



## **PLANNING COMMISSION AGENDA**

**February 15, 2022 – 6:00 P.M.**

**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/83626868161?pwd=cFNLN1BCQVAYMENhY1ZtSFIVL1RXdz09>

Passcode: 613734 or Phone: +1 646 558 8656 or +1 301 715 8592 Webinar ID: 836 2686 8161  
Passcode: 613734

**1. CALL TO ORDER**

**2. ROLL CALL**

**3. APPROVE MINUTES** February 1, 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**

- The Downs Planned Unit Development/Preliminary Site Plan Review / Hunter Pasteur Northville LLC  
(Continued from Feb 1 meeting)

[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  
February 1, 2022  
7:00 PM

**1. CALL TO ORDER:**

Chair Tinberg called the meeting to order at 7:00 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  
AnnaMaryLee Vollick

Absent: None

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

Approximately 83 audience (28 in person; 55 remote via Zoom)

**3. APPROVE MINUTES: January 4, 2022**

**MOTION by DeBono, support by Barry**, to approve the January 4, 2022 meeting minutes as presented.

**Motion carried unanimously by voice vote.**

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

None.

**5. REPORTS & CORRESPONDENCE**

**A. CITY ADMINISTRATION:**

City Manager Sullivan

No report.

Building Official Strong

No report.

Downtown Development Authority Director Ward

DDA Director Ward said that per earlier discussions, the DDA will request that the Cady Street Area Retail Market Analysis conducted by Bob Gibbs be placed on an upcoming Planning Commission agenda.

Mayor Turnbull

- Thanked the Planning Commission for their many hours of work and everyone in attendance, including The Downs development team, for their participation in this public process.
- Encouraged everyone to look out for their neighbors during the impending snowstorm event.

**B. PLANNING COMMISSIONERS:**

Commissioner Gaines, Historic District Commission

- HDC met January 19 and heard 4 cases.
- Next meeting February 16, 2022.

Commissioner Maise, Brownfield Redevelopment Authority

- Next meeting Tuesday February 8, 5:00 pm.

Commissioner Barry, Sustainability Committee

- Committee continues to meet. Subcommittee formed to study the tree ordinance; members met with Building Official Strong for background information.

Commissioner Hay, Farmer's Market Task Force

- Presenting to City Council Monday, February 7, 2022.

Chair Tinberg, Board of Zoning Appeals

- Next meeting scheduled for February 2.
- Letter writing campaign continues to urge the state legislature to allow remote meetings when COVID numbers remain high. More information is on the City website.

**C. OTHER COMMUNITY/GOVERNMENTAL LIAISONS:**

None.

**D. CORRESPONDENCE:**

The Commission received the following correspondence regarding The Downs application for preliminary site plan approval:

- January 20, 2022, email from John Roby, regarding Roadways for Our Neighborhoods: Fulfilling the needs of NOW.
- January 27, 2022, letter from David Marold and Sheila York, 443 Grace Street, stating concerns regarding density.
- January 27, 2022 letter from Jeff and Terry Snyder, regarding Downs Proposal.

- January 28, 2022, memorandum from Kathleen Spillane regarding Northville Downs Preliminary Site Plan, focusing on walkability and placemaking.
- January 28, 2022 memorandum from Nancy Darga regarding Planning Commission Review of Downs Preliminary Site Plan, focusing on Walkability Expert Dan Burden's comments at the December 21, 2021 Planning Commission meeting.
- January 29, 2022 letter from Jeff Snyder, Executive Director of The Block Foundation, regarding Proposed Farmers Market.
- January 31, 2022 email from City Manager Sullivan in response to Nancy Darga's memorandum, and outlining the scope of work which Dan Burden was contracted to perform.
- January 31, 2022 letter from Marie McCormick, Executive Director, Friends of the Rouge regarding Site Plan Considerations.
- January 31, 2022 email from Thomas Barry to Dianne Massa, presenting feedback from Don Webb PE regarding The Downs Groundwater Study

## 6. APPROVAL AGENDA

**MOTION by DeBono, support by Vollick, to approve the agenda as submitted. Motion carried unanimously.**

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:

None.

## 8. SITE PLAN AND ZONING CHANGE APPLICATIONS

9. **The Downs Planned Unit Development/Preliminary Site Plan Review/Hunter Pasteur Northville LLC** [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 agenda item, and encouraged everyone to understand that all were partners together in this project, and asked that everyone treat each other with civility and respect by focusing on two concepts: 1) assume positive intent on the part of everyone involved, and 2) seek first to listen and understand.

Chair Tinberg explained the PUD process as laid out in Article 20 of the Zoning Ordinance, and explained that tonight the Planning Commission would focus on whether the preliminary site plan application was *generally complete*, which was the term used in the Zoning Ordinance. If the Planning Commission felt the plan met this standard, they would schedule a public hearing.

Chair Tinberg further explained that the PUD process was lengthy. After the future public hearing, the Planning Commission will make a recommendation to City Council regarding the PUD with its

preliminary site plan. City Council will then be the authority who approves or denies this PUD. If approved, the applicants will return to the Planning Commission within 6 months with a request for final site plan approval. After final site plan approval, the project will move forward with building permits and other approvals.

### **CONSULTANT REVIEW: Planning Consultant Elmiger**

Utilizing a PowerPoint presentation entitled *Northville Downs PUD Preliminary Site Plan Review, City of Northville, February 1, 2022*, Planning Consultant Elmiger summarized her January 7, 2022/revised January 26, 2022 written review for this application.

The applicants had submitted a plan on December 14, 2021. After reviews by Planning Consultant Elmiger and the City's Engineer (OHM), the applicants revised the plans and resubmitted them on January 20, 2022. Both plans are available on the City's website.

Consultant reviews were based on the requirements of the Zoning Ordinance, conditions contained in the Planning Commission's motion for PUD eligibility, and recommendations made in Dan Burden's walkability presentation.

### **Tonight's application for preliminary site plan review**

Was the Preliminary Site Plan *generally complete*? If "yes," the next step is for the Planning Commission to schedule a public hearing, after which the Planning Commission will make a recommendation to City Council.

The project was deemed "PUD Eligible" on November 2, 2021. Compared to the plans presented during the eligibility hearing, tonight's plans have been refined based on ordinance requirements and conditions in the PUD eligibility approval motion.

### **Review summary**

#### **Applicable Criteria**

#### **First Standard:**

per Sec. 20.04 General Design Standards.

Evaluate the plans against the requirements of the Zoning Ordinance; many of the zoning requirements also speak to other General Design Standards. Deviations may be granted provided the project achieves the objectives of the General Design Standards.

The applicant has provided:

- Information requirements of 20.06.
- Information requested in PUD eligibility approval motion.
- Information requested previously by the Planning Commission.

### **Preliminary Site Plan Requirements**

New information generates new questions. Recommend assessment of new information by City Engineer, DPW Director, and Building Official:

1. Transfer of ROW along Griswold?
2. Soils investigation report in relation to basements
3. Environmental conditions reports
4. River restoration design/permitting description

### **Dimensional Standards: Area, Width, Height, Setbacks**

Planning Consultant Elmiger evaluated the requested deviations from dimensional standards as to 1) deviations that would be beneficial to the project and 2) calling out "unresolved" deviations that need

to be addressed by the Planning Commission. Planning Consultant Elmiger also suggested a new beneficial deviation.

Beneficial deviations included:

1. Apartment building: location of 5<sup>th</sup> story half way between Cady St. and Beal St. is a good use of the change in topography going south from Cady Street.
2. Single family lots: Area and lot widths are smaller on 17 lots than the R-1B standard, thus providing more affordable lots.
3. Single family lots: Front setback smaller than R-1B standard, moving porches closer to the sidewalks, thereby encouraging neighbor interaction, which was a goal of the walkability studies.
4. Townhomes: Front setback 15' along the south side of Beal, creating a more urban street front.
5. Townhomes: Front setback 15'-17.5' along S. Center St., meeting Planning Commission goal for S. Center to be a more urban-type street.

Suggested new beneficial deviation:

6. Townhomes, side facades: Locate townhome “High Visibility Side” facades 10'-15' from Hutton, if possible, to match the single family homes to the south.

Unresolved deviations to be discussed/resolved with Planning Commission:

7. Townhomes, Floor area ratio (FAR): This may not actually be a deviation. Based on the townhouse applicant showing cost estimates for their contribution to public benefits in relation to the estimated project cost, this may meet FAR “bonus” provisions.
8. Townhomes, building height ½ story taller than ordinance/Master Plan calls for along S. Center and in Racetrack area: Provide illustration of view looking south from Fairbrook sidewalk to evaluate the impact of 3-story townhomes behind single-family homes.
9. Carriage Homes, front facing garage: a rear-accessed garage building design will require a driveway behind the carriage homes, directly adjacent to River Park and open space. While the 2-story carriage house is a desirable housing type, is there another design available that would not have garages jutting out?

#### Natural resources

1. Applicants provided tree information
2. “Removed” trees must be identified on survey/tree list
3. Suggested site plan modification: very large trees (31”-48” diameter) be retained if possible.

#### Building location and site arrangement

Question regarding residential units “in” River Park and possible relocation of the Griswold Street extension to connect to 7 Mile, per the walkability consultant.

#### Parking

- Change “Private Road A” to public road, making it possible to potentially add on-street parking.
- Walkability consultant recommended eliminating 18-space parking lot along Cady St. north of Central Park; this change would increase parking deficiency to 22 spaces.
- Total number of parking spaces for apartments and condos deficient by 4 spaces.

#### Site Access and Circulation

- The site plan was compared to the walkability consultant’s recommendations; City Engineer also weighed in.
  - Plans show many of the walkability consultant’s recommendations.
  - Some items suggested by walkability consultant are not possible (e.g., speed limits and ROW widths for public roads).
  - City Engineer has carefully reviewed walkability consultant’s suggestions. Where City Engineer recommends a different standard than the walkability consultant, use the City Engineer’s recommendations to revise the site plan.
- See improvements identified in the Traffic Impact Study and City Traffic Engineer’s comments.

#### Landscaping and Streetscape Amenities

- Streetscape amenities are identified on Grissim Metz plan sheets; all new and existing streets within the development will receive amenities.
- There is now proposed sidewalk along River Street, but without a curb to protect pedestrians from vehicles.
- Confirm that streetlights will be installed on new streets and along S. Center St. (Lighting details to be provided at Final Site Plan review).

#### Floor Plans and Elevations

- Historic District Commission will review buildings within the Historic District boundary.

#### Project Phasing

- Phasing plan to be reviewed by City DPW Director and Building Official. The City Engineer has provided comments.
- Townhome developer is developing the racetrack, and will therefore likely be responsible for daylighting the river. However, Phase I construction (townhomes on west side of S. Center Street) does not include any public benefits (river daylighting or River Park).

#### Is the submission *generally complete*?

There are six outstanding topics that could significantly impact the site layout:

1. Approach to funding public benefits
2. Extending Griswold across Johnson Creek to 7 Mile
3. Intersection improvements at 7 Mile and Sheldon/S. Center Street
4. Change “Private Road A” to a public road with 60-foot right-of-way and on-street parking
5. Status of 18-space parking lot
6. Proposed phases of project construction that don’t include any “public benefits.”

A form provided to each Commissioner asks:

- Is the information provided for each topic complete?
- What if any additional information is needed to decide on the six outstanding issues?
- Are there Commission questions related to other topics that require additional information?

Planning Consultant Elmiger concluded her review.

#### **APPLICANT PRESENTATION**

Members of the development team who would be presenting this evening included:

Randy Wertheimer, CEO, Hunter Pasteur Homes

Seth Herkowitz, Hunter Pasteur Homes

Tim O’Brien, Oboron, Northville

Mr. Wertheimer reviewed the history of the PUD application process to date. The developers had originally submitted for PUD eligibility in 2018, when they received considerable pushback from the community, and they paused to reflect on what they had heard. In 2020 the Planning Commission did a lot of work on revising the Master Plan. Simultaneously, Hunter Pasteur spent time listening to residents and business owners who participated in the Master Plan revision process. At the end of 2020 and early in 2021 they assembled a world-class team to put together a world-class plan for this site, which would include open space and parks to be used by residents for decades to come, along with diversified housing with price-points for all types of buyers. After putting together their team and their plan, the developers met with 9-10 community groups in the spring of 2021, including the DDA. They took feedback, synthesized the further comments they heard, and brought the plan to the Planning Commission. During the PUD eligibility hearing on November 2, 2021, the Planning Commission again gave feedback, and tonight's plan reflected those comments.

Mr. Wertheimer emphasized that the development team had financial depth, with the financial capability to complete this project, no matter what occurred in the economy in the next 5-10 years.

Mr. Wertheimer believed that tonight's application was *generally complete*, and asked that after tonight's discussion, a public hearing be scheduled.

Utilizing a PowerPoint presentation, Mr. Herkowitz discussed 4 primary topics, as outlined below:

**1. Revisions to the site plan and site plan issues.**

Revisions since the November meeting included building placement and orientation, layouts and massing, setbacks, open space, circulation, adjacent relationships, and interactions between various housing types.

- There were six primary housing types: apartments, condos, townhomes, row houses, carriage homes, single-family homes

Apartment: 174 apartments fronting Cady Street, Hutton Street extension and Beal Street extension. Building will include 9,270 square feet of commercial space along Cady. 295 parking spaces will include 187 garage spaces, and 108 outdoor surface spaces. All parking will be hidden from street view.

Design principals include articulation of buildings along the street, breaking up of facades with different widths, heights, architectural details, color, and materiality. Distinctive and individualized store front and residential entrances will create a strong, active, and inviting base.

Condominiums: No design changes to condo building since November.

Condo building fronts Cady Street, Beal Street, and the pedestrian promenade. 53 condos, with 4,850 square feet of commercial space. 108 parking spaces provided, 42 in below grade garage, and 66 outdoor spaces. All parking will be hidden from street view.

Restaurants planned at opposing corners, with outdoor seating.

Row Houses: Changes since November include:

Replaced 7 townhomes at Beal and Griswold with 6 row houses

Replaced 5 townhomes at Beal and Center with 4 row houses



Additionally there will be seven 3-story row houses on Cady Street with brick cladding, and 14 row houses on Griswold. All will have 2-car rear entry garages.

Townhomes. Changes since November include:

Townhomes have been repositioned throughout the site, with new placement along the South side of Beal and the east side of Center Street. 151 townhomes represents a 19-unit reduction.

Applicants agree with tonight's suggestion to establish a front setback of 10'-15' along Center and Beal Streets.

Applicants also agree that FAR requirements are met, due to public amenities meeting 10% of estimated projects costs.

Single Family homes. Changes since November include:

Reducing setback for the townhomes along Beal allows additional 10 foot setback for the single family homes in the block south of the townhomes. Single family homes will have varied lot widths and depths, with variation in floor plans, square footage, and elevations, creating a diversity in price point to attract a broader spectrum of home purchasers.

Carriage homes.

26 carriage homes, representing a new housing type, located along the southern portion of the site, primarily backing to Johnson Drain and naturalized wetland. Design of front façade with porches and front facing garages allows the front porch/entrance to dominate.

- Step-down configuration from apartments to multi-family to single family achieved by changes in the site plan.
- Reduced density. In 2018 599 total units were proposed. At the November 2, 2021 PUD qualification meeting, 481 total units were proposed. Tonight 474 total units were proposed, a total reduction of 125 units.

Mr. Herkowitz reviewed site-related plan issues as follows:

- 18-space surface parking lot. The First Presbyterian Church had asked if there was a way the plan could help alleviate congestion drop-off and pickup times at the preschool. As a good faith gesture the 18-space surface parking lot was included on the north side of Central Park. However, the most recent review letter suggested removing this surface lot. The applicants asked the Planning Commission to provide direction regarding this issue.
- Location of log cabin. The structure is within the future designed embankment of the daylighted river, and maintaining it in its current location is not a viable option. Due to the log cabin being on a slab, moving it will be extremely difficult; the only viable option appears to be reconstruction, at an estimated cost of \$250K; this cost was included in the resubmittal package. The developers will commit to share the expense of moving and reconstruction 50/50, with a \$225K cap. In return for this contribution the applicants asked that the appropriate city department or task force coordinate the move and reconstruction of the log cabin.
- Conceptual site lighting plan. Lighting plan will be refined; conceptual plan shows street lighting throughout the development.
- New proposed sidewalk along River Street. The applicants will coordinate with the City and River Walk Task Force to finalize the final pathway design.
- Cady Street commercial. Gibbs Planning Group written report suggests existing Cady Street area will be able to support additional 50,000 square feet of new retail and restaurant space

- and generate new annual sales of as much as \$23.4M. The report considers The Downs development as well as other approved and potential developments along the corridor, including underdeveloped properties along Cady Street. The report acknowledges that The Downs project will significantly increase Cady Street retail market potential, as well as provide additional support to local businesses throughout downtown Northville.
- The development team continues to be cautious in their retail assessment, as vacant retail is worse than no retail. Based on market analysis, Hunter Pasteur's experience, and the report provided by Friedman Real Estate, they believe their commercial footprint as proposed is appropriate.

## **2. Review of geotechnical environmental conditions and how the conditions affect the site plan.**

Mr. Herkowitz acknowledged the desire to step down density as development moved south. One suggestion was to locate the single family homes in the southernmost area of the site. However, the high water table constrained the footing locations for single family homes in this area. Regarding constructing homes without basements, Toll Brothers believed there was no market for homes without basements at this price point in Michigan. Constructing a basement in or near the water table was not an option. Raising the grade 5'-8' would still constrain the basement footing locations and prohibit the ability to have acceptable basement wall heights.

Mr. Herkowitz provided technical information regarding the completion of soil borings in the southern portion of the site. The water table appeared to be an average of 4' below the existing ground elevation, with a range from 3.5' to 7'. The existing geotechnical conditions precluded single family homes from feasibly being located in the southernmost area of The Downs site.

Mr. Herkowitz pointed out that the water table issue was a separate and distinct issue from the flood plain; there was no connection between them. Upon completion of The Downs project and the river daylighting project, there will be no floodplain on The Downs site or adjacent properties along River Street.

Other environmental considerations:

- The stormwater management system, combined with the daylighted river, will contribute to habitat and plant life restoration and create enough room to convey a 100-year flow within the banked area. River flows will never exceed the top of the river bank and will remain within the river channel. The river embankment is estimated to be 160' wide top of bank to top of bank.
- Additional investigations are needed in the soils throughout the development; there was likely abandoned concrete footings and utilities that will require removal and offsite disposal. Asbestos surveys will be required for buildings on the property that are currently in use and have not been completely assessed. Prior to demolition, asbestos abatement and hazardous material removal activities will be required.
- The 10" sanitary sewer located within Middle Rouge at the Beal Street Bridge will be relocated.

Regarding daylighting the river:

- The length of the daylighting project is 1100 feet, one of the largest river daylighting projects in recent Michigan history.
- The list of tasks that have to be accomplished include data collection, design and municipal approvals, preparation of construction documents, EGLE water resource permitting, FEMA CLOMR application, and SESC and Wayne County approvals, with an estimated time frame of 85 weeks to complete design and obtain all permits. Once started, construction will take approximately 6 months.
- The applicants will begin this process upon preliminary site plan approval.

- The applicants are committed to begin construction within 6 months of final government approvals. 2024 is a conservative estimated start date; construction will start earlier if approvals come through.
- Daylighting the river will take collaboration with the River Task Force and the City.

### **3. Funding of public benefits, daylighted river, River Park, Central Park**

Mr. Herkowitz explained that one of the conditions of PUD qualification was for the development team to work with the City Assessor regarding tax revenue estimates, and they had done this. The City had verified their information and confirmed, via the February 1, 2022 memorandum from Sandi Wiktorowski, Finance Director/Treasurer and Mitchell Elrod, City Assessor, that the data and estimates are reasonable and conservative:

- Tax revenue to the City and DDA projected increase from \$99,305 in 2022 to \$2,132,171 in 2028.
- Total property tax generation projected increase from \$302,721 in 2022 to \$5,731,635 in 2028.

The City will incur additional ongoing operating costs in maintaining Central Park and River Park. While the applicants deferred to City staff to estimate the exact costs of those services, they had created a conceptual budget in coordination with a landscape service and the applicants' landscape architect, with an estimate of \$150,000 per year for maintenance of the two parks.

Per Ms. Wiktorowski's memo, the City will not have to invest in infrastructure in The Downs development for at least another 20 years. The revenues generated by the development far outweigh the increased costs to city services.

Mr. Herkowitz said that for purposes of tonight's discussion, the public benefits only include the River Park, Central Park, and the daylighted river. However, the applicants' investment creates infrastructure benefits well beyond those three benefits, as discussed in detail at the November 2 meeting.

Funding the improvements to River Park, Central Park and the daylighted river is projected as follows:

#### Public benefit costs:

Land:	\$4 M
Demolition and asbestos remediation:	\$1.5M
Environmental remediation	\$2 M
Open Space improvement	
Central Park	\$2 M
River Park & Daylighting River	\$5 M
Contingency	\$1 M

Total costs: \$15.5M

#### Investment sources:

Brownfield TIF financing	\$10.5 M
Developer contribution	\$ 3 M
Grants & foundations	\$ 2 M

Total funding \$ 15.5 M

The developer will fund 100% (\$15.5M) for the public benefits upfront.

Mr. Herkowitz gave an overview of how Brownfield Tax Increment Financing (TIF) worked:

- Developer spends private dollars upfront.
- Developer builds a project and creates a tax generating development.
- After development is finished and assessed, a portion of the new taxes is used to reimburse defined eligible costs – this is the tax increment. The TIF agreement protects the existing tax base; no portion of the existing tax base can be used toward eligible costs. The TIF is also time limited, and tax value after termination of the TIF will benefit all entities receiving the taxes.
- The incentive is not guaranteed to the developer, but is only available if the developer achieves a development that increases property value. The amount of the taxes recouped cannot exceed the costs identified in the approved Brownfield Plan; the incentive amount is an “up to” maximum. The maximum can only be achieved if the value of the development rises enough, and the developer expends the projected costs.
- The \$10.5M estimated for eligible activity costs includes demolition, hazardous material abatement, due care, remediation of contaminated soils, and the cost of infrastructure construction. The recoupment is estimated to be complete in 4 years.
- The DDA, City, County and State would start to collect all new tax revenue in 2028, assuming construction regarding daylighting the river starts in 2024.

Mr. Herkowitz emphasized that sourcing the funding for River Park, Central Park, and daylighting the river is a true definition of a public, private, and philanthropic partnership, in order to create historic public benefits that will serve Northville and the region for generations to come.

#### **4. Review of Dan Burden’s walkability analysis and his presentation to the Planning Commission as it relates to The Downs development**

Mr. Herkowitz said that many concepts presented by Walkability Expert Burden were applied to the site design and architecture of The Downs project since its inception.

- Regarding housing diversity, 6 housing types were offered: apartments, condos, townhomes, row houses, carriage homes, single-family homes.
- There was also diversity of product type, in terms of size, floor plan, elevation, location, and price point. The project catered to a wide variety of buyers: empty nesters, young families, millennials, snowbirds, singles, etc.
- Open space: the site plan referenced more than 30% open space, with a 1.2 acre Central Park, 9.5 acre River Park, the daylighted river, 1 acre Greenway Park, and liner pocket park adjacent to the row houses. Every housing type was within 3 minutes of open space (a metric used by Mr. Burden).
- Central Park will be a grand outside living room, used for passive activities as well as larger programmed events.
- Mr. Burden recommended that highest density development be located closest to the downtown. The Downs’ highest density uses (apartments and condos) were located on Cady Street, adjacent to downtown. The townhomes were located so that they stepped down the intensity, moving away from downtown, and transitioning to a more residential scale on the south side of the development.
- Mr. Burden recommended creating at least one social/retail street. This was done in the plan by placing the 17,500 square feet of commercial space along Cady Street, with 2 restaurant locations with outside dining at opposing park corners.

