

Northville DDA Economic Development Committee

Monday, March 19, 2019 – 9:30 am

Meeting Room A – City Hall

Meeting Agenda

1. Acceptance of February Meeting Minutes (Attachment 1)
2. Northville Downs Update (Attachment 2)
 - A. Discussion of March meeting with Watermark
 - B. Pre-application meeting minute notes (Attachment 2.B)
 - C. Project Funding Discussion
3. Project Updates
 - A. Phase 2 Northville Downs (Attachment 3.A)
 - B. The Foundary (Attachment 3.B)
4. Proposed changes to the Cady Street Overlay (Attachment 4)
5. DDA Goals and Objectives (Attachment 5)
6. Discuss Standing Meeting Date

Northville DDA – Economic Development Committee
Meeting Minutes
Feb 28, 2019

Meeting Called to Order: At 8:01am

Meeting Attendance: Aaron Cozart, Lori Ward, John Casey, Carol Maise, Michelle Aniol, Robert Miller, Shawn Riley

Not Present: John Carter, Jeff Hamilton, Greg Presley, Chuck Murdock

Guests: Chris Alexander, Chad Sweeney, David Engler and Pat Sullivan

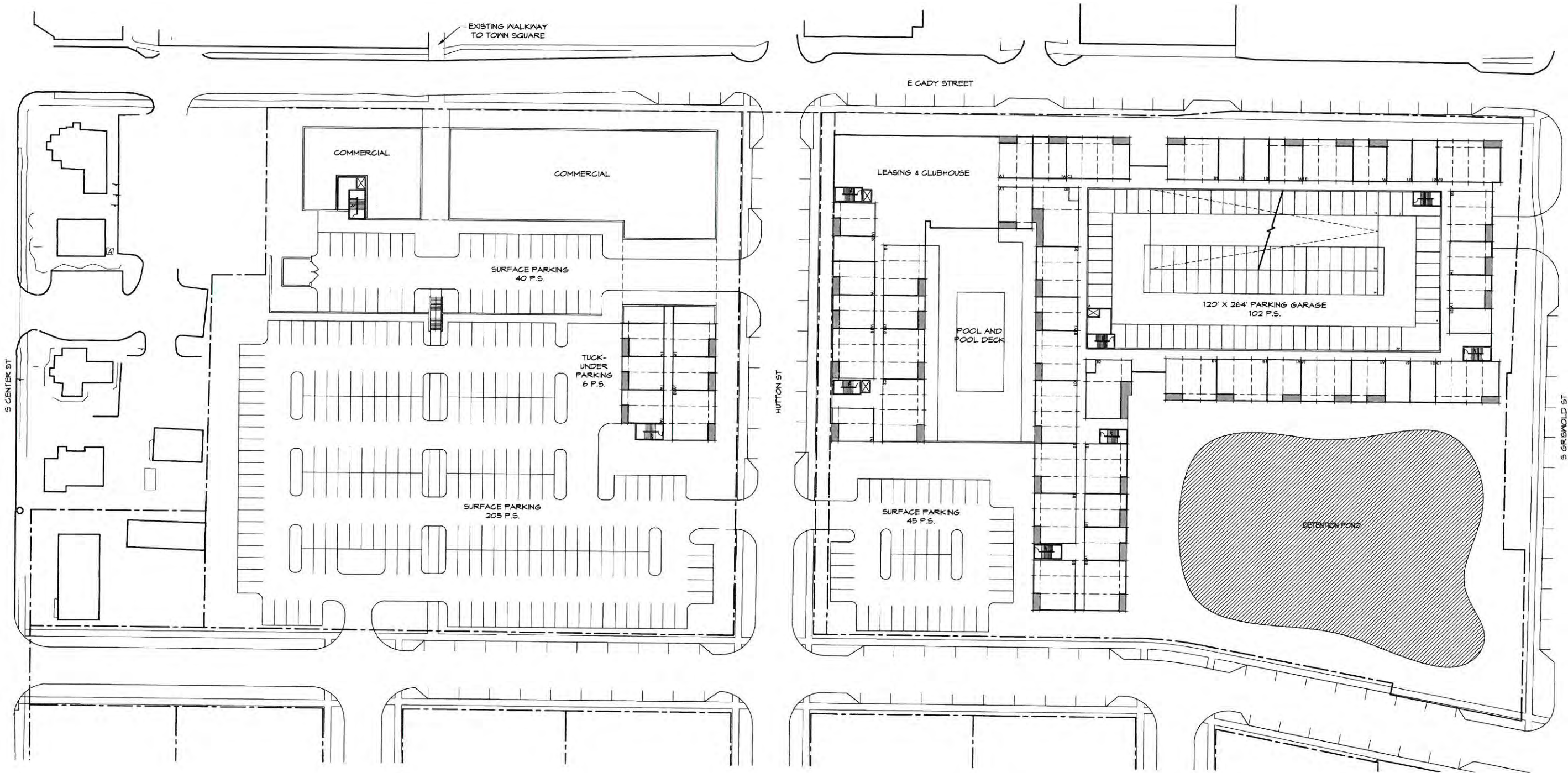
Northville Downs Update:

- Introduction of the Watermark Development Team
 - o Based in Indianapolis IN
 - o Three divisions:
 - Retail
 - Construction
 - Residential
 - o Manage all of their properties
 - Currently over 4500 units under management
 - o Typically develop 800 – 1200 units a year
- Discussion of process, project and schedule
 - o 300 units with 477 bedrooms
 - 11% - Studio
 - 40% - 1 Bedroom
 - 39% - 2 Bedroom
 - 1% - 3 Bedroom
 - o Pool and pool deck
 - o 769 Onsite parking
 - o 20,000 sq/ft – Commercial / Retail
 - o Roughly 24 months of construction and 8 – 12 months to lease the space
- Discussion of potential partnership opportunities
 - o Action Item: Watermark to put together what a potential partnership could look like.
- Action Items:
 - o MidAmerica to come to the next EDC meeting to discuss their Commercial / Retail studies

Next Meeting:

- TBD

Meeting Adjourned: 10:10am



01

CONCEPTUAL
SITE PLAN

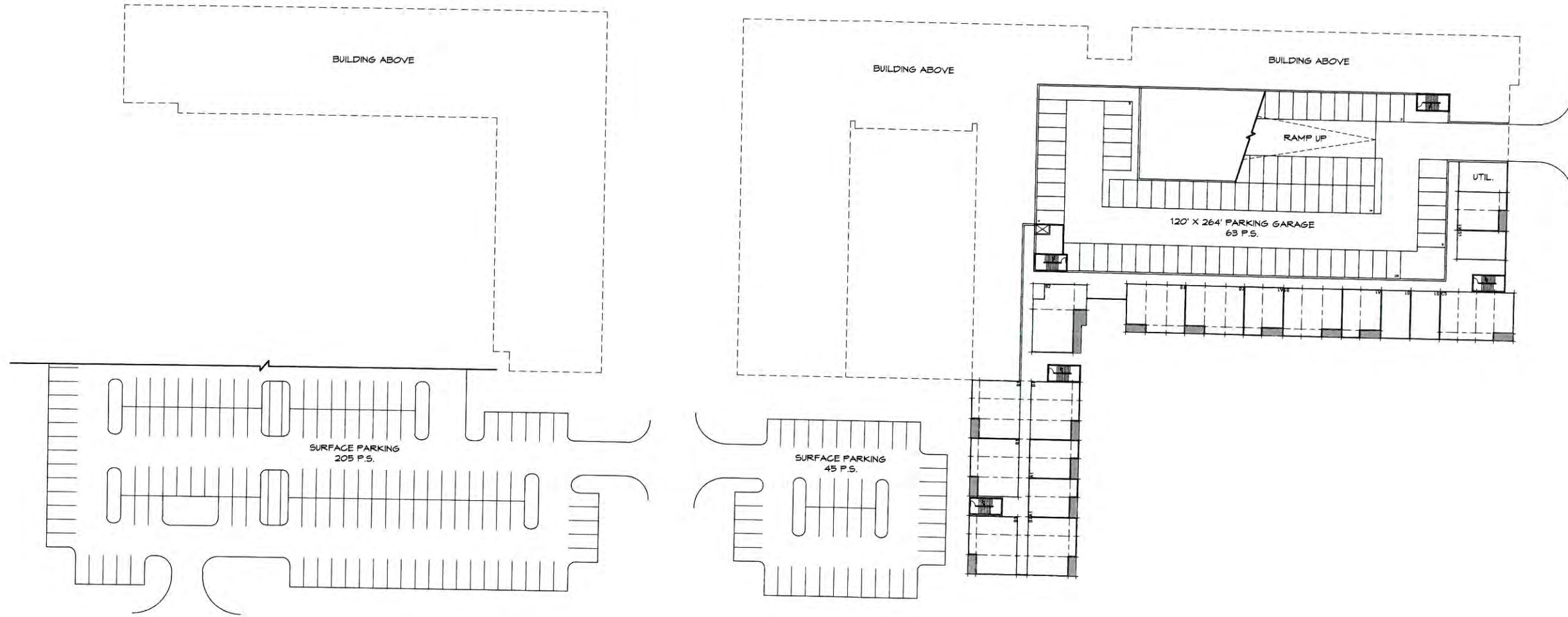
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01

LEVEL G-2
FLOOR PLAN

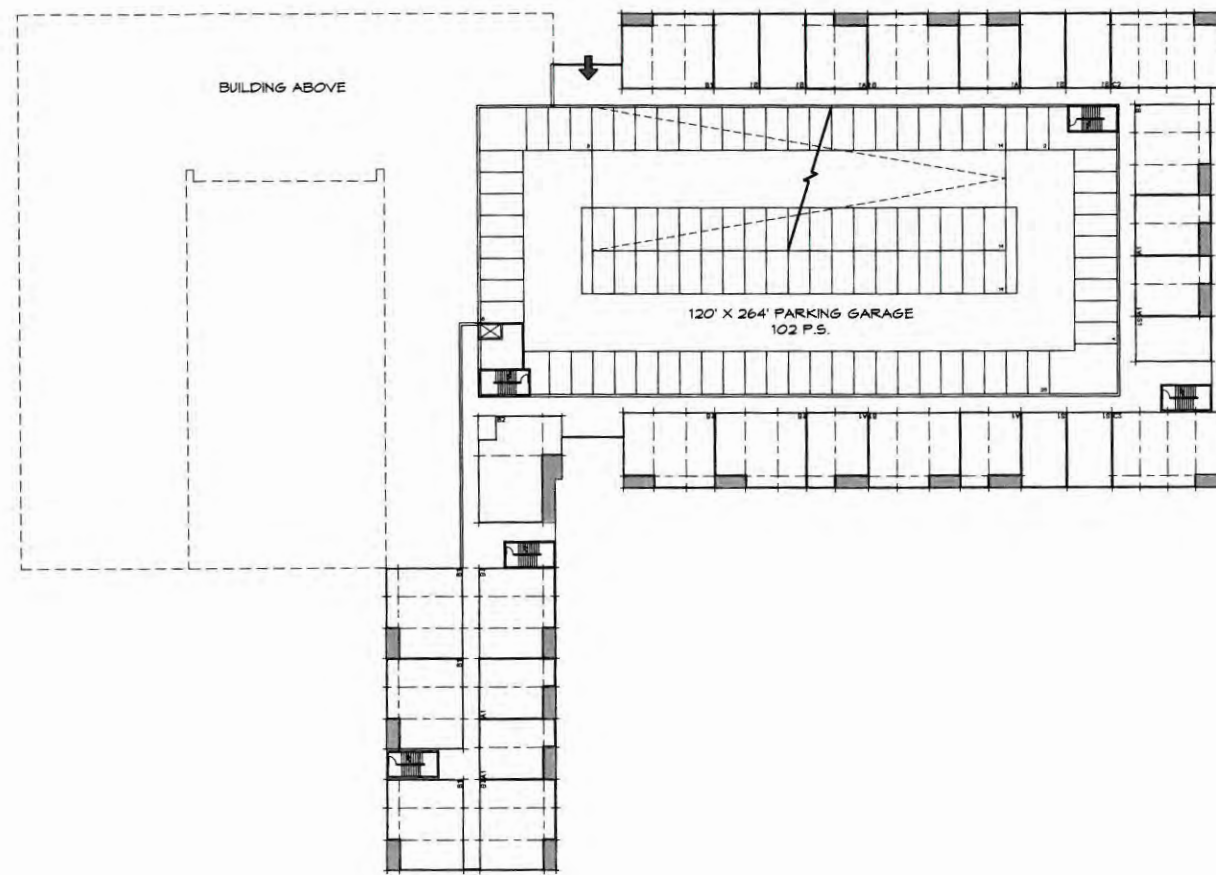
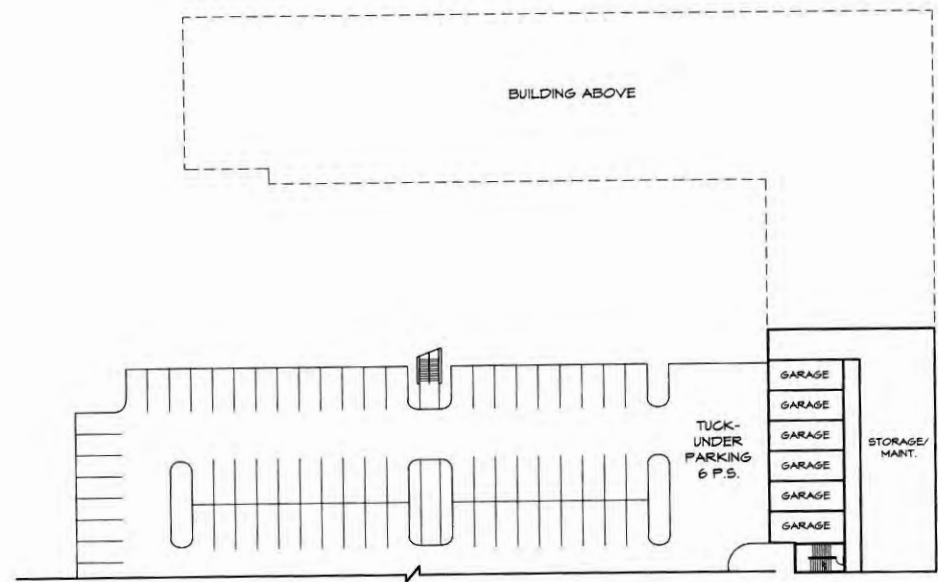
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01

