

Dexter, Michigan  
Downtown Development Authority

MEETING NOTICE

**November 20, 2013**

**7:30 AM**

**DEXTER SENIOR CENTER  
7720 ANN ARBOR STREET  
DEXTER, MICHIGAN 48130**

# Dexter Downtown Development Authority

Meeting Agenda  
November 20, 2013 <> 7:30 AM  
**Dexter Senior Center**  
7720 Ann Arbor Street  
Dexter, MI 48130

1. Call to Order:

2. Roll Call

Becker, Patrick	Bellas, Rich	Brouwer, Steve
Covert, Tom	Darnell, Don	Finn, Doug
Jones, Carol	Keough, Shawn	Model, Fred
O'Haver, Dan	Schmid, Fred	Willis, Randy

3. Approval of Minutes from the Regular October 16, 2013 Meeting  
and Special Meeting October 30, 2013

4. Approval of Agenda:

5. Pre-arranged Audience Participation: None

6. Non-Arranged Citizen Participation:

7. Treasurer's Report:

a) Invoices: **Paid PNC Commercial Loan, due 11-1-13**      **\$40,237.34**

Metro Environmental re: Dancer's Edge	\$ 571.25
Dykema Brownfield legal effort	\$1,368.00
CMR Mechanical re: Dancer's Edge	\$ 96.00
OHM Broad Street Project (2 Invoices)	\$4,615.5
ASTI Demo Meeting	\$ 224.55
DTE Remove Transformer Agreement	\$ 770.48
Scott E. Munzel, P.C.	\$4,465.50

**Total: \$52,348.62**

- b) Approval of Treasurer's Reports- October
- c) Review Forecast- Continue to Evaluate Capital Improvements Project Priorities

8. Correspondence / Communications: None

9. Action Items:

- a) Consideration of: None

10. Discussion and Updates:

- a) Wellness Center- Any updates?

b) 3045 Broad Street Redevelopment

- Updates from the August 27, 2013 joint meeting are included. Jim Houk will attend the meeting to make a presentation.

c) Update on demolition of 3045 Broad Street

- Anything new? Not at this time.

11. Village President

12. Chairman's Report:

Items for December 18, 2013 Agenda:

- 
- 

13. Non-Arranged Citizen Participation:

14. Adjournment

# Dexter Downtown Development Authority

October 16, 2013 <> 7:30 AM

**Dexter Senior Center**  
7720 Ann Arbor Street  
Dexter, MI 48130

## MINUTES

1. Call to Order: Called to order at 7:30 by Chairman Steve Brouwer.

2. Roll Call

Becker, Patrick	Bellas, Rich	Brouwer, Steve
Covert, Tom	Darnell, Don	Finn, Doug
Jones, Carol	Keough, Shawn	Model, Fred
O'Haver, Dan-ab	Schmid, Fred	Willis, Randy

Also in attendance: Donna Dettling, Dexter Village Manager; Nathan Voght, Washtenaw County Brownfield Authority; Scott Munzel, Attorney for DDA; and Jim Carson, Village Trustee.

3. Approval of Regular Minutes from September 18, 2013: *Motion by Fred S, second by Randy to approve the regular meeting minutes of September 18, 2013 as presented. Motion carries.*

4. Approval of Agenda: *Motion by Tom, second by Doug to approve the agenda with the deletion of the presentation by Jim Houk on the Broad Street Redevelopment. Motion carries.*

5. Pre-arranged Audience Participation:

None

6. Non-Arranged Citizen Participation:

None

7. Treasurer's Report:

a) Invoices: DTE in the amount of \$179.15 (paid to avoid late fees); US Bank invoice #802463400 for \$60,720.00; and US Bank invoice #802503000 for \$47,220.63 for a total of \$108,119.78. *Motion by Fred S, second by Doug to pay the invoices in the amount of \$108,119.78. Motion carries.*

b) Approval of Treasurer's Reports – *Motion by Rich, second by Fred M to accept the September Treasurer's report. Motion carries.*

c) Review Forecast – Continue to Evaluate Capital Improvements Project Priorities. . .

8. Correspondence / Communications: None.

9. Action Items:

None

10. Discussion Updates:

a) Wellness Center – Closed Session Planned for part of this discussion

*The following update was provided:*

- *Have met with BST Investments and this information is included in the packet.*
- *Met on October 15 with the County Brownfield Authority regarding DWCs offer.*
- *Nathan Voght stated that the Brownfield Authority will need an amendment to change the overall reimbursement and a separate agreement from BST and the Village for the remaining term of the agreement. The 2013 capture needs to take place before any reimbursement could be made and that wouldn't occur until May or June of 2014.*

Motion by Fred S and second by Don to move into closed session at 7:47 AM for the purpose of discussing a document covered under Attorney/Client privilege in accordance with MCL 15.268 .

Ayes: Patrick, Rich, Steve, Tom, Don, Doug, Carol, Shawn, Fred M, Fred S and Randy.

Nays: None

Absent: Dan

Motion carries

At 7:48 Chairman Brouwer recused himself from the meeting and Vice-Chairman Doug Finn presided.

Fred S left the meeting at 8:46 AM

Motion by Fred M, second by Don to leave closed session at 9:09 AM.

Ayes: Patrick, Rich, Tom, Don, Doug, Carol, Shawn, Fred M and Randy.

Nays: None

Absent: Steve, Dan and Fred S

At this point Chairman Brouwer returned to the meeting and assumed the Chairman's role.

Motion by Don, second by Fred M to proceed with what was discussed in closed session. Motion carries with Steve Brouwer abstaining from the vote.

Don left the meeting at 9:13 AM

- b) 3045 Broad Street Redevelopment  
Updated from the August 27, 2013 joint meeting are included in the packet.