- Mr. Burden suggested honoring adjacent land uses and historic cultural context. The Downs' use of historic buildings along main street as precedent for buildings in The Downs accomplished this. Local architects Presley and Miller oversaw development of row houses, single family homes, and carriage homes, ensuring a design approach consistent with adjacent residential neighborhoods.
- Mr. Burden suggested constructing buildings that “watch over the street.” All streets in The Downs are designed with housing types that watch over the street, and that provide ground level activation at all levels.
- Mr. Burden recommended applying the 50% rule to achieve walkability: ½ street space be devoted to active transportation, and ½ space be devoted to walk-supportive space. Bike lanes and other buffers are counted as walk-supportive space. The Downs showed street spaces of 36' of the 60' ROW, or 60%, being applied to walk-supported space. For example, the street section on Beal showed a 5' walk, 5' street tree buffer, 8' for parallel parking, and 11'6" drive lane for vehicular and bicycle traffic. This was consistent throughout the development.
- The Downs design also aligned with appropriate speed controls as shown in Mr. Burden's presentation. Mr. Burden recommended 10' traffic lanes; The Downs' lanes vary from 11.5-14', with most being 11.5', consistent with OHM's recommendation of a minimum 11' travel lane along segments of parallel parking, to account for the door swing.
- Mr. Burden referenced pedestrian scale street lighting and street trees that define the edge, and street parking that creates a buffer to the sidewalk. All those elements were incorporated throughout The Downs' plan.
- The development team concurred with Mr. Burden's speed limit recommendations. However, Michigan law precludes the posting of any speed limit on a public road of less than 25mph. The Downs' design of intersections and streets complied with Mr. Burden's presentation illustrating how to design for appropriate speed in residential areas, including curb extensions, on-street parking, street trees, buildings watching over the street, and pedestrian scaled lighting.
- The Downs' site plan creates significant porosity and pedestrian, bicycle, and vehicular connectivity through east/west and north/south connections. A pedestrian bridge will create access to Beal Town residents and pedestrians utilizing the new River Street sidewalk to the River Park and the future daylighted river. The pedestrian promenade prioritizes the pedestrian experience, and there is pedestrian connection to the downtown. The plan helps make walking the safe and easy choice.

Mr. Herkowitz pointed out that there were ecological, jurisdictional, legal, and natural constraints which related to several of Mr. Burden's proposals:

- Per Wayne County regulations, the detention pond cannot be placed in the flood plain.
- As already explained, it was not feasible to place single family homes at the southern end of The Downs' site.
- The development team would defer Mr. Burden's comments regarding healing the city-wide street system to the Mobility Network Team.
- Mr. Burden suggested extending Griswold to 7 mile and Hines and adding a roundabout to the intersection. This was a challenged recommendation, as extending Griswold south would interfere with the embankment of the future daylighted river, and adversely affect the functionality and future design of the River Park by drastically reducing its size and the amount of useable green space. Further, 7 Mile is a Wayne County Road, who would need to participate in any discussions regarding connections to 7 Mile. Finally, traffic experts and the Police Department have noted that the connection to 7 mile at East Hines is not necessary, in that the proposed road network is fully adequate without an additional connection to 7 Mile and Hines. They argue that making the connection of Griswold further south over the Johnson Drain creates

the added risk of Griswold operating at a far more intense level of vehicular traffic than what is desired and adversely affecting The Downs development.

Mr. Herkowitz noted that the next step in the PUD process was to determine that the preliminary site plan submission is generally complete, and he requested that the Planning Commission schedule a public hearing upon the conclusion of tonight's discussion.

Commission questions.

In response to a question from Chair Tinberg, Planning Consultant Elmiger explained that the term *urban* was used in comparison to a residential street. Downtown Northville was an urban environment. Mr. Wertheimer added that the goal for the development was not to look like a subdivision; using urban as a term tried to communicate that.

Commissioner Vollick asked if the \$2M set aside for daylighting the river included restoration. Mr. O'Brien said the applicants' intent and conceptual budget was intended to restore the river to its natural state.

Commissioner DeBono asked if the costs and funding estimates included construction cost inflation. Mr. Wertheimer said the estimates were put together at the end of 2019, with a 30% add on based on the increase in construction costs, and with the addition of a \$1M contingency. Further, a Brownfield agreement did not automatically increase its funding if there was a cost over-run; rising cost was the developers' single biggest risk.

Commissioner Barry was concerned that Central Park was not activated. Will the park be designed to attract people? It needed to be more than lawn and tiered concrete seating. Will there be public restrooms? Kiosks? Summer and winter activities?

Mr. Wertheimer said the park would be City-owned. The applicants could make design improvements, but specific plans to activate the park should be developed by the City. He pointed out that the parks in Plymouth and Birmingham were widely used. Also, two restaurants with outdoor seating will bookend the park, with other commercial space nearby.

Commissioner Barry remained unconvinced. The park in Plymouth was surrounded by activity, not residential uses.

Commissioner Gaines thought Central Park was the best thing in the development. One of the ways to activate the park was to have enough commercial space on both sides, providing uses that will draw people in. The parking spaces at the north end, however, were doing nothing to activate the park and should be removed.

Commissioner Gaines asked if the applicants, having reduced the number of residential units by 125 since first coming to the Commission, felt confidence in the program they had presented this evening in terms of being able to deliver the benefits and perks described.

Mr. Wertheimer said they were comfortable with the amount of commercial space proposed. Regarding density, it was true they could not reduce by any more units. The development was predicated on the Brownfield Authority and City Council approving the \$10.5M in brownfield funds, and the developers continued to work with Nancy Darga and the River Task Force to achieve \$2M in grants from County, State, or philanthropic organizations. There was strong interest on the part of a

philanthropic organization as long as they were the “last money in.” Again, the developers would be contributing \$3M.

Commissioner Kirk thanked the architects for the design of the row houses on Griswold.

In response to questions from Commissioner Kirk, Mr. Wertheimer explained there was a walking path connection at the cross walk at the corner of River and 7 Mile Road; this would be highlighted in the next presentation. If there was a roundabout there they would be happy to contribute, though most of the funds for that would come from the State. However, their traffic consultant did not think a roundabout was necessary.

Chair Tinberg asked if a roundabout at 7 and Hines would require a redesign of the site plan. Mr. Wertheimer said they might lose 1 or 2 townhomes on the Farmers’ Market side, but nothing else would be impacted. The submittal showed that possibility.

In response to a question from Commissioner Barry, Mr. Wertheimer said they would be happy to discuss traffic calming patterns in Beal Town with Walkability Expert Burden, specifically focusing on Beal Street. Commissioner Kirk said River Street should also be part of this conversation.

Commissioner Gaines said that the intersection of 7 Mile and Center Street was an important gateway, but did not appear to be addressed in the site plan.

Mr. Wertheimer said they would like to plan a landscaped gateway, but until a decision was made regarding constructing a roundabout, they didn’t know the space they had to work with. He agreed this was an important gateway location.

Commissioner Kirk asked why there were no curbs on the River Street sidewalk.

Mr. Wertheimer said that installing curbs would require street work; redoing River Street was not part of their development plans. They planned to construct a sidewalk with pedestrian lighting, providing walkability in that area.

Regarding the Brownfield TIF, Commissioner DeBono asked if there was a detailed spreadsheet regarding tax absorption, including values of each lot, site, housing type, etc.

Mr. Wertheimer said that information was submitted to the Planner, and could be shared with the Commission.

Chair Tinberg said that with the reduction of dwelling units, only 13% of the bedrooms were represented by single family homes. 24% were from the apartments, with the remainder from various types of multi-family units. This did not seem to be consistent with the existing character of Northville. How did the applicants come to the conclusion that this was an appropriate mix?

Mr. Wertheimer said the development offered products that didn’t currently exist and were desperately needed in Northville: high end condos with elevators, luxury apartment rentals, carriage houses with first floor masters similar to St. Lawrence estates products, and townhomes. In terms of single family, Northville already had a majority of single family homes. Diversity of housing product did not mean creating only single family homes. A young family could live in a row house, for example.

Chair Tinberg asked if there was a retail market analysis for home sales for this development. Mr. Wertheimer said Toll Brothers had a very detailed market analysis.

Commissioner Barry asked about potentially relocating the Farmers' Market to The Downs. This was in the 2018 plan but not this one. The owners of the proposed alternative Farmers' Market site were in conversation only.

Mr. Wertheimer said the Farmers' Market was an important part of the Northville community. If the Farmers' Market Task Force chose to locate in The Downs, there were 3 or 4 great locations that could accommodate that. The applicants were supportive of the alternative location as well.

Commissioner Salliotte asked about the methodology used for determining the water table elevation. His experience was that monitoring wells were used over time to determine water tables, rather than direct observation immediately following a boring.

Mr. Wertheimer said they were happy to provide information regarding their methodology. He appreciated that Commissioner Barry had an outside consultant look at the information regarding the water tables, but he thought perhaps that consultant was using 8' basements for his determination. At their price point, the basement walls would be 10' and footings 1', for a total of 11' below grade. If the water table was anywhere close to that, there was no single family home builder in the country that would knowingly put a basement close, because of the liability and risk involved. There was no one on the development team that would think about taking on multi-million dollar risks of lawsuits and liability by knowingly putting single family home basements close to a water table.

Commissioner Salliotte clarified that he was just looking for accurate representation of the water table. Mr. Wertheimer said if they needed to provide more information, they would be happy to do so.

Commissioner Gaines suggested that single family homes without basements could sell in Northville. Such an option would allow greater flexibility in the placement of the homes.

Mr. Wertheimer said with a price point of \$700,000 to \$1M, they did not want to be pioneers in building homes without basements. Their risk was focused on daylighting the river.

Noting that per Community Center contract the meeting had to end and everyone needed to be out of the Community Center by 10:30 pm, Chair Tinberg opened the floor for public comment at 9:35 pm.

Kathleen Switalski, 218 Lake Street, asked the following questions:

- 1) In the site plan application different dwelling unit totals were given. What was the final number of units, and could that number change again?
- 2) Regarding funding the public benefits, did the applicants have money up front to start construction on the site and see the project through to completion?
- 3) The parking totals appeared to provide spaces for approximately 1400 cars. This was significant additional traffic to be coming and going daily.

Bill Stockhausen thanked Hunter Pasteur for contributing 50% of the log cabin preservation. He gave some of the history of the log cabin, which had been constructed with hollowed logs. For historic preservation funding purposes, the best location was to leave it on its original site. A secondary location would be to place the log cabin in the park as an interpretative center. A third location might be to serve as restrooms at Ford Field.



Nancy Darga, 516 N. Center, chair of River Task Force and co-chair of the Mobility Network Team, said the goal of development in the City was to build a viable and lovely Northville. She had been excited when the walkability expert was hired, but then later disappointed when his recommendations were not based on a knowledge of the land, making some of his recommendations unrealistic. If Mr. Burden was engaged further, he needed to collaborate with the engineers dealing with the site plan. Also, she felt the parking spaces at the north of Central Park were essential.

Carl Giroux, 127 S. Rogers, did not think the application was complete, due to no mention of traffic impact or solutions to the significant increase in traffic congestion. Regarding density, was it possible to get state or federal grants to help fund this project and thereby reduce density? Last, the plan needed to show the inclusion of the Farmer's Market.

Lenore Lewandowski, 119 Randolph, noted that during public engagement, at least one of the board games emphasized creating a green buffer on Center Street, to avoid a canyon effect. The reduced setback described this evening might instead emphasize a canyon effect. Also, the traffic study did not seem to include other new and proposed construction, which by her count would provide over 130 more dwelling units in the immediate area. Last, regarding diversity of housing, diversity was not just for empty nesters or people who could afford \$700,000 or higher homes. What were the price points for all the units? Without affordable units, housing diversity could not be achieved.

Nancy Chiri, 661 W Main Street, asked if an actual environmental site assessment with deep soil bores would be done. She was concerned that if funding did not come through, Northville taxpayers would be asked to foot the bill for environmental mitigation. Was Northville purchasing the land listed as a \$4M land acquisition? If so, what land was being purchased? Would the developer be willing to limit the number of townhouses and condos that could be rented, so that Northville did not become an investor community? Could the apartments be constructed at the end of the development? Last, would the developers consider the north/south road being Griswold and not Hutton?

Greg Swanson, 542 Carpenter Street, was glad to see progress from the first meetings. He thought the traffic increase needed to be addressed. There was some confusion about the proposal, in terms of what was being suggested and what was being stated was not possible. He agreed \$700,000 - \$1M homes did not represent diversity. He liked the idea of getting other funding sources. He suggested repurposing the log cabin within Central Park, adding to the draw of the Park. Last, he felt daylighting the river, which he supported, was being oversold in the renderings, which made it look unrealistically perfect.

Joe Laura, 47706 Dunhill Ct., Novi, did not feel the project was complete because it lacked specificity. Northville was very upscale and what happened here would affect the western Detroit metro area. 474 units would destroy the City. If the developer could not reduce the density, he should just walk away. He noted that the regional area to the west of Northville was being developed with no thought of infrastructure. This development needed to be thought out with specificity regarding traffic patterns. He urged the Planning Commission to have more meetings before scheduling a public hearing.

Jim Koster, 204 St. Lawrence Blvd, spoke regarding the character and culture of Northville. He was concerned about the visual effect as someone drove down Sheldon Road. He wanted to see something that would say, "This is my town." He did not feel the application was complete because it did not address traffic.

Ashley Pieper, 1945 Smock, Northville Township, agreed with comments regarding density and character. The proposed development lacked design and Victorian charm. She was also concerned

with the lack of parking downtown, and echoed concerns regarding the Farmers' Market. Affordable housing was also an issue, as was traffic.

Michelle Aniol, 402 Yerkes, said she thought the developer had met the requirements to schedule a public hearing, even though there were still details to work out. She applauded the developer for providing recognizable and material benefits, and for providing the money upfront for the benefits such as the River Park. She supported redevelopment of The Downs site, and noted she lived on the River Street side, which currently looked horrible.

Regarding other issues, Ms. Aniol made the following points:

- Higher traffic volume was not a reason to avoid extending Griswold to Hines. The project will generate increased traffic overall. The citizens of the City and Beal Town should not have to compromise mobility best practices so that new residents of The Downs development weren't inconvenienced by higher traffic volumes on a north/south extension, which extension was badly needed.
- Will daylighting the river with its associated grading require changes to the Beal Street Bridge?
- Forebay and detention basins are counted as part of park acreage, but it appears they will have steep slopes that might require fencing. If fenced, they could not be counted in the park area.
- The City needs a north/south connection that goes to 7 Mile Road.

At 10:21 Chair Tinberg noted that the time, per contract, that the Commission was able to use the Community Center was now up. She asked for a motion to table this request for preliminary site plan approval, in order to continue discussion at the next meeting.

Mr. Wertheimer expressed strong displeasure at not being able to continue the meeting tonight.

**MOTION by Barry, support by Maise**, to table discussion regarding The Downs Planned Unit Development/Preliminary Site Plan Review/Hunter Pasteur Northville LLC until the next Planning Commission meeting.

Roll call vote:

Barry	yes
DeBono	yes
Gaines	no
Hay	no
Kirk	yes
Maise	yes
Salliotte	no
Vollick	yes
Tinberg	yes

**Motion carried 6-3.**

**MOTION by Maise, support by DeBono**, to adjourn the meeting at 10:26 pm.

Roll call vote:

Barry	yes
DeBono	yes
Gaines	no
Hay	no
Kirk	yes

Maise	yes
Salliotte	no
Vollick	yes
Tinberg	yes

**Motion carried 6-3.**

Respectfully submitted,  
Cheryl McGuire  
Recording Secretary

Cady Street Area

# Retail Market Analysis

Northville, Michigan



Prepared for  
The City of Northville Downtown Development Authority

Prepared by  
Gibbs Planning Group

12 January 2022



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# Cady Street Area Retail Market Analysis

12 January 2022



**Figure 1:** Downtown Northville area looking northeast.

## Executive Summary

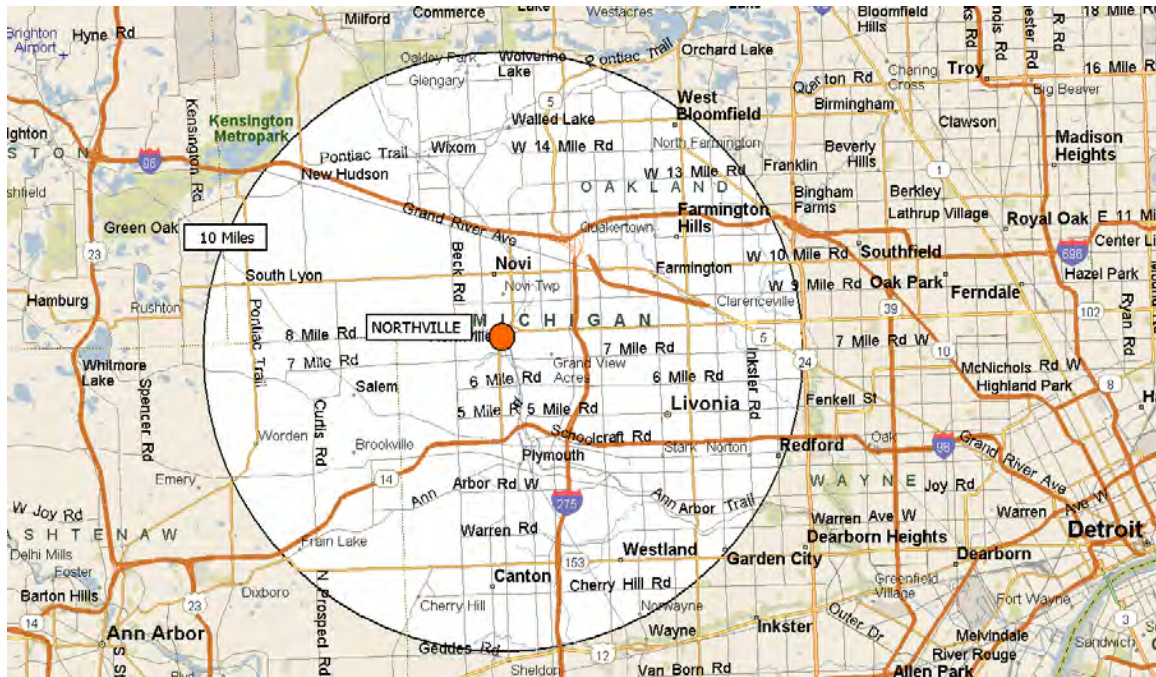
This study analyzes the retail market potential of Northville’s Cady Street area from Center to Griswold Street (the “Cady Street area”), which includes part of the proposed Downs master planned community. The Cady Street area affords considerable potential to support additional retail growth. Cady Street is favorably located adjacent to Northville’s downtown shopping district, the Tipping Point theater and the proposed Downs mixed-use development. The Cady Street area is also conveniently located within a short walk or drive of the greater Northville community. Additionally, Cady Street serves as a busy vehicular by-pass route to the downtown’s pedestrian Main Street, providing exposure and easy access to the area’s market.

Upon the substantial completion of the proposed Downs master planned community, this study finds that the existing Cady Street area will be able to support up to 50,000 square feet (sf) of new retail and restaurant space. However, if planned and developed per urban planning and commercial best practices, the study area could support up to a total of 90,000 sf of new retail and restaurant space. Under these two scenarios, the Cady Street area could capture \$23.3 million and \$42.0 million, respectively, in retail and restaurant spending currently leaking outside of Northville.

## Background

The City of Northville Downtown Development Authority (DDA) has retained Gibbs Planning Group (GPG) to conduct an independent, third-party preliminary analysis to estimate the market demand for retail development in the city’s Cady Street area. GPG’s analysis is intended to provide the DDA with data-based projections of the amounts and types of retail development that the district can support under two different scenarios: 1) under existing conditions and 2) under a scenario where the study area implements urban planning and commercial best practices related to streetscape design, the public realm, parking, business operations, architectural design, district area management, special events, promotions and other planning and business strategies.





**Figure 2:** The Cady Street area is in the City of Northville, approximately 17 miles northeast of Ann Arbor and 22 miles northwest of Detroit.

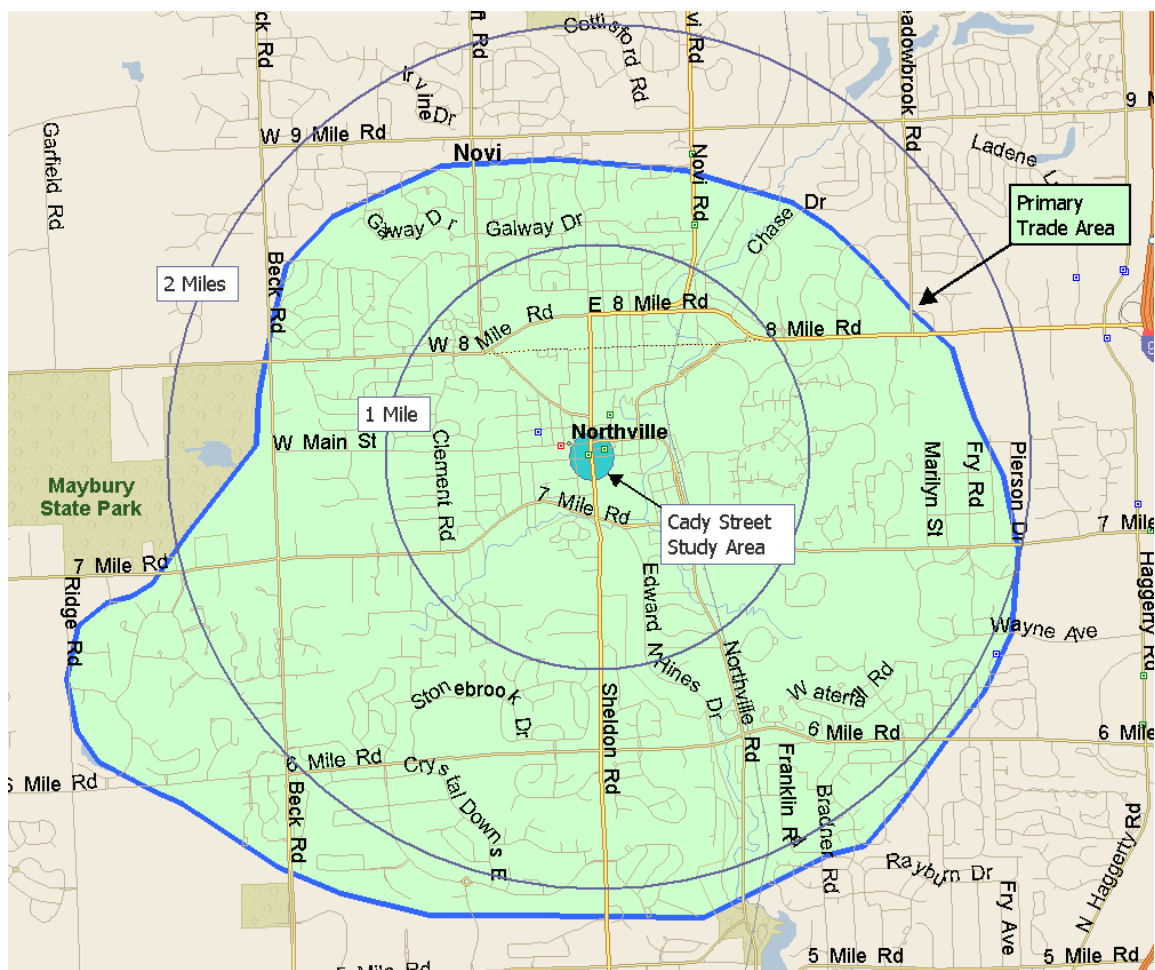
### Trade Area Boundaries

The primary trade area is the consumer market where retailers and restaurants in the Cady Street study area have a significant competitive advantage because of access, design, lack of quality competition and traffic and commute patterns.



