

Northville DDA Economic Development Committee

Monday, February 28, 2019 – 8:30 am

Meeting Room A – City Hall

Meeting Agenda

1. Northville Downs Update (Attachment 1)
 - A. Introduction of Watermark Development Team
 - B. Discussion of Process, Project, and Schedule
 - C. Project Funding Discussion
2. Project Updates
 - A. Phase 2 Northville Downs
 - B. E. Cady Street Project
 - C. 335 E. Cady Street
3. Proposed changes to the Cady Street Overlay (Attachment 3)
4. DDA Goals and Objectives (Attachment 4)
5. Discuss Standing Meeting Date

Note Key

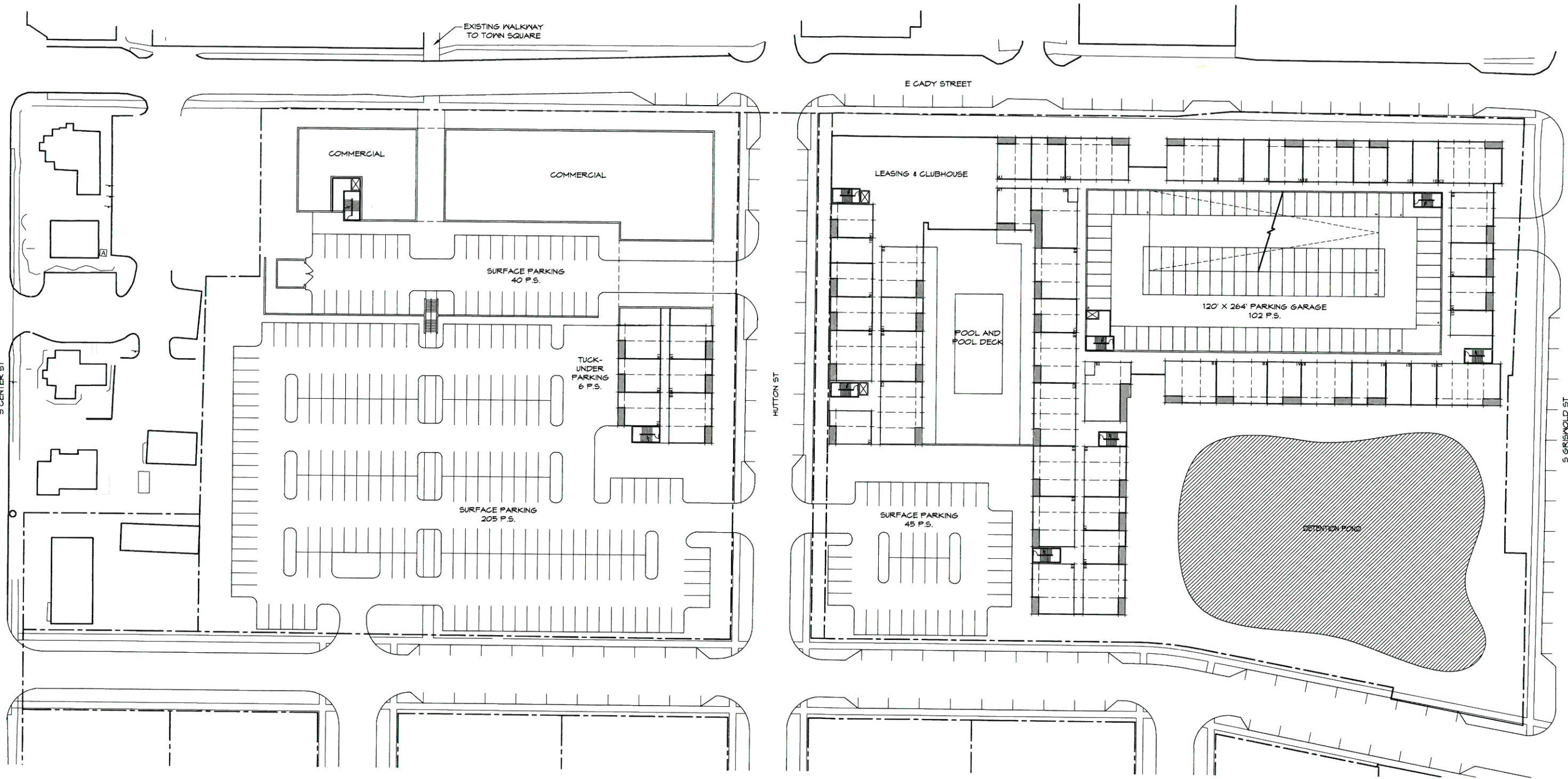
- 1. Northwest Pedestrian Connector
- 2. Existing Pedestrian Connection to Downtown
- 3. Substation
- 4. Mid-Block Pedestrian Connectors
- 5. Townhome Unit Landscape
- 6. Landscape Enhancement at Parking Lots
- 7. Seven Mile / Center Street Gateway
- 8. Existing Wooded Area and Stream
- 9. Pocket Parks
- 10. North South Pedestrian Link
- 11. Seven Mile / River Street Gateway (River Park Entrance)
- 12. Earth Berms (Excavated Soil from Detention Ponds)
- 13. Bio Swales
- 14. River Park Pedestrian Spine with Lighting and Benches
- 15. Sunflowers
- 16. Meadow Planting
- 17. Pond Edge Planting
- 18. Retention Pond
- 19. Forebay
- 20. Pedestrian Connection to Neighborhood
- 21. River Park Gateway Icon Including Cherry Tree Alley
- 22. Pedestrian Connection to Hines Trailhead





