



PLANNING COMMISSION AGENDA

April 19, 2022 – 7:00 PM

LOCATION: Northville Community Center, 303 W. Main St., Northville, MI 48167, 248-449-9902 (the public may attend the meeting in-person or use the Zoom option below)

Zoom public participation option: Members of the public may participate electronically as if physically present at the meeting using the following links:
<https://us02web.zoom.us/j/84981367521>, or Telephone: US +1 646 558 8656, +1 301 715 8592,
Webinar ID: 849 8136 7521

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. APPROVE MINUTES** April 5, 2022
- 4. AUDIENCE COMMENTS** (limited to brief presentations on matters not on the agenda)
- 5. REPORTS & CORRESPONDENCE**
 - A. City Administration
 - B. Planning Commissioners
 - C. Other Community/Governmental Liaisons
 - D. Correspondence
- 6. APPROVE AGENDA**

Consideration of agenda items generally will follow this order:

 - A. Introduction by Chair
 - B. Presentation by City Planner
 - C. Commission questions of City Planner
 - D. Presentation by Applicant (if any)
 - E. Commission questions of Applicant (if item has an applicant)
 - F. Public comment
 - G. Commission discussion & decision
- 7. PUBLIC HEARINGS**
- 8. SITE PLAN AND ZONING CHANGE APPLICATIONS**

- Downs Preliminary Site Plan Review

[Vacant parcels on the south side of Cady St. (between S. Center & Griswold), the Northville Downs racetrack property south of Cady St. (between S. Center and River Streets), and two areas on the west side of S. Center St.]
- 9. OTHER PLANNING COMMISSION BUSINESS**
- 10. ADJOURN**

CITY OF NORTHVILLE
Northville Community Center
303 W. Main Street, Northville MI
Planning Commission Meeting Minutes
April 5, 2022
7:00 PM

1. CALL TO ORDER:

Chair Tinberg called the meeting to order at 7:01 pm and explained that per the Open Meetings Act members of the public could either participate in person or participate via ZOOM webinar platform. Members of the Commission must be physically present to participate in the meeting.

2. ROLL CALL:

Present: Thomas Barry
Paul DeBono
Jeff Gaines
David Hay
Steve Kirk
Carol Maise
William Salliotte, Jr.
Donna Tinberg

Absent: AnnaMaryLee Vollick (excused)

Also present: Sally Elmiger, Planning Consultant
Patrick Sullivan, City Manager
Brian Turnbull, Mayor
Barbara Moroski-Browne, Mayor Pro-Tem
Marilyn Price, City Council
Andrew Krenz, City Council

Brent Strong, Building Official
Mike Domine, Public Works Director
Lori Ward, Director, Downtown Development Authority
Bob Gibbs, Gibbs Planning Group
Doug Wallace, Executive Director, Chamber of Commerce
Nickolas Bayley, OHM Engineering Consultant

Audience: approximately 18 in person, 40 on ZOOM call

3. APPROVE MINUTES: March 15, 2022

MOTION by Hay, support by Barry, to amend and approve the March 15, 2022 meeting minutes as follows:

- Page 17: Joe Laura, 47706 ~~Tango~~ Dunhill Court . . .

Motion carried unanimously by voice vote.

4. AUDIENCE COMMENTS: (limited to brief presentations on matters not on the agenda)

Lenore Lewandowski, 119 Randolph Street, asked if there was a time limit on tonight's meeting.

Chair Tinberg said the meeting will go until a reasonable hour, approximately 10 pm.

5. REPORTS & CORRESPONDENCE

A. CITY ADMINISTRATION:

City Manager Sullivan

No report.

Building Official Strong

- 410 North Center (expired parking agreement) has submitted their packet to the Building Department and will be on a future Planning Commission agenda.
- Approval of minor site plan for the brewpub at the intersection of Main and Center.

Downtown Development Director Ward

Bob Gibbs, Gibbs Planning Group, was present this evening to answer questions regarding the Cady Street Area Retail Market Analysis.

Mayor Turnbull

Last night City Council approved \$2M for road infrastructure. Since 2019 over \$10M has been spent on city roads.

B. PLANNING COMMISSIONERS:

Commissioner Gaines, Historic District Commission

March 16 2022 meeting included 4 sign requests.

Commissioner Maise, Downtown Development Authority

No report.

Commissioner Hays, Brownfield Redevelopment Authority and Farmers Market Task Force

- The Farmers' Market Task Force and the Ford Field Task Force have combined and are now working with the River Restoration Task Force. Susan Haifleigh will be taking the lead on the Farmers' Market Task Force.
- Brownfield Redevelopment Authority met on March 30. Application from the Foundry Flask developers was received and discussed. The next meeting will be April 27, 2022 to continue discussing the Foundry Flask application.

Commissioner Barry, Sustainability Committee

The Tree Ordinance Subcommittee is looking at the The Downs' landscape plans, focusing on tree selection and placement.

Chair Tinberg, Board of Zoning Appeals

BZA meeting tomorrow night, April 6.

Commissioner Barry asked for an update regarding 325 N. Center Street. Building Official Strong said the developer was working with DTE to have the lamp post removed; it appeared the developer

was on track to have the landscaping installed by the mid-May deadline. If the developer fails to meet the deadline, the City is prepared with adequate funds from the developer to move forward with the installation of the required landscaping.

C. OTHER COMMUNITY/GOVERNMENTAL LIAISONS:

None.

D. CORRESPONDENCE:

- 3/15/22 letter from Susan Walsh of Baseline Road regarding development at the Downs.
- 3/17/22 letter from John Roby of Dunlap Street regarding the size of the Middle Rouge River Walled Lake Branch, which is the part of the river located under Northville Downs.
- 3/17/22 email from Seth Herkowitz of Hunter Pasteur providing the address of a colleague who spoke at the public hearing on March 15.
- 3/18/22 letter from Stephen Calkins of Dunlap Street reflecting on the March 15 public hearing.
- 3/19/22 letter from Kathy Spillane on behalf of the Sustainability Team offering a “Sustainability Scorecard” for assessing site plans.
- 3/19/22 letter from David and Gail Zima of First Street regarding development at the Downs.
- 3/19/22 letter from Jim Koster of St. Lawrence Estates regarding The Downs site plan.
- 3/21/22 email from Michelle Aniol of Beal Town sharing as an FYI the *Manual of Uniform Criteria and Design Standards for Construction* adopted by the Northville Department of Public Works in 1999.
- 3/23/22 memo from Carlisle Wortman Associates updating the Planning Commission on the minor site plan review for change of use at the MainCentre building, regarding the former Yogurt Palooza becoming Great White Buffalo Brewing Company.
- 3/29/22 article and link from Patrick Giesa regarding *Making Room for the Missing Middle*.
- 4/3/22 letter from Ken Kozlowski of West Main Street regarding daylighting the river as a public benefit at The Downs development.
- 4/5/22 PowerPoint from Toll Brothers regarding the market study for The Downs.
- 4/5/22 set of materials from Manfred Schon of Rogers Street regarding density comparisons and roundabouts.
- 4/5/22 letter from Cale Johnson of Dunhill Park in Novi regarding his experiences with Hunter Pasteur Homes.

All correspondence will be read by the Commission. However, correspondence should be received by 4:30 pm on the day before a meeting to ensure it gets circulated to all Commissioners prior to that meeting, and a week before a meeting to ensure the correspondence is included in the public packet.

Copies of correspondence are posted on the City website, under Proposed Redevelopment Projects: https://www.ci.northville.mi.us/services/building_and_planning/planning_commission/proposed_redevelopment_projects

As announced previously, the Planning Commission will be deliberating The Downs site plan topic-by-topic, and public comment will be taken on each topic after deliberations on that topic are completed. Written correspondence in advance of meetings is always welcome.

6. APPROVE AGENDA

MOTION by Hay, support by DeBono, to approve the agenda as submitted.

Motion carried unanimously by voice vote.

Consideration of agenda items generally will follow this order:

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7. PUBLIC HEARINGS:

None

8. SITE PLAN AND ZONING CHANGE APPLICATIONS

Downs Preliminary Site Plan Review

[Vacant parcels on the south side of Cady St. (between S. Center & Griswold), the Northville Downs racetrack property south of Cady St. (between S. Center and River Streets), and two areas on the west side of S. Center St.]

Chair Tinberg introduced this topic, explaining that after discussions regarding PUD eligibility and application completeness, and after hearing from the developer and the public, this was the Commission's first opportunity to discuss the site plan. The Commission's plan was to approach the site plan topic-by-topic, in order to understand what was proposed and how the proposal aligns with the established criteria in the Master Plan and the Zoning Ordinance. The Commission will provide the developer with any recommended modifications to the site plan. Later in the process the Commission will develop a recommendation to City Council about whether the preliminary site plan should be approved, approved with modifications, referred back to the applicant, or denied.

