

Northville DDA Economic Development Committee

Monday, April 16, 2018 – 8:00 am

Meeting Room A – City Hall

Meeting Agenda

1. March Economic Development Meeting Notes (Attachment 1)
2. Master Plan and Sub Area Plan Review Update
 - A. Sub Area Plan Language (Attachment 2.A)
 - B. Master Plan Language (Attachment 2.B)
3. Redevelopment Ready Status (Attachment 3)
4. DDA Boundary Discussion
 - A. Process (Attachment 4.A)
 - B. Pros and Cons of Expanding (Attachment 4.B)
 - C. Earlier Map of Proposed Expansion areas (Attachment 4.C)
 - D. Next Steps
5. Creative Many Update
6. Next Meeting Date – May 21, 2018
7. Meeting Adjourned

DDA economic Development Committee Meeting - 3/20/2018

Team Members Present:

Lori Ward
Shawn Riley
John Carter
Carol Maise
Michelle Aniol
John Casey
Aaron Cozart

Discussion around master plan modification:

Three main items for review of Master Plan:

1. Dwelling units per acre
2. First floor residential
3. Relaxing the height requirement

First floor residential:

- we have had 3 opportunities and all of them included first floor residential. The current opportunity is with Singh and they would like to do all residential
- Administration was receiving feedback from the developers that without first floor residential, not able to make it work. Administration proposed a change to City Council.

Most recent changes to the master plan - Cady town

- eliminating density requirements along Cady street
- Moving to form based codes rather than requirements
- Overlay district in the zoning ordinance would add the commercial component

What is the process here / next steps?

There was discussion of retail study and 50,000 sq/ft of additional retail but does that include office space or other commercial functions?

The items that the Economic Development Committee brought to planning commission:

- this region have its own identity - creative district
- Higher density
- Public Space / Green space
- First floor commercial components to this space and not strictly residential
- Potentially open up Cady street
- is this still our opinion and does the proposed modifications to the master plan and the ordinance encompass that

Would like to add:

- Brownfield Authority
- Traffic impact study

Other items discussed:

- height incentives
- Performance based incentives or standard and what does that look like?
- Could we ask the developer what they would think would work
- What are we going to do with traffic?
- Parking?

Questions to answer:

- do we have an environmental consultant to understand what is possible for a space for development?
- Are there grants available for these spaces?
- What does the pre-app meeting look like?

Redevelopment Ready Discussion:

- We now have 2 staff members certified
- Next phase is the self-evaluation
- Asked to put together tangible items for going through this process
- What is the ongoing maintenance for having this status? The city doesn't have a city planner on staff so want to understand the time associated with this
- By going through the self-evaluation, you become more proactive than reactive and being reactive lends to more cost when a developer does come in
- We received feedback that we have access to financial incentives by completing this work
- We have interest in pursuing this further. Would other committee members be willing to take this certification?

Creative many update:

- met with the leader of creative many
- Discussed our desire to create creative arts community
- They do consulting at times but mainly focus on the arts and events inventory in various communities. They are going to put a proposal together for what it would cost for them to consult us on how we further develop and grow Arts in our community

Other thoughts:

- in one of the next meetings, have a brownfield expert come talk to the city administration and this group
- Should we put together and economic development plan for the city. There are other communities that have done this and ranges in costs but other communities have paid roughly \$40,000. Lori has some information for the group to review and what some other communities have had