Note Key

1. Pedestrian River Access
2. Existing Pedestrian Connection to Downtown
3. 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 Bankfull Channel and 90' Wide Floodplain
24. New Pedestrian Connection to Town Square Plaza
25. Pedestrian Bridge



01 | CONCEPTUAL
SITE PLAN
SCALE: 1" = 80'-0"



01

LEVEL G-2
FLOOR PLAN

SCALE: 1" = 80'-0"



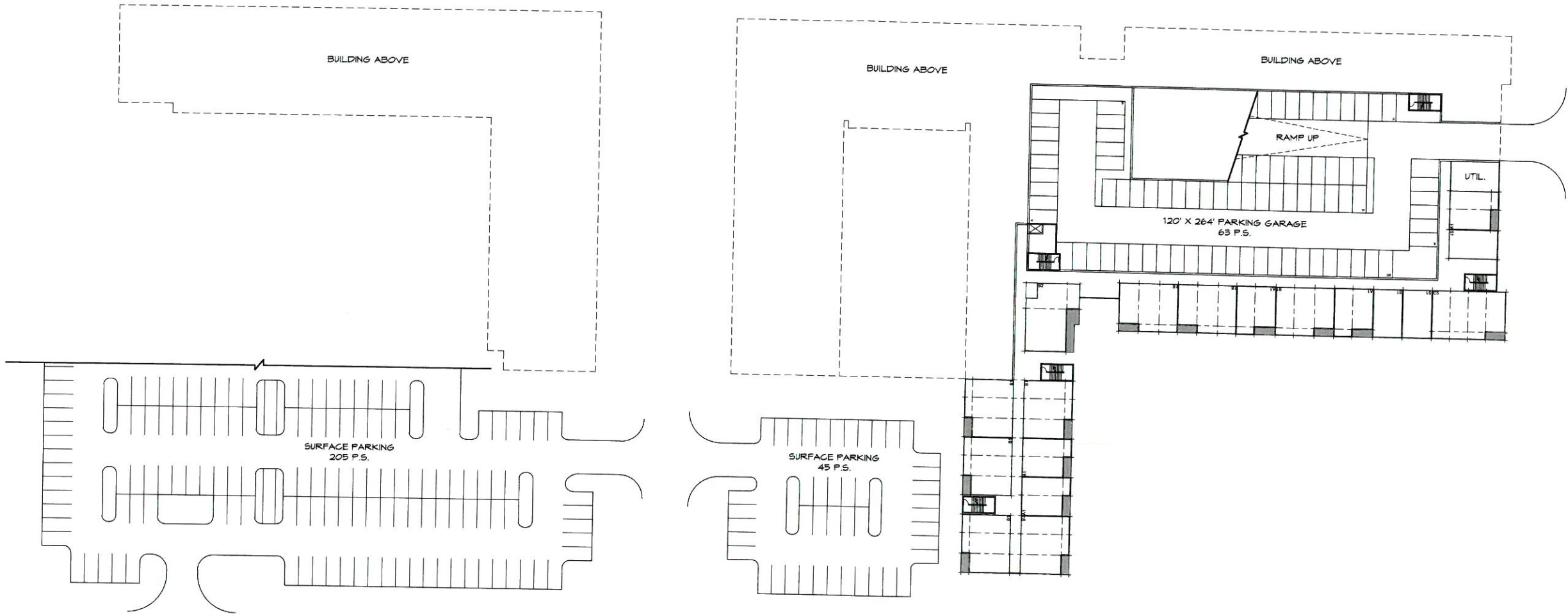
A1

NORTHVILLE DOWNS
NORTHVILLE, MI

CONCEPTUAL
DESIGN
FEB 15, 2019

Watermark
RESIDENTIAL

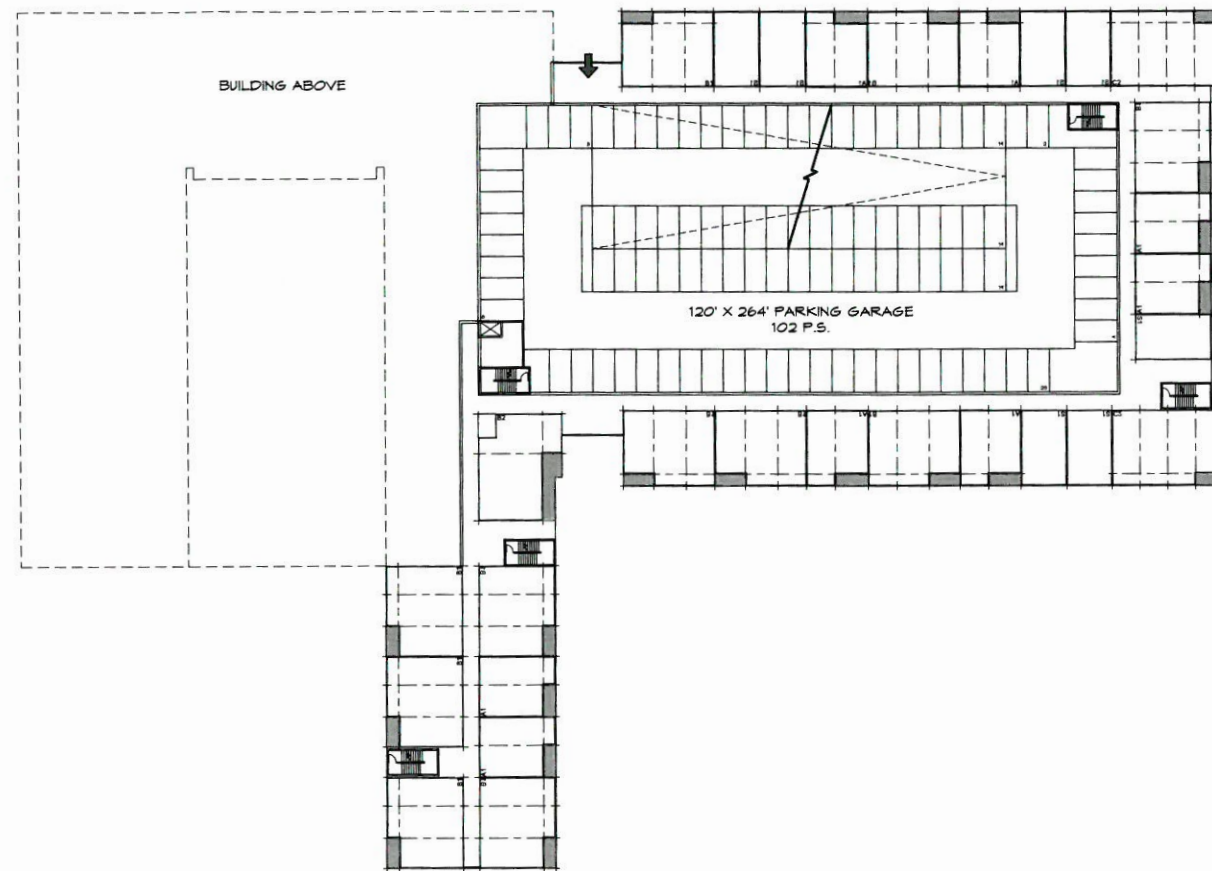
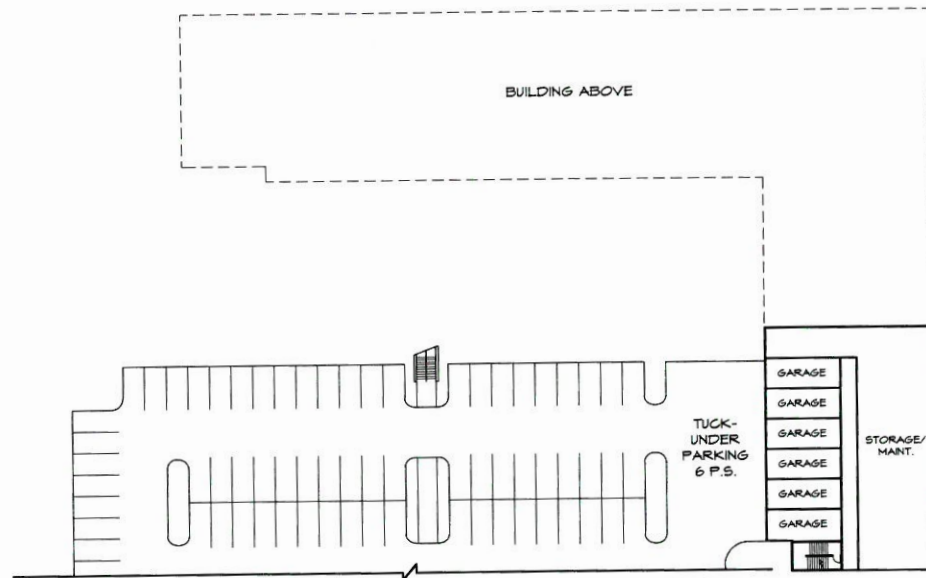
STUDIO M
ARCHITECTURE & PLANNING



01

LEVEL G-1
FLOOR PLAN

SCALE: 1" = 80'-0"