Tonight's discussion will focus on Land Uses and Locations, and will include discussion of items such as:

- Amount and location of commercial/retail space
- Mix of housing types and their locations
- Density, including building height
- Water table on the south end as related to residential use
- Other related issues as identified by the Planning Commissioners

When the Planning Commission finishes deliberations on a topic, the Commission will ask for comments from the public regarding the deliberations. Also, while the Commission would work this evening to a reasonable hour, if deliberations on the topic were not finished, deliberations would continue to the next Planning Commission meeting.

Planning Consultant Presentation

Planning Consultant Elmiger noted that the Planning Commission had provided Chair Tinberg with a list of requested information and a list of people which would be helpful to have present during tonight's conversation. People who were present included:

- Ann Smith, Local Realtor
- Mike Domine, Public Works Director

Doug Wallace, Northville Chamber of Commerce Executive Director

Utilizing a PowerPoint presentation, and referencing her January 7, 2022/revised January 26, 2022/revised March 29, 2022 review memorandum, Planning Consultant Elmiger made the following points:

- The developers had been asked to provide data and a summary of the residential market analysis to confirm the proposed mix of residential types as well as commercial information. Toll Brothers had provided information to the Planning Commission which will also be the on the City's website.
- The developers were asked to provide financial information confirming that their contribution to parks and other type of public features meets the 10% of project threshold to justify the higher Floor Area Ratio (FAR) proposed by townhomes and rowhouses on the south end of the project. The ordinance allows the FAR for townhomes/rowhouses to be increased by up to 25% if the development provides for features such as sculptures, fountains, plazas and other streetscape improvements that equal a minimum of 10% of the estimated project cost. The maximum FAR permitted is .50-.62 (with bonus); the proposed FAR is .59.
- The Planning Commission should discuss the high water table on the south end of the site to resolve the question of buildings with basements in the area. The most recent site plan showed a four-foot drop to the proposed elevations in that part of the site when compared to the site plan provided in January of this year. This elevation change is a result of the developers eliminating the proposed fill in this area. This change was not covered in Planning Consultant Elmiger's review because the change was not called out in the cover letter listing changes that had been made. The project engineer should discuss this change.
- The Planning Commission should discuss the desired character of Cady Street to help determine the appropriate amount of commercial space that is a part of this project.
 - The Hunter Pasteur retail study states the proposed 16,000 s.f. of retail will be absorbed within 3 years of delivery.
 - Gibbs Planning Group retail study states the existing Cady Street area will be able to support up to 50,000 – 90,000 s.f. of new retail and restaurant space.

Applicant comments

Development team members present this evening in person or via ZOOM included:

Seth Herkowitz, Vice President, Hunter Pasteur
 Randy Wertheimer, CEO, Hunter Pasteur
 Alex Martin, Division President, Toll Brothers
 Bob Emerine, Partner, Seiber Keast Lehnre
 Andrew Ledger, Freidman Real Estate Group
 Robert Miller, Principal, M. Architects
 Greg Presley, Principal, Presley Architecture
 Andy West, Elkus Manfredi Architects

Utilizing a PowerPoint presentation, Mr. Herkowitz addressed changes made to the Site Plan based on community feedback:

- Concern: Canyon effect along Cady Street.
 Changes Made:

Replaced three story townhomes along Beal and Center, north of Fairbrook, with two and a half story townhomes. In the original design flat roofs were 36' tall, and peak roofs were 38'10". Height is now 31'5" on both roof styles. 52 of the 97 townhomes are now two and a half stories. Townhomes will have front stoops and stairs to grade, fostering street activation and community

interaction. Townhomes fronting Beal are set back 15', and along Center they range from 16'3" to 20'. Hunter Pasteur is still exploring ways to get the majority of the townhomes closer to a 20' setback along Center Street.

Replaced three-story townhomes along Center St. south of Fairbrook with two-story row homes. This change was also made west of Center Street, as well as for the homes fronting the Greenway Park. Setback was shown at 15'. Architectural design shows reduction in height and massing, with corner units having wraparound porch designs.

Townhomes were reduced by 54 units, replaced with 39 row houses. Total unit count in most recent iteration reduced from 474 to 459.

Overall density of the project is 10.3 DU/AC, in line with the Master Plan's range of 7.6-14 DU/AC. Density on the southern portion of the site at 6.6 DU/AC is at the lowest end of the range of the density suggested in the Master Plan for that area, or 6-12 DU/AC south of the future Beal Street extension.

- Concern: Questions related to market analysis

Hunter Pasteur tracks residential demand based on Months of Supply (MOS). Based on analyses of Northville, Novi and Plymouth, the markets have severely constrained residential new construction activity and large pools of resale transactions. Price point range, average price per square foot, days on the market, age of homes, and months of supply were all provided this evening. Proposed Northville Downs product mix and consumer segments are in alignment with historic market trends. Due to the constrained conditions there is a clear need to provide the consumer with lower priced attached housing options.

Regarding the demand for seniors: in 2018 30% of households in Northville had seniors, that percentage will climb to 47% in 2045. Creating a first floor master layout in an existing home is costly and difficult, if not impossible. New housing supply will help address this immediate and growing need, as well as the overall under supply in the market.

Price points were shown for the proposed single family homes, carriage homes/row homes, and town homes. Not only will the diversity of housing type and architectural style meet critical goals of the development, they will also provide diversity of price point with rental rates starting at approximately \$1,700 per month, and sale prices among the various typologies ranging from the low \$500's to \$1M million plus.

Commission questions and comments

- Commissioner Barry requested of the developer and the City that new submittal documents be received by Commissioners earlier than the Friday before a meeting. It was difficult to know who was responsible for developing different portions of the development. Submitted documents had different levels of detail. It was sometimes difficult to see changes; these needed to be clearly annotated. Consistency of submission documents and annotation would help.

Mr. Herkowitz said they would be happy to include a higher level of detail. Regarding who was developing the different portions of The Downs, the apartment building and condo building were being developed by Hunter Pasteur. 31 row houses that line Cady, Griswold and Beal are being designed by Robert Miller and Greg Presley.

Alex Martin, Toll Brothers, was developing the project on the south side of Beal Street, in collaboration with Robert Miller and Greg Presley.

The development team will be able to provide a higher level of detail after receiving feedback from the Commission.

In response to a question from Commissioner Gaines, Mr. Martin said the plans could change, especially after site plan review was completed by the Planning Commission. Their intent was to continue to move the project forward, but the plans were not yet set. The plans would be finalized when the development team, the Planning Commission, and the residents have all been allowed to give their opinions and suggestions. The applicants were excited to be in this part of the process, and wanted to be malleable, flexible, and open-minded as Planning Commission discussion moved through the process.

Mr. Wertheimer pointed out that what was shown regarding architecture was schematic and not final, and would not be final until the site plan was approved. They were hoping to get feedback on site plan issues this evening.

Chair Tinberg directed the Commission to discuss the proposed mix of commercial versus residential land uses. She highlighted the following questions and issues:

- Was there a good balance between the amount of commercial use being proposed as compared to the amount of residential use being proposed, and were the locations of those uses appropriate?
- Did the proposed mix of single family homes vs. multifamily units align with the Master Plan and the Zoning Ordinance, and meet the current and anticipated needs of the community?
- Was density appropriate? If the mix was right, it seemed logical that density should be right as well.
- There were several people here from the DDA, the development team, and the City who were available to answer questions.
- The goal was to build some shared understanding in order to move toward consensus upon which to build recommendations to City Council and the developer.

Commissioner DeBono asked for clarification regarding the 16,200 square feet of commercial space claimed by the developer. It appeared that there were only two leasable spaces: 3600 square feet and 3250 square feet totaling only 6850 square feet. The other commercial space seemed designated for the development itself.

Mr. Wertheimer said there were 2 commercial spaces in the apartment buildings on the corner of Cady and Hutton, totaling approximately 6850 square feet. There was also an “odd residential” unit on the end of the building that they were contemplating changing to 1200 square feet of commercial space. In total, the Cady street apartment building would offer a little over 8000 square feet of commercial space.

Mr. Wertheimer continued that the condo building had another approximately 3600 square feet of restaurant space, and there was 2000 square feet of ADA accessible flex space in the townhomes next to the condo building (7 units of 250-300 square feet of flex space each). The townhomes’ flex space would be live/work space used by people with home occupations such as lawyers, accountants, dressmakers, etc.

The lobby and 1200 square foot (total 2500 square feet) leasing center were also commercial space.

In response to a question from Chair Tinberg, Mr. Wertheimer said the label “flex space” to the west of the lobby was inaccurate and should be labeled “commercial space.” The entire frontage along Cady would have zero residential space and all commercial space.

Commissioner Gaines suggested that commercial space be labeled on an overall plan, so it was clear how much of the ground floor space was retail, and if not retail, what exactly it was.

The Commission asked if the model unit could eventually be converted to commercial space.

