



AUGUST 16, 2022

The Downs


Hunter Pasteur
HOMES

THE FORBES COMPANY

Toll Brothers
AMERICA'S LUXURY HOME BUILDER®

OBORAN


Community Engagment Meetings

Meeting #1	5/6/2021
Meeting #2	5/10/2021
Meeting #3	5/25/2021
Meeting #4	6/2/2021
Meeting #5	6/29/2021
Meeting #6	7/12/2022

DDA

DDA Meeting #1	10/14/2021
DDA Meeting #2	10/19/2021

HDC

HDC Meeting #1	2/16/2022
HDC Meeting #2	5/18/2022
HDC Meeting #3	7/20/2022

DPAC

DPAC Meeting #1	7/15/2022
DPAC Meeting #2	8/3/2022

Brownfield Authority

BRA Meeting #1	7/27/2022
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Planning Commission Meetings

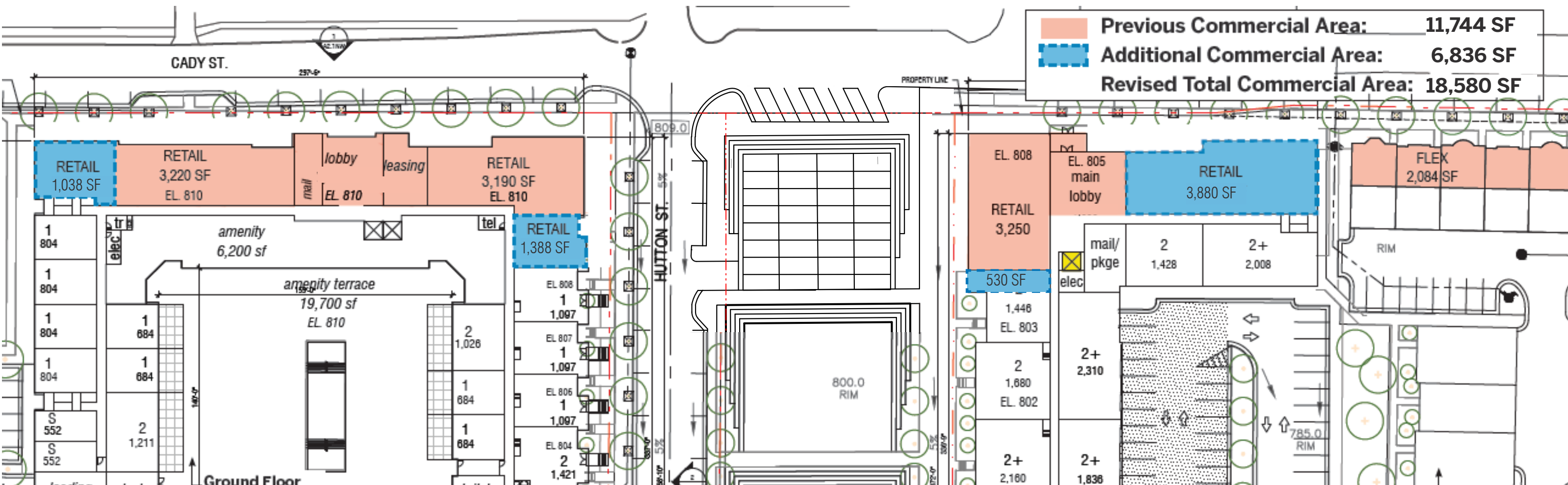
Pre-Application Meeting	7/21/2021
Conceptual Review Meeting	8/30/2021
PUD Eligibility Meeting	11/2/2021
Preliminary Site Plan Meeting #1	2/1/2022
Preliminary Site Plan Meeting #2	2/15/2022
Preliminary Site Plan Meeting #3	3/15/2022
Preliminary Site Plan Meeting #4	4/5/2022
Preliminary Site Plan Meeting #5	4/19/2022
Preliminary Site Plan Meeting #6	5/3/2022
Preliminary Site Plan Meeting #7	5/17/2022
Preliminary Site Plan Meeting #8	6/7/2022
Preliminary Site Plan Meeting #9	6/21/2022
Preliminary Site Plan Meeting #10	7/5/2022
Preliminary Site Plan Meeting #11	7/19/2022
Preliminary Site Plan Meeting #12	8/2/2022