LEVEL G-1
FLOOR PLAN

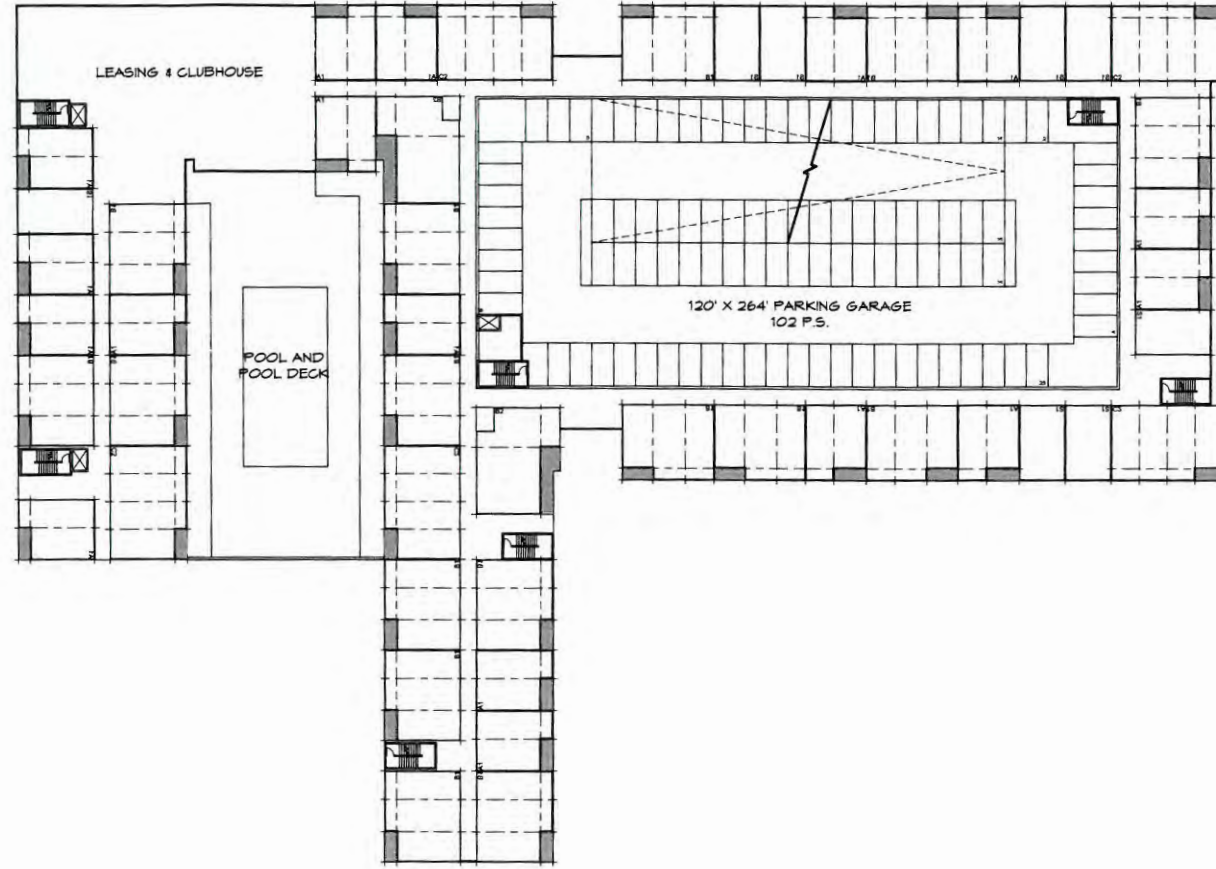
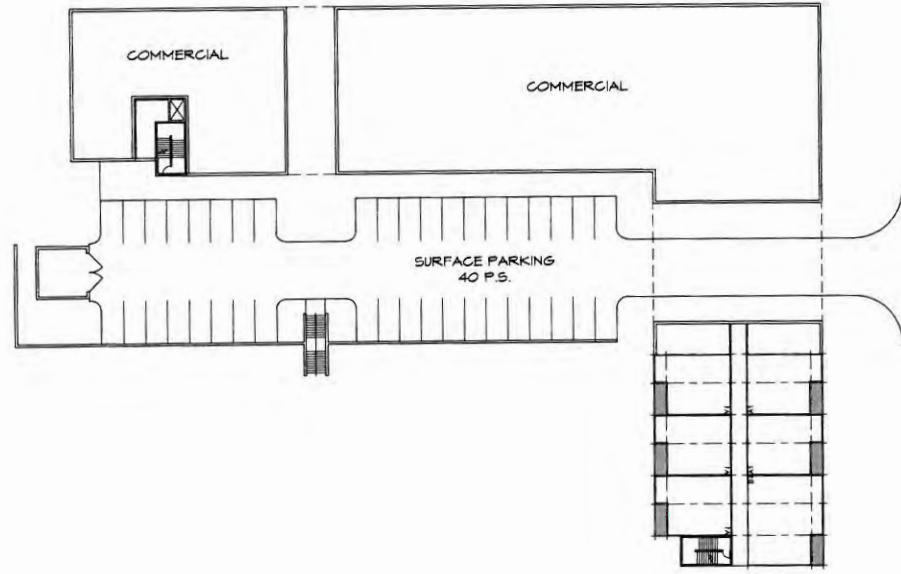
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01

LEVEL G
FLOOR PLAN

SCALE: 1" = 80'-0"



PLAN
NORTH

NORTHVILLE DOWNS
NORTHVILLE, MI

CONCEPTUAL
DESIGN
FEB 15, 2019

Watermark
RESIDENTIAL

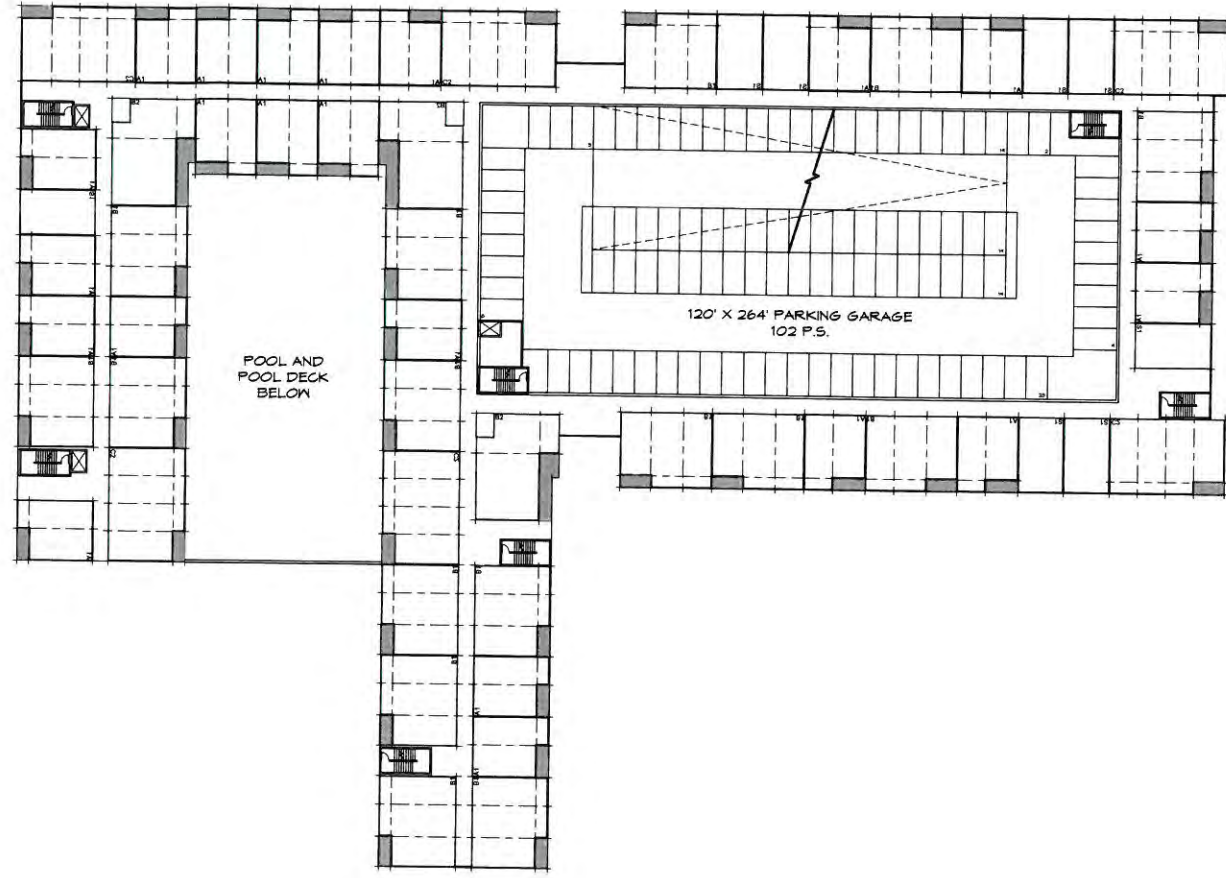
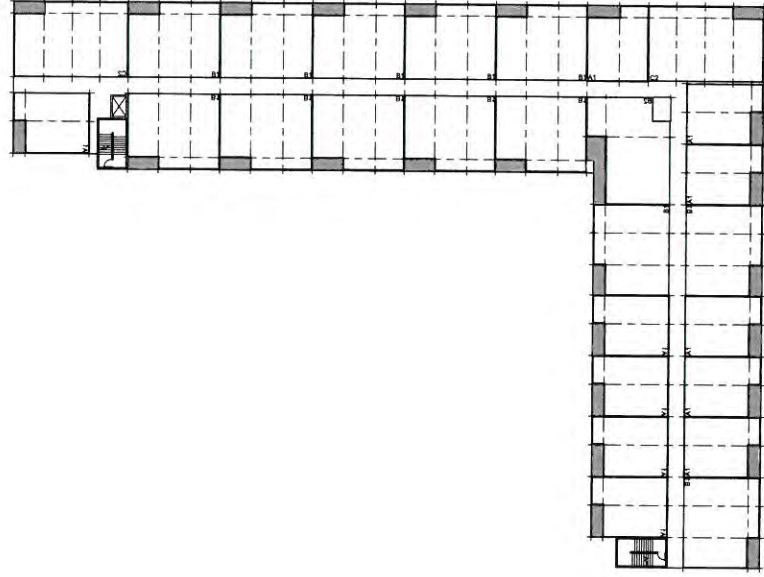
STUDIO M
ARCHITECTURE & PLANNING

