



Northville DDA Economic Development Committee

Monday, February 19, 2018 – 8:00 am

Caldwell Banker – 2nd Floor Conference Room

Meeting Agenda

1. Review of Meeting Notes from January 15, 2018 Meeting
2. Sub Area Plan Review and Update – Carol Maise (Attachment 2)
3. Redevelopment Ready Status - Shawn Riley/Michelle Aniol
4. Review of Goals and Objectives for 2018-19 / Economic Development Committee Tasks (Attachment 4 – 4.A)
 - A. Prioritize
 - B. Assign Tasks
5. DDA Boundary Expansion (Attachment 5)
6. Review of Economic Development Committee Budget 2018-19 (Attachment 6)
7. Next Meeting Date – March 19, 2018
8. Meeting Adjourned

Chair Wendt said he had three things he wanted to add to tonight's discussion:

1. Technology. The Commission needed to address technology, including solar panels, windmills, LED signs, etc., with an eye to preserving the look of the City.
2. Murals. What was a sign and what was a mural? Those terms needed to be defined.
3. Minutes of the meetings. The ZBA packets should include relevant minutes from the Planning Commission meetings.

D. OTHER COMMUNITY/GOVERNMENTAL LIAISONS: None.

7. PUBLIC HEARING: MASTER PLAN

Planning Consultant Elmiger gave the background for this agenda item. The proposed changes to the Master Plan included:

1. Downtown: Encouraging re-development of existing upper floors in the downtown as residential uses as a secondary use on each site. The residential density in the downtown be governed by the existing minimum unit size for multi-family structures and the zoning requirements of the downtown core.
2. Cady Town – Cady Street Sub Area. Eliminate the prohibition of first floor residential. Encourage incentives in the Zoning Ordinance for first floor commercial.

Those changes had been sent to neighboring communities and Wayne and Oakland Counties for comment, as required by the Planning Enabling Act (PA33 of 2008). Oakland County had provided comments: their determination was that the proposed changes were not inconsistent with the master plans of surrounding communities.

The next step was tonight's public hearing, after which the Commission would need to consider any comments provided and decide if changes were necessary; there was, however, no obligation to incorporate the comments into the Master Plan.

If there were no changes, the Commission could pass a resolution approving the amendments, and forward the document to City Council for acceptance.

Chair Wendt asked for any comments.

Aaron Cozart, Horton Street, explained that he was Chair of the Economic Development Committee of the Downtown Development Authority (DDA). Committee members included other DDA members, representation from the Historic District Commission, the Planning Commission, and others.

The Economic Development Committee reviewed the proposed changes in the Master Plan and had comments regarding the Cady Town – Cady Street Sub Area as follows:

- The Master Plan should include recommendations regarding what ground floor residential would look like.
- The Master Plan should encourage a sense of unique neighborhood identity; and have areas available for civic use, such as parks, walkways, etc.
- The Master Plan should better illustrate how first floor commercial was being incentivized. Mixed use and first floor commercial should be strongly encouraged.

DDA Director Ward asked the impetus for the proposed change to first floor residential.

Planning Consultant Elmiger explained that three developers had come to the City with proposals for that property. All had said that first floor residential was essential to an economically viable project.

DDA Director Ward thought the Foundry Flask area needed to have its own sub area designation. Without that, the proposed change to first floor residential covered Center to Main Streets. The Northville Downs was currently under option; the developer in that case was seeking more than 400 residential units on the 50-acre site. The Foundry Flask site could hold another 200 units. That was a lot of residential, in addition to adding first floor residential for the entire length of the Cady corridor.

Planning Consultant Elmiger noted that Cady Street except for Foundry Flask already had Transitional Mixed Use called out in the Master Plan, under *Preferred Land Use: Mixed Use/Planned Development*, and this included first floor residential. Only the Creative Mixed Use area – Foundry Flask – prohibited first floor residential. That was the site of the proposed change.

DDA Director Ward was concerned that while under *Opportunities/Constraints* the City could provide zoning incentives in exchange for mixed use developments which offered first-floor commercial/retail/office and upper level residential, a developer could use a Planned Unit Development tool to offer a completely residential project with added density. She was concerned that the proposed language lacked teeth and would not result in the best outcome.

Chair Wendt opened the public hearing at 7:20 p.m.

DDA Member Greg Presley, Presley Architecture, 108 N. Center Street, commented that four years ago the multi-disciplinary citizen group looked at Cady Street and determined that including first floor commercial would be good, but also as the street flowed east first floor residential seemed to be appropriate in some cases. However, the Sub Area plan did not make that distinction. The citizen group saw the Cady Town – Cady Street area as a separate entity, serving as a gateway to the community on the east side, with its own unique character and sense of identity. Public space/civic space was very important, and first floor commercial by its nature provided that civic space. First floor residential did not promote civic space. Right now there was more incentive for a developer to utilize a PUD, build 4-5 stories and create as many residential units as possible, with all the green space dedicated to the residents living in that area only. But this was the City's warehouse district, and treating it as a warehouse district would be a great identifier. To lose the first floor commercial would be a lost opportunity to create a real neighborhood in Cady Town.

Seeing that no one else came forward to speak, Chair Wendt closed the public hearing at 7:25 p.m.

In response to a question from Chair Wendt, Planning Consultant Elmiger said that all the developers who had come forward with plans for this area had only limited commercial included in their concept plans. Additionally, too much commercial use there would compete with the downtown. There was also concern that with the new commercial development at 7 Mile and Haggerty Roads, commercial development at the Foundry Flask site might not be economically viable.

Chair Wendt spoke to the time taken to develop the Master Plan and the Overlay Zoning Ordinance for this area. After all that planning, he would hate to see developers tell the City what to do.

Planning Consultant Elmiger said that Foundry Flask had been vacant for 20 years. It was important to provide some flexibility for development, including allowing a portion of the property to have first floor residential.

City Manager Sullivan added that the current Master Plan prohibited all first floor residential in the Foundry Flask area, a 4-acre site. An overlay ordinance specific to that area could incentivize first floor commercial, but some first floor residential should be allowed. Perhaps discussion could center on the right mix of commercial and residential as proposed in an overlay ordinance.

Commissioner Snyder noted that if the proposed changes were not made, a developer could still seek flexibility by proposing a PUD for the site. He noted that the site presented other challenges, including the sewer line well off the right of way, and contamination. He was not convinced that the prohibition of first floor residential was the only reason for the site not being developed. While he agreed that it might be beneficial to allow some type of residential, developers already had that option via a PUD agreement.

