

## Northville DDA Economic Development Committee

Thursday, May 16, 2019 – 8:00 am

Meeting Room A – City Hall

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### Meeting Agenda

1. April 16, 2019 Comments before the Planning Commission (Attachment 1)
2. Northville Downs Update
  - A. Preliminary PUD and Site Plan Application (Attachment 2.A)
  - B. Commercial Space in Watermark Project – Daniel Stearns, Mid America Real Estate
3. Next Meeting

April 16, 2019

City of Northville Planning Commission  
215 West Main Street  
Northville, MI 48167

Dear Commissioners:

The Economic Development Committee of the Downtown Development Authority has had the opportunity to attend public meetings before the Planning Commission and Historic District Commission, to meet with both the HPH and Watermark Development Teams, and to discuss in detail the proposed project at the Committee level. The Economic Development Committee has reviewed all 9 criteria for PUD eligibility and it is the opinion of the Economic Development Committee that the Application meets the criteria for PUD eligibility. The EDC is also in agreement that the granting of PUD eligibility does not “set the proposed plan in stone. Changes to the design, density, buildings, pedestrian amenities, and all other items can still be made during the Preliminary and Final Site Plan review stages.”

In meeting the terms of the PUD eligibility, the EDC is in agreement with the detailed review prepared by Carlisle Wortman. The EDC feels that the HPH Development team has addressed many of the concerns raised in previous meetings and in addition feels that the remainder of the outstanding concerns will be addressed during the site planning phase of the project. These issues include, but are not limited to:

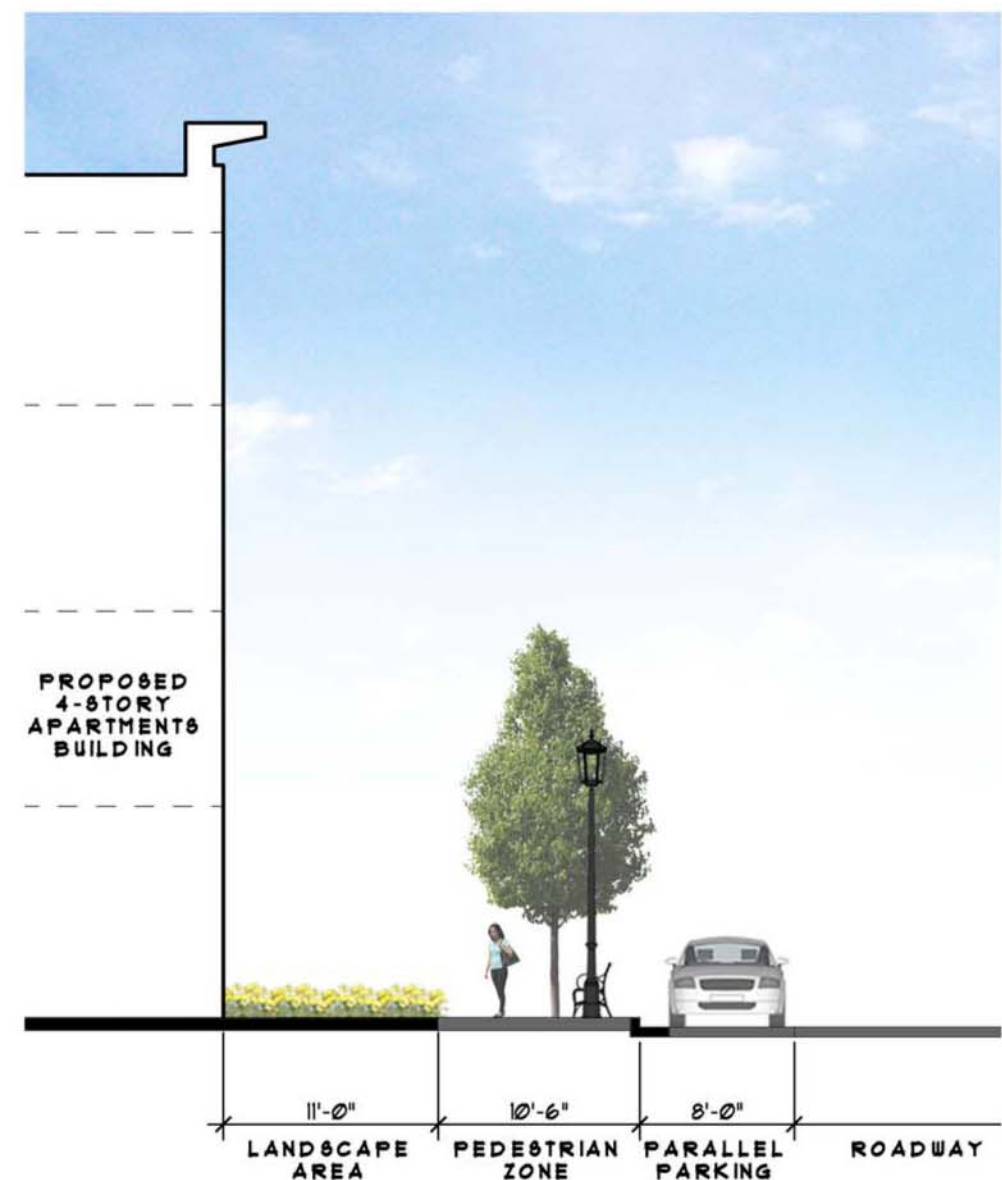
- Traffic and congestion is still major concern of the EDC and it has not been resolved as of this meeting. Solutions are being discussed with the City, Development Team and Wayne County. The EDC is confident that this will be addressed to the Planning Commission’s satisfaction before the project would receive Final Site Plan Approval.
- Sufficient parking to meet the demands of the project needs to be negotiated with the Planning Commission as part of the Site Plan.
- The EDC would like to see a solution to stormwater management that eliminates the above ground retention/detention ponds and stores the water underground. This would be a more urban solution to the issue. Providing retention/detention ponds one block off of Main Street is not appropriate and is a suburban solution.
- Development of an appropriate landscaping solution that does not include berms to screen parking areas, but rather uses urban solutions such as railings, walls, landscaping material, and other urban solutions.
- Provide additional commercial space on the first floor of the project to help activate streetscape.
- Refine architectural facades of Cady Street buildings to ensure they fit into the existing fabric of the surrounding area.
- Project layout and density will be further refined to improve functioning of the project.

