

**DOWNTOWN DEVELOPMENT AUTHORITY
Meeting of the DDA Board of Directors
August 23, 2022**

The August meeting of the DDA Board was called to order at 8:04 am.

ROLL CALL

Present: *Mayor Brian Turnbull, DJ Boyd, Margene Buckhave, Aaron Cozart, Mike Jaafar, Jim Long, Greg Presley, Greg Richards, Shawn Riley, Mary Starring*

Absent: *Ryan McKindles*

Also Present: *Lori Ward/DDA Executive Director, Jeri Johnson/DDA Marketing & Communications Director, Patrick Sullivan/City Manager, Dave Gutman/Sustainability Committee, John Carter/City Council, Andrew Krenz/City Council, Barbara Morowski-Browne/City Council, Marilyn Price/City Council, Fred Sheill/Resident, Douglas Wallace/Northville Chamber of Commerce, Omar Eid/Hunter Pasteur, Seth Herkowitz/Hunter Pasteur*

AUDIENCE COMMENTS

None

APPROVAL OF AGENDA AND CONSENT AGENDA

Long would like to clarify his statement in the minutes from July 19, 2022. Long specifically indicated the 24 parking spaces in the dirt lot next to the church will not be there forever. There most likely will be a future development by his group and did not want it to be construed as part of the Downs development project. **Motion by Starring, seconded by Buckhave, to approve the agenda and consent agenda. Motion carries.**

NORTHVILLE DOWNS PRESENTATION

Herkowitz said the DDA portion of the project includes the quadrant south of Cady, with rough boundaries west of Griswold, north of Beal and east of Center Streets. There has been an extensive amount of community engagement including DPAC meetings, Planning Commission meetings, DDA meetings, Brownfield meetings over the past 16 months. There is a 178-unit mixed-use apartment building, a 1.25-acre central park, 70 row houses and commercial space. The footprint along Cady St. includes 18,580 sq ft of commercial space. As part of discussions with Planning Commission (PC), Hunter Pasteur was asked to evaluate commercial and as a response Hunter Pasteur reconfigured an additional 6,000+ sq ft of commercial space. A primary objective in relation to the retail footprint has been a focus on finding the right tenants to complement the established retail district and including food/beverage and neighborhood related retail while remaining cautious and conservative in the evaluation of retail space.

Herkowitz said as a recommendation from the PC and Central Park planning group, Hunter Pasteur removed the 18-space surface lot on the north end and created a hardscape for the fourth tier. Each tiered platform is about 10,000 square feet and accommodates the 18 ft grade down from Cady St. Herkowitz added that the design is meant to be flexible and adapt to many uses. The promenade properly integrates with Central Park and is ADA accessible with access points at each tier of the park. Upon completion, the park is going to be dedicated to the city and will be maintained by Northville Parks & Recreation.

Hunter Pasteur created a series of individualized facades and one change that was made was lowering the height of buildings on Hutton. Prior designs had apartments at 5 stories and the new design caps the height at 4 stories. The design goals in the Cady neighborhood are meant to make the entrances feel like an extension to the downtown. The eastern side of the development at the intersection of Cady/Griswold is also a key entry point into the downtown. There are 7 3-story rowhouses and consistent with the downtown style and Cady St corridor. Hunter Pasteur has also created two front facades, one on Cady and one on Griswold. Cady St. will include 5-foot sidewalks on both sides of the street, buffer zones, 8-foot parallel parking on both sides of the street and 11-foot driveways that will be shared with bikes. There are 338 public parking spaces which does not include two dedicated parking spaces per drive in the housing areas.

Herkowitz said another item that changed is the layout of the rowhouse and attached single family housing on Beal, Griswold and Cady. Hunter Pasteur eliminated a curb cut on Griswold and adjusted placement of housing. A significant portion of the development on Griswold falls inside the Historic District Commission (HDC). In response to feedback provided by HDC, materiality of the row houses was adjusted to include both a contemporary and traditional architectural style.

Herkowitz said the race track needs to be demolished and contamination needs to be cleaned up for the river project. Construction will start in the Downs neighborhood south of Beal immediately after the farmers market season ends in Fall 2023. Phase 2 will begin in Spring 2024 after environmental clean-up. The apartment and row housing toward the north end will begin construction in 2023 and new resident delivery will be in the 4th quarter 2024 or beginning of 2025. Hunter Pasteur is also committed to providing a home for the farmers market through the 2025 season, and will relocate the market once construction begins after the 2023 market season.

Herkowitz said a new storm water management system will improve rate of discharge and quality of water in the watershed. The site plan helps economic development by creating hundreds of temporary construction jobs and long-term permanent jobs in the commercial development. There will also be an increased annual tax revenue for the City and DDA. Current DDA tax capture at the Downs is approximately \$8,800 and will increase to over \$800,000 annually.

Long said the space currently available for the farmers market would be the vacant property where the Ford dealership was. That property right now is about \$2.25 million – Long asked

where the money will come from and the spot is a detriment to the walkability in the town. Long asked Sullivan if the development along Cady St. will include purchasing parking credits. Sullivan said they are providing adequate parking. Herkowitz said the developer created additional north/south connections including an extension of Hutton St. and Griswold to 7 Mile. The developer also created east/west connections which all created additional parking. Long said that there are only about 100 spaces that are convenient to the downtown when looking at parking applicable to the Cady St. commercial areas.

