

Northville DDA Economic Development Committee

Monday, January 15, 2018 – 8:30 am

REM Design – 114 Rayson Street

Meeting Agenda

1. Review of Meeting Notes from December 18, 2017 Meeting (Attachment 1)
2. Review of Goals and Objectives for 2018-19 / Economic Development Committee Tasks (Attachment 2 – 2.A)
 - A. Prioritize
 - B. Assign Tasks
3. Discussion of Sub Area Plans (Attachment 3)
4. DDA Boundary Expansion (Attachment 4)
5. Project Updates
6. Next Meeting Date – February 19, 2018
7. Meeting Adjourned



Northville DDA Economic Development Committee

Monday December 18, 2017 Meeting Room A, 8:00am

Meeting Agenda

1. Introductions
2. Feedback on Planning Process – Andrew Daley, Realtor and Developer
3. Presentation on the City’s Capital Improvement Plan – Jim Gallogly
4. Review of Meeting Notes from November 16, 2017 Meeting (attachment 4)
5. Review of Economic Development Committee Tasks (Attachment 5)
 - a. Prioritize
 - b. Assign Tasks
6. January Meeting Date
7. Meeting Adjourned

Committee Members Present:

- John Carter
- Aaron Cozart
- Lori Ward
- Jeff Hamilton
- Carol Maise
- Greg Presley
- Shawn Riley
- Robert Miller
- John Casey
- Chuck Murdock

Members not present:

- Bob Taylor
- Michele Aniol

Meeting Notes:

Feedback on Planning Process – Andrew Dailey – Realtor and Developer

- Feedback from Andrew:
 - o Discussed the Cady Street Project and the Planning Process associated
 - o 4.5 years into the project
 - o System / Process not conducive for the developer
 - o System presents to many challenges and hurdles which lends to additional time and costs for the developer
 - o Birmingham, MI and Ann Arbor, MI don't seem to have the same hurdles for development
 - o Public finding and assistance could incentivize the developer
 - o At times it seems like the various committees charters (Planning Commission, City Council, Historic District) seem to conflict with another
- Committee Discussion based on Andrews Feedback:
 - o There is a perception that the City has poor Customer Service. How can we improve up on this?
 - o At times, having a planning consultant rather than a Planner on staff seems to lend to the process hurdles

Presentation of the Capital Improvement Plan – Jim Gallogly (Attached)

- Committee Discussion:
 - o Extending Cady Street to Northville Rd. Concern around Northville Rd. being a Wayne county road and if it would be even possible. Jim shared that the City's relationship with Wayne County is very good and thinks that it could be possible.
 - o With some of the items in the budget, such as Cady Street repair, could those items be offered to a developer to help incentivize the City's vision for certain roads.

Review Committee Tasks and Priortizing:

- Sub – Area Development for Cady Street / Cady Town, East Main and Nortville Downs high priority for the committee with some of the recent activity

- Add Northville Downs and McDonald Ford to the list of Sub-Areas
- Expansion of the DDA discussion needs to be an agenda item for the next meeting due to several of the sub-areas falling outside of the DDA

Immediate Action Items:

- Put together a joint meeting between the DDA, Planning Commission, City Council and HDC
- Arrange for a discussion with Singh, Mayor Roth, Pat Sullivan and Lori Ward regarding the Faundry Flask Project and how this committee may be able to help
- Have the Chair of this committee attend Planning Commission Meetings moving forward

Next Meeting:

- Date: January 15 2018
- Time: 8:30am
- Location: Robert Millers Office (Due to City Hall being closed)

Northville Downtown Development Authority

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.



