



**Carlisle | Wortman**  
ASSOCIATES, INC.

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

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**MEMORANDUM**

**TO:** City of Northville Planning Commission  
**FROM:** Sally M. Elmiger, AICP  
**DATE:** November 13, 2019  
**RE:** Cady St. Mixed-Use Development - Conceptual Discussion

Thompson Thrift Development, Inc. (doing business as Watermark Residential) has been working to design a mixed-use development on the south side of E. Cady Street, between S. Center and Griswold. This same developer was part of The Downs Planned Unit Development (PUD) project proposed in 2018-2019. As you know, The Downs project has been withdrawn. However, Watermark would like to continue its efforts as a separate, independent project.

They have requested time with the Planning Commission to discuss a concept plan, and gather Commissioner's general comments. This is not a formal procedure, but an informal discussion to communicate your initial thoughts on a concept plan. Your comments will be used to guide refinements to the project, and possibly included in a formal application in the future.

**Background**

As encouraged/required by the ordinance, the developer has met with City staff in two Pre-Application Meetings since formal withdrawal of The Downs PUD project. The intent of these meetings is to go over a sketch plan of the proposal, and provide initial comments on the layout and design, and how it meets Master Plan goals and ordinance requirements. No written, comprehensive reviews of the proposal are prepared for these meetings; we just offer initial observations and general comments. However, I often jot down comments to help me prepare for the meeting.

I am passing these notes on to you. The last Pre-Application meeting with this developer was held on October 24, 2019 where we discussed the sketch you will be looking at (dated October 21, 2019). A summary of my notes includes the following:

**Density:**

- Previous plan: 300 dwelling units; this plan approximately the same; however, some apartments replaced with townhomes.
- Will need traffic analysis of this proposal.
- This plan shows a 50% increase of commercial space from the previous plan. Positive change, especially at corner of Griswold & Cady.

**Parking:**

- Can't calculate "base" parking because no property lines shown. Underlying zoning = RTD & CBD. Need to know how many bedrooms & square footage of restaurant/office/retail in each underlying district.
- Using information presented (but need to confirm with additional information described above):
  - Meets parking requirement for townhomes.
  - Deviation of parking for apartments (by 149 spaces).
  - Deviation to use CBD for all restaurant/retail/office uses (since some are in RTD underlying)  
**Building A (RTD):** Prof. Office/Retail: 14,350 s.f./200 = 72 spaces (vs. 57 spaces using CBD)  
**Building B (RTD):** Restaurant: 2,000 s.f./100 = 20 spaces (vs. 13 spaces using CBD)  
**Total Deviation for RTD:** 22 spaces (or 24% reduction – within allowable 30%).
- Like underground parking.

**Setbacks:**

- Cady St.: 12-20 feet. First floor residential must be 15-foot setback; req. met.
- Griswold: Approx. 10 feet. (Note: CSO doesn't have a setback requirement for secondary streets).  
Griswold St. ROW currently has jagged edge, but not shown this way on plan. Is the applicant suggesting they are going to acquire some of this property?
- New East St. (both east and west sides): approx. 5 feet. (CSO has no req. setback).
- New Hutton St. (both east and west sides): approx. 5-7 feet. (CSO has no req. setback).
- New Beal St. Townhomes: approx. 10 feet.
- S. Center St.: 10 feet.

**Building Height:**

- Number of stories meets CSO District.

**Stormwater Management:**

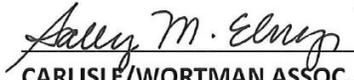
- Assuming proposing underground stormwater storage?

**Building Arrangement:**

- Like the smaller blocks.
- Like the buildings framing the new secondary streets (at least half-way).
- Like the townhomes along Beal. Reduce pavement behind these units? Too wide. Could use this space to add wider landscape island.
- Like the plaza & connection to downtown.
- Could the "landscaped area" be swapped out for the building so that the green space is next to the plaza? Seems like "left-over" space vs. usable.
- How would the farmers market space work?

*Watermark – Cady St. Development Conceptual Discussion*  
*November 13, 2019*

I look forward to the upcoming discussion of this concept.



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**CARLISLE/WORTMAN ASSOC., INC.**

**Sally M. Elmiger, AICP, LEED AP**

**Principal**

Cc: Pat Sullivan  
Dianne Massa  
Brent Strong