NORTHVILLE DOWNS
NORTHVILLE, MI

CONCEPTUAL
DESIGN
FEB 15, 2019

Watermark
RESIDENTIAL

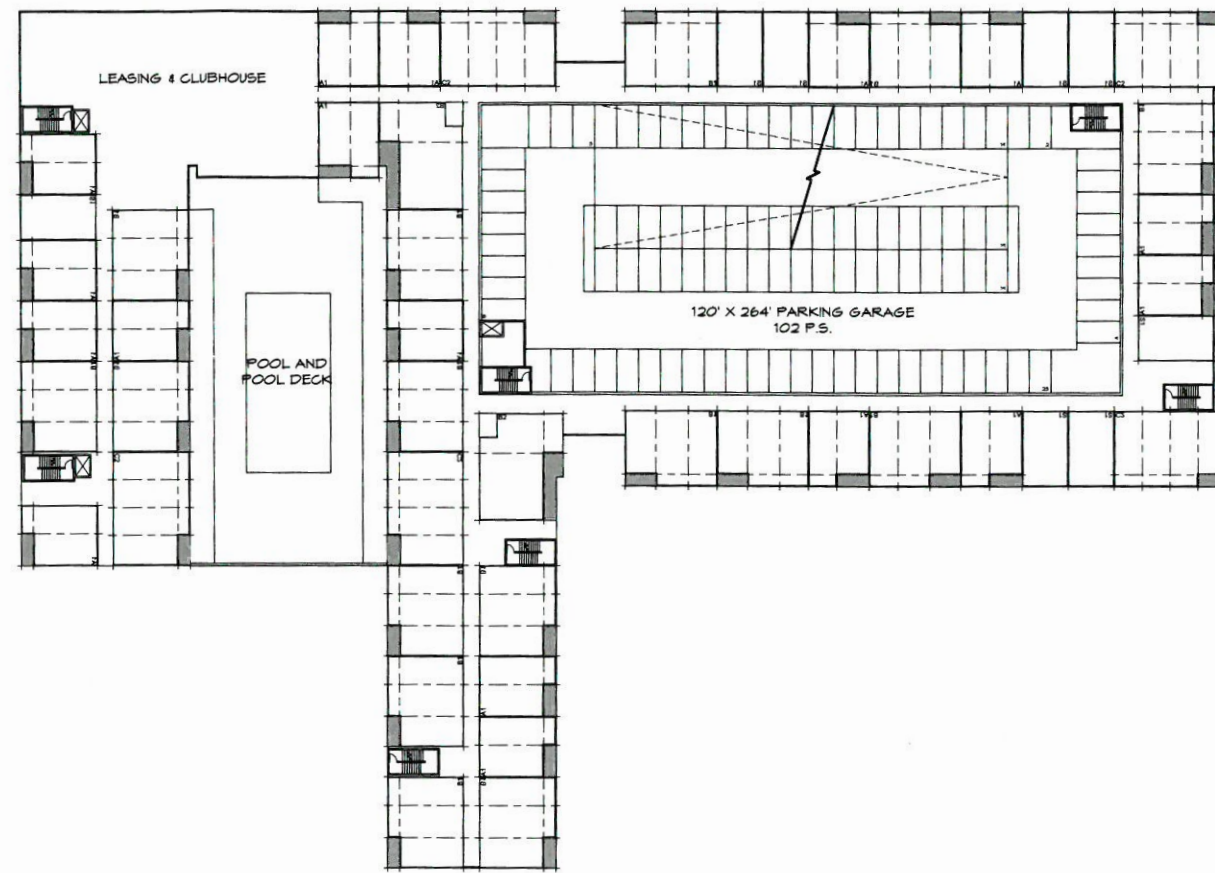
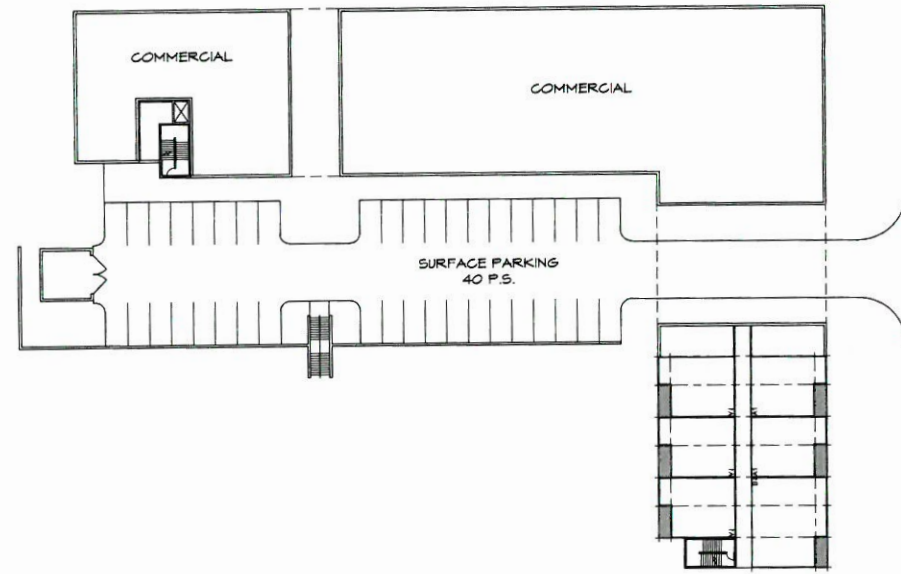
STUDIO M
ARCHITECTURE & PLANNING

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01

LEVEL G
FLOOR PLAN

SCALE: 1" = 80'-0"



