

April 16, 2019

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

Dear Commissioners:

The Economic Development Committee of the Downtown Development Authority has had the opportunity to attend public meetings before the Planning Commission and Historic District Commission, to meet with both the HPH and Watermark Development Teams, and to discuss in detail the proposed project at the Committee level. The Economic Development Committee has reviewed all 9 criteria for PUD eligibility and it is the opinion of the Economic Development Committee that the Application meets the criteria for PUD eligibility. The EDC is also in agreement that the granting of PUD eligibility does not “set the proposed plan in stone. Changes to the design, density, buildings, pedestrian amenities, and all other items can still be made during the Preliminary and Final Site Plan review stages.”

In meeting the terms of the PUD eligibility, the EDC is in agreement with the detailed review prepared by Carlisle Wortman. The EDC feels that the HPH Development team has addressed many of the concerns raised in previous meetings and in addition feels that the remainder of the outstanding concerns will be addressed during the site planning phase of the project. These issues include, but are not limited to:

- Traffic and congestion is still major concern of the EDC and it has not been resolved as of this meeting. Solutions are being discussed with the City, Development Team and Wayne County. The EDC is confident that this will be addressed to the Planning Commission’s satisfaction before the project would receive Final Site Plan Approval.
- Sufficient parking to meet the demands of the project needs to be negotiated with the Planning Commission as part of the Site Plan.
- The EDC would like to see a solution to stormwater management that eliminates the above ground retention/detention ponds and stores the water underground. This would be a more urban solution to the issue. Providing retention/detention ponds one block off of Main Street is not appropriate and is a suburban solution.
- Development of an appropriate landscaping solution that does not include berms to screen parking areas, but rather uses urban solutions such as railings, walls, landscaping material, and other urban solutions.
- Provide additional commercial space on the first floor of the project to help activate streetscape.
- Refine architectural facades of Cady Street buildings to ensure they fit into the existing fabric of the surrounding area.
- Project layout and density will be further refined to improve functioning of the project.

- Begin discussions on public participation from City and DDA for funding environmental remediation and infrastructure improvements.

The EDC looks forward to continuing to work with the HPH Development Team as the project moves from PUD Eligibility through the Site Plan Approval process to ensure a project that will both respect the history and charm of Northville while providing new tax base, housing opportunities and amenities to the City of Northville.

Respectfully,

Aaron Cozart, Chair
DDA Economic Development Committee