Project Feature	Outside Approving Agency (Other than Planning Commission)
Site Improvements within Historic District boundaries	Historic District Commission (HDC)
Environmental Remediation	Michigan Department of Environment Great Lakes and Energy (EGLE) (Likely, but not necessarily)
Parks	Northville Parks & Recreation Commission
	City Council
Farmers Market	Chamber of Commerce
Daylighting River	Federal Emergency Management Agency (FEMA)
	EGLE
	Wayne County Drain Commissioner
	Army Corp of Engineers/EPA (possibly)
Utilities	EGLE
	Wayne County (Connections to Wayne Co. water main/sewer interceptors, stormwater management, soil erosion)
	City of Northville (DPW Director, assisted by OHM)
Roads	Wayne County Road Commission (roads under their jurisdiction)
	City of Northville (DPW Director, assisted by OHM, for roads under the City's jurisdiction)
Buildings within Historic District Boundaries	HDC
All Buildings	City of Northville (Building Official, assisted by Code Enforcement Services)

- › **Topic I :** Roads, Pathways, Connections, and Parking, including issues such
- › **Topic II :** Residential/Commercial Land Uses and Locations, including issues
- › **Topic III :** Parks, Public Spaces, and the Farmers Market, including issues
- › **Topic IV :** Architecture, Landscaping, and Aesthetics, including issues such
- › **Topic V :** Infrastructure, Financials, and Phasing

Commercial Breakdown	Apartment	Condo	Row Houses	Total
Restaurant/Retail	8,836	7,660	0	16,496
Office/Retail FLEX	0	0	2,084	2,084
Total:	8,836	7,660	2,084	18,580





Changes to the Commercial Footprint

- › Compliment the established and successful retail district along main street.
- › Hyper focused on the creating the right tenant mix.
- › Cautious approach to total retail footprint.

1. “Residential does well when retail does well, but equally important the inverse is true, poorly performing retail hurts residential values.”
2. “Poorly Performing Retail could hurt the experience at the Central Park.”
3. “No advantages to vacant space...be conservative in your planning.”
4. “Cady Street should serve as the primary retail social street.”



3D Aerial – Cady Street Apt, Condo, Central

1. Design that Blends Seamlessly
2. Circulation/Mobility (walkability, connections, traffic, parking)
3. Public Spaces, Open Space, Daylighted River & Johnson Creek, and the Farmer's Market
4. Land Uses (Mixed Use)
5. Density/Form/Massing/Architecture
6. Historical Reference