Planning Consultant Elmiger pointed out that one PUD standard was that uses needed to be consistent with the underlying zoning. The PUD could not be used to circumvent the Zoning Ordinance. City Manager Sullivan explained that the Zoning Ordinance should be consistent with the Master Plan, and right now the Master Plan prohibited first floor residential.

Commissioner Maise was concerned that the City be aware of any legal difficulties in its Master Plan and overlay language.

Commissioner Snyder thought some of the site's unique challenges might be used to justify variances.

In response to a question from Commissioner Snyder, City Manager Sullivan said he thought it too restrictive to prohibit all first floor residential.

Commissioner Mielock asked if the proposed language would allow a developer to build exclusively first floor residential in the area, without any first floor commercial. Planning Consultant Elmiger said that could be addressed in the Zoning Ordinance. The Master Plan statement was broad enough to give flexibility, allowing a developer to propose a completely residential, completely commercial, or a mixed use project.

Commissioner Kirk remained concerned that the goal for mixed use had no teeth, especially if a PUD could be used. Even without a PUD, the new language would allow all residential or all commercial.

Planning Consultant Elmiger reiterated that any development had to be consistent with the Master Plan and the Zoning Ordinance would provide teeth. City Manager Sullivan stressed that the City didn't have to accept a PUD plan just because one was proposed.

Commissioner Maise was concerned that a plan would come in under straight zoning, and would have to be approved. City Manager Sullivan said an overlay ordinance would have specific requirements for the area.

In response to a question from Commissioner Maise, Planning Consultant Elmiger said that the three proposals they had seen had all been PUDs. All had been very conceptual in nature, but had included a majority of residential use.

Chair Wendt asked if the Commission felt they were ready to move forward.

Commissioner Maise said she thought they should see the proposed changes holistically, with the proposed Master Plan changes and the language of any proposed overlay district together. She felt that good points had been made during public comment, and those points should perhaps be incorporated before moving forward. Her fear was that a developer could come in with a straight zoning proposal, and unless the overlay zoning district had been written carefully, the City would end up with a project it didn't like but couldn't deny.

Commissioner Mielock agreed. He noted that he had always been opposed to first floor residential on the Cady Street Corridor at least down to Hutton Street. He believed the Foundry Flask area should have a residential component, but this was already available in the PUD process. He would like to make sure the language in the Master Plan and the proposed overlay ordinance provided the needed flexibility while not allowing a straight residential development.

Commissioner Miller agreed. He felt that making a revision in the Master Plan to support the flexibility to offer some first floor residential was a good step, but this should be done in a more comprehensive manner, including discussion of how to address the flexibility in an overlay ordinance. He felt it was critical to consider the audience comments made this evening.

Commissioner Kirk added that if a development were allowed to be all residential, the Commission would have to revisit the public spaces/public identity of the area. This was especially important in light of the possible development of the Northville Downs area.

Planning Consultant Elmiger said there were many design standards in the overlay district for the Downs area, including those calling for open space and parks, public amenities, streetscaping, etc.

A brief discussion followed regarding process. Planning Consultant Elmiger could develop ordinance language and bring that to the Commission. A new public hearing would not need to be noticed unless the proposed changes to the Master Plan were significant enough to warrant that. However, if the proposed language was significantly changed, the entire process would have to be repeated, including again sending the Master Plan amendments to neighboring communities for comment.

MOTION by Tinberg, support by Maise, that the Planning Commission postpone action on the proposed Master Plan language, in order to give the Commission time to discuss a proposed overlay district that would address the items brought forward this evening by the DDA Economic Development Committee Chair Cozart, and the comments made by DDA Director Ward and DDA Member Presley, as reflected in the minutes of this meeting.

Chair Wendt asked for a roll call vote:

Miller	yes
Smith	yes
Mielock	yes
Kirk	yes
Snyder	yes
Maise	yes
Tinberg	yes
Wendt	yes

In response to a question from Commissioner Maise, Planning Consultant Elmiger said that adult day care homes were not part of tonight’s discussion.

Downtown Development Authority (DDA) Director Ward asked why single and multiple family uses were permitted in the CBD Overlay but 2-family homes such as duplexes and townhomes were not permitted. Planning Consultant Elmiger said this could be a discussion for a future meeting.

In response to a question from Commissioner Mielock, Planning Consultant Elmiger explained that small assisted senior units in a congregate type building could not exceed 20 residents per acre, and convalescent and/or nursing homes the density could also not exceed 20 residents per care, because the rooms involved, lacking a kitchen, would not be considered dwelling units.

Commissioner Wendt asked for further explanation regarding the parking requirements for senior housing. Planning Consultant Elmiger explained that she had used the Institute of Transportation Engineers Parking Generation standards for different types of senior facilities: independent senior housing – 1.5 spaces/unit, assisted senior living – 0.5 spaces/unit, and for nursing homes – 0.4 spaces/unit.

Chair Wendt indicated he was ready to entertain a motion:

MOTION by Maise, support by Russell, that the Planning Commission schedule a public hearing at the next available meeting for the proposed amendments regarding Senior Facility Housing.

Maise	yes
Smith	yes
Mielock	yes
Russell	yes
Miller	yes
Tinberg	yes
Wendt	yes

Motion carried unanimously.

CADY STREET OVERLAY

Planning Consultant Elmiger gave the background to this agenda item, referencing the following documents:

- Cady Street Overlay District Revisions Related to Master Plan Amendments, February 1, 2018
- Memorandum: Cady Street Overlay District – Draft Ordinance Language, February 1, 2018

At the January 16 meeting the Planning Commission held a public hearing on proposed changes to the Master Plan. After comments were received, the Commission decided that it wanted to see related ordinance modifications before the Master Plan changes were approved.

Ordinance modifications included a better defined Cady Street area, with a separation into two different neighborhoods: the Cady Street neighborhood between Wing and Griswold, and Cady Town, the industrial-type area east of Griswold to Main Street, where Performance Regulated Industrial (PR-1) was the underlying zoning district.

Regarding Cady Town, a neighborhood description was included that contained:

- Mixed use catering to creative arts and pursuits.
- Some supportive retail and restaurant uses.
- Possibly some live/work lofts and other multiple-family residential that emulated warehouse buildings that had been renovated or repurposed.
- Outdoor public spaces.
- Amenities along Middle Rouge River.
- Acknowledgement that this was an entryway into the City.