*Motion by Doug, second by Tom to set a joint session meeting to go over the 3045 Broad Street Redevelopment plan from Jim Houk.  
Motion carries.*

- c) 2014 Village Roadway Projects  
Summary of Central Street and Ann Arbor Street Improvements  
Ann Arbor Street Lighting Costs

*Donna and Shawn explained what will be happening in 2014 on the road projects and the possible cost sharing with the Village and DDA for the lighting improvements. Have been meeting on a regular basis with the Dexter Mill to come up with a workable solution to the improvements along Central Street in front of the Mill.*

- d) Update on demolition of 3045 Broad Street  
Meeting with the demo contractor to discuss financial compensation from copper theft – estimate by Village \$4,000 – estimate by contractor \$9,000. He has secured his permits and the asbestos remediation is complete. Staff suggests that ding the demo after Valerie moves out as a possible cost savings, and it would likely be better due to unknowns with the building and concerns about how the site will be left in the interim.

*Donna reported that they have run into some problems with the gas line in Dancer's Edge. Could save some mobilizations fee if the entire demo is done in February as well as the extra cost to shore up the remaining structure if done now.*

*Motion by Doug, second by Randy to do a full demolition in February. Motion carries.*

11. Village Reports:

- a) President – *Shawn reported on the following:*

*The Facility Committee continues to meet regarding the Village Hall/Fire Hall improvements.*

- b) Staff Support Update – None

12. Chairman's Report: *Steve reported that the dumpster addition behind the Monument Park building is almost done.*

13. Non-Arranged Citizen Participation: None

14. Adjournment: *Motion by Fred M and second by Randy to adjourn the meeting at 9:22 AM. Motion carries.*

Respectfully submitted,

Carol Jones  
Secretary

# Dexter Downtown Development Authority

October 30, 2013 <> 7:30 AM

**Dexter Senior Center**  
7720 Ann Arbor Street  
Dexter, MI 48130

## **SPECIAL MEETING MINUTES**

1. Call to Order: Called to order at 7:30 by Vice-Chairman Doug Finn.

2. Roll Call

Becker, Patrick	Bellas, Rich	
Brouwer, Steve-ab and recused from the meeting.		
Covert, Tom	Darnell, Don	Finn, Doug
Jones, Carol	Keough, Shawn	Model, Fred
O'Haver, Dan-ab	Schmid, Fred-ab	Willis, Randy

Also in attendance: Donna Dettling, Dexter Village Manager and Scott Munzel, Attorney for DDA.

Motion by Tom, Second by Don to move into closed session for the purpose of reviewing a document covered under Attorney/Client privilege in accordance with MCL 15.268.

Ayes: Patrick, Rich, Tom, Don, Doug, Carol, Shawn, Fred M and Randy.

Nays: None

Absent: Steve, Dan, Fred S

Motion by Don, second by Tom to leave closed session at 8:40 AM.

Ayes: Patrick, Rich, Tom Don, Doug, Carol, Shawn, Fred M and Randy.

Nays: None

Absent: Steve, Dan and Fred S

3. Special Meeting to discuss offer from DWC Partners

Motion by Don, second by Randy to authorize Attorney, Scott Munzel, and the Village Manager, Donna Dettling, to proceed as discussed in the closed session. Motion carries.

4. Non-Arranged Citizen Participation: None

5. Adjournment: *Motion by Don and second by Rich to adjourn the meeting at 8:43 AM. Motion carries.*

Respectfully submitted,  
Carol Jones, Secretary

11-20-2013

10a.



## VILLAGE OF DEXTER

8140 Main Street • Dexter, Michigan 48130-1092 • (734) 426-8303

### Village Council

Shawn Keough  
*President*

Ray Tell  
*President Pro-Tem*

Jim Carson  
*Trustee*

Paul Cousins  
*Trustee*

Donna Fisher  
*Trustee*

Joe Semifero  
*Trustee*

Julle Knight  
*Trustee*

### Administration

Donna Dettling  
*Manager*

Carol Jones  
*Clerk*

Dan Schlaff,  
*Superintendent of  
Public Services*

Marie Sherry, CPFA  
*Treasurer/Finance  
Director*

Courtney Nicholls  
*Assistant Village  
Manager*

THE VILLAGE OF  
DEXTER IS AN EQUAL  
OPPORTUNITY  
PROVIDER AND  
EMPLOYER

www.  
dextermi.gov

October 31, 2013

Mr. Steve Brouwer  
BST Investments LLC  
7444 Dexter-Ann Arbor Road  
Suite F  
Dexter, MI 48130

Re: 2810 Baker Road/Brownfield Redevelopment Authority

Dear Mr. Brouwer:

Thank you for your memorandum dated October 8, 2013 regarding 2810 Baker Road, and the offer contained in the memorandum. As the Dexter Downtown Development Authority understands it, the current owner of the property on which the Wellness Center is located intends to sell that property to the Chelsea Wellness Foundation, a tax-exempt organization. Such a sale will have a significant impact on future tax revenue to the DDA.

Pursuant to the agreements with the parties and the Washtenaw County Brownfield Redevelopment Authority, some of the tax revenues generated now and in the near future, equal to \$240,000, would be reimbursed to BST from revenues that otherwise would have gone to the DDA. In light of the sale to CWF, and the impact the sale will have on the DDA, as the DDA understands it, BST has offered to forego reimbursement of all of the "brownfield authority" tax revenues generated in tax years 2014 and beyond (anticipated to be in the range of \$165,000), and, while receiving the tax revenues generated in 2013, donate \$37,500 to the DDA.

The DDA has met to discuss BST's offer, and after thorough deliberations, as well as consultation with the Dexter Village Council, the DDA accepts BST's offer. The DDA understands that implementing this offer will require an amendment to the WCBRA Reimbursement Agreement to address the future tax revenues, and a separate agreement between BST/DWC and the DDA to address the donation agreement.



## VILLAGE OF DEXTER

8140 Main Street • Dexter, Michigan 48130-1092 • (734) 426-8303

---

The DDA will move quickly to have these agreements drafted with the goal of obtaining final approval in November. The DDA appreciates BST's posture in addressing this situation, and looks forward to implementing the agreements as soon as possible.