**Figure 3:** Above left: Cady Street looking east from Center Street; Above right: Cady Street looking west from Griswold Street.

This study finds that the boundaries of the Cady Street area's primary trade area extend 1.5 miles north to Byrne Drive and Serenity Drive, 2 miles south to Case Benton Parkway and Northville Community Park, 2 miles east to Llorac Lane, Pierson Drive and Maple Hill Drive, and west to Maybury State Park and Ridge Road. GPG estimates that people living, working and visiting the primary trade area will account for up to 60 percent of the total sales captured by retailers and restaurants in the Cady Street area.



**Figure 4:** The Cady Street area's estimated primary trade area (shown inside the blue line).

### Trade Area Demographics

Using data from Esri (Environmental Systems Research Institute) and the U.S. Census Bureau, GPG obtained recent population and demographic characteristics (2021) and those projected for the primary trade area, Wayne County, the Southeast Michigan Metropolitan Statistical Area (MSA) and State of Michigan.

The Cady Street area's primary trade area includes 28,700 people, which is projected to decrease by 0.04 percent annually over the next five years. Currently, the primary trade area has 12,000 households, which is expected to increase at an annual rate of 0.03 percent over the next five years.

The primary trade area's 2021 average household income is \$169,100 and is estimated to increase to \$187,000 by 2026. Median household income in the trade area is \$116,700 and is projected to increase to \$129,500 by 2026. Moreover, roughly 67.9 percent of the trade area's households earn above \$75,000 per year. The current average household size is 2.36 people and the median age is 45.3 years old.



**Figure 5: Demographic Characteristics**

<b>Demographic Characteristics</b>	<b>Primary Trade Area</b>	<b>Wayne County</b>	<b>SE Michigan MSA</b>	<b>State of Michigan</b>
2021 Population	<b>28,700</b>	1,776,500	4,352,300	10,105,100
2021 Households	<b>12,000</b>	695,400	1,722,300	3,999,300
2026 Population	<b>28,700</b>	1,762,300	4,391,200	10,211,200
2026 Households	<b>12,000</b>	692,400	1,743,100	4,051,900
2021-2026 Annual Population Growth	<b>-0.04%</b>	-0.16%	0.18%	0.21%
2021-2026 Annual Household Growth	<b>0.03%</b>	-0.08%	0.24%	0.26%
2021 Average Household Income	<b>169,100</b>	72,200	88,300	\$81,300
2021 Median Household Income	<b>116,700</b>	51,300	62,800	\$58,500
2026 Average household Income	<b>187,000</b>	81,700	99,100	\$91,100
2026 Median Household Income	<b>129,500</b>	56,200	70,600	\$64,500
% Households w. incomes \$75,000 or higher	<b>67.9%</b>	33.6%	43.0%	39.6%
% Bachelor's Degree	<b>33.9%</b>	15.1%	19.4%	18.4%
% Graduate or Professional Degree	<b>33.5%</b>	10.3%	13.3%	12.1%
Average Household Size	<b>2.36</b>	2.52	2.50	2.47
Median Age	<b>45.3</b>	39.4	41.3	40.9

*Figure 5: Cady Street area's trade area and regional demographics*

### **General Retail Market Conditions**

According to CoStar, within a two-mile radius of the Cady Street area there is 920,000 sf of retail space. The current retail market rent for this space is \$17.19, a figure that has increased 5.0 percent from one year ago. The current retail vacancy rate is 0.6 percent, which has declined by 0.6 percent from one year ago and is considerably below the two-mile radius' 10-year average retail vacancy rate of 9.49 percent. No retail space was delivered within a two-mile radius of the study area over the past year, and 10,000 sf of retail space is currently under construction.

### **The Downs Community**

Proposed on the Northville Downs horse racing site and adjacent properties, The Downs would be a 48-acre transformational master planned community that is currently in the planning stages. It is planned to include 174 apartment units totaling 210,000 sf, 53 condominium units totaling 105,000 sf, 28 row houses totaling 30,000 sf, 39 single-family homes, 28 carriage homes, commercial space of over 17,000 sf and a large central park. Additionally, the Downs is being considered as a future location for the city's farmer's market.



**Figure 6:** Renderings of the proposed Downs Development (Source: Elkus Manifredi Architects)

Construction has been planned in three phases, the last of which is expected to be completed by fall 2027. The developers for The Downs are Hunter Pasteur Homes, Toll Brothers, The Forbes Company and Oboran. Since this project would become part of the Cady Street area, it would significantly increase the area's retail market potential.



**Figure 7:** Master plan for the Downs master planned community (source: Grissim Metz Andriese Planners).

### **Cady Street Area Retail Market Demand**

This study finds that upon the substantial completion of the proposed Northville Downs' master planned community, the Cady Street area will have the potential to support up to 50,000 sf of new retail and restaurant space which could generate new annual sales of as much as \$23.4 million. This new commercial development could include approximately 35,000 sf of new retailers and

15,000 sf of new restaurants. This growth could be absorbed with the opening of 15 to 18 new businesses or by existing stores and restaurants through expanded operations and marketing.

On the other hand, the Cady Street area could support significantly more retail and restaurant development if it implemented urban planning and commercial best practices. In that scenario, the Cady Street area would be able to support up to a total of 90,000 sf of additional retail and restaurant space which could generate as much as \$42.0 million in new annual sales. This new commercial development could include 75,000 sf of new retailers and 15,000 sf of new restaurants. This growth could be absorbed with the opening of 32 to 38 new businesses or by existing stores and restaurants through expanded operations and marketing.

See below GPG's supportable retail table, *Figure 8*. Note, these supportable figures are in addition to existing Cady Street area businesses and only reflect potential new demand.

<i>Retail - Restaurant Category</i>	<i>Total Exist. Demand</i>	<i>Exist. Cond. Support. SF</i>	<i>Sales/ SF</i>	<i>Exist. Cond. Est Sales</i>	<i>Best Pract. Support. SF</i>	<i>Sales/ SF</i>	<i>Best Pract. Est Sales</i>
<b>Retailers</b>							
Apparel Stores	\$45,900,932	-	-	-	5,700 sf	\$420	\$2,394,000
Beer, Wine & Liquor Stores	\$18,918,789	2,200 sf	\$650	\$1,430,000	3,900 sf	\$650	\$2,535,000
Department Store Goods	\$132,538,473	-	-	-	7,300 sf	\$320	\$2,336,000
Florists - Designer Stores	\$4,645,431	2,200 sf	\$320	\$704,000	2,200 sf	\$320	\$704,000
Furniture Stores	\$36,090,278	-	-	-	5,900 sf	\$520	\$3,068,000
General Merchandise Stores	\$66,124,172	-	-	-	2,600 sf	\$385	\$1,001,000
Grocery Stores - Markets	\$204,351,257	13,200 sf	\$550	\$7,260,000	16,400 sf	\$550	\$9,020,000
Hardware - Home Improvement	\$97,870,368	3,400 sf	\$340	\$1,156,000	4,600 sf	\$340	\$1,564,000
Home Furnishings - Art	\$28,888,756	2,800 sf	\$415	\$1,162,000	4,000 sf	\$415	\$1,660,000
Jewelry, Luggage, Leather	\$16,946,148	-	-	-	1,500 sf	\$820	\$1,230,000
Garden - Landscapping Stores	\$10,963,671	2,600 sf	\$325	\$845,000	2,600 sf	\$325	\$845,000
Miscellaneous Store Retailers	\$33,552,228	1,000 sf	\$370	\$370,000	2,600 sf	\$370	\$962,000
Gift, Crafts Stores	\$17,297,931	1,800 sf	\$360	\$648,000	1,800 sf	\$360	\$648,000
Pharmacy-Sundries	\$86,596,224	1,800 sf	\$850	\$1,530,000	6,200 sf	\$850	\$5,270,000
Shoe & Handbag Stores	\$12,312,765	-	-	-	1,700 sf	\$450	\$765,000
Cheese, Fish, Produce, etc.	\$22,668,972	3,500 sf	\$540	\$1,890,000	3,500 sf	\$540	\$1,890,000
<b>Retailer Totals</b>	<b>\$835,666,396</b>	<b>34,500 sf</b>	<b>\$472</b>	<b>\$16,284,000</b>	<b>72,500 sf</b>	<b>\$477</b>	<b>\$34,596,094</b>
<b>Restaurants</b>							
Bars, Breweries & Pubs	\$18,863,135	2,800 sf	\$650	\$1,820,000	4,100 sf	\$650	\$2,665,000
Full-Service Restaurants	\$64,000,055	3,600 sf	\$450	\$1,620,000	3,600 sf	\$450	\$1,620,000
Limited Service Restaurants	\$78,057,248	5,300 sf	\$310	\$1,643,000	5,300 sf	\$310	\$1,643,000
Bakery, Coffee, Ice Cream, etc.	\$9,527,344	2,600 sf	\$550	\$1,430,000	2,600 sf	\$550	\$1,430,000
<b>Restaurant Totals</b>	<b>\$170,447,782</b>	<b>14,300 sf</b>	<b>\$490</b>	<b>\$7,007,000</b>	<b>15,600 sf</b>	<b>\$490</b>	<b>\$7,644,000</b>
<b>Retailer &amp; Restaurant Totals</b>	<b>\$1,006,114,178</b>	<b>48,800 sf</b>	<b>\$477</b>	<b>\$23,284,571</b>	<b>88,100 sf</b>	<b>\$477</b>	<b>\$42,015,310</b>

*Figure 8: Retail Demand Summary for the Cady Street area.*

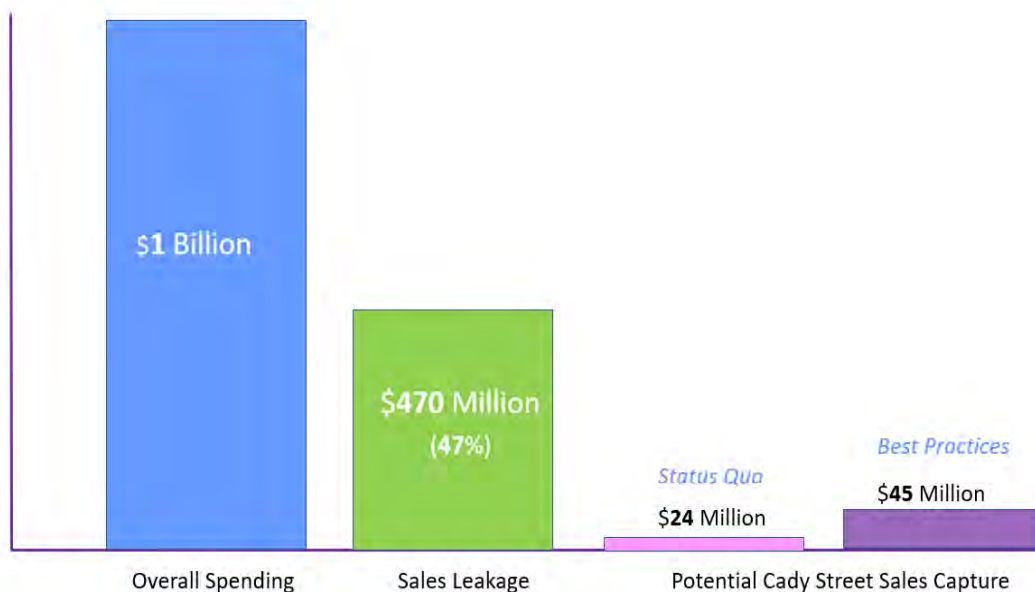
## Methodology

To determine the estimated amounts and types of retail supportable in the Cady Street area, GPG defined a trade area that would serve the retail in the study area based on geographic and topographic considerations, traffic access/flow in the area, relative retail strengths and weaknesses

of the competition, concentrations of daytime employment and the retail gravitation in the market, as well as our experience defining trade areas for similar markets. Population, consumer expenditure and demographic characteristics of trade area residents were collected by census tracts from the U.S. Bureau of the Census, U.S. Bureau of Labor Statistics and Esri (Environmental Systems Research Institute).

Finally, based on the projected consumer expenditure capture (demand) in the primary trade area of the gross consumer expenditure by retail category, less the current existing retail sales (supply) by retail category, GPG projects the potential net consumer expenditure (gap) available to support existing and new development. The projected net consumer expenditure capture is based on household expenditure and demographic characteristics of the primary trade area, existing and planned retail competition, traffic and retail gravitational patterns and GPG's qualitative assessment of the Cady Street area.

Net potential captured consumer expenditure (gap) is equated to potential retail development square footage, with the help of retail sales per square foot data provided by Dollars and Cents of Shopping Centers (Urban Land Institute and International Council of Shopping Centers), qualitatively adjusted to fit the urbanism and demographics of the study area.



**Figure 9:** Chart illustrating the overall spending in the trade area, sales leakage and potential sales capture under status quo and best practices scenarios.

### Analysis Assumptions

For the purposes of this study, GPG has assumed the following:

- Other retail centers may be planned or proposed, but only existing retail development is considered for this study. The quality of the existing retail trade in the study area is projected to remain constant.



- 
- No major regional retail centers will be developed within the primary trade area of this analysis through 2026.
  - The region's economy will continue at normal or above normal ranges of employment, inflation, retail demand and growth.
  - The study area is properly zoned to support infill and redevelopment projects with current and innovative standards, and the existing infrastructure (water, sewer, arterial roadways, etc.) can support additional commercial development.
  - Employment distribution is projected to remain constant, without a spike or decline in employment by NAICS categories.
  - The projected lease and vacancy rate model is based on our proprietary econometric model of the relationship between changes in employment and changes in vacancy and lease rates. Data was gathered from the U.S. Census Bureau, Esri, CBRE and local brokerage services.
  - Any new construction in the study area will be planned, designed, built and managed to the best practices of the American Institute of Architects, American Planning Association, American Society of Landscape Architects, Congress for the New Urbanism, International Council of Shopping Centers and The Urban Land Institute.
  - Parking for new development projects or businesses will meet or exceed industry standards.
  - Visibility of any new retail is assumed to be very good, with signage as required to assure easy visibility of the retailers.
  - Infill or redevelopment projects in the study area will open with sustainable amounts of retail and anchor tenants, at planned intervals and per industry standards.

### **Limits of Study**

The findings of this study represent GPG's best estimates for the amounts and types of retail tenants that should be supportable in the Cady Street area under existing conditions and under a scenario in which urban planning and commercial best practices are utilized. Every reasonable effort has been made to ensure that the data contained in this study reflect the most accurate and timely information possible and are believed to be reliable.

It should be noted that the findings of this study are based upon generally accepted market research and business standards. It is possible that the study area could support lower or higher quantities of retailers and restaurants yielding lower or higher sales revenues than indicated by this study, depending on numerous factors including respective business practices and the management and design of the Cady Street area.

This study is based on estimates, assumptions and other information developed by GPG as an independent third-party research effort with general knowledge of the retail industry, and

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consultations with the client and its representatives. This report is based on information that was current as of January 2022 and GPG has not undertaken any update of its research effort since such date.

This report may contain prospective financial information, estimates, or opinions that represent GPG's view of reasonable expectations at a particular time. Such information, estimates, or opinions are not offered as predictions or assurances that a particular level of income or profit will be achieved, that particular events will occur, or that a particular price will be offered or accepted. Actual results achieved during the period covered by our market analysis may vary from those described in our report, and the variations may be material. Therefore, no warranty or representation is made by GPG that any of the projected values or results contained in this study will be achieved.

This study ***should not*** be the sole basis for designing, financing, planning, and programming any business, real estate development, or public planning policy. This study is intended only for the use of the client and is void for other site locations, developers, or organizations.

*End of Study*



## Appendix A: New Retail & Restaurant Demand Under Existing Conditions

<i>Retail - Restaurant Category</i>	<i>Total Exist. Demand</i>	<i>Exist. Cond. Support. SF</i>	<i>Sales/SF</i>	<i>Exist. Cond. Est Sales</i>
<b>Retailers</b>				
Apparel Stores	\$45,900,932	-	-	-
Beer, Wine & Liquor Stores	\$18,918,789	2,200 sf	\$650	\$1,430,000
Department Store Goods	\$132,538,473	-	-	-
Florists - Designer Stores	\$4,645,431	2,200 sf	\$320	\$704,000
Furniture Stores	\$36,090,278	-	-	-
General Merchandise Stores	\$66,124,172	-	-	-
Grocery Stores - Markets	\$204,351,257	13,200 sf	\$550	\$7,260,000
Hardware - Home Improvement	\$97,870,368	3,400 sf	\$340	\$1,156,000
Home Furnishings - Art	\$28,888,756	2,800 sf	\$415	\$1,162,000
Jewelry, Luggage, Leather	\$16,946,148	-	-	-
Garden - Landscaping Stores	\$10,963,671	2,600 sf	\$325	\$845,000
Miscellaneous Store Retailers	\$33,552,228	1,000 sf	\$370	\$370,000
Gift, Crafts Stores	\$17,297,931	1,800 sf	\$360	\$648,000
Pharmacy-Sundries	\$86,596,224	1,800 sf	\$850	\$1,530,000
Shoe & Handbag Stores	\$12,312,765	-	-	-
Cheese, Fish, Produce, etc.	\$22,668,972	3,500 sf	\$540	\$1,890,000
<b>Retailer Totals</b>	<b>\$835,666,396</b>	<b>34,500 sf</b>	<b>\$472</b>	<b>\$16,284,000</b>
<b>Restaurants</b>				
Bars, Breweries & Pubs	\$18,863,135	2,800 sf	\$650	\$1,820,000
Full-Service Restaurants	\$64,000,055	3,600 sf	\$450	\$1,620,000
Limited Service Restaurants	\$78,057,248	5,300 sf	\$310	\$1,643,000
Bakery, Coffee, Ice Cream, etc.	\$9,527,344	2,600 sf	\$550	\$1,430,000
<b>Restaurant Totals</b>	<b>\$170,447,782</b>	<b>14,300 sf</b>	<b>\$490</b>	<b>\$7,007,000</b>
<b>Retailer &amp; Restaurant Totals</b>	<b>\$1,006,114,178</b>	<b>48,800 sf</b>	<b>\$477</b>	<b>\$23,284,571</b>



## Appendix B: New Retail & Restaurant Demand Under Best Practices

<i>Retail - Restaurant Category</i>	<i>Total Exist. Demand</i>	<i>Best Pract. Support. SF</i>	<i>Sales/ SF</i>	<i>Best Pract. Est Sales</i>
<b>Retailers</b>				
Apparel Stores	\$45,900,932	5,700 sf	\$420	\$2,394,000
Beer, Wine & Liquor Stores	\$18,918,789	3,900 sf	\$650	\$2,535,000
Department Store Goods	\$132,538,473	7,300 sf	\$320	\$2,336,000
Florists - Designer Stores	\$4,645,431	2,200 sf	\$320	\$704,000
Furniture Stores	\$36,090,278	5,900 sf	\$520	\$3,068,000
General Merchandise Stores	\$66,124,172	2,600 sf	\$385	\$1,001,000
Grocery Stores - Markets	\$204,351,257	16,400 sf	\$550	\$9,020,000
Hardware - Home Improvement	\$97,870,368	4,600 sf	\$340	\$1,564,000
Home Furnishings - Art	\$28,888,756	4,000 sf	\$415	\$1,660,000
Jewelry, Luggage, Leather	\$16,946,148	1,500 sf	\$820	\$1,230,000
Garden - Landscaping Stores	\$10,963,671	2,600 sf	\$325	\$845,000
Miscellaneous Store Retailers	\$33,552,228	2,600 sf	\$370	\$962,000
Gift, Crafts Stores	\$17,297,931	1,800 sf	\$360	\$648,000
Pharmacy-Sundries	\$86,596,224	6,200 sf	\$850	\$5,270,000
Shoe & Handbag Stores	\$12,312,765	1,700 sf	\$450	\$765,000
Cheese, Fish, Produce, etc.	\$22,668,972	3,500 sf	\$540	\$1,890,000
<b>Retailer Totals</b>	<b>\$835,666,396</b>	<b>72,500 sf</b>	<b>\$477</b>	<b>\$34,596,094</b>
<b>Restaurants</b>				
Bars, Breweries & Pubs	\$18,863,135	4,100 sf	\$650	\$2,665,000
Full-Service Restaurants	\$64,000,055	3,600 sf	\$450	\$1,620,000
Limited Service Restaurants	\$78,057,248	5,300 sf	\$310	\$1,643,000
Bakery, Coffee, Ice Cream, etc.	\$9,527,344	2,600 sf	\$550	\$1,430,000
<b>Restaurant Totals</b>	<b>\$170,447,782</b>	<b>15,600 sf</b>	<b>\$490</b>	<b>\$7,644,000</b>
<b>Retailer &amp; Restaurant Totals</b>	<b>\$1,006,114,178</b>	<b>88,100 sf</b>	<b>\$480</b>	<b>\$42,265,975</b>

## Appendix C: Primary Trade Area Community Profile

Gibbs Planning Group

### Community Profile

Primary Trade Area  
Area: 11.9 square miles

Prepared by Esri

<b>Population Summary</b>	
2000 Total Population	24,453
2010 Total Population	28,495
2021 Total Population	28,719
2021 Group Quarters	35
2026 Total Population	28,668
2021-2026 Annual Rate	-0.04%
2021 Total Daytime Population	29,011
Workers	14,671
Residents	14,340
<b>Household Summary</b>	
2000 Households	10,218
2000 Average Household Size	2.34
2010 Households	11,924
2010 Average Household Size	2.39
2021 Households	12,135
2021 Average Household Size	2.36
2026 Households	12,152
2026 Average Household Size	2.36
2021-2026 Annual Rate	0.03%
2010 Families	7,929
2010 Average Family Size	2.99
2021 Families	7,926
2021 Average Family Size	2.98
2026 Families	7,909
2026 Average Family Size	2.97
2021-2026 Annual Rate	-0.04%
<b>Housing Unit Summary</b>	
2000 Housing Units	10,632
Owner Occupied Housing Units	70.0%
Renter Occupied Housing Units	26.1%
Vacant Housing Units	3.9%
2010 Housing Units	12,631
Owner Occupied Housing Units	70.1%
Renter Occupied Housing Units	24.3%
Vacant Housing Units	5.6%
2021 Housing Units	12,984
Owner Occupied Housing Units	68.6%
Renter Occupied Housing Units	24.8%
Vacant Housing Units	6.5%
2026 Housing Units	12,989
Owner Occupied Housing Units	69.6%
Renter Occupied Housing Units	23.9%
Vacant Housing Units	6.4%
<b>Median Household Income</b>	
2021	\$116,653
2026	\$129,471
<b>Median Home Value</b>	
2021	\$428,777
2026	\$438,371
<b>Per Capita Income</b>	
2021	\$70,936
2026	\$78,677
<b>Median Age</b>	
2010	43.4
2021	45.3
2026	45.4

**Data Note:** Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1 Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