A3

01

LEVEL 2
FLOOR PLAN

SCALE: 1" = 80'-0"



PLAN
NORTH

A4

NORTHVILLE DOWNS
NORTHVILLE, MI

CONCEPTUAL
DESIGN
FEB 15, 2019

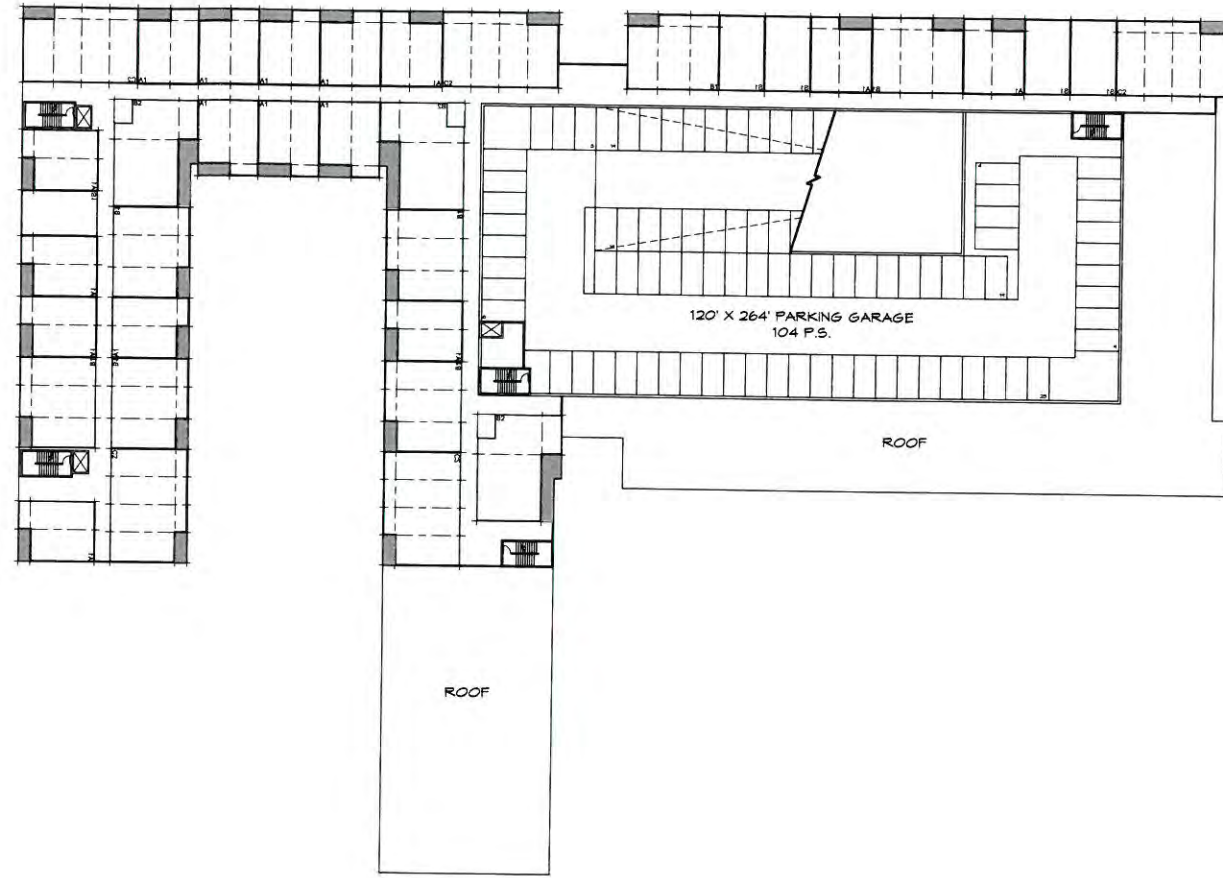
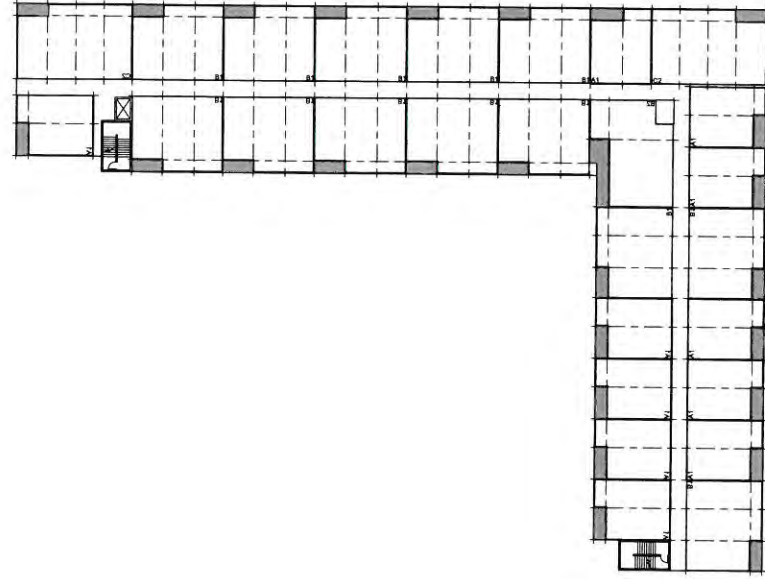
Watermark
RESIDENTIAL

STUDIO M
ARCHITECTURE & PLANNING

01

LEVEL 3
FLOOR PLAN

SCALE: 1" = 80'-0"



A5

NORTHVILLE DOWNS
NORTHVILLE, MI

CONCEPTUAL
DESIGN
FEB 15, 2019

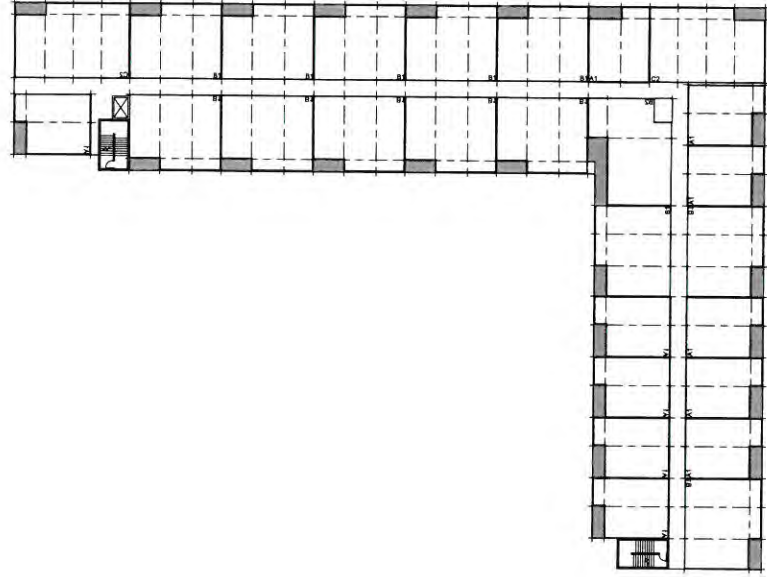
Watermark
RESIDENTIAL

STUDIO M
ARCHITECTURE & PLANNING

01

LEVEL 4
FLOOR PLAN

SCALE: 1" = 80'-0"



PLAN
NORTH

A6

NORTHVILLE DOWNS
NORTHVILLE, MI

CONCEPTUAL
DESIGN
FEB 15, 2019

Watermark
RESIDENTIAL

STUDIO M
ARCHITECTURE & PLANNING

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

From: [Sally Elmiger](#)
To: [Todd Rankine](#); [Lori Ward](#); [Patrick Sullivan](#)
Cc: [Bob Emerine \(be@seiberkeast.com\)](#)
Subject: RE: The Foundry- streetscape example
Date: Monday, March 18, 2019 9:32:16 AM
Attachments: [Northville Master Plan FINAL \(Red.\) 7-2-18.pdf](#)

Hi Todd:

I don't normally provide an official summary of pre-application meetings. However, here are the notes I took on our discussion. They really only list the topics we discussed....not much else:

- How much commercial square footage is being proposed?
- Singh has had some discussions with DTE on pathway through their property.
- Talked about moving building closer to Griswold. Suggested more commercial on Griswold.
- Need to address overhead powerlines.
- Sign has project under construction in Royal Oak that shows "townhouse" façade. Todd will send photo.
- Think about giving up greenbelt along Cady St. and move curb back to widen the street.
- Residential parking – Singh uses 1-2 spaces per unit. They don't see the need for more than 2 spaces for any one unit.
- HDC process:
 - Should the existing property owner apply for the demolition?
 - Should the HDC change their process?
 - Use steel from existing building to create foot bridge over river – or sculpture/pergola on property (with interpretive signage describing history of site).

Let me know if you have any other questions, and thanks for the streetscape example. BTW... attached is the 2018 Master Plan for Bob. Cady St. Sub-Area Plan is Pg. 68 (or 74 of the PDF).

Sally

SALLY M. ELMIGER, AICP, LEED AP
PRINCIPAL
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[HTTP://CWAPLAN.COM](http://CWAPLAN.COM)



Please consider the environment before printing this email

From: Todd Rankine [mailto:Todd.Rankine@singhmail.com]
Sent: Sunday, March 17, 2019 5:44 PM
To: Sally Elmiger <selmiger@cwaplan.com>; Lori Ward (lward@ci.northville.mi.us) <lward@ci.northville.mi.us>; Pat Sullivan <psullivan@ci.northville.mi.us>
Cc: Bob Emerine (be@seiberkeast.com) <be@seiberkeast.com>
Subject: The Foundry- streetscape example

All,

Per our conversation last week, I'm sending you the streetscape example I mentioned that we are

TOB CONSULTING

February 26th, 2019

Via email: selmiger@cwaplan.com
psullivan@ci.northville.mi.us

Via Hard Copy: Ms. Sally Elmiger
Carlisle Wortman Associates
117 N. First Street
Ann Arbor, MI 48104

Mr. Patrick Sullivan
215 W Main St
Northville, MI 48167

Re: PUD Eligibility for The Downs (“Project”)

Dear Sally and Pat,

As a follow-up to our February 5th meeting and our February 21st telephone call, I am circulating my summary of our discussions for your review, comment and concurrence.

Since our meeting, I have met with our development team to address the PUD eligibility requirements from Northville’s Planning Commission.

As I noted in opening our meeting, it has always been our mutual view, that the best approach for this development would be to obtain PUD approval for a development plan covering the full approximately 50 acres. As you know, there are actually two purchase agreements for this site, one of which is for approximately 12 acres adjacent to Cady Street (the “North Property”) and a second covering the remaining approximately 38 acres south of Beal Street (the “South Property”).

The anticipated timing for closing on the North Property is mid-2019 and the South Property closing is not expected to be earlier than December 31, 2020, due to the racetrack’s ongoing business. I also noted that timing may not permit pursuing PUD eligibility for the full site. At this time, the development team is proceeding with development of the North Property under existing zoning provisions. In our view, it is still in the best interests of all parties to pursue PUD eligibility for the South Property and the PUD process is the best approach to assure consistency with the City’s Master Plan.

Our concern is that without a PUD for the entire site, piecemeal development will not support the community and development benefits that are contemplated in the Master Plan, including daylighting the river, the 10+ acres of public park/green space, the farmer’s market and traffic mitigation measures. As will be set forth later in this memorandum, we remain committed to funding the public benefits that have been presented so far, as long as the City of Northville is

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willing to work with the development team in a collaborative manner to bring forward a plan that will be approved.

I want to assure you that we fully understand the importance of the development of this property to the City of Northville. We have exactly the same interests, as the value of this development can only be realized if we guarantee that it maintains and enhances the characteristics that make the city of Northville a special place.

In our meeting, we began by reviewing the summary of issues from the Carlisle Wortman Associates (CWA) letter of December 13th, 2018. The following is my summary of our discussion of each of 11 issues set forth in that letter:

CWA Issue #1:

Comprehensive funding plan to daylight the river. At a minimum, the plan should describe the expected cost, who will pay these costs and where the funds will come from. We support a public/private partnership, and consider grants a reasonable approach to making this happen. However, a clear picture of how the project will be funded and by whom needs to be provided.