Please contact Shawn Keough or Donna Dettling if you have any questions.

Sincerely,

Shawn W. Keough  
Village President, DDA Member

Donna Dettling  
Village Manager, DDA Staff Liaison

11-20-2013

10 b.

## **VILLAGE OF DEXTER**

8140 Main Street Dexter, MI 48130-1092

[ddettling@vdextermi.gov](mailto:ddettling@vdextermi.gov)

Phone (734)426-8303

Fax (734)426-5614

### **MEMO**

**To: DDA Board**  
**From: Donna Dettling, Village Manager**  
**Date: November 20, 2013**  
**Re: Redevelopment of 3045 Broad Street**  
**Review updates from the August 27, 2013 joint meeting.**

Attached for your review are several documents to assist in the ongoing discussion of the redevelopment of 3045 Board Street, the former DAPCO property. Jim Houk will be attending the meeting to review this information with the DDA. This item was on the October 16, 2013 agenda, and the DDA moved to set a joint session to review the 3045 Broad Street Redevelopment Plan. I've not been able to schedule a joint session, so we're going to invite Council to attend the November DDA meeting and follow-up with joint session as needed.

- Proposed Draft Design Standards, a PowerPoint and text document(Relevant Conditions)
- Minutes from the Board Street Redevelopment Joint Meeting of 8-27-13
- The Power Point from the Joint Meeting is provided again for your review.

# Village of Dexter

## Dapco Redevelopment Project Review of Design Standards

Oct 16, 2013



### Capacity Study Concept A (with Substation)



**SITE DATA**

<b>BUILDING A:</b>	
3 STORY:	± 50,400 total s.f. ± 54 units
<b>BUILDING B:</b>	
1 STORY:	± 5,850 total s.f.
<b>BUILDING C:</b>	
1 STORY:	± 9,350 total s.f.
<b>Parking Data</b>	
Building A:	
Required Parking:	117 spaces
Provided Parking:	84 spaces
Building B & C:	
* Required Parking:	87 spaces
Provided Parking:	52 spaces
* 4,675 s.f. of building C used for restaurant	
<b>TOTAL PROVIDED PARKING:</b>	<b>123 spaces</b>

**LEGEND**

Existing Buildings To Remain

SITE CAPACITY STUDY: CONCEPT A

Dapco Property | VILLAGE OF DEXTER, MI



3/21/2012

# Capacity Study Revised (without Substation)



### Building Site Data

Building A:	
3 Story:	± 50,400 total s.f.
	± 54 units
Building B:	
4 Story:	± 67,200 total s.f.
Retail (1st Floor):	± 16,800 s.f.
Residential (3 Floors):	± 50,400 s.f.
	± 54 units

### Parking Site Data Requirements

Building A:	
Required Retail Parking:	117 spaces per code
Market Requirement:	1.5 - 1.75 / unit
	81 - 94 spaces
Building B:	
Required Retail Parking:	50 spaces per code
Required Residential Parking:	117 spaces per code
Market Requirement:	1.5 - 1.75 / unit
	81 - 94 spaces

### TOTALS:

Retail:	± 16,800 s.f.
Residential:	± 100,800 s.f.
	± 108 units

### Parking Provided:

Retail:	Provided On-Street
Residential:	196 provided
	1.8 / unit

SITE CAPACITY STUDY CONCEPT

Dapco Property | VILLAGE OF DEXTER, MI

8.26.2013



# Site



## Design Standards

Why do we need design standards?

1. Define expectations from Village and potential developer/buyer.
2. Set a standard for approval through the Village of Dexter.

## Design Standards

What will design standards do for the Village?

- Create a sense of place, attract tenants, maintain market relevance
- Enhance and improve the experience for visitors, neighbors and the community
- Establish a standard that will act as a catalyst for the redevelopment of the Northeast side of the Village Center

## Design Standards



### What will be controlled with design standards?

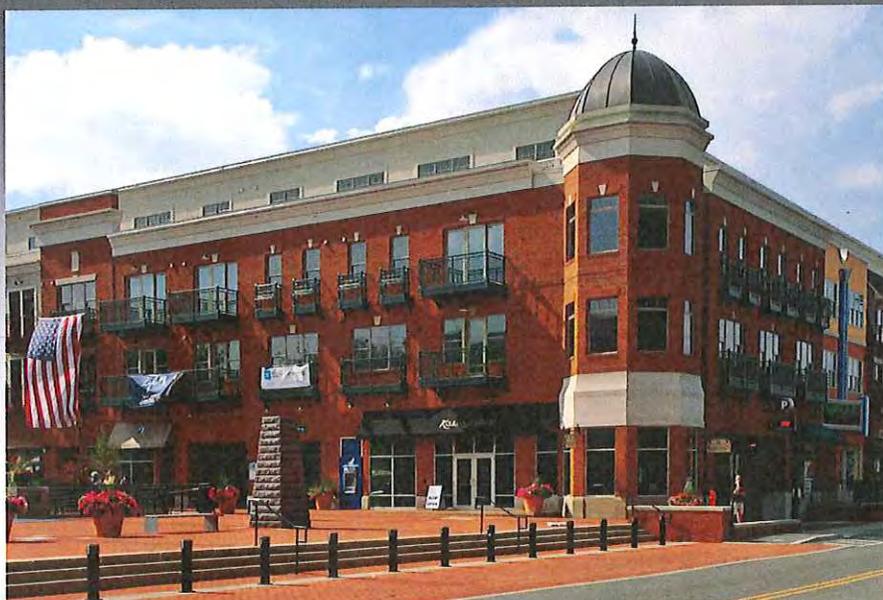
- Density
- Parking requirement
- Building height
- Building placement and set back
- Building design “aesthetics” (massing, proportions, scale, colors, use of materials)
- Signage
- Landscaping
- Etc.