Ordinance changes for the Cady Town area based on the proposed Master Plan language included:

- First floor residential was permitted, but to the extent possible that should be a subordinate use to the development project. The Cady Town area should have as much first floor commercial as possible. Live/work units could include a person's business on the first floor and their unit on the 2nd floor. The vision included uses such as creative gallery, incubator type spaces along the street, etc., and residential on the upper floors.
- A density bonus was added to the Cady Town area. The permitted residential density was 10-20 dwelling units per acre, but a developer could have 25 units per acre if they provided a mixed use building with commercial on the 1st floor and residential above.

Mayor Roth asked what percentage of commercial use on the first floor would need to be commercial in order to get the bonus density. Planning Consultant Elmiger said that had not yet been determined and could be discussed. Mayor Roth was concerned that per the proposed language, any commercial use – no matter how small – on the first floor would entitle a developer to the bonus.

Planning Consultant Elmiger continued that there was also a height bonus in the overlay district. Four properties on the south side of Cady Street between South Center and Church/Hutton could get a height bonus if they met one of 6 specified requirements. Another provision said that the Planning Commission could agree to a height bonus on any property within the district if certain architectural elements were provided.

At the previous meeting there had been concern about a development coming in as a project by right, without providing any public open space in the area. A proposed modification required that any developer include a public plaza or green space equal to 5% gross floor area of the project.

City Manager Sullivan thought the City Attorney should review this requirement.

Chair Wendt acknowledged Todd Rankine from Singh Development.

Mr. Rankine spoke to Singh Development's interest in the Foundry Flask property. They had been working on a proposal for 6-8 months, but were waiting to present until the ordinance amendments had been finalized. They were suggesting a completely residential development project. He described some of the concepts of their project, including a walkway along the riverfront, parallel parking along Griswold, etc.

Discussion followed. Was there any way that Singh would consider moving away from a 100% residential project, in order to include some first floor commercial in their development? Mr. Rankine said the bonus being discussed was too small – an extra 4 to 5 units – to incentivize an interest in first floor commercial. He pointed out that the Master Plan currently called for 25 units per acre at this

location; the changes discussed this evening dropped the density to 20 units per acre with the extra 5 units being offered as a bonus.

After further discussion regarding using office as part of the first floor commercial use, and the difficulties of parking on the site, Chair Wendt returned the discussion to the Commission.

Commissioner Miller asked what the current Master Plan and Zoning allowed by right for the Foundry Flask property. City Manager Sullivan said currently any first floor residential was prohibited. Proposed changes to the Master Plan and the Zoning Ordinance would allow first floor residential. Planning Consultant Elmiger added that development was currently limited to 3 stories but the Commission could offer a height bonus to any property in the overlay district, if certain architectural standards were met.

Commissioner Russell said the height bonus could be achieved with a mixed use product. He liked the current language because it allowed for different options.

Commissioner Maise asked if parking options had been discussed, including below-grade parking. Planning Consultant Elmiger said every possible option was available for parking, with the requirement that any development on the site had to be self-parked. Different parking options were not a part of incentives for bonuses; they were simply allowed. Commissioner Maise suggested that if below-grade parking were utilized, with non-residential uses on the first floor, density and height bonuses could be offered.

Commissioner Russell said he had a problem with allowing first floor residential. The prohibition against first floor residential was the result of years of study, involving different groups in the community, such as professionals, Commissioners, City Council, etc. He was opposed to changing the prohibition based on a developer's need to develop the property.

Commissioner Russell continued that if a developer wanted to present a proposal for the area, they should come in with a formal PUD proposal. While Foundry Flask had been vacant for a long time, he was not sure it was because the City had not found the right developer. The price for the property had been high, and the cost to mitigate brownfield issues was over \$2 million. He was opposed to moving forward ordinance changes allowing first floor residential as a type of blank slate.

Planning Consultant Elmiger explained that because the Master Plan prohibited any first floor residential, any PUD had to reflect that underlying zoning, thus denying flexibility and options for development.

Commissioner Russell indicated that while he understood the need for flexibility, he was opposed to granting the ability to develop a 100% residential project by right.

City Manager Sullivan noted that the proposed ordinance language required some amount of mixed use, with neither 100% commercial or 100% residential being required.

Planning Consultant Elmiger pointed out that the entire south side of Cady Street could currently have first floor residential.

Mayor Roth explained that City Council was concerned that if the prohibition against any first floor residential in the PR-1 District was not changed, the property might not ever be marketable. Further, the total volume of square feet represented by first floor commercial in the area would exceed the 50,000 square feet that the City could support for new commercial anywhere. He reminded the Commission that

when the Master Plan was last changed the Commission had not recommended the prohibition of first floor residential; that had been added later by City Council. Now Council wanted to go back to the original framework and offer more flexibility to prospective developers.

Commissioner Russell pointed to other nearby successful downtowns that did not have first floor residential. The goal of Foundry Flask development was to provide a destination that would bring people to town, such as an arts district. He hoped whatever went in the area was not just another townhouse development.

Mayor Roth said there were parts of the Foundry Flask area that simply would not support first floor commercial, such as the area along the river. Perhaps a compromise would be to require first floor commercial along Cady Street only.

Commissioner Russell agreed that some flexibility was necessary. The things important to him included offering a neighborhood commercial district that would be supported by new residents on the Foundry Flask site as well as – eventually – the Downs area.

Planning Consultant Elmiger said the proposed ordinance language specifically called out multiple-family warehouse type development for the area.

Commissioner Mielock also hoped the City would not see suburban architecture on the site. He agreed that some flexibility could be offered, but also there needed to be some component of commercial first floor within this area. He would like see a visual that illustrated what 10% vs. 5% commercial development would look like.

It came out in discussion that of 3 developers that had approached the City with development concepts in the last few years, all had included first floor residential. Perhaps more units than 25 per acre should be offered as an incentive to meet architectural standards and add a commercial component.

Discussion was held regarding process. If the Master Plan language changed significantly from what had previously been sent to surrounding communities, the process would need to start over.

Chair Wendt said the Master Plan should make the site PUD-available, including some first floor residential. Mayor Roth felt that changes could be made that would reflect the Commission's concerns as well as the concerns of City Council, protecting the City's vision while allowing some first floor residential on the site.

In response to a comment from DDA Director Ward, Planning Consultant Elmiger said the proposed language could eliminate allowing a single-use on the site, thus encouraging a multi-use development.

Regarding allowing a density of greater than 25 units per acre, the consensus of the Commission was that this warranted further study.