In response to a question from Commissioner Barry, Mr. Wertheimer said the spaces labeled “amenity” and “amenity terrace” were second floor space. The indoor amenity space would be approximately 2000-2500 square feet of workout facility, with 1000-12000 square feet of amenity gathering space with TVs, a kitchen, etc. The outdoor amenity space overlooked both Central Park and River Park, and would be used by the residents of the building. Fire pits and other things would activate that outdoor space.

Commissioner Barry spoke to the importance of connecting new and existing residents of the City and encouraging one community. Perhaps the amenity area could include something like a coffee shop that would serve all city residents, for example. Other connecting activities such as retail along Central Park substituting for some of the residential units could be considered.

Chair Tinberg supported activating the park area through increased residential and commercial activity.

Commissioner DeBono suggested offering retail condos on the first floor in the condo building, so that a retailer can own their own space. The 2400 square foot space and the sales office would be especially good for this type of use. This would give entrepreneurs the opportunity to be part of the community and own a part of downtown Northville, just as some downtown business owners did currently.

Commissioner Gaines supported establishing more retail space, especially around the park area. What did the development team have in mind for an overall amount of retail space? At what point was too much retail too big of a risk?

Mr. Wertheimer said they wanted to be flexible and take the Commission’s feedback into account. Providing 20,000-30,000 more retail square footage would give them pause, but adding a range of 3000 to 7000 square feet might work, especially if the Commission unanimously thought that much more retail was important.

Chair Tinberg asked if the reason Mr. Wertheimer did not want to add 20,000 to 30,000 square feet of retail space was that he was not primarily a commercial developer, or was there some data that said Northville could not support that much retail space.

Mr. Wertheimer said his partner was the largest retail developer in Michigan; they had no fear of retail. He asked Mr. Ledger of Friedman Real Estate Group to weigh in on this issue.

Mr. Ledger made the following points:

- Friedman Real Estate Group was a commercial real estate firm only.
- He explained Friedman’s methodology when analyzing The Downs’ potential for providing commercial/retail space.
- Retail in Northville needs 1500-2500 square feet; restaurants need 3000-4000 square feet.

- In terms of absorption, in the last 5 years – including 2020 and 2021 – there had been just below 16,000 square feet of retail absorbed in downtown Northville, or about 3000 square feet of positive absorption per year. The most that downtown Northville has ever absorbed in the last 7-8 years was approximately 8,000 square feet.
- If too much retail was added to the development, the space would be prone to vacancies, having a negative impact.
- Downtown Northville doesn't have the vibe of a place for national chains which take up more space; tenant mix is very important. The development team was looking for a neighborhood feel to its retail; national retailers will detract from the charm of downtown Northville.
- Northville Downs will extend the Main Street retail environment. However, too much retail space at The Downs has the potential to cannibalize the existing retail in downtown.
- Friedman's report looked at the downside of too much retail at this project, combined with historic absorption numbers. They were confident in their numbers, which were based on absorption and metrics. While Cady Street might be able to support more retail per other reports, that retail didn't necessarily all have to be located in The Downs development.

Commissioner Gaines felt the amount of retail shown was very light, and might not be enough to sustain this area as a retail center for someone who came to the park anticipating there would be retail uses in the area, and who then might not return. The question was one of balance: how much retail was needed to sustain return activity, vs. flooding the market and having too much retail that then might go vacant?

Mr. Ledger emphasized that some Cady Street retail could be absorbed by other developments. There was also the potential for some additional retail in The Downs. The risk was in putting too much retail in the plan, running the risk that some retailers might not add to the charm of downtown Northville.

Commissioner DeBono said the plan was only showing space for 5 new retail tenants. He agreed with Commissioner Gaines that this was not enough retail to serve the residents coming to The Downs, and did not add anything for existing residents. He reiterated the idea of commercial condo units on the first floor which would give business owners a stake in the area, and related his experience in the metropolitan Detroit area with this concept, including the Slows Bar BQ block in Corktown. He noted that there was not a leasing challenge in Northville. Smaller retail uses would enhance the downtown feel of the new development.

Mr. Ledger said they looked at their analysis solely from a leasing perspective, based on the area and tenant mix, and the potential absorption rate that would sustain the charm of downtown Northville.

Commissioner Gaines emphasized that the amount of retail seemed small and inflexible. Was there a way to build more flexibility into the available space? His biggest concern with the lack of retail was that the public spaces might feel more like private spaces, with Central Park feeling more like a residential enclave than a public square. The Park needed to feel more like a gathering place for all residents to enjoy, with retail adding to the vitality of the area.

Chair Tinberg agreed.

Commissioner Kirk said there was a natural deterrent in that there was a parking garage and a vacant lot on the north side of Cady Street. New development needed to encourage walking and cycling, to hopefully find a way to create commercial space that will activate residents and people who were shopping downtown. The question was how to create something that will draw people in. Central Park was the key.

Commissioner Hay agreed with comments regarding activating Central Park for people who do not live in The Downs, or even in Northville, although the most important group of people was that group who could walk to the retail/restaurant uses. Linking The Downs and downtown would take creativity. It was important not to go too big or too small. The Commission had two radically different numbers in the additional amount of commercial square footage Cady Street could support. He was intrigued by the idea of having commercial condos for sale.

Mr. Ledger said they did not focus on the entire redevelopment area, but only on this specific project. He agreed the vacancy rate in downtown was low, and had been low historically. But Freidman had to look at historical absorption numbers, and that was how they arrived at what they believed to be a satisfactory amount of retail for this development.

Commissioner DeBono said The Downs development should not be required to deliver everything in the Gibbs Planning Group report. What the Commission wanted was to make sure The Downs development will be a kickoff for the rest of Cady Street, and be a catalyst for the corridor. It was important that The Downs have the right amount of space and the right types of tenants to help kick that off.

Commissioner Gaines pointed out the difficulties to connecting with downtown including distance, grade changes, and existing development. There needed to be enough retail to make the trip to Cady Street worthwhile, because it was not a natural extension of Main and Center.

Mr. Ledger said Northville's downtown was a destination for many in the surrounding area, and he felt that eventually Cady Street will be an extension of downtown. Many will have no issue with walking an extra block as part of a downtown Northville evening.

Chair Tinberg noted that one of the more recent public surveys supported the inclusion of some low-impact commercial uses interior to the development, such as ice cream stores, a parlor café, etc., at interior residential intersections. This was articulated in the correspondence from Sustainability Team members Gutman, Spillane and Haifleigh.

Mr. Ledger said such interior commercial uses could potentially work. However, retailers and restaurateurs had to have enough traffic throughout the entire year to have a sustainable business. The type of businesses envisioned for interior placement were very dependent on foot traffic, which did not occur several months out of the year. This presented a difficulty, especially in a high occupancy cost location such as Northville.

Commissioner Gaines asked about retail on South Center Street. Mr. Ledger responded that parking would be an issue in that area.

Chair Tinberg invited Bob Gibbs, Gibbs Planning Group, to offer comments and take questions. Gibbs Planning Group had done a market analysis for the DDA regarding Cady Street; this had been presented at the February 15 2022 Planning Commission meeting.

Commissioner Gaines asked Mr. Gibbs to give an opinion as to how much retail the Cady Street area could support.

Mr. Gibbs said their market analysis showed that, in theory, Cady Street could accommodate more retail/commercial square footage than downtown. Downtown Northville has about 150,000 square feet of commercial space. The amount of commercial proposed by The Downs is 16,000 square feet,

or about 10% of the downtown area. Yet if every square foot of frontage along Cady Street were utilized, there could be up to 200,000 square feet of commercial.

Mr. Gibbs said he had great respect for retail brokers, including Friedman. Retail brokers were on the front lines and have to lease things that planners design and say will work. Gibbs Planning Group always involves retail brokers in peer reviews of their studies.

Gibbs Planning Group process doesn't rely on amount of absorption. Northville retail is being artificially suppressed for non-market reasons. The City could support a lot more retail than currently exists, but which cannot locate in Northville for a number of reasons. Perhaps the spaces are the wrong size, or the landlord isn't willing to deal with tenant improvements, for instance.

Last year people in the primary trading area spent \$1B on goods and services, with 2/3 of that amount being spent outside of Northville. An extremely conservative estimate is that Cady Street, under the status quo, could support about 2% of that \$1B. If Cady Street were developed per industry best practices, it could probably support 4% of the \$1 billion, which again is quite conservative, because that figure depends on people that can walk 15 minutes. So, Gibbs Planning Group estimated that under the status quo, the entire Cady Street could support about 40,000-50,000 square feet of retail space, which is about 10-12 shops. If Cady Street was redesigned and managed under best industry practices, it could support perhaps 15-20 shops.

Again, this report was for all of Cady Street, not just The Downs project, and they had not calibrated the demand to the physical design of the project. Also, retail is very fussy, and sometimes tenancy comes down to the height of the ceiling, or parking. Just because the market could support 12 stores doesn't mean that this particular site could support 12 stores, and probably it could not. Also, it would not be desirable to have all of the supportable market demand on Cady Street being on one property. When retail fails, the value of the nearby residential downgrades, and Gibbs Planning Group's recommendation was always to be conservative in conclusions and assumptions. Gibbs Planning Group believed conservatively that Cady Street can support 10-25 shops, and support 25% of what currently exists on Main Street.