(Note: Some of these may require variances from the Village)

## Design Standards



**Exterior walls must consist of natural or natural appearing materials**  
Brick: primary building material



## Design Standards

Exterior walls must consist of natural or natural appearing materials

Stone: used as accent material.

Masonry materials are required at grade level.



## Design Standards

Exterior walls must consist of natural or natural appearing materials

Stucco to be used in limited quantities as accent pieces.

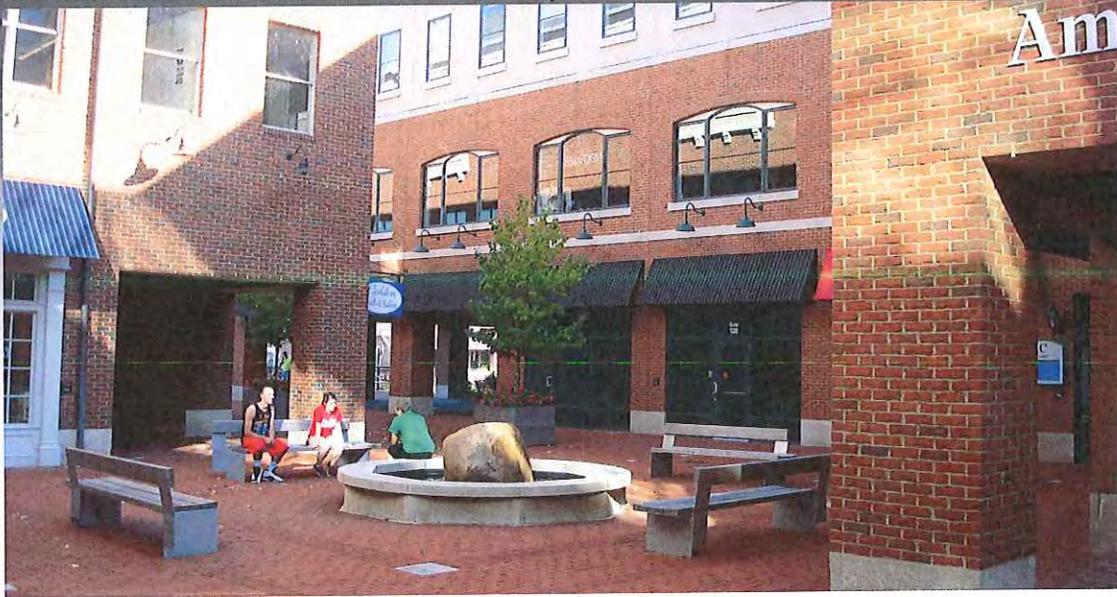


## Design Standards

Exterior walls shall have a finished appearance

Four sided architecture:

The same level of detail and finish is required on all elevations



## Design Standards

Exterior walls shall have a finished appearance

Balconies are suggested overlooking the river



## Design Standards

### Glass

70% of the first floor façade facing Forest St. to be clear glass



## Design Standards

### Glass

70% of the first floor façade facing Forest St. to be clear glass



## Design Standards

### Glass

70% of the first floor façade facing Forest St. to be clear glass



## Design Standards

### Glass

40% of the first floor façade facing the river shall be clear glass



## Design Standards

### Architectural Details

Windows and doors are required to have style appropriate trim and detailing



## Design Standards

### Architectural Details

Windows must be vertical in proportion with appropriate trim and detailing



## Design Standards

### Architectural Details

The building shall have a flat roof with an articulated cornice. Portions of the building may have sloped roofs as accents.



## Design Standards

### Site Design

Decorative pavers are suggested along the façade facing the river. Additional decorative paving outside Building B is suggested.



## Design Standards

### Sign Regulations

Maximum text height is 18"

Gooseneck or a similar lighting fixture is required for exterior illumination.



## Design Standards

### Variance

The fourth story shall be set back a minimum of six feet from the lower façade.



## Design Standards

### Variance

The fourth story shall be set back a minimum of six feet from the lower façade.



## Design Standards

### Parking

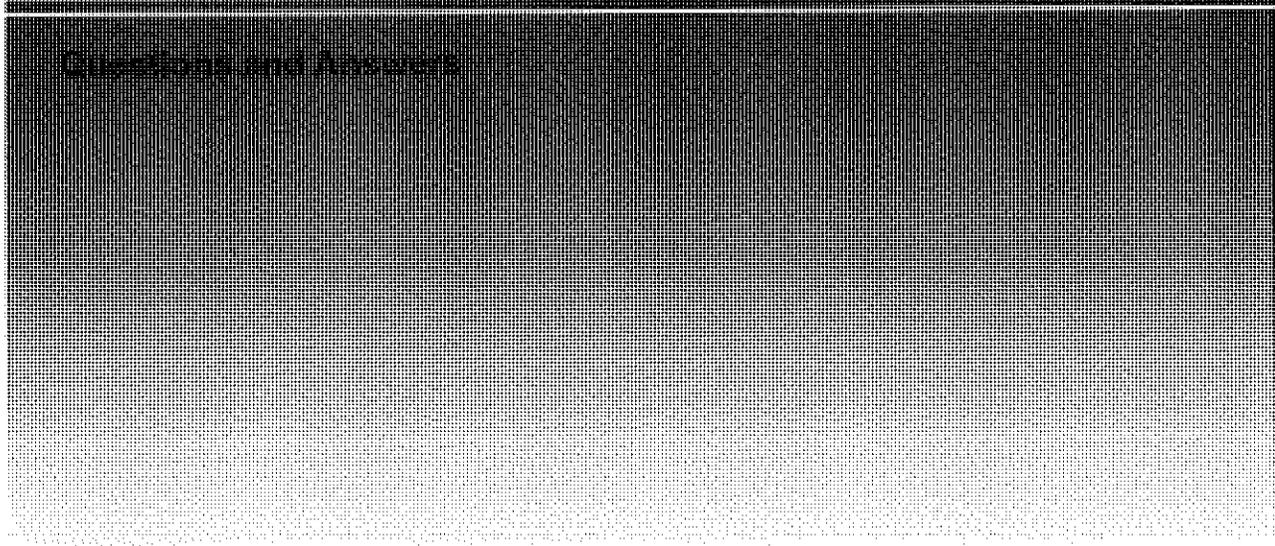
The same level of detail and finish used at both buildings is required at the garage



