



**Hunter Pasteur**  
HOMES

May 28, 2019

Mr. Patrick Sullivan  
City Manager  
City of Northville  
215 W. Main Street  
Northville, MI 48167

Re: THE DOWNS Planned Unit Development for the development of vacant land  
and the Northville Downs Racetrack

Dear Pat,

Please allow this letter to serve as additional information to the application and site plan package recently submitted for the planning commission meeting on June 4<sup>th</sup>. On April 16, 2019 the City of Northville Planning Commission determined that The Downs project was eligible for Planned Unit Development (PUD) status. Submitted with this narrative is the Preliminary Site Plan Application. Further refinements and detailed plans (including architectural details and elevations) will, as is the process in the City, be submitted with the final site plan.

The Downs is a mixed-use development of residential apartments, townhomes and single-family residences, and approximately 18,700 square feet of ground floor retail which will reflect and be in harmony with the character and charm of the City of Northville. The Downs will be developed in multiple phases with the apartments and retail in the first phase.

Some noteworthy elements of The Downs project:

- **Public benefits** include

- the proposed river daylighting,
  - river park,
  - additional park spaces,
  - environmental remediation of the site to residential standards,
  - elimination of virtually all of the current “floodplain” in the development area and surrounding community,
  - improvement of existing traffic conditions, traffic mitigation measures which will result in traffic conditions, even after full development and occupations of PUD, to be better than currently exist as per conclusion from consultations with traffic engineers (Fleis and VandenBrink), City officials, City traffic engineers (OHM Advisors) and Wayne County traffic officials,
  - increased customer base for local businesses and
  - tax revenues to support the City, Downtown Development Authority and Northville schools.
- **Park space** available to the public has been increased by approximately 0.3 acres from 11.3 acres to 11.6 acres.
  - **Public utilities upgrades** and improvements, in accordance with the City’s utility master plan.
  - **Storm water management** will also be substantially enhanced.
  - **Density consistent with the City’s Master Plan and Zoning Ordinance**
  - **Lot sizes** for all lots on the perimeter of the single-family residential section of The Downs have been increased to fully comply with City Ordinances. Other single-family lot sizes conform to or exceed comparable lot sizes in adjoining neighborhoods.

Since the Planning Commission determination of PUD eligibility, and pursuant to ongoing discussions with City representatives, there have been several refinements to The Downs project which we wish to highlight, as follows:

- Two potential commercial spaces (approximately 2,115 square feet) at the southwest corner of Cady St. and Griswold St. and (approximately 3,000-4,000 square feet) at the northeast corner of Beal St. and S. Center St. are provided in the current site plan.
- Density has been further reduced by removing 8 townhomes from the area of Center St. and Sheldon Rd. (5 units on the east and 3

units on the west). This provides greater separation from the proposed traffic circle, enhanced greenspace, and opportunity for a City gateway feature as well as a potential feature to recognize the equestrian history of the area. The plan currently proposed for Preliminary Site Plan approval includes:

- 300-302 apartments\*
- 181-184 townhomes\*
- 50 single family residences

This represents a reduction of 41-46 units in density from the initial proposal. The initial PC submission had 577 units.

*\*Subject to amount of commercial space developed per above paragraph.*

- The Downs development team is also in ongoing discussions with representatives of the City, the Downtown Development Authority and the Chamber of Commerce to determine whether a functionally and financially viable plan can be developed to provide for underground detention of storm water from the Cady St. area of The Downs development, at the northwest corner of Griswold and Beal streets. This would be in lieu of conventional surface detention to accommodate the Farmer's Market. While it appears that all parties agree that this would be desirable if feasible it represents a significant increase in cost and financing methods are yet to be determined. Accordingly, the base site plan included in the Preliminary Site Plan provides for conventional surface detention and these alternatives will be the subject of further discussion.
- As with development projects of this nature The Downs development team is also engaged in discussions with City representatives regarding modest incremental financing mechanisms and will be participating in the drafting of a PUD Agreement.

The Downs development team would like to express our appreciation to the members of the Northville Planning Commission for their commitment of time to this exciting project. We are committed to the excellence of The Downs and to the opportunity to contribute to the long-term viability and in

character development of this area of the City of Northville. We look forward to the June 4th meeting of the Planning Commission.

Sincerely,

**Hunter Pasteur Northville, LLC**



**Randy Wertheimer**  
**Chief Executive Officer**

Cc: Tim O'Brien  
Robert Carson, Esq.  
Greg Obloy, Esq.  
Chris Alexander  
Andrew Milia  
Ryan Coopersmith