

HOTEL at WATER SQUARE

COMMUNITY BENEFITS PROCESS



Planning and Economic Development Standing Committee - April 11, 2024

COMMUNITY BENEFITS ORINDANCE (CBO)

CBO Fast Facts

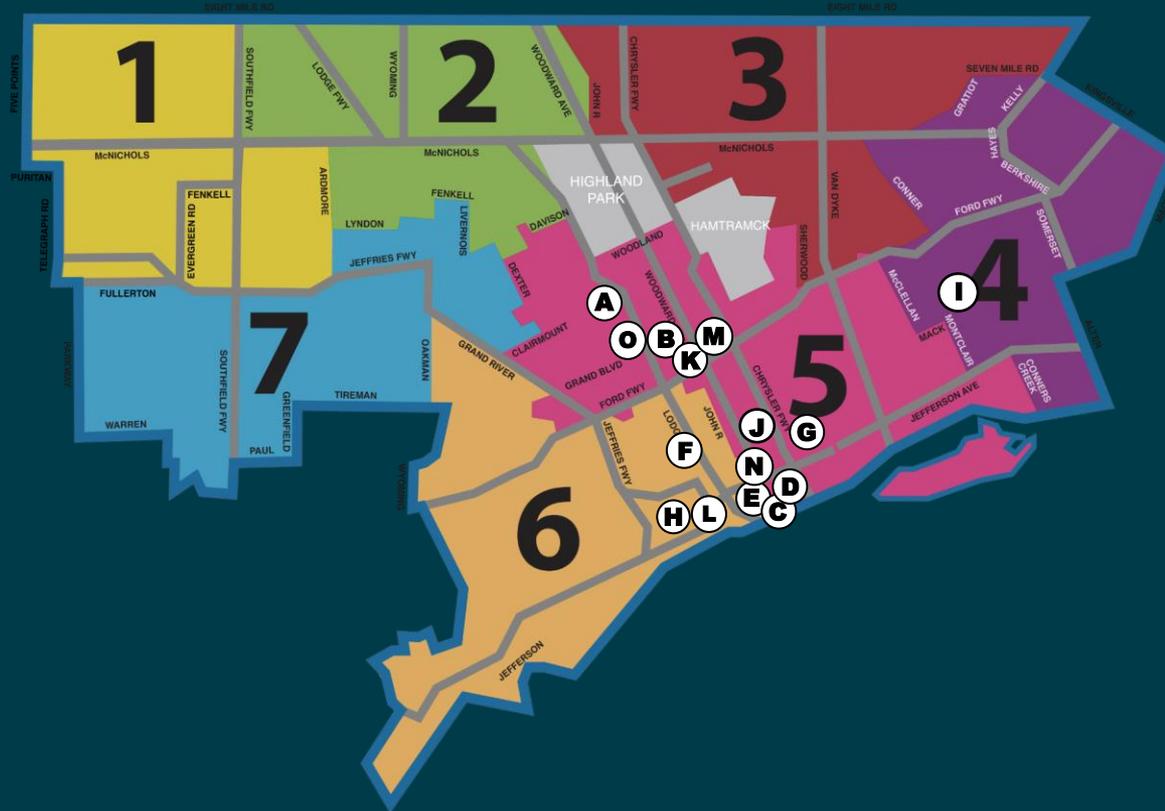


**CBO WAS
APPROVED
BY DETROITERS
DURING THE
2016 ELECTION – AND
AMENDED BY CITY
COUNCIL IN 2021**



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

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

CBO TIER 1 TRIGGERS

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



\$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

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**



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

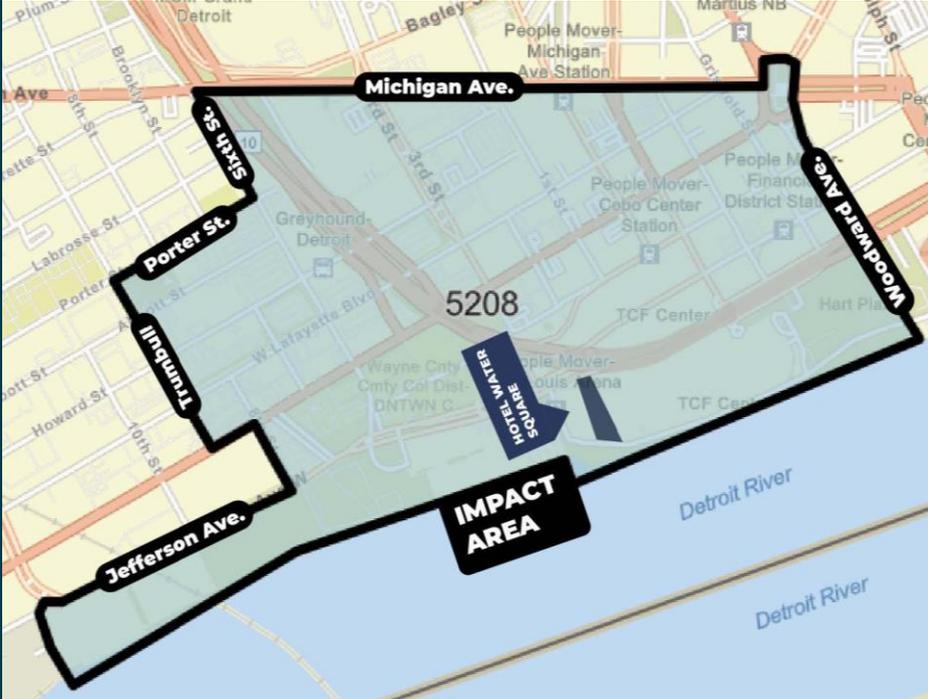
HOTEL AT WATER SQAURE PROJECT IMPACT AREA AND MEETING NOTICE

PDD reviews the project scope and **defines the Impact Area** which includes at least the census tracts of the projects

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

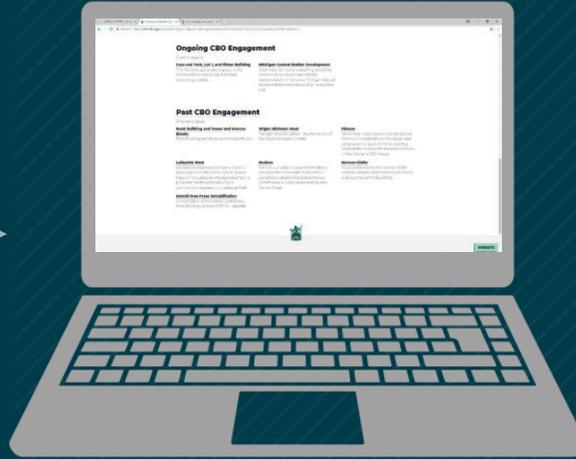
A notice of the first CBO meeting is **mailed to all residents within 300ft of the Impact Area**