Mr. Gibbs was very confident that Cady Street can be about the same size as Main Street. Northville was a strong market, one of the best markets in the United States. The City was – for whatever reason – underperforming its market potential.

Mr. Gibbs added that they don't look at how quickly spaces are leasing, because there are usually non-market reasons why they are not leasing.

Commissioner Gaines asked if there was a market for retail/commercial on South Center Street. Was there any market for any kind of retail interior to the development?

Mr. Gibbs said they had not been asked to look at South Center Street. He knew the market demand existed for Northville generally. People that live in the market area are driving to other places to shop, but they would prefer to shop here.

Commissioner DeBono asked if some of Northville's challenges in terms of how much retail was in the City related to traffic patterns that constrained business development. The City did not have the ability to bring in a specialty grocery store such as Whole Foods or Plum Market, for instance.

Mr. Gibbs said he didn't think physical and traffic conditions were holding back the market in Northville. Major retailers were desperate to locate in walkable downtowns, and would build smaller

stores, use a basement, and accept lower parking ratios to do so. Northville was extremely well-managed with City staff and the DDA and offered a very strong market. Northville could pick what level of retail it wanted. The community had that choice.

In response to comments from Commissioner Hay, Mr. Gibbs said their market analysis talked about what the market would support on Cady Street, not what the current buildings could accommodate. They would not recommend tearing down buildings such as the Presbyterian Church in order to accommodate retail.

In response to questions from Commissioner Salliotte regarding the 15-minute walk trade area, Mr. Gibbs said their analysis had 3 trade areas: overall, primary, and local, with the weight on local, which is represented by the 15 minute walking distance, or almost a mile. However, Gibbs Planning Group understood the trade area was much larger, and people were coming from other cities to Northville. Their intent was to be as conservative as possible. People within the trade area were spending \$1B per year. Of that \$1B, Cady Street could support 2% to 4%.

Commissioner Salliotte pointed out that the Haggerty Road shopping area was very close to the primary trade area, and offered a completely different type of market in terms of retail opportunity. Mr. Gibbs reviewed his methodology, as explained in the Cady Street Area Retail Market Analysis.

Commissioner Salliotte asked Mr. Gibbs to define *best practices* as he was using that term. Mr. Gibbs said that for Cady Street, best practices was defined as being more walkable, having wider sidewalks, storefronts that have clear transparent windows, buildings that were the right height, right parking, right signage, historical development standards, and having a Business Improvement District.

Commissioner Salliotte cautioned that while it was desirable to activate Central Park, it was also important to have successful retail, which relies on visibility and access. Trees in Central Park could obscure businesses, limiting impulse shopping. Parking was also important, and parking was to the west of The Downs. Commissioner Salliotte thought that parking location would help people to consider this area an extension of downtown, not as a separate downtown area. Retail location had to make sense, and retail was not the only way to activate the space around Central Park.

Commissioner Gaines asked Mr. Gibbs if he thought the Commission was out of line by asking for more retail on this development site.

Mr. Gibbs said he did not know the answer to that question. He would be concerned about having a small business on the other side of Central Park that was by itself and did not have parking or visibility. Still, such a business could work, depending on what it was. He thought Central Park would probably be the best public space in the greater metropolitan area, outside of Detroit. It was possible, however, to have retailers close or change frequently, providing a more negative environment.

Circling back, Mr. Gibbs said that best practices are the way the DDA has managed Main Street: the program, the management, the maintenance, the street design, the building design standards, the signage – all of that really represents best practices for any small town in the country. The result was aspirational and Northville should be proud of it.

Commissioner Barry said his biggest concern was the adding of 800-1000 people within the area centering on Main and Center, when there were only 450-500 dwelling units in that area right now. Town Center, in the middle of retail activity, had about 80 chairs. It was critical to activate Central Park either by retail or some other means. The key to connecting the two districts was Central Park. The architecture of the new development might be beautiful, but his concern was with the existing

community, the infrastructure that has grown slowly over the last 150-200 years, and whether the City will be able to handle the additional amount of people. The key was activating Cady Street and Central Park so that it provided interest to encourage people to linger in another beautiful space.

Chair Tinberg invited Chamber of Commerce Executive Director Wallace to speak.

Mr. Wallace explained that the Chamber represented both the City of Northville and Northville Township, with approximately 100 businesses that were part of the Chamber. Based on calls received, that there was a need for more space downtown.

Commissioner Kirk asked what business owners and entrepreneurs were looking for in Northville. How difficult was it for businesses to locate in Northville? Would the Cady Street location meet their needs?

Mr. Wallace said that less than 2% of the downtown space was available at any given time, and the spaces that were available were the higher priced ones.

Commissioner Gaines asked Mr. Wallace if the Commission was appropriate or out of line in asking the developer to consider adding more retail to their plan.

Mr. Wallace said he did not think the request was out of line. He suggested that the City might direct efforts in conjunction with the DDA to help draw specific businesses to the new spaces, based on community consensus regarding what was needed.

Commissioner Kirk asked if Mr. Wallace had experience with people who were seeking to purchase a work/live operation.

Mr. Wallace said that people do like to move into spaces that have a work space ready to use. Coming out of the pandemic, people were “zoomed out,” and wanted spaces where they could work in home offices while not directly interacting with their children, for instance.

Chair Tinberg asked if Chamber members were having issues attracting and retaining employees because of the lack of affordable housing in the area.

Mr. Wallace said that was a continuing issue for all cities, who need to look at this issue on their own with their own perspective. For instance, Livonia worked with MDOT to bring people by bus to set pick-up and drop-off points. Mt. Pleasant utilized vehicles to bring in workers from outside the area.

Commissioner Maise asked DDA Director Ward to address inquiries she received from business owners who were seeking to locate in Northville.

DDA Director Ward said people were looking for retail and office space. There was no retail space available right now. Office users looked for bigger floor plans. Downtown buildings offered 1200-1500 square feet on the first floor, with the same space above. Unless spaces were combined, there was no capacity to place larger office and retail users. Having a larger footprint - over 2000 square feet for retail - would be great to offer when calls were received. Also, there was high interest in owning the space a business utilized.

Noting that current rental rates in the downtown were low – one new business was paying \$26/square feet. Commissioner DeBono asked what the rates would be for the new development.

Mr. Wertheimer said new construction would be \$30-\$35/square feet and additionally tenants needed to be able to contribute to improvement of the tenant space.

Commissioner DeBono said this was an important conversation, and the rental rates of the new construction could be a natural constraint as to how much retail could be expected at The Downs.

Commissioner Salliotte said that charging market rates in the downtown area might result in somewhat higher vacancy rates. It was important not to have a revolving door for both retailers and restaurants, something that should be considered when thinking about increasing the retail space along Cady Street.

DDA Director Ward said most retailers were paying in the low to mid \$20's; rents in downtown were not standardized. Many downtown businesses had been in the same location for decades.

Mr. Wertheimer said they had spoken to numerous local food and beverage operators who had the wherewithal to pay \$30-\$35 a square foot and contribute to the build-out. As developers, they were willing to consider an increase in retail, but they probably didn't want seven or eight additional spaces that must be filled. He was looking for consensus as to how to proceed.

In response to a question about methodology, Mr. Gibbs said their analysis included projections on sales for each category they found supportable, by estimating the sales per square foot per year. Rents were usually 5%-8% of sales. Supportable business means that a business can pay market rents, pay market rate labor, provide market rate marketing, and get a market rate of return.

Commissioner DeBono pointed out that based on the sales projections, rents were projected at \$32-\$36/square feet.

Chair Tinberg asked the Commission to address the question posed by Planning Consultant Elmiger: To what extent did the Commission want Cady Street activated? Was the Commission looking for a peaceful walk or an extension of downtown?

Commissioner DeBono thought that if retail was to be encouraged anywhere, it should be on Cady Street. He thought the changes proposed by the developer this evening were good, and he would also like to see first floor condo units, as discussed.

Commissioner Gaines viewed Cady Street as an extension of downtown and a vital connector to the four surrounding neighborhoods. He was a strong advocate for activating the park, especially at the corners. The two corners on either side of Hutton and Beal would be the next target, where there was high visibility and a lot of traffic. Many people would be willing to walk to places of interest, and enjoy the park along the way.

Commissioner Salliotte summarized the information presented tonight, which resulted in almost 100% of the development's ground floor Cady Street frontage devoted to retail or commercial space. There was not much more that could be requested, beyond turning the corner and having commercial space go down the park. He thought this was a good balance, and cautioned that too little commercial space was better than too much, in terms of the risk of dark stores.

Commissioner Hay asked Mr. Gibbs how live/work spaces had fared in Birmingham.

