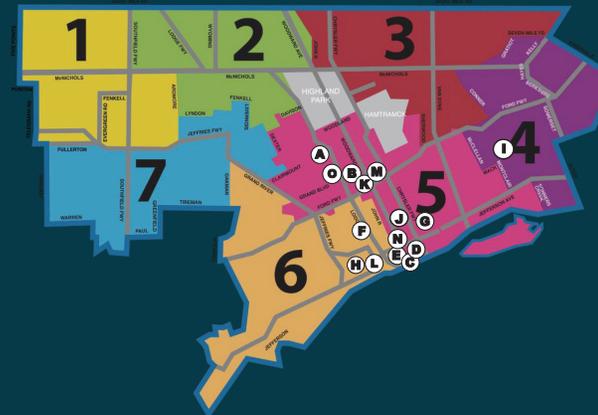


14 TIER 1 CBO PROJECTS COMPLETED SINCE 2017*



- A HERMAN KIEFER - 5 MEETINGS
- B PISTONS - 6 MEETINGS
- C HUDSONS - 5 MEETINGS
- D BOOK TOWER & MONROE BLOCKS 6 MEETINGS
- E DETROIT FREE PRESS BUILDING 4 MEETINGS
- F WIGLE: MIDTOWN WEST - 8 MEETINGS
- G LAFAYETTE WEST - 5 MEETINGS
- H MICHIGAN CENTRAL STATION 8 MEETINGS
- I FIAT CHRYSLER ASSEMBLY PLANT 8 MEETINGS
- J THE MID - 5 MEETINGS
- K *CASS & YORK (PROCESS SUSPENDED AFTER 7TH MEETING)
- L MICHIGAN & CHURCH ST. - 6 MEETINGS
- M FISHER BODY 21 - 9 MEETINGS
- N THE DISTRICT DETROIT - 9 MEETINGS
- O THE FUTURE OF HEALTH - 9 MEETINGS

14 TIER 1 CBO PROJECTS COMPLETED SINCE 2017*



- ~\$11 billion in Investment
- 4,131 new housing units
- 6.4 million sq ft of new commercial/office space
- 2.5 million sq ft new industrial space
- 32,700+ estimated Construction Jobs
- 24,200+ estimated Permanent Jobs
- ~\$1.77 billion estimated net revenue benefit to City of Detroit over next 35 years

CBO OUTCOMES: ENGAGEMENT

14

Tier 1 CBO Projects completed since 2017

103+

PUBLIC CBO MEETINGS

141

RESIDENTS have served on Neighborhood Advisory Councils (NACs)

1,800+

RESIDENTS have participated in CBO processes

CBO TIER 1 POSITIVE OUTCOMES

- It creates an opportunity for meaningful community engagement on private developments
- The community has an opportunity to express potential project impacts in a direct dialogue with the developer
- The developer has a chance to hear what's important to the community
- The community is better informed about the project and construction timeline
- Serving on the NAC provides Detroiters the opportunity to meaningfully impact the City's growth



How does the COMMUNITY BENEFITS ORDINANCE Work?

PROJECT IMPACT AREA

The Planning Department reviews the project scope and defines the **impact area**. Impact area includes at least the census tract of the project.

A notice of the first CBO meeting is **mailed to all residents within 300ft of the impact area**.

The impact area is determined to identify **who can serve** on the Neighborhood Advisory Council (NAC) and **who can vote** to select 2 representatives to serve on the NAC.

The CBO process is set up to focus discussion around the **impact area residents**, however all meetings are open to the public and all are welcome to participate in the process.

THE CITY OF DETROIT INVITES YOU TO ATTEND THE COMMUNITY BENEFITS PUBLIC MEETINGS FOR HOTEL AT WATER SQUARE: JOE LOUIS ARENA SITE



FOR FUTURE MEETING SCHEDULE AND ALL PROJECT INFORMATION VISIT WWW.DETROITMI.GOV/HOTELWATERSQUARE

With advance notice of seven calendar days, the City of Detroit will provide interpreter services of public meetings, including language translation and reasonable ADA accommodations. Please contact the Civil Rights, Inclusion and Opportunity Department at (313) 241-4852, through the TTY number 781 or email cris@detroitmi.gov to schedule these services.

Mediante un aviso previo de siete días hábiles, la Ciudad de Detroit proporcionará servicios de interpretación en los reuniones públicas, incluye la traducción de idiomas y las adaptaciones razonables de acuerdo con el Ley ADA. Para programar dichos servicios, comuníquese con el Departamento de Derechos Civiles, Inclusión y Oportunidades al teléfono al (313) 241-4852, por correo electrónico TTY 781, o correo electrónico cris@detroitmi.gov.

HOW TO PARTICIPATE IN THE CBO MEETINGS

PUBLIC CBO MEETINGS WILL TAKE PLACE IN PERSON AT HUNTINGTON PLACE WITH AN OPTION TO WATCH REMOTELY VIA ZOOM

ALL MEETINGS BEGIN AT 6:00PM - DOORS OPEN AT 5:30PM FOR REGISTRATION AND REFRESHMENTS

ATTEND IN PERSON

Huntington Place Convention Center

1 Washington Blvd, Room 113 A-C, 1st Floor

Accessible via Huntington Place People Mover Station

Validated Parking available at Fort Washington Garage

1415 Washington Blvd

1ST MEETING

TUESDAY JANUARY 13, 2024 AT 6:00 PM

CBO PROCESS AND PROJECT INFORMATION

VIEW REMOTELY VIA ZOOM

TUESDAY JANUARY 13, 2024 AT 6:00 PM

ELECTION OF TWO (2) NEIGHBORHOOD ADVISORY COUNCIL MEMBERS

ONLY IMPACT AREA RESIDENTS ATTENDING IN PERSON MEETING MAY VOTE

Further information and advance registration at: <https://bit.ly/hotel-water-square>

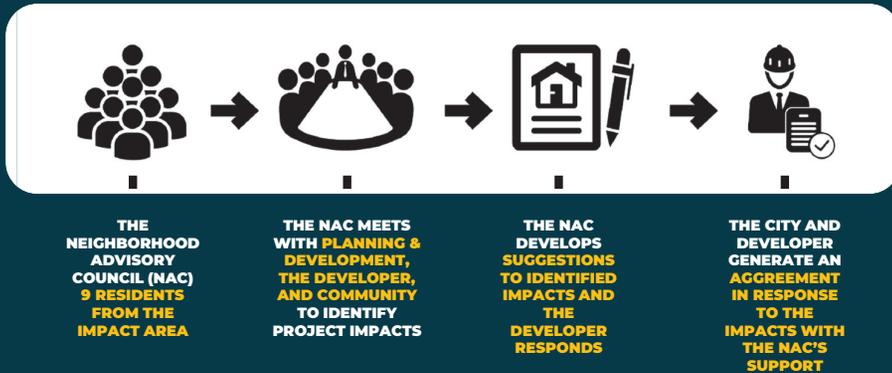


LEGAL MEETING NOTICE

IMPACT AREA: The project impact area consists of the census tracts 1410, 1411, 1412, 1413, 1414, 1415, 1416, 1417, 1418, 1419, 1420, 1421, 1422, 1423, 1424, 1425, 1426, 1427, 1428, 1429, 1430, 1431, 1432, 1433, 1434, 1435, 1436, 1437, 1438, 1439, 1440, 1441, 1442, 1443, 1444, 1445, 1446, 1447, 1448, 1449, 1450, 1451, 1452, 1453, 1454, 1455, 1456, 1457, 1458, 1459, 1460, 1461, 1462, 1463, 1464, 1465, 1466, 1467, 1468, 1469, 1470, 1471, 1472, 1473, 1474, 1475, 1476, 1477, 1478, 1479, 1480, 1481, 1482, 1483, 1484, 1485, 1486, 1487, 1488, 1489, 1490, 1491, 1492, 1493, 1494, 1495, 1496, 1497, 1498, 1499, 1500, 1501, 1502, 1503, 1504, 1505, 1506, 1507, 1508, 1509, 1510, 1511, 1512, 1513, 1514, 1515, 1516, 1517, 1518, 1519, 1520, 1521, 1522, 1523, 1524, 1525, 1526, 1527, 1528, 1529, 1530, 1531, 1532, 1533, 1534, 1535, 1536, 1537, 1538, 1539, 1540, 1541, 1542, 1543, 1544, 1545, 1546, 1547, 1548, 1549, 1550, 1551, 1552, 1553, 1554, 1555, 1556, 1557, 1558, 1559, 1560, 1561, 1562, 1563, 1564, 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CBO TIER 1 PROCESS

Identifying Project Impacts and Mitigations



CBO TIER 1 PROCESS

Typical Schedule : Ten Weeks

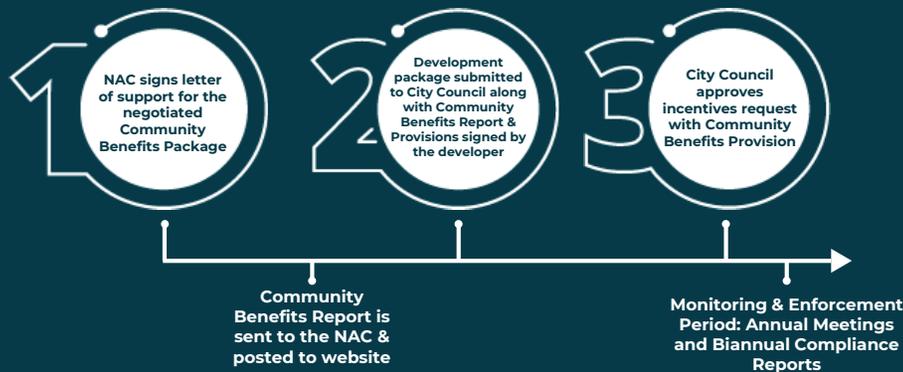
- WEEK 1: **PUBLIC MEETING 1** - INTRO MEETING
- WEEK 2: **PUBLIC MEETING 2** - INTRO / RESIDENT VOTE FOR 2 NAC MEMBERS
- WEEK 3: **BYE WEEK / NAC ORIENTATION**
- WEEK 4: **PUBLIC MEETING 3** - DEVELOPER PRESENTATION & DEGC PRESENTS INCENTIVES PACKAGE)
- WEEK 5: **PUBLIC MEETING 4** - NAC WORKING SESSION
- WEEK 6: **PUBLIC MEETING 5** - NAC PRESENTATION OF IMPACTS
- WEEK 7: **PUBLIC MEETING 6** - NAC WORKING SESSION
- WEEK 8: **PUBLIC MEETING 7** - DEVELOPER PRESENTS RESPONSES TO IMPACTS
- WEEK 9: **PUBLIC MEETING 8** - FINALIZATION AND POTENTIAL NAC VOTE ON AGREEMENT
- WEEK 10: **PUBLIC MEETING 9** - IF NEEDED: CONTINUED DEVELOPER / NAC DISCUSSIONS TOWARDS FINAL RESOLUTION AND VOTE ON COMMUNITY BENEFITS AGREEMENT
- WEEK 11: **MORE MEETINGS IF VOTED BY THE NAC**

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

ONCE TIER 1 MEETINGS ARE COMPLETED



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

HOTEL at WATER SQUARE



Project's Tier 1 CBO Qualifying Factors

- New Hotel's Total Cost of Investment of ~\$400M
- Seeking City of Detroit tax abatements valued over \$1M

PDD IDENTIFIED POTENTIAL IMPACTS

A. Construction

- Concern:** Noise, dust, mud, vibration and increased light pollution resulting from construction of a new hotel
- Concern:** Street and sidewalk restrictions or closures – including local surface streets and the M-10 Freeway
- Concern:** Construction hours, truck traffic, parking / loading areas for construction workers and equipment staging

B. Site Design and Vehicular Traffic

- Concern:** Buildings and sites should adhere to City of Detroit Design Principles
- Concern:** Light pollution and glass design negatively impacting birds
- Concern:** Mitigation of visual and environmental impacts of developments through landscaping and screening
- Opportunity:** Activation of street-level façade along streets and public spaces enhancing overall pedestrian experience
- Opportunity:** Creation of new publicly accessible green spaces and connections between the Detroit Riverfront and downtown