# Design Standards



## Questions and Answers



**3045 BROAD STREET PROPERTY**  
**PROPOSED DRAFT DESIGN STANDARDS (RELEVANT CONDITIONS)**  
**PREPARED BY OHM ADVISORS OCTOBER 11, 2013**

**NOTE: UNLESS OTHERWISE STATED BELOW, ALL PROPOSED BUILDINGS SHALL MEET ALL CURRENT REQUIREMENTS SET FORTH IN THE VILLAGE OF DEXTER ZONING ORDINANCE**

REQUIRED CONDITIONS PER ARTICLE XV(A): CBD CENTRAL BUSINESS DISTRICT	ADDITIONAL DESIGN STANDARDS: 3045 BROAD ST., BUILDINGS A AND B
<p>Desirable materials include brick, stone, wood siding and glass. Exterior materials that should not be used in large application, but can be used as detail material or as a small application include EIFS, vinyl siding, asphalt or metal siding, composite fiberglass and reflective glass.</p>	<p>Exterior walls must consist of natural or natural appearing materials.</p> <ul style="list-style-type: none"> <li>a. Brick: earth tone, standard size, laid in a standard masonry pattern shall be the primary building material.</li> <li>b. Stone: natural or simulated material may be used as accent as long as it does not exceed 50% of the facade.</li> <li>c. Stucco, EIFS: to be used in limited quantities as accent pieces. Not permitted at grade level.</li> </ul>
<p>Exterior walls facing public rights-of-way, customer parking areas, and adjoining property that is zoned or used for residential purposes shall have a finished appearance, using the same materials as used on the front of the building.</p>	<p>Four sided architecture is required. The building must exhibit the same high standard of detail and finish on all elevations.</p> <p>Blank or empty elevations are not permitted. Windows and an appropriate amount of articulation is required on all elevations.</p> <p>Masonry materials are required at grade level.</p> <p>Exposed foundations are not permitted.</p> <p>Balconies are suggested on the facade overlooking the river. Balconies must have style appropriate guardrails, finishes and detailing. The size of the balconies must be in proportion to the overall mass of the building.</p>
<p>All new buildings shall have at least 70% of their first floor facade on the street-facing sidewalk as non-reflective/non-tinted glass. The use of reflective/tinted glass on the first floor side and rear windows is discouraged.</p>	<p>Building B shall have at least 70% of the first floor facade facing Forest Street to be clear glass, per Article XV(A). All retail and restaurant entry facades shall have at least 70% clear glass on the front facade. The facade facing the river shall have at least 40% of the first floor as clear glass. All other glass must be clear.</p>

REQUIRED CONDITIONS PER ARTICLE XV(A): CBD CENTRAL BUSINESS DISTRICT	ADDITIONAL DESIGN STANDARDS: 3045 BROAD ST., BUILDINGS A AND B
<p>Architectural standards for approval include the following items: rooflines and cornices, fenestrations and brackets, shape and style of windows, shape and style of lights within windows, colors, and finish materials.</p> <p>General architecture, front facade, and overall building appointments should be as consistent with the historical buildings of the downtown Main Street area.</p>	<p>All windows and doors are required to have style appropriate trim, materials and detailing. The building shall have a roof that is flat in appearance with an articulate cornice. Portions of the building may have sloped roofs as accents.</p> <p>Windows must be vertical in proportion.</p>
<p>The site design shall be sensitive to pedestrian and bicycle needs.</p>	<p>Decorative pavers are suggested along the facade facing the river to allow pedestrian movement between Building A and Building B. A pedestrian connection is required from the river side facade to relocated Broad Street. Additional decorative paving at Building B is suggested to allow for outside dining. All walkways or pedestrian plazas on the riverside shall be intergrated into the existing</p>
<p>Refer to 'Article VII, Sign regulations in the Zoning Ordinance for sign standards.</p>	<p>Maximum text height is 18" All signage shall be integrated into the building facade treatment and exterior illumination via gooseneck or similar lighting fixture is required. Internal illumination shall be prohibited.</p>

PROPOSED VARIANCES	
<p>The 'Village of Dexter Zoning Ordinance' allows for a maximum of three stories at 45 feet. Building height is defined as 'the vertical distance measured form the established grade of the highest point of the roof surface for flat roofs; to the deck line of mansard roofs; and to the average height between eaves and ridge for gable, hip and gambrel roofs.</p>	<p>A variance is required for an additional fourth story and an additional 15 feet of building height for a total 60 feet maximum height. The forth story building facade, shall be set back a minimum of six feet from the first through third story facade.</p>
<p>Parking: Required parking: Building A - Residential 117 spaces Building B - Retail/office 50 spaces</p>	<p>Parking Variance: Building A - Residential 89 spaces (1.65/unit)  Building B - Retail/commercial - 0 required (use existing on street) Residential 89 spaces or 1.65/unit</p>

**MINUTES OF BROAD STREET REDEVELOPMENT MEETING  
OF  
AUGUST 27<sup>TH</sup>, 2013**

The meeting was called to order at 7:00 p.m. at The Village of Dexter.