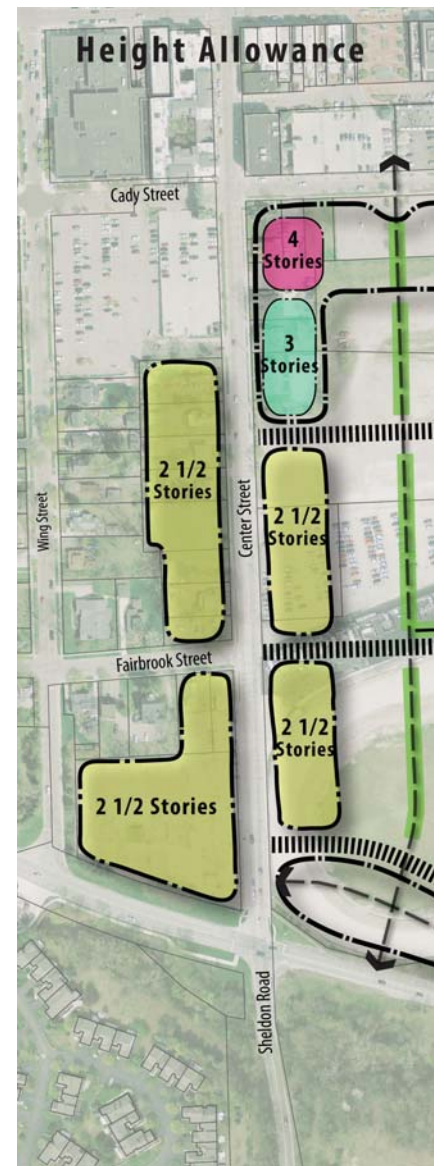
CITY OF NORTHVILLE SUB AREA PLAN UPDATE SOUTH CENTER STREET

OPPORTUNITIES/CONSTRAINTS

- The area on the downtown fringe provides opportunities for new development which can compliment the CBD.
- The Racetrack and associated horse racing activity is encouraged to continue until the property owners wish to consider redevelopment alternatives.
- The area contains acreage under single ownership in close proximity to the downtown which provides redevelopment opportunities.
- Redevelopment must be sensitive to surrounding residential areas west of Center Street.
- South Center Street serves as one of the City's main entry way.

PREFERRED LAND USE: MIXED USE/PLANNED DEVELOPMENT /RESIDENTIAL

- Mixed Use/Planned Development on the southeast corner of Cady Street and South Center Street.
- Residential/Planned Development on the west side of South Center Street.
- Residential/Planned Development on the east side of South Center Street.
- Commercial use shall be restricted to the corner area of Cady Street and South Center Street as shown on the land use concept.
- Where designated, commercial uses shall be of a neighborhood scale and shall not include intensive commercial uses which are incompatible with surrounding neighborhoods or downtown areas.
- The Farmers' Market should continue at this location until an alternative site become available.
- If the Farmers' Market is discontinued at this location, preferred land use shall be single family, duplex or multi-family residential.



FORM BASED POLICIES

- Height shall be governed by the designated height overlay.
- High quality architecture shall be emphasized with generous window areas, recesses, projections and architectural details.
- Buildings along South Center Street shall adhere to a ten (10) to twenty (20) foot setback.
- Building height on South Center shall range from two and a half (2 1/2) stories south to four (4) stories at the corner of Cady Street and South Center Street.

SITE DESIGN AND PEDESTRIAN CONSIDERATIONS

- Parking shall be located in the rear or side and screened from views along the roadway.
- Sidewalks shall be provided on both sides of South Center Street and shall provide connectivity to Sheldon Road and Hines Park pathways.
- **The City Future development** shall extend the City streetscape improvements along South Center Street.
- Future development and any anticipated increase in traffic shall be sensitive to adjoining residential areas.
- The City shall develop a gateway or an entrance plaza at the Corner of South Center Street and 7 Mile Road.
- Pedestrian activity and pedestrian connectivity to adjoining neighborhood residential areas is encouraged.
- Floodplains/floodway areas should be retained as open space and available to the public with connecting pathways.





CITY OF NORTHVILLE SUB AREA PLAN UPDATE CADY TOWN - CADY STREET

OPPORTUNITIES/CONSTRAINTS

- The vacant or underutilized properties of Cady Town provide opportunities for redevelopment.
- Parcels within Cady Town are on the downtown fringe and are logically situated for growth and new investment.
- The Middle Rouge River and connection to the Mill Pond provide opportunities for riverfront development and walkways.
- Preserve the Belanger Building's (455 E. Cady St.) historic significance.
- Former industrial sites may present environmental challenges.
- Site design should utilize the area's sloping topography for underground parking.
- Floodplain may present constraints for a portion of the site.
- The City may consider zoning incentives, such as height or density bonuses, in exchange for mixed-use developments which offer first-floor commercial/retail/office and upper level residential, as well as community benefits, historic preservation or environmental enhancement.