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



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

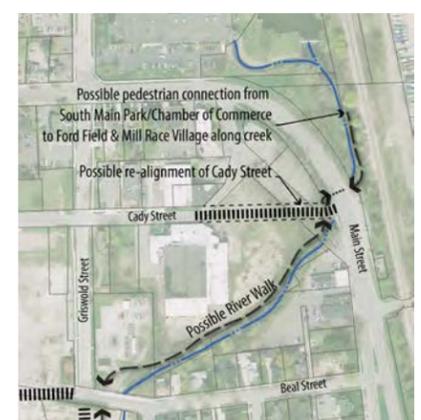
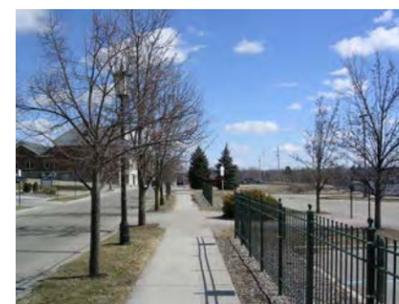
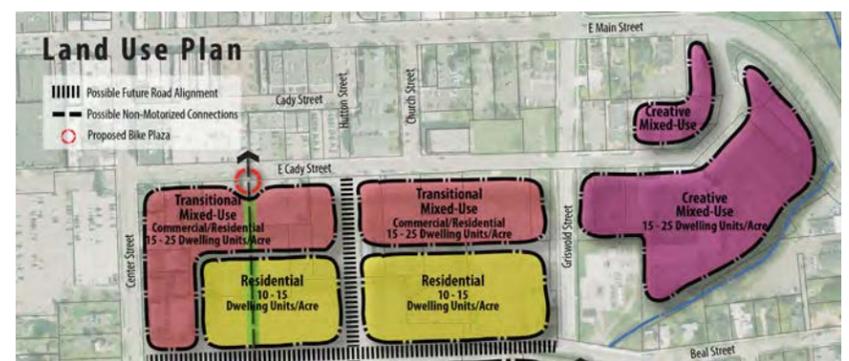
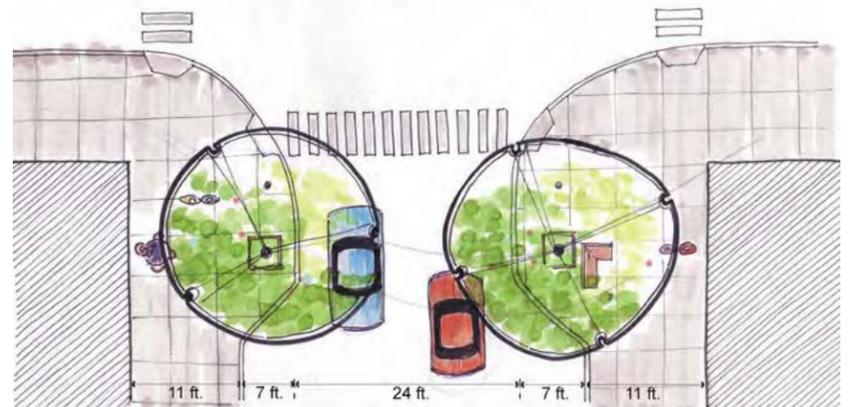
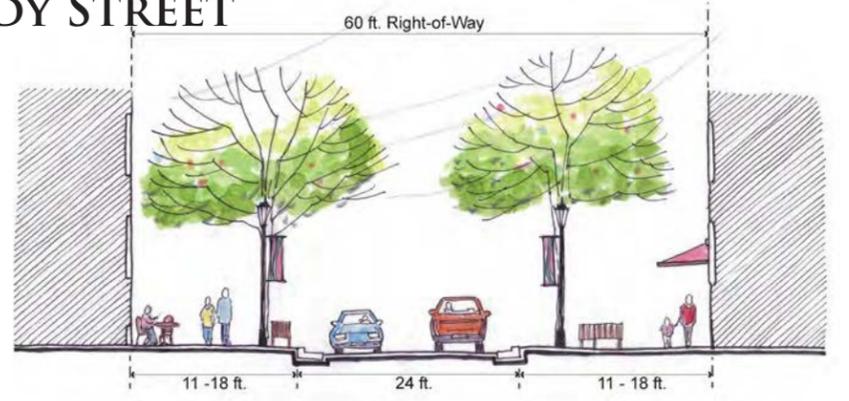
- **Transitional Mixed Use** shall include single use development or mixture of residential, retail, restaurant, office, or other compatible uses. First floor and upper level residential is acceptable in this area.
- **Creative Mixed Use** shall include single-use development or mixture of office, medical, 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.





