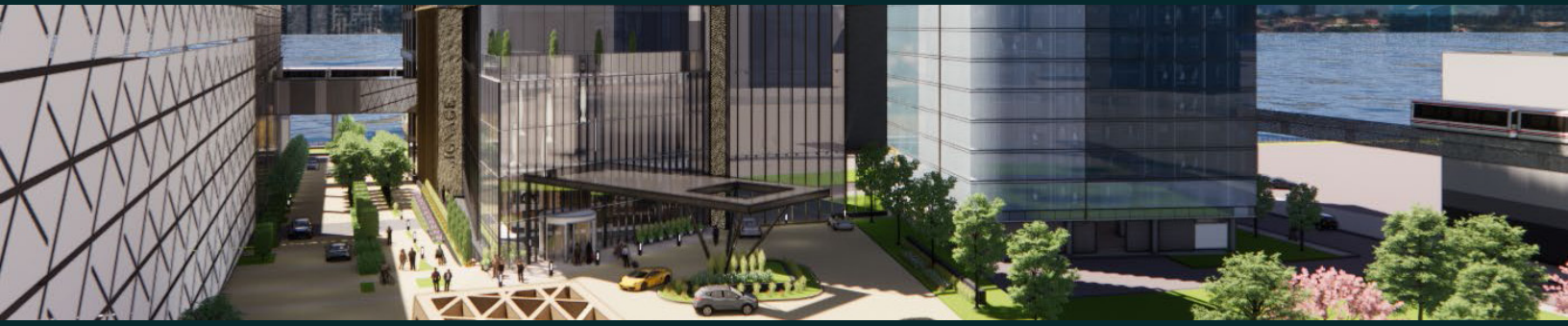


THE CITY OF DETROIT INVITES YOU TO ATTEND THE COMMUNITY BENEFITS PUBLIC MEETINGS FOR HOTEL AT WATER SQUARE: JOE LOUIS ARENA SITE



FOR FUTURE MEETING SCHEDULE AND ALL PROJECT INFORMATION VISIT WWW.DETROITMI.GOV/HOTELWATERSQUARE

With advance notice of seven calendar days, the City of Detroit will provide interpreter services at public meetings, including language translation and reasonable ADA accommodations. Please contact the Civil Rights, Inclusion and Opportunity Department at 313-224-4950, through the TTY number 711, or email crio@detroitmi.gov to schedule these services.

Mediante un aviso previo de siete días calendario, la ciudad de Detroit proporcionará servicios de interpretación en las reuniones públicas, incluida la traducción de idiomas y las adaptaciones razonables de acuerdo con la Ley ADA. Para programar dichos servicios, comuníquese con el Departamento de Derechos Civiles, Inclusión y Oportunidad llamando al 313-224-4950, por medio del número TTY 711, o envíe un correo electrónico a crio@detroitmi.gov.

HOW TO PARTICIPATE IN THE CBO MEETINGS

PUBLIC CBO MEETINGS WILL TAKE PLACE IN PERSON AT

HUNTINGTON PLACE WITH AN OPTION TO WATCH REMOTELY VIA ZOOM

ALL MEETINGS BEGIN AT 6:00PM - DOORS OPEN AT 5:30PM FOR REGISTRATION AND REFRESHMENTS

ATTEND IN PERSON

Huntington Place Convention Center

1 Washington Blvd. Room 113 A- C (1st Floor)

Accessible via Huntington Place People Mover Station

Validated Parking available at Fort/Washington Garage
- 645 Washington Blvd.