C. Employment Opportunities

- Concern:** Access to construction and permanent jobs for Detroiters
- Concern:** Prioritization of hiring Detroit-based contractors and sub-contractors during construction and hotel operations
- Opportunity:** Creation of new educational and career development opportunities for Detroiters, particularly in the construction, skilled trades, and hospitality fields

PDD IDENTIFIED POTENTIAL IMPACTS

D. Local Mobility and Vehicular Traffic

- Concern:** Site connectivity, traffic flow, and vehicular access through the development footprint and across major roadways - including to the Convention Center, Detroit Riverfront, Downtown
- Concern:** Locations and coordination of vehicle staging / valet queuing, loading docks for the convention center and hotel, and their impacts on the pedestrian experience
- Concern:** Access to parking facilities for hotel guests and employees
- Concern:** Increased vehicular traffic and congestion impacting pedestrian experience, due to new development and interaction with major downtown events
- Opportunity:** New hotel and public amenities attracting increased number of visitors and to the Convention Center and the Detroit Riverfront
- Opportunity:** Enhanced public transportation & mobility connections via DDOT / SMART Buses, People Mover and bike-share
- Opportunity:** Enhancement of local connectivity between downtown and the Detroit Riverfront
- Opportunity:** All buildings and public spaces incorporate universal design standards, exceeding Americans with Disabilities Act (ADA) requirements

E. Retail

- Opportunity:** Access to retail space for Detroit based and small businesses
- Opportunity:** Attracting retail businesses that will meet the needs of the impacted neighborhoods and tourists

F. Sustainability and Environment

- Concern:** Energy efficiency and reduced carbon footprint of hotel construction and operations
- Opportunity:** On-site stormwater management for buildings to protect local waterways including Detroit River
- Opportunity:** Access to electric vehicle charging and alternative mobility options
- Opportunity:** Hotel operations utilizing on-site recycling and composting

CBO TIER 1 PROCESS Neighborhood Advisory Council (NAC) Selection - 9 Members

2

COMMUNITY SELECTIONS



+

3*

APPOINTED BY COUNCIL MEMBERS



+

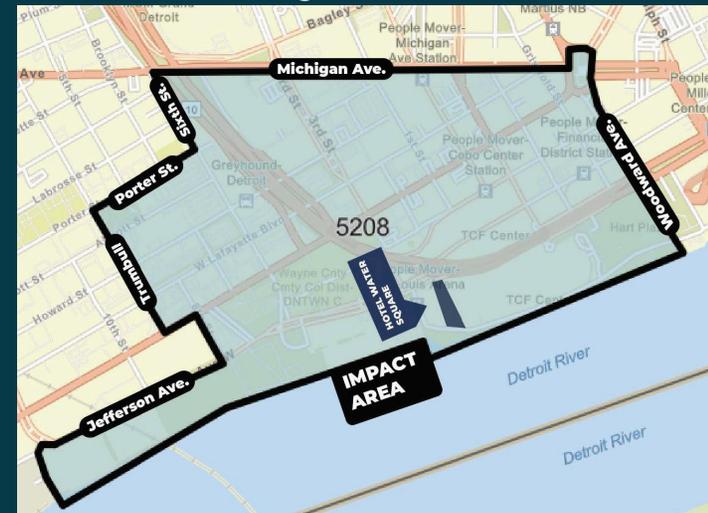
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APPOINTED BY PLANNING & DEVELOPMENT



*Appointed by 2 At-Large Members and the Council Member whose district contains the largest portion of the Impact Area

HOTEL at WATER SQUARE: CBO IMPACT AREA



NAC SELECTION – ROLES & RESPONSIBILITIES

ELIGIBILITY

- Resident of the impact area.
- At least 18 years of age.
- No agents or employees / affiliates of the Developer or involved City Departments / Agencies.
- **MUST BE NOMINATED AT THE PUBLIC CBO MEETING ON JANUARY 16th**

REQUIRED DUTIES

- Must attend all scheduled CBO meetings.
- Develop NAC impact list.
- Review Community Benefits Report written by the Planning and Development.
- Develop a letter of consensus of the proposed Community Benefits.
- Compliance: Review biannual compliance report to monitor progress and status of project.
- Compliance: Attend annual meeting to discuss the status of the project.

RESPONSIBILITIES

- You cannot use this position for personal gain and must declare any conflicts of interest.
- You are agreeing to represent your fellow residents.
- You are agreeing to provide feedback for the community.
- You are agreeing to work together with fellow NAC members to make official recommendations to mitigate any negative impacts of the project.
- You are advising the City of Detroit and City Council on how best to mitigate impacts.

CBO MEETING SCHEDULE – WINTER 2024

MEETING 1: TUESDAY, JANUARY 9 – INTRODUCTION TO CBO AND TIER 1 PROJECT

MEETING 2: TUESDAY, JANUARY 16 - INTRO / RESIDENT VOTE FOR 2 NAC MEMBERS

REMAINING NAC APPOINTMENTS / BYE WEEK / NAC ORIENTATION

MEETING 3: TUESDAY, JANUARY 30 - DEVELOPER PRESENTATION & DEGC PRESENTS INCENTIVES PACKAGE)

MEETING 4: WEDNESDAY, FEBRUARY 6 - NAC WORKING SESSION

MEETING 5: TUESDAY, FEBRUARY 13 - NAC PRESENTATION OF IMPACTS

MEETING 6: TUESDAY, FEBRUARY 20 - NAC WORKING SESSION

MEETING 7: TUESDAY, FEBRUARY 27 - DEVELOPER PRESENTS RESPONSES TO IMPACTS

MEETING 8: TUESDAY, MARCH 5 - FINALIZATION AND POTENTIAL NAC VOTE ON AGREEMENT (IF NECESSARY)

ADDITIONAL MEETINGS IF REQUESTED BY NAC

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

NEIGHBORHOOD ADVISORY COUNCIL (NAC) - NOMINEES

- OPEN TO RESIDENTS OVER 18 WHO CURRENTLY LIVE IN IMPACT AREA
- VERIFY YOUR NAME, CONTACT INFORMATION AND ADDRESS – *Show ID or other proof of address*
- CANDIDATES MUST PUT THEMSELVES FORWARD TONIGHT TO BE CONSIDERED FOR ANY NAC SEATS - EITHER ELECTED OR APPOINTED
- MUST DECLARE ANY CONFLICTS OF INTEREST AS DEFINED IN CBO
- MUST BE AVAILABLE TO ATTEND ALL PUBLIC CBO MEETINGS
- EACH CANDIDATE WILL HAVE 2 MINUTES TO SPEAK ABOUT WHY THEY WANT TO SERVE

NEIGHBORHOOD ADVISORY COUNCIL (NAC) – AFFIDAVIT OF ELIGIBILITY

AFFIDAVIT OF PROSPECTIVE MEMBER OF THE FUTURE OF HEALTH, DETROIT NEIGHBORHOOD ADVISORY COUNCIL

I, _____, being first duly sworn, state the following:

1. I am over eighteen (18) years of age.
2. My primary residence is in the City of Detroit within the area bounded by W. Euclid St. on the north, Woodward Ave. on the east, I-94 Frey on the south, and Rosa Parks Blvd. on the west (the "Impact Area") and I have provided proof of such residency to the City of Detroit.
3. I am not an agent, employee or official of Henry Ford Health, the Detroit Pistons, Michigan State University or any of their affiliates or subsidiaries involved in the development of real property located at [list addresses of properties] (collectively, the "Properties").
4. I am not an employee of any department of the City of Detroit or any authority directly involved with the development of the Properties.
5. I do not have any financial interest in Henry Ford Health, the Detroit Pistons, Michigan State University or any of their affiliates or subsidiaries involved in the development of the Properties.
6. None of my immediate family members have any financial interest in Henry Ford Health, the Detroit Pistons, Michigan State University, or any of their affiliates or subsidiaries involved in the development of the Properties.
7. I understand the responsibility of Neighborhood Advisory Council (NAC) members to avoid potential conflicts of interest during the community benefits process. During my service as a member of the NAC for the proposed development referenced above, I will disclose any potential conflict of interests to the City of Detroit Planning and Development Department in accordance with the Community Benefits Ordinance (Chapter 12, Article VIII of the 2015 Detroit City Code).

Date: _____ [Signature of Affiant]

STATE OF MICHIGAN)
COUNTY OF WAYNE)

The foregoing instrument was signed and sworn before me in Wayne County, Michigan, on _____, 2023 by _____

Print Name: _____
Notary Public, Wayne County, Michigan
My commission expires: _____
Acting in the County of Wayne

NEIGHBORHOOD ADVISORY COUNCIL (NAC) – HOW TO VOTE

- COMPLETE BALLOT: YOUR NAME & ADDRESS, 2 CANDIDATE CHOICES, AND YOUR SIGNATURE
- ONLY 1 VOTE PER CANDIDATE
- DEPOSIT IN BALLOT BOX
- ONLY IMPACT AREA RESIDENTS ELIGIBLE TO VOTE

HOTEL AT WATER SQUARE

Please vote for two candidates.

I, _____, a resident
(your name)

of _____, vote for...
(your address)

_____ (name of candidate 1)

_____ (name of candidate 2)

to represent my community on the Neighborhood Advisory Council (NAC) during the community benefits process of the Hotel at Water Square project.

By signing below, I attest that I currently reside in the Impact Area.

Sign Your Name: _____

VERIFIED BALLOT

NEIGHBORHOOD ADVISORY COUNCIL (NAC) – HOW TO VOTE

- COMPLETE BALLOT: YOUR NAME & ADDRESS, 2 CANDIDATE CHOICES, AND YOUR SIGNATURE
- ONLY 1 VOTE PER CANDIDATE
- DEPOSIT IN BALLOT BOX
- ONLY IMPACT AREA RESIDENTS ELIGIBLE TO VOTE



NEIGHBORHOOD ADVISORY COUNCIL (NAC) – CANDIDATES

- Robert Mazur
- Timothy McKay
- Thaddeus Kolon
- Emma Myrick
- Patricia Euseary
- Angela Wright
- Loretta Lloyd
- Zachary Kilgore
- Sidney Logemann
- Michael Martinez
- Brandon Lewis
- Keely Smith
- Richard Hosey III
- Robert Garcia
- Dubrece Miller

General Q & A



Comment cards also available

NEIGHBORHOOD ADVISORY COUNCIL (NAC) – ELECTION RESULTS

- | | | |
|--------------------------------------|-------------------------------------|--------------------------------------|
| 1. Angela Wright: <u>8 votes</u> | 7. Robert Mazur: <u>3 votes</u> | 13. Michael Martinez: <u>2 votes</u> |
| 2. Loretta Lloyd: <u>7 votes</u> | 8. Dubrece Miller: <u>3 votes</u> | |
| 3. Zachary Kilgore: <u>6 votes</u> | 9. Timothy McKay: <u>2 votes</u> | 14. Keely Smith: <u>2 votes</u> |
| 4. Patricia Euseary: <u>5 votes</u> | 10. Thaddeus Kolon: <u>2 votes</u> | 15. Robert Garcia: <u>2 votes</u> |
| 5. Brandon Lewis: <u>5 votes</u> | 11. Emma Myrick: <u>2 votes</u> | |
| 6. Richard Hosey III: <u>5 votes</u> | 12. Sidney Logemann: <u>2 votes</u> | |

Total Ballots Distributed: 30
Total Ballots Cast: 30
Spoiled Ballots: 0
Provisional Ballots: 0

Remaining NAC Members to be appointed by City Council and PDD will be announced via email and CBO website - <http://www.detroitmi.gov/hotelwatersquare>

CITY OF DETROIT CBO WEBSITE

THE CBO WEBSITE IS UPDATED REGULARLY WITH PUBLIC MEETING TIMES, DATES, & PRESENTATIONS + THE SIGNED COMMUNITY BENEFITS PROVISION



YOU CAN ALSO SUBSCRIBE TO EMAIL UPDATES ON THE WEBSITE

WWW.DETROITMI.GOV/HOTELWATERSQUARE

ANTICIPATED PUBLIC CBO MEETING SCHEDULE

Meetings	January 2024				February 2024
	WK 1	WK 2	WK 3	WK 4	WK 5
Meeting 1 - Introduction to CBO and Tier 1 Project	9-Jan				
Meeting 2 - NAC Selection (2 members selected by the public)		16-Jan			
Bye Week - Confirm Council and PDD NAC Selections / Hold NAC Orientation			Week of January 22		
Meeting 3 - Developer Project Presentation and DEGC presentation on incentives				30-Jan	
Meeting 4 - NAC Working Session: Drafts Project Impacts & Community Benefits					6-Feb

ANTICIPATED PUBLIC CBO MEETING SCHEDULE

Meetings	February 2024			March 2024
	WK 6	WK 7	WK 8	WK 9
Meeting 5 - NAC Presents Project Impacts & Community Benefits to Developer	13-Feb			
Meeting 6 - NAC Working Session		20-Feb		
Meeting 7 - Developer Presents Responses to Community Benefits			27-Feb	
Meeting 8 - Finalization and Potential NAC Vote on Community Benefits Agreement				5-Mar

*Please note that this schedule might change and will be updated as we progress.

