



COLEMAN A. YOUNG MUNICIPAL CENTER  
 2 WOODWARD AVENUE, SUITE 1240  
 DETROIT, MICHIGAN 48226  
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 FAX: 313.224.3434

**To:** Honorable Detroit City Council  
 Neighborhood Advisory Councils  
**From:** Director, Civil Rights, Inclusion and Opportunity Department  
**Date:** September 2025  
**Re:** Community Benefits Ordinance Biannual Report for the Hotel Water Square

The Civil Rights, Inclusion, and Opportunity (CARIO) Department has been given the responsibility of monitoring the Community Benefits Ordinance. The report details the developer's compliance with each Community Benefits Provision (CBP) commitment.

**Hotel Water Square** project currently has **0** of their commitments **"Off Track"**

Below, you will find a key to reference when reviewing "Status Update" and the total number of CBP commitments in each specific status

Status Update	Explanation	Commitments
On Track	On Track- Actions taken towards satisfying commitment	26
Off Track	Off Track-Commitment not fulfilled	0
Off Track but Compliance Plan Submitted	Off Track but Compliance Plan Submitted	0
Not Started	Not Started- No action taken	2
Additional Information Requested	Additional information requested	0
Complete	Commitment fulfilled	7
<b>Total Commitments</b>		<b>35</b>

Respectfully,

Anthony Zander

Director, CARIO

Conrad Mallett

Corporation Counsel

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12/30/2025

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12/29/2025

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### Biannual Community Benefits Report

<b>Project Name/Location:</b>	Hotel Water Square
<b>Agreement Approval Date:</b>	April 16, 2024
<b>Developer Name/Address</b>	Atwater & Second Associates LLC; 333 W. Fort Street. Suite 1350 Detroit, MI 48226

	<b>Commitment</b>	<b>Finding</b>	<b>Status</b>	<b>City Department</b>
1.	Within 60 days of the approval of this Community Benefits Agreement, and continuing until the construction of the Project is completed (the "Construction Period"), Developer will establish an informational website for the Project (the "Informational Website") for communicating construction and development details to residents of the Impact Area. During the Construction Period Developer will provide reasonable advanced notice of any	<p>The Developer has launched and maintains a project website: <a href="http://www.watersquarehotel.com">www.watersquarehotel.com</a></p> <p>This website provides new construction updates and houses all old construction updates.</p>	Complete	Planning and Development Department



Civil Rights, Inclusion  
and Opportunity

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	anticipated road closures, detours, or traffic rerouting due to construction of the Project on the Informational Website.			
2.	During the Construction Period, Developer will establish a phone number and e-mail address where residents of the impact area can contact the Developer directly to raise questions or concerns during the Construction Period.	The contact phone number is 313-394-1100 The contact email address is contact@watersquarehotel.com	Complete	Planning and Development Department
3.	During the Construction Period, Developer will designate a central contact person to communicate updates on the Project to residents of the Impact Area.	The designated point person is listed on the update website. Their phone number and email are provided in the provisions above.	Complete	Planning and Development Department



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4.	<p>During the Construction Period, 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 Apartments, Riverfront Towers Condominiums, and Fort Shelby Residences, the Corktown East-End Block Club, and the NAC.</p>	<p>Quarterly meetings were held on September 16, 2024, and December 19, 2024, March 31, 2025, and June 23, 2025.</p>		<p>Planning and Development Department Jobs and Economy Team</p>
5.	<p><b>Construction</b></p>			
5.	<p>During the Construction Period, 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.</p>	<p>The Developer has instituted a truck routing plan. Its general contractor, Colasanti Construction, reminds contractors of the specified routes. The Developer also informs the community of any traffic routing updates through its communication channels.</p>		<p>Jobs and Economy Team</p>



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6.	During the Construction Period, Developer will notify all contractors not to park on the street.	The Developer has instituted a ban on street parking. It has instructed its general contractor, Colasanti Construction to reiterate this ban in its weekly meetings.		Jobs and Economy Team
7.	During the Construction Period, 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.	Best efforts will continue to be made to provide 48-hour notice of any construction work occurring on a Saturday or Sunday via the informational website.		Building Safety Engineering, and Environmental Department
8.	During the Construction Period, 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 windscreens to aid in controlling dust.	The Development and construction teams have installed the necessary fencing with the required windscreens.	Complete	Building Safety Engineering, and Environmental Department