- The Hotel at Water Square CBO meeting notice was sent to **2,208 addresses** in addition to notices distributed via GovDelivery, social media and the City of Detroit website



CITY OF DETROIT CBO WEBSITE

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



WWW.DETROITMI.GOV/HOTELWATERSQUARE

SUBSCRIBE TO EMAIL UPDATES ON THE WEBSITE

The Hotel at Water Square Gov Delivery List has 463 subscribers

CBO TIER 1 PROCESS

Neighborhood Advisory Council (NAC) Selection – 9 Members

2

COMMUNITY
SELECTIONS



+

3

APPOINTED
BY COUNCIL
MEMBERS



+

4

APPOINTED BY
PLANNING &
DEVELOPMENT



ELIGIBILITY TO SERVE ON NAC

- Resident of the Impact Area and at least 18 years of age
 - Nominated at the public CBO meeting
 - Has no conflicts of interest

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*

Email the NAC directly: hotelwatersquareNAC@gmail.com

HOTEL AT WATER SQUARE CBO MEETINGS

Seven public meetings held in-person at Huntington Place – 1 Washington Blvd. with a hybrid zoom option to allow maximum community participation.*

194 unique individuals attended at least one of the public meetings. Public comment was part of each CBO meeting and over 140 total comments and questions were received by the NAC.

