



**NOTICE TO COUNTY AND PROPERTY OWNERS WITHIN THE PROPOSED EXPANDED DOWNS  
COMMERCIAL REHABILITATION DISTRICT**

**THE CITY COUNCIL OF THE CITY OF NORTHVILLE PROPOSES TO EXPAND THE  
DOWNS COMMERCIAL REHABILITATION DISTRICT FOR THE REDEVELOPMENT OF THE NORTHVILLE  
DOWNS PROPERTY AND ASSOCIATED PARCELS LOCATED IN NORTHVILLE, MICHIGAN**

On September 18, 2022, the City Council of the City of Northville established a Commercial Rehabilitation District (the "Downs Commercial Rehabilitation District") in accordance with the Commercial Rehabilitation Act, Act 210, Public Acts of the State of Michigan of 2005, as amended (the "Act"), at the request of Perennial Northville LLC ("Developer"), and/or its affiliates, successors, assigns, or transferees. At the request of the Developer, the City intends to consider a request from the Developer to expand the Downs Commercial Rehabilitation District to also include an additional approximate 0.76 acres of land immediately west of the Downs Commercial Rehabilitation District which is currently the location of a parking lot owned by the City.

Developer proposes to develop the property as a mixed-use development that is intended to be a residentially-oriented community of mixed density and housing options, including approximately 18,610 square feet of commercial space, which includes a new mixed-use apartment and commercial building.

The City Council of the City of Northville will consider whether the additional area proposed to be added to the Downs Commercial Rehabilitation District meets the requirements set forth in sections 2(b) and 3 of PA 210.

The description of the proposed expanded Downs Commercial Rehabilitation District is:

Land situated in the City of Northville, County of Wayne, State of Michigan, described as follows:

**Legal Description**

Land situated in the City of Northville, County of Wayne, State of Michigan, more particularly described as follows:

PART OF LOT 171, ALL OF LOTS 172-173, PART OF LOT 174, AND PART OF LOT 175 OF "ASSESSOR'S NORTHVILLE PLAT NO. 2", AS RECORDED IN LIBER 66 OF PLATS, PAGE 44, WAYNE COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE NORTHWEST CORNER OF LOT 168 OF SAID "ASSESSOR'S NORTHVILLE PLAT NO. 2"; THENCE N84°53'43"E 174.61 FEET ALONG THE SOUTH LINE OF CADY STREET (60 FEET WIDE) TO THE NORTHWEST CORNER OF SAID LOT 171 FOR A POINT OF BEGINNING; THENCE N84°53'43"E 286.56 FEET CONTINUING ALONG THE SOUTH LINE OF SAID CADY STREET; THENCE S05°49'57"E 123.80 FEET ALONG THE EAST LINE OF SAID LOT 175; THENCE S84°48'43"W 60.00 FEET ALONG THE NORTH LINE OF THE SOUTH 150 FEET OF SAID LOT 175; THENCE S05°49'57"E 0.31 FEET; THENCE S84°20'38"W 204.18 FEET; THENCE N05°05'12"W 114.16 FEET ALONG THE EAST LINE OF THE WEST 24 FEET OF LOT 171; THENCE S84°53'43"W 24.00 FEET ALONG THE SOUTH LINE OF THE NORTH 12 FEET OF LOT 171; THENCE N05°05'12"W 12.00 FEET ALONG THE WEST LINE OF

SAID LOT 171 TO THE POINT OF BEGINNING, CONTAINING 0.76 ACRES OF LAND, MORE OR LESS.

