



Carlisle | Wortman
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MEMORANDUM

TO: City of Northville Historic District Commission
FROM: Sally M. Elmiger, AICP
DATE: January 9, 2019
RE: The Downs Development – Conceptual Discussion of Apartment/Retail Buildings

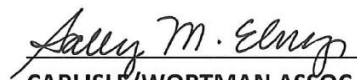
The applicant has requested that the Historic District Commission discuss the apartment/retail buildings on a conceptual level before it is returned for a formal decision. These buildings comprise the first phase of The Downs project.

The project has been discussed by the Planning Commission at two meetings to date. Currently, the project is being evaluated for “Planned Unit Development (PUD) Eligibility,” where the Commission determines if the project meets the eligibility criteria for the PUD treatment. A Planned Unit Development is a planning tool that allows flexibility in application of zoning requirements in exchange for a better project that offers public benefits, and that otherwise would be unfeasible without application of the PUD treatment.

The applicant is proposing to build two buildings on the south side of Cady St. that will encompass all of the vacant property along the street frontage between Center St. and Griswold. Note that the City Council has agreed to an option for the applicant to purchase the City’s parking lot in this area.

As described by the submission, the applicant is proposing to construct two buildings containing 306 apartment units, 18,700 s.f. of retail space, a parking structure and surface parking. They are also extending Hutton St. south, and adding an extension of the pedestrian connection between Cady St. and the downtown.

We will evaluate the application for HDC application compliance once the project is re-submitted for a formal decision. Please don’t hesitate to call if you have any questions or need additional information.



CARLISLE/WORTMAN ASSOC., INC.

Sally M. Elmiger, AICP, LEED AP

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