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9.	<p>Approximately once per week while site work or exterior construction is ongoing at the Project site during the Construction Period, 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>To date, the entirety of the dust control has been managed through spraying and street cleaning. The Developer has not determined that street cleaning has needed to be done more than once a week.</p>		Building Safety Engineering, and Environmental Department
10.	<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>Mud track-off mats are located at the required stations.</p>		Building Safety Engineering, and Environmental Department
11.	<p>Quarterly while site work or exterior construction is ongoing at the Project site during the Construction Period, Developer will spray calcium chloride on all dirt/gravel areas to aid in dust control.</p>	<p>The Developer has sprayed the required calcium chloride on all dirt/gravel in the area.</p>		Building Safety Engineering, and Environmental Department



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12.	During the Construction Period, 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.	Dumpster covers are in use.		Building Safety Engineering, and Environmental Department
13.	During the Construction Period, Developer will use best efforts to provide at least 48-hour advance notice of any planned utility shut-offs occurring due to construction of the Project via the Informational Website.	The Developer has provided required notices through their communication channels detailed in earlier commitments. All notices can be found here: <a href="http://www.watersquarehotel.com">www.watersquarehotel.com</a>		Planning and Development Department  Jobs and Economy Team
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.	The Developer has instituted a pest control plan which it shared with the Neighborhood Advisory Council in June 2024	Complete	Building Safety Engineering, and Environmental Department
	<b>Design and Landscaping</b>			
15.	Developer will construct a park on the Project site accessible to the public between the hotel and residences. The park shall include small maintained	The park's design is underway and contracted but has not been built. The final park will incorporate the required design elements.		Planning and Development Department  Jobs and Economy Team



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	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. The NAC will have an opportunity to review any language proposed to be incorporated in such sculpture or mural.	The Developer will determine the feasibility of this effort at a later date.		Planning and Development Department  Jobs and Economy Team
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 park will be procured from historically disadvantaged persons. Developer will encourage and request the hotel operator to procure artwork for the hotel interior from Detroit artists.	The Developer has conversed with the hotel operator about the request to incorporate work from Detroit artists. The artist to be finalized at a later date.		City Walls  General Services Department
	<b>Employment and Education Opportunities</b>			



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18.	<p>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 students or recent high-school graduates who live in District 6, with prioritization (a) for students who are planning to attend school or training for construction or in the hospitality field, and (b) based on the student's financial resources and need. Developer will coordinate with high schools serving District 6 to publicize and award such post-secondary scholarships.</p>	<p>Developer has identified and awarded the recipients of the first year of scholarships. The 2025 Scholarship Applications are now live: <a href="https://www.watersquarescholarship.com/">https://www.watersquarescholarship.com/</a></p>		<p>Planning and Development Department Jobs and Economy Team</p>
19.	<p>Developer will arrange at least two meetings between Detroit at Work and the 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.</p>	<p>The first meeting occurred August 14, 2024, and the second meeting occurred October 8, 2024.</p>	Complete	Detroit At Work
20.	<p>Developer will comply with Executive Order 2021-2 regarding Detroit workforce hiring on publicly funded construction projects.</p>	<p>At the time of this report, 25% of the total qualified hours worked on this project, were by bonafied Detroit residents. <b>\$129,370.42</b> has been contributed to the Workforce Contribution Fund for the shortfall.</p>		Civil Rights, Inclusion and Opportunity



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21.	Developer will allow and request contractors to use apprentices on the Project Site during the Construction Period.	In July 2024, Colasanti Construction Services, the Construction Manager on the JLA Hotel project encouraged and requested subcontractors to utilize apprentice labor for their respective trades.	Complete	Detroit At Work
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.	Developer provided \$20,000 donation to Grow Detroit's Young Talent in 2024.		Detroit Employment Solutions Corporation
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 have a target to procure, or cause to be procured, at least	<p>To date, over 40% of the Developers costs have been spent with Detroit Based Businesses. Some of the businesses include:</p> <ul style="list-style-type: none"> <li>• Brinker Team Construction</li> <li>• Blaze Contracting Inc</li> <li>• Ideal Contracting LLC</li> <li>• Colasanti Construction services incorporated</li> <li>• Cass Sheet Metal</li> <li>• Dixon Inc</li> <li>• Industrial Fence &amp; Landscaping Inc</li> </ul>		Civil Rights, Inclusion and Opportunity