<b>2021 Households by Income</b>	
Household Income Base	12,135
<\$15,000	3.8%
\$15,000 - \$24,999	4.0%
\$25,000 - \$34,999	4.2%
\$35,000 - \$49,999	6.7%
\$50,000 - \$74,999	13.3%
\$75,000 - \$99,999	10.3%
\$100,000 - \$149,999	18.0%
\$150,000 - \$199,999	12.2%
\$200,000+	27.4%
Average Household Income	\$169,060
<b>2026 Households by Income</b>	
Household Income Base	12,152
<\$15,000	3.1%
\$15,000 - \$24,999	3.0%
\$25,000 - \$34,999	3.5%
\$35,000 - \$49,999	5.9%
\$50,000 - \$74,999	12.7%
\$75,000 - \$99,999	9.9%
\$100,000 - \$149,999	17.7%
\$150,000 - \$199,999	14.1%
\$200,000+	30.1%
Average Household Income	\$187,011
<b>2021 Owner Occupied Housing Units by Value</b>	
Total	8,909
<\$50,000	0.2%
\$50,000 - \$99,999	2.8%
\$100,000 - \$149,999	3.5%
\$150,000 - \$199,999	5.7%
\$200,000 - \$249,999	5.6%
\$250,000 - \$299,999	6.0%
\$300,000 - \$399,999	20.2%
\$400,000 - \$499,999	21.1%
\$500,000 - \$749,999	19.1%
\$750,000 - \$999,999	10.7%
\$1,000,000 - \$1,499,999	3.5%
\$1,500,000 - \$1,999,999	0.9%
\$2,000,000 +	0.8%
Average Home Value	\$501,527
<b>2026 Owner Occupied Housing Units by Value</b>	
Total	9,044
<\$50,000	0.0%
\$50,000 - \$99,999	1.2%
\$100,000 - \$149,999	2.1%
\$150,000 - \$199,999	4.9%
\$200,000 - \$249,999	4.0%
\$250,000 - \$299,999	5.3%
\$300,000 - \$399,999	23.9%
\$400,000 - \$499,999	22.5%
\$500,000 - \$749,999	14.0%
\$750,000 - \$999,999	15.3%
\$1,000,000 - \$1,499,999	4.8%
\$1,500,000 - \$1,999,999	1.0%
\$2,000,000 +	1.0%
Average Home Value	\$542,721

**Data Note:** Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

<b>2010 Population by Age</b>	
Total	28,493
0 - 4	4.7%
5 - 9	6.4%
10 - 14	7.7%
15 - 24	10.9%
25 - 34	9.4%
35 - 44	13.4%
45 - 54	18.3%
55 - 64	14.3%
65 - 74	8.3%
75 - 84	4.7%
85 +	2.0%
18 +	76.6%
<b>2021 Population by Age</b>	
Total	28,719
0 - 4	4.2%
5 - 9	5.6%
10 - 14	6.6%
15 - 24	10.1%
25 - 34	10.6%
35 - 44	12.4%
45 - 54	13.9%
55 - 64	16.2%
65 - 74	12.0%
75 - 84	6.0%
85 +	2.3%
18 +	79.9%
<b>2026 Population by Age</b>	
Total	28,668
0 - 4	4.3%
5 - 9	5.5%
10 - 14	6.3%
15 - 24	9.2%
25 - 34	10.5%
35 - 44	13.6%
45 - 54	12.9%
55 - 64	14.2%
65 - 74	13.4%
75 - 84	7.6%
85 +	2.5%
18 +	80.4%
<b>2010 Population by Sex</b>	
Males	13,609
Females	14,886
<b>2021 Population by Sex</b>	
Males	13,714
Females	15,005
<b>2026 Population by Sex</b>	
Males	13,687
Females	14,982

Source: U.S. Census Bureau, Census 2010 Summary File 1 Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

<b>2010 Population by Race/Ethnicity</b>	
Total	28,495
White Alone	86.2%
Black Alone	3.7%
American Indian Alone	0.1%
Asian Alone	7.8%
Pacific Islander Alone	0.0%
Some Other Race Alone	0.4%
Two or More Races	1.7%
Hispanic Origin	2.4%
Diversity Index	28.5
<b>2021 Population by Race/Ethnicity</b>	
Total	28,720
White Alone	81.9%
Black Alone	3.5%
American Indian Alone	0.1%
Asian Alone	11.7%
Pacific Islander Alone	0.0%
Some Other Race Alone	0.5%
Two or More Races	2.2%
Hispanic Origin	3.2%
Diversity Index	35.7
<b>2026 Population by Race/Ethnicity</b>	
Total	28,669
White Alone	79.7%
Black Alone	3.4%
American Indian Alone	0.1%
Asian Alone	13.9%
Pacific Islander Alone	0.0%
Some Other Race Alone	0.6%
Two or More Races	2.4%
Hispanic Origin	3.7%
Diversity Index	39.1
<b>2010 Population by Relationship and Household Type</b>	
Total	28,495
In Households	99.9%
In Family Households	83.8%
Householder	27.7%
Spouse	23.7%
Child	30.0%
Other relative	1.8%
Nonrelative	0.6%
In Nonfamily Households	16.1%
In Group Quarters	0.1%
Institutionalized Population	0.1%
Noninstitutionalized Population	0.0%

**Data Note:** Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

<b>2021 Population 25+ by Educational Attainment</b>	
Total	21,092
Less than 9th Grade	0.8%
9th - 12th Grade, No Diploma	0.8%
High School Graduate	10.6%
GED/Alternative Credential	0.9%
Some College, No Degree	13.6%
Associate Degree	5.8%
Bachelor's Degree	33.9%
Graduate/Professional Degree	33.5%
<b>2021 Population 15+ by Marital Status</b>	
Total	24,001
Never Married	25.7%
Married	60.0%
Widowed	5.0%
Divorced	9.4%
<b>2021 Civilian Population 16+ in Labor Force</b>	
Civilian Population 16+	15,233
Population 16+ Employed	95.0%
Population 16+ Unemployment rate	5.0%
Population 16-24 Employed	8.2%
Population 16-24 Unemployment rate	14.4%
Population 25-54 Employed	60.7%
Population 25-54 Unemployment rate	3.2%
Population 55-64 Employed	21.9%
Population 55-64 Unemployment rate	6.3%
Population 65+ Employed	9.2%
Population 65+ Unemployment rate	4.8%
<b>2021 Employed Population 16+ by Industry</b>	
Total	14,467
Agriculture/Mining	0.0%
Construction	2.6%
Manufacturing	21.9%
Wholesale Trade	2.2%
Retail Trade	6.1%
Transportation/Utilities	3.1%
Information	2.1%
Finance/Insurance/Real Estate	8.1%
Services	51.0%
Public Administration	2.8%
<b>2021 Employed Population 16+ by Occupation</b>	
Total	14,468
White Collar	86.2%
Management/Business/Financial	29.7%
Professional	39.9%
Sales	9.1%
Administrative Support	7.6%
Services	7.6%
Blue Collar	6.2%
Farming/Forestry/Fishing	0.0%
Construction/Extraction	0.8%
Installation/Maintenance/Repair	0.6%
Production	2.6%
Transportation/Material Moving	2.2%

Source: U.S. Census Bureau, Census 2010 Summary File 1 Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

<b>2010 Households by Type</b>	
Total	11,923
Households with 1 Person	28.8%
Households with 2+ People	71.2%
Family Households	66.5%
Husband-wife Families	57.0%
With Related Children	25.2%
Other Family (No Spouse Present)	9.5%
Other Family with Male	2.4%
With Related Children	1.1%
Other Family with Female	7.1%
With Related Children	3.8%
Nonfamily Households	4.7%
All Households with Children	30.2%
Multigenerational Households	1.6%
Unmarried Partner Households	3.8%
Male-female	3.3%
Same-sex	0.5%
<b>2010 Households by Size</b>	
Total	11,923
1 Person Household	28.8%
2 Person Household	34.8%
3 Person Household	14.6%
4 Person Household	14.0%
5 Person Household	5.7%
6 Person Household	1.6%
7 + Person Household	0.5%
<b>2010 Households by Tenure and Mortgage Status</b>	
Total	11,924
Owner Occupied	74.3%
Owned with a Mortgage/Loan	54.5%
Owned Free and Clear	19.8%
Renter Occupied	25.7%
<b>2021 Affordability, Mortgage and Wealth</b>	
Housing Affordability Index	134
Percent of Income for Mortgage	15.4%
Wealth Index	226
<b>2010 Housing Units By Urban/ Rural Status</b>	
Total Housing Units	12,631
Housing Units Inside Urbanized Area	99.4%
Housing Units Inside Urbanized Cluster	0.0%
Rural Housing Units	0.6%
<b>2010 Population By Urban/ Rural Status</b>	
Total Population	28,495
Population Inside Urbanized Area	99.3%
Population Inside Urbanized Cluster	0.0%
Rural Population	0.7%

**Data Note:** Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

Top 3 Tapestry Segments		
1.		Top Tier (1A)
2.		In Style (5B)
3.		Old and Newcomers (8F)
2021 Consumer Spending		
Apparel & Services: Total \$		\$46,171,823
Average Spent		\$3,804.85
Spending Potential Index		179
Education: Total \$		\$41,915,392
Average Spent		\$3,454.09
Spending Potential Index		200
Entertainment/Recreation: Total \$		\$70,221,267
Average Spent		\$5,786.67
Spending Potential Index		179
Food at Home: Total \$		\$115,176,157
Average Spent		\$9,491.24
Spending Potential Index		174
Food Away from Home: Total \$		\$81,560,371
Average Spent		\$6,721.09
Spending Potential Index		177
Health Care: Total \$		\$133,046,367
Average Spent		\$10,963.85
Spending Potential Index		176
HH Furnishings & Equipment: Total \$		\$49,934,246
Average Spent		\$4,114.89
Spending Potential Index		182
Personal Care Products & Services: Total \$		\$19,742,816
Average Spent		\$1,626.93
Spending Potential Index		181
Shelter: Total \$		\$445,115,108
Average Spent		\$36,680.27
Spending Potential Index		182
Support Payments/Cash Contributions/Gifts in Kind: Total \$		\$53,581,207
Average Spent		\$4,415.43
Spending Potential Index		185
Travel: Total \$		\$58,062,858
Average Spent		\$4,784.74
Spending Potential Index		189
Vehicle Maintenance & Repairs: Total \$		\$23,511,091
Average Spent		\$1,937.46
Spending Potential Index		175

**Data Note:** Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

**Source:** Consumer Spending data are derived from the 2018 and 2019 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.





**Carlisle | Wortman**  
ASSOCIATES, INC.

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**MEMORANDUM**

**TO:** City of Northville Planning Commission

**FROM:** Sally M. Elmiger, AICP

**DATE:** February 10, 2022

**RE:** Downs Preliminary Plans – Additional Information

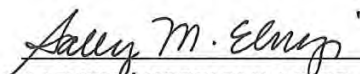
The Planning Commission's February 1, 2022 agenda included the Preliminary Site Plan for the proposed Downs PUD. We prepared a review memo regarding this Preliminary Site Plan (dated January 26, 2022). In that memo, we had several outstanding items requesting review/comments from the City Engineer, DPW Director, Building Official, and applicant, as well as a few questions for the applicant. At the meeting, the Planning Commission also requested additional information.

In an effort to address these comments, the above staff and the applicant have responded to a number of the questions we brought up in our review, and the requests for information by the Planning Commissioners. This memo lists these items, and identifies where the response has been provided. Any written responses or written information listed below are included in the Planning Commission's meeting packet for the February 15 meeting.

1. **Cady Street Area Retail Market Analysis (Gibbs Planning Group).** This report will be presented at the February 15, 2022 Planning Commission meeting during the DDA's comment period.
2. **Updated Traffic Impact Study.** The City's Traffic Engineer and the applicant's Traffic Engineer will be present at the February 15, 2022 meeting to verbally update the Planning Commission on the status of the report.
3. Comments from the City Engineer are provided in the OHM memo dated February 9, 2022. The City Engineer was asked to provide comments on the following topics, and provide (if any) possible ways of addressing the item as the project moves through the process:
  - a. **Address "excess" Griswold St. right-of-way.** The DPW Director also discussed this issue with the City Engineer, and he indicates that he concurs with the comments in the City Engineer's memo.
  - b. **McDowell Geotechnical report dated March 16, 2018** regarding relationship between ground water levels, proposed fill, and basements.
  - c. **McDowell Associates summary of environmental conditions dated January 17, 2022.**
  - d. **River restoration steps/timeline dated January 20, 2022.**
  - e. **Proposed grading plan.** Comments were also provided by the Project Engineer (SKL memo dated February 7, 2022 under Item #2).

4. Comments from the Project Engineer are provided in the SKL memo dated February 7, 2022. The applicant was asked to address the following issues:
  - a. **Explain where additional parking spaces (in schedule on plans) are located on the site plan.** This memo describes the locations (under Item #1 on the memo), and also provides an illustration identifying the location of the additional parking spaces. We concur that the on-street spaces shown on the illustration count toward the total number of parking spaces provided. With these additional spaces, the project has an excess of 31 parking spaces over ordinance requirements. (Note that this figure does not count the parking spaces available in single-family, townhome, and carriage home driveways.)
  - b. **Identify potential Farmer's Market locations on the project site.** This memo describes the developer's preference to work with the Farmer's Market Taskforce to determine adequate locations for the Farmer's Market on the site plan (under Item #3 on the memo).
  - c. In addition to the two items above, the Project Engineer also prepared a memo (dated February 9, 2022) regarding the site groundwater elevations.
5. Comments from the townhome/carriage home developer (Toll Brothers) regarding the following questions. Note that the applicant stated in an e-mail that they will address these items at the February 15 meeting, if requested.
  - a. **Provide cost estimates to justify the "FAR Bonus" provisions available to the townhomes.**
  - b. **Illustration of taller townhomes behind shorter single-family homes from pedestrian's viewpoint on Fairbrook.**
  - c. **Possible change to carriage home design with flush/receded garage door.**
  - d. **Market study supporting residential type/mix.**
6. **DPW Director and Building Official comments on proposed phasing plan.** Per an e-mail, the DPW Director concurs with the City engineer's comments on the phasing plan. (The City Engineer's comments related to phasing construction of utilities in their February 7, 2022 memo.) The Building Official also responded (via e-mail) to the phasing plan, and generally does not see an issue with the current plan.
7. **Background data reviewed by Finance Director/Assessor regarding tax revenue projections.** This information has been provided by the Finance Director, in coordination with the developer, and is included in the Planning Commission February 15 meeting packet.

Please don't hesitate to contact me if you have any questions.

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

Cc: Patrick Sullivan  
Dianne Massa



February 9, 2022

**City of Northville**

Department of Public Works  
215 W Main St,  
Northville, MI 48167

Attn: Mr. Michael Domine, DPS Director

Re: The Downs - Preliminary Site Plan, Additional Items, Engineering aspects  
OHM Job No. 0152-21-1020

Dear Mr. Domine,

On behalf of the City of Northville, we had previously reviewed the Preliminary Site Plan and TIS as submitted by Seiber Keast Lehner, and dated December 5, 2021, and revised plans dated January 20, 2022, for the above-referenced project. After the initial preliminary site plan meeting with the Planning Commission held on February 2, 2022, we were asked to review several additional items. Our supplemental comments are below:

Preliminary Site Plan Additional Item Engineering Comments

1. **Transfer of Griswold parcels and future ROW.** Griswold between Cady and Beal is currently located within three parcels, each owned by the City. Each parcel has a different width but a common Easterly boundary line, from south to north (57x 144, 75x 134, 73 x 194). We would recommend that these parcels be converted into a City public Right of Way having a width of 60 ft from the existing easterly property line. The City parcel remaining width could be exchanged with the Applicant for small sections of their property to make abutting adjacent streets a 50 ft ROW (Cady) or 60 ft ROW (Beal and Griswold) width. Details could be resolved during the final site plan process, but we anticipate dedicated Rights of Way to be on Cady (+/-5 ft x 260 ft), Griswold (3 ft x 130 ft), and Beal (North 5ft x 104 ft, South 5 ft x 288 ft). There are no existing public utilities within the portion of the two parcels the City would exchange with the Applicant. Making these parcel revisions and dedications will clean up these oddities in the parcel fabric and provide a consistent right of way widths moving forward. The proposed development along Griswold falls within the Cady Overlay District and therefore is not required to meet a prescribed setback from the property line, so these changes to the property line along Griswold should not impact the available buildable area.
2. **Site groundwater elevation in the lower portion of the development impacting proposed housing unit types.** We have reviewed the McDowell Geotechnical report dated March 16, 2018, and compared that to the currently proposed finish grade elevations for the building units in this area of the development. We supplemented the similar comparison prepared by Don Webb and submitted to the PC in the Feb 2 PC agenda package. Based on current information provided, it appears there is a very little vertical separation between the proposed FG minus a 12 ft basement excavation depth





(10 ft basement, 1 ft footing, 1 ft separation from GW) and the observed groundwater elevation, as documented during the soil boring activity of March 8<sup>th</sup> and 12<sup>th</sup>, 2018. This supports the applicants proposed housing unit type to multi-family with no basement where exiting ground water depth is shallow relative to existing surface. Groundwater elevations are variable but typically they are at higher elevations in the early spring and late fall. Given the timing of observation, the groundwater elevation in March should be suitable for this assessment, although we recommend that the Applicant's Geotechnical Consultant install piezometers in this southern area to allow for further tracking of the seasonality and variability of the groundwater elevation.

Additionally, we were notified that the Applicant's Engineer has completed a preliminary import fill calculation and we understand the site currently requires a considerable amount of imported fill material be placed. Currently they are proposing 8-9 ft of fill depth for the single family homes along the south side of Fairbrook. The Applicant's Engineer may choose to expand on the effort and cost for importing fill to the Planning Commission. A few other concerns to note related to constructing basement footings near the groundwater table are as follows:

- Having a groundwater table too close to the basement footing elevation may cause sump pumps to run more frequently than normal and during storm events they may not be able to keep up with precipitation percolating through the granular soils backfilled against the foundation.
- Raising the FG's south of Fairbrook would require additional fill material and will result in steeper slopes adjacent to the River Park. This may be problematic but will be looked at more closely during final site plan review.
- Groundwater suppression systems exist but are costly to construct and have a high maintenance cost as they tend to buildup mineral deposits within the collection system, which could ultimately become an HOA long term maintenance responsibility, or the responsibility of the homeowner. We recommend these systems be avoided if possible.

3. **Site soil contamination concerns.** OHM Advisors recommends that the contaminated soils remediation plan be reviewed by the Brownfield Redevelopment Authority as it relates to the Tax Increment Funding (TIF) eligibility. Additionally, and if desired by the City, a geotechnical consultant that specializes in soil contamination and remediation could be secured to provide a further review of the report, although we are of the opinion that SME, Inc could provide necessary guidance regarding remediation of contaminated soils on this site as the process moves ahead, in coordination with City, Brownfield Redevelopment Authority, and OHM.
4. **Rouge River daylighting permitting and construction timeline.** OHM has reviewed the proposed timeline prepared by SKL in the memo dated January 20, 2022, regarding river daylighting permitting and construction. The permitting process involves several government agencies; the City of Northville, EGLE, FEMA, and Wayne County, and although it is hard to predict their relative workloads and permit review response time, the proposed project timeline appears reasonable, 85 weeks for permitting and 6 months for construction. Construction activities within the flow line of the river may be restricted between April and July in observation of the fish spawning season.
5. **Engineering review of proposed grading.** OHM had originally requested sufficient grading be provided in the preliminary site plans, PSP Item #3, so that a cursory review could be done ahead of the final site plan, but this is contingent on land use. Therefore, we recommend delaying the timeline for receipt of additional detailed grading until the final site plan submittal, once land use is more defined and grading data provided by Applicant's Engineer would be more comprehensive.



6. **Phasing of construction as it relates to utilities.** The PSP phasing indicates a north and south split between the utility construction, and within the south phase, east and west split about Center Street. This phasing of the utilities will become more defined once final site plans are submitted. The currently proposed phasing appears reasonable. The Applicant is expected to participate in the cost for replacement of water mains along, Cady, Beal, and River Street and in the extension of the water main along Griswold between Main and Beal.

Should you have any questions regarding our review comments outlined above, please do not hesitate to contact Nicholas at (734) 466-4538 or via email at [nicholas.bayley@ohm-advisors.com](mailto:nicholas.bayley@ohm-advisors.com).

Sincerely,  
**OHM Advisors**

Nicholas Bayley, PE  
Client Representative

George Tsakoff, PE  
Principal

Attachment: OHM modified Don Webb Groundwater Elevation Graph, and excerpts of the 2018 McDowell Soils Investigations Report

cc: Patrick Sullivan, City Manager, via email  
Sally Elmiger, CWA, City of Northville Planner, via email  
Dianne Massa, City Clerk, via email

Brent Strong, City Chief Building Official, via email  
Matthew Samhat, City Fire Marshall, via email  
Stephen Dearing, OHM, via email

P:\0126\_0165\SITE\_NorthvilleCity\2021\0152-21-1020 Northville Downs Redevelopment\Muni\Preliminary Site Plan\2022.01.20 The Down\2022.02.07B Northville Downs PSP Additional Items OHM Review.docx



2022.01.31 11:50 AM TO: Dianne Massa FROM: Thomas Barry  
From: [Thomas Barry](#)  
To: [Dianne Massa](#)  
Cc: [selmiger](#); [Donna Tinberg](#); [Patrick Sullivan](#)  
Subject: Downs Ground Water Report  
Date: Monday, January 31, 2022 4:04:29 PM  
Attachments: [The Downs Groundwater Study 01.31.22.pdf](#)  
[Soil Boring Location Plan 01.31.22 DJW.pdf](#)

---

Dianne

Per Sally Elmiger's instructions; I am sending you a copy of an engineering observation report provided to me by Don Webb PE who upon my request reviewed the soil boring report and compared them with the current finished floor elevations from the most recent Downs Grading and Utility Plan (Sheet 9).

Don compared the soil borings report taken in 2018 by McDowell & Associates and transferred to an attached Water Table Data Plan presented by Seiber, Keast Engineering to the Commission with their Grading and Utility plan (Sheet 9 in our packet).

He surmises that when the soil borings were taken in 2018 there was no knowledge by the testing engineer what the new finished floor levels would be after the site was balanced . He would have no knowledge that the grade levels would be raises by 5 to 8 ft. The Siebert, Keast Engineering drawings titled Water Table Data furnished comparing the level of ground water also show old baseline elevations or elevations as they exist now. The Grading and Utility Plan shows the revised finished floor levels which will be 5 to 8 ft higher. These new raised building ground elevations would keep the basements above water levels.

Per his findings; Don concludes that there should be no restrictions to providing buildings with full basements in most of the areas East of Cady Street. The West portion should probably remain as is.