<u>Attendees:</u>	<u>Representing:</u>
Carol Jones	DDA and Council
Donna Fisher	Village Council
John Coy	Parks Commission
Ray Tell	Council
Randy Willis	DDA
Fred Model	DDA
Molly Robinson	Planning Commission
Joe Semifero	Council
Jim Carson	Council
Paul Cousins	Council
Steve Brouwer	DDA
Courtney Nicholls	Village Staff
Jim Chaconas	Collier
Shawn Keough	Village Council
Julie Knight	Council
Donna Dettling	Village
Rich Bellas	DDA
Fred Schmid	DDA
Don Darnell	DDA
Jim Houk	OHM Advisors
Guests:	Dunlavy, Blossom, Blossom, Stacey
Early Dismissal:	Semifero
Recording Secretary:	Dettling, Nicholls

---

**GENERAL BUSINESS**

Goals and Objectives for Redevelopment:

- Residential/apartments are red hot at this time; retail and commercial over saturated
- Office/commercial market is consistently rising
- Developers interested in housing
- Retail will take off with housing coming into this area to support the retail
- Demand for hotel—hotel not recommended because of oversaturated market (Chaconas)
- Who would rent in downtown? Seniors moving into apartments. Rebirth of downtown area with residents
- 108 units, water and sewer capacity
- Will restaurants or boutiques be incorporated? Grocery/market was discussed; however, it will not be incorporated into the plan because of the belief people do not shop downtown
- High density downtown means more people and more marketable

- Developer wants to know what to expect
- HUD Financing participation: This project would be eligible for financing. 2.9% financing
- Shift in mindset from home ownership to renting an apartment

#### Zoning/Village Commercial/DDA

- Residential, yes; should drive/desire mixed use; signage is a concern, is it on the park and/or in the parking lot? (Carson)
- Keep some of property for artist shop and small boutique; keep building under wires; DDA decided to remove shop; future park expansion for walking/biking; facility committee issues; fire station on-site; Okay with potential height addition, wants it to look residential/flat, higher standard on park side. (Cousins)
- Residential is best; does not agree with village hall, but fire station should be on site; some retail facing the street; DTE substation – key component a PRIORITY; DDA – make it a PUD, roof-gabled/flat. (Brouwer)
- PC – Add lighting to list (Robinson)
- Boutique shops, no village facilities; likes residential; would not like to see fire station. (Fisher)
- Mixed use, possibly phased; would like to know ratio of residential to retail; Broad included in facilities discussion because we own it; expects feedback from DTE at end of 3<sup>rd</sup> quarter; storm water concerns near Grand; substation DTE discussion still an option; plan priority with infrastructure, water lever, etc.; Discussion regarding how close to asphalt path? Buffer between path and building. (Keough)
- Need for residential; apartment option is good for seniors; no to fire station; DDA vision was residential. DDA support. (Jones)
- Understands why people want to live here; residential could work; no to fire station and village offices. (Knight)
- No fire station; Village Hall; get highest return with multifamily; suggest maybe restaurant facing park. (Coy)
- Highest economic return, concerns about high density apartments and demographics; concern with apartment building getting rundown. (Darnell)
- River access, infrastructure considerations, capacity should be a catalyst for other development; benefit of condos vs. apartments 1500sqft; focus on infrastructure needs – water/sewer/storm; know capacity for sewer; consider all sides and future path expansion. (Tell)

#### Multi-family Condos

- Shift in mindset from home ownership to renting an apartment; 45' height, design standards
- Financing more challenging for condominiums; multi-family rental less of a challenge (Houk)

#### Grand Issues

- Property owner (Dunlavy); property next to development; how will development affect their building, how can property owner existing building be enhanced; their profitability; how to coordinate their investment. (Blossom)
  - *Follow-up items to include:*

1. Need density to drive income for their building.
  2. Does overall master plan need to be reviewed?
- Priority on substation; no to village office and fire station; yes to residential. (Willis)
  - Mixture of residential/commercial (Model)
  - Mixed use (Wade)
  - No fire department or village; mixed use (Robinson)
  - Mixed use; no fire station; likes apartments; priority substation (Schmid)
  - No interior shopping spaces – avoid this; out-facing store fronts are best; restaurant/deli quick turnaround (Bellas)

### Desirable Uses

- Retail shops - mixed use; condo vs. rental apartments; residential, retail, and office; (High density) Multi-family high end (Apartment or condo); high demand for apartments – 0%; maintain access to park through site; 100% residential (“No Way”); market drives (2.99 40 year HUD); high-end residential – rent or own either okay, mixed use – retail (108 both buildings); substation will hurt residential sales. (Houk)

### Design Standards

- This development will act as catalyst for redevelopment
- Code 1.75 - Parking spaces per unit – would we allow a lower standard?
- Our codes: 1.8 and 2.2 - Parking spaces per unit
- \$35,000 - \$40,000 per space when going underground for parking.
- 45' height

### Zoning Standards

- Are we okay with our current standards or do we want them stricter, or less strict?
- Maybe restrict signage for this site
- Priority that developer must include access to Mill Creek Park in the design
- Are there other zoning standard restrictions?
- PUD – would provide some flexibility for site requirements
- Trade off with revenue/sale/price
- Revenue sacrificed with more expensive design standard
- Brick/pre-cost standard
- Must fit with downtown aesthetics
- Village Commercial: How building will be oriented to path – buffers and landscaping
- Roof standards: Let developer put forth ideas, some flexibility
- Four-sided standards for building design – all sides must work with downtown look and feel
- Demonstrate how public access to the park will be enhance and incorporated into design.

### Incentives Discussion:

- Request to Continue this discussion at later date

- Willingness to negotiate with developer on incentives, trade off purchase price for the property against what incentives the buyer needs to make the project work
- Establish expectation for developer *up front*
- *Some incentives usually make these projects work.*

#### Environmental Concerns

- No discussion; discuss at later date

#### Next Steps

- Go to DDA first, then to council (do we get this through PC in some fashion, yes)
- Timing - 3<sup>rd</sup> week of September for DDA
- Put package together; bring buyers to table (Chaconas, Houk)
- Edison Substation in October – wait until we find out what DTE is planning to do.
- Land to unit value: Wait until DTE has made a decision or develop both Land to Unit Value scenarios, both with substation and without. (Chaconas)