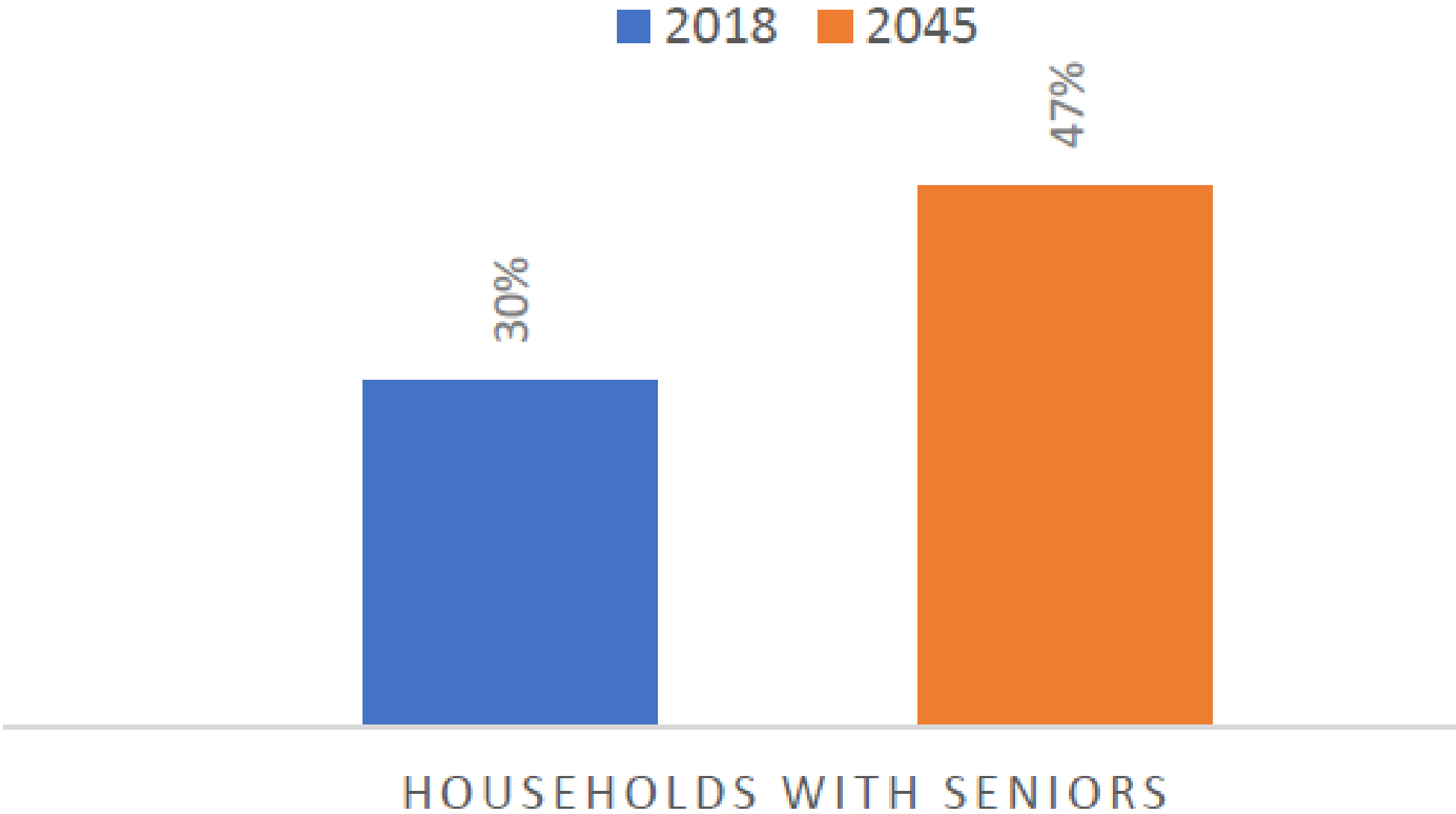


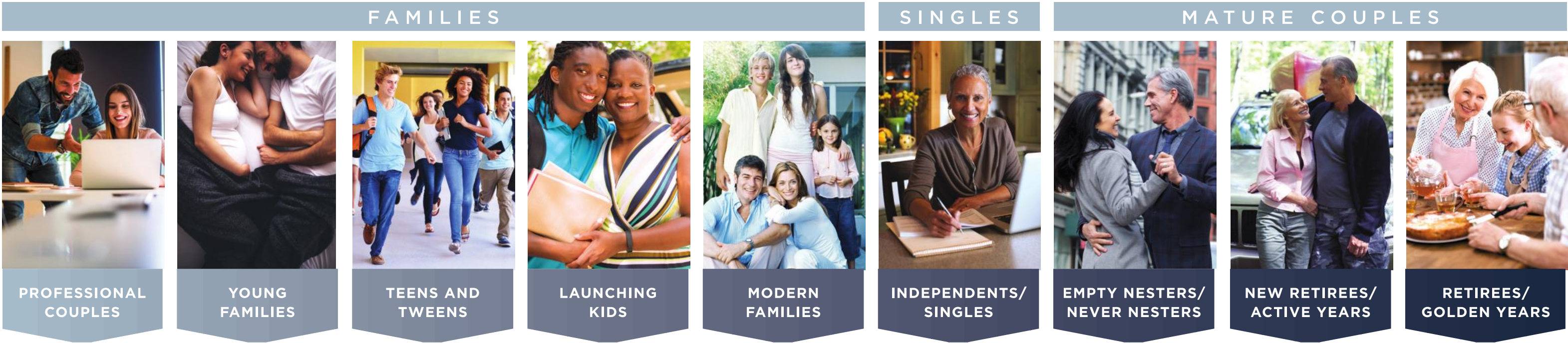
<i>Residential Type</i>	<i>Proposed Density – Using PUD Density Standard (Excludes ROW)¹</i>	<i>Permitted Density: Cady St. Overlay</i>	<i>Estimated Permitted Density: R-3²</i>	<i>Estimated Permitted Density: R-4³</i>	<i>Permitted Density: R-1B⁴</i>	<i>Master Plan Density</i>
<i>Apartments (174 units)</i>	<i>31 DU / AC (174 units / (3.36 ac. + 2.19 ac.))</i>	<i>Minimum of 15 dwelling unit (DU) per net acre of property fronting Cady St.; Minimum of 10 DU/AC for other properties and otherwise governed by dimensional and form-based requirements.</i>	<i>N.A</i>	<i>N.A.</i>	<i>N.A.</i>	<i>Density of new development shall be governed by dimensional and form- based requirements. North side of Beal: 10-15 DU/AC</i>
<i>Condominiums (53 units)</i>	<i>13 DU / AC (53 units / (1.85 ac. + 2.19 ac.))</i>					