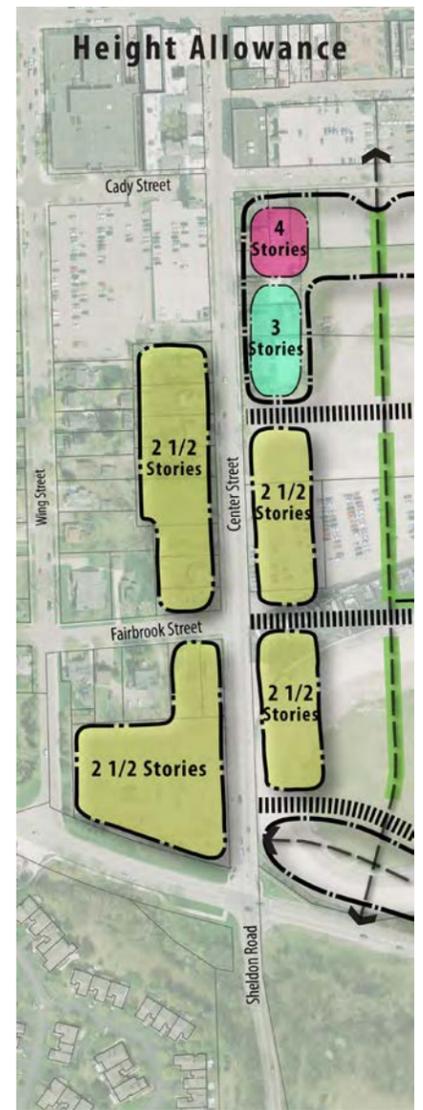
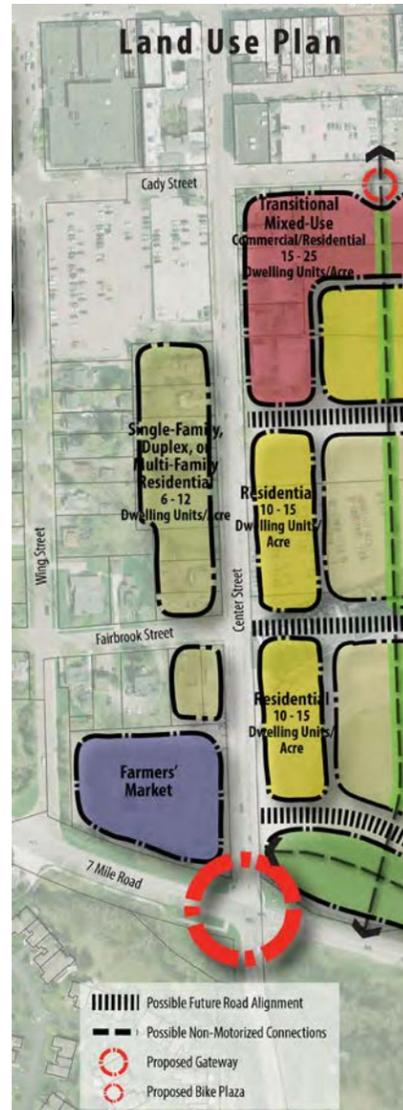
CITY OF NORTHVILLE SUB AREA PLAN UPDATE SOUTH CENTER STREET