Development Team Response:

Based on preliminary estimates, the cost to daylight the river will be approximately \$4 million. The \$4 million does not include the underlying \$2.5 million value of the land that, which brings the total cost of daylighting the river to approximately \$6.5 million. The \$4 million cost includes removing the existing culvert which the river flows through underground, excavation of a new river-bed, landscaping the river, stabilizing the river bank and construction of one bridge crossing the river. Attached are supporting documents from engineering firms.

Projects of this nature are almost always funded and implemented by governmental or philanthropic organizations. In this case, Hunter Pasteur Homes (“HPH”) and the development team are proposing to work with Friends of the Rouge (“FOTR”), in collaboration with the City of Northville, to source capital to fund the daylighting project. HPH is committing private capital towards daylighting the river while working with FOTR and the City of Northville to raise the remaining funds for the project through grants from philanthropic sources and county, state or federal agencies. Ideally, HPH would like to fund 50% of the daylighting the river costs, \$2 million, and receive the remaining \$2 million from other sources. If FOTR is unsuccessful in securing all of the funds to pay for daylighting the river, HPH is willing to fund the shortfall of what FOTR is unable to raise. In this proposal, there is **NO** cost to the city and the developer is **NOT** seeking an abatement for any costs related to daylighting the river.

CWA Issue #2:

The project offers an 8.3-acre linear park. It is not clear if the applicant is offering to also construct the elements in the park (walkways, river overlook, lighting, landscaping, Farmer’s Market area (if located here), etc.). This needs to be clarified.

Development Team Response:

The developer is proposing to pay 100% of the cost for the linear park, including all of its amenities, such as walkways, river outlook, lighting and landscaping. The park, outside of the

daylighted river area, will be funded entirely by the developer. We estimate the property cost of the public park and daylighted river space to be more than \$2.5 million and the cost of improvements for the park to be approximately \$1 million. We have also committed that all ongoing maintenance and operating costs for these spaces will be covered by the development Homeowners Association. The developer is **NOT** seeking any financial commitment from the city of Northville or alternative sources and there will be **NO** cost to the city or an abatement requested for the cost to construct the park or the ongoing maintenance of the park.

CWA Issue #3:

City Engineer's opinion about needed traffic improvements, and whether or not the applicant agrees to making them.

Development Team Response:

Over the past several months, the city's traffic consultant (OHM), the developer's traffic consultant (Fleis & VandenBrink) and officials from Wayne County have met to discuss the various open traffic related items, the main one being the proposed round-a-bout at the intersection of Seven Mile Road and Center Street.

As of the date of this MOU, Wayne County has not given an official response as to whether they support the round-a-bout at the intersection of Seven Mile Road and Center Street.

The developer is proposing, at its sole cost and responsibility, to fund the implementation of all traffic improvements proposed in the Traffic Impact Study performed by Fleis & VandenBrink and submitted to the City of Northville as part of its PUD submittal. Additionally, if Wayne County determines that a round-a-bout is the preferred solution at the intersection of Seven Mile Road and Center Street, the developer is willing to fund the city's 20% allocation towards the construction of the round-a-bout. This contribution will cover any financial responsibility the City of Northville might incur from a round-a-bout.

The developer is prepared to accept and provide financial support to whatever traffic mitigation measures are required and approved. If the process to make this determination is ongoing, we respectfully recommend that a PUD grant be made conditional upon that resolution so as not to unfairly delay the balance of the development planning process based upon an issue that is not within the developer's authority to resolve.

As discussed in our February 21st call, a decision by Wayne County as to the specific traffic mitigation measures will be sought as expeditiously as possible. It was also my understanding that if Wayne County has not yet made this determination, that you would still support granting PUD eligibility conditioned upon the resolution of traffic mitigation measures.

CWA Issue #4:

Refinements to Density

Development Team Response:

The development team fully understands that the density of the Project is an issue and as a result reduced the overall density from 577 units to 546 units from the original submittal.

Additionally, if Wayne County decides to pursue a round-a-bout at the intersection of Seven Mile Road and Center Street, between 10 and 20 units will be lost at the northwest corner to accommodate the round-a-bout, further reducing the project's density.

Lastly, the development team would like to point out that in a likely scenario that the first phase of the Project, located on the North Property along Cady Street, is developed first, and the South Property is developed as a second phase, the density of the project will be at the low end of the range set forth in the Master Plan.

The portion of the Project south of Beal Street is approximately 36 acres and is being proposed for 240 single family homes and townhomes. Subtracting approximately five acres for right of ways, the net result of buildable acreage is approximately 31 acres. The proposed density of 240 units on approximately 31 acres results in approximately 7.7 units per acre, which falls at the lower end of Northville's Master Plan, which calls for density of between 6 to 12 dwellings per acre.

CWA Issue #5:

Pocket park status (public or private) and size.

Development Team Response:

The developer is proposing that the pocket parks located within the project are public and can be used by all residents of Northville. The size of the pocket parks has not yet been finalized but are expected to be between one and two acres and will be considered as part of site plan approval. As with the proposed public park space associated with the river day lighting, all costs related to maintenance of the pocket parks will be covered by the Home Owners Association.

CWA Issue #6:

Input from the Chamber of Commerce regarding the re-located Farmer's Market.

Development Team Response:

The Development team met with Jody Humphries from the Northville Chamber of Commerce on December 7th, 2018. At that meeting, the development team proposed two potential locations for the relocated Farmer's Market; the first location would be at the northern part of the 8.3-acre linear park and the second location would be in the surface parking lot behind the proposed apartment complex, north of Beal Street.

At the planning commission meeting on December 18th, Aaron Cozart from the Chamber of Commerce spoke publicly about the Chamber's desire to relocate the Farmer's Market to the second proposed location, in the surface parking north of Beal Street.

The development team views the relocation of the Farmer's Market to the surface parking lot behind the proposed multi-family project and north of Beal Street as a resolved matter and one that the Chamber of Commerce has voiced their full support.

The estimated cost of the land for the proposed Farmer's Market site is approximately \$300,000. Pending the resolution of site parking requirements and potential related abatements, the developer is not including this \$300,000 cost as a public benefit at this time.

CWA Issue #7:

Use of parking spaces by the public on private streets in townhouse development.

Development Team Response:

The development team is open to making the streets within the Project public, allowing residents of Northville to park on them. If the streets are private, the developer is also willing to allow public parking on them during certain times.

CWA Issue #8:

Five-story height of the proposed apartment building and three-story height of the townhomes.

Development Team Response:

The proposed multi-family apartment building along Cady Street will be **four** stories tall, not five. The height of the townhomes will be between two and a half and three stories tall.

CWA Issue #9:

Lack of greenspace in townhome cluster on northwest corner of S. Center Street /7-Mile Intersection.

Development Team Response:

The developer is open to additional green space in this cluster of townhomes located at the northwest corner of Seven Mile Road and South Center Street. It is also worth pointing out that if Wayne County supports a round-about at this intersection, then the number of units in this cluster will decrease. There will also be added green space that will need to be created to act as a buffer between the round-a-bout and the townhomes located on the corner. This issue will be resolved as part of site plan approval.

CWA Issue #10:

Gateway features that emphasize the entrance to the City of Northville (vs. The Downs development).

Development Team Response:

The developer is willing to modify the proposed features at each of the entrances so that they are more emblematic of an entrance to the City of Northville as opposed to The Downs development. The developer will work with the city and its design team to achieve this.

CWA Issue #11:

Non-motorized bicycle and pedestrian amenities along S. Center and to Hines Park pathway.

Development Team Response:

The proposed traffic improvements outlined in the Fleis & VandenBrink traffic impact study, which the developer is committed to implementing at its sole cost, does not eliminate the bicycle

and pedestrian amenities along South Center Street. Given their importance to the community, the developer is committed to keeping the existing bicycle and pedestrian amenities in place.

In addition to the 11 issues detailed in the CWA Review Letter, I discussed three separate issues with the development team. Below are the three additional issues that I addressed with the development team and the proposed response:

1. Townhome and Single-Family Location:

Included with this letter is Exhibit A, which is a letter from Seiber Keast Engineering, the development team's civil engineer, thoroughly detailing the issues with ground water, soil conditions and site grading that led to single family homes being located in the middle of the site and the townhomes being located at the southern portion of the site.

2. Apartment Parking Requirements

An important benchmark worth highlighting for urban apartment complex parking in Northville is the Main Centre apartment complex, which has 74 units with 108 bedrooms and has 92 parking spots. Main Centre is providing more than one parking space per unit.

Additionally, I want to emphasize that the financial and business interests of the developer and apartment owner are fully aligned with the City's interest to assure that there is fully adequate resident parking.

3. Tax Abatement Programs

The development team fully understands that there are a number of details that will need to be worked out for any sort of abatement programs that are part of the Project; however, it is important that it is understood that **NO** funds or abatement are being sought for the costs of daylighting the river or the linear park. The proposed abatement will be strictly for mitigating environmental issues on the site and to help pay for a parking structure.

The developer is willing to fully engage with the City of Northville staff to discuss potential abatement programs.

I hope that this accurately summarizes our meeting from February 5th. Please confirm you both agree based on our February 5th meeting and what has been articulated in this letter, that all 11 issues in the CWA letter dated December 13th, 2018 have been addressed in a positive manner.

Regards,

Tim O'Brien

Tim O'Brien
TOB Consulting

Fully Reviewed and Agreed Upon by,



Randy Wertheimer
CEO of Hunter Pasteur Homes

Exhibit A

SEIBER KEAST ENGINEERING, LLC

ENGINEERING CONSULTANTS

Cliff Seiber, P.E.
Patrick G. Keast, P.E.
Azad W. Awad
Robert J. Emerine, P.E.
Jason M. Emerine, P.E.

100 MainCentre, Suite 10
Northville, MI 48167
Phone No. 248.308.3331
E-mail: be@seiberkeast.com

February 8, 2019

Mr. Randy Wertheimer
Hunter Pasteur Northville, LLC
32300 Northwestern Highway, Suite 230
Farmington Hills, MI 48334

Re: The Downs - Site Grading and Product Location

Dear Mr. Wertheimer:

As a part of the City of Northville's review of The Downs PUD Eligibility Site Plan, it was noted the proposed location of the townhomes and single-family homes did not align with the proposed densities and product types shown in the Master Plan.

As noted in Hunter Pasteur's letter dated November 27th, 2018 to the City of Northville, the reason for placing the single-family homes between Beal Street and Fairbrook Street and the townhomes south of Fairbrook Street is due to the topography of the site. The townhome units are typically constructed on low sloping areas due to the closely spaced driveways and limited space in front of and between the buildings. The existing ground slope in the areas between Beal Street and Fairbrook Street is approximately 6%-8%. The proposed townhome units will have the same Garage Floor Elevation within a particular building. In order to keep the driveway slopes reasonable (9% maximum) the access road between the buildings cannot be sloped greater than 2-3%. (Please see the attached preliminary grading sketch for the units along Center Street.) Additional engineered fill (4'-6' of fill) will need to be provided on site to accommodate the site grading around the townhome units if they are located between Beal Street and Fairbrook Street.

Additionally, the groundwater elevations south of Fairbrook Street create problems for single-family homes in this area. All of the single-family homes will have basements and the basement footings will need to be placed a minimum 1' above the groundwater elevations to prevent water from infiltrating the basements and to keep sump pumps from continuously running. In general, the groundwater in the area south of Fairbrook Street is 3'-4' below existing grade. Therefore, an additional 6'-8' of fill would be required to keep the single-family basement elevations above the ground water across the entire area south of Fairbrook Street.