TOGETHER WITH:

PART OF LOT 72, ALL OF LOTS 73-78, PART OF LOT 79, ALL OF LOTS 80-81, AND PART OF LOT 82 OF "ASSESSOR'S NORTHVILLE PLAT NO. 1", AS RECORDED IN LIBER 66 OF PLATS, PAGE 45, WAYNE COUNTY RECORDS; ALSO PART OF LOT 174, PART OF LOT 175, AND ALL OF LOTS 176-181, AND PART OF LOT 182 OF "ASSESSOR'S NORTHVILLE PLAT NO. 2", AS RECORDED IN LIBER 66 OF PLATS, PAGE 44, WAYNE COUNTY RECORDS, ALSO ALL THAT PART OF VACATED CHURCH STREET AND VACATED BEAL AVENUE AS VACATED PER RESOLUTION RECORDED IN LIBER 20023, PAGE 101, WAYNE COUNTY RECORDS; ALL OF THE AFOREMENTIONED BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE NORTHWEST CORNER OF LOT 168 OF SAID "ASSESSOR'S NORTHVILLE PLAT NO. 2"; THENCE N84°53'43"E 461.17 FEET ALONG THE SOUTH LINE OF CADY STREET (50 FEET WIDE) TO THE NORTHWEST CORNER OF LOT 176 OF SAID "ASSESSOR'S NORTHVILLE PLAT NO. 2" FOR A POINT OF BEGINNING; THENCE ALONG THE SOUTH LINE OF SAID CADY STREET THE FOLLOWING THREE (3) COURSES; N84°53'43"E 395.79 FEET, 2) N79°20'27"E 42.12 FEET, AND 3) N85°47'04"E 218.30 FEET; THENCE ALONG THE WESTERLY LINE OF GRISWOLD STREET (VARIABLE WIDTH) THE FOLLOWING FIVE (5) COURSES; 1) S02°52'19"E 193.33 FEET, 2) S86°05'20"W 3.01 FEET, 3) S04°23'26"E 133.89 FEET, 4) N85°43'59"E 15.98 FEET, AND S04°24'37"E 129.36 FEET; THENCE N84°12'51 "W 100.00 FEET ALONG THE NORTH LINE OF BEAL AVENUE (50 FEET WIDE); THENCE S05°47'09"W 50.00 FEET ALONG THE EASTERLY LINE OF THAT PORTION OF VACATED BEAL AVENUE PER RESOLUTION RECORDED IN LIBER 20023, PAGE 101, WAYNE COUNTY RECORDS; THENCE N84°12'51 "W 148.08 FEET ALONG THE SOUTH OF SAID VACATED BEAL AVENUE TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 182; THENCE ALONG THE LINE COMMON TO LOT 182 AND LOT 183 OF SAID "ASSESSOR'S NORTHVILLE PLAT NO. 2", THE FOLLOWING FOUR (4) COURSES: 1) N84°12'51 "W 6.33 FEET, 2) S05°46'41 "E 88.79 FEET, 3) S75°43'26"W 415.32 FEET, AND 4) S84°20'44"W 287.46 FEET; THENCE S83°39'59"W 162.56 FEET; THENCE N05°12'42"W 312.43 FEET ALONG THE EAST LINE OF CENTER STREET (60 FEET WIDE); THENCE N84°59'05"E 130.92 FEET ALONG THE SOUTH LINE OF LOT 164 OF SAID "ASSESSOR'S NORTHVILLE PLAT NO. 2"; THENCE N04°02'34"W 179.19 FEET ALONG THE WEST LINE OF SAID LOT 174; THENCE N84°20'38"E 267.95 FEET; THENCE N05°49'57"W 0.31 FEET; THENCE N84°48'43"E 60.00 FEET ALONG THE NORTH LINE OF THE SOUTH 150 FEET OF SAID LOT 175; THENCE; THENCE N05°49'57"W 123.80 FEET TO THE POINT OF BEGINNING, CONTAINING 12.61 ACRES OF LAND, MORE OR LESS.

This document is notification to Wayne County and owners of property within the proposed expansion of the Downs Commercial Rehabilitation District of the City's intent to consider the expansion of the Downs Commercial Rehabilitation District.

The Resolution to expand the Downs Commercial Rehabilitation District will be considered at the October 16, 2023, meeting of the City of Northville City Council meeting held at 7 p.m. at City Hall, 215 W. Main Street, Northville, Michigan 48167. If you have any questions or comments concerning the proposal you may attend the meeting and express those concerns during the public comment period. You may also direct inquiries to the City offices at 248-349-1300.

October 6, 2023

Michael Smith  
City of Northville  
City Clerk