Planning Consultant Elmiger summarized the discussion as follows:

- She would research allowing more density, including discovering what other communities were doing with density for taller buildings, and how they were handling parking.
- Show (illustrate) 5% vs. 10% commercial development on the property.
- Prohibit single-use development.

Commissioner Mielock was interested in what other communities were doing that were developing downtown areas, such as Birmingham, Royal Oak, Lansing, Plymouth, Kalamazoo, Adrian, Tecumseh, etc.

City Manager Sullivan asked if units per acre had to be in the Master Plan. Planning Consultant Elmiger said that density limits were usually included in the Master Plan. However, density could be determined by the Zoning District.

Planning Consultant Elmiger advised that if the density were changed in the Master Plan, the process for approving Master Plan changes would need to start over.

Planning Consultant Elmiger said she could return with new Master Plan language at the next Commission meeting, including possible new language regarding density and parking.

ELECTRONIC SIGNS

Referring to her January 31, 2018 memo: Electronic Changeable Message Signs – Draft Ordinance Language, Planning Consultant Elmiger gave the background to this discussion item. The proposed ordinance language clarified what it meant for lights to flash, rotate or move. She had provided a chart showing how other communities regulated changeable signs by giving a minimum time a message may be displayed before it changed. Times ranged from 6 seconds to 3 hours. She felt 3 hours defeated the purpose of a changeable sign, and recommended allowing a sign to change from static sign to static sign every 15 minutes.

City Manager Sullivan said the 6 seconds probably applied to time/temperature signs. Planning Consultant Elmiger suggested either defining time/temperature signs or eliminating them.

Planning Consultant Elmiger said that some communities prohibited electronic message signs entirely or only allowed them in specific districts. Right now Northville allowed them in every district except the Historic District.

Commissioner Miller supported having the requirement be 15 minutes before a sign could be changed. Chair Wendt supported a 3-hour requirement.

Discussion was had regarding prohibiting electronic message signs entirely.

Discussion followed. Should all electronic message signs be eliminated, leaving only channel letters as allowed changeable copy? That was, after all, 40-year-old technology. What about Kroger, Early Bird Restaurant, etc.? Almost every pole sign in town was internally illuminated, for instance. Gasoline price signs changed frequently. Perhaps price signs should be exempt from the ordinance, but what about the prices of items sold in gas station stores, such as beer?

Planning Consultant Elmiger summarized the discussion as follows:

- Allow the message to change every 3 hours.
- Discover what cities prohibit changeable electronic signs altogether and what cities only allowed them in certain districts.

8. ELECTION OF OFFICERS



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 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

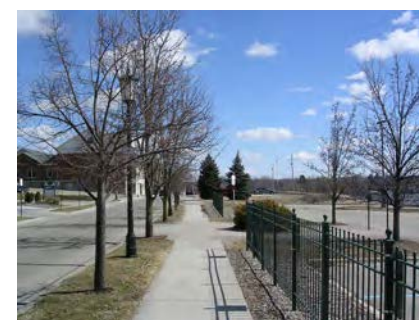
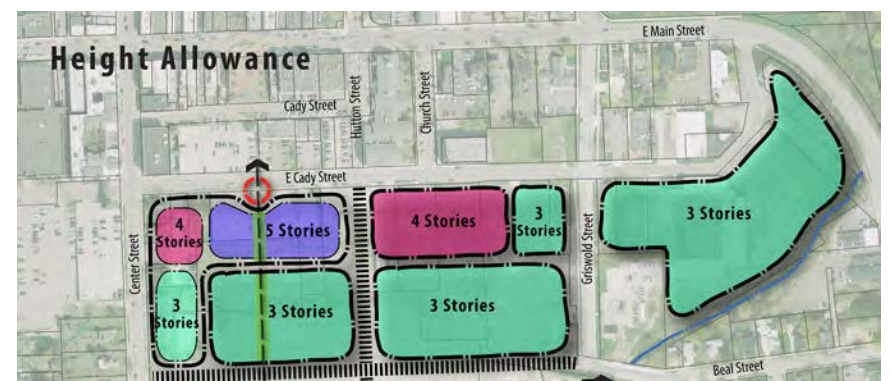
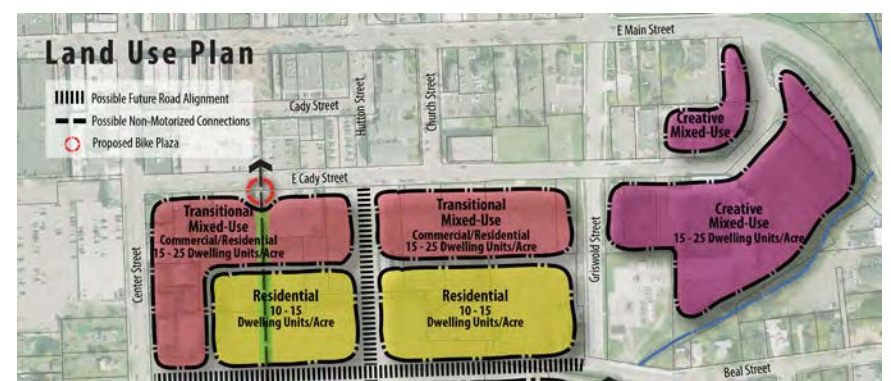
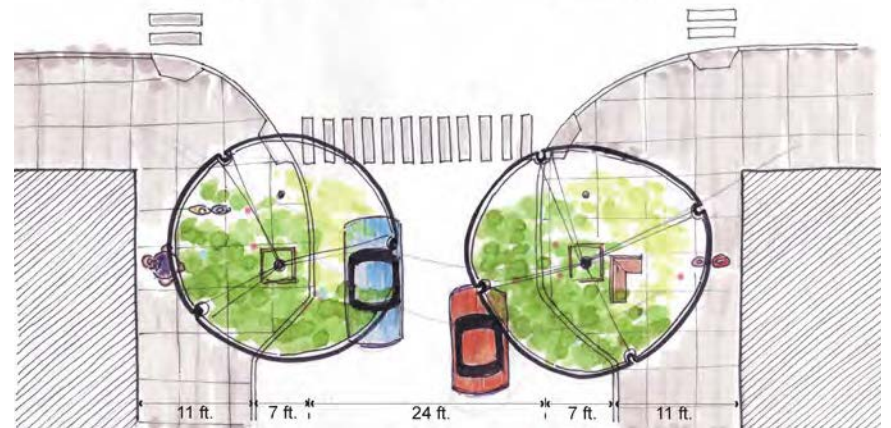
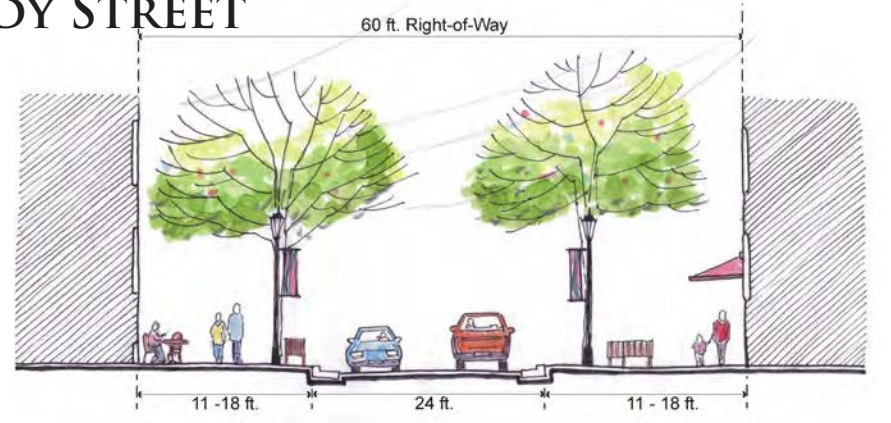
- **Transitional Mixed Use** shall include single use development or mixture of residential, retail, restaurant, office, or other compatible uses. First floor and upper level residential is acceptable in this area.
- **Creative Mixed Use** shall include single-use development or mixture of office, medical, research and development, or creative and industrial arts workspace. First floor and upper level residential is not allowed; however, upper level residential may be permitted; are acceptable in this area.
- 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