- Begin discussions on public participation from City and DDA for funding environmental remediation and infrastructure improvements.

The EDC looks forward to continuing to work with the HPH Development Team as the project moves from PUD Eligibility through the Site Plan Approval process to ensure a project that will both respect the history and charm of Northville while providing new tax base, housing opportunities and amenities to the City of Northville.

Respectfully,

Aaron Cozart, Chair  
DDA Economic Development Committee



**A** Cady Street Cross Section  
Scale: 1" = 10'-0"

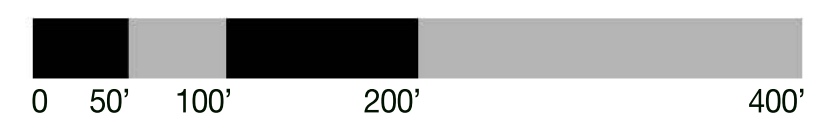


**Note Key**

1. Pedestrian River Access
2. Existing Pedestrian Connection to Downtown
3. Existing Substation
4. Mid-Block Pedestrian Connectors
5. Townhome Unit Landscape
6. Landscape Enhancement at Parking Lots
7. Seven Mile / Center Street Gateway
8. Existing Wooded Area and Stream
9. Pocket Parks
10. North / South Pedestrian Link
11. Seven Mile / River Street Gateway (River Park Entrance)
12. Native Planted Side Slopes
13. Bio Swales
14. River Park Pedestrian Spine with Lighting and Benches
15. Existing Underground Stream Culvert
16. Meadow Planting
17. Pond Edge Planting
18. Detention Pond
19. Forebay
20. Pedestrian Connection to Neighborhood
21. River Park Gateway Icon
22. Pedestrian Connection to Hines Trailhead
23. New River Course, Min. 30' Wide Channel and 90' Wide Floodplain
24. New Pedestrian Connection to Town Square Plaza
25. Pedestrian Bridge

**Legend**

- Street Trees
- Deciduous Trees
- Evergreen Trees
- Flowering Trees
- Irrigated Lawn
- A** Restored River Bank - Native and Aquatic Planting
- B** Meadow Areas and Native Vegetation
- C** Existing Woodland / Wetland / River Edge Vegetation to be Protected

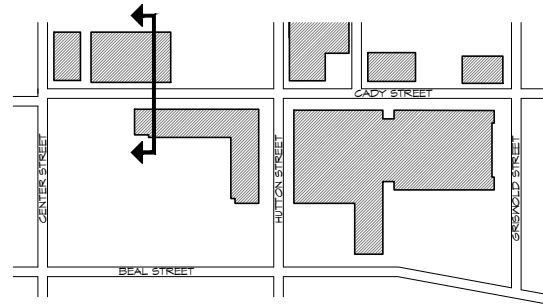




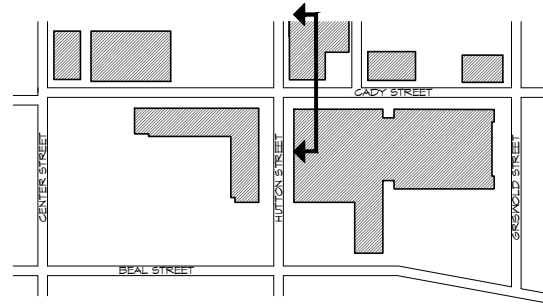
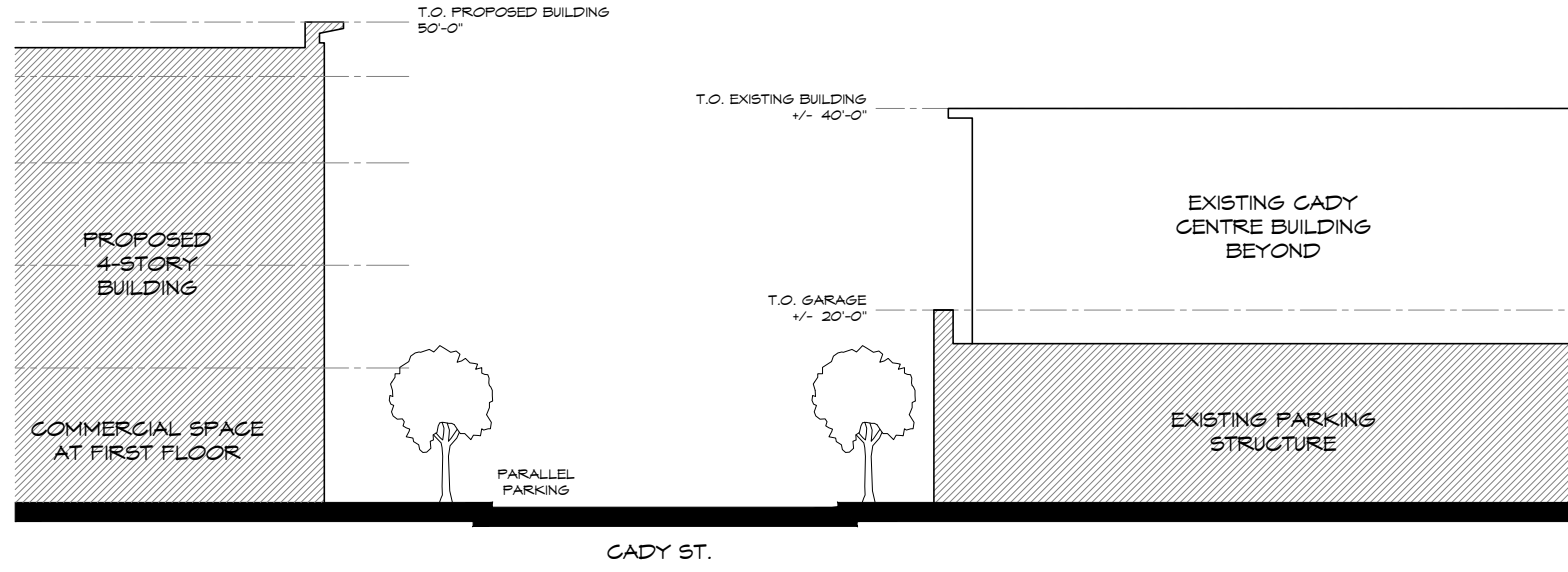
PROPOSED 4-STORY BUILDING

