

DOWNTOWN DEVELOPMENT AUTHORITY
Special Meeting of January 5, 2010
Meeting Room - 8:00 AM

Present: Chair Greg Presley, Christopher Johnson, Margene Buckhave, John Casey, Carolann Ayers, David Larsen, Lou LaChance, Mary Starring, Lynda Heaton, Jim Long

Absent: Jim DeHaan, excused

Also Present: City Manager/Patrick Sullivan, DDA Director/Lori Ward, DDA Secretary/Cindy Abar, Northville Record/Pam Fleming, Ken Roth, Bob Buckhave, Public Works Director/Jim Gallogly, Chuck Lapham, Bob Buckhave, Gary Cooper

AUDIENCE COMMENTS

The Blue Spruce holiday promotion was well received.

EAST MAIN STREET CUT THRU PROJECT

Presentation by Gary Cooper of Cooper Designs

Additional information:

- Preliminary Concepts dated January 4, 2010
- Preliminary Budget Estimates dated January 4, 2010
- Proposed concepts revised January 4, 2010

The Steering Committee has met twice with Gary Cooper to review the proposed concepts. Gary is presenting the project options today to receive feedback and direction from the DDA Board.

Existing Conditions

- The former Girly Daze space (125 E. Main) and the Comerica offices (127 E. Main) function as one architectural unit.
- The second floor is an old apartment that has been converted to offices.
- The large open basement has one access point from the Comerica space adjacent to it.

Option 1A

- One-story tunnel using the first floor only
- Retains the entire second floor
- Entrance is through a store front on E. Main exiting out the rear
- Assumes the removal of the rear one-story addition
- A significant code issue is the requirement of a two-hour fire separation wall between the walk through space and the bank. A wall from the basement to the roof would have to be constructed that is two-hour rated and structurally separate.
- There may be openings into the bank (to be negotiated with the bank).
- This is the least expensive of the four options.
- Includes insulating the second floor space, demolishing unnecessary partitions, providing a heating unit, electrical service and plumbing, but not finishing the space

Option 2A

- Full two-story option, 26' height
- *Removal of the second floor eliminating lease space*
- Introduce sky lighting or other natural lighting
- Graphic banners hanging from ceiling

Option 3A

- Hybrid
- Leave part of the second floor in the front and back
- Allow for physical lease space on the second floor
- Takes advantage of the windows of the second floor
- Create a two story light well in the center

- Provide larger volume and natural light into the walk through
- Same as the two story option but would not extend the entire length of the building
- Graphic panels hung from the ceiling
- Store front or show case windows and gallery wall
- Might have windows into the second floor lease space

Option 4A

- Open alley
- *Removal of the second floor and roof*
- Leave store fronts and front and rear facades
- Do not have to have a two-hour rated separation wall
- *Must reconstruct the entire first floor to be an outdoor weatherproof floor*
- The new wall that creates the end of the bank space would have to a weatherproof exterior wall

Applies to all four concepts:

- All concepts began with the assumption that we would restore and reconstruct the front and rear facades
- Building front:
 - It is thought that behind the metal panels on both buildings the original tall arch top window openings and brick panels are intact.
 - Removal of the panels
 - Restore the upper façade
 - Construct a new upper cornice to potentially match the adjacent cornice to the west
 - Reconstruct both store fronts in keeping with the historic character of the building
 - Construct a new recessed entry to the bank
 - Add larger traditional store front windows for the bank offices
- Building rear:
 - Reconstruct the original brick rear wall
 - Restore the existing window openings
 - Construct a new store front opening for the walk through entry.
 - The back addition, which forms the wall of the Comerica entry, will come off and a new vestibule enclosure for the bank would be constructed
 - Construct a decorative archway/gateway for more visibility from the parking lot
- A potential use for wall space is for display panels creating an art or history walk.
- A potential use for the west wall is for a gallery wall, punching store front windows into it for showcases giving it more of a street feel.