I have given this information to Sally who will be forwarding it onto our DPW and City engineer for their review of his findings. If they have any questions they can contact myself or Don Webb directly to discuss. **Please forward this information to the Planning Commissioners.**

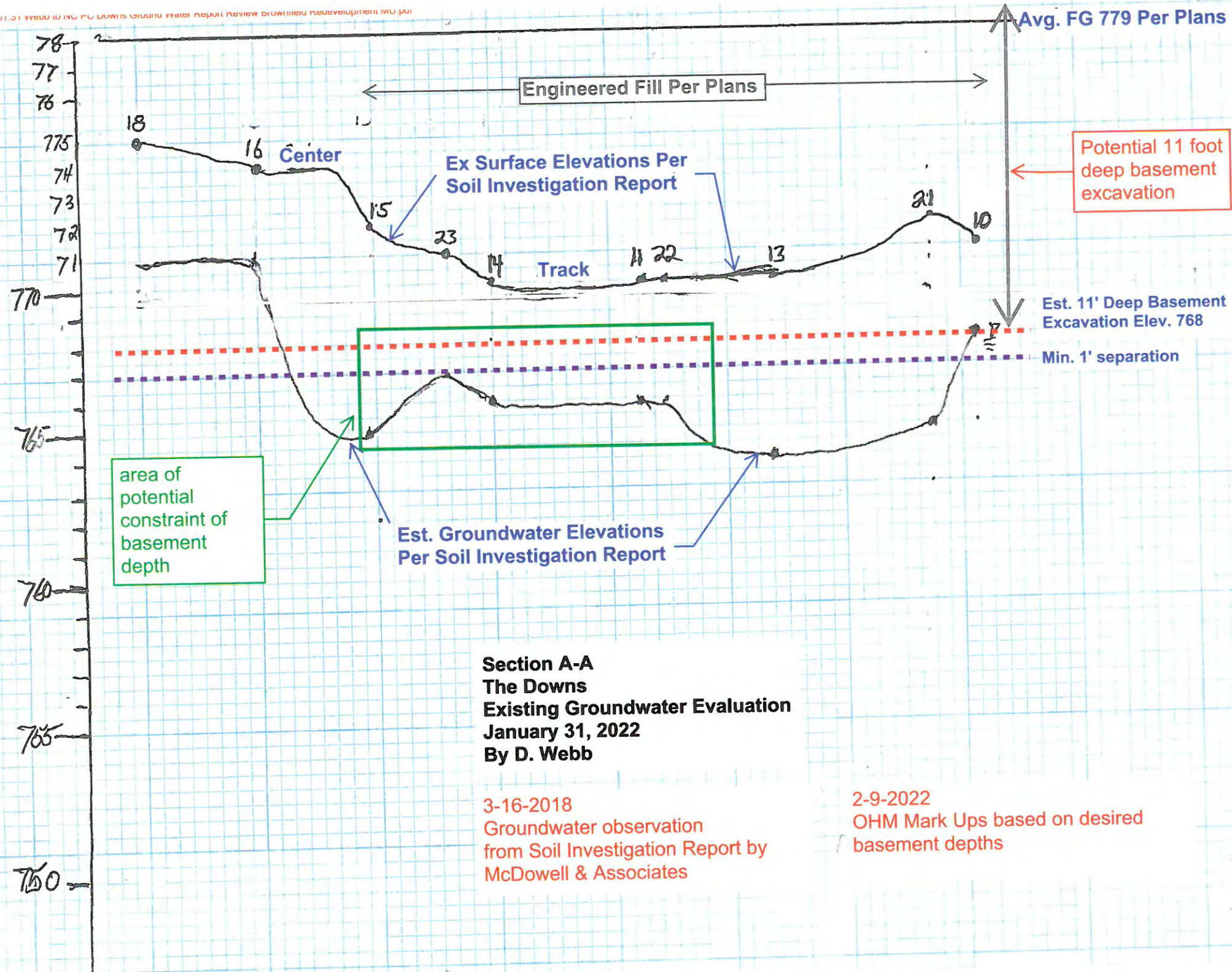
Ps. Don Webb is a Civil Engineer who lives in Northville and is currently on our Brownfield Development Team.

Thank you,

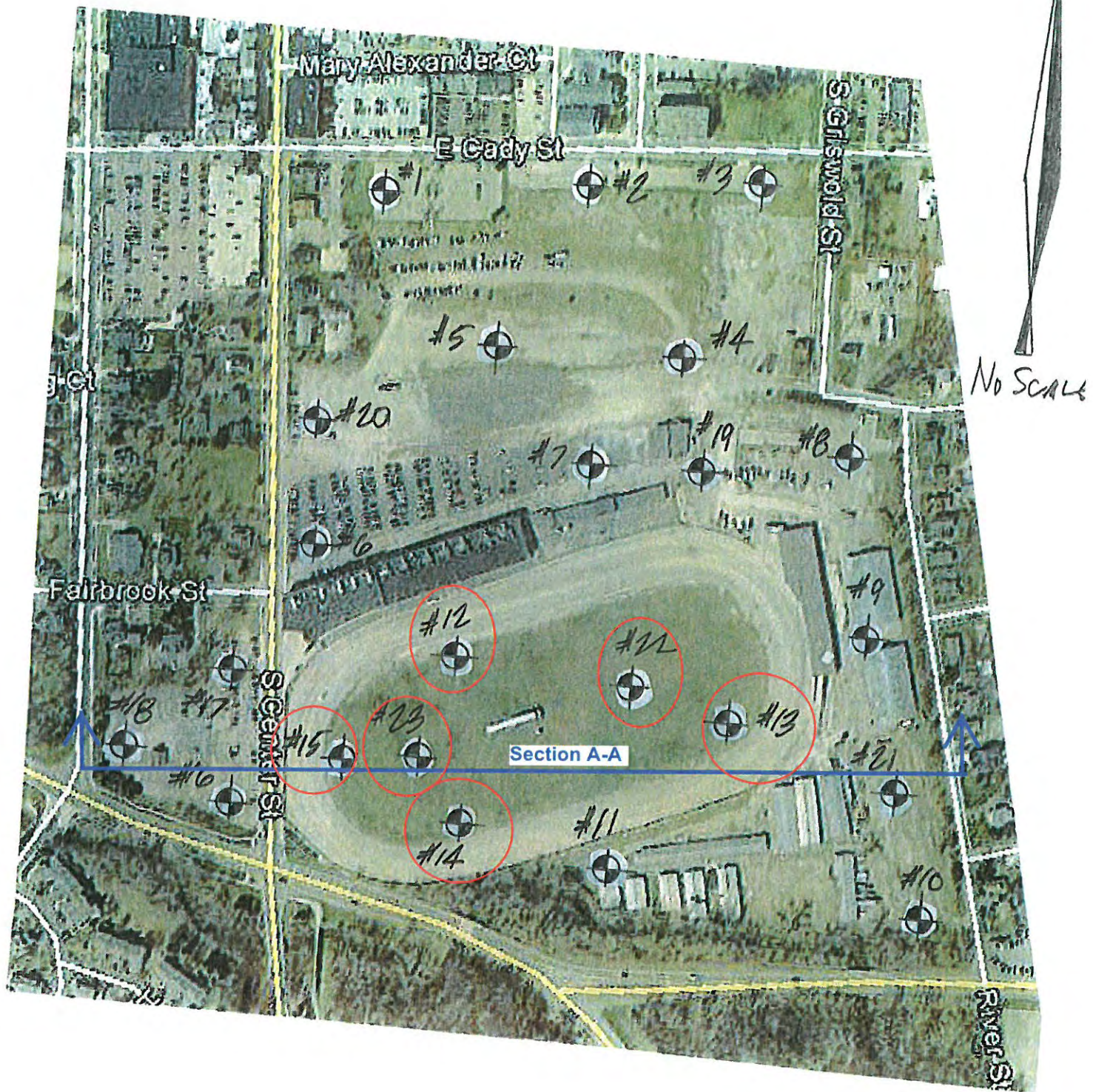
Thom Barry

(See enclosed)





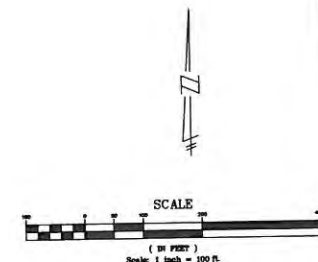




Soil Boring Location Plan

#18-053





OHM Markup  
 PROP FG = proposed finish grade from  
 Sheet 9 Grading and Utility Plan  
 (1/20/2022 Preliminary Site Plan Rev 1)

NOTE:  
 WATER TABLE DEPTH INFORMATION PER MCDONELL &  
 ASSOCIATES SOILS INVESTIGATION REPORT, MARCH 16, 2018

LEGEND	
EXISTING	PROPOSED
	PAVEMENT (ASPHALT)
	SIDE WALK (CONCRETE)
	CONCRETE CURB AND GUTTER
	STORM SEWER
	WATER MAIN
	MANHOLE
	CATCH BASIN W/STREAM GUARD
	CURB INLET W/5:1 SAC
	END SECTION
	GATE VALVE
	HYDRANT
	FLOOD PLAIN
	CONTOURS
	SPOT ELEVATION
	SURFACE DRAINAGE
	OVERFLOW ROUTE
	TREE FENCE
	SALT FENCE
	PROPOSED DRIVEWAY LOCATION
	LIMIT OF DISTURBANCE

**P.U.D. PRELIMINARY SITE PLAN**  
 SECTION 5, T15, R9E, CITY OF NORTHBVILLE  
 WAYNE COUNTY, MICHIGAN

REVISIONS		UTILITY WARNING
NO.	DATE	
1	11-10-21	811 Know what's below. Call before you dig.

DATE: 11-10-21 PRODUCED BY: A.A. JOB NUMBER: 81-1001  
 CHECKED BY: R.C. DRAWING FILE: 810011-SC-001

**WATER TABLE DATA**

**SKIBER, KEAST  
 ENGINEERING, L.L.C.**  
 CONSULTING ENGINEERS  
 37205 COUNTRY CLUB DRIVE • SUITE 20 • FARMINGTON HILLS, MI • 48331  
 PHONE: 248.308.3333 EMAIL: info@skiberkeast.com

**SHEET**  
**1**

OHM Mark up to include proposed  
 Finish Grades of building units



<u>Boring</u>	<u>Surf El.</u>	<u>Fin Depth</u>	<u>Fin El.</u>	<u>Water</u>	<u>Water El.</u>
1	805	5'-8	798.3	12'-2"	792.8
2	808	1'-0	807	N/A	-
3	794	8'-6	785.5	17'-0	777
4	781	5'-0	776	6'-8	774.3
5	788	2'-4	785.7	13'-6	774.5
6	779	6'-4	772.7	14'-6	764.5
7	778	3'-6	774.5	11'-2	766.8
8	776	13'-0	763	10'-4	765.7
9	772	6'-6	765.5	6'-6	765.5
10	771	6'-7	764.4	6'-7	764.4
11	770	7'-6	762.5	4'-1	765.9
12	771	6'-0	765	4'-0	767
13	771	6'-0	765	4'-4	766.7
14	770	6'-6	763.5	4'-0	766
15	772	12'-4	759.7	7'-3	764.8
16	774	3'-10	770.2	3'-10	770.2
17	777	3'-6	773.5	7'-2	769.8
18	775	6'-0	769	3'-10	771.2
19	775	1'-6	773.5	6'-6	768.5
20	789	13'-0	775.2	13'-10	775.2
21	772	4'-6	762.5	7'-0	765.0
22	771	3'-6	762.5	3'-6	762.5
23	771	14'-0	757	4'-0	767





McDOWELL & ASSOCIATES  
Geotechnical, Environmental, & Hydrogeologic Services  
21355 Hatcher Avenue • Ferndale, MI 48220  
Phone: (248) 399-2066 • Fax: (248) 399-2157

JOB NO. 18-053

SURFACE ELEV. DATE 3-8-18

LOG OF SOIL  
BORING NO. 12

PROJECT Preliminary Soils Investigation  
Proposed Mixed Use Development  
LOCATION Former Northville Downs  
301 South Center Street  
Northville, Michigan

Sample & Type	Depth	Legend	SOIL DESCRIPTION	Penetration Blows for 6"	Moisture %	Natural Wt. P.C.F.	Dry Den Wt. P.C.F.	Unc. Comp. Strength PSF.	Str. %
	1		Moist discolored brown silty CLAY with trace of topsoil and sand seams, fill						
A	2		1'6"	8					
SS	3		Very stiff moist brown silty CLAY with trace of topsoil and moist to wet brown sand and gravel seams, fill	9	21.9	121		(3000)	
	4		4'0"	16					
B	5		Extremely compact wet brown silty fine to medium SAND with trace of brick and wet brown sand and gravel seams, fill	8					
SS	6		6'0"	12	32.8				
	7			15					
C	8		Compact wet brown gravelly SAND with trace of silt and wet silty fine to medium sand seams	6					
SS	9			8	12.0				
	10		9'6"	8					
D	11		Extremely compact wet SAND & GRAVEL with wet fine to medium sand seams	9					
SS	12		11'6"	16	9.8				
	13			16					
	14								
E	15			6					
SS	16		Very stiff moist blue silty CLAY with sand and pebbles	10					
	17			14					
	18								
	19								
F	20		20'6"	5					
SS	21			10					
	22			12					
	23								
	24								
	25								

TYPE OF SAMPLE  
D. - DISTURBED  
U.L. - UNDIST. LINER  
S.T. - SHELBY TUBE  
S.S. - SPLIT SPOON  
R.C. - ROCK CORE  
( ) - PENETROMETER

REMARKS: \*Calibrated Penetrometer

Standard Penetration Test - Driving 2" OD Sampler 1' With  
140# Hammer Falling 30": Count Made at 6" Intervals

GROUND WATER OBSERVATIONS

G.W. ENCOUNTERED AT 2 FT. 10 INS.  
G.W. ENCOUNTERED AT 4 FT. 0 INS.  
G.W. AFTER COMPLETION 3 FT. 0 INS.  
G.W. AFTER HRS.  
G.W. VOLUMES Heavy





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LOG OF SOIL  
BORING NO. 13

PROJECT Preliminary Soils Investigation  
LOCATION Proposed Mixed Use Development  
Former Northville Downs  
301 South Center Street  
Northville, Michigan

JOB NO. 18-053

SURFACE ELEV. DATE 3-8-18

Sample & Type	Depth	Legend	SOIL DESCRIPTION	Penetration Blows for 6"	Moisture %	Natural WL P.C.F.	Dry Den WL P.C.F.	Unc. Comp. Strength PSF.	Str. %
	1		0'6" Moist dark brown clayey TOPSOIL with gravel, fill						
A	2			3					
SS	3		Extremely stiff moist brown silty CLAY with topsoil streaks, pebbles and stones, fill	7	19.8				
	4			12					
B	5		4'4" Very compact wet brown fine to medium SAND with gravel, stones and topsoil streaks, fill	7					
SS	6			8	7.3	126			
	7			6					
C	8		6'0" Compact wet brown silty SAND & GRAVEL with occasional stones and cobbles	4					
SS	9			5	10.3				
	10			5					
D	11		8'6" Very compact wet brown medium SAND & GRAVEL with occasional stones	7					
SS	12			7					
	13			8					
	14		11'6" Medium compact wet brown fine SAND with trace of gravel						
E	15								
SS	16		14'6" Compact wet gray fine SAND with trace of gravel	2					
	17			3					
	18			3					
	19		18'6" Compact wet gray SAND & GRAVEL with occasional stones						
F	20			2					
SS	21		20'6" Note: Used automatic hammer.	3					
	22			3					
	23								
	24								
	25								

TYPE OF SAMPLE  
D. - DISTURBED  
U.L. - UNDIST. LINER  
S.T. - SHELBY TUBE  
S.S. - SPLIT SPOON  
R.C. - ROCK CORE  
( ) - PENETROMETER

REMARKS:

Standard Penetration Test - Driving 2" OD Sampler 1' With  
140# Hammer Falling 30". Count Made at 6" Intervals

GROUND WATER OBSERVATIONS

G.W. ENCOUNTERED AT 4 FT. 4 INS.  
G.W. ENCOUNTERED AT FT. INS.  
G.W. AFTER COMPLETION 1 FT. 5 INS.  
G.W. AFTER HRS. FT. INS.  
G.W. VOLUMES Heavy Cave-in at 1'5"





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LOG OF SOIL BORING NO. 14

PROJECT Preliminary Soils Investigation  
LOCATION Proposed Mixed Use Development  
Former Northville Downs  
301 South Center Street  
Northville, Michigan

JOB NO. 18-053

SURFACE ELEV. \_\_\_\_\_ DATE 3-8-18

Sample & Type	Depth	Legend	SOIL DESCRIPTION	Penetration Blows for 6"	Moisture %	Natural Wt. P.C.F.	Dry Den Wt. P.C.F.	Unc. Comp. Strength PSF.	Sr. %
	1		0'4" Moist dark brown clayey TOPSOIL with vegetation, fill						
A	2		Moist brown sandy CLAY with sand and trace of vegetation, fill	2					
SS	3		Stiff moist discolored brown sandy CLAY with topsoil seams	3	22.5				
	4			5			*	(3000)	
B	5			7					
SS	6		Very compact wet discolored brown SAND & GRAVEL with trace of silt and wet brown fine seams, fill	12	9.0	138			
	7			10					
C	8								
SS	9		6'6" Compact wet brown silty fine to medium SAND with wet brown sand and gravel seams	8	9.4	130			
	10			8					
D	11			7					
SS	12		9'0" Compact wet brown SAND & GRAVEL with occasional stone	3					
	13			6	7.7	136			
	14			6					
	15		12'0" Stiff moist brown silty CLAY						
E	16								
SS	17		14'6" Very compact wet brown SAND & GRAVEL with occasional stones and wet gray fine to medium sand seams	8					
	18			11					
	19			10					
	20		18'0" Compact wet gray SAND & GRAVEL						
F	21			7					
SS	22			7					
	23		20'6"	8					
	24								
	25								

TYPE OF SAMPLE  
D. - DISTURBED  
U.L. - UNDIST. LINER  
S.T. - SHELBY TUBE  
S.S. - SPLIT SPOON  
R.C. - ROCK CORE  
( ) - PENETROMETER

REMARKS: \*Calibrated Penetrometer

Standard Penetration Test - Driving 2" OD Sampler 1' With  
140# Hammer Falling 30": Count Made at 6" Intervals

GROUND WATER OBSERVATIONS

G.W. ENCOUNTERED AT 4 FT. 0 INS.  
G.W. ENCOUNTERED AT FT. INS.  
G.W. AFTER COMPLETION 3 FT. 0 INS.  
G.W. AFTER HRS FT. INS.  
G.W. VOLUMES Heavy





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LOG OF SOIL  
BORING NO. 15

PROJECT Preliminary Soils Investigation  
Proposed Mixed Use Development  
LOCATION Former Northville Downs  
301 South Center Street  
Northville, Michigan

JOB NO. 18-053

SURFACE ELEV. DATE 3-8-18

Sample & Type	Depth	Legend	SOIL DESCRIPTION	Penetration Blows for 6"	Moisture %	Natural WL P.C.F.	Dry Den WL P.C.F.	Unc. Comp. Strength PSF.	Sr. %
	1		0'5" Moist dark brown sandy TOPSOIL with trace of gravel, fill						
A	2		1'7" Moist brown sandy CLAY with sand and pebbles and little topsoil streaks, fill	5					
SS	3			4	19.5	111			
	4		Firm to stiff moist dark brown silty CLAY with sand and pebbles, trace of topsoil, occasional stones and moist brown sand and gravel seams, fill	2			*	(2500)	
B	5			1					
SS	6		5'0" Medium compact moist discolored brown SAND & GRAVEL with some cinders, fill	2	22.1	102		(2000)	
	7		6'4" Soft moist dark brown clayey TOPSOIL with trace of gravel, fill	3			*		
C	8		7'3" Slightly compact wet brown clayey fine SAND with traces of gravel and silt, fill	2					
SS	9			1	18.5	111		(2000)	
	10		9'0" Compact wet brown silty SAND with traces of gravel and organics and gray fine sand lenses, fill	1			*		
D	11			4					
SS	12		10'8" Firm moist dark brown clayey MARL with organics and shells	5	11.7				
	13		12'4" Compact wet gray fine to medium SAND with trace of gravel	5					
E	14								
SS	15			2					
	16		16'0" Very compact wet gray SAND & GRAVEL	3	12.8	136			
	17			3					
	18								
	19								
F	20								
SS	21		20'6" Note: Used automatic hammer.	3					
	22			6					
	23			6					
	24								
	25								

TYPE OF SAMPLE  
D. - DISTURBED  
U.L. - UNDIST. LINER  
S.T. - SHELBY TUBE  
S.S. - SPLIT SPOON  
R.C. - ROCK CORE  
( ) - PENETROMETER

REMARKS: \*Calibrated Penetrometer

Standard Penetration Test - Driving 2" OD Sampler 1' With  
140# Hammer Falling 30": Count Made at 6" Intervals

GROUND WATER OBSERVATIONS

G.W. ENCOUNTERED AT 7 FT. 3 INS.  
G.W. ENCOUNTERED AT FT. INS.  
G.W. AFTER COMPLETION 9 FT. 0 INS.  
G.W. AFTER HRS.  
G.W. VOLUMES Heavy





McDOWELL & ASSOCIATES  
Geotechnical, Environmental, & Hydrogeologic Services  
21355 Hatcher Avenue • Ferndale, MI 48220  
Phone: (248) 399-2066 • Fax: (248) 399-2157

JOB NO. 18-053

SURFACE ELEV. DATE 3-8-18

LOG OF SOIL BORING NO. 22

PROJECT Preliminary Soils Investigation  
Proposed Mixed Use Development  
LOCATION Former Northville Downs  
301 South Center Street  
Northville, Michigan

SURFACE ELEV			DATE 3-8-18		Northridge, Washington					
Sample & Type	Depth	Legend	SOIL DESCRIPTION		Penetration Blows for 6"	Moisture %	Natural Wt. P.C.F.	Dry Den Wt. P.C.F.	Unc. Comp. Strength PSF.	Str. %
			0'6"	Moist dark brown sandy TOPSOIL with vegetation and clay, fill						
	1									
A	2			Very stiff moist discolored brown silty CLAY with traces of sand and topsoil, fill	6					
SS					9	16.1				
	3				8			*	(4000)	
	4		3'6"							
B					7					
SS	5				8	10.7				
					11					
	6									
				Very compact wet brown gravelly SAND with little silt and occasional stones						
C	7				6					
SS					12	7.2	132			
	8				12					
	9		9'0"		6					
D					7	6.7	117			
SS	10				8					
	11			Compact wet brown SAND & GRAVEL with trace of silt and occasional stones						
	12									
	13									
	14		14'0"		6					
E					9					
SS	15				14					
	16			Very compact wet gray silty fine to medium SAND						
	17									
	18									
	19		18'6"							
F				Extremely stiff moist blue silty CLAY with sand and pebbles	10					
SS	20				13					
					18					
	21		20'6"							
	22									
	23									
	24									
	25									

TYPE OF SAMPLE  
D. - DISTURBED  
U.L. - UNDIST. LINER  
S.T. - SHELBY TUBE  
S.S. - SPLIT SPOON  
R.C. - ROCK CORE  
( ) - PENETROMETER

REMARKS: \*Calibrated Penetrometer

Standard Penetration Test - Driving 2" OD Sampler 1' With  
140# Hammer Falling 30". Count Made at 6" Intervals

#### GROUND WATER OBSERVATIONS

G.W. ENCOUNTERED AT 3 FT. 6 INS.  
G.W. ENCOUNTERED AT FT. INS.  
G.W. AFTER COMPLETION 3 FT. 4 INS.  
G.W. AFTER HRS. FT. INS.  
G.W. VOLUMES Heavy Cave-in at 3'4"





McDOWELL & ASSOCIATES  
Geotechnical, Environmental, & Hydrogeologic Services  
21355 Hatcher Avenue • Ferndale, MI 48220  
Phone: (248) 399-2066 • Fax: (248) 399-2157

LOG OF SOIL BORING NO. 23

PROJECT Preliminary Soils Investigation  
Proposed Mixed Use Development  
LOCATION Former Northville Downs  
301 South Center Street  
Northville, Michigan

JOB NO. 18-053

SURFACE ELEV. DATE 3-8-18

Sample & Type	Depth	Legend	SOIL DESCRIPTION	Penetration Blows for 6"	Moisture %	Natural Wt. P.C.F.	Dry Den Wt. P.C.F.	Unc. Comp. Strength PSF.	Str. %
			0'6" Moist dark brown clayey TOPSOIL, fill						
	1		Moist brown and discolored brown CLAY with topsoil, fill						
A	2			2					
SS			Soft moist brown silty CLAY with moist dark brown clayey topsoil seams, fill	2	38.4	112			
	3			2					
	4		4'0"						
B				2					
SS	5		Compact wet discolored brown gravelly SAND with trace of silt, fill	5	16.1				
	6			5					
			6'6"						
C	7			7					
SS			Compact wet brown SAND & GRAVEL with wet gray silty sand seams, fill	9	10.6				
	8			7					
	9		9'0"						
D				2					
SS	10			2	18.4	125		(2000)	
				4					
	11		Firm moist blue and discolored brown sandy CLAY with trace of peat and wet gray silty sand seams, fill						
	12								
	13								
	14		14'0"						
E				4					
SS	15			4	11.5	137			
				3					
	16		Compact wet gray silty fine to medium SAND with trace of clay						
	17								
	18								
	19		19'0"						
F				8					
SS	20		Very compact wet gray fine to medium SAND	9	14.0				
				10					
	21		20'6"						
	22								
	23								
	24								
	25								

TYPE OF SAMPLE  
D. - DISTURBED  
U.L. - UNDIST. LINER  
S.T. - SHELBY TUBE  
S.S. - SPLIT SPOON  
R.C. - ROCK CORE  
( ) - PENETROMETER

REMARKS: \*Calibrated Penetrometer

Standard Penetration Test - Driving 2" OD Sampler 1' With  
140# Hammer Falling 30". Count Made at 6" Intervals

GROUND WATER OBSERVATIONS

G.W. ENCOUNTERED AT 4 FT. 0 INS.  
G.W. ENCOUNTERED AT FT. INS.  
G.W. AFTER COMPLETION FT. 8 INS.  
G.W. AFTER HRS. FT. INS.  
G.W. VOLUMES Heavy



February 7, 2022

Mrs. Sally Elmiger  
Principal  
Carlisle/Wortman Associate, Inc.