PROPOSED DALEY BUILDING

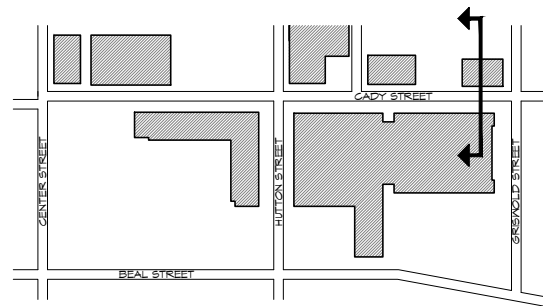
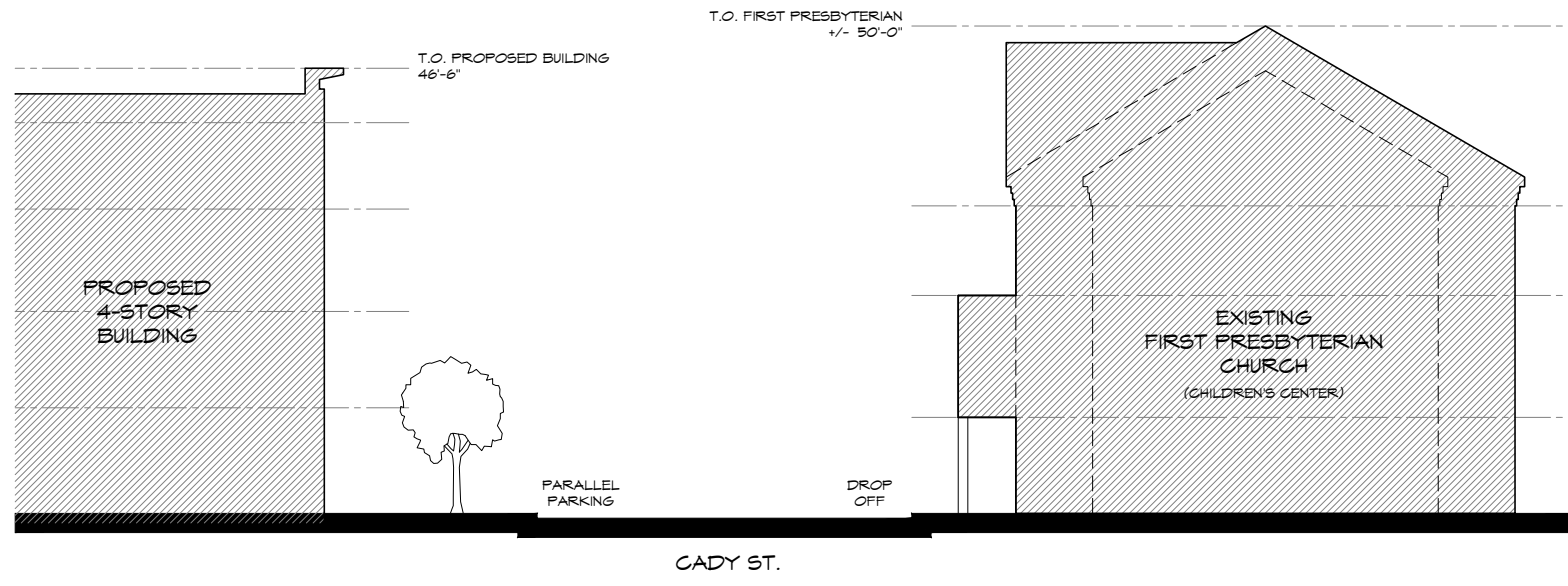
**01** | CADY STREET /  
NORTH ELEVATION  
SCALE: 1" = 30'



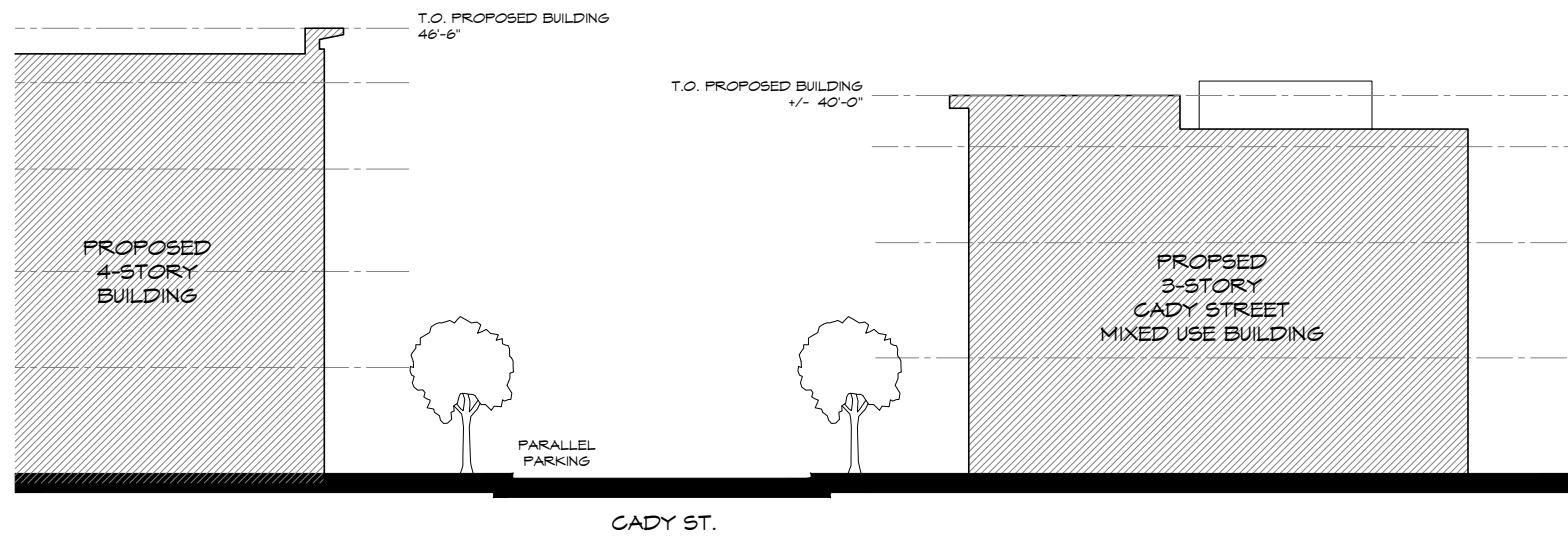
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SCALE: 1" = 20'-0"