Mr. Gibbs said there were 200 live/work units in Birmingham, the largest group of live/work spaces in the country. The spaces worked as planned, although some people were disappointed because the

live/work spaces presented a casual atmosphere, not an active downtown vibe. Economically there were challenges, as the first floor work space had to be mortgaged for non-residential use, complicating financing. In Birmingham the space was active, but was never going to be a main shopping district.

Chair Tinberg said that there seemed to be consensus regarding activating Cady Street, with the suggestion that what was presented was getting close to what could be expected. Some Commissioners also felt that there should be commercial/retail beyond Cady Street.

Commissioner Hay spoke to the importance of ensuring that what was provided in this development could fit into whatever the future was in the area.

Chair Tinberg appreciated the developer's comment about turning the end unit into retail, along with also converting the model condo unit into retail.

Commissioner DeBono reiterated that he felt the focus for retail should be on Cady Street. Perhaps another corner location could be considered, as suggested by Commissioner Gaines. He felt that asking for retail in the middle of the townhomes was setting a business up for failure.

Commissioner Hay spoke to the history of having neighborhood stores interior to neighborhoods, but acknowledged that might not be possible with expensive new construction; nor was it likely that nostalgic atmosphere could be replicated in today's environment.

Commissioner Barry spoke to the hopes and dreams of Northville residents, who have expressed their desire to activate Cady Street. These desires had to be put side by side with the current desires of the developer and the need to make things work. The plan for the area needs to include a robust plan for the future.

Commissioner Barry strongly supported activating the street and the park, as he had stated, and felt the activation was critical to melding the new community with existing Northville. He suggested finding a way to activate the space seasonally, to augment fixed place retail with food trucks, fixed restrooms, etc.

Discussion summary:

- Consensus was to activate Cady Street.
- Commissioner Salliotte thought the developer should evaluate the viability of the expansion of retail opportunity and see if the park could be activated on both sides, ensuring the entire community has access to the park, and that park access feels welcoming.
- Commissioner Kirk thought a southern activation could be developed over time, but right now the focus should be on the north end and the corners of the park.
- Chair Tinberg thought a food and drink destination might work on the southern end.
- Commissioner Gaines said that in light of the recommendation of the amount of retail that could be supported along Cady Street, he would like to consider areas on Center Street, which did not have to be a completely residential street. He would also like to see interior retail/restaurant use discussed further, and encouraged the development team to look at as many options as possible when trying to create a mixed environment that would invite all of Northville to enjoy this area.
- Commissioner Hay spoke to the strengths of the development team. What did they think of Commissioner Gaines' suggestion?
- Commissioner Hay recommended a close reading of the Carlisle/Wortman report, along with the correspondence from Sustainability Team members Gutman, Spillane and Haifleigh,

which provided specific and actionable suggestions. He considered those two documents to be source documents in terms of explaining what the community wanted and if the plan met ordinance requirements.

Mr. Wertheimer said they had heard a lot of feedback tonight, and they had the ability to modify the plan to accommodate some of that feedback. He was not sure all the commissioners were saying the same thing, but he felt it important to have everything on the table.

Commissioner Tinberg suggested that the Planning Commission break for the night, and continue deliberations on April 19.

Commissioner Barry asked about the water table issue on the south side of the development and the reasons why the finished grade level had been changed to 4', without the change being noted on any document. He and his friend Don Webb stood by the understanding that there is a 12' separation between the water level and the average 779 finished grade of the old plans. He asked that the City arrange a meeting with Don Webb, the City engineers, and Hunter Pasteur representatives to discuss this issue. Right now he was not in agreement with the developer's position.

Planning Consultant Elmiger said the Project Engineer and the City Engineer should address this issue, as they had been in communication with each other, and had talked with Mr. Webb as well.

Commissioner Barry said he had issues with the City Engineer's report.

Chair Tinberg asked for input from the Commission whether this issue should be discussed outside a Commission meeting as requested by Commissioner Barry.

Commissioner Hay thought this was something best handled offline. The Commissioners were not experts in this area; the engineers needed to talk things through. He had experience with expensive homes being built too deep, so that if the sump pumps ever stopped running the basements flooded. He supported erring on the side of caution.

Commissioner Gaines said if the topic reflected recent changes that had an impact on decisions being made, he would like the issue discussed before the entire Commission.

Planning Consultant Elmiger advised that no decisions would be made at an offline meeting, but would be for educational and communication purposes only. The information would then come back to the Planning Commission.

City Manager Sullivan said that Don Webb and OHM had already met.

Commissioner Barry said that Mr. Webb and OHM were not in agreement. He supported a meeting between the developer's engineer and the city's engineer.

Bob Emerine, Seiber Kiest Engineering, explained that on February 9 Seiber Kiest provided a memo to the City discussing the groundwater depths on the site and the proposed location of the single family homes. The key points of the memo included:

- The existing ground area in the south is the lowest portion of the site. According to the March 2018 geotechnical report submitted to the City, the groundwater depths in the race track are approximately 3' to 4' deep.

- The proposed single family homes in this development will have 10' deep basements. In order to keep the basements a safe distance above the groundwater, the finish grades of the home will need to be a minimum of 12' above the ground water elevation.
- If the single family homes were built in the race track area, approximately 8' to 10' of fill would be required to bring the grade up high enough to keep the basements safely above the groundwater elevation. In order to raise the site this high, approximately 100,000 to 125,000 cubic yards of fill would be required, at a cost of \$2.3 to \$3 million.
- The race track area should be kept as low as possible, to limit the amount of fill required and to keep the grades as close to existing as possible.
- The race track area between Beal and Fairbrook is where the single family homes are currently located. The site goes up very quickly from the racetrack, with a very steep grade.
- The groundwater depths in this portion of this site are 11' to 15' deep, making this area of the site a much better location for the single family homes, because the basements can be installed below grade and above the existing groundwater elevations, limiting the amount of fill needed to grade the site properly.
- As discussed in their February memo, Seiber Kiest has been working with the city engineer. The original plans were submitted to the City in January and represented a conservative grading plan based on the high water elevation in the detention pond. This plan assumed that the bottom of the detention pond was also set above the ground water elevation. This in turn raised all of the grades in the race track area.
- After discussions with OHM regarding the criteria that Wayne County currently has, it was determined that the detention basin can actually be lowered 4' because the permanent pool in the detention pond is now allowed to be under the ground water elevation, allowing the developers to lower the detention pond 4' from what was originally assumed.
- By lowering the high water elevation of the pond, the developers can then effectively lower the entire southern portion of the site an additional 4', reducing the amount of fill that is required to bring everything up.
- Benefits of lowering the racetrack area include: The entire southern portion of the site will have proposed building grades that are 4' lower than if single family homes were built on that area. All the proposed grades of any buildings in the racetrack area can now be 4' lower. The proposed buildings will now all be 4' closer to the existing grade as compared to the existing situation.
- Units directly north of the Johnson Drain will be allowed to have a finished grade at or near existing grade along the banks of the river. This will limit the amount of grading needed directly adjacent to the river, reducing the need for any steep slopes or retaining walls that might be required along the riverbanks, and the pedestrian path that's located in the River Park will also be improved because it will be built at or near existing grade.
- Additionally, the rooftops for the units and the racetrack area will be lowered 4', reducing the visibility of those units from Seven Mile Road and from Center Street.
- From a pure groundwater perspective, the area of the site between Beal and Fairbrook Street is the ideal location for the single family homes on the development. The 11' to 15' groundwater depth in this area will allow for basement excavations and keep the basements above ground water elevation. Additionally, the total amount of fill required to construct the development is reduced significantly, and will reduce grading impacts near the near the Johnson drain.

Mr. Emerine said he had gone over this material extensively with OHM, and he felt OHM was in agreement with their findings. The original plan was based on the location of the detention pond, not necessarily the groundwater elevations. Also, the original plan would actually need to come up another 2'. The racetrack is basically a big bowl, which would have to be raised 8'+ to build single family homes in that area – a very large cost. The new plan allows the developer to reduce the

impacts along the drain. Mr. Emerine said it is a much better location to have the single family homes located north of Fairbrook Street.

Commissioner Barry discussed with Mr. Emerine the original grading information submitted, and why he believed single family homes with 8' basements could be built in this area, based on the old grading plan. The reason he was pushing this discussion was because there was interest in the community to have single family homes on the southern portion of the site.

Chair Tinberg said this would be deliberated at the next meeting.

Commissioner Barry pointed out that the conversation between Mr. Webb, a civil engineer who sat on the Brownfield Redevelopment Authority, and OHM occurred after OHM had written their report. He thought a meeting between Mr. Webb, OHM, and the developer would be useful if it could be set up before the Commission deliberated this issue.

In response to a question from Commissioner Gaines, Mr. Emerine said there was a slope that mainly occurred from Fairbrook Street north. Regarding the racetrack, the outside edge of the racetrack was about 5' higher than the inside of the track, forming a big bowl. In consultation with OHM, they came to the conclusion that they could lower the detention pond an additional 4', which allowed them to reduce the massive amount of fill. That was the main reason for the grading change.