The proposed Site Plan layout addresses both of these concerns. Placing the single-family homes between Beal Street and Fairbrook Street offers greater flexibility for grading as the units are spaced much further apart and the changes in grade can be made up more easily on the lots. Additionally,

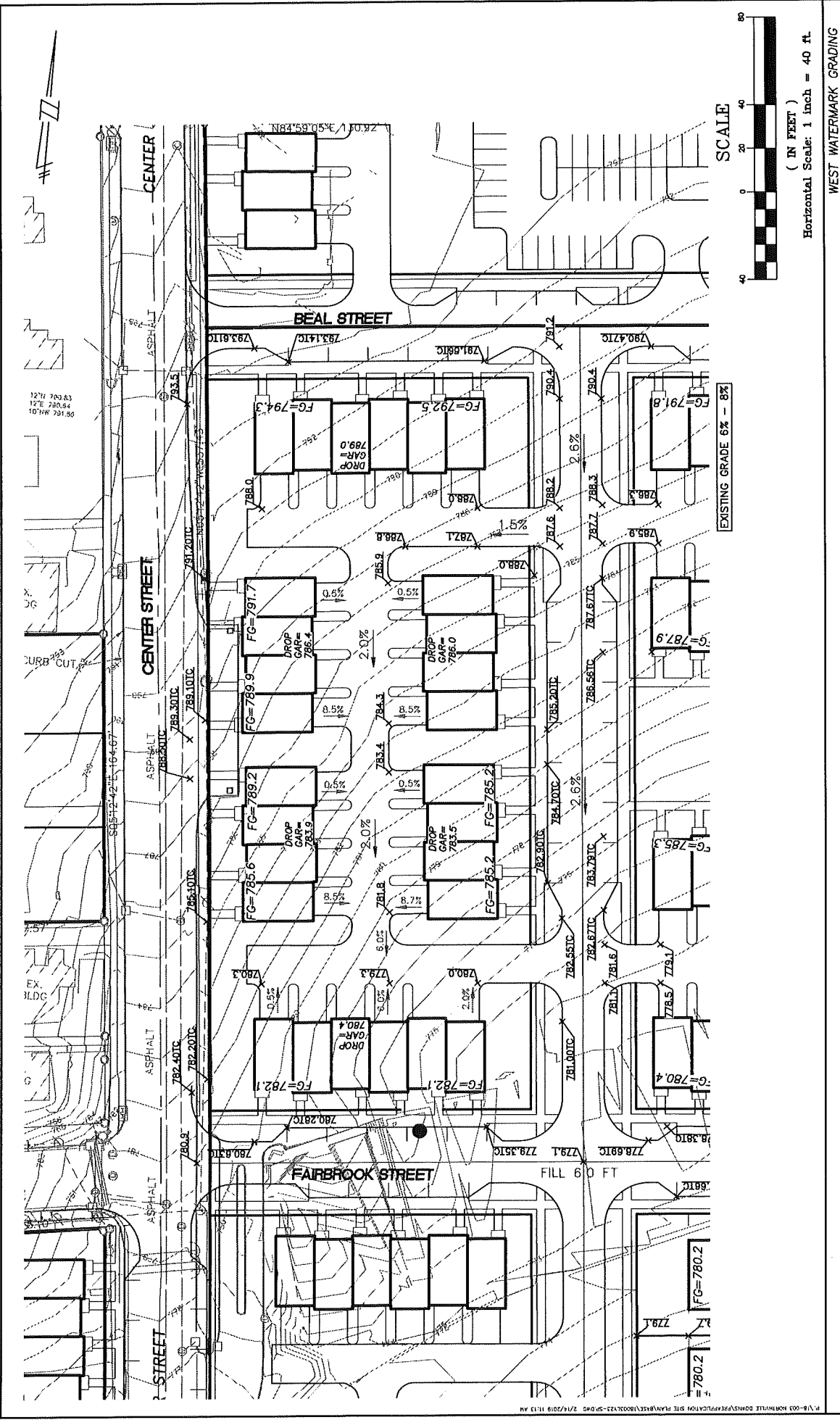
Mr. Randy Wertheimer
February 8, 2019
Page 2

the groundwater depths in this area are 7' to 14' below grade which are acceptable depths to accommodate basements.

Very Truly Yours,

SEIBER KEAST ENGINEERING, LLC

Robert J. Emerine, P.E.



SCALE: 1" = 40'
 JOB NO.: 18-003
 DATE: 02-06-18
 SHEET: 1 OF 1
 CHECKED BY: B.E.

WEST WATERMARK GRADING
 Horizontal Scale: 1 inch = 40 ft.
 (IN FEET)
 SCALE

EXISTING GRADE 6% - 8%

THE DOWNS
 SECTION 3, T1S, R8E, CITY OF NORTHVILLE
 WAYNE COUNTY, MICHIGAN

**SEIBER, KRAST
 ENGINEERING, LLC.**
 100 MANICOMIE • SUITE 10 • NORTHVILLE, MI 48907
 PHONE: 248.393.3337

NO.	REVISIONS	DATE	BY

P:\18-003 NORTHVILLE DOWNS\APPLICATION SITE PLAN\MARKET\18003-123-SP-002 2/16/2018 11:33 AM

Exhibit B

TOB CONSULTING

Northville Downs Property Estimated Costs to "Daylight" River & Park	
Item	Dec. 12, 2018 Estimated Cost
Costs	
Design and Planning	\$ 300,000
De-Watering	\$ 250,000
Legal	\$ 50,000
Environmental Clean-Up	\$ 100,000
Mobilization	\$ 10,000
Demolition Existing Concrete Structures	\$ 215,000
Build New River (Earthwork)	\$ 400,000
Silt Fence	\$ 17,500
Temporary Fence	\$ 7,500
Permits & Agency Review Fees (Application)	\$ 100,000
Bank Stabilization (Channel Restoration)	\$ 725,000
Testing - Soil Testing	\$ 40,000
Staking	\$ 30,000
Engineering & Engineering Review	\$ 175,000
Relocate Sanitary Pipe in River	\$ 60,000
Construction Management & Permitting	\$ 150,000
Landscape Design & Cleanup	\$ 100,000
Landscaping in River Area	\$ 180,000
Bridge & Headwall	\$ 150,000
Wetland / River Consulting (King & McGregor)	
Wetland Flagging	\$ 1,030
Geo Survey	\$ 24,870
Stream Relocation	\$ 25,350
MDEQ Permit	\$ 21,300
ESA Compliance	\$ 6,250
Contingency	\$ 500,000
Cost for Daylighting the River	\$ 3,638,800
10% Cost Increase Due to Work Being Done in 2021	\$ 363,880
TOTAL COSTS:	\$ 4,002,680

TOB Consulting
423 Covington Court, Northville MI. 48168
(313)729-6682

PRE APPLICATION SITE PLANS FOR THE FOUNDRY

SECTION 3, TOWN 1 S, RANGE 8 E, CITY OF NORTHVILLE, WAYNE COUNTY, MICHIGAN

PREPARED FOR:
SINGH DEVELOPMENT LLC,
7125 ORCHARD LAKE ROAD, SUITE 200, WEST
BLOOMFIELD, MICHIGAN 48325
PHONE: 248.865.1600

LEGAL DESCRIPTION

LEGAL DESCRIPTION OF A 4.73 ACRE PARCEL OF LAND LOCATED IN THE S 1/2 OF SECTION 3, T1S, R8E, CITY OF NORTHVILLE, WAYNE COUNTY, MICHIGAN

Parcel I: Lots 65, 66, 67, and 68, Assessor's Northville Plat No. 1, as recorded in Liber 66 of Plats, Page 45, Wayne County Records.

Also that part of Lot 92, Assessor's Northville Plat No. 1 of William P. Yerkes Addition to the Village of Northville and of Block 12 of plat of the Village of Northville, as recorded in Liber 19, Pages 241 and 242 of Deeds, and part of the South 1/2 of Section 3, Town 1 South, Range 8 East, Village of Northville, Wayne County, Michigan, as recorded in Liber 66 of Plats, Page 45, Wayne County Records, described as: Commencing at the Northeast corner of Lot 93 of said Plat No. 1, thence North 8° 37' 41" West 40 feet; thence South 81° 22' 19" West 190.37 feet; thence South 55° 54' 40" West 149.06 feet for a Point of Beginning; thence North 24° 13' 10" West 129.89 feet; thence South 55° 45' 20" West 45.83 feet; thence South 11° 11' 0" East approximately 141 feet to the Northerly bank of the Rouge River; thence Northeasterly along the Northerly bank of said river to the Point of Beginning.

Parcel II: Part of Lot 9, Assessor's Northville Plat No. 1 of William P. Yerkes Addition to the Village (now City) of Northville, and of Block 12 of plat of the Village (now City) of Northville, according to the plat thereof as recorded in Liber 19, Pages 241 and 242 of Deeds, and of part of the South 1/2 of Section 3, Town 1 South, Range 8 East, Village (now City) of Northville, Wayne County, Michigan, according to the plat thereof as recorded in Liber 66 of Plats, Page 45, Wayne County Records, described as: Beginning at the Northeast corner of Lot 10 of Assessor's Northville Plat No. 1, and running thence South 70° 29' 40" East 76.13 feet and South 10° 23' 15" East 101.15 feet and South 49° 29' 40" East 92.60 feet to a point on the Southwesterly line of Lot 9, which point is also on the Northeasterly line of Park Place, the Point of Beginning of this description; and running thence North 42° 04' 12" East 78.41 feet to a point on the Westerly line of Plymouth Avenue 100 feet wide; thence Southeasterly an arc distance of 241.25 feet along the said Westerly Avenue line on a curve concave to the Southwest, radius 647.32 feet, whose chord bears South 32° 44' 25" East and is 239.85 feet long to a point on the centerline of the Rouge River; thence Southwesterly along said centerline South 26° 27' 49" West 8.96 feet to a point on the Southwesterly line of said Lot 9, which point is also on the Northeasterly line of Park Place; thence North 49° 29' 40" West 234.45 feet along said Southwesterly lot line to the Point of Beginning.

Also part of Lot 9, Assessor's Northville Plat No. 1 of William P. Yerkes Addition to the Village (now City) of Northville of Block 12 of plat of the Village (now City) of Northville, as recorded in Liber 19, Pages 241 and 242 of Deeds, and of part of the South 1/2 of Section 3, Town 1 South, Range 8 East, Village (now City) of Northville, Wayne County, Michigan, as recorded in Liber 66 of Plats, Page 45, Wayne County Records, being more particularly described as beginning at a point on the centerline of the Rouge River where it intersects with a point on the Southwesterly line of said Lot 9, which point is also on the Northeasterly line of Park Place; thence Northeasterly along said centerline North 26° 27' 49" East to a point where it intersects with the Westerly line of Plymouth Avenue (now South Main Street) 8.96 feet; thence Southeasterly along said Westerly Avenue line on a tangent curve concave to the Southwest radius 647.32 feet, whose chord bears South 34° 20' East and is

See Legal Description Continued PAGE 2 OF LEGAL DESCRIPTION FOR FILE 63884

280.63 feet long an arc distance of approximately 30 feet to a concrete monument on the said Westerly Avenue line where it intersects with the Southwesterly line of said Lot 9, which point is also on the Northeasterly line of Park Place; thence North 49° 29' 40" West 28.69 feet along said Southwesterly lot line to the Point of Beginning of the Rouge River.