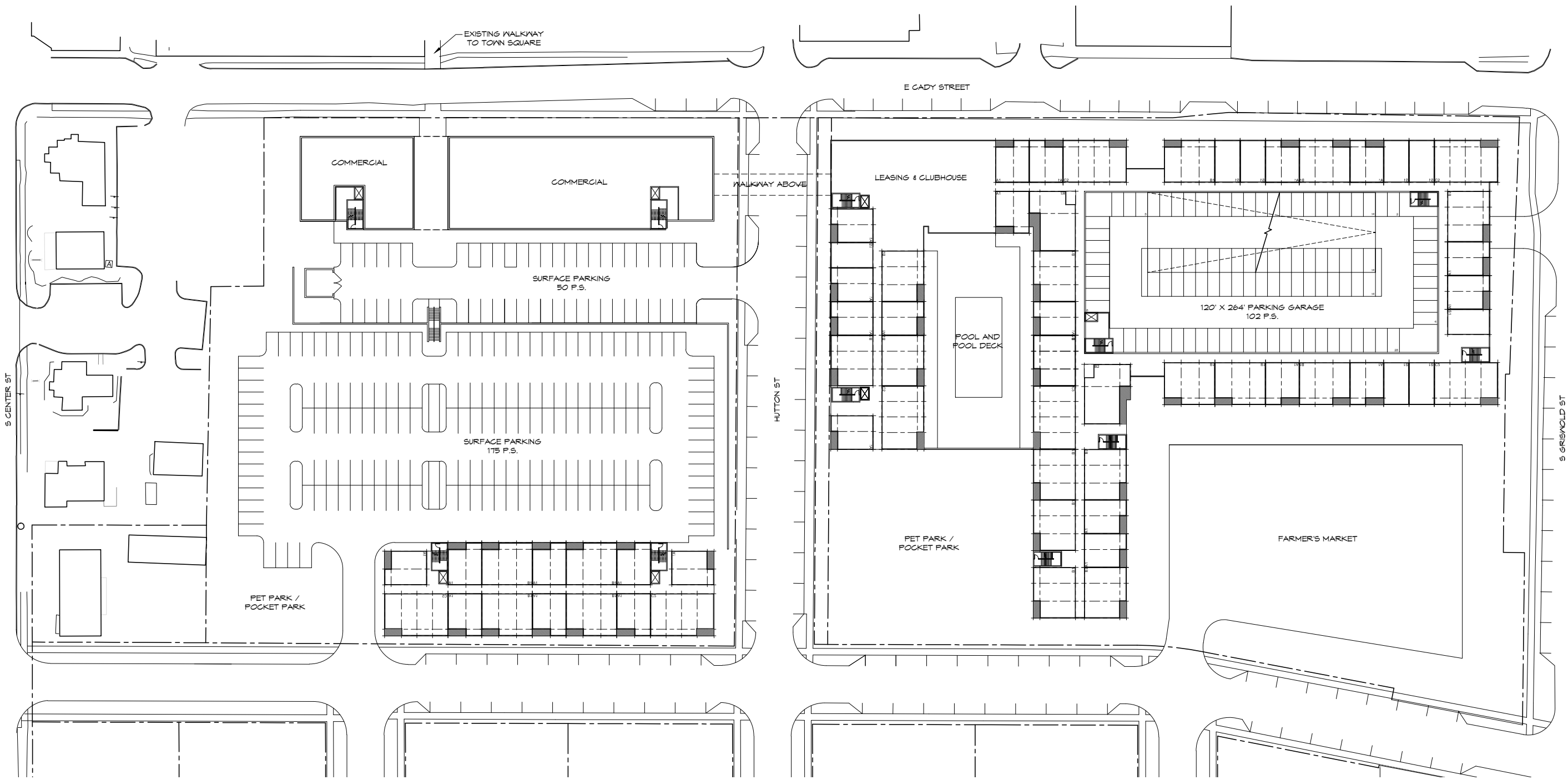


**02** | CADY STREET CROSS SECTION  
SCALE: 1" = 20'-0"



**03** | CADY STREET CROSS SECTION  
SCALE: 1" = 20'-0"

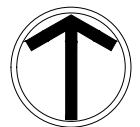




01

CONCEPTUAL  
SITE PLAN

SCALE: 1" = 80'-0"