- 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 the New Victorian or Belanger building (historic structure).
- Building heights shall be governed by the designated height overlay.
- 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 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 of the Cady Street and South Main Street intersection for enhanced traffic and pedestrian safety.





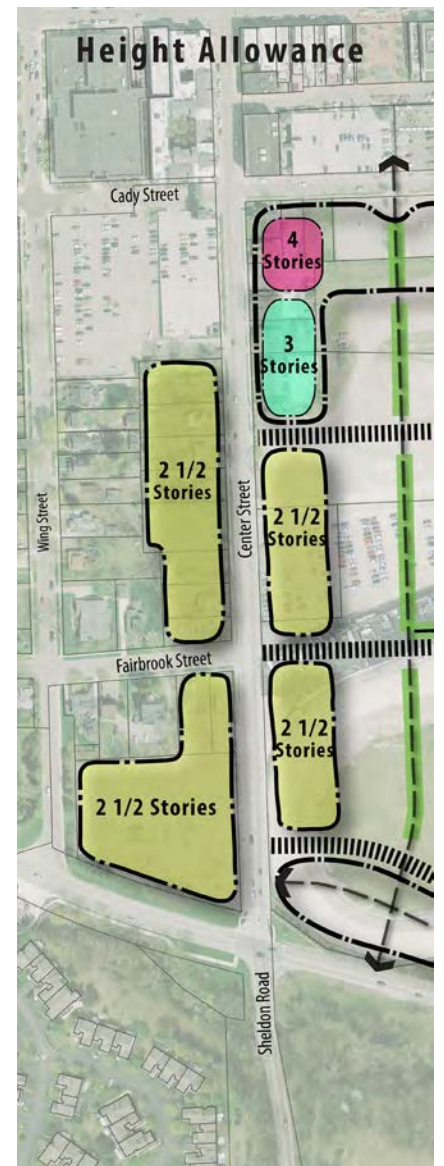
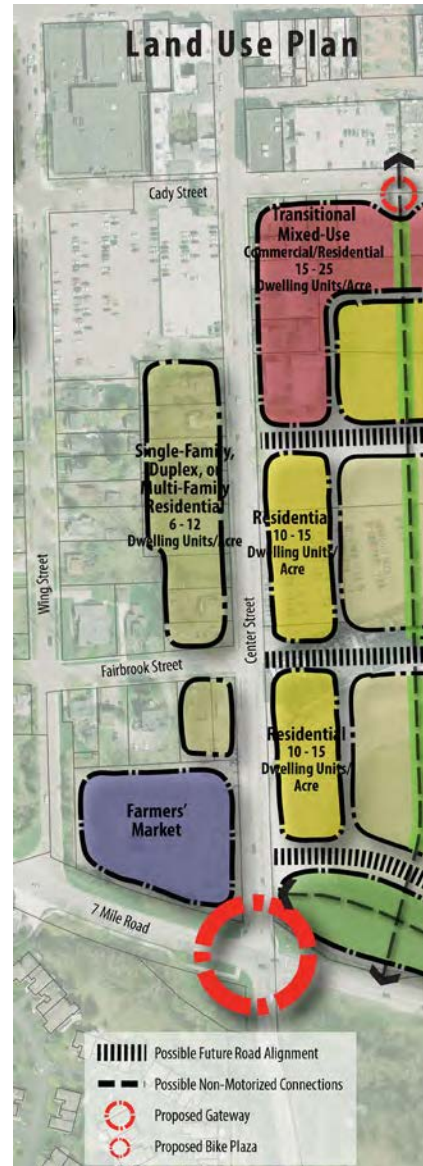
CITY OF NORTHVILLE SUB AREA PLAN UPDATE SOUTH CENTER STREET

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 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 RACETRACK

OPPORTUNITIES/CONSTRAINTS

- The Northville Downs racetrack continues to operate; however, it is a large, consolidated parcel under single ownership which presents redevelopment opportunities.
- The Middle Rouge River flows beneath a portion of the racetrack. If redevelopment occurs, the river could be exposed thereby providing opportunities for river walk, greenway or linear park.
- Floodplain may present constraints for a portion of the site.

