

Welcome to the Hotel at Water Square

COMMUNITY BENEFITS ANNUAL MEETING & QUARTERLY CONSTRUCTION UPDATE



DEPARTMENT OF
Planning &
Development



December 3, 2025

AGENDA

Welcome & Introductions

CBO Process Review

CBO Monitoring and Enforcement

Construction & Project Update

Community Benefits Provision Update

NAC Q & A + Discussion

General Public Comment

THANK YOU NEIGHBORHOOD ADVISORY COUNCIL!

- **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*

CBO Engagement Process

Developing the Community Benefits Provision



↑

**THE
NEIGHBORHOOD
ADVISORY
COUNCIL (NAC)
9 RESIDENTS
FROM THE
IMPACT AREA**

↑

**THE NAC MEETS
WITH **PLANNING,
DEVELOPER, AND
COMMUNITY** TO
IDENTIFY
PROJECT
IMPACTS**

↑

**THE NAC
DEVELOPS
SUGGESTIONS
TO
IDENTIFIED
IMPACTS**

↑

**THE
DEVELOPER
GENERATES
AN
AGREEMENT IN
RESPONSE TO
THE NAC'S
INPUT**

CBO Engagement Process

What we heard from the community

**7 CBO
MEETINGS
HOSTED BY
CITY**

**194
Attended
In Person or
Via Zoom**

**JANUARY
2024 –
FEBRUARY
2024**

Hotel Design and Landscaping	Employment and Local Hiring	Retail and Local Business Support	Traffic, Transit, and Parking
Community Investments	Sustainability and Environment	Accessibility	Construction Impacts and Communication

COMMUNITY BENEFITS PROVISION CONTENT

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

The Community Benefits Provision Agreement remains in effect throughout the duration of the project

ONCE CBO MEETINGS ARE COMPLETED




ONCE CBO MEETINGS ARE COMPLETED

All documents and reports are posted on City of Detroit Website:

www.detroitmi.gov/hotelwatersquare

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


CITY OF DETROIT An official website of the City of Detroit. [Here's how you know](#) ▾

 Buses Pay Business Jobs Water Government Departments

Where am I: [Home](#) > [Departments](#) > [Planning and Development Department](#) > [Community Benefits Ordinance](#) > [Past CBO Engagements](#) > Hotel Water Square

Hotel Water Square

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[Attend the 2025 Hotel at Water Square Annual Meeting and Quarterly Construction Update](#)

- Wednesday December 3, 2025 at 5:30pm (doors open at 5pm for registration and refreshments)
- Two ways to participate - please RSVP for details at <https://bit.ly/watersquare2025>
 - Attend in person: Huntington Place - Room 140A, 1 Washington Blvd. Detroit, MI 48226
 - Join via Zoom: Register for the Link and Dial-in Instructions



Community Benefits Monitoring and Enforcement by CRIO

The Civil Rights, Inclusion, and Opportunity Department (CRIO) monitors Tier 1 Projects under the Community Benefits Ordinance

TIER 1 PROJECTS ARE:



\$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

CRIO is responsible for *monitoring and enforcing Community Benefits Provisions*

- CRIO sends the developer a biannual CBO status request letter and a reporting form with targeted questions. This form requires the developer to provide specific updates on all commitments
- CRIO reviews the submitted information, requests a project walkthrough, documented proofs and/or additional clarification
- CRIO meets with various departments to verify submitted information
- CRIO then generates a report. Reports can be found online at: <https://detroitmi.gov/departments/civil-rights-inclusion-opportunity-department/about-crio/compliance-team>

Stage 1: Citizen Submitted Complaints

**Resident
submits
inquiry or
complaint
regarding a
CBO project
via online
smartsheet
form**



**Submitted
complaint is shared
with Neighborhood
Advisory Council
(NAC) and reviewed
by City staff**

**Inquiries are made
with relevant
departments and
response prepared**



**Response sent
to resident with
copy to NAC.
The NAC is
advised on
process to
request formal
investigation by
Enforcement
Committee**

**Submit Public Comments for CBO Projects at:
<https://bit.ly/CBOPublicComment>**

Stage 2: Formal Investigation Requested by NAC

**NAC submits
request for
complaint to
be formally
investigated
by
Enforcement
Committee**



**Enforcement
Committee (EC)
is convened by
Corporation
Counsel –
including PDD,
CRIO, LPD, and a
NAC
representative**



**Within 21 days
of receipt of
formal request,
the EC
completes
investigation
and submits
findings* to NAC
as well original
complainant**

****Enforcement Committee findings shall include:***

- 1. Whether the Developer is in compliance with the Community Benefits Provision***
- 2. How the Community Benefits Provision will be enforced or how violations will be mitigated***

Stage 3: NAC disagrees with Enforcement Committee findings

If NAC disagrees with findings or determines that the EC is not diligently pursuing enforcement - NAC may send notice to EC which will have 14 days to respond



If NAC is not satisfied with subsequent response from EC, NAC may petition City Clerk to request a City Council hearing with both the NAC and EC



City Council may elect to hold a hearing to determine if the EC has made reasonable efforts to ensure developer compliance.

Based on its findings, City Council can require follow up action from the EC and/or developer.

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Compliance Team Lead
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A tall, modern glass skyscraper under construction at sunset. The building's facade is a grid of glass panels, reflecting the warm orange and yellow light of the setting sun. The sky is filled with soft, wispy clouds. In the background, other city buildings are visible, some with lights on. The overall scene is a mix of architectural detail and atmospheric lighting.