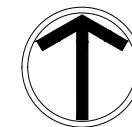
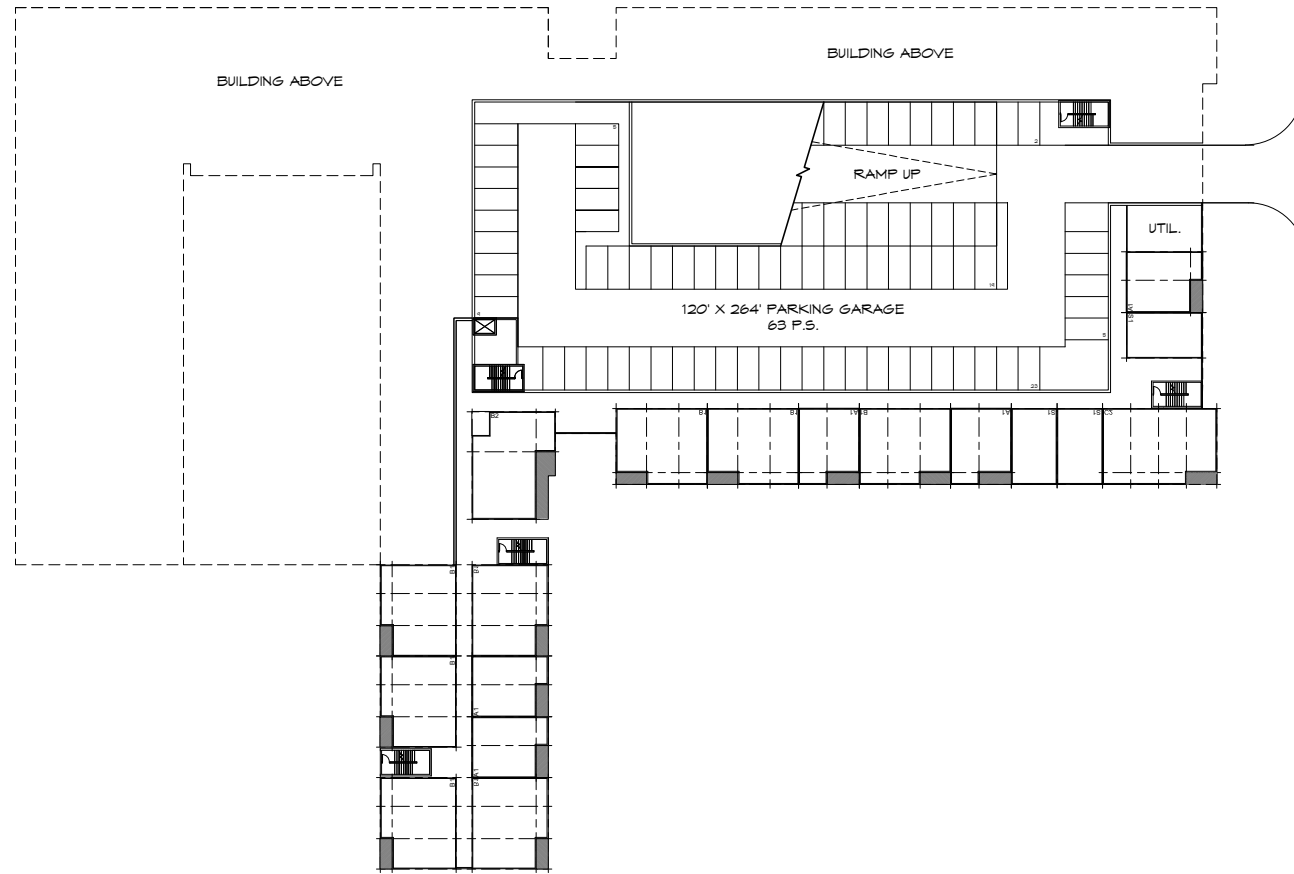
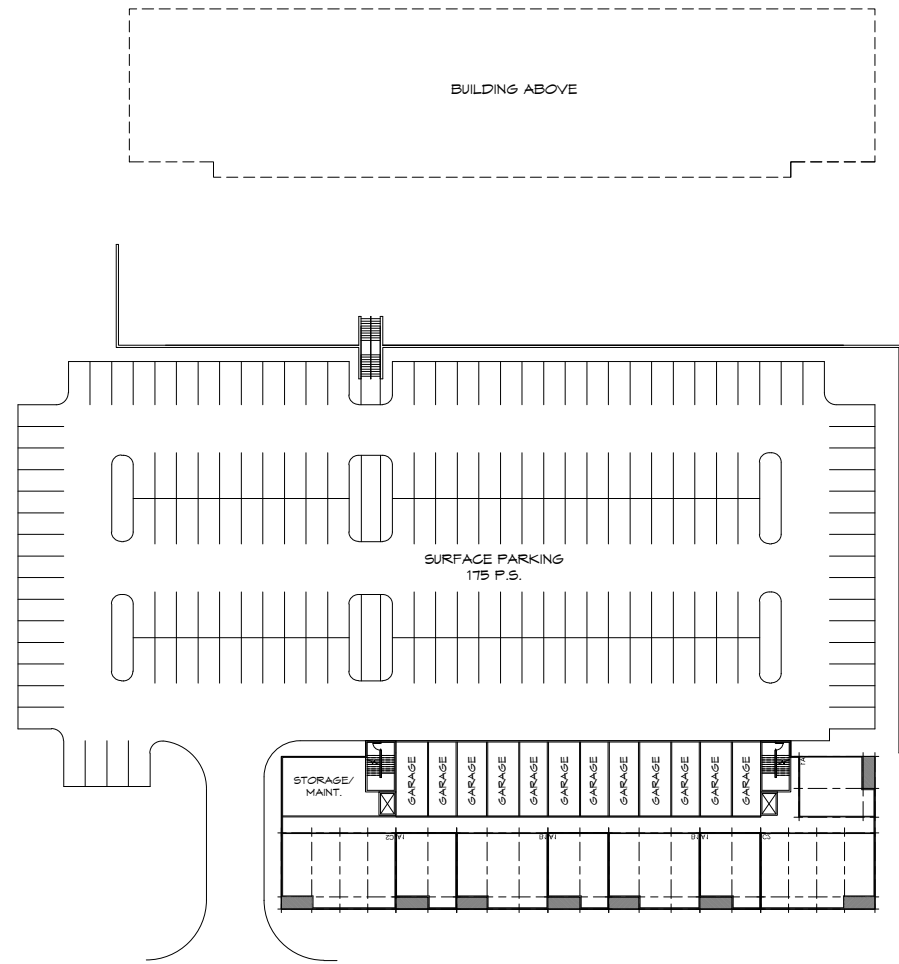