Changes to the Comerica office space:

- May have to reconstruct the stairway to the second floor to meet code
- Reconstruct the store front of the Comerica offices with large glass windows creating a recessed door, new stair entry, and new stair
- The existing toilet in the office space is half in the Girly Daze space and half in the bank space. It will need to be reconstructed so it is all in the bank space.
- Create a new vestibule entry in the rear

Cost Comparison:

Additional information: Preliminary budget estimates

Costs are the solely for the purpose of comparing one option to another. Cooper Design is working with Dominic Maltese, a cost consultant, on developing budget estimates for construction costs in order to make evaluations on the relative costs on these options.

An \$800,000 estimate less fees to Cooper Design, administrative and survey fees = cost budget of \$720-\$730,000 including contingencies.

Option 1A	within budget
Option 2A	potentially over budget
Option 3A	potentially on budget
Option 4A	within budget

Questions and comments

- If we use both floors, is an elevator required? Per building codes the upper floor is just under the size requirement for an elevator.

If we did have an elevator, where would it go? An elevator could be created in the rear behind the existing and new vestibule. A second floor balcony could be built linking the two buildings, benefitting everyone and providing a second means of egress. The second floor is just under the requirement for having a second means of egress.

- Who will own the two upper spaces? The agreement between the bank, City and DDA is the City would own half and the bank would own half. The space would be managed as one space, but with separate ownership. The concept presented to the bank was that our 12 feet would be open to a skylight.
- Total square footage of the second floor is about 1900 sq. ft. with the City's portion at 900 sq. ft.
- Why is Option 4A (open alley) more expensive than the Option 1A (tunnel)? Additional costs are associated with the demolition of the entire second floor and weatherproofing of exterior walls.
- In Option 3A what is the size of the second floor lease spaces on each end? 14' x 12 ½'
How much to finish off the spaces to make them usable? There is only one entrance on the east end of the building, which doesn't allow us to independently lease the City's space.
- Do all of the options involve taking the first floor flooring out and redoing it? No, new overlay could possibly be put over the existing floor joists.
- Is there a significant difference in operating and maintenance costs between the different options? Costs could be estimated as we get farther along in the project. There has been discussion that if there was an open alley would we would heat the floor similar to Town Square.
- Comerica has naming rights to the space.

An unofficial vote on a preferred concept from Casey, Ayers, Heaton, Sullivan, Long, Johnson, Buckhave, Larsen, LaChance, Starring, Roth, Presley gave 5 votes for options 1A and 4A and 3 votes for options 2A and 3A with some members undecided between two different options.

Next steps:

All concepts will be taken to City Council and HDC for discussion. A meeting will be held with Comerica prior to those meetings.

2010-11 GOALS AND OBJECTIVES

Additional Information:

- Goals and Objectives
- Work Plan
- Rehmann Robson Report

The Work Plan was developed by each committee and within each committee each item was prioritized.

We have established as a result of the Rehmann Robson Report a new Executive Committee that is made up of 2 members of City Council, the Mayor, DDA chair (Greg Presley), Organizational Committee Chair (David Larsen), Pat Sullivan, Nickie Bateson and Lori Ward. The committee meets monthly. Two meetings have been held so far with a third scheduled for next week. The role of the committee is to review projects that require coordination between City Council and the DDA and to help with the prioritization of those projects.

Design

- Section 1, after Bullet 2 - Add Build Phase I and begin Phase II
- Section 1, Add bullet - Bike lanes and connection for future bike paths

Parking

- Add bullet - Bike Parking

Business Mix

- Section 2, Bullet 2 - How to Open a Business - Requested to add to the brochure text that businesses are expected to be open during events.

Marketing

- Bullet 2 - Omit "Encourage coordinated and expanded store hours in downtown.

Organization

- Section 1 - Add as part of the DDA Boundary Expansion - Brownfield Redevelopment Authority

Goals and Objectives will be taken to City Council for approval at the January 11th meeting.

Motion Johnson, seconded LaChance to approve the Goals and Objectives as amended.

Motion carried unanimously.

Meeting adjourned at 9:30 a.m.

Respectfully submitted,

Cindy Abar

Cindy Abar
DDA Secretary

*Approved as amended 1/19/10
(Amended text on pages 1 and 2 shown with italics)*