<i>Row Houses – N. of Beal St. (31 units)</i>	<i>7 DU / AC (31 units / (2.27 ac. + 2.19 ac.))</i>					
<i>Summary Density on Cady St. (Apts., Condos & Row Houses – N. of Beal St.)</i>	<i>18 DU / AC (258 units / 14.05 ac.)</i>					
<i>2.5 Story Townhomes & Row Houses S. of Beal St. (91 units)</i>	<i>10 DU / AC (8.36 ac. + 1.09 ac.)</i>	<i>N.A.</i>	<i>See Footnote</i>	<i>See Footnote</i>	<i>N.A.</i>	<i>6 - 12 DU / AC</i>
<i>3-Story Townhomes S. of Beal St. (45 units)</i>	<i>6 DU / AC (3.80 ac. + 1.09 ac.)</i>	<i>N.A.</i>				
<i>Carriage Homes (26 units)</i>	<i>5 DU / AC (3.06 ac. + 2.18 ac.)</i>	<i>N.A.</i>				
<i>Single-Family Dwellings (39 units)</i>	<i>4 DU / AC (8.64 ac. + 2.18 ac.)</i>	<i>N.A.</i>			<i>6 DU / AC</i>	<i>6 – 12 DU / AC</i>
<i>Summary Density South of Beal St. (2.5 & 3-story townhomes, carriage homes and single-family homes)</i>	<i>6.6 DU / AC (201 units / 30.40 ac.)</i>					
TOTAL PROJECT	10.3 DU / AC (459 units / (31.34 + 13.11))					7.6 – 14 DU / AC