PREFERRED LAND USE: MIXED USE/PLANNED DEVELOPMENT

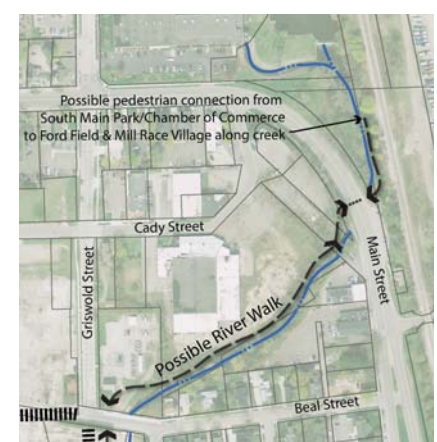
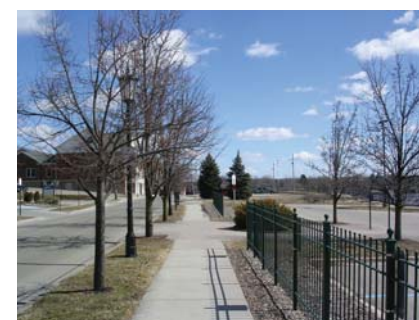
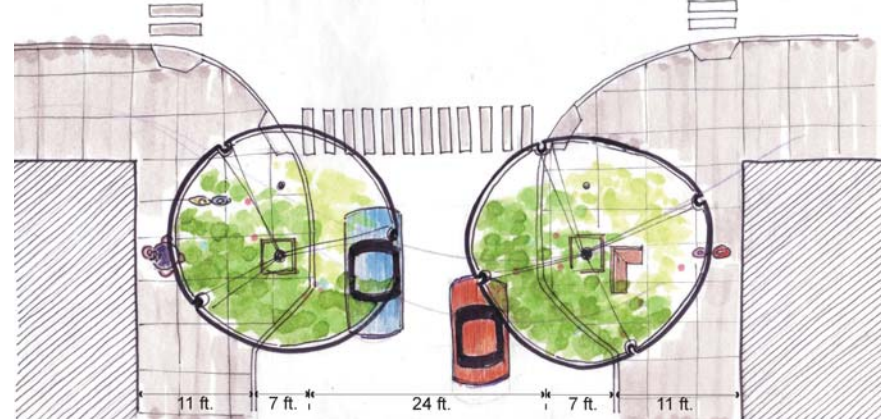
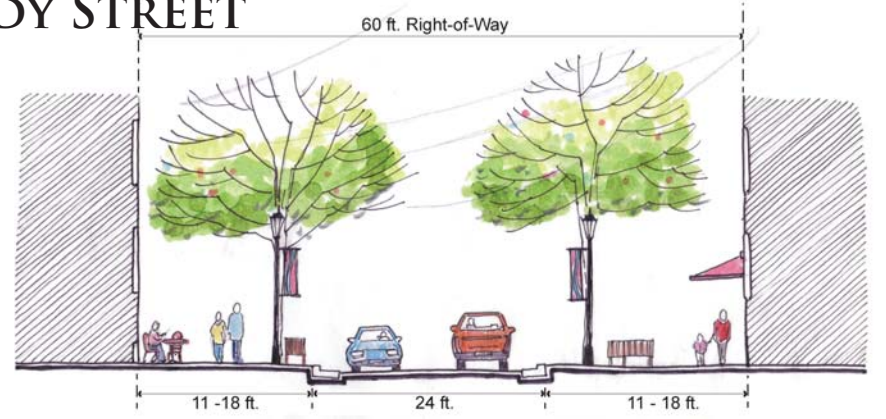
- **Transitional Mixed Use** shall include single use development or mixture of residential, retail, restaurant, office, or other compatible uses. First floor and upper level residential is acceptable in this area.
- **Creative Mixed Use** shall include a mixture of retail, restaurant, office, medical, research and development, or creative and industrial arts workspace, or other compatible uses. First floor and upper level residential is not allowed; however, upper level residential may be permitted. are acceptable in this area as part of a mixed-use project; however, residential-only developments are not desirable. Single-use buildings that are part of a multi-building, mixed-use development are also acceptable.
- May also include public or quasi-public uses such as parks, farmer's market, theatres or other civic uses.
- "Big box" and drive-through uses are not consistent with the characteristics of this sub area.