NORTHVILLE DOWNS
NORTHVILLE, MI

CONCEPTUAL
DESIGN
FEB 15, 2019

Watermark
RESIDENTIAL

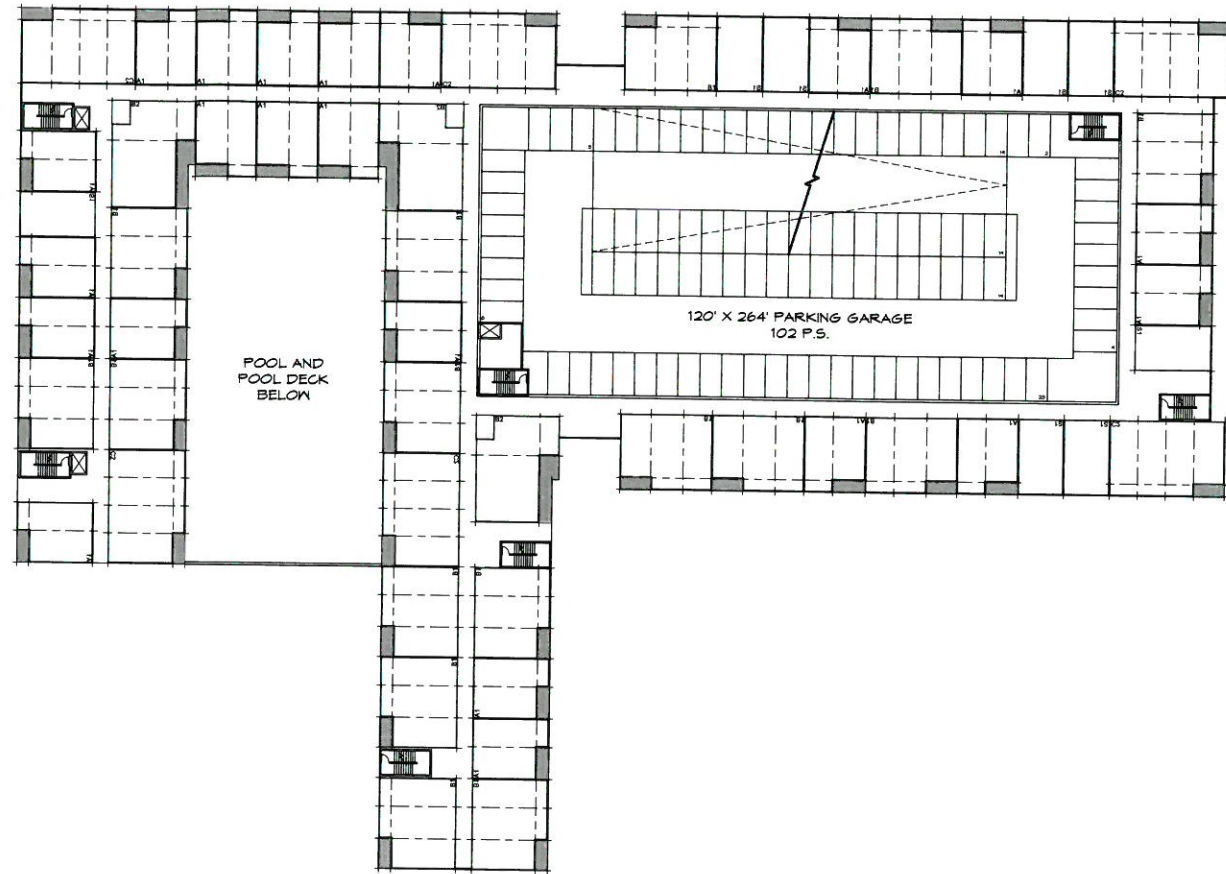
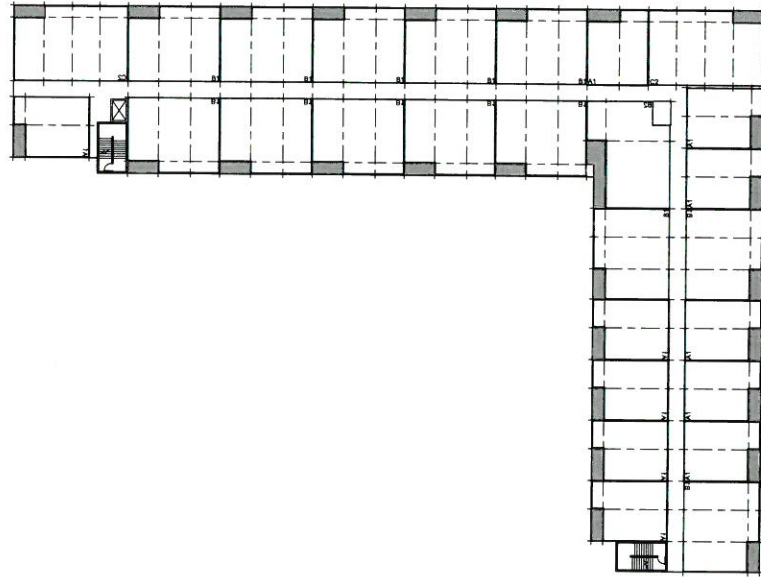
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01

LEVEL 2
FLOOR PLAN

SCALE: 1" = 80'-0"



NORTHVILLE DOWNS
NORTHVILLE, MI

CONCEPTUAL
DESIGN
FEB 15, 2019

Watermark
RESIDENTIAL

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01

LEVEL 3
FLOOR PLAN

SCALE: 1" = 80'-0"



PLAN
NORTH

NORTHVILLE DOWNS
NORTHVILLE, MI

CONCEPTUAL
DESIGN
FEB 15, 2019



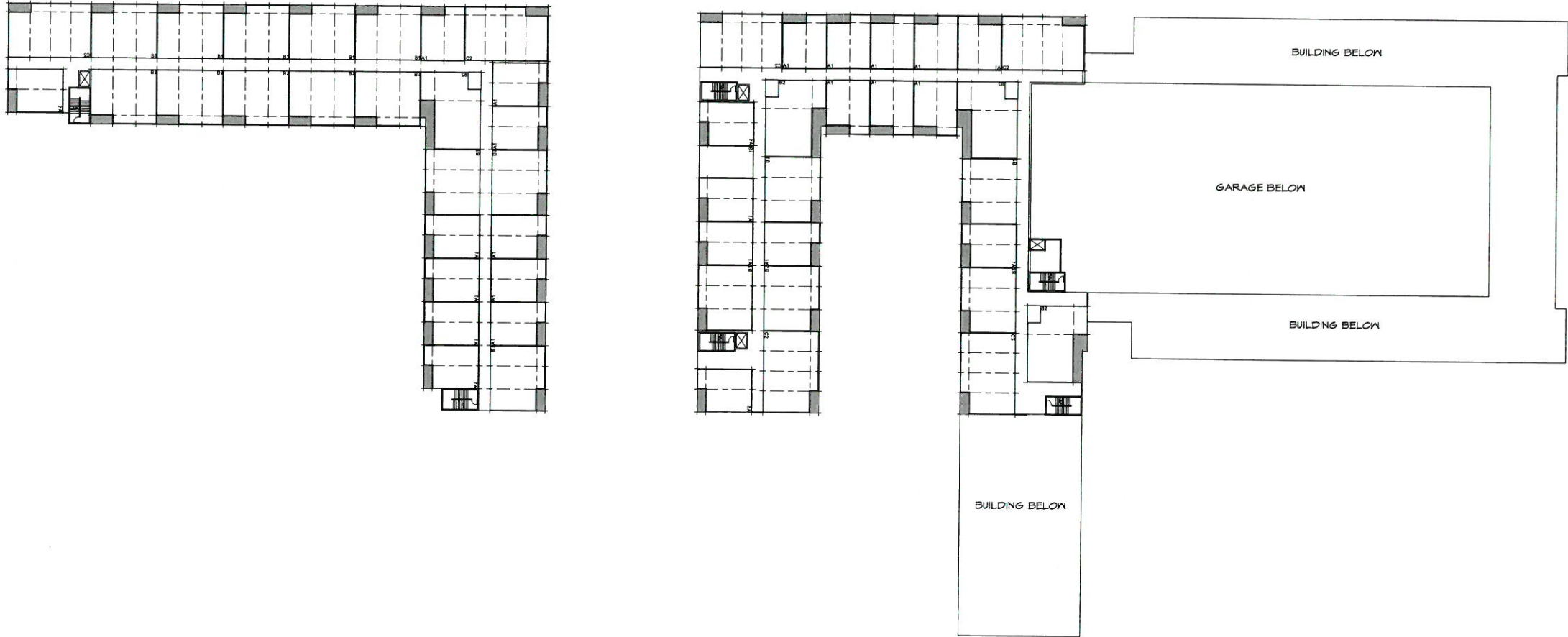
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ARCHITECTURE & PLANNING