PREFERRED LAND USE: RESIDENTIAL/PLANNED DEVELOPMENT

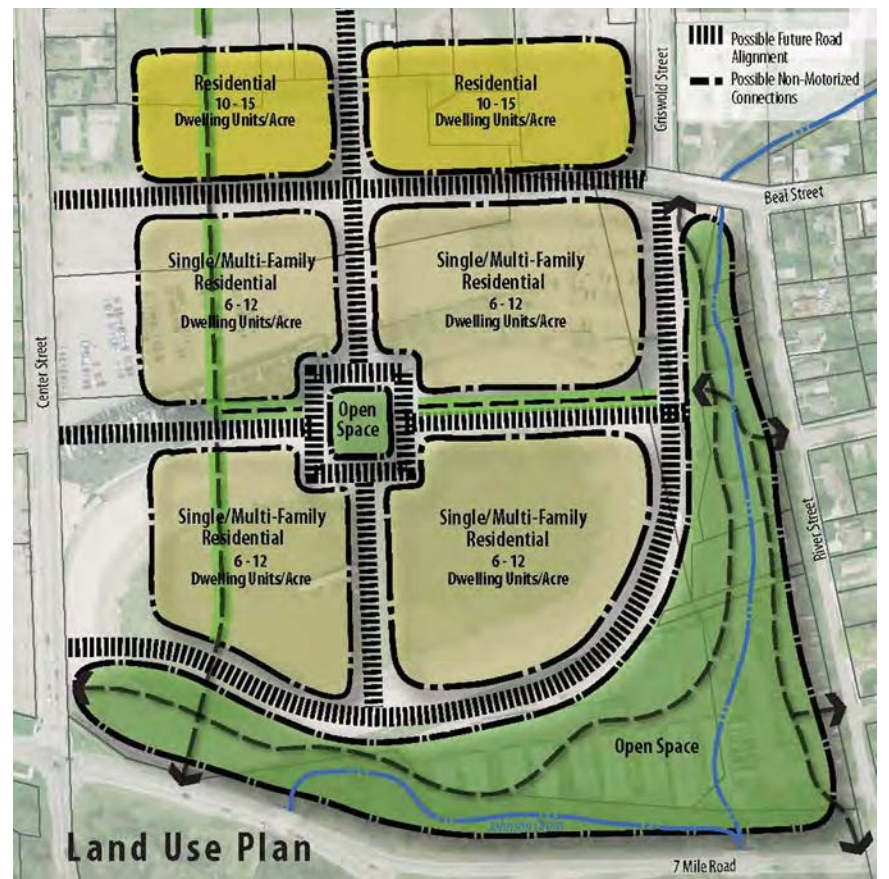
- May include a mix of single-family/multi-family residential densities decreasing in intensity from the north and west portions of the property located in proximity to Cady Street, South Center Street and the downtown area to the southeast corner of the property, in proximity to the river.
- May also include public or quasi-public uses such as parks, farmer's market or other civic uses.

FORM BASED POLICIES

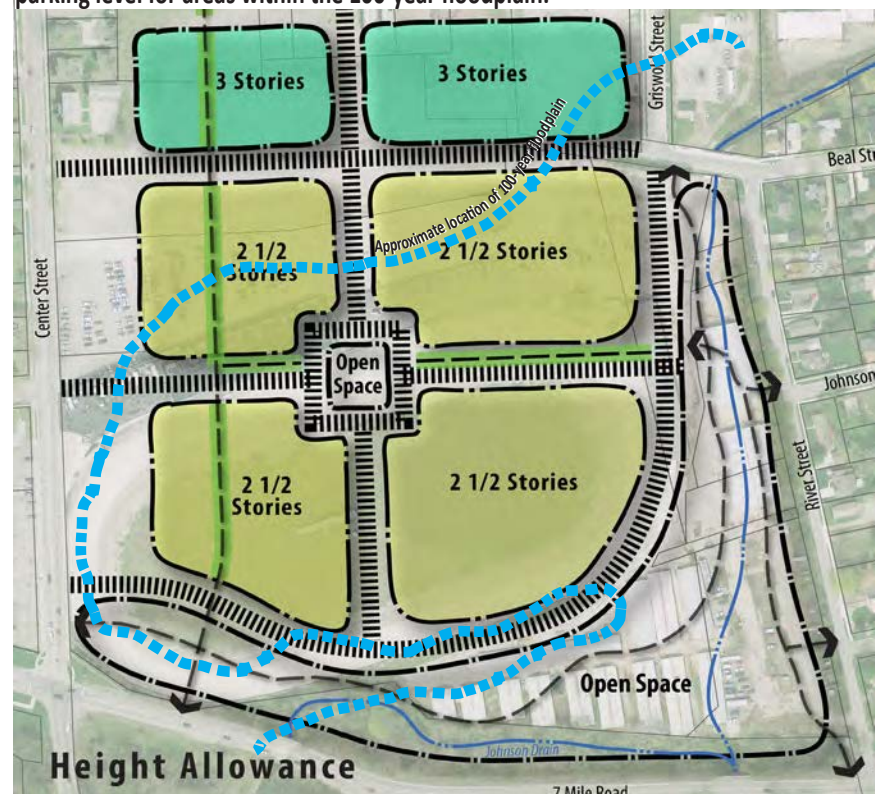
- The new layout should be developed using the traditional neighborhood characteristics currently present in Northville using a grid street system which would align with existing City streets and alleys for vehicular access at the rear of the lots or garage in the back of lots.
- The number and size of blocks should be adjusted to ensure that they are consistent with the block sizes of adjacent neighborhoods.
- Building heights shall be governed by the designated height overlay. For areas within the 100-year floodplain, building heights shall be allowed to extend to 2 1/2 stories above the uninhabited first floor or parking level.
- 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.
- Add traffic calming devices to protect the Beal Town residential area.

SITE DESIGN AND PEDESTRIAN CONSIDERATIONS

- If feasible, the Middle Rouge River should be exposed and a greenway or riverfront pathway should be developed as a linear park.
- Floodplains/floodway areas should be retained as open space and available to the public with connecting pathways.
- Plans for this area should provide a large park/open space in conjunction with the floodplain area and the Middle Rouge River with walking/biking connections from Hines Drive to the downtown.
- Future development should include a central square with pedestrian connections to Cady Street, downtown and Center Street.



Height allowance as indicated or 2 1/2 stories above the uninhabited first floor or parking level for areas within the 100-year floodplain.



RRC Best Practice Training Series January–April 2018

WHO SHOULD ATTEND

Staff, officials (elected or appointed) and local stakeholders from currently engaged or certified RRC communities, or those considering engaging in RRC.

WHAT: Detailed information, examples and implementation steps for achieving a solid planning, zoning and development foundation. An opportunity to network with communities pursuing the same goals of efficiency, transparency and predictability.

WHY: For already engaged communities, these trainings offer an opportunity to refresh on RRC best practices or introduce the best practices to new staff and officials. For non-engaged communities, training is required prior to formal engagement.