FORM BASED POLICIES

- On properties abutting Cady Street, density of new development shall be governed by dimensional and form-based requirements to ensure new construction is compatible visually and functionally with surrounding land uses.
- Ten feet of additional right-of-way should be obtained.
- Buildings along Cady Street should maintain a "build to" line within ten (10) feet of the right-of-way.
- Height, scale and mass shall be similar to or compatible with the New Victorian or Belanger building (historic structure) surrounding existing buildings.
- Building heights shall be governed by the designated height overlay in the zoning ordinance. Variability from these standards that are compatible with the area may be considered through the Planned Unit Development (PUD) process.
- High quality architecture shall be emphasized with generous window areas, recesses, projections and architectural details.
- Primary building entrances shall be clearly defined with sheltering elements such as an awning, arcade or portico.
- First floor architecture shall be compatible with sidewalk areas and provide an attractive interface between buildings and pedestrian areas.

SITE DESIGN AND PEDESTRIAN CONSIDERATIONS

- ~~The Main/Cady Street intersection shall provide an alternative location for~~ Consideration should be given to relocating the Farmers' Market.
- Streets should be configured in a block grid pattern that emulates the other neighborhoods in the City.
- Parking shall be located in the rear and screened from views along Cady Street.
- Sidewalks shall be provided on both sides of Cady Street and shall foster connection to the downtown within a pedestrian friendly atmosphere.
- ~~A riverfront walkway should be incorporated along the Middle Rouge River.~~
- ~~Pedestrian linkage/pathways should be explored between the former Ford Plant, to Hines Park and along the route of the Middle Rouge River.~~
- Future development shall extend the City streetscape improvements with brick pavers, landscaping, public art/sculpture, pedestrian lighting and street furniture.
- ~~The City should develop a plaza with pedestrian amenities at the corner of Cady Street and Main Street.~~
- ~~The plaza area could display historic signage or photos of the Belanger Plant, Stinson Aircraft Manufacturing and American Bell Manufacturing.~~
- ~~The intersection of Cady Street and South Main should be re-configured for traffic safety and sight visibility with connection to the Middle Rouge River.~~
- ~~The City should explore a re-alignment The current alignment of the Cady Street should be evaluated and South Main Street intersection for enhanced traffic and pedestrian safety.~~
- Public amenities envisioned for this area include, but are not limited to:
 - A riverfront walk along the Middle Rouge River
 - Pedestrian linkages and pathways to other City destinations and parks
 - Public plaza areas
 - Interpretive signage describing Northville's historic buildings/events



Downtown

GOAL: Encourage a downtown area that provides adequate commercial/retail services to the community's residents and also stimulates a vibrant interaction between the community's unique neighborhoods, historic architecture, commercial areas and cultural opportunities.

OBJECTIVE I

Promote quality commercial/office and residential development within the City of Northville Downtown.

STRATEGIES

1. Continue to promote vitality by emphasizing the downtown area as an entertainment and cultural center, i.e. restaurants, theater, library, retail center, etc.
2. Improve the retail mix/variety of shops within the downtown.
3. Ensure that traffic increases generated by surrounding Township growth can be accommodated without jeopardizing the quality of the downtown pedestrian environment or overtaxing the capacity of the existing street network.
4. Maintain a downtown which is pedestrian friendly and which reinforces pedestrian linkages between the downtown and traditional residential neighborhood areas.
5. Strengthen and expand downtown shopping opportunities by providing convenient and adequate parking.
6. Encourage the location of new anchor retail tenants.
7. Encourage merchants to cooperate in setting uniform store hours, undertaking promotional activities, and the use of creative and innovative techniques for retailing.
8. Encourage retail ground level use with upper level office and/or residential uses.

9. Continue public investments in streetscape improvements.
10. Encourage private cooperation in developing public activity spaces.
11. Encourage a balanced mix of downtown retail, office and residential uses.
12. Protect the livability of near downtown living areas, including those areas near West Main Street and Hutton Street.
13. Maintain the Northville *mystique* through appropriate downtown growth and maintenance of the downtown's historic character.
14. [Encourage renovation and re-development of existing upper floor residential units in the downtown as a secondary use that supports the economic viability of this commercial district. Density of residential units shall be governed by the minimum unit size for multiple-family structures, and the zoning requirements of the downtown core.](#)

OBJECTIVE II

Continue improvements of the physical appearance of the downtown, including streetscape design, architecture, and pedestrian areas.