443 units/44.45 Acres

= 9.96 DU/AC.

Households With Seniors (65+) 2018-2045















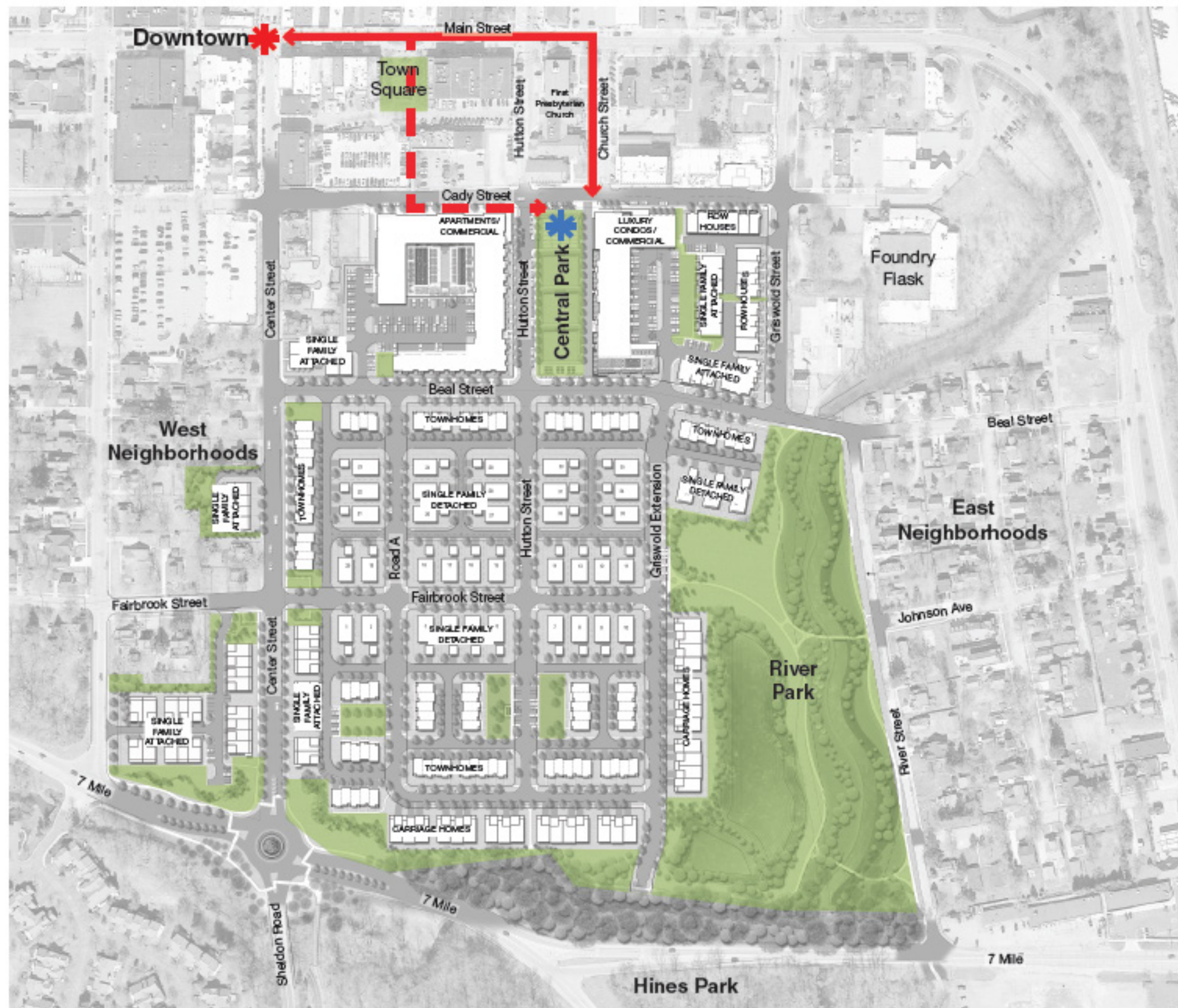
Public Roadway Diagram









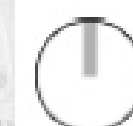
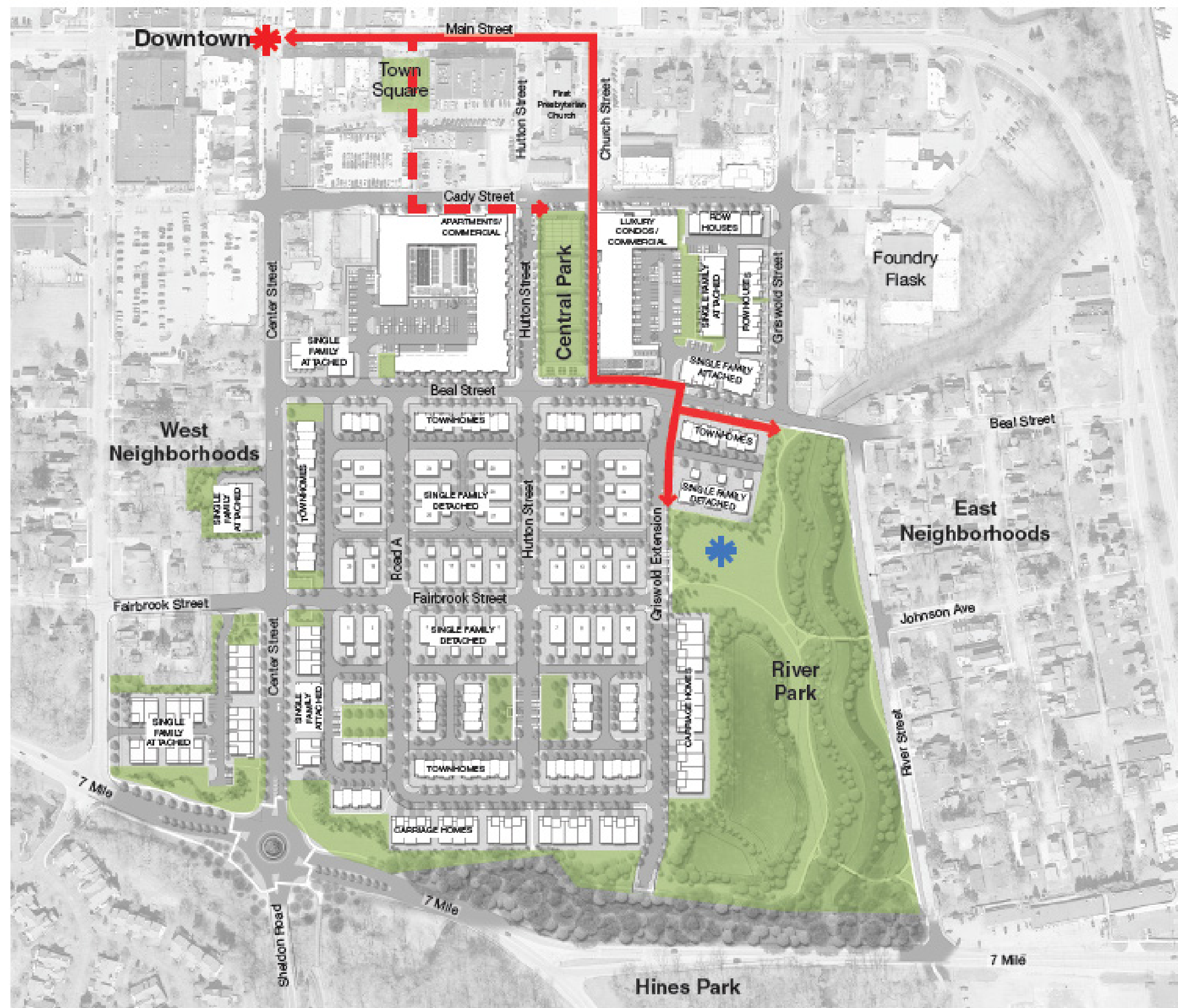
Legend

-  Major Pedestrian Route
-  Existing Off Road Shared Use Pathway
-  Proposed Off Road Shared Use Pathway
-  Future Off Road Shared Use Pathway
-  Existing Dedicated Bike Lane
-  Proposed Dedicated Bike Lane
-  Existing Shared Bike Lane
-  Proposed Shared Bike Lane







