

NEIGHBORHOOD ADVISORY COUNCIL	STERLING GROUP	NEIGHBORHOOD ADVISORY COUNCIL
IMPACTS - Submitted 2/13/2024	RESPONSE TO NAC Questions - 2/8/2024 (for informational purposes only)	COMMUNITY BENEFITS REQUESTS - Submitted 2/18/2024
Construction		
Construction nuisances (truck noise, dust, air pollution, screening)		Provide appropriate screening and controls such as temporary landscaping construction tarp-screen.
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	viii. Weekend work will be in compliance with municipal requirements	<p>Establish and communicate construction traffic (truck) routing.</p> <p>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.</p> <p>Other than in cases of emergency, Developer will provide 48 hours advance notice to Impact Area Residents for any Saturday or Sunday work.</p> <p>Recommend starting construction at 8:00 am on Saturdays and providing notice to the community if weekend construction is needed.</p>
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.
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>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.</p> <p>ii. A water truck will be on site to spray water on all grade areas once a week for enhanced dust control.</p> <p>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.</p> <p>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.</p> <p>v. Approximately quarterly, calcium chloride will be sprayed on all dirt/gravel areas to also aid in dust control.</p> <p>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</p> <p>vii. Schedule a quarterly neighborhood meeting to give updates on the project and discuss any concerns</p>	<p>As previously indicated by Developer:</p> <p>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.</p> <p>ii. A water truck will be on site to spray water on all grade areas once a week for enhanced dust control.</p> <p>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.</p> <p>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.</p> <p>v. Approximately quarterly, calcium chloride will be sprayed on all dirt/gravel areas to also aid in dust control.</p> <p>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.</p> <p>vii. Schedule a quarterly neighborhood meeting to give updates on the project and discuss any concerns</p> <p>Additionally:</p> <p>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.).</p>
Jobsite security (adequate fencing, lighting, public protection, signage)		
Utility shut-off coordination notices (water, electric, internet, etc.)		Provide timely notice to residents for any utility shut-offs occur via communication methods identified.
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.
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.	<p>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</p> <p>vii. Schedule a quarterly neighborhood meeting to give updates on the project and discuss any concerns</p>	<p>Provide proper communication and notice to residents of truck routes/closures/detours/reroutes of traffic in a timely fashion.</p> <p>Provide communication via electronic (email, website) and non-digital methods (flyers, etc.).</p> <p>Provide public online portal for project information, announcements, utility shut offs, timelines, complaints, for the duration of the construction process.</p> <p>Provide point of contact person and contact information to residents to be able to notify developer of such instances in order to resolve concern.</p> <p>Schedule a quarterly neighborhood meeting to give updates on the project and discuss any concerns.</p>
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.

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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		Allow public access/use of common areas and hotel amenities including wifi and market.
Negative effect on the views of residents in the impact area given the loss of view of Detroit River.	<p>1. Possible design changes</p> <p>a. At this point the Hotel is 100 percent designed so any changes would not be possible</p> <p>2. Height of the building</p> <p>a. The building is just about the same height as the Residences at Water Square</p> <p>b. Residences at Water Square is 288' and the Hotel 302'</p> <p>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.</p>	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.
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.
The accessibility for the mobility impaired and disabled to exceed the universal ADA requirements	<p>"3. ADA Compliance</p> <p>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.</p> <p>I. Flush, curbless and covered access from the main hotel porte-cochere pick-up and drop-off to the main hotel lobby.</p> <p>II. A uniformly less than 2% cross and longitudinal slope porte-cochere pick-up and drop-off, drive lanes, parking spaces and adjacent sidewalks.</p> <p>III. A ramp and directly adjacent stair access to the main first floor restaurant entrance off Civic Center Drive</p> <p>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.</p> <p>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 alleyway.</p> <p>VI. An above grade conditioned and enclosed Skybridge connecting the hotel directly to Huntington Place over and across Second Avenue</p> <p>VII. regarding bath tubs, developer has included ADA compliant hotel rooms with bathtubs that are mobility accessible"</p>	<p>See Accessibility Requests under Accessibility, Mobility, and Traffic Impacts</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.
No open green spaces within impact area	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.	Developer will create public pocket park on the Water Square site between the hotel and residences as described / presented during CBO process.
Visibly recognize and honor the historically significant Detroiters and the project site history i.e., Joe Louis)	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.	<p>1. Pocket park to be named after Joe Louis.</p> <p>2. A sculpture of Joe Louis explaining the historic significance of the site in regards to Joe Louis Arena.</p>
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	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.	<p>See Detroit People Mover Requests under Accessibility, Mobility and Traffic Impacts</p>
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).

