

Welcome to **HOTEL at WATER SQUARE**

COMMUNITY BENEFITS MEETING



DEPARTMENT OF
**Planning &
Development**



February 6, 2024 - CBO Meeting #4

AGENDA

Welcome & Introductions

Neighborhood Advisory Council (NAC) Activities

Public Comment

NAC Discussion – Project Impacts

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 <i>(2 members selected by the public)</i>		16-Jan			
<i>Bye Week - Confirm Council and PDD NAC Selections / Hold NAC Orientation</i>			<i>Week of January 22</i>		
Meeting 3 - Developer Project Presentation and DEGC presentation on incentives				30-Jan	
<i>Meeting 4 - NAC Working Session: Drafts Project Impacts & Community Benefits</i>					6-Feb

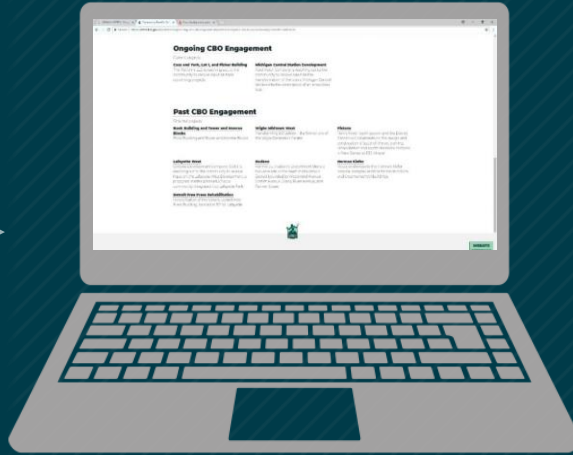
ANTICIPATED PUBLIC CBO MEETING SCHEDULE

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			
<i>Meeting 6 - NAC Working Session</i>		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

Sterling Group

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 Garcia** - Appointed by Planning & Development
- **Robert Mazur** - Appointed by Planning & Development
- **Keely Smith, Vice-Chair** - Appointed by Planning & Development
- **Sidney Logemann** - Alternate appointed by Planning & Development

CONTACT THE NAC DIRECTLY



hotelwatersquareNAC@gmail.com

General Q & A



Comment cards also available

NAC Discussion – Project Impacts



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. 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

D. 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

E. Accessibility, Mobility, and Traffic

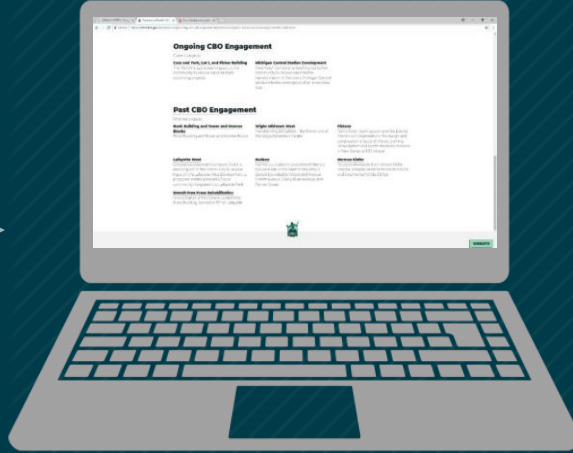
- **Concern:** Site connectivity, traffic flow, and vehicular access through the development footprint and across major roadways - including to the Convention Center, Detroit Riverfront, Downtown
- **Concern:** Locations and coordination of vehicle staging / valet queuing, loading docks for the convention 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

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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

What Comes Next

Next CBO Meeting:

Tuesday February 13th at 6pm

Doors at 5:30 for Registration and Refreshments

- **Neighborhood Advisory Council
Presentation of Project Impact List**
- **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**