Legend

-  POINT OF ORIGIN
-  DESTINATION
-  PRIMARY ROUTE
-  OPTIONAL ROUTE



Legend

-  POINT OF ORIGIN
-  DESTINATION
-  PRIMARY ROUTE
-  OPTIONAL ROUTE

Creation of 338 public parking spaces throughout the entirety of the site

1. 28 parallel spaces on Cady Street
2. 14 parallel spaces on existing Griswold Street
3. 37 parallel spaces on Griswold Street extension
4. 56 parallel spaces on Beal Street
5. 52 parallel spaces on Hutton Street
6. 52 parallel spaces on Road “A”
7. 44 parallel spaces on Fairbrook Street
8. 55 additional parking spaces throughout the neighborhood south of Beal

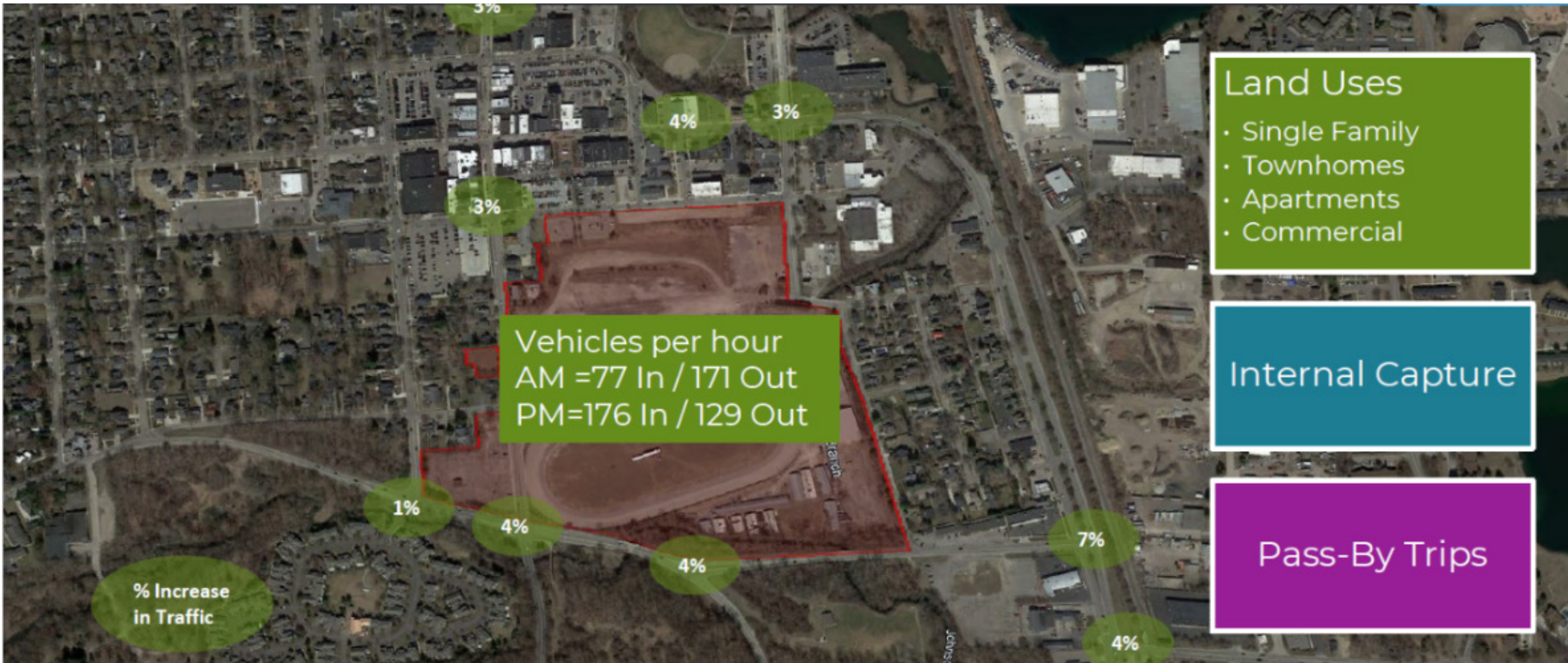
Creation of 1,177 parking spaces for residents of the Downs development

1. 282 parking spaces for residents of the Northwest for-rent apartments
2. 105 parking spaces for residents of the Northeast condominium
3. 78 parking spaces for residents of the row houses on Cady & Griswold
4. 560 parking spaces for residents of the townhomes by Toll Brothers
5. 152 Parking spaces for residents of the single-family homes by Toll Brothers

Total Parking Provided in the Downs site is 1,515

“We have evaluated the revised 3/22 plans for the number of parking spaces provided per each building type. (See Appendix III for explanatory table.) The end result of this parking analysis is that the project will accommodate the required number of spaces for the proposed uses. “

- › “The majority of intersections within the City of Northville will experience a negligible increase in traffic volumes associated with the Downs.”
- › “There are recommended mitigation measures to address existing delays and support the projected increase in traffic volumes.”