What Comes Next

Next CBO Meeting:

Tuesday January 30th at 6pm

Doors at 5:30 for Registration and Refreshments

- 1st Meeting with Seated Neighborhood Advisory Council
- Project Details and DEGC Financial Analysis
- In-person meeting at: Huntington Place - 1 Washington Blvd. Room 113
- Remote access via Zoom
- Meeting registration at: <https://bit.ly/hotel-water-square>
- All project notices and documents will be available at www.detroitmi.gov/hotelwatersquare



Appendix 6.

**COMMUNITY BENEFIT PUBLIC MEETING #3
PRESENTATION:**

**FINANCIAL INCENTIVES AND PROJECT DETAILS +
DEGC MEMO TO NAC**



HOTEL WATER SQUARE DEGC Analysis

PRESENTATION OVERVIEW

- 01 PROJECT EXECUTIVE SUMMARY**
- 02 WHO IS THE DEGC**
- 03 TAX INCENTIVE OVERVIEW**
- 04 BUT-FOR ANALYSIS**
- 05 NET FISCAL IMPACT**
- 06 WHY THIS IS A GOOD DEAL FOR DETROIT**



HOTEL WATER SQUARE EXECUTIVE SUMMARY

\$396.5M	356	624	\$25.4M	\$2.6B
ESTIMATED INVESTMENT	NEW DIRECT FTE JOBS	CONSTRUCTION JOBS	30-YEAR NET FISCAL BENEFIT	NEW ANNUAL VISITOR SPENDING

PROJECT DETAILS

- 600 Room Hotel
- 50,000 Square Feet of New Meeting Space
- 3 New Restaurants/Lounges
- Connection to Huntington Place

REQUESTED INCENTIVES

- PA 376 – Michigan Strategic Fund (MSF) Designated Renaissance Zone
- PA 210 – Commercial Rehabilitation Act

ALL INCENTIVES ARE PERFORMANCE BASED AND CONTINGENT ON THE PROJECT BEING COMPLETED



WHO IS THE DEGC?





DETROIT ECONOMIC GROWTH CORPORATION (DEGC)

WHO IS THE DEGC?

- Established in 1978 by Mayor Coleman Young as a private, non-profit organization
- Lead economic development organization supporting small businesses, real estate development, business attraction & retention in the City of Detroit
- Staff public authorities, including Downtown Development Authority (DDA) and Detroit Brownfield Redevelopment Authority (DBRA)

WHY IS THE DEGC HERE?

- Review the development details to confirm:
 - Request for incentives is necessary (“but-for” analysis)
 - Incentives are in the City’s best financial interest (net fiscal benefits analysis)



DOWNTOWN DEVELOPMENT AUTHORITY (DDA)

WHAT IS THE DDA?

- DDA TIF district was established by City in 1978 under state law, with strong advocacy from Mayor Coleman A. Young Jr.
- Designed to increase economic activity downtown.
- While the property taxes generated in the DDA District can only be used in the Downtown, the income tax revenues generated go to the City’s General Fund and are used citywide.
- The DDA supports investments + business growth through:
 - Loans
 - Sponsorships
 - Grants
 - Infrastructure
 - Additional programs

CITY REAL AND PERSONAL PROPERTY TAXES ARE CAPTURED BY DDA AND ARE CONSIDERED DDA BENEFIT AND NOT CITY BENEFIT

TAX INCENTIVE OVERVIEW



TAX INCENTIVE OVERVIEW COMMUNITY CONCERNS



DO NOT take City money and give that money to developers. Developers pay less in taxes as they build.



ONLY recommended if there is a net benefit to the City.



ARE NOT granted without accountability or oversight.



DO NOT deliver benefits until developments are completed.



TAX INCENTIVE OVERVIEW

POLICY OBJECTIVES



Competitively Drive Business Attraction, Expansion & Job Creation



Support Financially Feasible Development; Offset Rising Construction Costs & Interest Rates through Financial Underwriting



Activate Vacant Land or Rehabs Blighted, Contaminated & Obsolete Structures



Generate Net New Fiscal Impact



TAX INCENTIVE OVERVIEW

HOTEL WATER SQUARE INCENTIVE REQUEST

Requested	Commercial Rehabilitation Act (PA 210)	+	MSF Designated Renaissance Zone (PA 376)
Benefit	Provides an exemption on the value of the improvements for new construction		Provides an exemption on real property, personal property, city corporate income, and utility user's tax
Length	Up to 10 years after construction		Up to 30 years after construction

ALL INCENTIVES ARE PERFORMANCE BASED AND CONTINGENT ON THE PROJECT BEING COMPLETED



TAX INCENTIVE OVERVIEW

TAX INCENTIVE SUMMARY

PA 376:
MSF DESIGNATED
RENAISSANCE ZONE

\$82.1M
[Net Value]

PA 210:
COMMERICAL
REHABILITATION ACT

\$11.6M

CITY REAL AND PERSONAL PROPERTY TAXES ARE CAPTURED BY DDA AND ARE CONSIDERED DDA BENEFIT AND NOT CITY BENEFIT

BUT-FOR ANALYSIS





DEGC "BUT-FOR" ANALYSIS DEMONSTRATED NEED FOR INCENTIVE

Q: COULD THIS PROJECT HAPPEN WITHOUT INCENTIVES?

A: THIS PROJECT COULD NOT HAPPEN WITHOUT INCENTIVES

1. The project **would not** be able to receive financing without the incentives.
2. The project **would not** be worth investing in without the incentives.



DEGC "BUT-FOR" ANALYSIS KEY UNDERWRITING METRICS

DEBT SERVICE COVERAGE RATIO (DSCR)

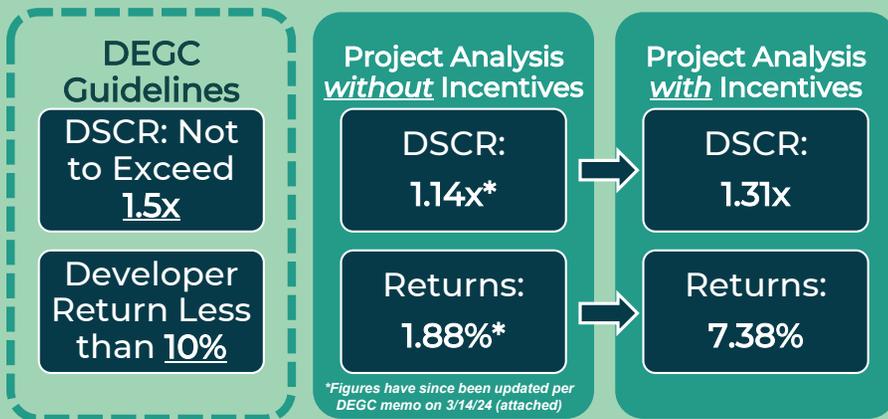
The ability for the developer to pay its mortgage payments after accounting for revenues and expenditures.

RETURN ON INVESTMENT (ROI)

An approximate measure of an investment's profitability



DEGC "BUT-FOR" ANALYSIS HOTEL WATER SQUARE UNDERWRITING



DEGC "BUT-FOR" ANALYSIS PREVIOUS YEAR'S RETURNS

In 2022 & 2023 City Council voted to approve incentives on over \$3 billion of mixed-use projects:

Year	Average Return	Hotel Water Square
2022	7.1%	7.38%
2023	6.4%	

NET FISCAL IMPACT



DEGC NET FISCAL IMPACT CITY OF DETROIT 30-YEAR FISCAL BENEFIT

CURRENT CITY BENEFIT		30-YEAR CITY BENEFIT	
*CITY PROPERTY TAX:	\$0	*CITY PROPERTY TAX:	\$9.9M
CITY INCOME TAX:	\$0	CITY INCOME TAX:	\$16.5M
UTILITY USER'S TAX:	\$0	UTILITY USER'S TAX:	\$472K
MISC. TAXES & FEES:	NOMINAL	MISC. TAXES & FEES:	\$11.6M
COST OF CITY SERVICES:	NOMINAL	COST OF CITY SERVICES:	(\$13.1M)
TOTAL:	\$0	TOTAL:	\$25.4M
CURRENT ANNUAL FISCAL BENEFIT \$0/YEAR		AVERAGE ANNUAL FISCAL BENEFIT \$847K/YEAR	
NEW ANNUAL VISITOR SPENDING GENERATED WITHIN LOCAL DETROIT ECONOMY \$108.1 MILLION/YEAR			

*CITY REAL AND PERSONAL PROPERTY TAXES ARE CAPTURED BY DDA AND ARE CONSIDERED DDA BENEFIT AND NOT CITY BENEFIT



DEGC NET FISCAL IMPACT HOTEL WATER SQUARE SUMMARY

PA 376 MSF Renaissance Zone	
City of Detroit	\$5.8M
Downtown Development Authority	\$59.5M
Other Taxing Jurisdictions	\$65.3M
[Before reimbursement] Est. 30-Year Renaissance Zone Value	\$130.6M
Less State Reimbursement	\$48.5M
Net Final Value of 30 Yr. Renaissance After Reimbursement	\$82.1M
PA 210 Commercial Rehabilitation Act	
City of Detroit	\$0
Downtown Development Authority	\$10.6M
Other Taxing Jurisdictions	\$1.0M
Total 10-Year PA 210 Value	\$11.6M

ALL INCENTIVES ARE PERFORMANCE BASED AND CONTINGENT ON THE PROJECT BEING COMPLETED



DEGC NET FISCAL IMPACT HOTEL WATER SQUARE SUMMARY

TOTAL TAX INCENTIVES CONTRIBUTED TO THE PROJECT	
Net MSF Renaissance Zone Value (PA 376)	\$82.1 MILLION
Property Tax Abatement (PA 210)	\$11.6 MILLION
Est. Total Incentives Over 30 Years	\$93.7 MILLION
30-Year City Net Fiscal Benefit ^[1]	\$25.40 MILLION
30-Year Total Economic Impact from Visitor Spending ^[2]	\$2.57 BILLION
30-Year Total Economic Impact	\$2.59 BILLION

[1] Source: DEGC Estimates

[2] Source: HVS Proposed Convention Center Hotel Economic Study

ALL INCENTIVES ARE PERFORMANCE BASED AND CONTINGENT ON THE PROJECT BEING COMPLETED

WHY IS THIS A GOOD DEAL FOR DETROIT?



WHY IS THIS A GOOD DEAL FOR DETROIT?



Hotel Water Square will:

- Make Detroit a more attractive location for major events and conventions
- Generate more visitor and tourism activity, leading to new spending within the local economy
- Create new direct jobs as well as new indirect and induced jobs to support new local spending
- Increase Downtown vibrancy by creating better physical connections within the Downtown landscape and reactivating vacant land

March 13, 2024

To: Hotel Water Square Neighborhood Advisory Committee

From: Detroit Economic Growth Corporation (DEGC)

Re: Hotel Water Square Underwriting Analysis

Hotel Water Square NAC Members:

At the January 30th, 2024 Community Benefits meeting, the DEGC presented the underwriting and net fiscal benefit analysis for the Hotel Water Square project. In that meeting, the DEGC provided the investment returns and debt coverage ratio for the project. These values were presented both with and without the application of any tax incentives. Since that meeting, a slight inaccuracy in the formula used to calculate these values was discovered. The differences are outlined in the table below:

	Originally Presented Values	Current Updated Values	Difference
Rate of Return Without Incentives	1.88%	3.61%	+1.73%
Rate of Return With Incentives	7.38%	7.38%	No Difference
Debt Coverage Ratio Without Incentives	1.14x	1.12x	-0.02X
Debt Coverage Ratio With Incentives	1.31x	1.31x	No Difference

The updated values show no difference in the rate of return or debt coverage ratio for the project with incentives applied. The primary difference is noticed in the values without any incentives applied. The rate of return without incentives increases from 1.88% to 3.61%, while the debt coverage ratio decreases from 1.14x to 1.12x.