# Village of Dexter

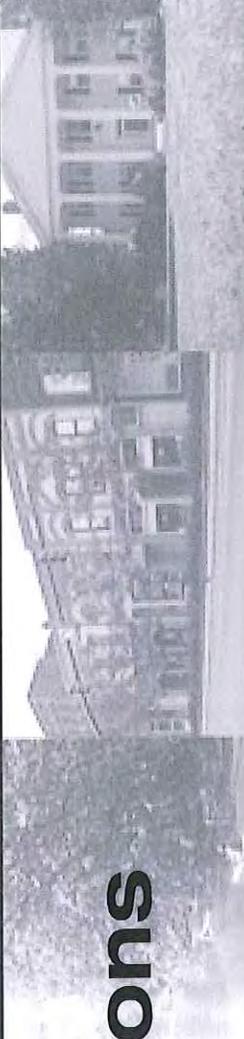
## *Dapco Redevelopment Project*

August 27<sup>th</sup>, 2013



# Meeting Agenda

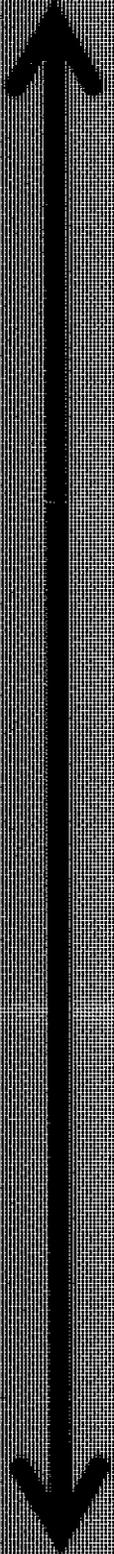
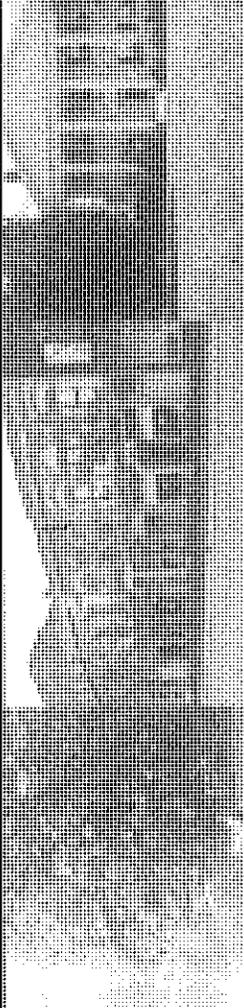
- 7:00-7:15 OVERVIEW OF MEETING EXPECTATIONS AND PREVIOUS STUDIES
- 7:15-7:30 REVIEW OF LOCAL REAL ESTATE MARKET
- 7:30-8:00 REVIEW OF GOALS AND OBJECTIVES FOR REDEVELOPMENT
- 8:00-8:30 PRIORITIZATION OF GOALS AND OBJECTIVES
- 8:30-8:50 REVIEW OF DESIGN STANDARDS AND POTENTIAL INCENTIVES FOR REDEVELOPMENT
- 8:50-9:00 RECAP AND CONFIRM RESULTS, NEXT STEPS



## Meeting Expectations

- Intent: discuss and agree on desired goals and objectives for a successful sale or redevelopment of the property.
- It is imperative that Village leadership give a unified direction to the consultants and sales team so appropriate sales requirements and materials can be developed for the sales force.

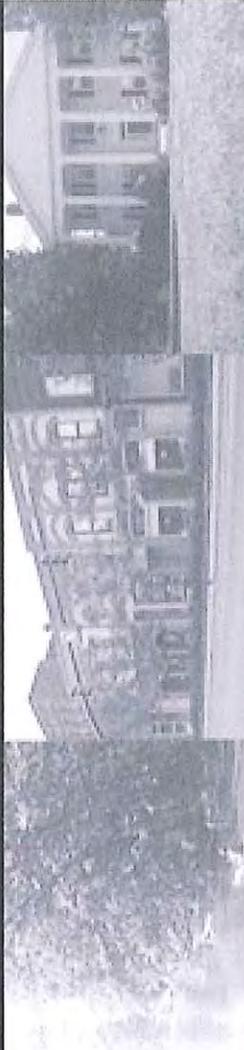
# Desired Outcome



MAX RETURN /  
REVENUE FOR  
VILLAGE

MAX DESIGN  
CONTROL OVER  
REDEVELOPMENT

# Capacity Study Concept A



**SITE DATA**

**BUILDING A:**  
3 STORY: ± 50,400 total s.f.  
± 54 units

**BUILDING B:**  
1 STORY: ± 5,850 total s.f.

**BUILDING C:**  
1 STORY: ± 9,350 total s.f.

**Parking Data:**

Building A: Required Parking: 117 spaces  
Provided Parking: 84 spaces

Building B & C: \* Required Parking: 87 spaces  
Provided Parking: 52 spaces  
\* 4,675 s.f. of building C used for restaurant

