

Downtown Development Authorities (DDA) Economic Development Committee (EDC)
Comments in response to 150 – 156 N. Center St. Development
May 28, 2020

The EDC has had the opportunity to meet with the development team for the project 150 – 156 N. Center Street project on Tuesday May 26 2020. We have put together the following comments from that discussion.

1. Overall:

- a. Impressed with the thoughtful development approach and the use of Historic references through the design process. Both apartments and additional restaurant locations are both products needed in Downtown Northville. The design of the building and location lend to a nice entry into the Downtown.
- b. The project supports the goals of the 2006 and 2017 Strategic Plan for Downtown Northville.

2. Parking:

- a. Pleased to see a loading zone application for this corner, however we are concerned about the line of sight issues when leaving the parking area. It is difficult to see when turning left. In addition, parking lot to the rear of the building is tight and makes difficult for deliveries.
- b. The committee does have concerns with the amount of burden this development will put on the parking lot at the rear of the building by both residents, their guests and restaurant patrons.

3. Design:

- a. Pleased with the design overall. Design lends to a nice entry into the downtown. The restaurant on the corner activates that area and allows for place making. The committee likes the design of the corner as it is open for walking through. Like the choice of windows and brick for the design.
- b. Pleased with the overall height of the building and how it holds the corner. Historically this corner had a much taller building and it is nice to see it return. The Committee also like the way the project stepped down with the Tuscan Café portion and set back to break up the massing.

Thank you for the opportunity to provide comments for the upcoming Planning Commission meeting. We enjoyed the opportunity to meet with the development team and look forward to continued discussions on this project.