**MEMORANDUM: Preliminary Site Plan Supplemental Items**

Mrs. Elmiger,

In an email dated February 2, 2022, you requested additional information regarding the following items:

1. Provide a response to the locations of the on-street parking spaces that could not be located in the Preliminary Site Plan submittal.
2. Coordinate with OHM to determine adequacy of the Preliminary Site Plan grading.
3. Identify "possible" locations of the Farmer's Market on-on site.

This memorandum is in response to the items above and are provided as a supplement to the previously submitted Preliminary Site Plan.

**Item #1:** Please see the sketch below showing the locations of the on-street parking as shown in the Preliminary Site Plan. Please note that we have updated the parking calculations for the Townhome and Single Family Home areas according to previous comments provided by the OHM parking review.

Revised Parking Calculations for Townhomes and Single Family Homes:

<b>TOWNHOMES / CARRAIGE</b>			
GARAGES / DRIVES	=	708 SPACES	(2 GAR / 2 DRIVE)
Parking Spaces	=	12 SPACES	
PUBLIC ON-STREET	=	28 SPACES	
		748 SPACES	
<b>SINGLE FAMILY HOMES</b>			
GARAGES / DRIVES	=	156 SPACES	(2 GAR / 2 DRIVE)
PUBLIC ON-STREET	=	7 SPACES	
MAIL STATION	=	6 SPACES	
		169 SPACES	
<b>TOTAL RESIDENTIAL PARKING PROVIDED</b>		=	<b>1,342 SPACES</b>
<b>TOTAL PUBLIC PARKING PROVIDED</b>		=	<b>247 SPACES</b>

### On-Street Parking Sketch:



**Item #2:** SKL discussed the provided grading with OHM and agreed that the current grading plan is adequate for the Preliminary Site Plan submittal. Currently, Finished Grade of all the proposed units are shown as well as high and low point elevations in the roads. Given the current stage of the Site Plan submittal, the grades provided are adequate to determine the feasibility of the proposed layout.

**Item #3:** Hunter Pasteur is requesting a coordination meeting with the Farmers Market Task Force to determine adequate locations of the Farmers Market on the proposed Site Plan layout.

February 9, 2022

Mr. Michael Domine  
DPS Director  
City of Northville – Department of Public Works

**MEMORANDUM: Site Groundwater Elevations in Southern Portion of Site**

Mr. Domine,

In response to comments during the February 1, 2022 Planning Commission meeting and the letter comments from Mr. Don Webb, we offer the following discussion on the location of Single Family Homes on the development.

**Existing Groundwater Depths:**

The attached sketch shows existing ground elevations and water table depths / elevations at each soil boring location. Soils boring data is taken from the soils investigations report prepared by McDowell & Associates, dated June 7, 2018.

In the racetrack area the existing ground elevation is approximately EL 770.0 to 771.0 in the middle of the track. The ground water elevation in the area is generally at EL 767.0 for a ground water depth of approximately 3-4 ft. In the area between Beal Street and Fairbrook Street, where the Single Family Homes are currently shown, the existing ground elevation is variable since the site elevations rise quickly as you move north on the site from the track area. The ground water depths in this portion of the site are approximately 11-15' deep. This portion of the site is a much better location for units with basements because basements can be installed below existing grade, limiting the amount of fill needed to final grade the site. In the racetrack area it is estimated that a minimum of 8 ft of structural fill will be required to raise the ground enough to keep the proposed basements above the existing groundwater elevation.

**Basement Depth Requirements:**

As discussed in the Planning Commission meeting, at the price point for the Single Family Homes proposed in the development, all of the units will be provided with a 10' basements pour. Ground water elevations that are at or above the basement footing elevations can cause basement flooding and cause the basement sump pumps to run continuously. A 10' basement will require a 10' high basement wall, a 1' deep footing and approximately 6" of stone subbase. These basements should be placed 1-2 ft above the observed groundwater, at a minimum, to account for seasonal fluctuations in the ground water elevations. For design, the Finished Grade of the Single Family units should be set 12-13' above the observed ground water elevations at a minimum.

Location of the Single Family Units:

From a pure existing ground water depth perspective, the area of the site between Beal Street and Fairbrook Street is the ideal location for Single Family units on the development. The 11-15' existing groundwater depths will allow basement excavations and limit the amount of fill required to properly grade the site and keep the basements above the ground water.

In the racetrack area, the groundwater elevation is approximately El 767.0. The minimum Finish Grade for a Single Family unit with a 10' basement is 779.0 - 780.0, preferable higher. This would require the proposed grade of the racetrack area to be raised approximately 8'-10' with structural fill. In order to raise the site this high, it is estimated approximately 100,000 – 125,000 c.y. of structure fill would be required at a cost of \$2.3 - \$3.0 million dollars (\$22.50 / c.y.). This fill cost is not financially feasible for this development. The racetrack area of the site should be kept as low as possible, at elevations close to existing, to limit the amount of fill required in the southern portion of the development.

Final Site Plan Grading Revisions:

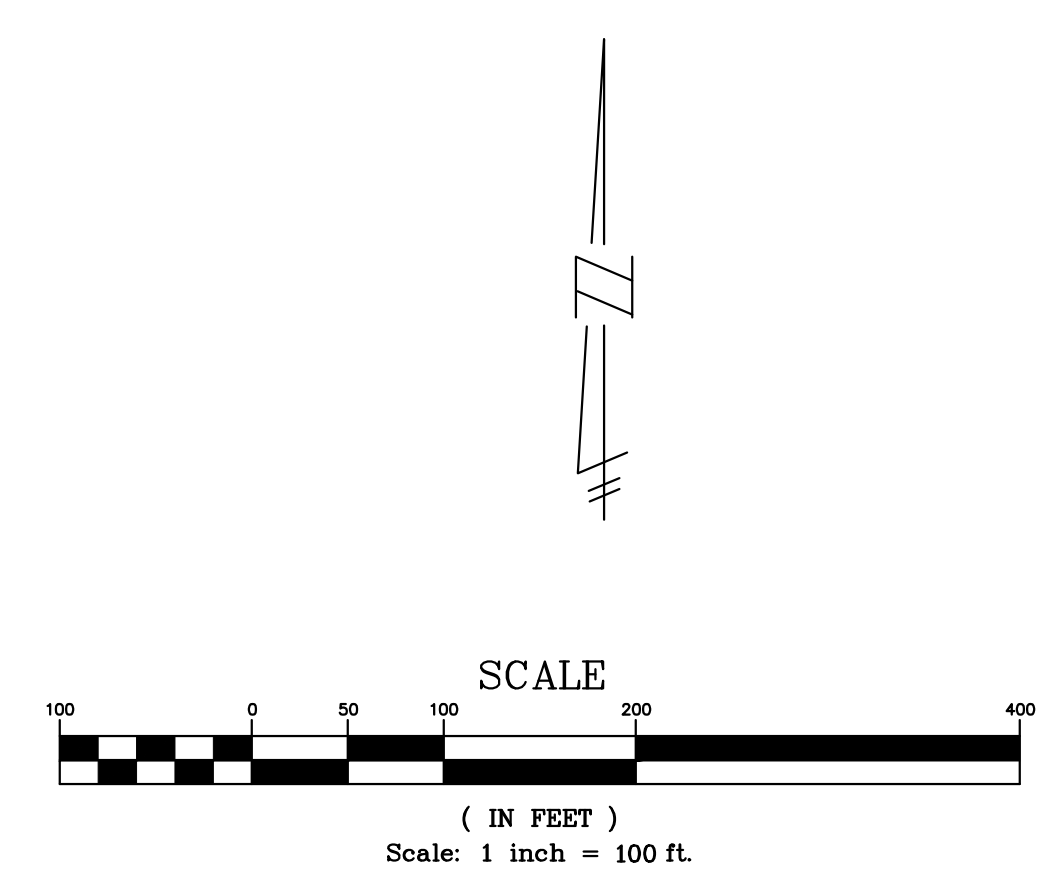
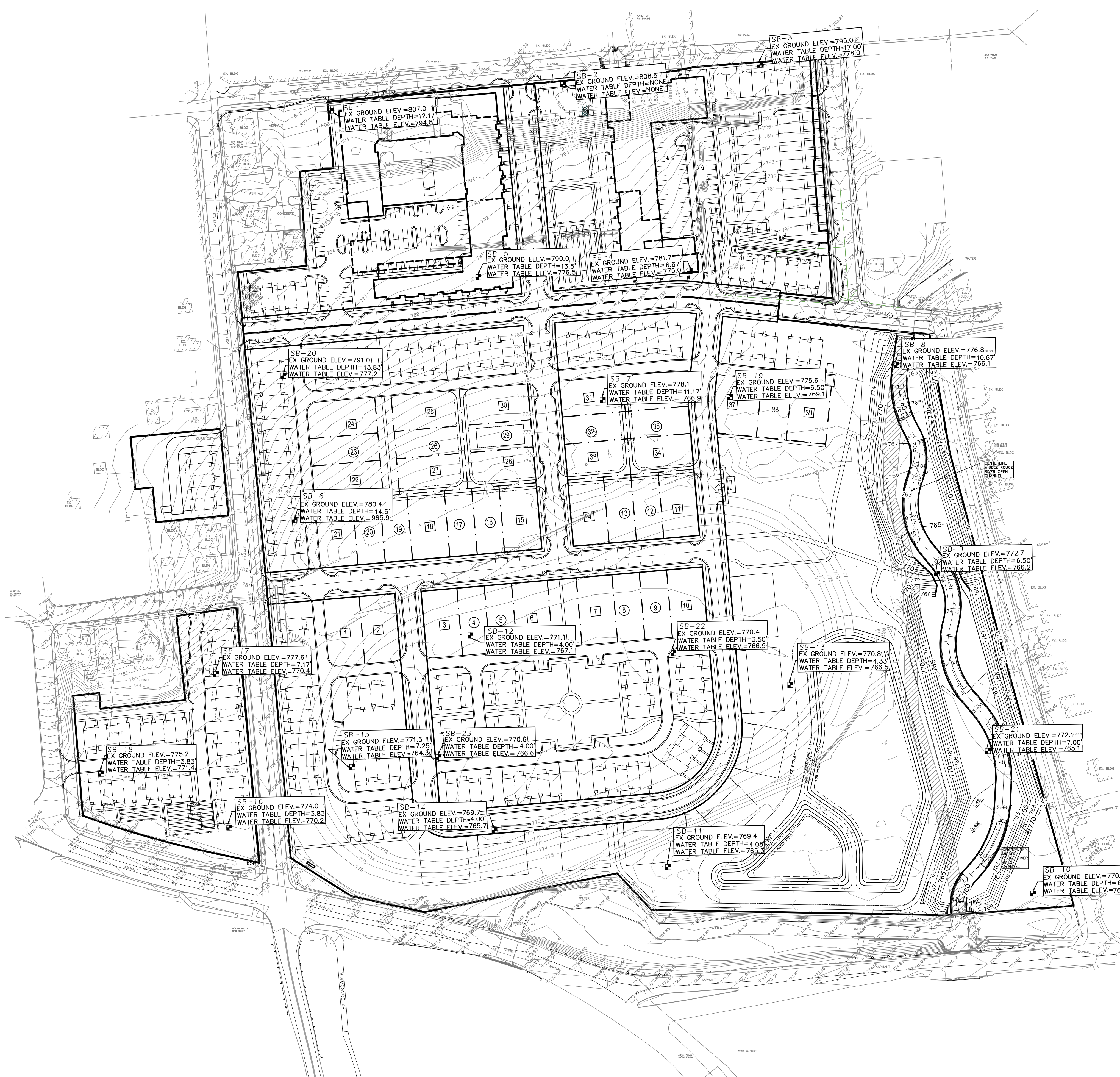
SKL has discussed the basement depth and fill requirements with Mr. Nicolas Bayley of OHM. There are opportunities to lower the southern portion of the development significantly by lowering the High Water Elevation of the proposed detention basin. The road elevations and Finish Grade Elevations in the racetrack area can potentially be lowered as much as 4 ft, reducing the amount of fill and making the development financially feasible. Future Site Plan submittals will be revised to reflect this lower elevation in the southern portion of the development.

Seiber Keast Lehner, Inc.



Robert J Emerine, PE





NOTE:

WATER TABLE DEPTH INFORMATION PER MCDOWELL & ASSOCIATES SOILS INVESTIGATION REPORT, MARCH 16, 2018

***LEGEND***

<b>EXISTING</b>           -1000- + 1000.0	<b>PROPOSED</b>                                  
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**P.U.D. PRELIMINARY SITE PLAN**  
**SECTION 3, T1S, R8E, CITY OF NORTHVILLE**  
**WAYNE COUNTY, MICHIGAN**

REVIS I O N S			UTILITY WARNING
NO.	ITEM	DATE	
			UNDERGROUND UTILITY LOCATIONS AS SHOWN ON THE PLAN, WERE OBTAINED FROM UTILITY OWNER AND NOT FIELD LOCATED.  <div style="text-align: center;">               Know what's below.              Call before you dig.           </div> <p style="font-size: small;">THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF AND/OR RELOCATION OF ALL UTILITIES THAT MAY INTERFERE WITH CONSTRUCTION.</p>

DATE: 11-15-21	DESIGNED BY: A.A. CHECKED BY: R.E.
	JOB NUMBER: 21-001 DRAWING FILE: 21001LY-SP-DWG

## WATER TABLE DATA

	<b>SEIBER, KEAST</b> <b>ENGINEERING, L.L.C.</b> CONSULTING ENGINEERS	<b>SHEET</b>  <span style="font-size: 2em;">1</span>
39205 COUNTRY CLUB DRIVE • SUITE C8 • FARMINGTON HILLS, MI • 48331 PHONE: 248.308.3331      EMAIL: info@seiberkeast.com		



# *~ City of Northville ~*

**TO: Planning Commission**

**FM: Sandi Wiktorowski, Finance Director/Treasurer  
Mitchell Elrod, City Assessor**

**SJ: Review of Brownfield Redevelopment Project – Northville Downs Property**

**DT: February 3, 2022**

Attached are the materials provided by the applicant that the Assessor and the Finance Director reviewed related to the memo submitted to the Planning Commission on February 1, 2022.

	DDA		Non-DDA	
	PRE	Rental	PRE	Rental
Percent of Type Within/Outside of DDA	20%	90%	80%	10%
Post-Development Taxable Value by Type and Location	\$ 21,350,000	\$ 9,203,243	\$ 85,400,000	\$ 1,022,583



**TABLE 2A.**  
**Tax Increment Revenue Capture Estimates**

Northville Downs  
Northville, Michigan  
2/3/2022

		Estimated Taxable Value (TV) Increase Rate:		2% per year							
		Plan Year	1	2	3	4	5	6	7	TOTAL	
Calendar Year		2024	2025	2026	2027	2028	2029	2030			
Base Taxable Value		\$ 6,394,342	\$ 6,394,342	\$ 6,394,342	\$ 6,394,342	\$ 6,394,342	\$ 6,394,342	\$ 6,394,342	\$ 6,394,342		
Estimated New TV (Full Project Value Upon Completion)		\$ 85,400,000	\$ 87,108,000	\$ 88,850,160	\$ 90,627,163	\$ 92,439,706	\$ 94,288,501	\$ 96,174,271			
Incremental Difference (Based on Full Project Value)		\$ 79,005,658	\$ 80,713,658	\$ 82,455,818	\$ 84,232,821	\$ 86,045,364	\$ 87,894,158	\$ 89,779,928			
Incremental Difference (Assuming 5-year Build Out to Complete Project)		\$ 26,071,867	\$ 40,356,829	\$ 55,245,398	\$ 70,755,570	\$ 86,045,364	\$ 87,894,158	\$ 89,779,928			
		33% Complete	50% Complete	67% Complete	84% Complete	100% Complete					
Owner-Occupied											
School Capture		Millage Rate									
State Education Tax (SET)		6.0000	\$ 156,431	\$ 242,141	\$ 331,472	\$ 424,533	\$ 516,272	\$ 527,365	\$ 538,680	\$ 2,736,894	
School Total		6.0000	\$ 156,431	\$ 242,141	\$ 331,472	\$ 424,533	\$ 516,272	\$ 527,365	\$ 538,680	\$ 2,736,894	
Local Capture <sup>5</sup>		Millage Rate									
City Operating		13.0496	\$ 340,227	\$ 526,640	\$ 720,930	\$ 923,332	\$ 1,122,858	\$ 1,146,984	\$ 1,171,592	\$ 5,952,563	
Street Improvement		1.6256	\$ 42,382	\$ 65,604	\$ 89,807	\$ 115,020	\$ 139,875	\$ 142,881	\$ 145,946	\$ 741,515	
Wayne County Operating - Summer		5.6347	\$ 146,907	\$ 227,399	\$ 311,291	\$ 398,686	\$ 484,840	\$ 495,257	\$ 505,883	\$ 2,570,263	
Wayne County Operating - Winter		0.9873	\$ 25,741	\$ 39,844	\$ 54,544	\$ 69,857	\$ 84,953	\$ 86,778	\$ 88,640	\$ 450,357	
HCMA		0.2089	\$ 5,446	\$ 8,431	\$ 11,541	\$ 14,781	\$ 17,975	\$ 18,361	\$ 18,755	\$ 95,290	
Community College - Summer		2.2700	\$ 59,183	\$ 91,610	\$ 125,407	\$ 160,615	\$ 195,323	\$ 199,520	\$ 203,800	\$ 1,035,458	
RESA Operating		0.0962	\$ 2,508	\$ 3,882	\$ 5,315	\$ 6,807	\$ 8,278	\$ 8,455	\$ 8,637	\$ 43,882	
RESA Spec Ed		3.3596	\$ 87,591	\$ 135,583	\$ 185,602	\$ 237,710	\$ 289,078	\$ 295,289	\$ 301,625	\$ 1,532,478	
RESA Enhancement		1.9962	\$ 52,045	\$ 80,560	\$ 110,281	\$ 141,242	\$ 171,764	\$ 175,454	\$ 179,219	\$ 910,565	
School Voted Sinking Fund - Summer		0.4708	\$ 12,275	\$ 19,000	\$ 26,010	\$ 33,312	\$ 40,510	\$ 41,381	\$ 42,268	\$ 214,756	
School Voted Sinking Fund - Winter		0.4708	\$ 12,275	\$ 19,000	\$ 26,010	\$ 33,312	\$ 40,510	\$ 41,381	\$ 42,268	\$ 214,756	
Library		1.0981	\$ 28,630	\$ 44,316	\$ 60,665	\$ 77,697	\$ 94,486	\$ 96,517	\$ 98,587	\$ 500,898	
Wayne County Parks		0.2453	\$ 6,395	\$ 9,900	\$ 13,552	\$ 17,356	\$ 21,107	\$ 21,560	\$ 22,023	\$ 111,893	
Wayne County Public Safety		0.9358	\$ 24,398	\$ 37,766	\$ 51,699	\$ 66,213	\$ 80,521	\$ 82,251	\$ 84,016	\$ 426,864	
Local Total		32.4489	\$ 846,003	\$ 1,309,535	\$ 1,792,654	\$ 2,295,940	\$ 2,792,078	\$ 2,852,069	\$ 2,913,259	\$ 14,801,538	
Non-Capturable Millages <sup>5</sup>		Millage Rate									
School Debt Service - Summer		1.8200	\$ 47,451	\$ 73,449	\$ 100,547	\$ 128,775	\$ 156,603	\$ 159,967	\$ 163,399	\$ 830,191	
School Debt Service - Winter		1.8200	\$ 47,451	\$ 73,449	\$ 100,547	\$ 128,775	\$ 156,603	\$ 159,967	\$ 163,399	\$ 830,191	
Debt SVCS STR		0.8311	\$ 21,668	\$ 33,541	\$ 45,914	\$ 58,805	\$ 71,512	\$ 73,049	\$ 74,616	\$ 379,105	
Wayne County Zoo		0.0997	\$ 2,599	\$ 4,024	\$ 5,508	\$ 7,054	\$ 8,579	\$ 8,763	\$ 8,951	\$ 45,478	
Wayne County DIA		0.1995	\$ 5,201	\$ 8,051	\$ 11,021	\$ 14,116	\$ 17,166	\$ 17,535	\$ 17,911	\$ 91,001	
Total Non-Capturable Taxes		4.7703	\$ 124,370	\$ 192,514	\$ 263,537	\$ 337,525	\$ 410,463	\$ 419,281	\$ 428,276	\$ 2,175,966	