**TOTAL PROVIDED PARKING:** 123 spaces

**LEGEND**

Existing Buildings To Remain

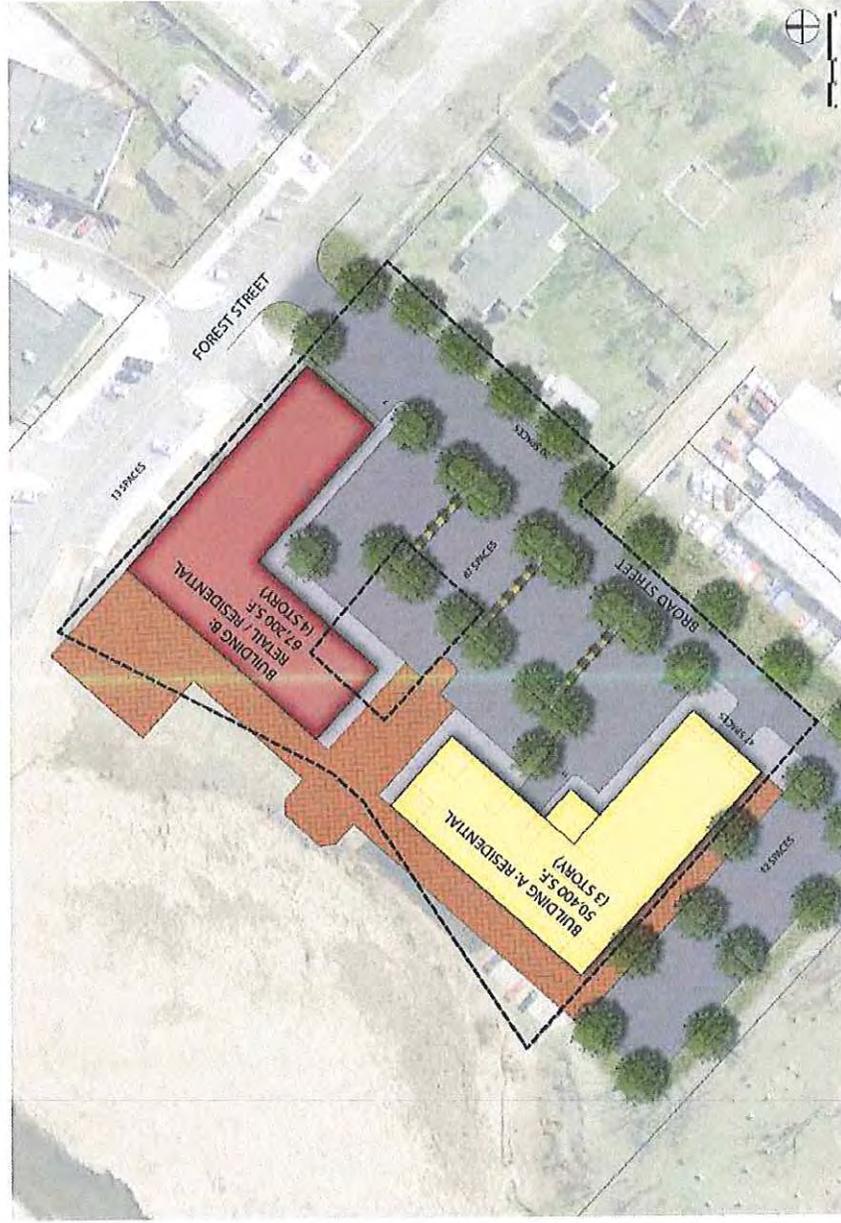
SITE CAPACITY STUDY: CONCEPT A

Dapco Property | VILLAGE OF DEXTER, MI

3.21.2012



# Capacity Study Revised



**Building Site Data:**

Building A:  
3 Story:  
± 50,400 total s.f.  
± 54 units

Building B:  
4 Story:  
Retail (1st Floor):  
Residential (3 Floors)  
± 67,200 total s.f.  
± 16,800 s.f.  
± 50,400 s.f.  
± 54 units

**Parking Site Data Requirements:**

Building A:  
Required Residential Parking:  
Market Requirement:  
117 spaces per code  
1.5 - 1.75 / unit  
81 - 94 spaces

Building B:  
Required Retail Parking:  
Required Residential Parking:  
Market Requirement:  
50 spaces per code  
117 spaces per code  
1.5 - 1.75 / unit  
81 - 94 spaces

**TOTALS:**

Retail: ± 16,800 s.f.  
Residential: ± 100,800 s.f.  
± 108 units

**Parking Provided:**  
Retail: Provided On-Street  
Residential: 196 provided  
1.8 / unit

SITE CAPACITY STUDY CONCEPT

Dapco Property | VILLAGE OF DEXTER, MI

8.26.2013





3000  
900

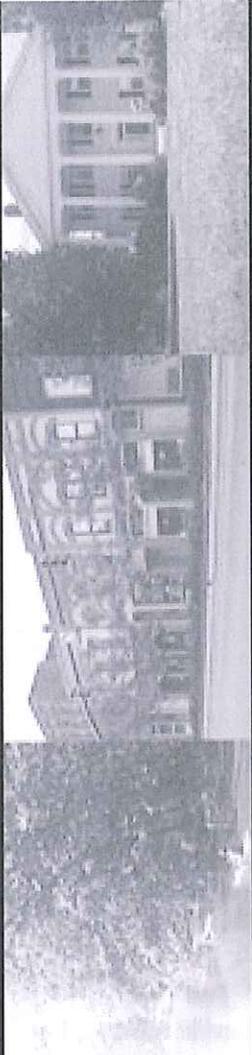
feet  
meters

Google earth



**REVIEW OF LOCAL REAL  
ESTATE MARKET**

**7:15-7:30**



# **REVIEW OF GOALS AND OBJECTIVES FOR REDEVELOPMENT**

**7:30-8:00**

# **PRIORITIZATION OF GOALS AND OBJECTIVES**

**8:00-8:30**

# Design Standards

Why do we need design standards?

1. Define expectations from Village and potential developer/buyer.
2. Set a standard for approval through the Village of Dexter.

## **Design Standards**

*What will design standards do for the Village?*

- Create a sense of place, attract tenants, maintain market relevance
- Enhance and improve the experience for visitors, neighbors and the community
- Establish a standard that will act as a catalyst for the redevelopment of the Northeast side of the Village Center

# Design Standards

What will be controlled with design standards?

- Density
- Parking requirement
- Building height
- Building placement and set back
- Building design "aesthetics" (massing, proportions, scale, colors, use of materials)
- Signage
- Landscaping
- Etc.

(Note: Some of these may require variances from the Village)

## Potential Development Incentives for Redevelopment

1. Expedite zoning approvals
2. Participate in site development cost
3. Explore alternative ownership mechanisms (land lease)
4. Abatements or other tax incentives.
5. Wave Fees (utility connection, plan review fees)
6. Assist DTE with substation relocation

# **RECAP & CONFIRM RESULTS**

## **NEXT STEPS**

**8:50-9:00**