Site Generated Traffic



Mitigation Measures



3D Aerial – Fairbrook



3D-Aerial Cady overlooking Apt. Condo. Central Park



Northwest Site - Hutton Street Elevation



3D Aerial – Cady Row Houses





Carraige Homes and Single Family Detached homes on Griswold Extention and Fairbrook



3d Aerial – Beal Street



3d Aerial – Beal Street



SFA on West side of South Center Street



SFA on East side of South Center Street



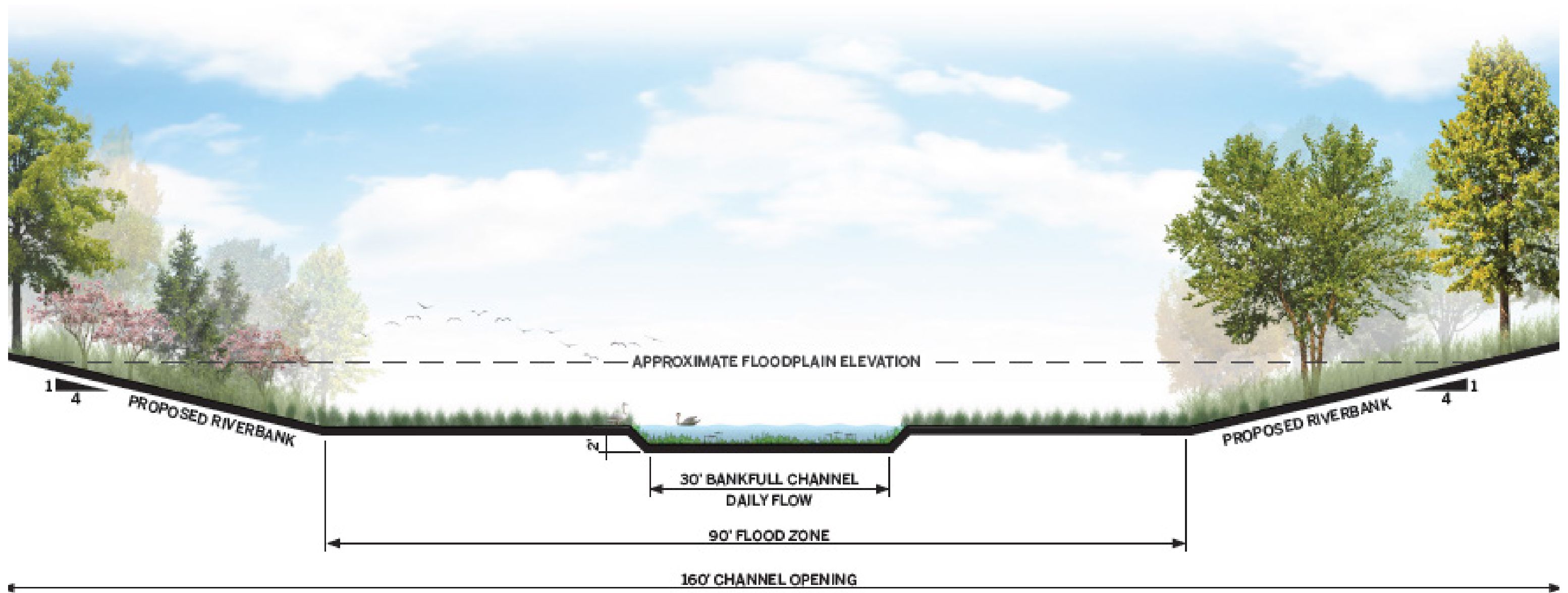
3d Aerial –Fairbrook and Center



Current condition South Center Street



3d Aerial – 7 mile and Center



Section of daylighted river



Main Street Scale of River

Environmental Approval Process for Daylighting the River

1. Data Collection & Existing Information Review (8 Weeks)
2. Design & Municipal Approvals (23 Weeks)
3. Construction Documents (8 Weeks)
4. EGLE Water Resource Permitting (20 Weeks)
5. FEMA CLOMR Application (26 Weeks)
6. SESC & Wayne County Approval (6-8 Weeks-
concurrent with FEMA CLOMR Application)

- › Estimated timeframe to complete design and obtain all permits: 85 Weeks
- › Estimated construction time: 6 Months



3d Aerial –Griswold ext/ River Park









Existing View of Cady Street & Church Looking South THE DOWNS › CITY OF NORTHVILLE, MI › AUGUST 16, 2022 **44**