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

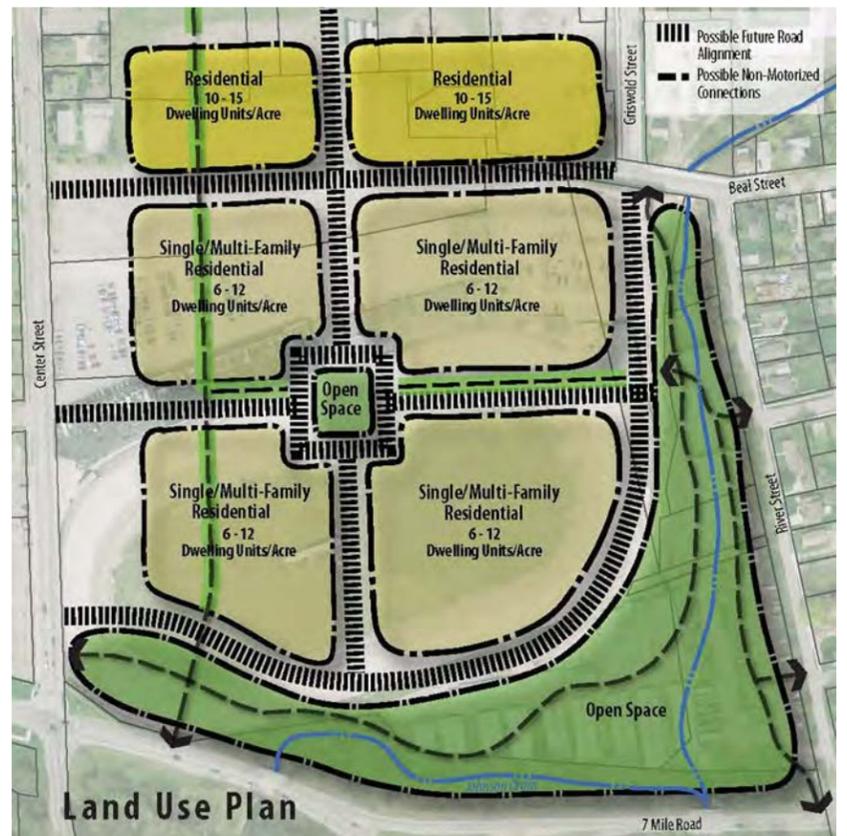
- May include a mix of single-family/multi-family residential densities decreasing in intensity from the north and west portions of the property located in proximity to Cady Street, South Center Street and the downtown area to the southeast corner of the property, in proximity to the river.
- May also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

FORM BASED POLICIES

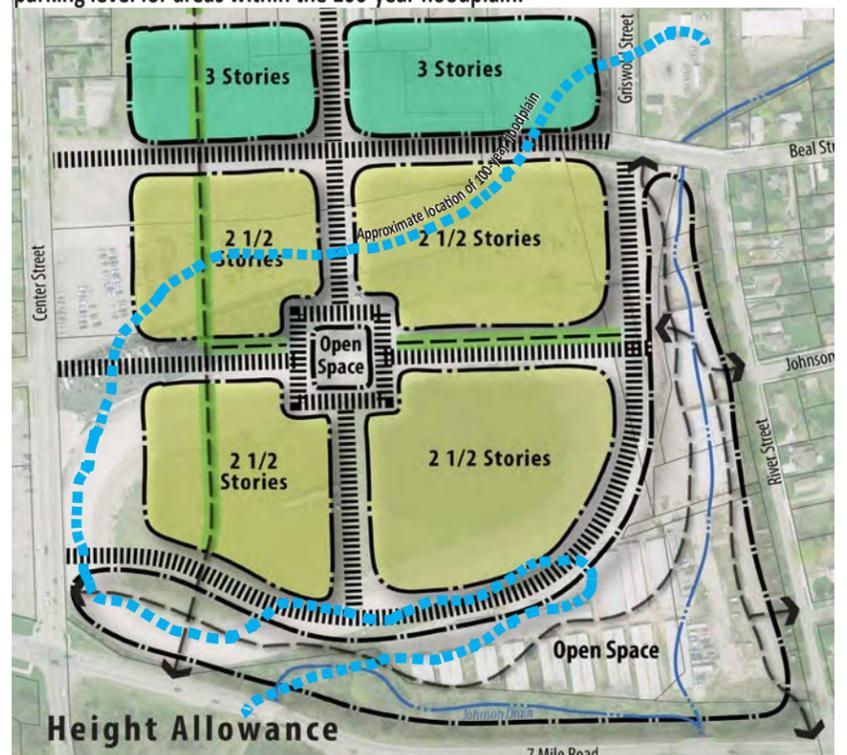
- The new layout should be developed using the traditional neighborhood characteristics currently present in Northville using a grid street system which would align with existing City streets and alleys for vehicular access at the rear of the lots or garage in the back of lots.
- The number and size 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.