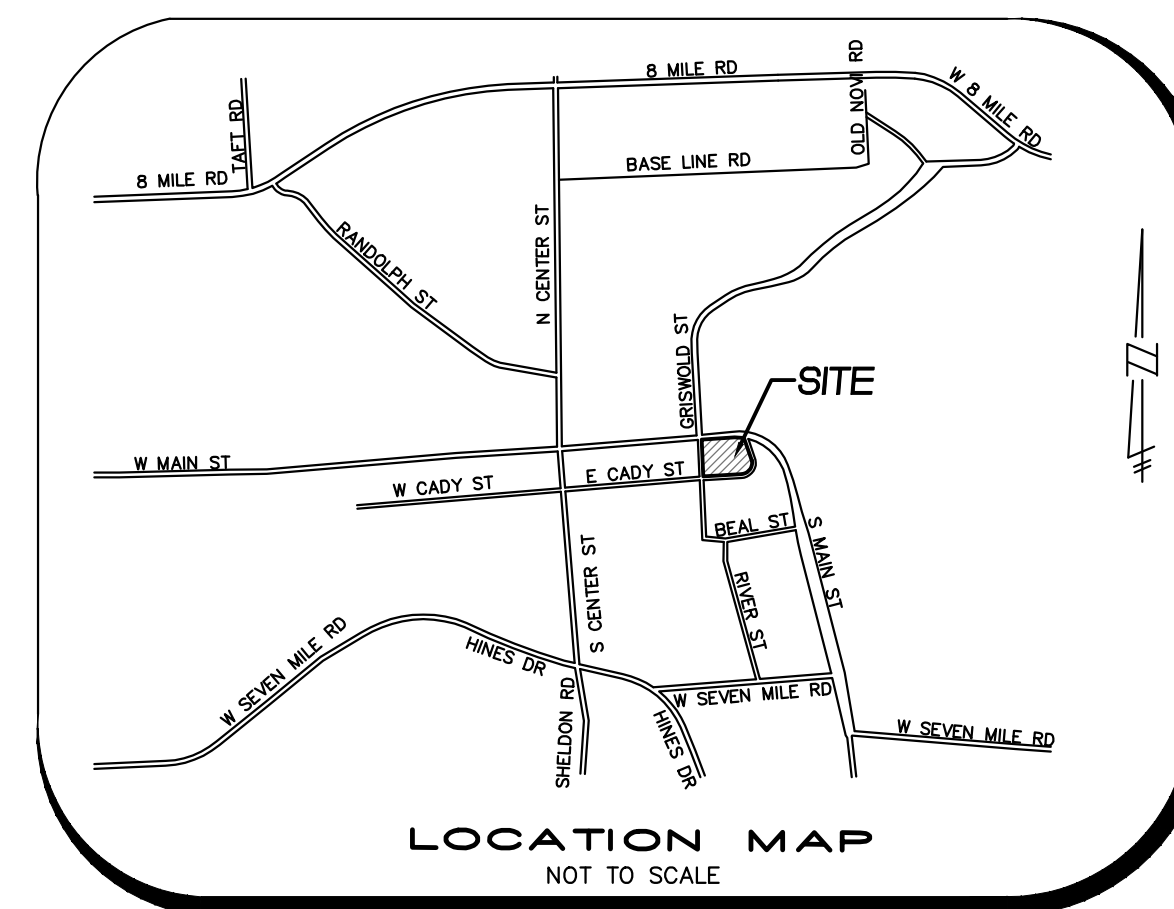
Also that portion of vacated Park Place described as: Beginning at the Northeast corner of Lot 10, Assessor's Northville Plat No. 1, as recorded in Liber 66 of Plats, Page 45, Wayne County Records, and running thence South 70° 29' 40" East 76.13 feet and South 10° 23' 15" East 101.15 feet and South 49° 29' 40" East along the Southwest line of Lot 9 of Assessor's Northville Plat No. 1, (same being the Northeast line of Park Place) 92.60 feet for a Point of Beginning; thence continuing South 49° 29' 40" East 234.45 feet along the Northeast line of Park Place to a point which is the centerline of Rouge River; thence Southwesterly along the centerline of the Rouge River to a point where said centerline intersects with the Northeast line of Lot 92A of said Assessor's Northville Plat No. 1 (same being the Southwest line of Park Place); thence Northwesterly along the Southwest line of Park Place (being the Northeast line of Lots 92A, 65, and 65) to the Northeast corner of said Lot 65; thence Northeasterly across Park Place a distance of 55 feet, more or less, to the Point of Beginning.

Parcel III: Lot 69, Assessor's Northville Plat No. 1, as recorded in Liber 66 of Plats, Page 45, Wayne County Records.

BENCHMARKS

BM#1 RM7: WAYNE COUNTY ROAD COMMISSION BRONZE DISK SET IN NORTHEAST HEADWALL OF MAIN STREET BRIDGE OVER MIDDLE RIVER ROUGE, JUST DOWNSTREAM FROM FORD PLANT, NGVD29
ELEV= 790.09'

BM#2 TOP NUT ON THE NE CORNER OF LIGHT POLE BASE AT THE NORTHEAST CORNER OF GRISWOLD STREET AND E. CADY STREET, NVVD29
ELEV= 792.64'



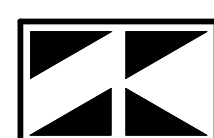
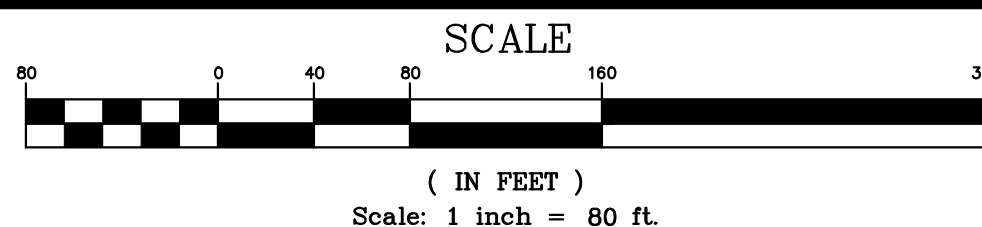
SHEET INDEX

ENGINEERING PLAN

1. COVER SHEET
2. SITE PLAN

ARCHITECTURAL PLAN

- SD-101 FIRST FLOOR
- SD-102 SECOND FLOOR
- SD-103 THIRD FLOOR
- SD-104 FOURTH FLOOR



SEIBER, KEAST ENGINEERING, L.L.C.

CONSULTING ENGINEERS

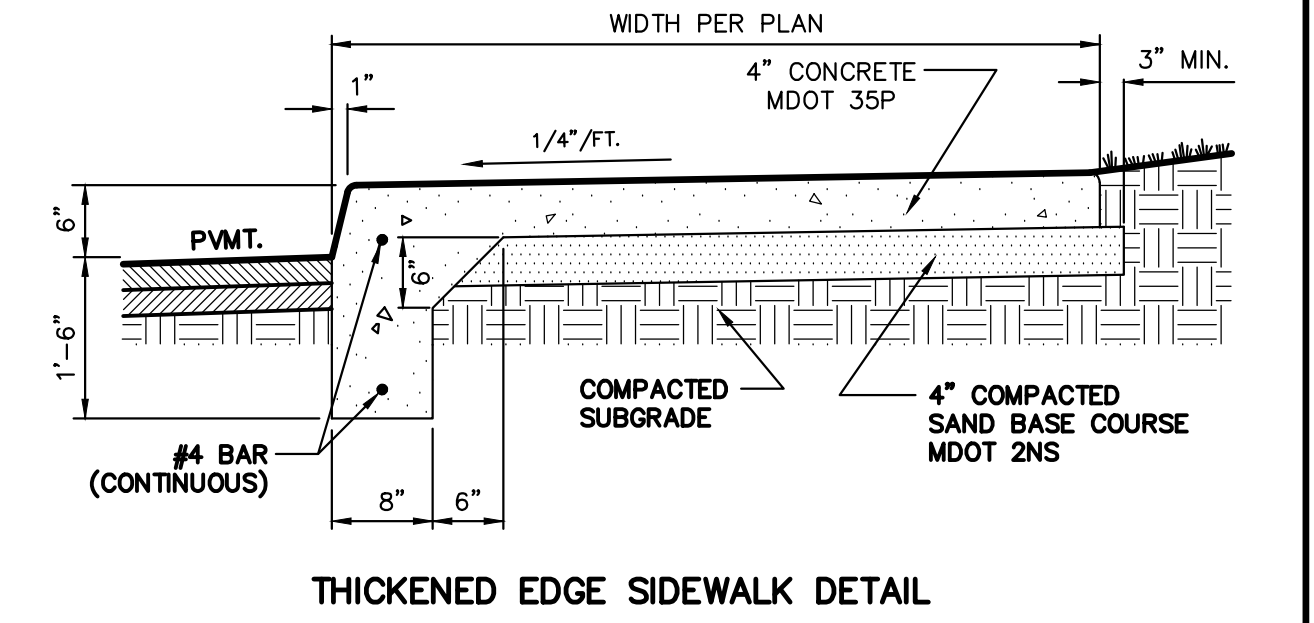
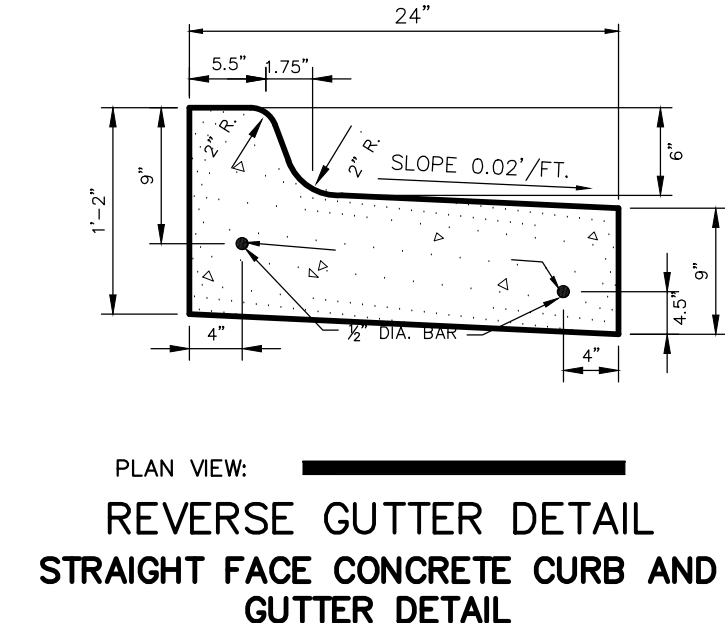
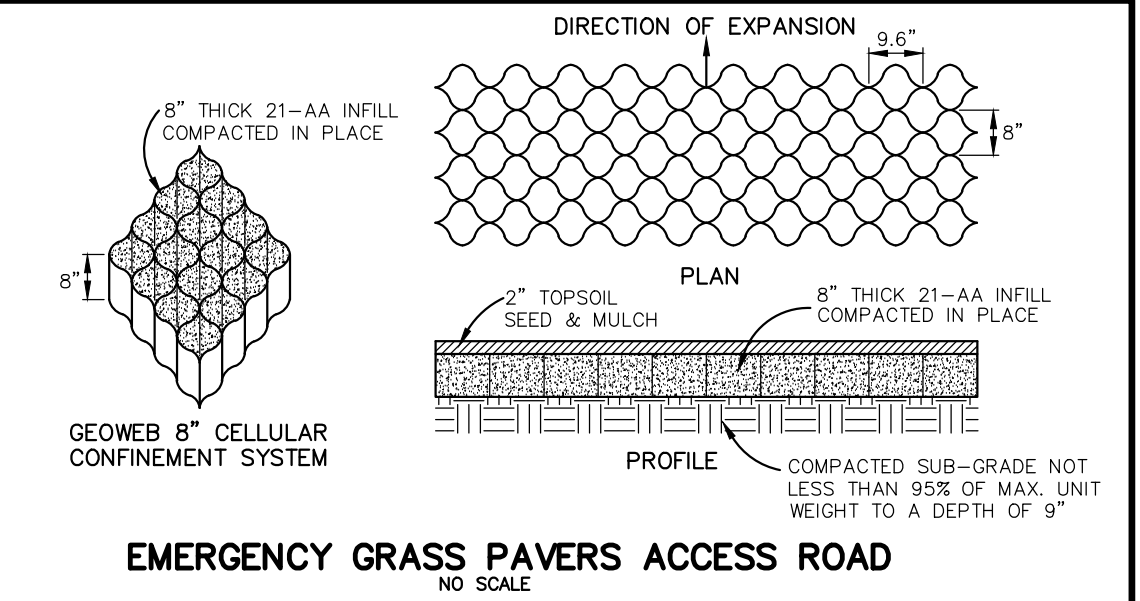
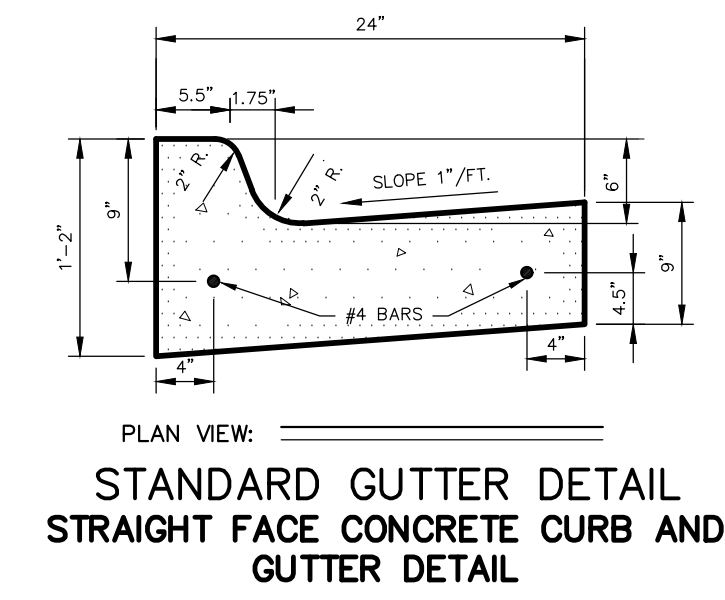
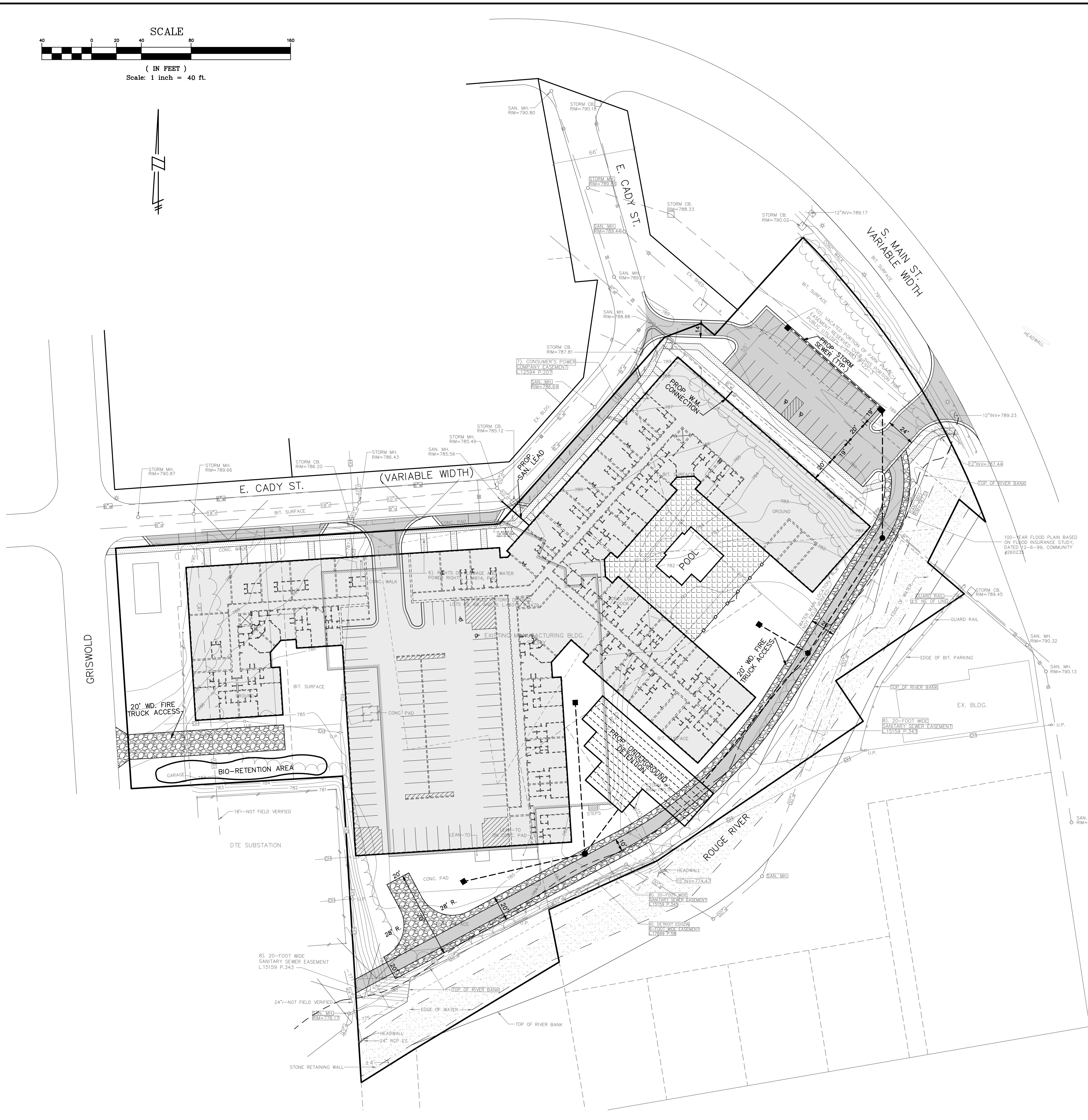
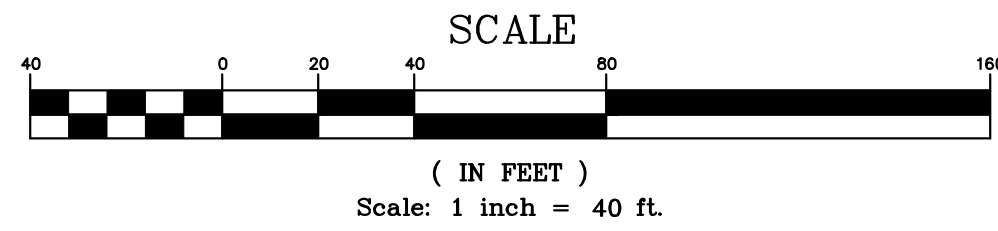
100 MAINCENTRE • SUITE 10 • NORTHVILLE, MICHIGAN • 48167
PHONE: 248.308.3331