Farmer's Market Location for 2023



Temporary Farmer's Market Location 2024-2025



HUNTER PASTEUR	
<div></div>	PHASE 1: APRIL 2023 – OCTOBER 2025 (31 MONTHS) ABSORPTION: FEBRUARY 2025 – APRIL 2026 (20–24 UNITS/MONTH)
TOLL BROTHERS	
<div></div>	PHASE 1: AUGUST 2023 – NOVEMBER 2023 (4 MONTHS) ABSORPTION: JUNE 2024 – JUNE 2025 (14 MONTHS)
<div></div>	PHASE 2: APRIL 2024 – SEPTEMBER 2024 (6 MONTHS) ABSORPTION: APRIL 2025 – JULY 2026 (16 MONTHS)
<div></div>	PHASE 3: MAY 2025 – OCTOBER 2025 (6 MONTHS) ABSORPTION: MAY 2026 – MAY 2027 (12 MONTHS)
<div></div>	RIVER PARK: APRIL 2024 – SEPTEMBER 2024 (6 MONTHS)
<div></div>	BROWNFIELD: AUGUST 2023 – FEBRUARY 2024 (6 MONTHS)

Tax Revenue Generation from The Downs Development		2022	2031
Tax Revenue to City Millages (City Operating, Streets)	\$	99,305	\$ 1,301,805
Tax Revenue to DDA	\$	8,854	\$ 893,731
Subtotal	\$	108,159	\$2,195,536
Tax Revenue to Library, Street Debt, School Debt	\$	44,634	\$ 601,781
Tax Revenue to County-wide Millages, Zoo, DIA	\$	108,494	\$ 1,595,237
Tax Revenue to State School Millages	\$	50,289	\$ 845,850
Subtotal	\$	203,417	\$3,042,868
Real Property Taxes	\$	311,576	\$5,238,404

- › Apartment Building: Location of 5th Story*
- › Condo Building: Height 2-feet taller than maximum permitted height for 4 stories*
- › Townhomes: Front setback along south side of Beal 15'*
- › Townhomes: Front setback along S. Center 16.3-20'*
- › Townhomes: Side facades 10-15' from Hutton
- › Townhomes: Floor area ratio**
- › Townhomes: Building height ½ story taller than ordinance/
master plan calls for Racetrack**
- › Row Houses: Rear setback 8-9'*
- › Carriage Homes: Front-facing garage located 19-25' from street**
- › Carriage Homes: Rear setback of 25 feet*
- › Single Family Lots: Area and lot width smaller on 17 lots than R-1B standard*
- › Front setback smaller than R-1B standard*

* Denotes deviations that are recognized as a beneficial deviation as is

** Denotes deviations that are recognized as a beneficial deviation with change

- › **Central Park** - \$4,793,054
 - › Land: \$625,000
 - › Construction: \$4,168,054
- › **River Park** - \$19,157,719
 - › Land: \$3,400,000
 - › Construction: \$15,757,719
- › **Pocket Parks*** - \$420,000
- › **Road & Utility Improvements**** - \$2,167,000 +
 - › Gateway Land: \$371,450
 - › Gateway Construction: \$628,550
 - › Pump Station: \$682,000
 - › Relocation of San Sewer Pipe: 65,000
 - › Cady/Griswold Sewer Realignment: \$420,000
- › **Historic Cabin** - \$125,000
- › **Total Contributions: \$10,905,054+**
- › **Total Contributions Including Brownfield TIF: \$26,662,773+**

**The Pocket Parks will be privately owned, however, public access will be memorialized in the future condominium documents.*

***The developer has also committed to a six-figure contribution towards off-site road and utility improvements to be finalized during future DPAC negotiations.*

1. Daylighting the river
2. River park
3. Central park
4. Public access to pocket parks
5. Pedestrian connectivity
6. Vehicle connectivity
7. Bicycle connectivity
8. Storm water treatment
9. Brownfield cleanup
10. Demolition of the existing structures
11. Removal of the gambling establishment
12. Log cabin contribution
13. Temporary farmers market location
14. Residential tax base to the city
15. Sales tax base generation (retail)
16. Affordable housing vs. existing Northville
17. Age in place options
18. Diverse housing types that will serve all consumer segments
19. Gateway land (lost units)
20. Gateway (landscape design & installation)
21. Traffic circle contribution
22. Traffic mitigation
23. Beal Street extension
24. Cross walk to Hines Park
25. Flood plain (LOMAR)
26. Plant and animal habitat
27. Public Art contribution
28. Addition of public parking
29. Developer sourced funding of the public benefits
30. South exit to 7 Mile Road
31. Additional Cady Street retail in alignment with consultant recommendation
32. Job creation (temp and permanent)
33. Offsite water main funding

Thank You



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