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01

LEVEL 4
FLOOR PLAN

SCALE: 1" = 80'-0"



NORTHVILLE DOWNS
NORTHVILLE, MI

CONCEPTUAL
DESIGN
FEB 15, 2019

Watermark
RESIDENTIAL

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ARCHITECTURE & PLANNING

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Parking Statistics

Commercial Parking	5/1000	20,434	102
Housing Parking	1/Bed	477	477
Parking Required			579
Garage Parking	473		
Tuck-Under Parking	6		
Surface Parking	290		
Total On-Site Parking	769		

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	
	162,260	473	343

Housing Area	GSF
Ground -2	25,071
Ground -1	36,790
Ground	67,586
Second	101,074
Third	77,547
Fourth	68,215
	376,283

Unit Matrix

Unit Type	Unit NSF	Unit GSF	Total	Beds	Total NSF	Total GSF	%
Unit S1	605	605	32	32	19,360	19,360	11%
Unit A1	738	803	120	120	88,560	96,360	40%
Unit B1	1,143	1,205	103	206	117,729	124,115	34%
Unit B2	1,261	1,431	16	32	20,176	22,896	5%
Unit C1	1,487	1,613	0	0	0	0	0%
Unit C2	1,455	1,518	29	87	42,195	44,022	10%
Average SF/Unit	960		300	477	288,020	306,753	100%

SubTotal Housing GSF	376,283 GSF
Garage Area	162,260 GSF
Commercial	20,434 GSF
Clubhouse/Leasing	8,189 GSF
Tuck-Under Parking & Storage	7,048 GSF
TOTAL PROJECT AREA	574,214 GSF

West Site

Unit Type	Floor						Totals
	G-2	G-1	G	2	3	4	
Unit S1							0
Unit A1			5	11	11	11	38
Unit B1			1	13	13	13	40
Unit B2				1	1	1	3
Unit C1							0
Unit C2				2	2	2	6
Totals	0	0	6	27	27	27	87

East Site

Unit Type	Floor						Totals
	G-2	G-1	G	2	3	4	
Unit S1	3	7	8	8	5	1	32
Unit A1	5	8	17	22	16	14	82
Unit B1	8	11	16	16	7	5	63
Unit B2	1	1	2	3	3	3	13
Unit C1							0
Unit C2	1	2	5	6	5	4	23
Totals	18	29	48	55	36	27	213



Carlisle | Wortman
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

February 22, 2019

Pat Sullivan, City Manager
City of Northville
215 West Main Street
Northville, Michigan 48167

Re: Cady Street Overlay Ordinance Amendment

Dear Mr. Sullivan:

On February 19, 2019, the City of Northville Planning Commission conducted a public hearing on an ordinance amendment to the Cady Street Overlay District.

The purpose of the amendment is to incorporate a Master Plan change made for this district into the Zoning Ordinance. These changes are:

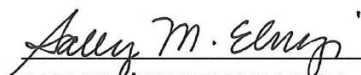
1. Instead of having a specific numerical density maximum along Cady Street, now the ordinance uses the dimensional and form-based requirements (height, setback, parking, etc.) to determine the number of residential units that can be accommodated along Cady St., as identified in the Master Plan.
2. On properties with Performance Regulated Industrial (PR-1) underlying zoning, first floor residential uses are permitted, but only in mixed-use projects. Single-use (residential-only or commercial-only) buildings are permissible, but they must be part of a multi-building, mixed-use project.

The Planning Commission also revised the CSO District to be consistent with the Seven Mile – South Main St. Overlay District. They did this by eliminating the Commission's ability to waive any of the architectural standards in the CSO District, and expanding the list of sustainable building and site techniques of various rating systems (LEED, Sustainable Sites, Energy Star, etc.).

The new text is attached and shown in red colored font.

The text amendment is ready for City Council's consideration. If you should have any questions, please feel free to contact us.

Very truly yours,



CARLISLE/WORTMAN ASSOC., INC.
Sally M. Elmiger, AICP, LEED AP
Principal

Cc: Dianne Massa

Richard K. Carlisle, *President* Douglas J. Lewan, *Executive Vice President* John L. Enos, *Principal*
David Scurto, *Principal* Benjamin R. Carlisle, *Principal* Sally M. Elmiger, *Principal* Craig Strong, *Principal* R. Donald Wortman, *Principal*
Laura K. Kreps, *Associate* Paul Montagno, *Associate*

**CITY OF NORTHVILLE
ZONING ORDINANCE
ORDINANCE NO. _____**

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF NORTHVILLE TO MODIFY THE CADY STREET OVERLAY (CSO) TO BE CONSISTENT WITH THE SEVEN MILE-SOUTH MAIN STREET OVERLAY (SM-O) DISTRICT AND THE MASTER PLAN.