Engineering Consultant Bayley, OHM, said they did have a meeting with Don Webb, where they agreed to disagree. OHM had reviewed the developer's plans. The original plan that Hunter Pasteur submitted was conservative, based on the interpretation at the time of the new Wayne County stormwater ordinance. After further research and discussion with OHM staff who work with Wayne County, Hunter Pasteur was able to lower the stormwater detention pond into the groundwater table, which allowed the change to take place, resulting in a better design that didn't require as much fill, which meant they didn't need to have steep slopes and retaining walls – a huge benefit, especially at the southern end, where the development comes up against Johnson Creek. OHM had looked at the grading in terms of mass and making sure that each of the finished grades of the homes is appropriately higher than the catch basins in that area. OHM did not do a high level grading review of the wetlands, because the plans are preliminary in nature, and will keep changing. OHM didn't feel that it was critical to have the final grading down to the finished product at this preliminary stage. It was unfortunate that the change was not brought to Planning Consultant Elmiger's attention when she received the revised plans. In the February 9 memo from the applicant, the applicants had come to the conclusion that this 4' change could take place, and had stated they were expecting to submit a revision with that change. It was unfortunate in the way that that the change came through, but it is a reasonable change.

Chair Tinberg summarized that it appeared OHM and Mr. Emerine were in consensus about what happened with the grade change. Mr. Webb is an independent resident of the city, who clearly has expertise in this field. She encouraged Mr. Barry to invite Mr. Webb to be present for Planning Commission deliberations at the next meeting. Absent any strong feelings from the rest of the Commission, she did not see a need to direct City Manager Sullivan to convene a meeting with two parties that already agree, to meet with a single resident.

Commissioner Salliotte said he didn't see any reason for the meeting not to take place, although it might not change anything. In any event, the change should be part of the discussion. The more discussions, the more open dialogue, the better. He did not object to the parties having a meeting.

Commissioner Maise pointed out there would be a cost to the City to continue the conversation offline, which might revolve around 10' or 8' basements.

Commissioner Hay thought that anything less than a 10' basement was not marketable at this price point.

Chair Tinberg said she was not hearing strong consensus to direct the City Manager to organize the meeting between the city engineer, the project engineer and Mr. Webb. This item would be deliberated at the next meeting.

Commissioner Gaines asked that the development team provide a comprehensive overview of the project in 3D, whether a 3D rendering or printed model. Without this, it was difficult to have a comprehensive understanding of the plan.

Chair Tinberg closed the discussion.

9. OTHER PLANNING COMMISSION BUSINESS

None

10. ADJOURN

MOTION by DeBono, support by Maise, to adjourn the meeting at 10:39 pm.

Motion carried unanimously by voice vote.

Respectfully submitted,
Cheryl McGuire
Recording Secretary

April 12, 2022

City of Northville Planning Commission
215 W Main Street
Northville, MI 48167

Re: Northville Downs – interior retail

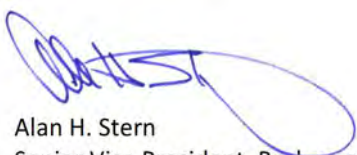
City of Northville Planning Commission,

During the Planning Commission meeting on April 5, 2022, there was discussion on having the Hunter Pasteur team develop additional retail spaces along Cady Street as well as adding retail facing the interior of Central Park. The recommendation for additional retail space along Cady Street within the apartment and condo buildings is viable, we have concluded that an additional 4,000 - 5,000 SF of retail space is achievable along Cady Street.

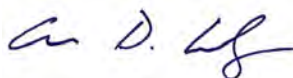
However, in our professional opinion, it would be extremely difficult to lease retail space facing the interior of Central Park, as well as Center Street, and if the space was leased, we would worry that the tenants would default on their leases due to the following reasons:

- Due to the various seasons in Michigan, there will be limited foot traffic during the colder months of the year.
- It is cost prohibitive for a developer to develop retail space just for seasonal use.
- Based upon construction cost today (which is rapidly increasing), we believe it will be very difficult to find a creditworthy tenant that will be willing to execute a long-term lease and pay approximately \$35 to \$40 per square foot (including the Tenant's proportionate share of taxes, insurance, and common area expenses).
- A retail tenant's occupancy cost is generally between 5-8% of total sales. The amount of rent a tenant would pay (as referenced above) coupled with build-out costs would necessitate year-round customer demand and good street visibility.
- Vacant retail spaces would be a blight and have a negative impact on the remainder of the Downs development. Having unsuccessful retail or continual vacancy would also harm the residential value and have a detrimental effect on housing values in close proximity to the vacant retail. This was also validated by Bob Gibbs during the 4/5/22 Planning commission meeting.
- The 18' grade change creates a slope of 5% along Hutton/Promenade from Cady Street to Beal Street which is not desirable retail space due to the fact that the space is not facing a main street and will have minimal walkable street traffic.
- The grade of the prospective retail space within the apartment building at the corner of Beal and Hutton creates marketability issues due to the grade difference at this location of +/- 4'.
- Retail on Hutton and Beal streets will lack exposure and visibility to any of the primary commercial streets which is very critical to any retailer. Surrounding residential uses along Beal and Hutton Streets reduces the amount of retail exposure.
- Retail on Center Street provides challenges with the limited amount of parking on Center Street, which is not considered a primary commercial street. The distance from the available customer parking to Center Street creates challenges for the retailers and their patrons.

Should you have any questions, please do not hesitate to contact us.



Alan H. Stern
Senior Vice President, Brokerage Division



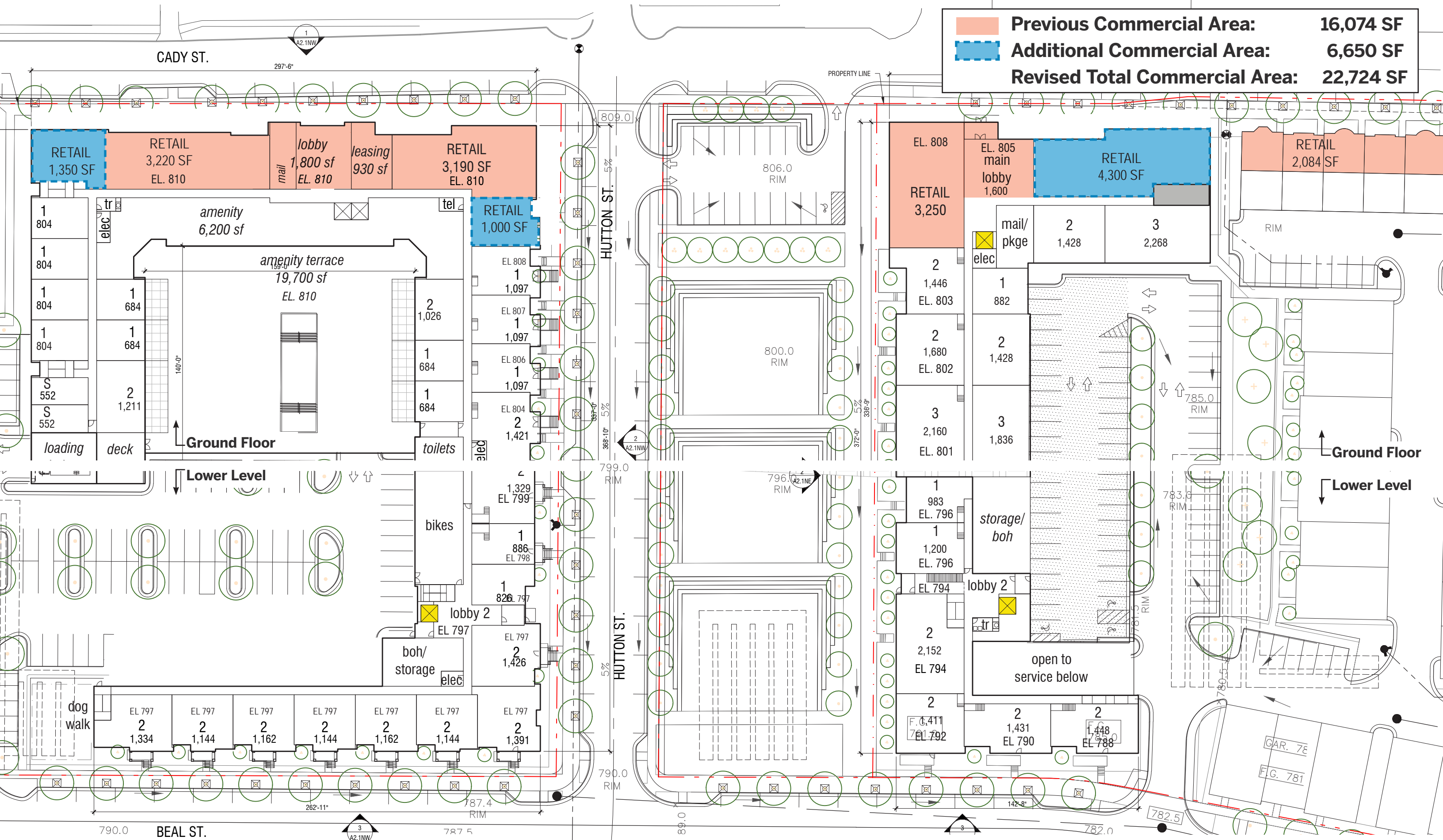
Andrew D. Ledger
Managing Director, Brokerage

Commercial Space

Total Commercial
Area: 22,724 SF



Overall Site Plan



North Site Street Level Plan

Scale : 1" = 50'





Carlisle | Wortman
ASSOCIATES, INC.