TABLE 2A.  
Tax Increment Revenue Capture Estimates

Northville Downs  
Northville, Michigan  
2/3/2022

Gross Taxes Owner Occupied	43.2192	\$	1,403,164	\$	2,020,548	\$	2,664,020	\$	3,334,357	\$	3,995,170	\$	4,075,074	\$	4,156,575	
Total Gross Taxes	\$		1,403,164	\$	2,020,548	\$	2,664,020	\$	3,334,357	\$	3,995,170	\$	4,075,074	\$	4,156,575	
Total Tax Increment Revenue (TIR) Available for Capture	\$		1,002,434	\$	1,551,676	\$	2,124,126	\$	2,720,473	\$	3,308,350	\$	3,379,434	\$	3,451,939	\$ 17,538,432
Assume no project																
Gross Taxes	\$		276,358	\$	276,358	\$	276,358	\$	276,358	\$	276,358	\$	276,358	\$	276,358	
State School Taxes	\$		38,366	\$	38,366	\$	38,366	\$	38,366	\$	38,366	\$	38,366	\$	38,366	
City Operating and Streets	\$		93,838	\$	93,838	\$	93,838	\$	93,838	\$	93,838	\$	93,838	\$	93,838	
Other Local	\$		41,632	\$	41,632	\$	41,632	\$	41,632	\$	41,632	\$	41,632	\$	41,632	
Countywide Millages, Zoo, DIA	\$		102,522	\$	102,522	\$	102,522	\$	102,522	\$	102,522	\$	102,522	\$	102,522	
With Project																
Gross Taxes	\$		1,403,164	\$	2,020,548	\$	2,664,020	\$	3,334,357	\$	3,995,170	\$	4,075,074	\$	4,156,575	
Brownfield Reimbursement (includes developer, BRA, state RLF)	\$		1,002,434	\$	1,551,676	\$	2,124,126	\$	2,720,473	\$	893,255	\$	-	\$	-	
Base State School Taxes	\$		38,366	\$	38,366	\$	38,366	\$	38,366	\$	38,366	\$	38,366	\$	38,366	
Incremental State School Taxes	\$		156,431	\$	242,141	\$	331,472	\$	424,533	\$	516,272	\$	527,365	\$	538,680	
Base City Services and City Debt	\$		93,838	\$	93,838	\$	93,838	\$	93,838	\$	93,838	\$	93,838	\$	93,838	
Incremental City Services and City Debt	\$		552,359	\$	854,999	\$	1,170,430	\$	1,499,028	\$	1,822,957	\$	1,862,127	\$	1,902,075	
Base Countywide Millages, Zoo, DIA	\$		102,522	\$	102,522	\$	102,522	\$	102,522	\$	102,522	\$	102,522	\$	102,522	
Incremental Countywide Millages, Zoo, DIA	\$		418,014	\$	647,050	\$	885,761	\$	1,134,437	\$	1,379,584	\$	1,409,223	\$	1,439,460	
Gross Taxes	\$		1,403,164	\$	2,020,548	\$	2,664,020	\$	3,334,357	\$	3,995,170	\$	4,075,074	\$	4,156,575	
State School Taxes	\$		194,797	\$	280,507	\$	369,838	\$	462,899	\$	554,638	\$	565,731	\$	577,046	
Taxes from City Millages	\$		646,197	\$	948,837	\$	1,264,268	\$	1,592,866	\$	1,916,795	\$	1,955,965	\$	1,995,913	
Taxes from County-wide Millages, Zoo, DIA	\$		520,536	\$	749,572	\$	988,283	\$	1,236,959	\$	1,482,106	\$	1,511,745	\$	1,541,982	
Non-Reimbursable City	\$		116,570	\$	180,439	\$	247,008	\$	316,355	\$	384,718	\$	392,983	\$	401,414	
Non-Reimbursable County	\$		7,800	\$	12,075	\$	16,529	\$	21,170	\$	25,745	\$	26,298	\$	26,862	



TABLE 2A.  
Tax Increment Revenue Capture Estimates

Northville Downs  
Northville, Michigan  
2/3/2022

		Estimated Taxable Value (TV) Increase Rate: 2% per year								
	Plan Year	1	2	3	4	5	6	7	TOTAL	
	Calendar Year	2024	2025	2026	2027	2028	2029	2030		
	Base Taxable Value	\$ 315,356	\$ 315,356	\$ 315,356	\$ 315,356	\$ 315,356	\$ 315,356	\$ 315,356		
	Estimated New TV (Full Project Upon Completion)	\$ 1,022,583	\$ 1,043,034	\$ 1,063,895	\$ 1,085,173	\$ 1,106,876	\$ 1,129,014	\$ 1,151,594		
	Incremental Difference (Based on Full Project Value)	\$ 707,227	\$ 727,678	\$ 748,539	\$ 769,817	\$ 791,520	\$ 813,658	\$ 836,238		
	Incremental Difference (Assuming 2-year Build Out to Complete Project)	\$ 353,614	\$ 727,678	\$ 748,539	\$ 769,817	\$ 791,520	\$ 813,658	\$ 836,238		
		50% Complete	100% Complete							
Rental										
School Capture	Millage Rate									
State Education Tax (SET)	6.0000	\$ 2,122	\$ 4,366	\$ 4,491	\$ 4,619	\$ 4,749	\$ 4,882	\$ 5,017	\$ 30,246	
School Operating Tax	18.0000	\$ 6,365	\$ 13,098	\$ 13,474	\$ 13,857	\$ 14,247	\$ 14,646	\$ 15,052	\$ 90,739	
School Total	24.0000	\$ 8,487	\$ 17,464	\$ 17,965	\$ 18,476	\$ 18,996	\$ 19,528	\$ 20,069	\$ 120,985	
Local Capture <sup>5</sup>	Millage Rate									
City Operating	13.0496	\$ 4,615	\$ 9,496	\$ 9,768	\$ 10,046	\$ 10,329	\$ 10,618	\$ 10,913	\$ 65,785	
Street Improvement	1.6256	\$ 575	\$ 1,183	\$ 1,217	\$ 1,251	\$ 1,287	\$ 1,323	\$ 1,359	\$ 8,195	
Wayne County Operating - Summer	5.6347	\$ 1,993	\$ 4,100	\$ 4,218	\$ 4,338	\$ 4,460	\$ 4,585	\$ 4,712	\$ 28,406	
Wayne County Operating - Winter	0.9873	\$ 349	\$ 718	\$ 739	\$ 760	\$ 781	\$ 803	\$ 826	\$ 4,976	
HCMA	0.2089	\$ 74	\$ 152	\$ 156	\$ 161	\$ 165	\$ 170	\$ 175	\$ 1,053	
Community College - Summer	2.2700	\$ 803	\$ 1,652	\$ 1,699	\$ 1,747	\$ 1,797	\$ 1,847	\$ 1,898	\$ 11,443	
RESA Operating	0.0962	\$ 34	\$ 70	\$ 72	\$ 74	\$ 76	\$ 78	\$ 80	\$ 484	
RESA Spec Ed	3.3596	\$ 1,188	\$ 2,445	\$ 2,515	\$ 2,586	\$ 2,659	\$ 2,734	\$ 2,809	\$ 16,936	
RESA Enhancement	1.9962	\$ 706	\$ 1,453	\$ 1,494	\$ 1,537	\$ 1,580	\$ 1,624	\$ 1,669	\$ 10,063	
School Voted Sinking Fund - Summer	0.4708	\$ 166	\$ 343	\$ 352	\$ 362	\$ 373	\$ 383	\$ 394	\$ 2,373	
School Voted Sinking Fund - Winter	0.4708	\$ 166	\$ 343	\$ 352	\$ 362	\$ 373	\$ 383	\$ 394	\$ 2,373	
Library	1.0981	\$ 388	\$ 799	\$ 822	\$ 845	\$ 869	\$ 893	\$ 918	\$ 5,534	
Wayne County Parks	0.2453	\$ 87	\$ 178	\$ 184	\$ 189	\$ 194	\$ 200	\$ 205	\$ 1,237	
Wayne County Public Safety	0.9358	\$ 331	\$ 681	\$ 700	\$ 720	\$ 741	\$ 761	\$ 783	\$ 4,717	
Local Total	32.4489	\$ 11,475	\$ 23,613	\$ 24,288	\$ 24,978	\$ 25,684	\$ 26,402	\$ 27,135	\$ 163,575	
Non-Capturable Millages <sup>5</sup>	Millage Rate									
School Debt Service - Summer	1.8200	\$ 644	\$ 1,324	\$ 1,362	\$ 1,401	\$ 1,441	\$ 1,481	\$ 1,522	\$ 9,175	
School Debt Service - Winter	1.8200	\$ 644	\$ 1,324	\$ 1,362	\$ 1,401	\$ 1,441	\$ 1,481	\$ 1,522	\$ 9,175	
Debt SVCS STR	0.8311	\$ 294	\$ 605	\$ 622	\$ 640	\$ 658	\$ 676	\$ 695	\$ 4,190	
Wayne County Zoo	0.0997	\$ 35	\$ 73	\$ 75	\$ 77	\$ 79	\$ 81	\$ 83	\$ 503	
Wayne County DIA	0.1995	\$ 71	\$ 145	\$ 149	\$ 154	\$ 158	\$ 162	\$ 167	\$ 1,006	
Total Non-Capturable Taxes	4.7703	\$ 1,688	\$ 3,471	\$ 3,570	\$ 3,673	\$ 3,777	\$ 3,881	\$ 3,989	\$ 24,049	
Gross Taxes Rental		\$ 40,954	\$ 63,854	\$ 65,131	\$ 66,433	\$ 67,762	\$ 69,117	\$ 70,500		
Total Gross Taxes	\$	40,954	\$ 63,854	\$ 65,131	\$ 66,433	\$ 67,762	\$ 69,117	\$ 70,500		
Total Tax Increment Revenue (TIR) Available for Capture	\$	19,962	\$ 41,077	\$ 42,253	\$ 43,454	\$ 44,680	\$ 45,930	\$ 47,204	\$ 284,560	



TABLE 2A.  
Tax Increment Revenue Capture Estimates

Northville Downs  
Northville, Michigan  
2/3/2022

Assume no project

Gross Taxes	\$	19,306	\$	19,306	\$	19,306	\$	19,306	\$	19,306	\$	19,306	\$	19,306
State School Taxes	\$	7,569	\$	7,569	\$	7,569	\$	7,569	\$	7,569	\$	7,569	\$	7,569
City Operating and Streets	\$	4,628	\$	4,628	\$	4,628	\$	4,628	\$	4,628	\$	4,628	\$	4,628
Other Local	\$	2,053	\$	2,053	\$	2,053	\$	2,053	\$	2,053	\$	2,053	\$	2,053
Countywide Millages, Zoo, DIA	\$	5,056	\$	5,056	\$	5,056	\$	5,056	\$	5,056	\$	5,056	\$	5,056

With Project

Gross Taxes	\$	40,954	\$	63,854	\$	65,131	\$	66,433	\$	67,762	\$	69,117	\$	70,500
Brownfield Reimbursement (includes developer, BRA, state RLF)	\$	19,962	\$	41,077	\$	42,253	\$	43,454	\$	12,064	\$	-	\$	-
Base State School Taxes	\$	7,569	\$	7,569	\$	7,569	\$	7,569	\$	7,569	\$	7,569	\$	7,569
Incremental State School Taxes	\$	8,487	\$	17,464	\$	17,965	\$	18,476	\$	18,996	\$	19,528	\$	20,069
Base City Services and City Debt	\$	4,628	\$	4,628	\$	4,628	\$	4,628	\$	4,628	\$	4,628	\$	4,628
Incremental City Services and City Debt	\$	7,492	\$	15,417	\$	15,857	\$	16,308	\$	16,771	\$	17,238	\$	17,717
Base Countywide Millages, Zoo, DIA	\$	5,056	\$	5,056	\$	5,056	\$	5,056	\$	5,056	\$	5,056	\$	5,056
Incremental Countywide Millages, Zoo, DIA	\$	5,671	\$	11,667	\$	12,001	\$	12,343	\$	12,690	\$	13,045	\$	13,407

Gross Taxes	\$	40,954	\$	63,854	\$	65,131	\$	66,433	\$	67,762	\$	69,117	\$	70,500
State School Taxes	\$	16,056	\$	25,033	\$	25,534	\$	26,045	\$	26,565	\$	27,097	\$	27,638
Taxes from City Millages	\$	12,120	\$	20,045	\$	20,485	\$	20,936	\$	21,399	\$	21,866	\$	22,345
Taxes from County-wide Millages, Zoo, DIA	\$	10,727	\$	16,723	\$	17,057	\$	17,399	\$	17,746	\$	18,101	\$	18,463

Non-Reimbursable City	\$	1,582	\$	3,253	\$	3,346	\$	3,442	\$	3,540	\$	3,638	\$	3,739
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**TABLE 2A.**  
**Tax Increment Revenue Capture Estimates**

Northville Downs  
Northville, Michigan  
2/3/2022

		Estimated Taxable Value (TV) Increase Rate: 2% per year									
		Plan Year	1	2	3	4	5	6	7	TOTAL	
Calendar Year		2024	2025	2026	2027	2028	2029	2030			
Base Taxable Value		\$ 85,934	\$ 85,934	\$ 85,934	\$ 85,934	\$ 85,934	\$ 85,934	\$ 85,934			
Estimated New TV (Full Project Value Upon Completion)		\$ 21,350,000	\$ 21,777,000	\$ 22,212,540	\$ 22,656,791	\$ 23,109,927	\$ 23,572,125	\$ 24,043,568			
Incremental Difference (Based on Full Project Value)		\$ 21,264,066	\$ 21,691,066	\$ 22,126,606	\$ 22,570,857	\$ 23,023,992	\$ 23,486,191	\$ 23,957,633			
Incremental Difference (Assuming 5-year Build Out to Complete Project)		\$ 10,632,033	\$ 21,691,066	\$ 22,126,606	\$ 22,570,857	\$ 23,023,992	\$ 23,486,191	\$ 23,957,633			
		50% Complete	100% Complete								
Owner-Occupied											
School Capture		Millage Rate									
State Education Tax (SET)		6.0000	\$ 63,792	\$ 130,146	\$ 132,760	\$ 135,425	\$ 138,144	\$ 140,917	\$ 143,746	\$ 884,930	
School Total		6.0000	\$ 63,792	\$ 130,146	\$ 132,760	\$ 135,425	\$ 138,144	\$ 140,917	\$ 143,746	\$ 884,930	
Local Capture <sup>5</sup>		Millage Rate									
City Operating		13.0496	DDA \$ 138,744	\$ 283,060	\$ 288,743	\$ 294,541	\$ 300,454	\$ 306,485	\$ 312,638	\$ 1,924,665	
Street Improvement		1.6256	DDA \$ 17,283	\$ 35,261	\$ 35,969	\$ 36,691	\$ 37,428	\$ 38,179	\$ 38,946	\$ 239,757	
Wayne County Operating - Summer		5.6347	DDA \$ 59,908	\$ 122,223	\$ 124,677	\$ 127,180	\$ 129,733	\$ 132,338	\$ 134,994	\$ 831,053	
Wayne County Operating - Winter		0.9873	DDA \$ 10,497	\$ 21,416	\$ 21,846	\$ 22,284	\$ 22,732	\$ 23,188	\$ 23,653	\$ 145,616	
HCMA		0.2089	DDA \$ 2,221	\$ 4,531	\$ 4,622	\$ 4,715	\$ 4,810	\$ 4,906	\$ 5,005	\$ 30,810	
Community College - Summer		2.2700	DDA \$ 24,135	\$ 49,239	\$ 50,227	\$ 51,236	\$ 52,264	\$ 53,314	\$ 54,384	\$ 334,799	
RESA Operating		0.0962	\$ 1,023	\$ 2,087	\$ 2,129	\$ 2,171	\$ 2,215	\$ 2,259	\$ 2,305	\$ 14,189	
RESA Spec Ed		3.3596	\$ 35,719	\$ 72,873	\$ 74,337	\$ 75,829	\$ 77,351	\$ 78,904	\$ 80,488	\$ 495,501	
RESA Enhancement		1.9962	\$ 21,224	\$ 43,300	\$ 44,169	\$ 45,056	\$ 45,960	\$ 46,883	\$ 47,824	\$ 294,416	
School Voted Sinking Fund - Summer		0.4708	\$ 5,006	\$ 10,212	\$ 10,417	\$ 10,626	\$ 10,840	\$ 11,057	\$ 11,279	\$ 69,437	
School Voted Sinking Fund - Winter		0.4708	\$ 5,006	\$ 10,212	\$ 10,417	\$ 10,626	\$ 10,840	\$ 11,057	\$ 11,279	\$ 69,437	
Library		1.0981	DDA \$ 11,675	\$ 23,819	\$ 24,297	\$ 24,785	\$ 25,283	\$ 25,790	\$ 26,308	\$ 161,957	
Downtown Development Authority (DDA) Operating		1.8158	DDA \$ 19,306	\$ 39,387	\$ 40,177	\$ 40,984	\$ 41,807	\$ 42,646	\$ 43,502		
Wayne County Parks		0.2453	DDA \$ 2,608	\$ 5,321	\$ 5,428	\$ 5,537	\$ 5,648	\$ 5,761	\$ 5,877	\$ 36,180	
Wayne County Public Safety		0.9358	DDA \$ 9,949	\$ 20,298	\$ 20,706	\$ 21,122	\$ 21,546	\$ 21,978	\$ 22,420	\$ 138,019	
Local Total		34.2647	\$ 364,304	\$ 743,239	\$ 758,161	\$ 773,383	\$ 788,911	\$ 804,745	\$ 820,902	\$ 5,053,645	
Non-Capturable Millages <sup>5</sup>		Millage Rate									
School Debt Service - Summer		1.8200	\$ 19,350	\$ 39,478	\$ 40,270	\$ 41,079	\$ 41,904	\$ 42,745	\$ 43,603	\$ 268,429	
School Debt Service - Winter		1.8200	\$ 19,350	\$ 39,478	\$ 40,270	\$ 41,079	\$ 41,904	\$ 42,745	\$ 43,603	\$ 268,429	
Debt SVCS STR		0.8311	\$ 8,836	\$ 18,027	\$ 18,389	\$ 18,759	\$ 19,135	\$ 19,519	\$ 19,911	\$ 122,576	
Wayne County Zoo		0.0997	\$ 1,060	\$ 2,163	\$ 2,206	\$ 2,250	\$ 2,295	\$ 2,342	\$ 2,389	\$ 14,705	
Wayne County DIA		0.1995	\$ 2,121	\$ 4,327	\$ 4,414	\$ 4,503	\$ 4,593	\$ 4,685	\$ 4,780	\$ 29,423	
Total Non-Capturable Taxes		4.7703	\$ 50,717	\$ 103,473	\$ 105,549	\$ 107,670	\$ 109,831	\$ 112,036	\$ 114,286	\$ 703,562	
Gross Taxes Owner Occupied			\$ 482,684	\$ 980,727	\$ 1,000,342	\$ 1,020,349	\$ 1,040,756	\$ 1,061,571	\$ 1,082,802		
Total Gross Taxes		\$	482,684	\$ 980,727	\$ 1,000,342	\$ 1,020,349	\$ 1,040,756	\$ 1,061,571	\$ 1,082,802		
Total Tax Increment Revenue (TIR) Available for Capture		\$	428,096	\$ 873,385	\$ 890,921	\$ 908,808	\$ 927,055	\$ 945,662	\$ 964,648	\$ 5,938,575	
Assume no project											
Gross Taxes		\$	3,870	\$ 3,870	\$ 3,870	\$ 3,870	\$ 3,870	\$ 3,870	\$ 3,870		
State School Taxes		\$	516	\$ 516	\$ 516	\$ 516	\$ 516	\$ 516	\$ 516		
City Operating and Streets		\$	1,261	\$ 1,261	\$ 1,261	\$ 1,261	\$ 1,261	\$ 1,261	\$ 1,261		



TABLE 2A.  
Tax Increment Revenue Capture Estimates

Northville Downs  
Northville, Michigan  
2/3/2022

With Project	Other Local	\$	716	\$	716	\$	716	\$	716	\$	716	\$	716	\$	716	\$	716
	Countywide Millages, Zoo, DIA	\$	1,378	\$	1,378	\$	1,378	\$	1,378	\$	1,378	\$	1,378	\$	1,378	\$	1,378
	DDA (taken out of City and County)	\$	2,395	\$	2,395	\$	2,395	\$	2,395	\$	2,395	\$	2,395	\$	2,395	\$	2,395
	Gross Taxes	\$	482,684	\$	980,727	\$	1,000,342	\$	1,020,349	\$	1,040,756	\$	1,061,571	\$	1,082,802		
	Brownfield Reimbursement (includes developer, BRA, state RLF)	\$	428,096	\$	873,385	\$	890,921	\$	908,808	\$	250,305	\$	-	\$	-		
	Base State School Taxes	\$	516	\$	516	\$	516	\$	516	\$	516	\$	516	\$	516		
	Incremental State School Taxes	\$	63,792	\$	130,146	\$	132,760	\$	135,425	\$	138,144	\$	140,917	\$	143,746		
	Base City Services and City Debt	\$	1,261	\$	1,261	\$	1,261	\$	1,261	\$	1,261	\$	1,261	\$	1,261		
	Incremental City Services and City Debt	\$	244,556	\$	498,934	\$	508,949	\$	519,170	\$	529,595	\$	540,223	\$	551,069		
	Base Countywide Millages, Zoo, DIA	\$	1,378	\$	1,378	\$	1,378	\$	1,378	\$	1,378	\$	1,378	\$	1,378		
	Incremental Countywide Millages, Zoo, DIA	\$	170,465	\$	347,778	\$	354,761	\$	361,883	\$	369,147	\$	376,558	\$	384,119		
	Gross Taxes	\$	482,684	\$	980,727	\$	1,000,342	\$	1,020,349	\$	1,040,756	\$	1,061,571	\$	1,082,802		
	State School Taxes	\$	64,308	\$	130,662	\$	133,276	\$	135,941	\$	138,660	\$	141,433	\$	144,262		
	Taxes from City Millages	\$	245,817	\$	500,195	\$	510,210	\$	520,431	\$	530,856	\$	541,484	\$	552,330		
	Taxes from County-wide Millages, Zoo, DIA	\$	171,843	\$	349,156	\$	356,139	\$	363,261	\$	370,525	\$	377,936	\$	385,497		
	DDA (taken out of City and County)	\$	298,721	\$	606,950	\$	619,087	\$	631,470	\$	644,100	\$	656,980	\$	670,122		
	Non-Reimbursable City	\$	47,536	\$	96,983	\$	98,929	\$	100,917	\$	102,943	\$	105,009	\$	107,117		
	Non-Reimbursable County	\$	3,181	\$	6,490	\$	6,620	\$	6,753	\$	6,888	\$	7,027	\$	7,169		