Section 1. The City of Northville Ordains

Chapter 58-1 “Zoning” in the Code of Ordinances of the City of Northville is hereby amended by adding the following described text revisions.

Section 2. Modify the following articles (additions are underlined, deletions are ~~struck-thru~~).

[Modify Article 10 CENTRAL BUSINESS DISTRICT]

ARTICLE 10

CENTRAL BUSINESS DISTRICT (CBD)

SECTION 10.06 CADY STREET OVERLAY (CSO)

[No changes are proposed to subsections a through c.]

- d. Residential Density:** Residential units shall be permitted within the Cady Street Overlay district at a density that generally follows the residential density pattern designated within the City of Northville Master Plan. First floor residential uses are not allowed within the Cady St. Overlay 2 (CSO-2) district. On properties within the underlying PR-1 district, first floor and upper level residential uses are acceptable in this area as part of a mixed-use project; however, residential-only developments are not permitted. Single-use buildings that are part of a multi-building, mixed-use development are also permitted on parcels with underlying PR-1 zoning.

[No changes are proposed to subsections e through o.]

- p. Corner Building Standards:**

- 1) Corner buildings and structures shall incorporate distinctive features, materials, designs, height levels, and colors that accentuate their prominent location, but are simultaneously sensitive to the neighboring buildings. This can be accomplished through design features such as a building peak, tower, or similar accent with the highest point located at the intersecting corner.
 - 2) Wider sidewalks and/or further setback from the corner's edge are encouraged to retain a line-of-sight through the corner. Additionally, use of ground level open-aired areas at the intersection of sidewalks is encouraged. The design of open-aired areas or pedestrian plazas adds aesthetic distinction to the façade and compliments the intended pedestrian atmosphere along Center Street and Cady Street. Integrating covered/uncovered seating and resting areas is highly encouraged.
- q. Architecture:** It is the intent of the Cady Street Overlay district to provide high-quality building materials and complimentary building architecture. Architectural design shall include the following:
- First floor architecture shall be compatible with sidewalk areas and shall provide an attractive interface between buildings and pedestrians. This shall be accomplished with generous window areas, recesses, projections and architectural detail to provide transparency and variation. Blank walls longer than twenty (20) feet shall not face a public street.
 - Building entrances shall have an orientation to the street and front sidewalk, with a functioning entrance which enhances the continuity of the pedestrian-oriented environment.
 - Primary building entrances shall be clearly defined with sheltering elements such as an awning, arcade or portico.
 - Where possible, there shall be a minimal grade differential between the elevation of the sidewalk and the first floor elevation of the adjoining building.
 - Garage doors shall not be permitted on a front façade unless approved by Planning Commission, subject to attractive screening, landscaping and sight visibility.
 - All rooftop mechanical equipment shall be screened from view in accordance with Section 18.11.11.
 - Bonus stories shall be stepped back from the top story allowed by right in order to reduce the appearance of excessive height.
 - The City may consider extending bonus floor height adjustments for other areas of the CSO district subject to the above criteria and Section 10.06.f.
- r. LEED Design:** Leadership in Energy and Environmental Design (LEED) building design is encouraged for all developments within the CSO District.

- s. The Planning Commission may waive or modify the design standards and landscape requirements set forth in Sections h through p where one (1) or more of the following factors are demonstrated:
- 1) Architectural constraints and unique building characteristics.
 - 2) Compatibility with surrounding architecture and site design.
 - 3) Site constraints regarding size of parcel, circulation, limited right-of-way, etc.
 - 4) Other factors as identified by the Planning Commission

Section 3. Rights and Duties

Rights and duties which have matured, penalties which have incurred, proceedings which have begun and prosecution for violations of law occurring before the effective date of this ordinance are not affected or abated by this ordinance.

Section 4. Validity

Should any section, clause or paragraph of this ordinance be declared by a Court of competent jurisdiction to be invalid, the same will not affect the validity of the ordinance as a whole or part therefore, other than the part declared invalid.

Section 5. Ordinances Repealed

All other ordinances inconsistent with the provisions of this ordinance are to the extent of such inconsistencies hereby repealed

Section 6. Effective Date

This Ordinance shall become effective on the 8th day following publication.

The foregoing ordinance amendment was adopted at the regular meeting of the City Council of the City of Northville, Oakland and Wayne Counties, Michigan, held on _____ at 7:00 p.m. at the City of Northville Municipal Building, 215 W. Main Street, Northville, Michigan, 48167.

Ken Roth, Mayor
City of Northville

Dianne Massa, City Clerk
City of Northville

The undersigned certifies foregoing ordinance was:

Introduced: _____
Enacted: _____
Published: _____
Effective: _____

By a vote of _____

Dianne Massa, City Clerk

Northville Downtown Development Authority FY 2019-20 Goals and Objectives

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

Goal	Objective	Action Steps
<i>Organization Committee</i> Evaluate the operational structure and funding of the DDA.	Review options available to the DDA to strengthen the DDA's financial position and ability to facilitate projects that could enhance the downtown.	<ul style="list-style-type: none"> Review and evaluate cost sharing arrangements with the City. Explore grants and other funding options for DDA projects and programs. Hire part-time staff person to assist in the DDA office.
<i>Organization Committee</i> Ensure the successful and smooth operation of the DDA.	Oversee the daily administrative duties required to effectively operate the DDA office.	<ul style="list-style-type: none"> Ensure DDA compliance with new legislative requirement impacting TIF capture. Review Committee structure to ensure Board members are engaged and active participants in the Committee's efforts.
<i>Design Committee:</i> Implement Wayfinding and Signage Systems for Downtown to assist residents and visitors in navigating our community and in learning about Northville's unique heritage.	Work with other Northville Organizations to develop Signage, Historic Markers and Walking Tour Programs	<ul style="list-style-type: none"> Using the design standards developed in the Wayfinding and Signage Program, work with the others to develop prototype for Historic Markers Program to tell Northville's unique story. Work with the Northville Historical Society to develop a walking map and app to highlight Downtown Northville's history and architecture. Research funding sources to assist with the implementation of the Historic Markers program. Implement, where appropriate mural projects that receive the support of the community and HDC.
	Add additional directory locations in the Downtown	<ul style="list-style-type: none"> Acquire Easement to allow design and installation of a wall mounted directory sign near the Comerica Community Connection.

<i>Design Committee:</i> Develop sponsorship and memorial program	Develop guidelines to allow for sponsorship of street furnishings.	<ul style="list-style-type: none"> ▪ Retire old program, return plaques. ▪ Develop guidelines for new program to allow the sponsorship of street furnishings and trees.
<i>Design Committee:</i> Continue to develop connections in the Downtown area that make the Downtown more accessible and easier to navigate.	Continue to explore creation of physical link from Downtown to Ford Field and other areas.	<ul style="list-style-type: none"> ▪ Work with Parks and Recreation Department and Northville Rotary to explore design solutions and funding options to visually and physically link Ford Field with the Downtown. ▪ Explore foundation or other grant support for project.
	Continue to promote and develop Northville as a non-motorized community.	<ul style="list-style-type: none"> ▪ Encourage citizens to ride, for recreation and for their health, including the placement of more bicycle racks.
	Provide high quality maintenance in the Downtown and ensure that the infrastructure systems are operational.	<ul style="list-style-type: none"> ▪ Work with DPW staff to perform regular maintenance items including: painting and repair of trash receptacles, planters, drinking fountains and other furnishings. ▪ Supervise seasonal maintenance staff responsible for daily upkeep of the Downtown. ▪ Oversee contractor routine maintenance of irrigation system and snow melt systems, tree pruning, holiday lighting, and other repairs as necessary. ▪ Explore opportunities to contract maintenance work out with outside vendors.
	Continue to Replace High Pressure Sodium lighting in the Downtown with Energy efficient lighting.	<ul style="list-style-type: none"> ▪ Develop and Implement phasing plan for the replacement of High Pressure Sodium lights in the downtown with high efficiency Induction lighting. ▪ Review options to replace parking lot lighting with high efficiency lighting. ▪ Explore creating a dark-sky program to reduce light pollution and provide lighting regulations for Downtown Northville.
<i>Design Committee:</i> Create energy efficient and environmentally friendly Downtown.	Provide recycling opportunities for visitors.	<ul style="list-style-type: none"> ▪ Explore adding recycling receptacles to high traffic locations, particularly for special events.

	Participate in sustainable practices with the City of Northville	<ul style="list-style-type: none"> ▪ Explore projects and operational methods that provide energy efficiency and positively impact the environment.
	Monitor parking occupancy in parking decks, lots, and on-street.	<ul style="list-style-type: none"> ▪ Investigate/implement other high tech options of collecting parking count data to provide accurate and comprehensive information. ▪ Develop a parking app using parking count data collected. ▪ Improve buffering of the surface parking lots.
<i>Parking Committee:</i> Ensure adequate, safe aesthetically pleasing parking to support the Downtown.	Maintain and repair of existing parking lots and decks as required.	<ul style="list-style-type: none"> ▪ Begin the renovation of the Cady Street and MainCentre parking decks as adopted in the Carl Walker Report. ▪ Define responsibilities for maintenance and upkeep of the parking system. ▪ Develop new program/plan to address management of the lower level residential parking at the MainCentre Parking Deck. ▪ Convert Parking lot/deck parking to high efficiency lighting.
<i>Marketing Committee:</i> Attract more people to Downtown.	Promote the Downtown as a destination for shopping, design and entertainment.	<ul style="list-style-type: none"> ▪ Work with Marketing Consultant and Marketing Mix Committee to develop annual advertising and public relations plan for Downtown. ▪ Monitor analytics to evaluate the effectiveness of the various marketing efforts. ▪ Update the DDA website.
	Attract more visitors to the Downtown area for events.	<ul style="list-style-type: none"> ▪ Evaluate the DDA's role in Special Events. ▪ Oversee the rental of Town Square and encourage additional use of the facility.
	Attract potential new businesses to the Downtown Area	<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. ▪ Actively Market Available Properties.

<p><i>Economic Development Committee</i> Leverage market opportunities to attract new development and redevelopment projects.</p>	<p>Attract potential developers and investors to the Downtown Area.</p>	<ul style="list-style-type: none"> ▪ Work with LandUSA to better understand and communicate the results of the Target Market Analysis in terms of the definition of commercial space and how much commercial square footage Downtown Northville can support. ▪ 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>Support existing downtown businesses.</p>	<ul style="list-style-type: none"> ▪ Provide workshops and training opportunities that provide downtown businesses support and skills to compete in the market.
	<p>Monitor new development and its impacts and benefits to the downtown.</p>	<ul style="list-style-type: none"> ▪ Participate in the review of the economic impact of new projects on the DDA/City.
<p><i>Economic Development Committee</i> Review policies and documents governing downtown development.</p>	<p>Refine Sub Area Plans.</p>	<ul style="list-style-type: none"> ▪ Review potential E. Main Street sub area plan.
	<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.