While these differences are worth noting, the outcome does not change the DEGC's recommendations for incentives. The rate of return without incentives is still considered below the 6.75% overall average return rate and is well below the DEGC's 10% maximum return threshold. The decrease in the debt coverage ratio further demonstrates this project's inability to obtain financing without the use of incentives. All other aspects of the DEGC's underwriting and fiscal impact analysis are unaffected by these changes.

We at the DEGC wanted to provide an update as soon as this error was discovered, as it is important to our organization that we present factual and transparent information regarding our work. Should you have any questions, please do not hesitate to contact me at kbridges@degc.org or 313.963.2940.

Sincerely,



Kenyetta Bridges
Chief Operating Officer
Executive Vice President, Economic Development & Investment Services



**Detroit Economic
Growth Corporation**

500 Grisworld St.
Ste. 2200
Detroit, MI 48226
313.963.2940

degc.org

Appendix 7.

MEMORANDUM:

**NAC QUESTIONS ON HOTEL WATER SQUARE
PROJECT DETAILS AND DEVELOPER RESPONSES
- FEBRUARY 13, 2024**

To: Hotel Water Square - Neighborhood Advisory Council (NAC)

On behalf of the Hotel Water Square development team, we want to thank you and the entire NAC for the time and effort that you are putting into the Community Benefits Ordinance (CBO) process for this project. In response to the items that were raised at the February 6, 2024 CBO meeting, we are pleased to offer the following responses.

Thank you and we look forward to continuing our efforts together to ensure a successful project for all stakeholders.

1. Possible design changes
 - a. At this point the Hotel is 100 percent designed so any changes would not be possible
2. Height of the building
 - a. The building is just about the same height as the Residences at Water Square
 - b. Residences at Water Square is 288' and the Hotel 302'
 - c. Further, regarding the rendering image, the hotel may appear more prominent as a result of the artist's perspective. From the street, the buildings will look very similar in terms of height. The building design is intended to compliment the residential tower and not "match" per se.
3. ADA Compliance
 - a. The Hotel at Water Square's site design led by Giffels Webster was completed with Universal Design best practices. Below is a summary of the elements provided.
 - I. Flush, curbless and covered access from the main hotel porte-cochere pick-up and drop-off to the main hotel lobby.
 - II. A uniformly less than 2% cross and longitudinal slope porte-cochere pick-up and drop-off, drive lanes, parking spaces and adjacent sidewalks.
 - III. A ramp and directly adjacent stair access to the main first floor restaurant entrance off Civic Center Drive
 - IV. A flush and uniformly less than 2% cross and longitudinal slope western park/public alleyway providing access to and from the adjacent Residences on Water Square, the Hotel and Civic Center Drive.
 - V. An interior and conditioned elevator with lobby and adjacent exterior stairway to provide public access from the elevated Porte-cochere structure to and from the park/public alley way.
 - VI. An above grade conditioned and enclosed Skybridge connecting the hotel directly to Huntington Place over and across Second Avenue
 - VII. regarding bath tubs, developer has included ADA compliant hotel rooms with bathtubs that are mobility accessible
4. Construction noise and dust
 - a. The following mitigation methods are suggested by developer:
 - i. Developer to install a 15' tall temporary fence between the residential building and the Hotel and a standard 6' temporary fence on all other site perimeters. All temporary fencing shall have green windscreen fabric to aid in controlling dust.
 - ii. A water truck will be on site to spray water on all grade areas once a week for enhanced dust control.

- iii. A metal mud track-off mat will be located at both gate locations for trucks to drive over before leaving the site in order to “shake off” any loose mud/dirt prior to leaving the construction site.
- iv. Perimeter public streets will be cleaned once a week. Additionally, street cleaning will occur if mud is tracked off-site during underground construction activities as needed.
- v. Approximately quarterly, calcium chloride will be sprayed on all dirt/gravel areas to also aid in dust control.
- vi. Developer to establish a phone number and email for neighbors to use in order to bring issues to the developer’s attention in order for developer to promptly address questions, comments and concerns as quickly as possible
- vii. Schedule a quarterly neighborhood meeting to give updates on the project and discuss any concerns
- viii. Weekend work will be in compliance with municipal requirements

5. Jobs

- a. Construction Jobs – Providing Detroiters with as many opportunities as possible is something that the developer takes very seriously. As mentioned at Tuesday’s NAC meeting, on the Amazon project we had over 100 apprentices on-site. We encourage our vendors to have apprenticeship opportunities for Detroiters on our projects.
- b. Permanent Jobs - All permanent employment positions will be hired by, and employed by, the hotel operator who will be announced at a later date. Therefore, the developer is not able to make any commitments associated with permanent jobs. Developer will work with, and encourage, the hotel operator to work with Detroit at Work (DAW) to hire as many Detroiters as possible and utilize their workforce training to help Detroiters be best positioned to fulfill the needs of the operator. We have worked with DAW on previous projects to create the same programs.

6. Park

- a. Joe Louis – The NAC request that the park be named and identified after Joe Louis was received. If this becomes one of the NAC formal requests the developer will take this under serious advisement.
- b. The park location was originally designed as an alley/service are for the hotel. After deliberation, the developer determined that it needed to be a park for the public to enjoy. The park is anticipated to have extensive landscaping, hardscape elements, decorative lighting, public art, seating areas, etc. This intimate space is being robustly designed and will be a featured attribute of the Water Square project and its connection to the Riverwalk.

7. Art

- a. Several art placement opportunities are anticipated within the park area. If one of the NAC formal requests is that developer should engage local artists for these installations the developer will take this under serious advisement.

8. Retail

- a. Except for one, the retail locations within the hotel will be managed and operated by the hotel operator directly.

- b. Developer's high priority goal is to find a local Detroit operator to lease the one retail space on the ground floor that will not be operated by the hotel operator.

9. Traffic

- a. Please see attached illustration of anticipated valet parking routes developed by traffic engineers at Giffels Webster. As illustrated, the traffic flow is localized on Second Avenue, Fort Street and Congress Street. At the recommendation of Giffels Webster, the Porte Cochere allows for queuing of approximately 20 vehicles which is designed to prevent any overflow onto Second Avenue. Additionally, the valet foot-route is only an approximately 3-minute travel time and, as a result, further minimizes the risk of overflow.

10. Environmental/Green Initiatives

- a. Developer has worked extensively with its design and engineering team to incorporate meaningful environmental/green initiatives to the proposed project. Items of note include:
- b. For 40-years prior to the proposed project, this site was 100% impervious surface.
 - 1. This project, and adjacent residential tower, collect surface and roof drainage and direct it to the river without entering the DWSD system and therefore this project does not put additional strain on the water treatment system.
 - 2. 80-90% of the TSS (total suspended solids) are removed before discharge into the outfalls to the river improving Detroit River health and operation of the stormwater system.
 - 3. Separated sanitary flow for isolated discharge to the City's sewer easing the impact on the waste water treatment plant.
 - ii. Decreased impervious areas with naturalized, collected green zones
 - iii. Green pedestrian spaces and landscaping, including tree canopy, reduce heat island and runoff and recharge the water table
 - iv. Increased green spaces promote infiltration for naturalized irrigation and water table recharge towards reducing domestic makeup
 - v. Paints and adhesives will use low VOC based products.
 - vi. High efficiency glass systems, and insulation exceeding energy code, to minimize solar heat gains.
 - vii. Roofing systems meet and exceed energy code requirements.
 - viii. Energy efficient chillers draw Detroit River water for cooling eliminating large, power-drawing cooling towers on the roof.
 - ix. LED light fixtures greatly reduce power consumption as well as occupancy sensors to turn on/off lights when not in use.
 - x. Food service BioDigester for minimization of food waste. This quantifiably reduces the carbon footprint by eliminating the methane gas creation from food waste at the landfill. Also reduces the carbon footprint further by reducing the frequent transport of large waste hauler trucks travelling to the landfill or composting facility.

11. People Mover Station

- a. Developer appreciates the concerns expressed by the NAC members regarding the People Mover Station and its current aesthetic condition and lack of bike racks and seating. If one of the NAC formal requests is that developer should participate in possible People Mover Station improvements, the developer will take this under serious advisement.

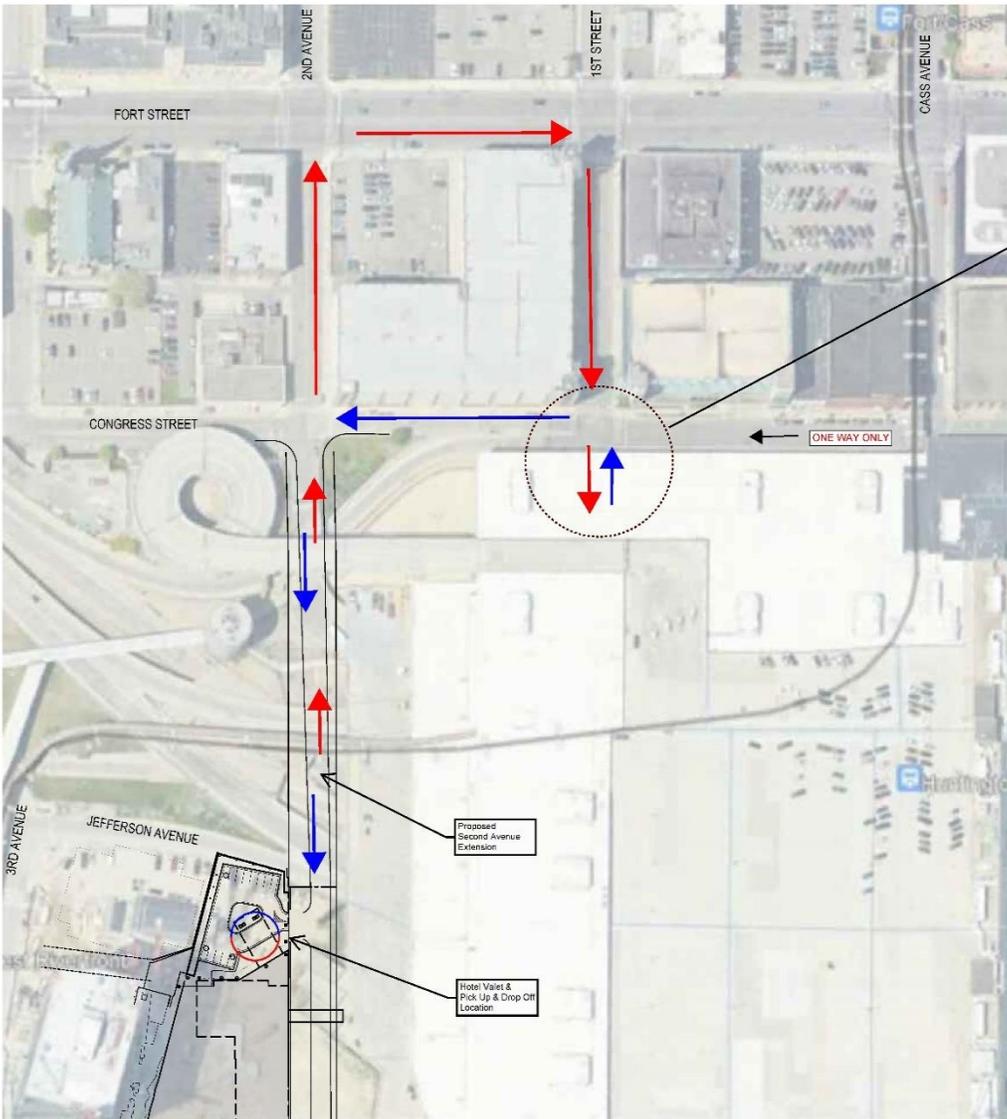


FIGURE - ENTRANCE TO GARAGE AT CONGRESS AND FIRST

LEGEND

Valet Drop Off Route -
Porte Cochere to Garage



Valet Pick Up Route
Garage to Porte Cochere



Call before you dig
Call before you dig



Appendix 8.