STRATEGIES

1. Continue streetscape improvements to improve the visual and pedestrian quality of the downtown.
2. Where appropriate install public space art work, improve outdoor seating areas, and provide spaces for outdoor vendors and cafes.
3. Improve areas for bike parking and implement the City's Non-Motorized Plan recommendations for bike plazas in the downtown.
4. Improve areas for green space and pedestrian linkage with Ford Field, Middle Rouge River, and Wayne County Park system.
5. Consider future transit options and connections to areas within Southeast Michigan.
6. Consider battery charging stations for electric vehicles and consider making a car-sharing program (such as Zipcar) available to residents.

Execution Copy



Redevelopment Ready Communities® Joint Memorandum of Understanding

This Memorandum of Understanding ("MOU") by and between the Michigan Economic Development Corporation ("MEDC"), 300 North Washington Square, Lansing, Michigan and the City of Dexter ("Community"), 8140 Main Street, Dexter, Michigan 48130, jointly referred to as the "Parties" and individually as the "Party" is effective as of February 14, 2018 ("Effective Date").

The Community is interested in applying to the MEDC under the Redevelopment Ready Communities® Program ("Program") to become certified as a Redevelopment Ready Community ("RRC") and receive assistance from the Program in promoting sites within the Community.

The MEDC is interested in evaluating the Community and making recommendations for the Community to become certified as a RRC under the Program and help market the Community to the public for redevelopment purposes.

Therefore, the above entities have come together in a strategic collaboration to achieve the above stated goals. This collaboration is based on the following understandings:

Community Responsibilities

1. Identifying a primary Program contact who will serve as the lead contact and provide overall technical support for all aspects of this project on behalf of the Community.
2. Provide adequate staff personnel to attend trainings, perform research collection and assessment of current practices of the Community, respond in a timely manner to MEDC questions, and to implement the needed actions to achieve certification of the Program after the evaluation.
3. Provide monthly updates to the Community's elected governing body on status of Program progress.
4. Within fourteen (14) days of receiving the draft Community Baseline Report, provide comments and any additional documentation, and schedule the baseline report presentation for the Community's elected governing body, if necessary.
5. Within thirty (30) days of the Community Baseline Report presentation, provide a resolution adopted by the Community's elected governing body that supports the Community's intent to implement the needed actions to achieve certification, if necessary, to meet the Program best practices.
6. Provide progress reports to the MEDC both pre-certification and post-certification on a quarterly or biannual basis, respectively.
7. Within three hundred sixty-five (365) days, complete implementation of the needed actions to achieve certification, if necessary, to meet the Program best practices. The Community may request additional time to complete implementation, provided at the discretion of the MEDC Program staff.
8. Provide documentation that the Community meets the Program best practices as determined by the MEDC prior to being awarded certification.

MEDC Responsibilities

1. Provide general training on the Program.
2. Provide general technical support to the primary Program contact of the Community in collecting the information necessary to complete the Program evaluation and implementation of the best practices.
3. Evaluate information collected from the Community and produce a Community Baseline Report.
4. If necessary, make recommendations of steps to meet the best practices as identified by the MEDC.
5. Once the Program evaluation is completed, the MEDC will coordinate with the RRC Advisory Council to receive input on certifying the Community as a RRC.
6. If certified as a RRC, assist the Community in marketing to the public sites packaged as redevelopment ready.
7. Prepare a license agreement between the Community and the MEDC for Community's use of the RRC certification logo.


This MOU sets forth the intent of the Parties only and does not, and is not intended to, impose any binding obligations on the Parties nor shall it be the basis for any legal claims or liabilities by or among the Parties. Any liability of the Parties, whether in contract, tort or under any other legal or equitable theory, arising out of or in connection with this MOU shall be explicitly excluded. Neither Party shall be entitled to claim compensation for any expenses or losses incurred in bad faith if the intention of this MOU cannot be reached entirely or in part.

This MOU constitutes the entire agreement between the Parties hereto. This MOU may be modified, altered, revised, extended or renewed by mutual written consent of all Parties, by the issuance of a written amendment, signed and dated by all the Parties.

This MOU may be signed in multiple copies and in counterparts which, when taken together, shall constitute the executed MOU. Faxed or scanned copies shall be considered an original.