COST: Trainings are being offer at no cost; however, if you sign up and cannot make it to training, please email the RRC team at RRC@michigan.org to avoid a \$50 cancellation free. A light breakfast and lunch will be included.

REGISTER:

January 25: <https://MEDC.cvent.com/RRCLan18>
January 30: <https://MEDC.cvent.com/RRCKzoo18>
February 6: <https://MEDC.cvent.com/RRCWat18>
February 13: <https://MEDC.cvent.com/RRCClare18>
March 8: <https://MEDC.cvent.com/RRK2Lan18>
April 10: <https://MEDC.cvent.com/RRK2Wat18>
April 17: <https://MEDC.cvent.com/RRK2Clare18>
April 19: <https://MEDC.cvent.com/RRK2Kzoo18>

Contact the RRC team at RRC@michigan.org with questions.

BEST PRACTICES 1, 2, 3

THURS, JANUARY 25 Lansing
Michigan Municipal League

TUES, JANUARY 30 Kalamazoo
Kalamazoo Valley Community College Groves Ctr

TUES, FEBRUARY 6 Waterford Township
Oakland County Executive Building, Conference Ctr

TUES, FEBRUARY 13 Clare
Pere Marquette District Library

BEST PRACTICES 4, 5, 6

THURS, MARCH 8 Lansing
Michigan Municipal League

TUES, APRIL 10 Waterford Township
Oakland County Executive Building, Conference Ctr

TUES, APRIL 17 Clare
Pere Marquette District Library

THURS, APRIL 19 Kalamazoo
Kalamazoo Valley Community College Groves Ctr

GENERAL SCHEDULE

BEST PRACTICES 1, 2, 3

8:30 a.m.–9 a.m.	Registration
9 a.m.–11:30 a.m.	Best Practice 1
11:30 a.m.–12:30 p.m.	Lunch
12:30 p.m.–4 p.m.	Best Practice 2 and 3

BEST PRACTICES 4, 5, 6

8:30 a.m.–9 a.m.	Registration
9 a.m.–11 a.m.	Best Practice 4
11 a.m.–12:30 p.m.	Best Practice 5
12:30 p.m.–1 p.m.	Lunch
1 p.m.–4 p.m.	Best Practice 6



Northville Downtown Development Authority Economic Development Committee Tasks

Lists of Tasks to Prioritize and Assign Responsibility

- Sponsor the Arts and Creative Industries Master Plan – Cady Town
- Executive Summary of Retail Market and Residential TMA
- Information Meeting with local Realtors
- Downtown Property Exchange
- Revise Article 20 – PUD (Attachment 5.E)
- Redevelopment Ready Community Status
- Refine the Sub Area Plan for Cady Street Corridor / Update the Zoning Overlap
- Refine the Sub Area Plan for McDonald Ford
- Sub Area Plan for East Main Street
- Density, LEED, and Affordable Housing Bonuses
- Potential Land Acquisition
- Develop Business Assistance Team
- Expansion of the DDA District
- Joint Planning Meetings
- Business Recruitment and Retention

FY 2018-19 Goals and Objectives

The work of all committees will support the implementation of the vision created during the Updated Strategic Planning process.

<p><i>Economic Development Committee</i> Leverage market opportunities to attract new development and redevelopment projects.</p>	<p>Attract potential new businesses to the Downtown Area</p>	<ul style="list-style-type: none"> ▪ Have ongoing discussions with property owners to determine when vacancies will be occurring in the Downtown and assist owners in filling those spaces. ▪ Keep an updated list of available properties. ▪ Maintain and utilize Business Investment Guide with both existing and prospective businesses. ▪ Actively Market Available Properties.
	<p>Attract potential developers and investors to the Downtown Area.</p>	<ul style="list-style-type: none"> ▪ Utilize Target Market Analysis, provided as part of the Update Strategic Plan, to attract developers to Northville. ▪ Prepare an Executive Summary of Retail and Residential Target Market Analysis. ▪ Informational meeting with local realtors and regional developers to provide information on available development sites and incentives.
	<p>Ensure that there exists adequate infrastructure to support desired development.</p>	<ul style="list-style-type: none"> ▪ Coordinate with Public Works Department to address infrastructure requirements for new development.
<p><i>Economic Development Committee</i> Review policies and documents governing downtown development.</p>	<p>Assess development process to ensure that it is timely and easy to navigate.</p>	<ul style="list-style-type: none"> ▪ Work with the City to achieve Redevelopment Ready Community designation from MEDC. ▪ Develop brochure on How to Open a Business.
	<p>Review or Refine Sub Area Plans</p>	<ul style="list-style-type: none"> ▪ Work with Planning Commission to update Zoning Overlay District for Cady Street. ▪ Review potential E. Main Street sub area plan. ▪ Update Sub Area Plan for Northville Downs.
	<p>Encourage extended hours of operation for businesses.</p>	<ul style="list-style-type: none"> ▪ Explore incentives to encourage extended hours of operation.
	<p>Assist businesses with specific needs.</p>	<ul style="list-style-type: none"> ▪ Develop a Business Assistance Team to meet with businesses in need of additional support.
	<p>Develop downtown as an entertainment and arts district</p>	<ul style="list-style-type: none"> ▪ Explore the creation of an Arts and Creative Industries Master Plan for Downtown in collaboration with Creative Many.

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.

**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	

Department:	Downtown Development Authority	Account Number	
Activity:	Economic Development	Fund #	Activity #
Prepared By:	Lori Ward	370	865