COMMUNITY BENEFITS PUBLIC MEETING #5:

**HOTEL WATER SQUARE NAC IMPACT LIST
PRESENTATION**

NAC Discussion – Project Impacts



NAC IDENTIFIED POTENTIAL IMPACTS – SUBMITTED 2/13/2024

Construction

- Construction Nuisances (truck noise, dust, air pollution, screening).
- Construction hours, truck traffic, parking / loading areas for construction workers and equipment staging. Early and late construction hours on weekends could be disruptive to nearby tenants.
- Street and sidewalk restrictions or closures – including the M-10 Freeway and local surface streets.
- Construction site cleanliness – daily containment and control of contaminants and debris related to construction activities. Daily clean up of appropriate scrap on construction site.
- Job site security (adequate fencing, lighting, public protection, signage).
- Utility shut-off coordination notices (water, electric, internet, etc.)
- Location of staging and parking area(s) for construction equipment and construction employees work/personal vehicles, increased potential for traffic closures and clutter on West Jefferson and other surface streets.
- What method of communication regarding street closures/restrictions in the census tract area - including M-10 Freeway? Updates to construction progress/impact during the duration of the project.
- Increased vermin / pest activity due to construction.

NAC IDENTIFIED POTENTIAL IMPACTS – SUBMITTED 2/13/2024

Design and Landscaping

- Acknowledgement of City of Detroit Design principles and building and safety codes.
- Lack of publicly accessible digital nomad needs or meeting space in census tract area.
- Potential of visual and light pollution due to hotel signage
- Exterior glass of hotel and height is safe for birds.
- The accessibility for the mobility impaired and disabled to exceed the universal ADA requirements
- No public dog park within impact area
- No open green spaces within impact area
- Aging and deterioration of the West Riverfront people mover station and surrounding area. No lighting on street level, sidewalks damaged, and misfitting building aesthetics to integrate Water Square neighborhood

NAC IDENTIFIED POTENTIAL IMPACTS – SUBMITTED 2/13/2024

Design and Landscaping (cont.)

- Sidewalks on West Jefferson from the Riverfront Apts to Steve Yzerman Drive headed East need to be redesigned, replaced and extended. It is very hard to have 2 people walk side by side due to narrow walkway. Also, ADA compliant. The street needs to be replaced from the beginning of West Jefferson exit from underneath M-10 taking the route through the stop light to where the Riverfront Apts are located. Full of deep holes causing damage to vehicles.
- No Lighting down West Jefferson to Steve Yzerman Drive.
- Damaged and potholes on the street by the stop light at the end of Jefferson at the turn around.
- Maintenance of vacant parking lots between Water Square Apt and Riverfront Towers.
- Inclusion of local artists into the aesthetics of the hotel.
- Safety of residents and visitors to the hotel (enough police protection at the hotel).
- Visibly recognize and honor the historically significant Detroiters and the project site history i.e, Joe Louis).

NAC IDENTIFIED POTENTIAL IMPACTS – SUBMITTED 2/13/2024

Employment Opportunities

- Prioritization of training and hiring minority Detroiters.
- Access to construction opportunities and hotel jobs for Detroiters.
- Limited career pathway programs for Detroiters (youth, returning citizens, and seniors) in the hospitality and construction fields.
- Hiring of local manufacturers, minority firms, vendors and suppliers.
- Prioritization of hiring union workers.

Retail

- Access to retail space for Detroit based disadvantaged small businesses.
- Increased foot traffic in a limited walkable environment.

NAC IDENTIFIED POTENTIAL IMPACTS – SUBMITTED 2/13/2024

Accessibility, Mobility, and Traffic

- Site connectivity, traffic flow, and vehicular access through the development footprint and across major roadways - including to the Convention Center, Detroit Riverfront, and Downtown.
- Access to parking facilities for hotel guest and employees.
- Lack of or poor condition of non-motorized transportation infrastructure (walking, biking, transit).
- Need for non-motorized connectivity between Corktown and Riverfront, opportunity along Sixth St.
- Ensure public access to riverfront / riverwalk from new hotel development.
- Aging and deterioration of the West Riverfront people mover station and surrounding area. No lighting on street level, sidewalks damaged, and misfitting building aesthetics to integrate Water Square neighborhood.
- Increased vehicular traffic and congestion impacting pedestrian experience due to new developments and interaction with major downtown events.
- Valet queuing, vehicle staging and congestion impacting traffic and pedestrian pathways. Mitigation plan for potential Valet overflow.
- Potential impact to exit 1A from the Lodge Freeway (M-10).
- Exceed the required ADA compliance, to ensure that everyone has access to the hotel via ramps, lifts, elevators, and hotel room bathtubs.

NAC IDENTIFIED POTENTIAL IMPACTS – SUBMITTED 2/13/2024

Sustainability and Environment

- Increased vermin / pest activity due to construction.
- Energy efficiency and reduced carbon footprint of hotel construction and operations. Consider LEED certification.
- Stormwater drainage/infrastructure of pipes / on-site stormwater management to minimize flooding of local roadways, combined sewer overflows, and pollution of local waterways including the Detroit River.
- Bio-Digester Composting - How will this affect the environment? Potential pollution impact on Detroit River.
- Recycling for hotel operations.
- EV Parking/charging for hotel guests.

Appendix 9.

COMMUNITY BENEFITS PUBLIC MEETING #7 PRESENTATION:

DEVELOPER PRESENTATION OF COMMUNITY BENEFITS PROPOSAL IN RESPONSE TO NAC'S REQUESTS

Welcome to HOTEL at WATER SQUARE

COMMUNITY BENEFITS MEETING



February 27, 2024 - CBO Meeting #7

AGENDA

- Welcome & Introductions
- Neighborhood Advisory Council (NAC) Activities
- Community Benefits Monitoring & Enforcement
- Community Benefits Proposal: City and Developer
- NAC Discussion – Community Benefits Proposal
- Public Comment
- Next Steps

ANTICIPATED PUBLIC CBO MEETING SCHEDULE					
Meetings	January 2024				February 2024
	WK 1	WK 2	WK 3	WK 4	WK 5
Meeting 1 - Introduction to CBO and Tier 1 Project	9-Jan				
Meeting 2 - NAC Selection (2 members selected by the public)		16-Jan			
Bye Week - Confirm Council and PDD NAC Selections / Hold NAC Orientation			Week of January 22		
Meeting 3 - Developer Project Presentation and DEGC presentation on incentives				30-Jan	
Meeting 4 - NAC Working Session: Drafts Project Impacts & Community Benefits					6-Feb

ANTICIPATED PUBLIC CBO MEETING SCHEDULE				
Meetings	February 2024			March 2024
	WK 6	WK 7	WK 8	WK 9
Meeting 5 - NAC Presents Project Impacts & Community Benefits to Developer	13-Feb			
Meeting 6 - NAC Working Session		20-Feb		
Meeting 7 - Developer Presents Responses to Community Benefits			27-Feb	
Meeting 8 - Finalization and Potential NAC Vote on Community Benefits Agreement				5-Mar

*Please note that this schedule might change and will be updated as we progress.

CITY OF DETROIT CBO WEBSITE

THE CBO WEBSITE IS UPDATED REGULARLY WITH PUBLIC MEETING TIMES, DATES, & PRESENTATIONS + THE SIGNED COMMUNITY BENEFITS PROVISION



YOU CAN ALSO SUBSCRIBE TO EMAIL UPDATES ON THE WEBSITE

WWW.DETROITMI.GOV/HOTELWATERSQUARE

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

HOTEL AT WATER SQUARE DEVELOPMENT TEAM

SterlingGroup

NEIGHBORHOOD ADVISORY COUNCIL (NAC)

NEIGHBORHOOD ADVISORY COUNCIL (NAC)

- **Angela Wright** - Elected by Impact Area Residents
- **Loretta Lloyd** - Elected by Impact Area Residents
- **Brandon Lewis, Chair** - Appointed by Council Member Gabriela Santiago-Romero
- **Richard Hosey** - Appointed by Council Member Coleman A. Young II
- **Timothy McKay, Secretary** - Appointed by Council Member Mary Waters
- **Patricia Euseary** - Appointed by Planning & Development
- **Robert Mazur** - Appointed by Planning & Development
- **Keely Smith, Vice-Chair** - Appointed by Planning & Development
- **Sidney Logemann** - Appointed by Neighborhood Advisory Council

CONTACT THE NAC DIRECTLY



hotelwatersquareNAC@gmail.com

Project Monitoring and Enforcement by CRIO

- Community Benefits Ordinance
- Executive Order 2021-2
- Tax Abatement (Post Construction Jobs)



NAC Presentation – Project Impacts & Community Benefits Requests

- Construction
- Design and Landscaping
- Employment and Education Opportunities
- Retail
- Accessibility, Mobility, and Traffic
- Sustainability and Environment
- Community Investment



COMMUNITY BENEFITS REQUESTS – CITY COMMITMENTS

A. Streetscape Improvements in the Impact Area

The City, through its Department of Public Works (“DPW”), as part of the construction of the Ralph C. Wilson Centennial Park, will redesign the intersection of W. Jefferson Avenue and Rosa Parks Boulevard to reduce speed and make traffic more pedestrian friendly on West Jefferson. Such street redesign will be completed within a year following the construction of the Hotel at Water Square.



A. Streetscape Improvements in the Impact Area (Continued)

The City, through DPW, will re-align and reduce traffic lanes on W. Jefferson and install bike lanes on W. Jefferson to improve pedestrian and cyclist safety within one year of completion of the Hotel at Water Square.





Streetscape Improvements in the Impact Area

The City, through DPW, will replace broken sidewalks from the parking structure for the Riverfront Towers to Steve Yzerman drive, and will widen sidewalks where possible, given limits of the current size of the public right of way and multiple support columns. Such repairs will be performed within one year of completion of the Hotel at Water Square.

A. Streetscape Improvements in the Impact Area (Continued)

The City recently resurfaced portions of W. Jefferson which are asphalt and will perform concrete repairs the ramps from W. Jefferson to M-10, to the extent the City has jurisdiction over such roads. Such repairs will be performed within one year of completion of the Hotel at Water Square.

Between Effective Date of Agreement and when DPW performs such permanent concrete repairs. DPW will make temporary repairs to any potholes on said ramps from W. Jefferson to M-10



Park and Green Space Improvements

The City, through GSD, will repair deteriorated concrete riverwalk sidewalks in front of Steve Yzerman Drive and perform tree maintenance the area before the end of Summer 2024.

Detroit People Mover

The City will authorize the Detroit Transportation Corporation to spend up to \$500,000 in any unspent funds included in any capital funds requests between the date of this Agreement and December 31, 2026 on upgrades and improvements to the West Riverfront Station.



Small Business Support

The City will direct the Detroit Economic Growth Corporation to support small businesses located within or attempting entrance into the Impact Area

(a) by providing technical assistance through the by District Business Liaisons and the Motor City Match program over a period of five years, including quarterly workshops focused on retail and restaurants to highlight best practices, address regulatory challenges, and help program participants access funding as well as technical assistance awards,

Find your DBL at: degc.org/district-business-liaisons

DID YOU KNOW YOU HAVE A BUSINESS LIAISON?

DBLs are neighborhood business owners' best friends. They are here to help navigate through any challenges you may have and connect you to the robust ecosystem of business support organizations in our city.

NANCY CEPEDA

DISTRICT 6

Small Business Support (Continued)

The City will direct the Detroit Economic Growth Corporation to support small businesses located within or attempting entrance into the Impact Area

(b) by providing, through Motor City Match, awards of at least \$50,000 per year to new and existing businesses in the impact area over the next five years.