PLAN  
NORTH

01

LEVEL G-2  
FLOOR PLAN

SCALE: 1" = 80'-0"



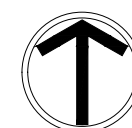
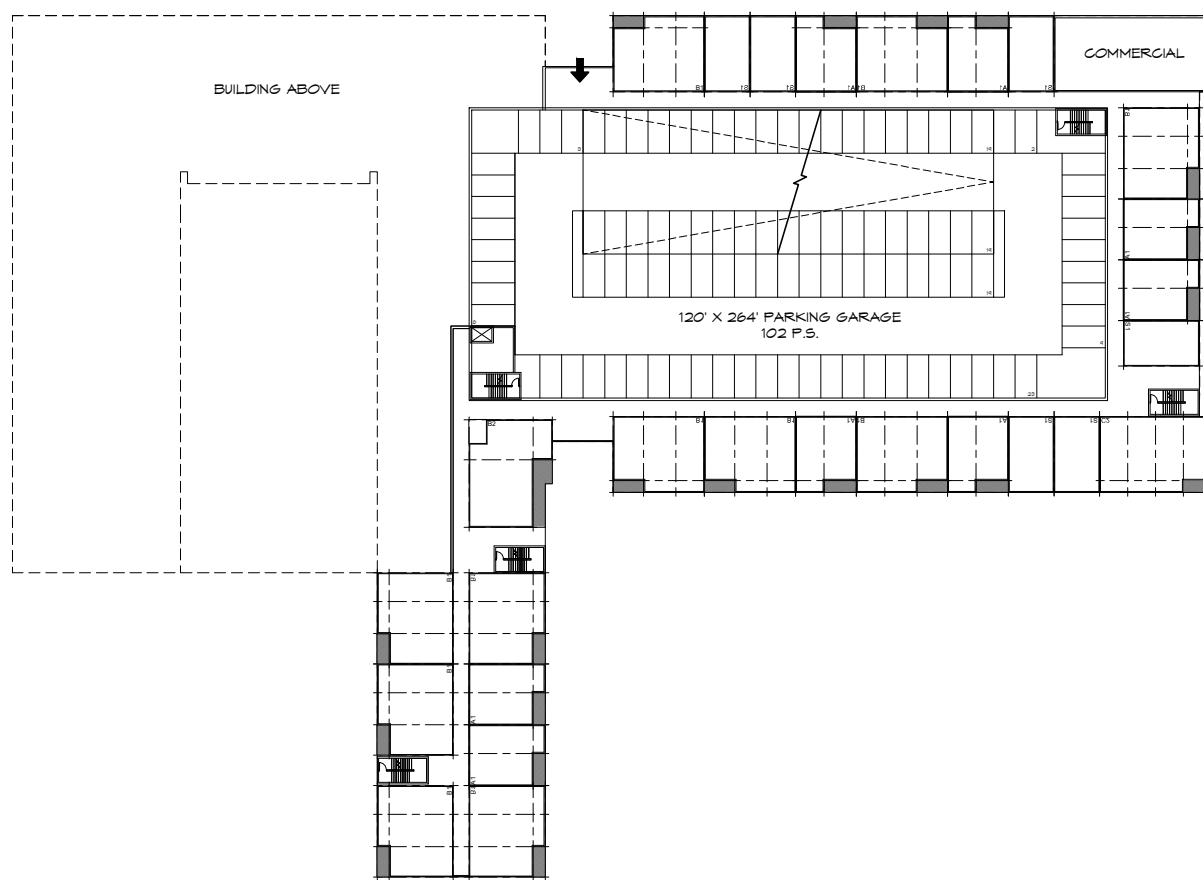
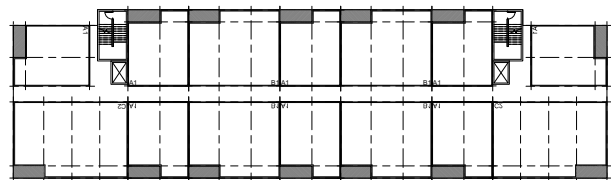
PLAN  
NORTH



01

LEVEL G-1  
FLOOR PLAN

SCALE: 1" = 80'-0"

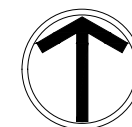
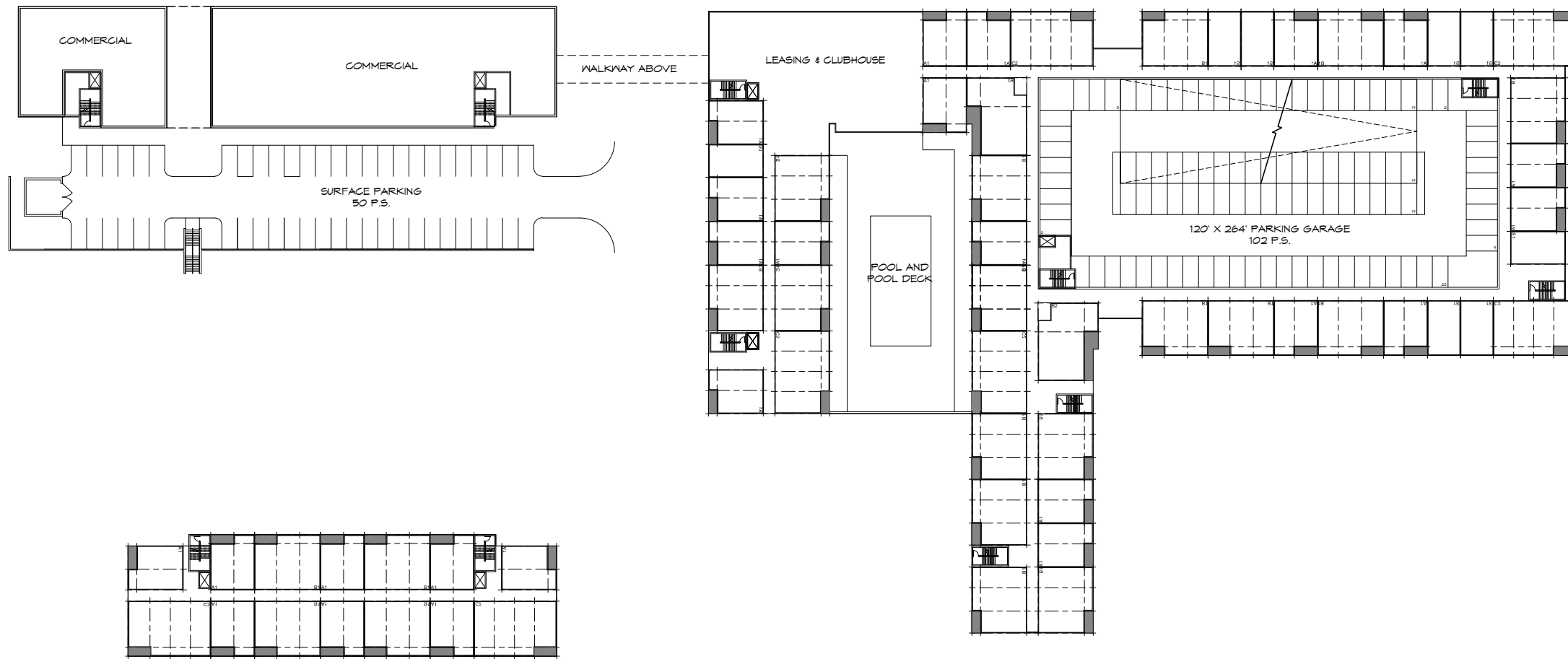