VIEW REMOTELY VIA ZOOM

Register to receive meeting link

Dial by phone: +1 312 626 6799

Meeting ID: 816 8707 5023



1ST MEETING

TUESDAY JANUARY 9, 2024 AT 6:00 PM

CBO PROCESS AND PROJECT INFORMATION

2ND MEETING

THURSDAY JANUARY 16, 2024 AT 6:00 PM

ELECTION OF TWO (2) NEIGHBORHOOD ADVISORY
COUNCIL MEMBERS -

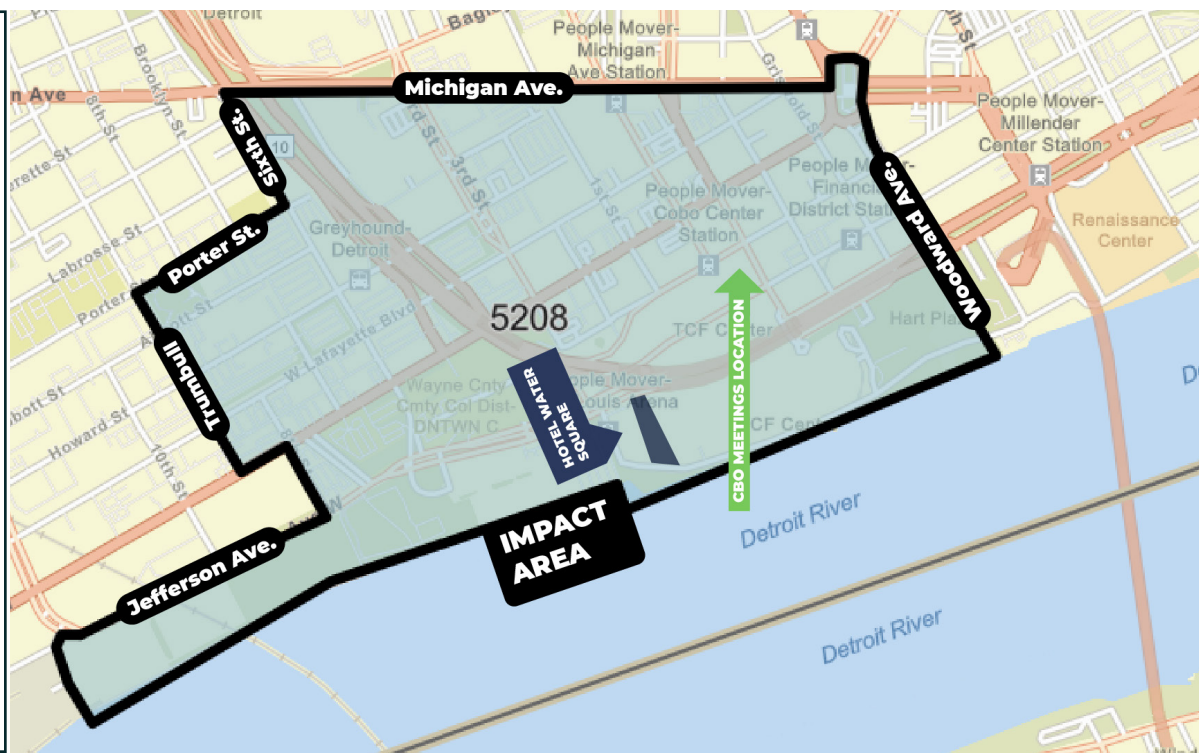
ONLY IMPACT AREA RESIDENTS ATTENDING IN
PERSON MEETING MAY VOTE

Further information and advance registration at: <https://bit.ly/hotel-water-square>

LEGAL MEETING NOTICE

Community Benefits Public Meeting for
"Hotel at Water Square" development proposed at 600 CIVIC CENTER DRIVE.

IMPACT AREA: The project Impact Area contains all of Census Tracts 5208. As shown on the map, this area is bounded by Michigan Ave., Porter St. and W. Jefferson Ave to the north, Woodward Ave. to the east, the Detroit River to the south, and 6th St., Trumbull St., 8th St., and Rosa Parks Blvd. to the west. The Impact Area includes parts of the following neighborhoods: Downtown, West Side Industrial, and Corktown.