COMMUNITY BENEFITS REQUESTS – DEVELOPER COMMITMENTS

SterlingGroup

DEVELOPER COMMUNITY BENEFITS

Communication

Construction

Design and Landscaping

Employment and Education Opportunities

Retail

Accessibility, Mobility, and Traffic

Sustainability and Environment

Community Investment

People Mover

COMMUNICATION

1. Within 60 days of the approval of this Community Benefits Agreement, Developer will establish an informational website for the Project (the "Informational Website") for communicating construction and development details to residents of the Impact Area. Developer will provide reasonable advanced notice of any anticipated road closures, detours, or traffic rerouting due to construction of the Project on the Informational Website.
2. Developer will establish a phone number where residents of the impact area can contact the Developer directly to raise questions or concerns during the construction period.
3. During the construction period, Developer will designate a central contact person to communicate updates on the Project to residents of the Impact Area.
4. Developer will host quarterly meetings open to residents of the Impact Area and other interested Detroit residents to provide updates on the Project and discuss any resident concerns. Notices for such meetings will be provided two weeks in advance through the Informational Website and to any e-mail contact or physical address provided to Developer of the company responsible for management of the Riverfront Towers and Hotel Fort Shelby.



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CONSTRUCTION

5. Developer will establish truck routing for construction vehicles for the Project and will communicate any traffic routing to residents of the Impact Area through the Informational Website.
6. Developer will notify all contractors not to park on the street.
7. Developer will plan construction to avoid starting site work or construction work on the building exterior prior to 8:00 a.m. on Saturdays and Sundays, but acknowledges that occasional early starts on weekend work may be necessary. Developer will use its best efforts to provide 48-hour advanced notice of any construction work occurring on a Saturday or a Sunday through the Informational Website.
8. Developer will install a 15' tall temporary fence between the Residences at Water Square and the hotel and a standard 6' temporary fence on all other site perimeters. All temporary fencing shall have windscreen fabric to aid in controlling dust.
9. Approximately once per week while site work or exterior construction is ongoing at the Project site, Developer will (a) provide a water truck to spray water on all grad areas to control dust, and (b) clean streets adjacent to the project. Developer will provide additional street sweeping as needed while site work is ongoing.
10. During the construction period, Developer will provide a metal, mud track-off mat that will be located at both gate locations for trucks to drive over before leaving the site to "shake off" any loose mud/dirt prior to leaving the construction site.
11. Quarterly while site work or exterior construction is ongoing at the Project site, Developer will spray calcium chloride on all dirt/gravel areas to aid in dust control.
12. Developer will utilize dumpster covers to help control levels of stray debris and contaminants when the dumpsters are not in use for long periods of time.
13. Developer will use best efforts to provide at least 48-hour advance notice of any planned utility shut-offs occur via the Informational Website.
14. During the construction period, Developer will adopt and implement a pest control plan and will share such pest control plan with the NAC prior to commencement of construction.

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DESIGN AND LANDSCAPING

15. Developer will construct a public park on the Project site between the hotel and residences. The park shall include small maintained doggie stations with waste bags and trash cans.
16. Developer will, to the extent legally permissible, name the park after Joe Louis and will incorporate a sculpture or mural of Joe Louis that illustrates the significance of the former Joe Louis Arena site.
17. Developer will partner with City Walls or other Detroit artists or Detroit-based artist organizations to provide all artwork in the pocket park, and at least 50% of the art in the pocket park will be procured from historically disadvantaged persons.



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EMPLOYMENT AND EDUCATION OPPORTUNITIES

18. Commencing in 2024 and continuing for five years, Developer will provide five, \$10,000 post-secondary scholarships (for a total of \$250,000) to current or recent students who live in District 6, with a prioritizing for students who are planning to attend school or training for construction or hospitality fields. Developer will coordinate with high schools serving District 6 to publicize and award such post-secondary scholarships.
19. Developer will arrange at least two meetings between Detroit at Work and hotel operator with the goal of connecting Detroiters to full time hotel employment. Developer will request the hotel operator to use Detroit at Work as a resource for hiring Detroit job-seekers of all ages.
20. Developer will comply with Executive Order 2021-2 regarding Detroit workforce hiring on publicly funded construction projects.
21. Developer will allow and request contractors to use apprentices on the Project Site.
22. Commencing in 2024 and continuing for five years, Developer will donate \$20,000 annually (for a total of \$100,000) to internship programs providing opportunities for Detroit youth such as Grow Detroit's Young Talent.
23. Developer shall make reasonable efforts to procure, or cause to be procured, thirty percent (30%) of the total hard costs of the Project from Detroit-Based Businesses, Detroit-Based Small Businesses, Detroit Headquartered Businesses or Detroit-Resident Businesses, each of the foregoing capitalized terms having the same definition as in Chapter 23 of the 2019 Detroit City Code and being certified by CRIO. Developer shall, to the extent permitted by Applicable Law, have a target to procure, or cause to be procured, at least ten million dollars (\$10,000,000) of goods and services from disadvantaged businesses.



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RETAIL

24. Developer will prioritize and make reasonable efforts to recruit a well-qualified, Detroit-based, and historically disadvantaged restaurant operator to lease and operate the restaurant space at the Project that will be under Developer's control.



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ACCESSIBILITY, MOBILITY, AND TRAFFIC

25. Developer will contribute \$20,000 annually for five years (for a total of \$100,000) to a charity or nonprofit organization within the Corktown Neighborhood that the NAC selects, which the NAC shall select by December 1, 2024.
26. Developer will arrange the route for valet parking, queuing, and circulation to travel directly to and from parking leased by Developer at Huntington Place (or other future parking locations leased or owned by Developer) and minimize traffic on Steve Yzerman Drive and W. Jefferson Avenue.
27. Developer will ensure that the accessible rooms shall be dispersed across all room types and classes within the hotel, including both high and low floors, and all view options. Developer will include bathtubs in at least some of the designated accessible rooms.
28. Developer will ensure that the hotel entrance doors shall have automatic opening sensors and are accessible to persons with disabilities.
29. Developer will ensure that the Project includes at least one public restroom equipped with an automatic opener and one public single person "family" restroom in the publicly accessible areas of the Hotel.



30

SUSTAINABILITY AND ENVIRONMENT

30. Developer will incorporate the following environmental design materials and practices into the construction of the Project: (a) low VOC paints and adhesives (b) high efficiency glass systems, and insulation exceeding energy code, to minimize solar heat gains, (c) roofing systems that meet and exceed energy code requirements, (d) Energy efficient chillers which will draw Detroit River water for cooling and eliminating large, power-drawing cooling, towers on the roof, (e) LED light fixtures to greatly reduce power consumption as well as occupancy sensors to turn on/off lights when not in use, (f) a food service BioDigester which minimizes food waste and reduces the carbon footprint of the Site.
31. Developer will adopt on-site stormwater management practices in accordance with the City of Detroit Post-Construction Stormwater Ordinance including collecting surface and roof rainwater and removing, as reasonable, "total suspended solids" prior to release into the Detroit River, separated sanitary flow for isolated discharge into the City's sewers, and construction green spaces to decrease impervious areas, reduce heat island and runoff effects, and promoting water infiltration and irrigation.
32. Developer will provide enough electric vehicle chargers at the Porte Cochere to meet demand for use by hotel guests, residents, and other visitors at Water Square, and will evaluate the need for additional electric vehicle chargers on an annual basis.



31

COMMUNITY INVESTMENT

33. Commencing in 2024 and continuing for five years, Developer will contribute \$20,000 annually (for a total of \$100,000) to organizations & services that specialize in benefiting the unhoused individuals and families such as HAND, Detroit Rescue Mission, Covenant House, Cabrini Clinic, Pope Francis Center, Cass Community Services, or other similar organization to be determined in consultation with the NAC, to be identified prior to December 1, 2024.
34. Commencing in 2024 and continuing for five years, Developer will contribute \$20,000 annually (for a total of \$100,000) to organizations who provide services or shelter to victims of domestic violence and human trafficking, with the specific organization to be determined in consultation with the NAC, to be identified prior to December 1, 2024.



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PEOPLE MOVER

35. Developer will donate \$500,000 to the Detroit Transportation Corporation ("DTC") which shall be used specifically for upgrades and improvements to the West Riverfront Station pursuant to a grant agreement between Developer and the DTC, and which the DTC will use to leverage its applications for state or federal funding grants for additional upgrades to the West Riverfront Station. The grant agreement shall provide that DTC shall submit such grant applications no later than December 31, 2024, and have until December 31, 2025, to secure such additional state or federal grant funding, after which the \$500,000 donation and any such grant funding shall be used to perform station improvements on the West Riverfront Station, including priority improvements identified by the NAC, as diligently as possible thereafter.



33

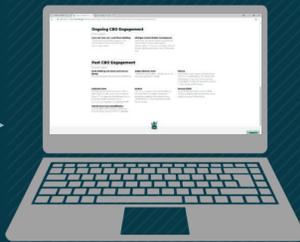
General Q & A



Comment cards also available

CITY OF DETROIT CBO WEBSITE

THE CBO WEBSITE IS UPDATED REGULARLY WITH PUBLIC MEETING TIMES, DATES, & PRESENTATIONS + THE SIGNED COMMUNITY BENEFITS PROVISION



YOU CAN ALSO SUBSCRIBE TO EMAIL UPDATES ON THE WEBSITE

WWW.DETROITMI.GOV/HOTELWATERSQUARE

CONTACT THE NAC DIRECTLY



hotelwatersquareNAC@gmail.com

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Bye Week - Confirm Council and PDD NAC Selections / Hold NAC Orientation			Week of January 22		
Meeting 3 - Developer Project Presentation and DEGC presentation on incentives				30-Jan	
Meeting 4 - NAC Working Session: Drafts Project Impacts & Community Benefits					6-Feb

ANTICIPATED PUBLIC CBO MEETING SCHEDULE				
Meetings	February 2024			March 2024
	WK 6	WK 7	WK 8	WK 9
Meeting 5 - NAC Presents Project Impacts & Community Benefits to Developer	13-Feb			
Meeting 6 - NAC Working Session		20-Feb		
Meeting 7 - Developer Presents Responses to Community Benefits			27-Feb	
Meeting 8 - Finalization and Potential NAC Vote on Community Benefits Agreement				5-Mar

*Please note that this schedule might change and will be updated as we progress.

CBO MEETING SCHEDULE – WINTER 2024

MEETING 1: TUESDAY, JANUARY 9 – INTRODUCTION TO CBO AND TIER 1 PROJECT

MEETING 2: TUESDAY, JANUARY 16 - INTRO / RESIDENT VOTE FOR 2 NAC MEMBERS

REMAINING NAC APPOINTMENTS / BYE WEEK / NAC ORIENTATION

MEETING 3: TUESDAY, JANUARY 30 - DEVELOPER PRESENTATION & DEGC PRESENTS INCENTIVES PACKAGE)

MEETING 4: WEDNESDAY, FEBRUARY 6 - NAC WORKING SESSION

MEETING 5: TUESDAY, FEBRUARY 13 - NAC PRESENTATION OF IMPACTS

MEETING 6: TUESDAY, FEBRUARY 20 - NAC WORKING SESSION

MEETING 7: TUESDAY, FEBRUARY 27 - DEVELOPER PRESENTS RESPONSES TO IMPACTS

MEETING 8: TUESDAY, MARCH 5 - FINALIZATION AND POTENTIAL NAC VOTE ON AGREEMENT (IF NECESSARY)

ADDITIONAL MEETINGS IF REQUESTED BY NAC

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

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 AGREEMENT IN RESPONSE TO THE IMPACTS WITH THE NAC'S SUPPORT

Thank You!



Exhibit B.

HOTEL AT WATER SQUARE COMMUNITY BENEFITS PROVISION

COMMUNITY BENEFITS AGREEMENT

(Hotel Water Square)

THIS COMMUNITY BENEFITS AGREEMENT (this “Agreement”) is entered into as of the Effective Date (as defined herein), by and between the CITY OF DETROIT, a Michigan municipal corporation (“City”), acting through its Planning and Development Department, ATWATER & SECOND ASSOCIATES LLC, a Michigan limited liability company (the “Developer”).