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	ten million dollars (\$10,000,000) of goods and services to construct the Project from disadvantaged businesses (which may count towards the commitment to procure thirty percent (30%) of total hard costs for the Project from a Detroit-Based Business, Detroit-Based Small Businesses, Detroit Headquartered Businesses or Detroit-Resident Businesses if the disadvantaged business meets such definitions).			
	<b>Retail</b>			
24.	Developer will prioritize and make reasonable efforts to recruit a well-qualified, Detroit-based, and historically disadvantaged restaurant operator to initially lease and operate the restaurant space at the Project that will be under Developer's control.	The Developer had conducted a marketing campaign to recruit a restaurant operator that fits the agreed upon criteria. As of this report, the Developer has not announced its restaurant tenant.		Detroit Economic Growth Corporation
	<b>Accessibility, Mobility, and Traffic</b>			



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25.	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.	The hotel is designed per the items outlined in this section. Finished construction will reflect the mandated and agreed upon design.		Planning and Development Department
26.	Developer will ensure that upon completion of the Construction Period 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.	The hotel is designed per the items outlined in this section. Finished construction will reflect the mandated and agreed upon design.		Planning and Development Department  Building Safety Engineering, and Environmental Department
27.	Developer will ensure that the hotel entrance doors shall have automatic opening sensors and are accessible to persons with disabilities.	The hotel is designed per the items outlined in this section. Finished construction will reflect the mandated and agreed upon design.		Building Safety Engineering, and Environmental Department
28.	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.	The hotel is designed per the items outlined in this section. Finished construction will reflect the mandated and agreed upon design.		Building Safety Engineering, and Environmental Department



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Sustainability and Environment				
29.	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, where appropriate, 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.	Building is designed per the items outlined in this section. Finished construction will reflect the mandated and agreed upon design.		Building Safety Engineering, and Environmental Department  Planning and Development Department
30.	Developer will construct the Project adopting on-site stormwater management practices in accordance with the City of Detroit Post-Construction Stormwater Ordinance	The hotel is designed per the items outlined in this section and construction is incorporating it.		Detroit Water and Sewage Department



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	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.			
31.	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.	Porte Cochere is designed per the items outlined in this section. Finished construction will reflect the mandated and agreed upon design.		Planning and Development Department  Office of Mobility Innovation
	<b>Community Investment</b>			
32.	Developer will contribute \$20,000 annually for five years (for a total of \$100,000) to charity or nonprofit organizations which serve the Corktown Neighborhood and/or the Impact Area that the NAC selects, which the NAC shall select by December 1, 2024.	Developer donated \$20,000 to Corktown's East End Green Link in calendar year 2024. As of this report, they have not finalized plans for their 2025 donation however they intend to make the donation before the close of the calendar year.		Jobs and Economy Team  Planning and Development Department



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33.	<p>Commencing in 2024 and continuing for five years, Developer will contribute \$20,000 annually (for a total of \$100,000) to organizations &amp; 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.</p>	<p>The Developer donated \$20,000 to Empowerment Plan in calendar year 2024. As of this report, they have not finalized plans for their 2025 donation however they intend to make the donation before the close of the calendar year.</p>		<p>Jobs and Economy Team Planning and Development Department</p>
34.	<p>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.</p>	<p>Developer donated \$20,000 to Alternative for Girls in calendar year 2024. As of this report, they have not finalized plans for their 2025 donation however they intend to make the donation before the close of the calendar year.</p>		<p>Jobs and Economy Team Planning and Development Department</p>
	<p><b>People Mover</b></p>			



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35.	<p>Within twelve (12) months following commencement of construction of the Project, 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 (including lighting under the People Mover bridge at W. Jefferson Avenue and Steve Yzerman Drive), as diligently as possible thereafter.</p>	<p>The Developer and the DTC came to a grant agreement in 2024. The funds were donated to the DTC.</p>		<p>Detroit Transportation Corporation Jobs and Economy Team</p>
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