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

MEMORANDUM

TO: City of Northville Planning Commission

FROM: Sally M. Elmiger, AICP

DATE: April 13, 2022

RE: Downs PUD/Preliminary Site Plan – Commercial Space Change

At the April 5, 2022 Planning Commission meeting, the Commissioners began discussion of the Preliminary Site Plan, focusing on “land uses and locations.” This discussion revolved around the amount of proposed commercial space in the project.

The Planning Commission communicated that the vision for Cady St. was seen as an “active” street that was an extension of the downtown. The discussion evaluated the amount of commercial space offered by the project, and how this would contribute to the desired character of Cady St. Presentations were made and questions answered by the applicant’s retail expert, Friedman Real Estate, as well as Gibbs Planning Group, retail expert engaged by Northville’s Downtown Development Authority.

At the end of the discussion, the developer was asked to consider the following refinements to the Site Plan:

1. Add more retail/commercial space along the Cady St. frontage.
2. Look into adding a small amount of commercial space along S. Center St.
3. Evaluate if there are any opportunities for commercial space in the south end of the project.

The minutes of the meeting more fully describe the Planning Commission’s discussion.

The developer has responded to this discussion with a report from Friedman Real Estate (dated April 12, 2022), as well as illustrations of 4,000-5,000 s.f. of additional commercial space being offered along Cady St. and the north end of the new Hutton St. extension. This information has been provided to continue the “land use and locations” discussion at the April 19, 2022 Planning Commission meeting.

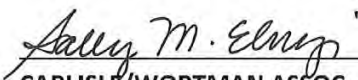
We have provided a comparison table below showing the proposed changes in retail space offered by the project:

Table 1: Comparison of Commercial Space in Preliminary Site Plan

	Preliminary Site Plan (1-18-22)	Preliminary Site Plan Revisions (4-12-22)	Difference
Commercial Space (for Retail/Restaurant Tenants)			
Cady St. Frontage:			
Apt. Building Retail	6,820 s.f.	7,760 s.f.	+940 s.f.
Condo. Building Retail	3,250 s.f.	7,550 s.f.	+4,300 s.f.
Row Houses (flex space for live-work)	2,084 s.f.	2,084 s.f.	--
New Hutton St. Frontage	--	1,000 s.f.	+1,000 s.f.
Subtotal	12,154 s.f.	18,394 s.f.	+6,240 s.f.
Residential Service Areas (Lobby & Sales/Leasing Office)			
Apt. Bldg. Residential Services	2,450 s.f.	2,730 s.f.	+280 s.f.
Condo. Bldg. Residential Services	2,760 s.f.	1,600 s.f.	-1,160 s.f.
Subtotal	5,210 s.f.	4,330 s.f.	-880 s.f.
TOTAL			+5,360 s.f.

As shown in the table above, the “traditional” commercial space that can be leased to retail or restaurant tenants has increased by 6,240 s.f., and the amount of commercial space that is used only by the residential tenants as a lobby, mail room, or leasing/sales uses has been reduced by 880 s.f. Most of the new traditional retail space is located on the Cady St. frontage which, in our opinion, will contribute to the “active” street character desired. In addition, one retail unit has been added to the northeast corner of the apartment building on the new Hutton St., facing the Central Park and encouraging pedestrians to turn the corner on Hutton and engage with the Central Park.

One detail that was described at the April 5 Planning Commission meeting was that a 2,480 s.f. condominium unit would start out as a model/sales space while the condominiums are being marketed, and then transition to “traditional” retail space. However, since that time, the applicant has clarified that this space will not be used for sales at all, and will be strictly retail. Another unit in the condominium building will be used as a model.


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

Cc: Patrick Sullivan
 Dianne Massa

**Written
Comments
Received**

From: footdoc86@aim.com
To: [Dianne Massa](#)
Subject: Northville Downs
Date: Tuesday, April 5, 2022 7:28:20 PM

Dear Clerk Massa,

Please find following a letter that we are requesting to have included in the next Northville Downs redevelopment committee meeting packet.

Thank you for your consideration.

Dan Hodor

Dear Members of the Northville Downs Redevelopment Commission:

We are new residents of Northville as of this past October 2021. Among the greatest features of Northville we admire are the beautiful natural wooded areas, historical architecture homes, and the charming downtown business district. My wife and I noted how we feel like we are in northern Michigan where many similar and rare community features still exist.

We, like many other residents, are deeply concerned about the negative long term impact of the Hunter Pasteur redevelopment plans for Northville Downs that will result in significantly increased commercial and residential population density in Northville. The negative long term effects include increased traffic noise, congestion and pollution to the surrounding areas.

Downtown Northville is a rare gem in southeast Michigan. We believe that any redevelopment efforts should place precedence on the renewal, beautification and preservation of wooded land and park resources and protection of the historical nature and charm of downtown Northville. These community qualities are becoming increasingly endangered in southeast Michigan as smaller cities cave to developer pressures to maximize commercial and residential density per square foot for profit without regard to the long term and irreversible environmental and infrastructural stresses such overdevelopment causes.

We believe that the best interests of our existing surrounding communities will be far better served if we take this opportunity to transform the Northville Downs acreage from its decaying state to an area that expands, not diminishes, the unique landscape and architectural features that make downtown Northville so appealing. We believe that the Northville Downs land has the potential to enhance the natural beauty and character of the surrounding areas and maintain Northville as one of southeast Michigan's most desirable and premiere places to live.

Respectfully submitted,

Linda and Daniel Hodor

47738 Dunhill Ct
Northville MI 48167

From: [Greg Swanson](#)
To: [Dianne Moore](#)
Subject: Northville Downs Project
Date: Friday, April 8, 2022 8:31:26 PM

Hi Dianne

Thinking more about the Downs project:

First, as I have mentioned in previous public meetings, I would like to make sure that the whole project in its entirety is bonded. So that no matter what happens over the entire timeline to any portion of the project by any of the people/entities/company's involved, all costs will be covered 10 ways to Sunday and the City wouldn't have to pay a dime. Also that there is a solid timeline for each phase with penalties for not staying within the schedule (unlike the condo project on Center Street that has been an eyesore for years now).

Second, I would like to make sure that it is in writing and cast in stone that there is one entity/company that is the main contact (project manager) for all aspects, concerns, issues for the entire project, with the City. To make sure the City does not have to chase around to the various parties that Hunter Pasture has brought into the project for the different phases.

Third, please see the attached photos of the crappy development at 5 Mile and Beck. It hasn't even been completed and it already looks bad. These disgusting, hideous, brain dead Multi use developments with a few houses mixed in with condos, apartments, townhouses look very hodgepodge and cheap. They certainly do not portray the Historic character and appeal of Northville.

The project at 5 and Beck has a similar Central Park area. It doesn't appear to be active or used much. Here and there a few people take 5 minutes to walk their dog and are gone, otherwise it sits barren. The Central Park proposed by Hunter Pasture will take taxpayers money and the city's time and management to activate and maintain it and make it an dynamic engaging public space. We need to be prepared to do that. Just because the space is built doesn't mean it will inherently and passively be vibrant and useful. Plymouth has Kellogg Park and it is a great model for a Northville to emulate and learn from.

Thanks to all of you for your hard work and time. I know there are a lot of good people and various teams striving to make sure there is a significant positive cohesive outcome.

Greg Swanson

















Sent from my iPhone

April 5, 2022

To: Donna Tinberg – Chair
Planning Commission Members

Ladies and Gentlemen,

HPN petitioned the Northville City Council for approval to modify their original option to purchase the lot on Cady St., so they could purchase the property prior to PUD and site plan approval, as their original option stated.

Some of the Council members were aware that HPN was going to close on the Downs property very soon.

I looked into this, and discovered that HPN was not going to close on the property, as HPN had assigned the purchase of this property to “Perennial Homes” with Mr. Wertheimer as authorized signatory. The packet enclosed outlines my presentation to the City Council last evening, 4/4/22, for your information.

When City Council came out of closed session, they notified the audience there would be no decision on this item, and they would revisit it at their next meeting.

The potential may thus exist that Perennial Homes will own the northern 14 acres of The Downs property.