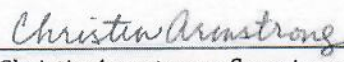
This MOU is effective until the three year anniversary of the date the Community is certified as a RRC, unless terminated earlier. However, either Party may terminate the MOU by providing notice in writing to the other Party thirty (30) days in advance of the termination. Upon the expiration of the Community's certification as a RRC, the Community may elect to apply for recertification and enter into a new Memorandum of Understanding with the MEDC.

IN WITNESS WHEREOF, the Parties hereto have caused this MOU to be executed by their respective authorized representatives.



Shawn Keough, Mayor
City of Dexter

2/14/2018
Date



Christin Armstrong, Secretary
Michigan Economic Development Corporation

2/23/18
Date

**DOWNTOWN DEVELOPMENT AUTHORITY
DEVELOPMENT PLAN / TAX INCREMENT FINANCING PLAN SCHEDULE (adoption or amendment)**

Action	Documentation
DDA Adopts Resolution Approving Project Plan and Transmits Resolution to the Governing Body	Certified Copy of Resolution from Clerk
Governing Body Adopts Resolution establishing a Public Hearing on the Development Plan and Tax Increment Plan	Certified Copy of Resolution from Clerk
Governing Body Determines if 100 or more Residents reside in Development District	
Governing Body appoints a Development Area Citizens Council	Certified Copy of Resolution from Clerk that denotes Appointment of Council
Review Development Plan and Tax Increment Plan with Development Area Citizens Council and elicit comments and concerns	Copy of the Minutes of the Meeting noting comments and concerns of the Area Citizens Council
Publish First Notice of Public Hearing	Publishers Affidavit of Publication of Notice (Not Less than 20 Days before Hearing)
Publish Second Notice of Public Hearing	Publishers Affidavit of Publication of Notice
Notice of Public Hearing Must be Posted in 20 Conspicuous Locations	Affidavit of Posting Noting Locations (Addresses) of Posting, and Date of Posting
Notice of Public Hearing Mailed to Property Owners of Record within the proposed Development District	Affidavit of Mailing Signed by the Person making the Mailing
Hold the Public Hearing	Certified Copy of the Minutes of the Public Hearing Meeting
Adopt Ordinance establishing the boundaries of the Development District, Plan and Tax Increment Plan	Certified Copy of Ordinance with record of Voting
Publish Ordinance in Newspaper of general circulation	Publisher's Affidavit of Publication of Ordinance
Final Printing of Development Plan and Tax Increment Plan that incorporates all documentation	

PROS and CONS of Expanding the DDA Boundaries

Benefits of Expanding the DDA Boundaries:

There are several benefits that exist to the City and DDA for the possible expansion of the DDA boundaries.

1. The DDA has the ability to play a proactive role in the development of these properties. Unlike the Planning Commission who reacts to applications before them, the DDA can participate in identification of potential developers and the negotiation of potential projects.
2. The expansion would allow the DDA to spend TIF and 1.8158 mill revenues on needed improvements in the area.
3. Expanding the DDA boundaries to include the City Hall, Library, Community Center, Art House would allow the DDA to participate in projects located in these areas. For instance, the DDA may elect to act as the local match for a grant from the DNR or DEQ for the development of a river walk along the Middle Rouge from Mill Race Village to the Northville Downs site. This would allow several different organizations to pool their collective resources to maximize the chances of obtaining the grant.
4. Streetscape Improvements would be consistent throughout the commercial area.
5. Events could be funded that were held in the downtown outside the DDA Boundaries.
6. The DDA has the ability to negotiate the percentage or dollar amount that is captured by the taxing jurisdictions for economic development. It does not have to be all or nothing.

Liabilities of Expanding the DDA Boundaries:

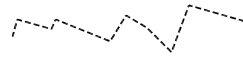
1. The affected taxing jurisdictions now have the ability to “opt out” from capture of new areas. This could leave the DDA capturing *only* the City portion of the revenue.
2. Increasing the boundaries without increasing revenues could dilute the amount and quality of the projects in the downtown.
3. The Wing Street area may be sensitive to having the DDA expand adjacent to a residential neighborhood.
4. Property owners may not be interested in being included within the DDA boundaries and incurring the 1.8158 mill levy.