PLEASE READ THIS IMPORTANT NOTICE FOR INFORMATION ABOUT COMMUNITY BENEFITS AND OTHER IMPACTS THAT MAY AFFECT YOU

WHAT IS DETROIT'S COMMUNITY BENEFIT ORDINANCE?

The Community Benefits Ordinance (ORDINANCE NO. 2021-4) is a law that requires developers to proactively engage with the community to identify community benefits and address potential impacts of certain development projects. The ordinance was approved by Detroit voters in 2016 and amended by Detroit City Council in 2021.

The project's Impact Area (see map on previous page) was determined by the Planning & Development Department. As per the Community Benefits Ordinance (CBO), a nine (9) member Neighborhood Advisory Council (NAC) will be established for this community benefits process. Any Detroit resident who lives in the Impact Area and is over the age of 18 is eligible to serve on the Neighborhood Advisory Council. Members of the NAC are expected to attend all scheduled public meetings during the CBO process: consisting of at least 5 meetings over a period of 2 – 3 months. **Attend the first CBO meeting on January 9th to learn more about this project and how you can participate in this public process. During the second CBO Meeting on January 16th, two (2) NAC members will be elected. Only Impact Area Residents attending the in-person meeting on January 16th may vote in the NAC election.**

For more information visit, www.detroitmi.gov/hotelwatersquare or contact Aaron Goodman at goodmana@detroitmi.gov

GENERAL INFORMATION FOR PROPOSED TIER 1 CBO DEVELOPMENT: HOTEL WATER SQUARE AT JOE LOUIS ARENA SITE

The former Joe Louis Arena site on the Detroit River, now called Water Square, is set to welcome a new addition in the form of a 25-story, 600 room hotel. The Developer (Atwater and Second Associates, LLC) which includes Sterling Group as the principal, proposes this new hotel consisting of five (5) podium floors which include a ground floor restaurant, a lobby bar, two ballrooms, 50,000 sq ft of meeting rooms, swimming pool, spa and fitness area. The back-of-house areas will include offices, staff support spaces, and a large kitchen to support the seamless operations behind the scenes. A pedestrian bridge will span over the future 2nd Avenue and provide a direct connection to Huntington Place Convention Center. This important feature will enhance accessibility and convenience for convention-goers and guests alike and allow for truly connected access to the convention center. The hotel tower floors will comprise 20 levels and offer unprecedented views and amenities.

Detroit is at a significant disadvantage when competing for convention business, as the number of rooms within walking distance of the convention center and not having a connected hotel is a major concern of all meeting planners. With the new connected hotel this will allow Huntington Place and the City of Detroit to attract events and conventions that were previously not attainable.

Developer is seeking governmental approvals and to commence construction of new hotel in the second quarter of 2024.

ANTICIPATED PROJECT IMPACTS: The Neighborhood Advisory Council (NAC) will work directly with the developer and establish community benefits, which are included in the final development agreement approved by the Detroit City Council. The City of Detroit Planning and Development Department (PDD) is aware of and acknowledges expressed community concerns related to this project in the following areas:

Construction

- Concern:** Noise, dust, mud, vibration, and increased light pollution at night 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

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 street and public spaces enhancing overall pedestrian experience
- Opportunity:** Creation of new publicly accessible green spaces and connections between the Detroit Riverfront and downtown

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

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

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 and mobility connections via DDOT / SMART Buses, Detroit People Mover and bike share
 - Opportunity:** Enhancement of local connectivity between downtown and the Detroit Riverfront
 - Opportunity:** All buildings, public spaces, and residential developments to incorporate universal design standards, exceeding Americans with Disabilities Act (ADA) requirements
- ### Sustainability and Environment
- Concern:** Energy efficiency and reducing carbon footprint of hotel construction and operations
 - Opportunity:** On-site stormwater management for buildings to protect local waterways including the Detroit River
 - Opportunity:** Access to electric vehicle charging and alternative mobility options
 - Opportunity:** Hotel operations utilizing on-site recycling and composting