

MCKENNA



October 15, 2019

Township Board
Northfield Township
8350 Main Street
Whitmore Lake, MI 48189

MEMORANDUM: North Village Committee Report and Recommendation

Honorable Trustees,

The North Village Committee has been meeting to discuss two separate qualifications and concept plans submitted by Livonia Builders and A.R. Brouwer. The committee prepared the following lists of pros and cons for each group and a recommendation for a preferred developer.

Note: The committee's recommendation did not consider or review the value of financial offer submitted by Livonia Builders which was submitted directly to the Board. A. R. Brouwer has not submitted an offer.

A: Livonia Builders: Pros and Cons

Pros:

- Aesthetics of single-family units per project examples and qualifications
- A reasonable number of rental units. The developer will retain ownership and management of the multifamily condos
- The public park is concentrated in one place and utilizes space to enhance the lake while including a need to complete these elements in phase 1.
- The development model will not need tax-breaks, it will pay full taxes, hook up fees, etc.
- Two exits onto main street
- Parking from Baker, Main, and by the park 60 to 75 spaces. Additionally, the single family structures have parking in driveways
- Township holds commercial properties for later sale and the value of that land may increase due to the development

Cons:

- No exit onto Barker
- Does not have a perimeter trail
- It doesn't indicate a separation between rear yards and park and the single-family homes are proposed to be accessed via front driveways rather than alley's
- Does not have experience or interest in developing mixed-use buildings

Overall, the committee provided feedback to the Livonia Builders Team that they were impressed by the candid approach and willingness to be a partner with the Township to guarantee success for North Village. The committee liked the design qualities of the single-family units completed by Livonia Builders and particularly their work in finishing the Cherry Hill Village development in Canton. The Committee noted that the single-family

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houses, though not consistent with the North Village Plan, were desirable as presented and did maintain a substantial amount of park land on the North Village Site.

B: A.R. Brouwer: Pros and Cons

Pros:

- Large amount of community parking, including parking for public amenities and downtown.
- High quality perimeter trail with detailed thought about linking and programming public spaces.
- Three access and egress roads; one onto Barker and two onto main.
- An excellent plan for the retail / mixed use development on main, included in the first phase of development
- Demonstrated local success in developing commercial and mixed-use buildings
- High quality professional renderings that demonstrate a substantial effort to understand the site constraints and opportunities
- A series of pocket parks spread throughout the site to offer residential amenities.

Cons:

- At this time no details on project phasing or financials or a commitment to when park amenities would be built
- No single-family homes; the condos will likely be for sale to homeowners
- The public park is not concentrated in one space
- 90+ apartments were seen as excessive, but additionally, the placement of these structures on the site was too much of a focus on the site design

Overall, the committee provided feedback to the A.R. Brouwer Team that they presented strong qualifications and a concept plan that included many of the desired elements of the North Village Plan. The two major criticisms were that the concept plan split the park area rather than concentrating it on the front of the site and that the apartments were too prominent of a site feature.

C: Committee Recommendation:

Based on the review of the two concepts submitted by Livonia Builders and A. R. Brouwer the Committee makes the following recommendations:

1. The North Village Committee recommends that the Board split approximately 4 acres, extending approximately 400 ft. west of Main Street, and including the waterfront, from the site commonly known as the North Village. This area should be retained for the development of a public park and mixed-use building(s) fronting on Main Street, consistent with the North Village Plan.
2. The North Village Committee that the Board pass a resolution committing to the development of the North Village park on an approximately 4 acres site, extending approximately 400 ft. west of Main Street, and including the waterfront within a two-year time-frame and parallel to any offer expected to develop private land in consistent with the North Village Plan. Further, the committee recommends that the resolution state that the aforementioned area remain a park in perpetuity, excepting a piece that may be developed for access roads and mixed-use buildings.