PLAN  
NORTH

01

LEVEL G  
FLOOR PLAN

SCALE: 1" = 80'-0"

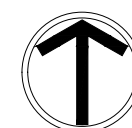
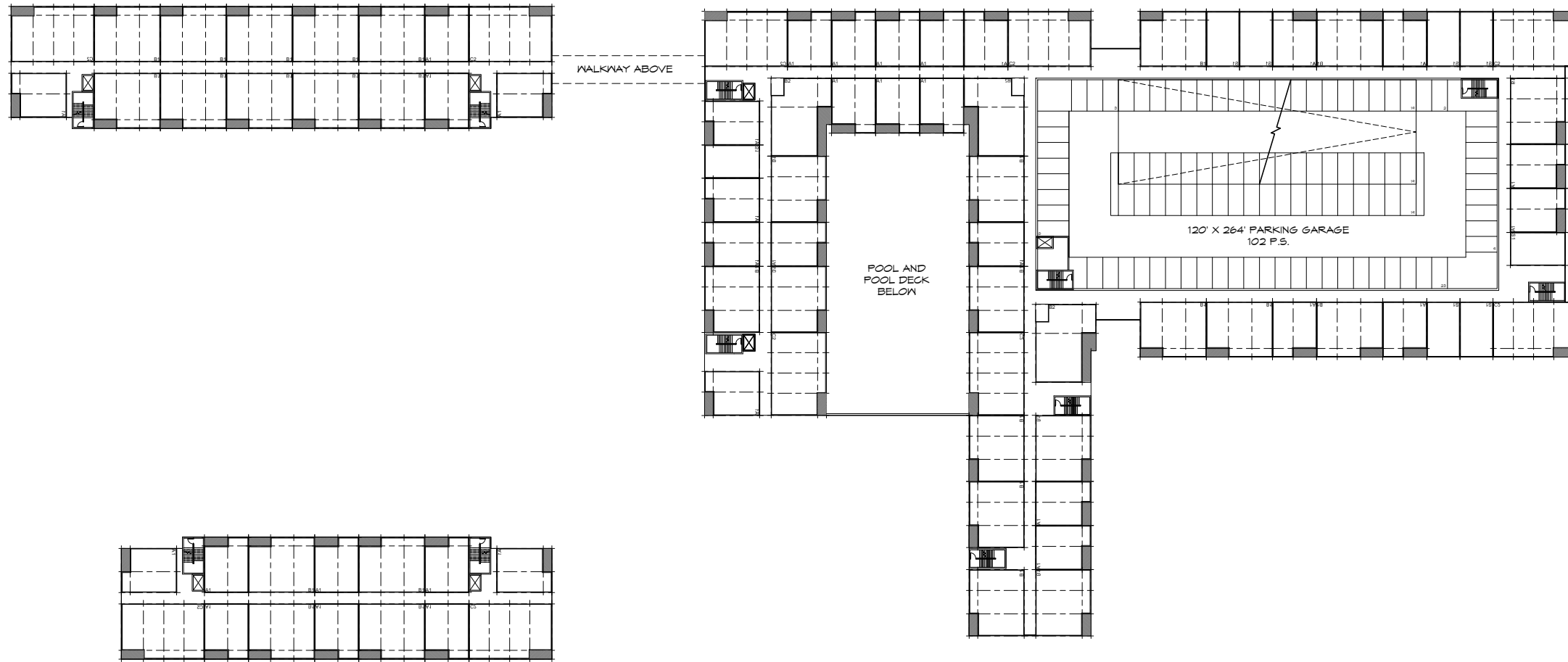


PLAN  
NORTH

01

LEVEL 2  
FLOOR PLAN

SCALE: 1" = 80'-0"