RECITALS

- A. Developer is undertaking the development of 600 Civic Center Drive, Detroit, Michigan as an approximately 600 room hotel with approximately 50,000 square meet of meeting rooms (collectively the “Project”).
- B. Pursuant to City of Detroit Ordinance No. 2021-4 effective as of December 8, 2021 (the “Community Benefits Ordinance”), and codified in Chapter 12, Article VIII of the 2019 Detroit City Code (“Code”), certain development projects referred to therein as “Tier 1 Development Projects” are required to undergo certain community engagement procedures as set forth in the Community Benefits Ordinance to permit members of the Neighborhood Advisory Council (as defined in the Community Benefits Ordinance) to make Developer aware of concerns related to the Project and discuss methods of addressing concerns raised by the Neighborhood Advisory Council (the “CBO Process”).
- C. The Project is expected to incur an investment of at least seventy-five million dollars (\$75,000,000) and to involve the abatement of more than one million dollars (\$1,000,000) in city taxes and qualifies as a Tier 1 Project pursuant to the Community Benefits Ordinance and therefore required to comply with the CBO Process.
- D. From January 9, 2024, to February 27, 2024, the City facilitated and the Developer participated in a CBO Process for the Project with the members of the Neighborhood Advisory Council for the Project (the “NAC”), which members were selected from residents living within the area bounded by Michigan Avenue, Porter Street and W. Jefferson Avenue to the north, Woodward Avenue to the east, the Detroit River to the south, and 6th Street, Trumbull Street, 8th Street, and Rosa Parks Boulevard to the west (the “Impact Area”).
- E. Developer, through the CBO process and discussions with the NAC, has committed to provide certain programs, projects and other benefits to address concerns raised by the NAC as further described on Exhibit A attached hereto (the “Developer Community Benefits”).

- F. The City is willing to provide those certain programs and projects described on Exhibit B attached hereto to address additional concerns raised by the NAC related to City property, programs, and ordinances (the "City Community Benefits").
- G. The City and Developer desire to memorialize their obligations to provide the City Community Benefits and the Developer Community Benefits, respectively.

NOW THEREFORE, in consideration of the mutual covenants contained herein, and for other good and valuable consideration, the receipt of which is hereby acknowledged, the City and Developer agree as follows:

1. Agreement to Provide Developer Community Benefits. Developer hereby covenants and agrees to construct, operate, or otherwise provide (as appropriate) the Developer Community Benefits, in the manner and as described in Exhibit A. Developer and the City acknowledge and agree that the Developer Community Benefits were agreed upon by the Developer to address concerns raised by the NAC, as required by the Community Benefits Ordinance.
2. Agreement to Provide City Community Benefits. The City hereby covenants and agrees to construct, operate, or otherwise provide (as appropriate) the City Community Benefits, in the manner and as described in Exhibit B.
3. 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 three (3) years, provided that if the Project is not completed within three (3) 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.
4. Compliance Reporting; Recordkeeping. Unless a specific Developer Community Benefit provides for more frequent reporting, Developer will submit semi-annual compliance reports to the City within thirty (30) days of the end of June and December each calendar year which summarizes Developer's progress on and compliance with the Developer Community Benefits. The City and Developer shall each maintain information pertinent to its activities under this Agreement for at least two (2) years following completion of the last of the buildings being constructed as part of the Project. Upon request by Developer, the City will provide a written acknowledgment of whether, based on information reported to the City, Developer has satisfied one or more of the Developer Community Benefits, including whether Developer has made the annual donations committed to in the Developer Community Benefits.
5. Indemnification. Developer agrees to indemnify, defend, and hold the City harmless against and from any and all liabilities, obligations, damages, penalties, claims, costs, charges, losses and expenses (including, without limitation, reasonable fees and expenses for attorneys, expert witnesses and other consultants) that may be imposed upon, incurred by, or asserted against the City or its departments, officers, employees, or agents by reason of (a) any gross negligence or

willful misconduct of Developer or its agents or employees in the performance of this Agreement, (b) any failure by the Developer to perform its obligations under this Agreement which constitute an Event of Default of Developer hereunder, or (c) any injury to the person or property of the City or of an employee of the City where such injury arises out of the Developer's performance of its obligations under this Agreement, except to the extent that any of the foregoing are caused by the negligence or misconduct of the City or its employees.

6. 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"). No party hereunder will be responsible for ensuring any other party's compliance with Applicable Laws at any time, unless so required under Applicable Laws.

7. Nondiscrimination. Developer will, in performing the Developer Community Benefits and its other obligations pursuant to this Agreement, refrain from refusing, restricting, withholding, or denying any accommodations, services, privileges, advantages or facilities or otherwise discriminating, whether directly or indirectly, on the basis of race, color, ethnicity, national origin, religious beliefs or practices, age, disability, pregnancy, marital status, parental status, military status, employment or educational status, gender, sex, sexual orientation, gender identity or expression, or any other protected or designated classification, in accordance with Chapter 27 of the Detroit City Code and other Applicable Laws.

8. Reporting of Alleged Violations of Community Benefits. Developer acknowledges and understand 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

(b) by e-mail to cboformalcomplaints@detroitmi.gov, or (c) through an online portal available at <http://bit.ly/CBOComment>.

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.

9. Event of Default. The following shall constitute an "Event of Default" under this agreement:

a. The failure of Developer to perform any of the Developer Community Benefits as and when provided in Exhibit A attached hereto or any other default by Developer in the performance of the terms of this Agreement, which default or failure is not cured within sixty (60)

days after the City's delivery of written notice of such failure or default to Developer, provided, however, that if the nature of Developer's failure or default is such that it cannot be reasonably cured within such sixty (60) day period, and Developer commences such cure within said sixty (60) day period and thereafter diligently pursues such cure to completion, then such failure or default shall not constitute an Event of Default hereunder unless Developer fails to cure the same within one hundred twenty (120) days of the City's original delivery of notice of such failure or default.

b. The failure of the City to perform any of the City Community Benefits as and when provided in Exhibit B attached hereto, or any other default by the City in the performance of the terms of this Agreement, which default or failure is not cured within sixty (60) days after the Developer's delivery of written notice of such failure or default to the City, provided, however, that if the nature of the City's failure or default is such that it cannot be reasonably cured within such sixty (60) day period, and the City commences such cure within said sixty (60) day period and thereafter diligently pursues such cure to completion, then such failure or default shall not constitute an Event of Default hereunder unless the City fails to cure the same within one hundred twenty (120) days of the Developer's original delivery of notice of such failure or default.

c. The failure to construct improvements which are contemplated as part of the Project as of the date of this Agreement shall not be a basis for default hereunder.

10. Remedies. Upon the occurrence of an Event of Default, the non-defaulting party shall have the right to pursue and enforce specific performance of the covenant or obligation which the defaulting party failed to perform, it being agreed that the Developer Community Benefits and the City Community Benefits represent ways of addressing specific concerns raised by the residents of the Impact Area and that monetary damages may be inadequate to address such concerns. Developer further agrees to comply with the enforcement and mitigation process of Section 12-8-3(g) of the Code and to cooperate in any investigation or hearings by the Enforcement Committee (as defined in the Community Benefits Ordinance) or the Detroit City Council.

11. Effective Date; Term. This Agreement shall be effective upon (a) the issuance of a building permit for the Project, and (b) the first to occur of (i) the issuance of a Commercial Rehabilitation Exemption Certificate for the Project property, or (ii) approval of the renaissance zone application for the Property by the board of the Michigan Strategic Fund (the "Effective Date"). This Agreement will remain in effect so long as the financial incentives available to Developer under the Commercial Rehabilitation Exemption Certificate or Project's status within a renaissance zone remain available to Developer, until Developer's satisfaction of all of the Developer Community Benefits and the City's satisfaction of all of the City Community Benefits.

12. Amendments. No amendment to this Agreement will have any force or effect against either Party unless it is in writing, expressly refers to this Agreement, is fully executed by the duly authorized representative of the City (if necessary, pursuant to the resolution of the Detroit City Council as approved by the Mayor of the City of Detroit) and Developer, and is approved by the City of Detroit Law Department.

13. Notices. All notices, requests, notifications, and other communications (collectively, “Notices”) related to this Agreement shall be given in writing, signed by an authorized representative of the Party and sent by United States mail, registered or certified, return receipt requested, postage prepaid, or sent by express, overnight courier to the respective parties at the addresses listed below, and shall be deemed delivered one (1) business day after the delivery or mailing date:

If to the City: City of Detroit
 Planning & Development Department
 2 Woodward Avenue, Suite 808
 Detroit, MI 48226
 Attention: Director

With a copy to: City of Detroit, Law Department
 2 Woodward Avenue, Suite 500
 Detroit, MI 48226
 Attention: Corporation Counsel

If to Developer: Atwater & Second Associates LLC
 333 W. Fort Street, Suite 1350
 Detroit, MI 48226

With a copy to: Law Offices of Eli Halpern PLLC
 333 W. Fort Street, Suite 1350
 Detroit, MI 48226

Either Party to this Agreement may change its address and/or point of contact for the receipt of Notices at any time by giving written Notice thereof to the other party in accordance with this Section.

14. Miscellaneous.

a. The City and the Developer are independent of each other and do not intend, as a result of this Agreement or otherwise, to become a joint venture, partners, employees, servants, agents, representatives, contractors, or any type of related business entities to one another with respect to the subject matter of this Agreement.

b. The City and Developer acknowledge and agree that this Agreement, and the performance of the obligations hereunder, is intended to satisfy the requirements of the Community Benefits Ordinance and the CBO Process.

c. This Agreement sets forth Developer’s intended activities to address impacts on the community by the Project in accordance with the Ordinance. The Developer may not delegate or assign this Agreement, or any portion thereof, either voluntarily or involuntarily, or by operation of law, without the City’s prior written consent. The City and the Developer acknowledge and agree that the development of the Project or portions thereof, and performance of the Developer

Community Benefits may be performed by the general contractor engaged by Developer to construct the Project, or by one or more representatives, subsidiaries or affiliates of the Developer.

d. In the event of enforced delay in the Developer's performance of its obligations under this Agreement due to unforeseeable causes beyond its control and without its fault or negligence, including, but not restricted to, acts of God or of the public enemy, fires, floods, or severe weather, the time for performance of such obligations shall be extended for the period of the enforced delays, but in no event more than one hundred eighty (180) days; provided that the Developer must within thirty (30) days after the beginning of such enforced delay, have first notified the City in writing of the causes thereof and requested an extension for the period of the enforced delay. If there is any dispute as to what constitutes such *force majeure* event, the determination of the City will control.

e. This Agreement will be governed by the laws of the State of Michigan, excluding its choice of laws rules. Any legal suit, action or proceeding arising out of this Agreement will be instituted in the federal courts of the United States of America or the courts of the State of Michigan, in each case located in the City of Detroit and County of Wayne, and each Party irrevocably submits to the exclusive jurisdiction of such courts in any such suit, action, or proceeding.

f. If any part of this Agreement is held invalid or unenforceable, by any court of competent jurisdiction, that part will be deemed deleted from this Agreement and the severed part will be replaced by agreed upon language that achieves the same or similar objectives. The remaining provisions of the Agreement will continue in full force and effect.

g. This Agreement may be executed by the parties in counterparts which shall be considered as one fully executed agreement. Executed copies of this Agreement may be delivered between the parties via electronic means including electronic mail. The parties intend that this Agreement may be executed by either or both of the parties by means of the affixing of a digital signature or by other electronic means, in accordance with the Michigan Uniform Electronic Transactions Act (MCL 450.831 et seq.).

h. Notwithstanding anything in this Agreement or otherwise to the contrary, this Agreement shall be of no force or effect and may not in any way be enforced against the City, and the City is not authorized or obligated to perform any of its obligations pursuant to this Agreement unless and until this Agreement has been fully executed by the duly authorized representative of the City pursuant to the resolution of the Detroit City Council as approved by the Mayor of the City of Detroit, and approved by the City of Detroit Law Department. Any amendments or modifications must likewise be duly authorized by resolution of the City Council as approved by the Mayor, and be approved by the Law Department.

[Signature pages follow.]

