



**Carlisle | Wortman**  
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

---

**MEMORANDUM**

**TO:** City of Northville Planning Commission

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

**DATE:** April 13, 2022

**RE:** Downs PUD/Preliminary Site Plan – Commercial Space Change

At the April 5, 2022 Planning Commission meeting, the Commissioners began discussion of the Preliminary Site Plan, focusing on “land uses and locations.” This discussion revolved around the amount of proposed commercial space in the project.

The Planning Commission communicated that the vision for Cady St. was seen as an “active” street that was an extension of the downtown. The discussion evaluated the amount of commercial space offered by the project, and how this would contribute to the desired character of Cady St. Presentations were made and questions answered by the applicant’s retail expert, Friedman Real Estate, as well as Gibbs Planning Group, retail expert engaged by Northville’s Downtown Development Authority.

At the end of the discussion, the developer was asked to consider the following refinements to the Site Plan:

1. Add more retail/commercial space along the Cady St. frontage.
2. Look into adding a small amount of commercial space along S. Center St.
3. Evaluate if there are any opportunities for commercial space in the south end of the project.

The minutes of the meeting more fully describe the Planning Commission’s discussion.

The developer has responded to this discussion with a report from Friedman Real Estate (dated April 12, 2022), as well as illustrations of 4,000-5,000 s.f. of additional commercial space being offered along Cady St. and the north end of the new Hutton St. extension. This information has been provided to continue the “land use and locations” discussion at the April 19, 2022 Planning Commission meeting.

We have provided a comparison table below showing the proposed changes in retail space offered by the project:

**Table 1: Comparison of Commercial Space in Preliminary Site Plan**

	Preliminary Site Plan (1-18-22)		Preliminary Site Plan Revisions (4-12-22)		Difference
<b>Commercial Space (for Retail/Restaurant Tenants)</b>					
<b>Cady St. Frontage:</b>					
Apt. Building Retail	6,820 s.f.		7,760 s.f.		+940 s.f.
Condo. Building Retail	3,250 s.f.		7,550 s.f.		+4,300 s.f.
Row Houses (flex space for live-work)	2,084 s.f.		2,084 s.f.		--
<b>New Hutton St. Frontage</b>	--		1,000 s.f.		+1,000 s.f.
<b>Subtotal</b>	<b>12,154 s.f.</b>		<b>18,394 s.f.</b>		<b>+6,240 s.f.</b>
<b>Residential Service Areas (Lobby &amp; Sales/Leasing Office)</b>					
Apt. Bldg. Residential Services		2,450 s.f.		2,730 s.f.	+280 s.f.
Condo. Bldg. Residential Services		2,760 s.f.		1,600 s.f.	-1,160 s.f.
<b>Subtotal</b>		<b>5,210 s.f.</b>		<b>4,330 s.f.</b>	<b>-880 s.f.</b>
<b>TOTAL</b>					<b>+5,360 s.f.</b>

As shown in the table above, the “traditional” commercial space that can be leased to retail or restaurant tenants has increased by 6,240 s.f., and the amount of commercial space that is used only by the residential tenants as a lobby, mail room, or leasing/sales uses has been reduced by 880 s.f. Most of the new traditional retail space is located on the Cady St. frontage which, in our opinion, will contribute to the “active” street character desired. In addition, one retail unit has been added to the northeast corner of the apartment building on the new Hutton St., facing the Central Park and encouraging pedestrians to turn the corner on Hutton and engage with the Central Park.

One detail that was described at the April 5 Planning Commission meeting was that a 2,480 s.f. condominium unit would start out as a model/sales space while the condominiums are being marketed, and then transition to “traditional” retail space. However, since that time, the applicant has clarified that this space will not be used for sales at all, and will be strictly retail. Another unit in the condominium building will be used as a model.

  
 \_\_\_\_\_  
 CARLISLE/WORTMAN ASSOC., INC.

Sally M. Elmiger, AICP, LEED AP

Principal

Cc: Patrick Sullivan  
 Dianne Massa