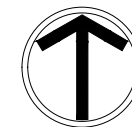
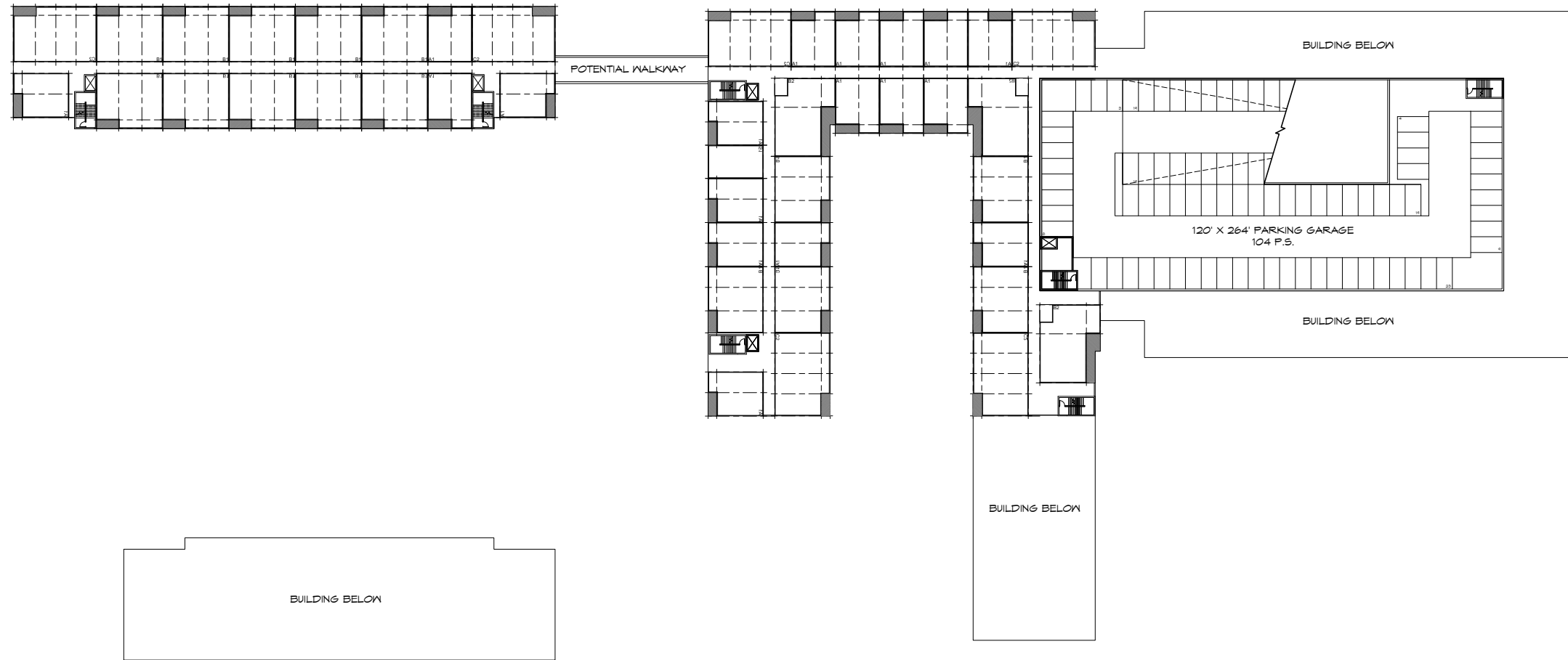


PLAN  
NORTH

01

LEVEL 3  
FLOOR PLAN

SCALE: 1" = 80'-0"

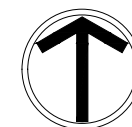


PLAN  
NORTH

01

LEVEL 4  
FLOOR PLAN

SCALE: 1" = 80'-0"



PLAN  
NORTH

Parking Statistics

Replace Existing Parking			92
Commercial Parking	5/1000	20,700	104
Housing Parking	1/Bed	488	488
<b>Parking Required</b>			<b>684</b>

Garage Parking	473
Tuck-Under Parking	12
Surface Parking	225
<b>Total On-Site Parking</b>	<b>710</b>

Garage Area	GSF	Spaces	sf/space
Ground -2	32,452	63	
Ground -1	32,452	102	
Ground	32,452	102	
Second	32,452	102	
Third	32,452	104	
	<b>162,260</b>	<b>473</b>	<b>343</b>

Housing Area	GSF
Ground -2	37,139
Ground -1	53,676
Ground	78,058
Second	106,303
Third	56,558
Fourth	56,558
	<b>388,292</b>

Unit Matrix

Unit Type	Unit NSF	Unit GSF	Total	Beds	Total NSF	Total GSF	%
Unit S1	605	605	27	27	16,335	16,335	9.0%
Unit A1	738	803	120	120	88,560	96,360	40.0%
Unit B1	1,143	1,205	105	210	120,015	126,525	35.0%
Unit B2	1,261	1,431	13	26	16,393	18,603	4.3%
Unit C1	1,487	1,613	0	0	0	0	0.0%
Unit C2	1,455	1,518	35	105	50,925	53,130	11.7%
Average SF/Unit	974		300	488	292,228	310,953	100%

SubTotal Housing GSF	388,292 GSF
Garage Area	162,260 GSF
Commercial (West Site)	18,700 GSF
Commercial (East Site)	2,000 GSF
Clubhouse/Leasing	8,189 GSF
Elevated Walkway	1,400 GSF
Tuck-Under Parking	4,818 GSF
<b>TOTAL PROJECT AREA</b>	<b>585,659 GSF</b>

West Site, North Bldg

Unit Type	Floor						Totals
	G-2	G-1	G	2	3	4	
Unit S1							0
Unit A1				4	4	4	12
Unit B1				10	10	10	30
Unit B2							0
Unit C1							0
Unit C2				2	2	2	6
<b>Totals</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>16</b>	<b>16</b>	<b>16</b>	<b>48</b>

West Site, South Bldg

Unit Type	Floor						Totals
	G-2	G-1	G	2	3	4	
Unit S1							0
Unit A1	4	8	8	8			28
Unit B1	2	4	4	4			14
Unit B2							0
Unit C1							0
Unit C2	2	2	2	2			8
<b>Totals</b>	<b>8</b>	<b>14</b>	<b>14</b>	<b>14</b>	<b>0</b>	<b>0</b>	<b>50</b>

East Site

Unit Type	Floor						Totals
	G-2	G-1	G	2	3	4	
Unit S1	3	6	8	8	1	1	27
Unit A1	5	8	17	22	14	14	80
Unit B1	8	11	16	16	5	5	61
Unit B2	1	1	2	3	3	3	13
Unit C1							0
Unit C2	1	1	5	6	4	4	21
<b>Totals</b>	<b>18</b>	<b>27</b>	<b>48</b>	<b>55</b>	<b>27</b>	<b>27</b>	<b>202</b>