SURVEY PREPARED BY:
MIDWESTERN CONSULTING
3815 PLAZA DRIVE, ANN ARBOR, MICHIGAN, 48108
PHONE: 734.995.0200
FAX: 734.995.0599

ARCHITECTURAL PLANS PREPARED BY:
JDAVIS ARCHITECTS
510 SOUTH WILMINGTON ST. RALEIGH, NC 27601
PHONE: 919.835.1500
1518 WALNUT ST., SUITE 1308, PHILADELPHIA, PA
PHONE: 215.545.0121

REVISIONS			ENGINEER'S SEAL
NO.	ITEM	DATE	

DATE: 02-07-10 DESIGNED BY: A.A. JOB NUMBER: 17-030
CHECKED BY: B.B. DRAWING FILE: 1-17-030-CY.dwg



SITE SUMMARY

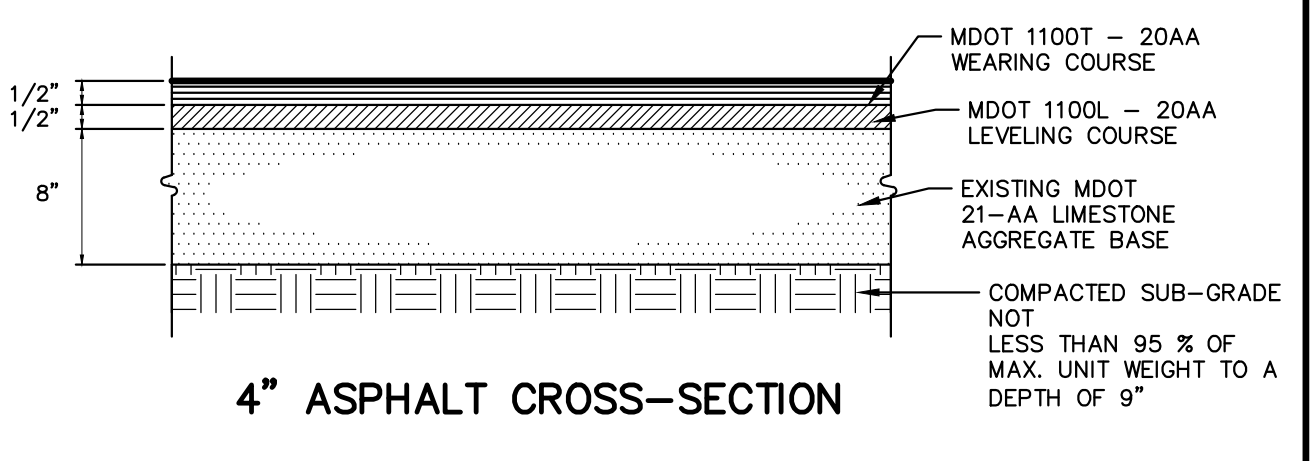
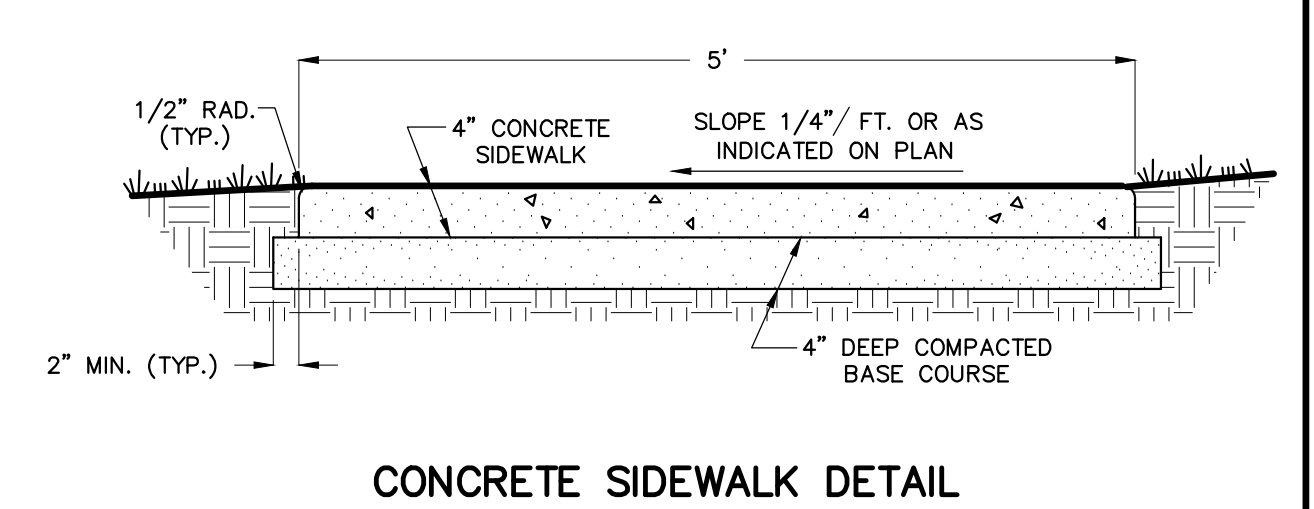
SITE AREA = 4.93 ACRES
EXISTING ZONING = PR-1

DEVELOPMENT BREAKDOWN

RESIDENTIAL UNITS = 159 UNITS
TOWN HOMES UNITS = 15 UNITS
TOTAL UNITS = 174 UNITS

PARKING PROVIDED

GARAGE PARKING = 259 SPACES
ON-SITE PARKING = 44 SPACES
TOTAL PARKING = 303 SPACES



LEGEND

EXISTING	PROPOSED	DESCRIPTION
[Hatched pattern]	[Hatched pattern]	PAVEMENT (ASPHALT)
[Dashed line]	[Dashed line]	SIDE WALK (CONCRETE)
[Solid line]	[Solid line]	CONCRETE CURB AND GUTTER
[Dashed line]	[Dashed line]	STORM SEWER
[Dashed line]	[Dashed line]	SANITARY SEWER
[Dashed line]	[Dashed line]	WATER MAIN
[Circle]	[Circle]	MANHOLE
[Circle]	[Circle]	CATCH BASIN W/STREAM GUARD
[Circle]	[Circle]	CURB INLET W/SILT SAC
[Circle]	[Circle]	END SECTION
[Circle]	[Circle]	GATE VALVE
[Circle]	[Circle]	HYDRANT
[Circle]	[Circle]	FLOOD PLAIN
[Circle]	[Circle]	CONTOURS
[Circle]	[Circle]	SPOT ELEVATION
[Circle]	[Circle]	SURFACE DRAINAGE
[Circle]	[Circle]	OVERFLOW ROUTE
[Circle]	[Circle]	TREE FENCE
[Circle]	[Circle]	SILT FENCE
[Circle]	[Circle]	PROPOSED DRIVEWAY LOCATION
[Circle]	[Circle]	LIMIT OF DISTURBANCE

THE FOUNDRY
SECTION 3, TOWN 1 SOUTH, RANGE 8 EAST
CITY OF NORTHVILLE, WAYNE COUNTY, MICHIGAN

REVISIONS		UTILITY WARNING
NO.	ITEM	DATE

UNDERGROUND UTILITY LOCATIONS AS SHOWN ON THE PLAN, WERE OBTAINED FROM UTILITY OWNER AND NOT FIELD LOCATED.

811 Know what's below. Call before you dig.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF AND/OR RELOCATION OF ALL UTILITIES THAT MAY INTERFERE WITH CONSTRUCTION.

