

NEIGHBORHOOD ADVISORY COUNCIL	NAC		STERLING GROUP	City of Detroit
IMPACTS - Submitted 2/13/2024	COMMUNITY BENEFITS REQUESTS - Submitted 2/18/2024	COMMUNITY BENEFITS PROVISION SECTION	COMMUNITY BENEFITS RESPONSE - 2/23/2024	COMMITMENTS OR POLICY RESPONSE - 2/23/2024
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	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	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	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	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	<p>As previously indicated by Developer:</p> <ul style="list-style-type: none"> <li>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.</li> <li>ii. A water truck will be on site to spray water on all grade areas once a week for enhanced dust control.</li> <li>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.</li> <li>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.</li> <li>v. Approximately quarterly, calcium chloride will be sprayed on all dirt/gravel areas to also aid in dust control.</li> <li>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</li> <li>vii. Schedule a quarterly neighborhood meeting to give updates on the project and discuss any concerns</li> </ul> <p>Additionally:</p> <ul style="list-style-type: none"> <li>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.).</li> </ul>	Developer B.8 - 12, A.2, A.4	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>	
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	Developer will use best efforts to provide at least 48-hour advance notice of any planned utility shut-offs occur via the Informational Website.	

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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	Developer will notify all contractors not to park on the street.	
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	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, 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	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.	
		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	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.	
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.	
<b>Design and Landscaping</b>				
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.	

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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	<a href="#">See Accessibility Requests under Accessibility, Mobility, and Traffic Impacts</a>	Developer F.27 - 29	<p>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.</p> <p>Developer will ensure that the hotel entrance doors shall have automatic opening sensors and are accessible to persons with disabilities.</p> <p>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.</p>	
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 a public pocket park on the Project site between the hotel and residences. The pocket 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 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.	
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.	
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	<a href="#">See Detroit People Mover Requests under Accessibility, Mobility and Traffic Impacts</a>	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.

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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 ( <a href="https://detroitmi.gov/webapp/improve-detroit-report-issue-online">https://detroitmi.gov/webapp/improve-detroit-report-issue-online</a> ). 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	See related response # 33 below	
	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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<b>Employment and Education Opportunities</b>				
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 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.	
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 encourage contractors to use apprentices on the Project Site.  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, 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.	
Prioritization of hiring union workers	Hiring local union workers for the hotel development	N/A	Developer will use union workers for the Hotel.	

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<b>Retail</b>				
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		<p>The City will direct the Detroit Economic Growth Corporation to support small businesses located within or attempting entrance into the Impact Area</p> <p>(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,</p> <p>(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.</p>
	Access to retail space for Detroit based disadvantaged small businesses	Developer D.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.	
	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 below under Accessibility, Mobility, and Traffic
<b>Accessibility, Mobility, and Traffic</b>				
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.	

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<p>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.</p>	<p>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.</p>	<p>City A.3</p>		<p>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.</p>
<p>No Lighting down West Jefferson to Steve Yzerman Drive.</p>	<p>Add and improve the lighting down West Jefferson to Steve Yzerman Dr.</p>	<p>N/A</p>		<p>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 (<a href="https://detroitmi.gov/webapp/improve-detroit-report-issue-online">https://detroitmi.gov/webapp/improve-detroit-report-issue-online</a>).</p>
<p>Damaged and potholes on the street by the stop light at the end of Jefferson at the turn around.</p>	<p>Replace / repave West Jefferson street between the M-10 exit and Riverfront Apartments. Adding crosswalk/improve crosswalks along Jefferson and Steve Yzerman Dr</p>	<p>City A.4</p>		<p>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.</p>

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<p>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.</p>	<p>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).</p>	<p>Developer F. 25</p>	<p>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.</p>	<p>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.</p>
	<p>Place Trash Barrels and removal service along Porter and Abbott St. from Sixth to Trumbull</p>	<p>N/A</p>		<p>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.</p>
	<p>Sidewalk repairs on Porter St. (6th to Trumbull) and Trumbull St. (south to W. Lafayette)</p>	<p>N/A</p>		<p>Specific sidewalk repairs can be requested through the City of Detroit's Sidewalk Damage Reporter (<a href="https://detroitmi.gov/webapp/sidewalk-map">https://detroitmi.gov/webapp/sidewalk-map</a>) 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 (<a href="https://detroitmi.gov/webapp/improve-detroit-report-issue-online">https://detroitmi.gov/webapp/improve-detroit-report-issue-online</a>).</p>

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Ensure public access to riverfront / Riverwalk from new hotel development	<p>Partner with Detroit Riverfront Conservancy to create public pedestrian and biking access / connections between the Water Square site and Detroit Riverwalk</p> <p>Work with Riverfront Conservancy to support improvements to the Riverwalk adjacent to Water Square including:</p> <ol style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>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.</li> <li>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.</li> <li>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.</li> <li>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.</li> </ol>	City A.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.
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	<p>Invest \$1 Million in West Riverfront People Mover Station. Developer and City of Detroit agree to work together on station improvements.</p> <p>NAC Priorities in order:</p> <ol style="list-style-type: none"> <li>1. Building facade</li> <li>2. Lighting</li> <li>3. Stairs/Ramp/Elevator repaired/updated</li> <li>4. Faux Shrubbery</li> <li>5. Detroit City Artists Artwork Displayed</li> <li>6. Seats provided at station stop</li> <li>7. Interior updates/ beautification/repairs</li> <li>8. Better signage and wayfinding</li> <li>9. Safety and Security Enhancements and Addressing immediate hazards</li> <li>10. Technology Upgrades (information displays, fare collection, and communication systems)</li> </ol>	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	

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IMPACTS - Submitted 2/13/2024	COMMUNITY BENEFITS REQUESTS - Submitted 2/18/2024	COMMUNITY BENEFITS PROVISION SECTION	COMMUNITY BENEFITS RESPONSE - 2/23/2024	COMMITMENTS OR POLICY RESPONSE - 2/23/2024
<p>Valet queuing, vehicle staging and congestion impacting traffic and pedestrian pathways. Mitigation plan for potential Valet overflow</p>	<p>Developer and hotel operator adheres to valet circulation and queuing as presented to NAC during CBO process</p>	<p>Developer F.26</p>	<p>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.</p>	
<p>Exceed the required ADA compliance, to ensure that everyone has access to the hotel via ramps, lifts, elevators, and hotel room bathtubs.</p>	<p>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.</p>	<p>N/A</p>	<p>Developer and design team used best efforts to ensure that the Hotel will be ADA compliant and incorporate elements of Universal Design Standards</p>	
	<p>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.</p>	<p>Developer F.27</p>	<p>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.</p>	
	<p>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.</p>	<p>Developer F.28</p>	<p>Developer will ensure that the hotel entrance doors shall have automatic opening sensors and are accessible to persons with disabilities.</p>	
	<p>Hotel entrance doors shall have automatic opening sensors.</p> <p>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)</p>	<p>Developer F.29</p>	<p>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.</p>	

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<b>Sustainability and Environment</b>				
Increased vermin / pest activity due to construction	<a href="#">See Pest Control Request under Construction Impacts</a>	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.30	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 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.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.	
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.30	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.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.	
<b>Community Investment</b>				
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 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.	