[SIGNATURE PAGE TO COMMUNITY BENEFITS AGREEMENT]

IN WITNESS WHEREOF, the parties have executed this Community Benefits Agreement as of the Effective Date

DEVELOPER:

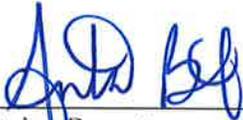
Atwater & Second Associates LLC,
a Michigan limited liability company

By: 
Name: Ben Wayntraub
Its: CEO / Authorized Representative

[SIGNATURE PAGE TO COMMUNITY BENEFITS AGREEMENT]

CITY:

CITY OF DETROIT,
a Michigan municipal corporation

By: 
Name: Antoine Bryant
Its: Director Planning and Development
Department

THIS AGREEMENT WAS APPROVED BY
THE CITY COUNCIL ON:

APPROVED AS TO FORM BY LAW
DEPARTMENT PURSUANT TO § 7.5-206 OF
THE CHARTER OF THE CITY OF DETROIT

Date

 3/22/2024
Corporation Counsel Date

EXHIBIT A

DEVELOPER COMMUNITY BENEFITS

A. Communication

1. Within 60 days of the approval of this Community Benefits Agreement, and continuing until the construction of the Project is completed (the "Construction Period"), Developer will establish an informational website for the Project (the "Informational Website") for communicating construction and development details to residents of the Impact Area. During the Construction Period Developer will provide reasonable advanced notice of any anticipated road closures, detours, or traffic rerouting due to construction of the Project on the Informational Website.

2. During the Construction Period, Developer will establish a phone number and e-mail address where residents of the impact area can contact the Developer directly to raise questions or concerns during the Construction Period.

3. During the Construction Period, Developer will designate a central contact person to communicate updates on the Project to residents of the Impact Area.

4. During the Construction Period, Developer will host quarterly meetings open to residents of the Impact Area and other interested Detroit residents to provide updates on the Project and discuss any resident concerns. Notices for such meetings will be provided two weeks in advance through the Informational Website and to any e-mail contact or physical address provided to Developer of the company responsible for management of the Riverfront Towers Apartments, Riverfront Towers Condominiums, and Fort Shelby Residences, the Corktown East-End Block Club, and the NAC.

B. Construction

5. During the Construction Period, Developer will establish truck routing for construction vehicles for the Project and will communicate any traffic routing to residents of the Impact Area through the Informational Website.

6. During the Construction Period, Developer will notify all contractors not to park on the street.

7. During the Construction Period, Developer will plan construction to avoid starting site work or construction work on the building exterior prior to 8:00 a.m. on Saturdays and Sundays, but acknowledges that occasional early starts on weekend work may be necessary. Developer will use its best efforts to provide 48-hour advanced notice of any construction work occurring on a Saturday or a Sunday through the Informational Website.

8. During the Construction Period, Developer will install a 15' tall temporary fence between the Residences at Water Square and the hotel and a standard 6' temporary fence on all other site perimeters. All temporary fencing shall have windscreen fabric to aid in controlling dust.

9. Approximately once per week while site work or exterior construction is ongoing at the Project site during the Construction Period, Developer will (a) provide a water truck to spray water on all grad areas to control dust, and (b) clean streets adjacent to the project. Developer will provide additional street sweeping as needed while site work is ongoing.

10. During the Construction Period, Developer will provide a metal, mud track-off mat that will be located at both gate locations for trucks to drive over before leaving the site to "shake off" any loose mud/dirt prior to leaving the construction site.

11. Quarterly while site work or exterior construction is ongoing at the Project site during the Construction Period, Developer will spray calcium chloride on all dirt/gravel areas to aid in dust control.

12. During the Construction Period, Developer will utilize dumpster covers to help control levels of stray debris and contaminants when the dumpsters are not in use for long periods of time.

13. During the Construction Period, Developer will use best efforts to provide at least 48-hour advance notice of any planned utility shut-offs occurring due to construction of the Project via the Informational Website.

14. During the Construction Period, Developer will adopt and implement a pest control plan and will share such pest control plan with the NAC prior to commencement of construction.

C. Design and Landscaping

15. Developer will construct a park on the Project site accessible to the public between the hotel and residences. The park shall include small maintained doggie stations with waste bags and trash cans.

16. Developer will, to the extent legally permissible, name the park after Joe Louis and will incorporate a sculpture or mural of Joe Louis that illustrates the significance of the former Joe Louis Arena site. The NAC will have an opportunity to review any language proposed to be incorporated in such sculpture or mural.

17. Developer will partner with City Walls or other Detroit artists or Detroit-based artist organizations to provide all artwork in the pocket park, and at least 50% of the art in the park will be procured from historically disadvantaged persons. Developer will encourage and request the hotel operator to procure artwork for the hotel interior from Detroit artists.

D. Employment and Education Opportunities

18. Commencing in 2024 and continuing for five years, Developer will provide five, \$10,000 post-secondary scholarships (for a total of \$250,000) to current students or recent high-school graduates who live in District 6, with prioritization (a) for students who are planning to attend school or training for construction or in the hospitality field, and (b) based on the student's financial resources and need. Developer will coordinate with high schools serving District 6 to publicize and award such post-secondary scholarships.

19. Developer will arrange at least two meetings between Detroit at Work and the hotel operator with the goal of connecting Detroiters to full time hotel employment. Developer will request the hotel operator to use Detroit at Work as a resource for hiring Detroit job-seekers of all ages.

20. Developer will comply with Executive Order 2021-2 regarding Detroit workforce hiring on publicly funded construction projects.

21. Developer will allow and request contractors to use apprentices on the Project Site during the Construction Period.

22. Commencing in 2024 and continuing for five years, Developer will donate \$20,000 annually (for a total of \$100,000) to internship programs providing opportunities for Detroit youth such as Grow Detroit's Young Talent.

23. Developer shall make reasonable efforts to procure, or cause to be procured, thirty percent (30%) of the total hard costs of the Project from Detroit-Based Businesses, Detroit-Based Small Businesses, Detroit Headquartered Businesses or Detroit-Resident Businesses, each of the

foregoing capitalized terms having the same definition as in Chapter 23 of the 2019 Detroit City Code and being certified by CRIO. Developer shall have a target to procure, or cause to be procured, at least ten million dollars (\$10,000,000) of goods and services to construct the Project from disadvantaged businesses (which may count towards the commitment to procure thirty percent (30%) of total hard costs for the Project from a Detroit-Based Business, Detroit-Based Small Businesses, Detroit Headquartered Businesses or Detroit-Resident Businesses if the disadvantaged business meets such definitions).

E. Retail

24. Developer will prioritize and make reasonable efforts to recruit a well-qualified, Detroit-based, and historically disadvantaged restaurant operator to initially lease and operate the restaurant space at the Project that will be under Developer's control.

F. Accessibility, Mobility, and Traffic

25. Developer will arrange the route for valet parking, queuing, and circulation to travel directly to and from parking leased by Developer at Huntington Place (or other future parking locations leased or owned by Developer) and minimize traffic on Steve Yzerman Drive and W. Jefferson Avenue.

26. Developer will ensure that upon completion of the Construction Period the accessible rooms shall be dispersed across all room types and classes within the hotel, including both high and low floors, and all view options. Developer will include bathtubs in at least some of the designated accessible rooms.

27. Developer will ensure that the hotel entrance doors shall have automatic opening sensors and are accessible to persons with disabilities.

28. Developer will ensure that the Project includes at least one public restroom equipped with an automatic opener and one public single person "family" restroom in the publicly accessible areas of the Hotel.

G. Sustainability and Environment

29. Developer will incorporate the following environmental design materials and practices into the construction of the Project: (a) low VOC paints and adhesives (b) high efficiency glass systems, and insulation exceeding energy code, to minimize solar heat gains, (c) roofing systems that meet and exceed energy code requirements, (d) Energy efficient chillers which will draw Detroit River water for cooling and eliminating large, power-drawing cooling, towers on the roof, (e) LED light fixtures to greatly reduce power consumption as well as occupancy sensors, where appropriate, to turn on/off lights when not in use, (f) a food service BioDigester which minimizes food waste and reduces the carbon footprint of the Site.

30. Developer will construct the Project adopting on-site stormwater management practices in accordance with the City of Detroit Post-Construction Stormwater Ordinance including collecting surface and roof rainwater and removing, as reasonable, "total suspended solids" prior to release into the Detroit River, separated sanitary flow for isolated discharge into the City's sewers, and construction green spaces to decrease impervious areas, reduce heat island and runoff effects, and promoting water infiltration and irrigation.

31. Developer will provide enough electric vehicle chargers at the Porte Cochere to meet demand for use by hotel guests, residents, and other visitors at Water Square, and will evaluate the need for additional electric vehicle chargers on an annual basis.

H. Community Investment

32. Developer will contribute \$20,000 annually for five years (for a total of \$100,000) to charity or nonprofit organizations which serve the Corktown Neighborhood and/or the Impact Area that the NAC selects, which the NAC shall select by December 1, 2024.

33. Commencing in 2024 and continuing for five years, Developer will contribute \$20,000 annually (for a total of \$100,000) to organizations & services that specialize in benefitting the unhoused individuals and families such as HAND, Detroit Rescue Mission, Covenant House, Cabrini Clinic, Pope Francis Center, Cass Community Services, or other similar organization to be determined in consultation with the NAC, to be identified prior to December 1, 2024.

34. Commencing in 2024 and continuing for five years, Developer will contribute \$20,000 annually (for a total of \$100,000) to organizations who provide services or shelter to victims of domestic violence and human trafficking, with the specific organization to be determined in consultation with the NAC, to be identified prior to December 1, 2024.

I. People Mover

35. Within twelve (12) months following commencement of construction of the Project, Developer will donate \$500,000 to the Detroit Transportation Corporation (“DTC”) which shall be used specifically for upgrades and improvements to the West Riverfront Station pursuant to a grant agreement between Developer and the DTC, and which the DTC will use to leverage its applications for state or federal funding grants for additional upgrades to the West Riverfront Station. The grant agreement shall provide that DTC shall submit such grant applications no later than December 31, 2024, and have until December 31, 2025, to secure such additional state or federal grant funding, after which the \$500,000 donation and any such grant funding shall be used to perform station improvements on the West Riverfront Station, including priority improvements identified by the NAC (including lighting under the People Mover bridge at W. Jefferson Avenue and Steve Yzerman Drive), as diligently as possible thereafter.

EXHIBIT B

CITY COMMUNITY BENEFITS

A. Streetscape Improvements in the Impact Area

1. The City, through its Department of Public Works (“DPW”), as part of the construction of the Ralph C. Wilson Centennial Park, will redesign the intersection of W. Jefferson Avenue and Rosa Parks Boulevard to reduce speed and make traffic more pedestrian friendly on West Jefferson. Such street redesign will be completed within a year following the construction of the Hotel at Water Square.

2. The City, through DPW, will re-align and reduce traffic lanes on W. Jefferson and install bike lanes on W. Jefferson to improve pedestrian and cyclist safety within one year of completion of the Hotel at Water Square.

3. The City, through DPW, will replace broken sidewalks from the parking structure for the Riverfront Towers to Steve Yzerman drive, and will widen sidewalks where possible, given limits of the current size of the public right of way and multiple support columns. Such repairs will be performed within one year of completion of the Hotel at Water Square.

4. The City recently resurfaced portions of W. Jefferson which are asphalt, and will perform permanent concrete repairs to the on-ramps and off-ramps from W. Jefferson to M-10, to the extent the City has jurisdiction over such roads. Such repairs will be performed within one year of completion of the Hotel at Water Square. Within ninety (90) days of City Council’s approval of this Agreement, DPW will make temporary repairs to any potholes on said on-ramps and off-ramps from W. Jefferson to M-10.

B. Park and Green Space Improvements

5. The City, through GSD, will repair deteriorated concrete riverwalk sidewalks in front of Steve Yzerman Drive and perform tree maintenance the area before the end of Summer 2024.

C. Detroit People Mover:

6. The City will authorize the Detroit Transportation Corporation to spend up to \$500,000 in any unspent funds included in any capital funds requests between the date of this Agreement and December 31, 2026 on upgrades and improvements to the West Riverfront Station.

D. Small Business Support

7. The City will direct the Detroit Economic Growth Corporation to support small businesses located within or attempting entrance into the Impact Area (a) by providing technical assistance through the by District Business Liaisons and the Motor City Match program over a period of five years, including quarterly workshops focused on retail and restaurants to highlight best practices, address regulatory challenges, and help program participants access funding as well as technical assistance awards, (b) by providing, through Motor City Match, awards of at least \$50,000 per year to new and existing businesses in the impact area over the next five years. Eligible impact area residents and business owners can learn about upcoming opportunities by

signing up for the District Six Business Liaison Newsletter at www.degc.org/district-business-liaisons