Respectfully

Jim Long

April 4th, 2022

To: Mayor Brian Turnbull
Members of the City Council
City Manager Pat Sullivan

Ladies and Gentlemen,

For purpose of my comments I have attached the following:

A. Page 1 of the original HPN "Option To Purchase" dated 7-23-19.
Please note the highlighted area (b).

B. Page 1 of the HPN "Supplemental Agreement To Option To Purchase". Please note the two highlighted areas D and E.

HPN was originally scheduled to close on the northern 14 acres of the noted property on Tuesday 4-5-22.

I have received information that HPN will not be closing on this property as HPN has assigned the purchase of this property to "Perennial Homes", with Mr. Wertheimer as Authorized Signatory.

Perennial appears will now be the owner of the northern 14 acres of The Downs property.

To me this should be very concerning to the City of Northville for a number of reasons:

1. Why was the change of ownership necessary from HPN to Perennial Homes ?

2. Why now the urgency to purchase the City property prior to their original demand that it be completed after their development plan is “...approved by Northville or withdrawn by HPN”?
3. Why the separation of ownership of 14 acres from the proposed HPN development for The Downs?
4. Will this allow HPN to sign over ownership of this parcel of property that they will purchase for \$422,917.00 to Perennial Homes?
5. Will Perennial Homes thus then be the owner of a parcel of prime Northville Land that in today’s market could easily be worth in excess of 700,000.00?
6. Is this a “Plan B” for HPN with the long difficult process of approval of their current proposal for The Downs?
7. Will this allow HP to close down HPN with no legal recourse by The City?
8. Is there a hidden agenda here?

Every decision has a down side. Any decision to grant HPN approval of the “Supplemental Agreement” has way too many downsides.

I thus urge the Northville City Council to reject this proposal.

Respectfully,

Jim Long

OPTION TO PURCHASE

This Option to Purchase (the "Agreement") is entered into as of the 23rd day of July, 2018 ("Effective Date"), by and between Hunter Pasteur Northville LLC, a Michigan limited liability company, whose address is 32300 Northwestern Highway, Suite 230, Farmington Hills, MI 48334 (herein "HPN"), and the City of Northville, a Michigan Municipal Corporation, with offices at 215 W. Main Street, Northville MI 48167 (herein "Northville").

Recitals

- A. Northville owns a certain vacant parcel located in the City of Northville described on attached Exhibit A ("Northville Property");
- B. HPN is proposing to develop property described on attached Exhibit B ("HPN Property"), which is adjacent to the Northville Property;
- C. HPN desires an option to purchase the Northville Property for development purposes as a mixed used commercial and residential development together with the development of the HPN Property ("Development");
- D. Northville also owns a parcel of property located immediately west of the Northville Property described on attached Exhibit C ("Additional Property"). A third party currently holds an option to purchase the Additional Property; and
- E. Both parties wish to set forth the consideration, terms, and conditions upon which HPN shall have an option to purchase the Northville Property and the Additional Property.

In consideration of One Hundred and no/100 Dollars (\$100.00) paid by HPN to Northville, the mutual covenants herein contained, and other good and valuable consideration, the receipt and adequacy of which are hereby mutually acknowledged, the parties agree as follows:

1. Grant of Option.

- (a) Northville hereby grants to HPN the exclusive option to cause Northville to sell, warrant, and convey to HPN, subject to the conditions and reversionary interest expressed herein, the Northville Property as described on Exhibit A.
- (b) This option shall remain in effect for as long as HPN is pursuing approval of a plan for the Development, and until such plan is approved by Northville or withdrawn by HPN, but in no event longer than three (3) years from the date of this Agreement; except as may be extended upon the mutual agreement of the parties. HPN shall have the right to seek additional six (6) month extensions from Northville provided that HPN continues to pursue approvals required for the Development. Northville shall not unreasonably withhold its agreement to HPN's request for an extension.

SUPPLEMENTAL AGREEMENT TO OPTION TO PURCHASE

This Supplemental Agreement to Option to Purchase ("Agreement") is made and entered into as of the date of the last signature on the signature page hereof ("Effective Date"), by and between the City of Northville, a Michigan municipal corporation, whose address is 215 W. Main Street, Northville, MI 48167 ("City"), and Hunter Pasteur Northville LLC, a Michigan limited liability company, whose address is 32300 Northwestern Highway, Suite 230, Farmington Hills, MI 48334 ("HPN").

RECITALS

- A. City is the owner of the real property, more particularly described on Exhibit "A", attached hereto and made a part hereof ("Northville Property").
- B. HPN intends to purchase the real property adjacent to the Northville Property, more particularly described on Exhibit "B", attached hereto and made a part hereof ("HPN Property").
- C. HPN has proposed to: (i) develop the HPN Property and the Northville Property, which together constitute the Development (as hereinafter defined) as a mixed-use commercial and residential development pursuant to the Planned Unit Development ("PUD") provisions of the City Zoning Ordinance containing a multi-story mixed use structure with commercial or office uses on the first floor and residences above (the "Development"); and (ii) demonstrate as a part of the Development the method by which HPN would replace the ninety two (92) parking spaces currently located on the Northville Property with ninety two (92) non-exclusive public parking spaces located within 600 feet of the outside perimeter of the Northville Property, which ninety two (92) non-exclusive parking spaces will be in addition to the parking to be provided as a part of the Development.
- D. HPN and City entered into an Option to Purchase the Northville Property on July 23, 2018, which Option was amended on August 7, 2021 (collectively, the "Option Agreement"). Under the terms of the Option Agreement, HPN may not exercise the option to purchase the Northville Property until it has obtained Preliminary Plan and Final Plan approval for the Development. HPN has applied for and actively continues to pursue approval for the Development but as of the Effective Date of this Agreement HPN has not received approval.
- E. HPN desires to exercise the option under the Option Agreement and purchase the Northville Property without having obtained approval for the Development. City will allow HPN to exercise the option under the Option Agreement and purchase the Northville Property under the terms and conditions of the Option Agreement and this Agreement as hereinafter set forth.

NOW THEREFORE, in consideration of the foregoing Recitals and the mutual covenants contained herein, the parties agree as follows:

Hunter Pasteur

April 11, 2022

Ms. Dianne Massa, City Clerk
215 W. Main St.
Northville, Michigan 48167

On Wednesday, April 6th, Hunter Pasteur received a copy of correspondence written by Mr. Jim Long to the Planning Commission regarding his concerns with Hunter Pasteur's option to purchase a portion of the City owned parking lot on Cady Street. Mr. Long stated in his correspondence that he discovered that Hunter Pasteur had assigned the purchase of the property to Perennial Homes with Randy Wertheimer as the authorized signatory. Mr. Long presented similar comments to the Northville City Council on April 4 and asserted the possibility of a "hidden agenda" and "way too many downsides". We ask that this letter be provided to both the City Council and Planning Commission.

It is a common practice in the development of real estate projects for different, but related, entities to be involved in the initial purchase and final development stages. Initially, one entity may enter into the purchase agreement and another entity, consisting of some of the same, but additional partners brought into the project for investment purposes, purchase, and development of the project. That's what was done here.

Hunter Pasteur Northville LLC contracted with both Northville Downs and the City to purchase the north parcel and the City parking lot parcel, respectively. The Northville Downs purchase agreement for the north parcel was assigned to Perennial Northville LLC, and purchased on April 6th. The option agreement with the City will be assigned to Perennial Northville LLC prior to closing and Perennial will become the purchaser too. **(The option agreement specifically permits this type of transfer to occur.)** Both properties will be developed together once the project is approved by the City. Perennial Northville and Hunter Pasteur Northville are related entities. Randy Wertheimer is and continues to act as a managing partner of both entities, with other development partners.

If you have any additional questions relating to this matter, please contact Randy Wertheimer (randy@hunterpasteurhomes.com) or Seth Herkowitz (seth@hunterpasteurhomes.com).

Sincerely,

Randy Wertheimer and the Hunter Pasteur Team



From: [Chin May](#)
To: [Dianne Massa](#)
Cc: [Julia B](#)
Subject: Concerns regarding The Hunter Pasteur proposed Preliminary Plan
Date: Wednesday, April 13, 2022 4:47:42 PM

Dear Ms Dianne Massa,
City Clerk
Northville, MI

We've lived in Northville since 2018 in a small condo off 8 mile & Taft, and with the new development projects are considering leaving the city because that's not what we moved here for.

With such a huge development we see Northville downtown becoming like a Royal Oak, or Birmingham downtown. If we were okay with that we'd have just lived there. What we loved about Northville was the history, the quaintness, and the small-town feel.

The Hunter Pasteur proposed Preliminary Plan in its current form is very high risk to the city. We urge the Planning Commission to adopt the Criteria Listed in this email to objectively evaluate if the Plan meets the PUD requirements as stated in Article 20 of the Zoning Ordinance. We feel that the Plan does not meet the PUD requirements, in particular, Section 20.05:

“.....The proposed use or uses shall be of such location, size, density and character as to be in harmony with the zoning district in which it is situated, and shall not be detrimental to the adjoining zoning districts....”

And therefore do not support this Plan in its current form.

Respectfully submitted,

Chin-May & Julia

1228 Charleston Ct
Northville, MI