LEGEND

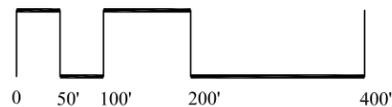
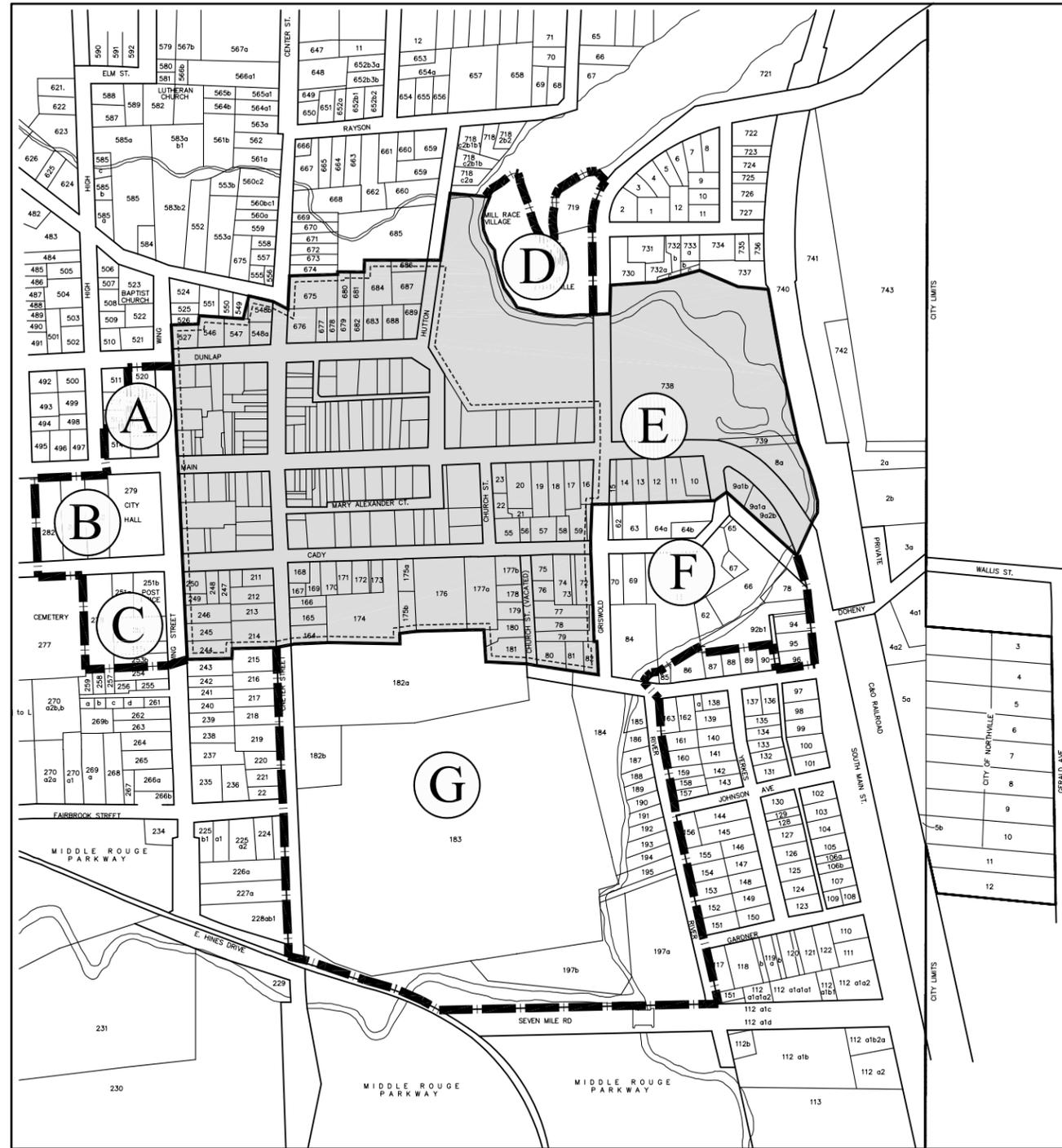
DDA BOUNDARY



TIF DISTRICT



PROPOSED DDA EXPANSION



August 2005

City of Northville Wayne County, Michigan

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