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Inclusion of local artists into the aesthetics of the hotel	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.	<p>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.</p> <p>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.</p>
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.
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.

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Employment and Education Opportunities		
Increase Education Opportunities for Local Students		Scholarships for disadvantaged DPCDS students: Five \$10K scholarships annually for five years for District 6. Total of \$250,000 for post-secondary education. Intermediary to be determined.
Prioritization of training and hiring minority Detroiters	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	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.
Access to construction opportunities and hotel jobs for Detroiters	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.	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.
Limited career pathway programs for Detroiters (youth, returning citizens, and seniors) in the hospitality and construction fields		<p>Developer or its General contractor provides at least 50 Apprenticeships on the construction site for Detroiters.</p> <p>Donate \$100k to internship programs providing opportunities for Detroit youth such as Grow Detroit's Young Talent.</p> <p>Support or provide local hiring and training programs for Detroit Seniors.</p>
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.
Prioritization of hiring union workers		Hiring local union workers for the hotel development.

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Retail		
Access to retail space for Detroit based disadvantaged small businesses	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.	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.
Increased foot traffic in a limited walkable environment		Provide accessible, validated parking for retail and restaurant space at Water Square. Work to create a safe and walkable experience through pedestrian oriented street design.

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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.		
Site connectivity, traffic flow and vehicular access through the development footprint across major roadways- including to the Convention center, Detroit Riverfront and Downtown		Improve streetscape in Impact Area - creating a safe and walkable experience through pedestrian oriented street design.
Access to parking facilities for hotel guest and employees		
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.
No Lighting down West Jefferson to Steve Yzerman Drive.		Add and improve the lighting down West Jefferson to Steve Yzerman Dr.
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.
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).
		Place Trash Barrels and removal service along Porter and Abbott St. from Sixth to Trumbull.
		Sidewalk repairs on Porter St. (6th to Trumbull) and Trumbull St. (south to W. Lafayette).

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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"> 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.
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	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.	<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"> 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)
Lack of or poor condition of non-motorized transportation infrastructure (walking, biking, transit)		<p>Extend People Mover hours to 2:00 am on weekdays and continue free fare program through at least 2025.</p> <p>Install Bike racks and MoGo stations adjacent to hotel (25 bikes).</p>
Valet queuing, vehicle staging and congestion impacting traffic and pedestrian pathways. Mitigation plan for potential Valet overflow	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.	Developer and hotel operator adheres to valet circulation and queuing as presented to NAC during CBO process.

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<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>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, curbsless 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 alleyway. 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</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>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>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>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>

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Sustainability and Environment		
Increased vermin / pest activity due to construction		See Pest Control Request under Construction Impacts
Energy efficiency and reduced carbon footprint of hotel construction and operations. Consider LEED certification	<p>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:</p> <ul style="list-style-type: none"> 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. 	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.
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	<p>b. For 40-years prior to the proposed project, this site was 100% impervious surface.</p> <ul style="list-style-type: none"> 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 wastewater 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 	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.
Bio-Digester Composting - How will this affect the environment? Potential pollution impact on Detroit River	<p>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.</p>	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.
Recycling for hotel operations		Provide and implement comprehensive recycling services (metal, plastics, paper, etc.) for all hotel operations and guests.
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.
Community Investment		
Homelessness and Housing Insecurity		Developer will contribute \$20k annually for 5 years 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.
		Developer will contribute \$20k annually for 5 years to organizations who provide services or shelter to battered women and children or victims of trafficking. Organization to be determined in consultation with the NAC.