

**DOWNTOWN DEVELOPMENT AUTHORITY**  
**Special Meeting of March 30, 2010**  
**Meeting Room - 8:00 AM**

**Present:** Chair Greg Presley, Christopher Johnson, Margene Buckhave, John Casey, Mary Starring, Jim Long, Jim DeHaan

**Absent:** Lynda Heaton, Carolann Ayers, David Larsen all excused

**Also Present:** City Manager/Patrick Sullivan, DDA Director/Lori Ward, Northville Public Schools/Ken Roth, Secretary/Cindy Abar, Cooper Design/Gary Cooper, Northville Eagle/Scott Spielman, Chuck Lapham, Lou Mascola, Laurie Jermont, Bob Buckhave, Allison Long

**AUDIENCE COMMENTS**

None

**EAST MAIN STREET CUT-THROUGH PROJECT**

A presentation of the final two options is given by Gary Cooper.

Following meetings with City Council, HDC, the Steering Committee and Comerica two of the four concepts were dropped. The final two concepts for consideration are Concept 1 (one-story) and Concept 2 (two-story). Comerica Bank is supportive of both concepts and is agreeable to a lease arrangement rather than a building sale.

Preliminary Concepts

**Concepts 1 and 2:**

- Restore front façade
- Remove existing panels on upper façade
- Restore existing openings behind panels
- Reconstruct upper cornice
- Rebuild Comerica and walk through store fronts
- Reconstruct rear façade
- Create new walkway entry and vestibule enclosure
- Replace Comerica awnings with a more traditional sloped awnings

**Concept 1 (one story):**

- Fire separation wall is not required with lease arrangement
- Construct 12.5 feet wide x 12 feet high x 67 feet long walkway
- Second floor (900 sq ft) will not be renovated
- No skylights
- No natural light, more artificial light
- Comerica wall
  - Window opening into Comerica space
  - Interpretive panels
- Northville Gallery wall
  - Combination of showcase and storefront windows intermixed with interpretive panels
  - Exposing existing brick wall

*Concept 1 Questions*

What is proposed at either end of the walk through?

- Design changes have not been made to the storefront
- Looking at ways to make the store front appear more of an entry way rather than blend in with other storefronts
- Currently showing an infill surround with an opening through it
- Doors on the back end for wind control
- Open up rear, add gates

Conditioning of the space?

- Consensus is to leave the walk through open without doors
- No air conditioning or heating system
- Possible radiant heat floor system adding heat to the space and will also melt tracked in snow
- Mechanical ventilation so hot air is not trapped in the space

**Concept 2 (two story)**

- Concept on first floor similar to one story concept
- Potential to have windows or openings from second floor space overlooking the atrium space
- 23.5 feet floor to ceiling
- Roof pitch constant front to back matching adjacent roof over offices
- Potential for large continuous skylight in center, approximately 54' long
- Internal lighting
- Potential for banners and graphics hanging from the ceiling
- Comerica wall
  - More flexibility for use over one-story option
  - Multiple transom windows into bank
  - Larger front window into office
  - Potential to create more openings and interest
- Northville Gallery wall
  - Potential for more openings, simulated storefront windows into Northville Gallery
  - Potential to add three upper windows

*Concept 2 Questions*

Is existing roof maintained on two-story concept?

- Leave small amount of existing roof on front and back and cut skylight into existing space
- Exploring different types of skylights

**Energy usage**

Operational costs to heat and ventilate the space may be more expensive for the one-story concept than the two-story concept

Concept 1      Large exhaust fan system  
                    Lighting on 24 hours

Concept 2      Passive ventilation  
                    Daylight  
                    Solar gain from skylights to help heat the space in the winter

*Discussion*

**Northville Area Development Corporation**

The Northville Area Development Corporation was formed in 1962 for the benefit of the tax base, to bring merchants into town, and to prohibit perimeter development. It was started with seed money from private funds that must now be used for something in the downtown. The Northville Area Development Corporation has pledged approximately \$125,000 to help fund Concept 2, which will give future generations a better perspective of what we see for the downtown.

**Board questions and comments**

Pros of Concept 2

- Donation from Northville Area Development Corporation
- Significantly more appealing than Concept 1
- Operating expenses are less with the two-story concept than the one-story concept
- Allows for more flexibility in the future
- More inviting to visitors
- Does a better job of enhancing the esthetics of the City
- Long-term operational cost of one-story is much higher than two-story concept
- Reduced cost with lease option, fire separation wall not required
- Natural light

- Future opportunity for a real arcade where businesses front on the walk through
- Future opportunity of connecting Comerica to Van Dam's at the second story level
- Potential of more advertising
- Potential for a second story art-related theme
- With the donation factored in, get better quality project for not a lot more money over the lifetime
- Creates spine from CVS to Town Square
- Costs were re-adjusted when decision was made to lease instead of buy

#### Cons of Concept 2

- Things could surface that could raise costs
- Additional cost over Concept 1
- Opaque surfaces
- Expensive for the amount of square footage gained

Have volunteers sat in on the Steering Committee meetings? The Steering Committee is made up of John Casey, Mary Starring, Greg Presley, Pat Sullivan, Lori Ward and Jim Gallogly, who were appointed by Council.

Was the project presented to the Volunteer Design Committee (VDC)? There was a joint meeting with the HDC and VDC for feedback and comments. No action was taken.

Are the openings into Northville Gallery a cost to the gallery owner? It is a fire wall and by code only a minimal number of openings are allowed. There is only one proposed opening into the gallery. The other proposed openings are showcases. If additional openings into the gallery were created, they would be at the gallery owner's expense.

What is the lease arrangement with Comerica? \$1 for a 99 year lease

#### **Audience questions and comments**

- Merchants are opposed to spending the money when there are police cut backs including no parking lot monitoring
- The walk through will be useful when businesses are not open
- Favors Concept 2
- Must do a good job of selling the project to the public
- Have always been assured that \$800,000 budget was an abstract number
- DDA has a track record of going over budget
- Spending \$800,000 will send a bad message in these hard economic times.

Does the cost estimate include signage to mark the walk through entrance from the parking lot? Yes for a gateway that stands out farther creating a focal point. Improvements needed out into the parking lot are not included in the budget.

**Motion DeHaan, seconded Casey** to recommend Concept 2 to City Council

Yes - Presley, Johnson, Casey, Starring, Long, DeHaan

No - Buckhave

**Motion carries**

#### **Board and Staff Communications**

Meeting adjourned at 9:25 am

Respectfully submitted,

*Cindy Abar*

Cindy Abar  
DDA Secretary