Account #	Classification & Description	2015-16 Actual		2016-17 Actual		2017-18 Projected		2018-19 Proposed		2019-20 Proposed		2020-21 Proposed		2020-21 Proposed	
		Amount	Total	Amount	Total	Amount	Total	Amount	Total	Amount	Total	Amount	Total	Amount	Total
370-865-706	Wages and Salaries - Full Time (1)	-	-	-	-	-	-	20,200	20,200	20,715	20,715	20,985	20,985	21,000	21,000
370-865-710.	Wages - Temp/Part Time Reg	-	-	-	-	-	-	2,505	2,505	2,570	2,570	2,600	2,600	2,600	2,600
370-865-726	Supplies	-	-	-	-	-	-	200	200	200	200	200	200	200	200
	Meeting suplies	-	-	-	-	-	-	50	50	50	50	50	50	50	50
	Meeting Catering	-	-	-	-	-	-	100	100	100	100	100	100	100	100
	Reproduction	-	-	-	-	-	-	50	50	50	50	50	50	50	50
370-862-785	Business Retention Program	-	-	-	-	-	-	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
	Recruitment Package	-	-	-	-	-	-	500	500	500	500	500	500	500	500
	Speakers	-	-	-	-	-	-	500	500	500	500	500	500	500	500
370-861-801.00	Contractual Services	-	-	-	-	-	-	1,500	1,500	-	-	-	-	-	-
	DDA Boundary Expansion	-	-	-	-	-	-	1,500	1,500	-	-	-	-	-	-
370-865-801.90	Sidewalk Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-	-
370-865-801.94	Brick Repair & Maintenance	-	-	-	-	-	-	1,000	1,000	-	-	-	-	-	-
	Town Square	-	-	-	-	-	-	1,000	1,000	-	-	-	-	-	-
	Mary Alexander Court	-	-	-	-	-	-	-	-	-	-	-	-	-	-
370-865-803.200	Planning Studies	-	-	-	-	-	-	20,000	20,000	-	-	-	-	-	-
	Creative Many Study	-	-	-	-	-	-	20,000	20,000	-	-	-	-	-	-
370-865-967	Fringe Benefits (1)	-	-	-	-	-	-	8,205	8,205	8,415	8,415	8,522	8,522	8,530	8,530
	Per Finance Department	-	-	-	-	-	-	8,205	8,205	8,415	8,415	8,522	8,522	8,530	8,530
		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total		-	-	-	-	-	-	54,610	54,610	32,900	32,900	33,307	33,307	33,330	33,330
Difference (should be zero)		-	-	-	-	-	-			-	-	-	-	-	-
% Variance from prior year								#DIV/0!		-39.75%		1.24%		0.07%	



NEWS

Politics

(<http://www.insidesources.com/category/politics/>)

Walkable Cities Are Where People Want to Live, and Spend

Posted to Politics

(<http://www.insidesources.com/category/politics/>) February 06, 2018 by Erin Mundahl (<http://www.insidesources.com/author/erinmundahl/>)

It is hard to realize how car-dependent suburbs are—until you attempt to walk in one. Suddenly, inconsistent sidewalk access, wide lanes of traffic to cross on short walk lights, and sheer distance begins to make getting around more daunting. For decades, the stereotypical American family lived in the suburbs, relying on at least two cars to get around. In the last several years, young people have been bucking this trend, leading to the revitalization of urban centers. Walkable cities are becoming an increasingly popular trend in urban design, putting the focus on getting feet on sidewalks, rather than cars on the roads.

According to statistics from the National Association of Realtors (<https://www.nar.realtor/newsroom/millennials-and-silent-generation-drive-desire-for-walkable-communities-say-realtors>), 62 percent of millennials prefer living in walkable communities that have short commutes, even if this means living in townhouses or apartments. Meanwhile, members of Gen-X and the Baby Boom still prefer living in houses in suburban areas and relying on a car to get around. Even accounting for this generational split, more than half of Americans would rather live in areas where houses have smaller yards but are within walking distance of community amenities.

The numbers show the continuation of a wider trend away from the focus on the car and towards creating spaces where people walk and participate in outdoor events.

Urban neighborhoods where residents primarily walk are both more economically vibrant and also more expensive than their suburban counterparts. Two researchers from the Brookings Institution studied different neighborhoods in the greater Washington, D.C. area, judging the “walkability” of different neighborhoods on the basis of features like aesthetics, personal safety, traffic signals, and pedestrian amenities like good sidewalks and street furniture. They found a strong correlation between the walkability of a neighborhood and its economic health.

On the whole, they found that higher walkability scores were linked to stronger neighborhood economic health. For each step up the five-tiered scale the researchers developed, a store was likely to boost its sales by nearly 80 percent, thanks to increased foot traffic. Statistics show that these increased sales come because, while walkers and transit users spend less per visit to local

businesses than drivers do, they make more visits (<https://www.strongtowns.org/journal/2018/1/16/why-walkable-streets-are-more-economically-productive>). Rental rates for apartments, office space, and storefronts were higher as well. This exposes one of the underlying economic tensions in walkable communities. Lower transportation costs often come alongside higher rent prices, placing these neighborhoods out of reach for lower-income Americans.

“Based on data from the Center for Neighborhood Technology, we found that places with fair to very good walkability have significantly lower transportation costs than do places with poor to very poor walkability,” write Christopher B. Leinberge (<https://www.brookings.edu/wp-content/uploads/2016/06/25-walkable-places-leinberger.pdf>) and Mariela Alfonzo for the Brookings Institution. “Alternatively, walkable areas have significantly higher housing costs than those with fewer environmental amenities.”

In the greater Washington area, they found that people living in areas with relatively good walkability scores spent 28 percent less of their average monthly income on transportation, but paid 17 percent more on housing. This makes sense, considering that some of the region’s most walkable neighborhoods, like Dupont Circle, Adams Morgan, and Georgetown are also some of its most expensive.

Even areas without the sort of multi-use built environments that new urbanists praise have found ways to benefit from foot traffic through seasonal events. These range in size from music festivals like EDC, which brought 400,000 people and more than \$1.3 billion in economic impact to Las Vegas, to smaller celebrations like the Northwest Garlic Festival in Ocean Park, Washington, or the Holidazzle seasonal village in Minneapolis.

Events like festivals draw on a sense of community pride. They also lead to increased economic activity by bringing in people who wouldn’t necessarily come into these areas.

Walkability is only a part of restoring urban centers. It largely goes hand in hand with a switch towards walkable communities, which offer everyday services like dry cleaning and groceries within a few block radius of housing options. This model is increasingly taking the place of retail centers with large destination stores. For example, for years, Minneapolis has struggled to reinvigorate Nicollet Mall, a central thoroughfare open only to pedestrian and bus traffic. In the 1970s, the street boasted 4 flagship department stores.

Today it has none, after Macy’s announced that it was closing a storefront that originally opened in 1902. Instead, retail in the city is thriving in other neighborhoods that allow entrepreneurs to build on a smaller scale, catering to people who live in the area.

Instead of thinking about mandatory parking requirements, city planners are increasingly finding that pedestrians are one of the best ways to encourage economic development. By working to slow the pace of traffic, or to block cars from driving in certain areas encourages the development of a neighborhood feeling and leads to a better business environment. Post-war America was defined by interstates and cars, but the neighborhoods of today are eschewing suburbs for sidewalks and small businesses.

Follow Erin on Twitter. (<http://twitter.com/eamundahl>)