**TABLE 2A.**  
**Tax Increment Revenue Capture Estimates**

Northville Downs  
Northville, Michigan  
2/3/2022

		Estimated Taxable Value (TV) Increase Rate: 2% per year									
Plan Year		1	2	3	4	5	6	7	TOTAL		
Calendar Year		2024	2025	2026	2027	2028	2029	2030			
Base Taxable Value		\$ 244,582	\$ 244,582	\$ 244,582	\$ 244,582	\$ 244,582	\$ 244,582	\$ 244,582			
Estimated New TV (Full Project Upon Completion)		\$ 9,203,243	\$ 9,387,308	\$ 9,575,054	\$ 9,766,556	\$ 9,961,887	\$ 10,161,124	\$ 10,364,347			
Incremental Difference (Based on Full Project Value)		\$ 8,958,662	\$ 9,142,726	\$ 9,330,473	\$ 9,521,974	\$ 9,717,305	\$ 9,916,543	\$ 10,119,765			
Incremental Difference (Assuming 2-year Build Out to Complete Project)		\$ 4,479,331	\$ 9,142,726	\$ 9,330,473	\$ 9,521,974	\$ 9,717,305	\$ 9,916,543	\$ 10,119,765			
		50% Complete	100% Complete								
Rental											
School Capture		Millage Rate									
State Education Tax (SET)		6.0000	\$ 26,876	\$ 54,856	\$ 55,983	\$ 57,132	\$ 58,304	\$ 59,499	\$ 60,719	\$ 373,369	
School Operating Tax		18.0000	\$ 80,628	\$ 164,569	\$ 167,949	\$ 171,396	\$ 174,911	\$ 178,498	\$ 182,156	\$ 1,120,107	
School Total		24.0000	\$ 107,504	\$ 219,425	\$ 223,932	\$ 228,528	\$ 233,215	\$ 237,997	\$ 242,875	\$ 1,493,476	
Local Capture <sup>5</sup>		Millage Rate									
City Operating		13.0496	DDA \$ 58,453	\$ 119,309	\$ 121,759	\$ 124,258	\$ 126,807	\$ 129,407	\$ 132,059	\$ 812,052	
Street Improvement		1.6256	DDA \$ 7,282	\$ 14,862	\$ 15,168	\$ 15,479	\$ 15,796	\$ 16,120	\$ 16,451	\$ 101,158	
Wayne County Operating - Summer		5.6347	DDA \$ 25,240	\$ 51,517	\$ 52,574	\$ 53,653	\$ 54,754	\$ 55,877	\$ 57,022	\$ 350,637	
Wayne County Operating - Winter		0.9873	DDA \$ 4,422	\$ 9,027	\$ 9,212	\$ 9,401	\$ 9,594	\$ 9,791	\$ 9,991	\$ 61,438	
HCMA		0.2089	DDA \$ 936	\$ 1,910	\$ 1,949	\$ 1,989	\$ 2,030	\$ 2,072	\$ 2,114	\$ 13,000	
Community College - Summer		2.2700	DDA \$ 10,168	\$ 20,754	\$ 21,180	\$ 21,615	\$ 22,058	\$ 22,511	\$ 22,972	\$ 141,258	
RESA Operating		0.0962	\$ 431	\$ 880	\$ 898	\$ 916	\$ 935	\$ 954	\$ 974	\$ 5,988	
RESA Spec Ed		3.3596	\$ 15,049	\$ 30,716	\$ 31,347	\$ 31,990	\$ 32,646	\$ 33,316	\$ 33,998	\$ 209,062	
RESA Enhancement		1.9962	\$ 8,942	\$ 18,251	\$ 18,625	\$ 19,008	\$ 19,398	\$ 19,795	\$ 20,201	\$ 124,220	
School Voted Sinking Fund - Summer		0.4708	\$ 2,109	\$ 4,304	\$ 4,393	\$ 4,483	\$ 4,575	\$ 4,669	\$ 4,764	\$ 29,297	
School Voted Sinking Fund - Winter		0.4708	\$ 2,109	\$ 4,304	\$ 4,393	\$ 4,483	\$ 4,575	\$ 4,669	\$ 4,764	\$ 29,297	
Library		1.0981	DDA \$ 4,919	\$ 10,040	\$ 10,246	\$ 10,456	\$ 10,671	\$ 10,889	\$ 11,113	\$ 68,334	
Downtown Development Authority (DDA) Operating		1.8158	DDA \$ 8,134	\$ 16,601	\$ 16,942	\$ 17,290	\$ 17,645	\$ 18,006	\$ 18,375		
Wayne County Parks		0.2453	DDA \$ 1,099	\$ 2,243	\$ 2,289	\$ 2,336	\$ 2,384	\$ 2,433	\$ 2,482	\$ 15,266	
Wayne County Public Safety		0.9358	DDA \$ 4,192	\$ 8,556	\$ 8,731	\$ 8,911	\$ 9,093	\$ 9,280	\$ 9,470	\$ 58,233	
Local Total		34.2647	\$ 153,485	\$ 313,274	\$ 319,706	\$ 326,268	\$ 332,961	\$ 339,789	\$ 346,750	\$ 2,132,233	
Non-Capturable Millages <sup>5</sup>		Millage Rate									
School Debt Service - Summer		1.8200	\$ 8,152	\$ 16,640	\$ 16,981	\$ 17,330	\$ 17,685	\$ 18,048	\$ 18,418	\$ 113,254	
School Debt Service - Winter		1.8200	\$ 8,152	\$ 16,640	\$ 16,981	\$ 17,330	\$ 17,685	\$ 18,048	\$ 18,418	\$ 113,254	
Debt SVCS STR		0.8311	\$ 3,723	\$ 7,599	\$ 7,755	\$ 7,914	\$ 8,076	\$ 8,242	\$ 8,411	\$ 51,720	
Wayne County Zoo		0.0997	\$ 447	\$ 912	\$ 930	\$ 949	\$ 969	\$ 989	\$ 1,009	\$ 6,205	
Wayne County DIA		0.1995	\$ 894	\$ 1,824	\$ 1,861	\$ 1,900	\$ 1,939	\$ 1,978	\$ 2,019	\$ 12,415	
Total Non-Capturable Taxes		4.7703	\$ 21,368	\$ 43,615	\$ 44,508	\$ 45,423	\$ 46,354	\$ 47,305	\$ 48,275	\$ 296,848	
Gross Taxes Rental			\$ 297,772	\$ 591,729	\$ 603,564	\$ 615,635	\$ 627,948	\$ 640,507	\$ 653,317		
Total Gross Taxes		\$ 297,772	\$ 591,729	\$ 603,564	\$ 615,635	\$ 627,948	\$ 640,507	\$ 653,317			
Total Tax Increment Revenue (TIR) Available for Capture		\$ 260,989	\$ 532,699	\$ 543,638	\$ 554,796	\$ 566,176	\$ 577,786	\$ 589,625	\$ 599,709	\$ 3,625,709	
Assume no project											
Gross Taxes		\$ 15,417	\$ 15,417	\$ 15,417	\$ 15,417	\$ 15,417	\$ 15,417	\$ 15,417	\$ 15,417		
State School Taxes		\$ 5,870	\$ 5,870	\$ 5,870	\$ 5,870	\$ 5,870	\$ 5,870	\$ 5,870	\$ 5,870		
City Operating and Streets		\$ 3,589	\$ 3,589	\$ 3,589	\$ 3,589	\$ 3,589	\$ 3,589	\$ 3,589	\$ 3,589		



TABLE 2A.  
Tax Increment Revenue Capture Estimates

Northville Downs  
Northville, Michigan  
2/3/2022

With Project	Other Local	\$	2,037	\$	2,037	\$	2,037	\$	2,037	\$	2,037	\$	2,037	\$	2,037	\$	2,037
	Countywide Millages, Zoo, DIA	\$	3,921	\$	3,921	\$	3,921	\$	3,921	\$	3,921	\$	3,921	\$	3,921	\$	3,921
	DDA (taken out of City and County)	\$	6,817	\$	6,817	\$	6,817	\$	6,817	\$	6,817	\$	6,817	\$	6,817	\$	6,817
	Gross Taxes	\$	297,772	\$	591,729	\$	603,564	\$	615,635	\$	627,948	\$	640,507	\$	653,317		
	Brownfield Reimbursement (includes developer, BRA, state RLF)	\$	260,989	\$	532,699	\$	543,638	\$	554,796	\$	152,868	\$	-	\$	-		
	Base State School Taxes	\$	5,870	\$	5,870	\$	5,870	\$	5,870	\$	5,870	\$	5,870	\$	5,870		
	Incremental State School Taxes	\$	107,504	\$	219,425	\$	223,932	\$	228,528	\$	233,215	\$	237,997	\$	242,875		
	Base City Services and City Debt	\$	3,589	\$	3,589	\$	3,589	\$	3,589	\$	3,589	\$	3,589	\$	3,589		
	Incremental City Services and City Debt	\$	103,033	\$	210,299	\$	214,618	\$	219,023	\$	223,515	\$	228,098	\$	232,773		
	Base Countywide Millages, Zoo, DIA	\$	3,921	\$	3,921	\$	3,921	\$	3,921	\$	3,921	\$	3,921	\$	3,921		
	Incremental Countywide Millages, Zoo, DIA	\$	71,820	\$	146,590	\$	149,596	\$	152,668	\$	155,800	\$	158,996	\$	162,252		
	Gross Taxes	\$	297,772	\$	591,729	\$	603,564	\$	615,635	\$	627,948	\$	640,507	\$	653,317		
	State School Taxes	\$	113,374	\$	225,295	\$	229,802	\$	234,398	\$	239,085	\$	243,867	\$	248,745		
	Taxes from City Millages	\$	106,622	\$	213,888	\$	218,207	\$	222,612	\$	227,104	\$	231,687	\$	236,362		
	Taxes from County-wide Millages, Zoo, DIA	\$	75,741	\$	150,511	\$	153,517	\$	156,589	\$	159,721	\$	162,917	\$	166,173		
	DDA (taken out of City and County)	\$	131,662	\$	261,636	\$	266,867	\$	272,205	\$	277,649	\$	283,203	\$	288,866		
	Non-Reimbursable City	\$	20,027	\$	40,879	\$	41,717	\$	42,574	\$	43,446	\$	44,338	\$	45,247		
	Non-Reimbursable County	\$	1,341	\$	2,736	\$	2,791	\$	2,849	\$	2,908	\$	2,967	\$	3,028		

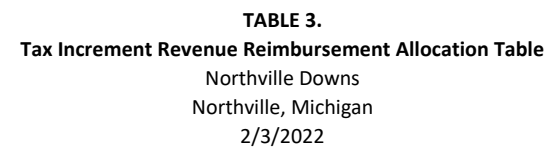


**TABLE 2A.**  
**Tax Increment Revenue Capture Estimates Roll Up**

Northville Downs  
Northville, Michigan  
2/3/2022

		Estimated Taxable Value (TV) Increase Rate: 2% per year								
		Plan Year	1	2	3	4	5	6	7	TOTAL
Calendar Year		2024	2025	2026	2027	2028	2029	2030		
Base Taxable Value		\$ 7,040,214	\$ 7,040,214	\$ 7,040,214	\$ 7,040,214	\$ 7,040,214	\$ 7,040,214	\$ 7,040,214	\$ 7,040,214	
Estimated New TV (Full Project Upon Completion)		\$ 116,975,826	\$ 119,315,343	\$ 121,701,649	\$ 124,135,682	\$ 126,618,396	\$ 129,150,764	\$ 131,733,779		
Incremental Difference (Based on Full Project Value)		\$ 109,935,613	\$ 112,275,128	\$ 114,661,436	\$ 117,095,469	\$ 119,578,181	\$ 122,110,550	\$ 124,693,564		
Incremental Difference (Assuming 5-year Build Out to Complete Project)		\$ 41,536,845	\$ 71,918,299	\$ 87,451,016	\$ 103,618,218	\$ 119,578,181	\$ 122,110,550	\$ 124,693,564		
		25% Complete	50% Complete	75% Complete	100% Complete					
Rental										
School Capture		Millage Rate								
State Education Tax (SET)		6.0000	\$ 249,221	\$ 431,509	\$ 524,706	\$ 621,709	\$ 717,469	\$ 732,663	\$ 748,162	\$ 4,025,439
School Operating Tax		18.0000	\$ 86,993	\$ 177,667	\$ 181,423	\$ 185,253	\$ 189,158	\$ 193,144	\$ 197,208	\$ 1,210,846
School Total		24.0000	\$ 336,214	\$ 609,176	\$ 706,129	\$ 806,962	\$ 906,627	\$ 925,807	\$ 945,370	\$ 5,236,285
Local Capture <sup>5</sup>		Millage Rate								
City Operating		13.0496	DDA \$ 542,039	\$ 938,505	\$ 1,141,200	\$ 1,352,177	\$ 1,560,448	\$ 1,593,494	\$ 1,627,202	\$ 8,755,065
Street Improvement		1.6256	DDA \$ 67,522	\$ 116,910	\$ 142,161	\$ 168,441	\$ 194,386	\$ 198,503	\$ 202,702	\$ 1,090,625
Wayne County Operating - Summer		5.6347	DDA \$ 234,048	\$ 405,239	\$ 492,760	\$ 583,857	\$ 673,787	\$ 688,057	\$ 702,611	\$ 3,780,359
Wayne County Operating - Winter		0.9873	DDA \$ 41,009	\$ 71,005	\$ 86,341	\$ 102,302	\$ 118,060	\$ 120,560	\$ 123,110	\$ 662,387
HCMA		0.2089	DDA \$ 8,677	\$ 15,024	\$ 18,268	\$ 21,646	\$ 24,980	\$ 25,509	\$ 26,049	\$ 140,153
Community College - Summer		2.2700	DDA \$ 94,289	\$ 163,255	\$ 198,513	\$ 235,213	\$ 271,442	\$ 277,192	\$ 283,054	\$ 1,522,958
RESA Operating		0.0962	\$ 3,996	\$ 6,919	\$ 8,414	\$ 9,968	\$ 11,504	\$ 11,746	\$ 11,996	\$ 64,543
RESA Spec Ed		3.3596	\$ 139,547	\$ 241,617	\$ 293,801	\$ 348,115	\$ 401,734	\$ 410,243	\$ 418,920	\$ 2,253,977
RESA Enhancement		1.9962	\$ 82,917	\$ 143,564	\$ 174,569	\$ 206,843	\$ 238,702	\$ 243,756	\$ 248,913	\$ 1,339,264
School Voted Sinking Fund - Summer		0.4708	\$ 19,556	\$ 33,859	\$ 41,172	\$ 48,783	\$ 56,298	\$ 57,490	\$ 58,705	\$ 315,863
School Voted Sinking Fund - Winter		0.4708	\$ 19,556	\$ 33,859	\$ 41,172	\$ 48,783	\$ 56,298	\$ 57,490	\$ 58,705	\$ 315,863
Library		1.0981	DDA \$ 45,612	\$ 78,974	\$ 96,030	\$ 113,783	\$ 131,309	\$ 134,089	\$ 136,926	\$ 736,723
Downtown Development Authority (DDA) Operating		1.8158	DDA \$ 27,440	\$ 55,988	\$ 57,119	\$ 58,274	\$ 59,452	\$ 60,652	\$ 61,877	
Wayne County Parks		0.2453	DDA \$ 10,189	\$ 17,642	\$ 21,453	\$ 25,418	\$ 29,333	\$ 29,954	\$ 30,587	\$ 164,576
Wayne County Public Safety		0.9358	DDA \$ 38,870	\$ 67,301	\$ 81,836	\$ 96,966	\$ 111,901	\$ 114,270	\$ 116,689	\$ 627,833
Local Total		34.2647	\$ 1,375,267	\$ 2,389,661	\$ 2,894,809	\$ 3,420,569	\$ 3,939,634	\$ 4,023,005	\$ 4,108,046	\$ 22,150,991
Non-Capturable Millages <sup>5</sup>		Millage Rate								
School Debt Service - Summer		1.8200	\$ 27,502	\$ 56,118	\$ 57,251	\$ 58,409	\$ 59,589	\$ 60,793	\$ 62,021	\$ 381,683
School Debt Service - Winter		1.8200	\$ 75,597	\$ 130,891	\$ 159,160	\$ 188,585	\$ 217,633	\$ 222,241	\$ 226,942	\$ 1,221,049
Debt SVCS STR		0.8311	\$ 60,654	\$ 100,399	\$ 128,053	\$ 156,849	\$ 185,255	\$ 189,209	\$ 193,243	\$ 1,013,662
Wayne County Zoo		0.0997	\$ 23,469	\$ 37,221	\$ 49,672	\$ 62,644	\$ 75,434	\$ 77,056	\$ 78,709	\$ 404,205
Wayne County DIA		0.1995	\$ 5,649	\$ 10,248	\$ 11,858	\$ 13,534	\$ 15,190	\$ 15,507	\$ 15,833	\$ 87,819
Total Non-Capturable Taxes		4.7703	\$ 192,871	\$ 334,877	\$ 405,994	\$ 480,021	\$ 553,101	\$ 564,806	\$ 576,748	\$ 3,108,418
Total Millage Rate		63.0350								
Local Percent		36%								
County Percent		25%								
State Percent		38%								
County + State Percent		64%								





Plan Year		1	2	3	4	5	TOTAL	
Calendar Year		2024	2025	2026	2027	2028		
Total State Incremental Revenue		\$ 336,214	\$ 609,176	\$ 706,129	\$ 806,962		\$ 2,458,481	
State Brownfield Revolving Fund (50% of SET)		\$ 124,611	\$ 215,755	\$ 262,353	\$ 310,855		\$ 913,573	
State TIR Available for Reimbursement		\$ 211,604	\$ 393,422	\$ 443,776	\$ 496,108		\$ 1,544,910	
Total Local Incremental Revenue		\$ 1,375,267	\$ 2,389,661	\$ 2,894,809	\$ 3,420,569		\$ 10,080,306	
BRA Administrative Fee (\$20,000/year)		\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000		\$ 80,000	
Local TIR Available for Reimbursement		\$ 1,355,267	\$ 2,369,661	\$ 2,874,809	\$ 3,400,569		\$ 10,000,306	
Total State & Local TIR Available		\$ 1,566,871	\$ 2,763,083	\$ 3,318,585	\$ 3,896,677	\$ -	\$ 11,545,216	
	Total Balance							
Developer Reimbursement Balance (end of year)		\$ 10,586,022	\$ 9,019,151	\$ 6,256,068	\$ 2,937,483	\$ -	\$ -	
DEVELOPER REIMBURSEMENT								
Eligible Activity Costs		\$ 10,586,022	\$ 1,566,871	\$ 2,763,083	\$ 3,318,585	\$ 2,937,483	\$ -	\$ 10,586,022
State Tax Reimbursement		\$ 1,534,975	\$ 211,604	\$ 393,422	\$ 443,776	\$ 486,173		\$ 1,534,975
Local Tax Reimbursement		\$ 9,051,047	\$ 1,355,267	\$ 2,369,661	\$ 2,874,809	\$ 2,451,310		\$ 9,051,047
Total Reimbursement Balance		\$ 9,019,151	\$ 6,256,068	\$ 2,937,483	\$ -	\$ -	\$ -	\$ -
Total Annual Developer Reimbursement <sup>2</sup>		\$ 10,586,022	\$ 1,566,871	\$ 2,763,083	\$ 3,318,585	\$ 2,937,483	\$ -	\$ 10,586,022

0.1450002

0.1450002



## Information - Comment from Jim Koster

**From:** [Sally Elmiger](#)  
**To:** [Dianne Massa](#)  
**Subject:** Comment on the Downs  
**Date:** Friday, February 4, 2022 2:23:50 PM

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Dianne:

Mr. Jim Koster spoke with Sandi, and wanted to pass along the comment that he thinks the developer's population estimate of 867 new residents was low. I think we could treat this comment as "correspondence."

Thanks,

Sally

*SALLY M. ELMIGER, AICP, LEED AP*  
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Please consider the environment before printing this email

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February 3, 2022

Northville Planning Commission  
215 W. Main St.  
Northville, MI 48167

Re: Northville Downs Project

Dear Planning Commission,

Having attended the February 1, 2022 Planning Commission meeting and listening to the developer's presentation, the commissioner's remarks, and public input, I have some thoughts.

First of all, whether we like it or not, we must realize one fact: there will be a development on the Downs site. Something will be constructed, unless, of course, the developer backs out which is highly doubtful. The question is what type of development will it be? Will it blend with the existing surroundings or will it be abrasive? Will it enhance the community or will it cause consternation? Will it reflect the "character and culture" of our city or will it alter it? These and other similar questions have been asked by many.

In good faith the developer purchased the Downs property with the idea to develop it and make money; this is the American way. I can not fault his intentions. However, he does not live in the community and does not fully understand the depth to which we love our city, its history, its architecture, its appearance, its downtown, and its "feeling".

In order to make money, the developer must have a return on his investment. The only way to accomplish this fact is to offer enough product that he can sell to offset his costs. Thus, he has to have a large number of product because his investment costs are so high. So, he comes to the city with a plan which has a lot of product in a small area, and we in the community look at the plan and say, "What is this?" Does this reflect what we want? This is the main question.

To answer this question countless meetings were conducted, plans were created, and created again, and again. Until now another set of plans and intent was submitted on February 1; it still has a lot of product in a small area. We look at it and all the pretty renderings and we still

ask, is this what we want; an area that is so different from the rest of our community, an area that segregates itself from OUR downtown. I think not.

At the February 1, 2022 presentation I heard the developer repeat often that he is providing this or that because (and I'm paraphrasing) I believe it is good for the community. How does he know what is good for our community.

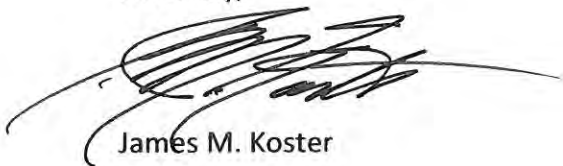
So what do we do? We can not prohibit the developer from developing on a zoning site that is appropriate. So, I guess, we reach one big compromise and I use the term "compromise" loosely for the developer will have achieved his goal: a return on his investment; yet we do not know, with certainty, what we will get and its effect upon our city.

In the end what will the Downs Project do for our quiet, quaint little town. I'm afraid to speculate, but, in my opinion, I feel it will not bode well.

Those are my thoughts.

At this stage, it is probably correct to deduce that the project will continue to advance and reach fruition. I do have some concerns that are detailed on the attached.

Sincerely,

A handwritten signature in black ink, appearing to read "James M. Koster", with a long horizontal flourish extending to the right.

James M. Koster



## NORTHVILLE DOWNS PROJECT

### Items of concern:

- 1 When will the Traffic Impact Study (TIS) be completed? In the OHM Advisors letter dated 1/13/2022 concerns were expressed regarding "pre-existing and safety problems" with the "construction of the development" as it pertains to the 7 Mile/Sheldon intersection. In fact, OHM preface their remarks with the heading: **NEEDED** Improvements for 7 Mile Rd. and Sheldon/Center St. (This certainly implies something will be done.)

- 1 Redo the existing intersection which would require the "complete replacement of the bridge" and "340' of widening on Sheldon south of the replacement bridge" which would require 75-90' of disruption through designated wetlands and floodplain.
- 2 The second option would be to construct a roundabout which would "not require the widening of the Sheldon bridge. . ."

These two options have yet to be determined, but are crucial to the residents. Since a **determination has not yet been made "OHM recommends the the Downs development be required to ensure that buildings proposed for their development are adequately set back from the ROW that would be needed to construct" the roundabout.**

In the 2/1 presentation I did not see this addressed.

Based upon the assumed higher cost, I would guess that the second option will be decided. Thus, the current plan does not allow space for a roundabout.

- 2 What is the status of the Farmers Market? In the December 14, 2021 correspondence to Sally Elmiger, the developer "will work with the City to accommodate the Farmer's Market on Downs property through 2024,"  
What happens then? The 2/1 presentation left the audience in a confused state.
- 3 There is confusion regarding the proposed sanitary line. In the January 20, 2022 correspondence from the City's consultant, SKL it was noted in point 8 that "a sanitary pump station offers the best solution to provide sanitary service to the site. . ."  
Then, in the 1/26/2022 letter from OHM, their number 6 point states that "the City discourages the use of sanitary pump stations and as such we encourage the Applicant's continued search for a gravity option. . ." Whose advice will prevail? Confusion.
- 4 The reduction of setbacks within the site may result in problems with utility placements. In SKL's January 20, 2022 letter, point 6, it is stated: "Due to the smaller front yard setbacks throughout the site, the utilities will be closer to roads and occasionally in the road pavement." This is totally unacceptable as most civil engineers will agree.
- 5 The Northville Fire Department has noted in their 1/25/2022 memo that "Site 25, 26, 27 only have access by 12' wide asphalt drive (Fire access road should be 20' wide.)  
Has this been done?
- 6 Will the setback reduction on S. Center be enough to allow for plantings and walking on sidewalk? It strikes me that the buildings being that close to the roadway will have a "tunnel" effect on appearance.