Hotel at Water Square Project and Construction Update



ATWATER & SECOND

Construction Update

12.03.25

JW MARRIOTT DETROIT - WATER SQUARE



**To date, 1,204 new union jobs have
been created**

**As of August, 400 union workers
are on-site per day**

Construction progress

JW MARRIOTT DETROIT - WATER SQUARE



North Side of Hotel

JW MARRIOTT DETROIT - WATER SQUARE



South Side of Hotel

JW MARRIOTT DETROIT - WATER SQUARE



JW MARRIOTT DETROIT - WATER SQUARE



JW MARRIOTT DETROIT - WATER SQUARE



JW MARRIOTT DETROIT - WATER SQUARE



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JW MARRIOTT DETROIT - WATER SQUARE

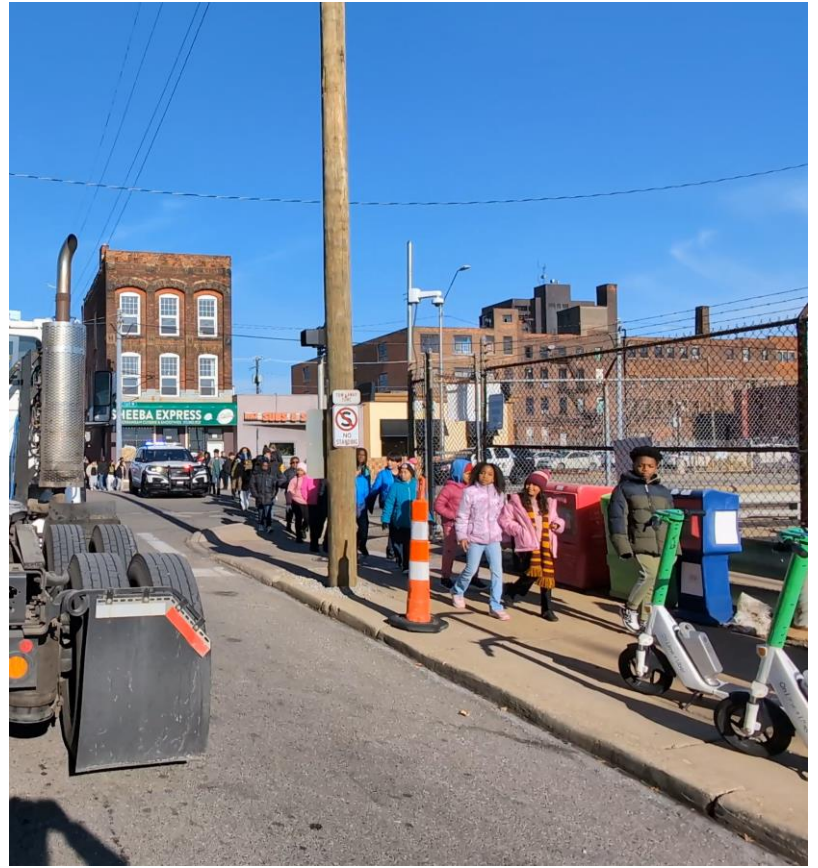


Hotel at Water Square Community Benefits Provision Update

An aerial rendering of an urban development project. The scene features a large, modern building with a yellow and grey facade on the left. A wide, paved parking lot with white markings is on the right. A central greenway with a brown path, green grass, and various trees runs through the middle. A road with a crosswalk is visible in the foreground. A semi-transparent grey box is overlaid on the upper left portion of the image.

Possible Site of future development only shown for scale

2025 Progress on the East End Greenway for the Water Square Community Benefits Neighborhood Advisory Board



2025 Progress on the East End Greenway for the Water Square Community Benefits Neighborhood Advisory Board



**Neighborhood
Advisory Council
Q & A + Discussion**



General Public Comment

Thank you and Stay Updated

Hotel Water Square Construction Updates

www.watersquarehotel.com

Portal for notices on construction weekend work and other relevant information

City of Detroit CBO Information

www.detroitmi.gov/hotelwatersquare

Public Meeting Information, presentations, all documents, and compliance reports



A photograph of a modern glass skyscraper at sunset. The building's facade is highly reflective, mirroring the sky and other buildings in the background. The sky is filled with soft, golden clouds, and the overall lighting is warm and atmospheric. The building is the central focus, with other structures visible in the distance.

Appendix: Hotel at Water Square Community Benefits Provision Details

(As presented at the February 27, 2024 Water Square CBO Meeting)

COMMUNITY BENEFITS REQUESTS - DEVELOPER COMMITMENTS

Sterling Group

DEVELOPER COMMUNITY BENEFITS

Communication

Construction

**Design and
Landscaping**

**Employment
and Education
Opportunities**

Retail

**Accessibility,
Mobility, and
Traffic**

**Sustainability
and
Environment**

**Community
Investment**

People Mover

COMMUNICATION

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



CONSTRUCTION

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

DESIGN AND LANDSCAPING

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



EMPLOYMENT AND EDUCATION OPPORTUNITIES

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



RETAIL

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



ACCESSIBILITY, MOBILITY, AND TRAFFIC

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



SUSTAINABILITY AND ENVIRONMENT

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



COMMUNITY INVESTMENT

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



PEOPLE MOVER

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



COMMUNITY BENEFITS REQUESTS – CITY COMMITMENTS

A. Streetscape Improvements in the Impact Area

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



A. Streetscape Improvements in the Impact Area (Continued)

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





Streetscape Improvements in the Impact Area

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

A. Streetscape Improvements in the Impact Area (Continued)

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

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





Park and Green Space Improvements

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

Detroit People Mover

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



Small Business Support

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

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



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

DID YOU KNOW YOU HAVE A BUSINESS LIAISON?

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



NANCY CEPEDA

DISTRICT



Small Business Support (Continued)

The City will direct the Detroit Economic Growth Corporation to support small businesses located within or attempting entrance into the Impact Area (b) by providing, through Motor City Match, awards of at least \$50,000 per year to new and existing businesses in the impact area over the next five years.