DATE: 02-07-19 DESIGNED BY: A.A. JOB NUMBER: 17-030
CHECKED BY: B.E. DRAWING FILE: 17-030-SP.dwg

SITE PLAN

SEIBER, KEAST ENGINEERING, L.L.C.
CONSULTING ENGINEERS
100 MAINCENTRE • SUITE 10 • NORTHVILLE, MI • 48167
PHONE: 248.308.3331 EMAIL: info@seiberkeast.com

SHEET 2

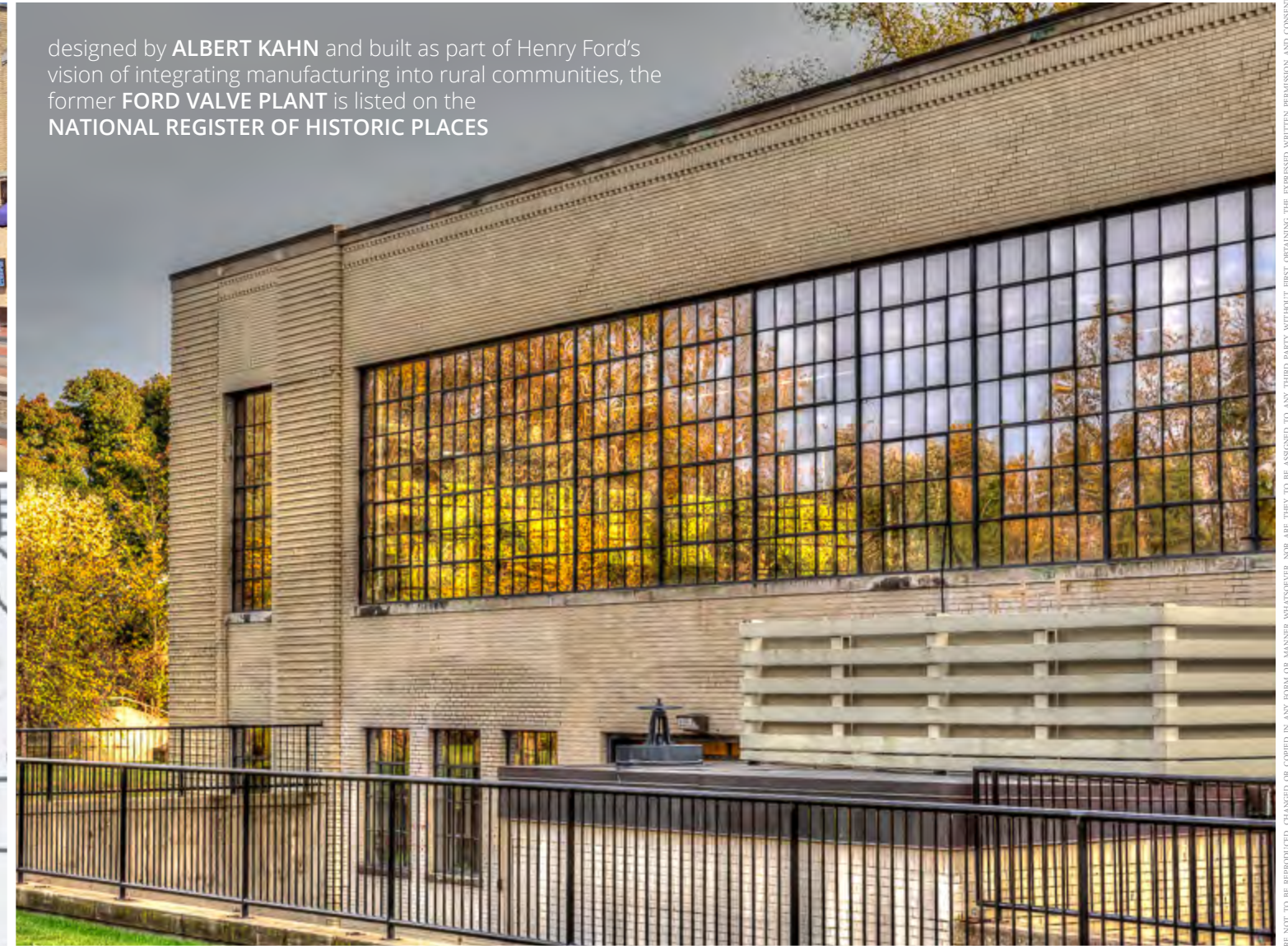


a building in the **NORTHVILLE HISTORIC DISTRICT**



the town of **NORTHVILLE** was first settled in 1825

designed by **ALBERT KAHN** and built as part of Henry Ford's vision of integrating manufacturing into rural communities, the former **FORD VALVE PLANT** is listed on the **NATIONAL REGISTER OF HISTORIC PLACES**



the **MILL RACE HISTORICAL VILLAGE** is the home of relocated historical buildings



historically the **ROUGE RIVER** was used to power various industries

CONTEXT - PROJECT SITE



project site
<https://www.youtube.com/watch?v=1-yaH1jWico&feature=youtu.be>



existing building adjacent to site



existing theatre adjacent to site



existing building on site to be demolished

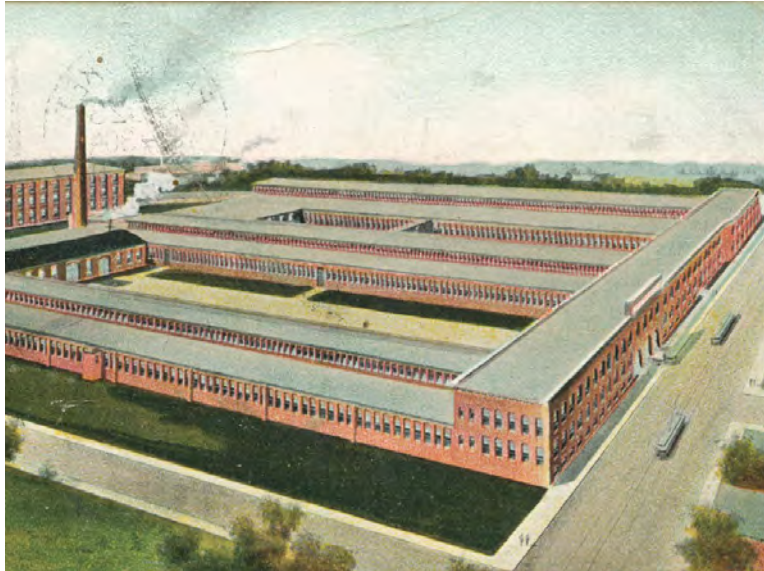


existing building on site to be demolished



existing and adjacent buildings

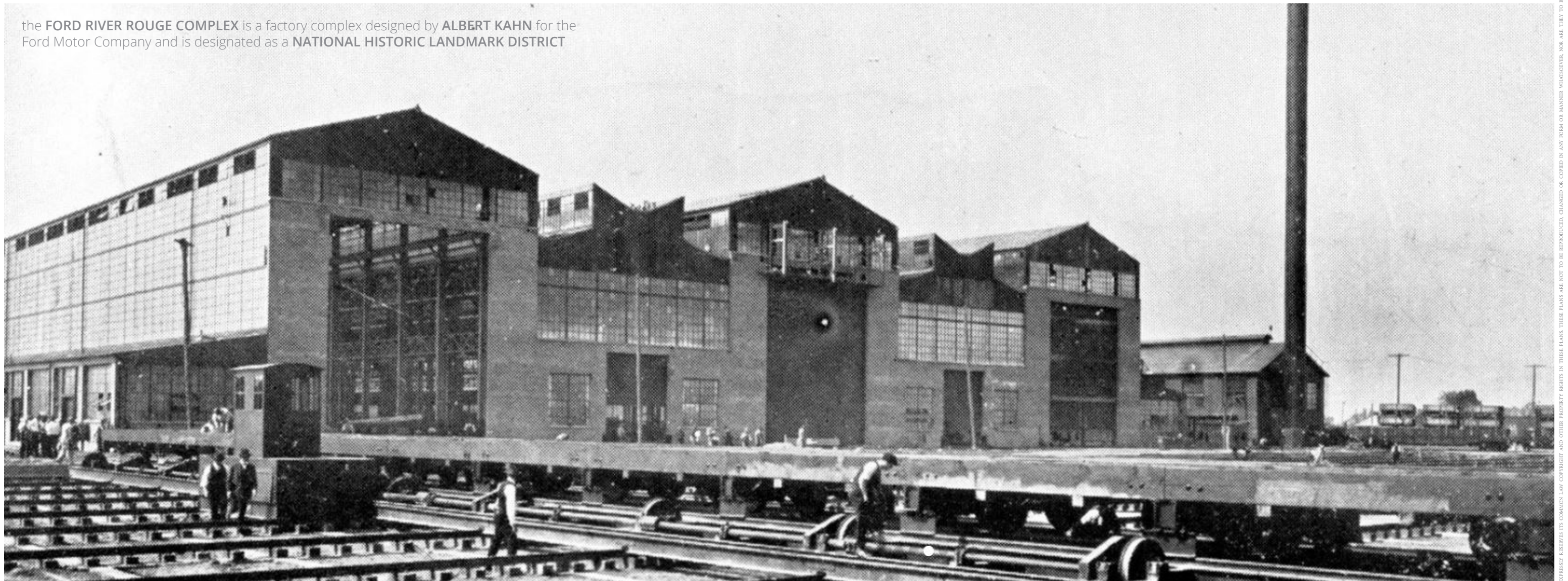
HISTORICAL PRECEDENT IMAGES



designed by ALBERT KAHN the
HIGHLAND PARK FORD PLANT
is a NATIONAL HISTORIC
LANDMARK



the FORD RIVER ROUGE COMPLEX is a factory complex designed by ALBERT KAHN for the Ford Motor Company and is designated as a NATIONAL HISTORIC LANDMARK DISTRICT



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PRECEDENT IMAGES - JDAVIS DESIGNED BUILDINGS



From: [Sally Elmiger](#)
To: [Todd Rankine](#); [Lori Ward](#); [Patrick Sullivan](#)
Cc: [Bob Emerine \(be@seiberkeast.com\)](#)
Subject: RE: The Foundry- streetscape example
Date: Monday, March 18, 2019 9:32:16 AM
Attachments: [Northville Master Plan FINAL \(Red.\) 7-2-18.pdf](#)

Hi Todd:

I don't normally provide an official summary of pre-application meetings. However, here are the notes I took on our discussion. They really only list the topics we discussed....not much else:

- How much commercial square footage is being proposed?
- Singh has had some discussions with DTE on pathway through their property.
- Talked about moving building closer to Griswold. Suggested more commercial on Griswold.
- Need to address overhead powerlines.
- Sign has project under construction in Royal Oak that shows "townhouse" façade. Todd will send photo.
- Think about giving up greenbelt along Cady St. and move curb back to widen the street.
- Residential parking – Singh uses 1-2 spaces per unit. They don't see the need for more than 2 spaces for any one unit.
- HDC process:
 - Should the existing property owner apply for the demolition?
 - Should the HDC change their process?
 - Use steel from existing building to create foot bridge over river – or sculpture/pergola on property (with interpretive signage describing history of site).

Let me know if you have any other questions, and thanks for the streetscape example. BTW... attached is the 2018 Master Plan for Bob. Cady St. Sub-Area Plan is Pg. 68 (or 74 of the PDF).

Sally

SALLY M. ELMIGER, AICP, LEED AP
PRINCIPAL
CARLISLE/WORTMAN ASSOCIATES, INC.
PH: 734.662.2200
FAX: 734.662.1935
SELMIGER@CWAPLAN.COM
[HTTP://CWAPLAN.COM](http://CWAPLAN.COM)



Please consider the environment before printing this email

From: Todd Rankine [mailto:Todd.Rankine@singhmail.com]
Sent: Sunday, March 17, 2019 5:44 PM
To: Sally Elmiger <selmiger@cwaplan.com>; Lori Ward (lward@ci.northville.mi.us)
<lward@ci.northville.mi.us>; Pat Sullivan <psullivan@ci.northville.mi.us>
Cc: Bob Emerine (be@seiberkeast.com) <be@seiberkeast.com>
Subject: The Foundry- streetscape example

All,

Per our conversation last week, I'm sending you the streetscape example I mentioned that we are



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:

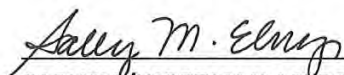
1. Instead of having a specific numerical density maximum along Cady Street, now the ordinance uses the dimensional and form-based requirements (height, setback, parking, etc.) to determine the number of residential units that can be accommodated along Cady St., as identified in the Master Plan.
2. On 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

<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.