Jaafar said the City needs to ensure the construction doesn't block current businesses and that there will be a traffic problem when the development becomes a reality. Herkowitz said that there was an extensive review regarding traffic and traffic studies were reviewed by the City's traffic consultant, OHM. The only problematic intersection in and around the entire site plan was Northville Road and Seven Mile. Another pressure point was Seven Mile and Center St. and there is a recommendation in that spot for a roundabout. The general contractor for the project will put together a construction mitigation plan including truck routes and parking for workers during the development. Herkowitz said that a reason traffic is not going to have a larger impact is because the added east/west and north/south connections.

Herkowitz said the next steps include 1-2 more PC meetings before a vote. The PC will then make a recommendation to City Council, and Hunter Pasteur will present a plan and ask for approval from Council. The final site plan phase follows and the developer will advance engineering and architecture design drawings to bring back to the PC. Hunter Pasteur is also working with DPAC on project benefits and public contribution, and is nearing a conclusion with that group. Brownfield will be meeting next week, which will include funding discussions on the project. HDC has given certificate of appropriateness for the row houses and has been doing conceptual reviews on the other housing.

CITIZENS DISTRICT COUNCIL

Ward said that this council may be required if the DDA makes a decision to extend boundaries or change the DDA development plan. The council needs to be established for 90 days before making any recommendations. If the group does not need to meet, it can expire. Ward asked the board to reach out if anyone knows someone that lives within the DDA boundaries, as there are still two residents needed to form the council.

DPAC UPDATE

Turnbull said there have been two meetings and there is another coming up the first week of September. There is about \$42 million worth of projects that need to be done, including about \$28 million in parks and environmental, \$5.2 million farmers market development, \$250,000 for the historic log cabin, \$5.4 million for traffic and roadways and \$4.2 million related to utilities and infrastructure. DPAC is representative of the different groups and will keep this process moving along. Riley added that the members of DPAC include the Mayor, Brownfield Chair, Planning Commission Chair, Sustainability Chair, River Task Force Chair and DDA Chair. The task of this group is to look at funding and make decisions for the best interest of the groups.

Long asked if is this going to be the new process for all new developments. Sullivan said this group is working hand in hand with the approval process, and this particular development is not a typical development. Since the Downs development is a PUD, it needs to provide public benefits as part of the project. The PUD will not be approved if the public benefits aren't paid for. Ward added that the reason there was a presentation today is because while the DDA does not have a regulatory role in the project, the Brownfield TIF relates to the DDA. The developer will eventually come and ask the DDA to capture TIF revenues from the project for a period of time as payback for some of the public benefits of the development. DPAC will deliberate and then come to the DDA with a recommendation.

DOWNTOWN STREET CLOSURE UPDATE

Turnbull said that about two weeks ago, City Council decided to keep the streets closed for the foreseeable future. The DDA/City is now going forward and making plans for entrances, events, heating units for outdoor dining, and other details, and everyone will now need to work together to make this successful. Jaafar asked what the process is to expand the social district. Turnbull said to expand, the DDA will bring a recommendation to City Council. Ward said there is an advisory group that will discuss this and are planning to start the process of expanding the social district. Ward has also been in contact with the MLCC about different scenarios that will arise with an expansion.

Presley asked if the DDA has considered implications for ADA compliances now that streets will be closed permanently, such as curbs that are no longer necessary. Ward said that ADA accessibility is included in the RFP for the placemaking project and will be evaluated. Boyd said there should also be a focus on ensuring the potential Cady St. commercial district is connected to town.

ADVISORY BOARD

Ward said Cozart will chair the new Advisory Committee. Ward said that attachment 6.c in the packet outlines some of the issues that the committee is going to be working through. The committee is meeting on August 29 to begin working through this list. Ward said DDA staff is also meeting with the fire department this week to discuss outdoor heating. Ward said if there is any interest in reading through RFP submissions to let the DDA office know.

Ward also said attachment 6.d in the packet outlines the budgetary impact the street closures has on the DDA and the DDA will be working closely with the City to create a budgetary plan. Boyd said the Organizational Committee should make a presentation to the DDA Board on where DDA financing comes from and where tax capture comes from.

COMMITTEE INFORMATION AND UPDATES

- a. *Design Committee*: No report.
- b. *Marketing Committee*: Riley said the PR/Advertising summary is attached for review.

- c. *Parking Committee*: No report.
- d. *Organizational Committee*: No report.
- e. *Economic Development Committee*: No report.
- f. *Sustainability Committee*: Gutman said there was no meeting in August due to a special Planning Commission meeting scheduled on the same day. The Committee participated in a big tree hunt with Releaf Michigan to see if Northville had any trees to make the list. Many trees were reviewed and four were identified. Unfortunately, none made the champion list but Northville was listed on the “Big Tree List”. The Committee also listed recommendations to the Planning Commission for the Downs project.

BOARD COMMUNICATION

Riley said there is a special DDA Board meeting on September 13, which will replace the regular meeting for the month.

Motion by Turnbull, seconded by Richards to adjourn the DDA Board meeting. **Motion carried unanimously.**

Meeting adjourned at 9:42 am.

Respectfully submitted,
Jessica Howlin, Marketing & Administrative Assistant
Northville DDA