- **JANUARY 9, 2024: PUBLIC MEETING 1** - Introduction to CBO Process and Developer presentation of the Hotel at Water Square Project
- **JANUARY 16, 2024: PUBLIC MEETING 2** - Impact Area Residents Vote for 2 NAC Members
- *REMAINING NAC APPOINTMENTS / BYE WEEK / NAC ORIENTATION* 
- **JANUARY 30, 2024: PUBLIC MEETING 3** - DEGC Presentation of Incentives Package and Analysis of Economic Benefits.
- **FEBRUARY 6, 2024: PUBLIC MEETING 4** - *NAC Working Session: Discussion of impact focus areas*
- **FEBRUARY 13, 2024: PUBLIC MEETING 5** - NAC Presentation of Draft Project Impacts List

**NAC ORIENTATION –
January 26, 2024**

PDD INFORMED NAC MEMBERS VIA EMAIL OR PHONE OF THEIR INVITATION TO SERVE & HELD AN ORIENTATION TO PROVIDE THE NAC WITH:

- CBO MEETING AGENDAS
- ROLES & RESPONSIBILITIES
- PREVIOUS EXAMPLES OF CBOS
- NAC CONTACT LIST
- OTHER “ESSENTIAL INFORMATION” AS SPECIFIED IN THE CBO
- Q & A WITH PREVIOUS NAC MEMBERS

NAC PROJECT IMPACT LIST AND BENEFITS

At the February 20th CBO Meeting, the NAC presented a list of project impacts and desired community benefits to the Hotel at Water Square Development Team

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



HOTEL AT WATER SQUARE CBO MEETINGS - *Continued*

- **FEBRUARY 20, 2024: PUBLIC MEETING 6** - NAC Presentation of Project Impacts and Community Benefits Requests
- **FEBRUARY 27, 2024: PUBLIC MEETING 7** - City Presentation on CBO Enforcement and Monitoring; Developer Presentation of Community Benefit Proposals; NAC Discussion and Vote on Proposed Community Benefits Agreement



ADDITIONAL NAC WORKINGSESSIONS

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 on the following dates:

- *February 2*
- *February 9*
- *February 12*
- *February 16*
- *February 26*

NAC Support of Community Benefits Provision

At the seventh public meeting on February 27th, the voting members of the NAC unanimously passed a motion in support of the community benefits package agreed to with the Developer – pending receipt of finalized language. Subsequently:

- **The NAC voted to cancel the remaining scheduled public meeting in accordance with the CBO**
- **Finalized agreement language was shared with the NAC on March 7, 2024 and support letter drafted**
- **Following a one-week review period, all nine of the voting members signed the letter in support of the Community Benefits Provision**

COMMUNITY BENEFITS PROVISION – CONSTRUCTION AND COMMUNICATION

- **Information Website:** Create website to provide construction information and updates to the community. Reasonable advance notice of road closures and traffic rerouting due to construction will be shared via website.
- **Developer Contact:** Establish contact person with phone number and email to share updates with residents and for residents to raise concerns.
- **Quarterly Meetings:** Host quarterly meetings to update residents on project and discuss any concerns. Meetings will be noticed on the website, via email, and to the Impact Area apartment communities and neighborhood groups.

COMMUNITY BENEFITS PROVISION – CONSTRUCTION AND COMMUNICATION

- **Truck Routing and Contractor Parking:** Establish truck routes and communicate traffic routing to residents. Contractors will be notified to not park on street.
- **Construction Hours and Notice:** Avoid work prior to 8am on weekends; Provide 48-hour advance notice to residents if early work on weekends is required or for any planned utility shut-offs.
- **Dust and Debris Control:** Perimeter fencing with windscreen fabric; regular dust control measures; mud track-off mat for trucks; and use of dumpster covers
- **Pest Management:** Adopt and implement a pest control plan which will be shared with NAC.

COMMUNITY BENEFITS PROVISION – DESIGN AND LANDSCAPING

- **Public Park:** Construct small publicly accessible greenspace between the hotel and apartments which will include maintained doggie waste stations
- **Naming of Park:** Will seek to name park in honor of Joe Louis and incorporate a sculpture or mural to illustrate significance of Joe Louis and the former Joe Louis Arena.
- **Public Art:** Work with City Walls or other Detroit artists/arts organizations to provide all artwork in the public park. At least 50% of the art in the park will be procured from historically disadvantaged persons. Developer will also encourage hotel operator to procure art for hotel interior from Detroit artists.

COMMUNITY BENEFITS PROVISION – EMPLOYMENT OPPORTUNITIES

- **Scholarships:** Provide five \$10,000 scholarships annually for five years (\$250,000 in total) to high-school graduates from District 6.
- **Hotel Employment:** Arrange at least two meetings between hotel operator and Detroit at Work for the purposes of connecting Detroiters to full-timer hotel employment.
- **Apprentices:** Request contractors to use apprentices on the Project Site.
- **Internships:** Donate \$20,000 annually for five years (\$100,00 in total) to internship programs providing opportunities for Detroit youth such as Grow Detroit's Young Talent (GDYT).
- **Local Business Spend:**
 - Make efforts to procure 30% of project costs from Detroit Businesses.
 - Targeted spending of at least \$10M of goods and services to be procured from disadvantaged businesses.