LEGEND

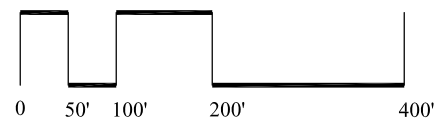
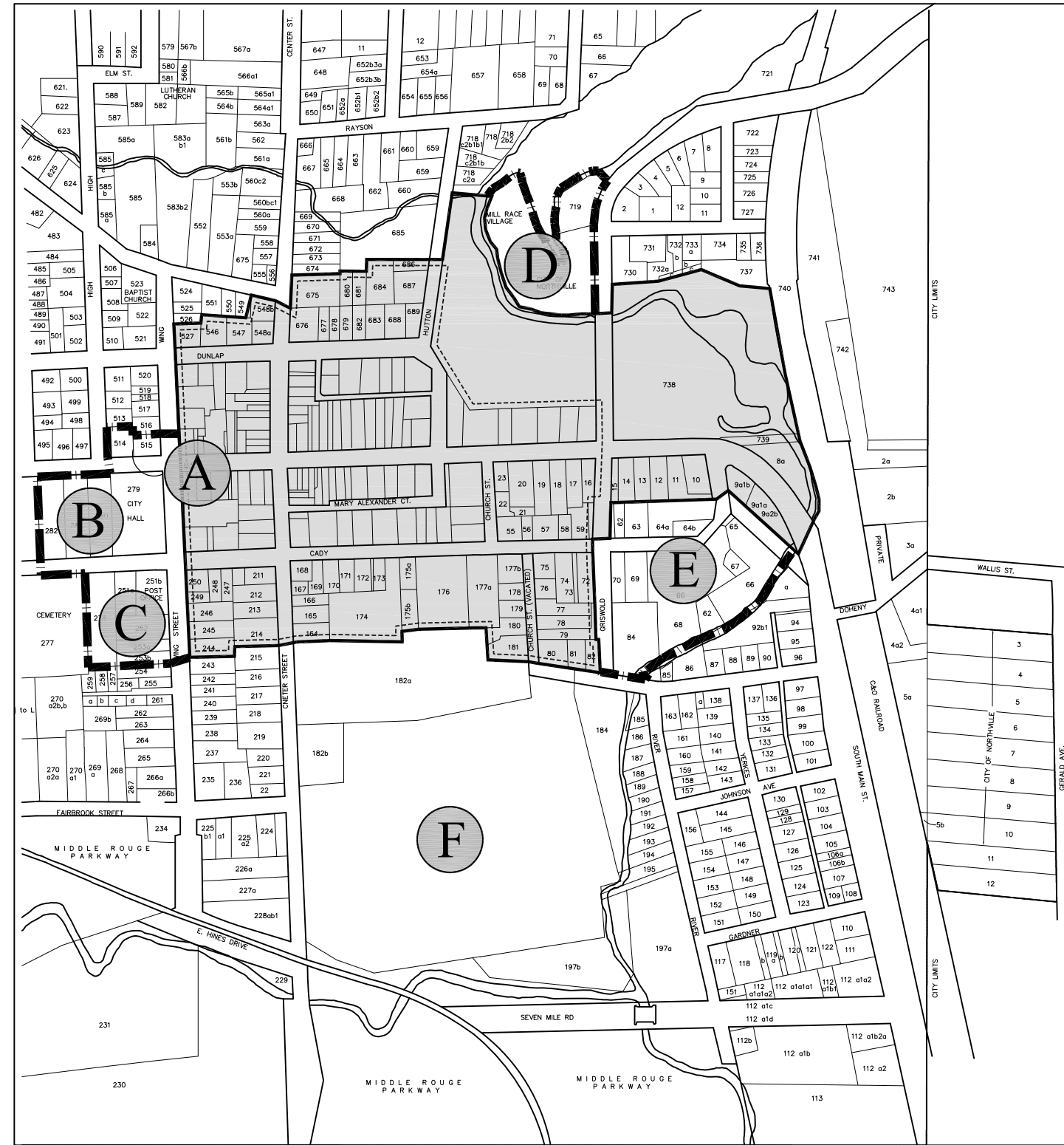
DDA BOUNDARY



TIF DISTRICT



PROPOSED DDA EXPANSION



April 2018

City of Northville

Wayne County, Michigan

Map Prepared By:
Carlisle/Wortman Associates, Inc.
Community Planners and Landscape Architects
Ann Arbor, Michigan