COMMUNITY BENEFITS PROVISION – RETAIL

Developer commitment:

- **Hotel Restaurant:** Prioritize recruitment of a Detroit-based and historically disadvantaged restauranter to lease and operate the hotel restaurant space.

City of Detroit commitment:

- **Small Business Support:**
 - Provide technical assistance to existing or prospective small businesses in the Impact Area via the District Business Liaison and Motor City Match.
 - Provide \$50,000 annually for at least five years (\$250,000 in total) in Motor City March awards to new and existing businesses in the Impact Area.

COMMUNITY BENEFITS PROVISION – ACCESSIBILITY, MOBILITY, AND TRAFFIC

Developer commitment:

- **Hotel Valet and Traffic Circulation:** Arrange the route for valet parking, queuing, and circulation to travel directly to and from parking location in Huntington Place and minimize traffic on W. Jefferson and Steve Yzerman Dr.
- **Hotel Accessibility:** Incorporates elements of Universal Design Standards
 - Accessible hotel rooms will be available in all room types and classes throughout hotel – both high and low floors and all view options.
 - Full bathtubs in at least some of the designated accessible rooms
 - Hotel entrances and at least one public restroom have automatic opening sensors
 - Public single person “family” restroom in publicly accessible area of hotel.

COMMUNITY BENEFITS PROVISION – ACCESSIBILITY, MOBILITY, AND TRAFFIC

City of Detroit commitment:

➤ Streetscape and Green Space Improvements:

- As part of Ralph C. Wilson Park construction; Redesign W. Jefferson and Rosa Parks Blvd. intersection to reduce speed and improve pedestrian experience.
- Re-align and reduce traffic lanes and install bike lanes on W. Jefferson and to improve pedestrian and cyclist safety.
- Replace broken sidewalks and widen where possible along W. Jefferson from Riverfront Towers parking structure to Steve Yzerman Dr.
- Make immediate temporary repairs on ramps from M-10 to W. Jefferson and perform permanent concrete repairs after completion of hotel.
- Repair deteriorated concrete sidewalks on riverwalk in front of Steve Yzerman Dr. and perform tree maintenance, as necessary.

COMMUNITY BENEFITS PROVISION – SUSTAINABILITY AND ENVIRONMENT

- **Environmental Design Materials and Practices:**
 - Low VOC paints and adhesives
 - High efficiency glass systems and insulation
 - Roofing system meets or exceeds energy code
 - Energy efficient chillers to draw Detroit River water for cooling
 - LED light fixtures and light occupancy sensors
 - Food service Biodigester to minimize food waste and carbon footprint
- **On-site Stormwater Management:** Collecting rainwater and removing solids prior to release; greenspaces to decrease impervious surfaces, reduce heat island, runoff, and promote water infiltration.
- **EV Chargers:** Provide sufficient EV chargers at hotel and evaluate need for additional chargers annually.

COMMUNITY BENEFITS PROVISION – COMMUNITY INVESTMENT

- **Corktown Connection:** Donate \$20,000 annually for five years (\$100,00 in total) to a charity or non-profit serving Corktown neighborhood that the NAC selects.
- **Homelessness Services:** Donate \$20,000 annually for five years (\$100,00 in total) to organizations and services that specialize in benefitting unhoused individuals and families. Organization to be determined in consultation with the NAC.
- **Domestic Violence and Human Trafficking:** Donate \$20,000 annually for five years (\$100,00 in total) to organizations who provide services or shelter to victims of domestic violence and human trafficking. Organization to be determined in consultation with the NAC.

COMMUNITY BENEFITS PROVISION – DETROIT PEOPLE MOVER

- **Developer Contribution:** Donate \$500,000 to the Detroit Transportation Company for upgrades and improvements to the West Riverfront Station – including priority improvements identified by the NAC.
- **Additional Capital Funds:** City will authorize Detroit Transportation Company to spend up to \$500,000 in any unspent capital funds for such upgrades and improvements to the West Riverfront Station. Detroit Transportation Company will also seek additional federal and state funding grants to leverage Developer's contribution.

THANK YOU!

