JANUARY 28, 2022

The Downs

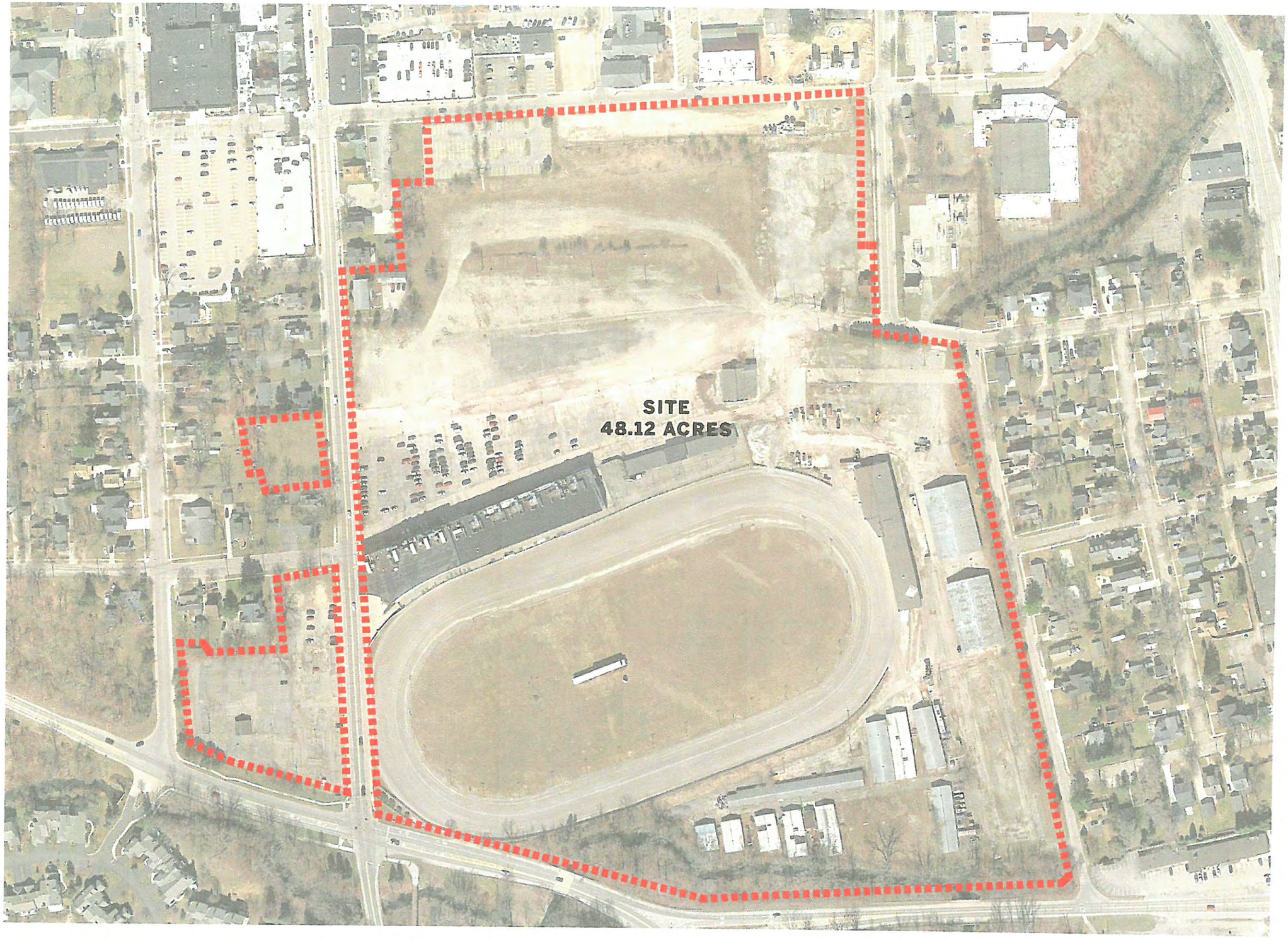
HDC CONCEPTUAL REVIEW

Hunter Pasteur HOMES

THE FORBES COMPANY

Toll Brothers AMERICA'S LUXURY HOME BUILDER

OBORAN



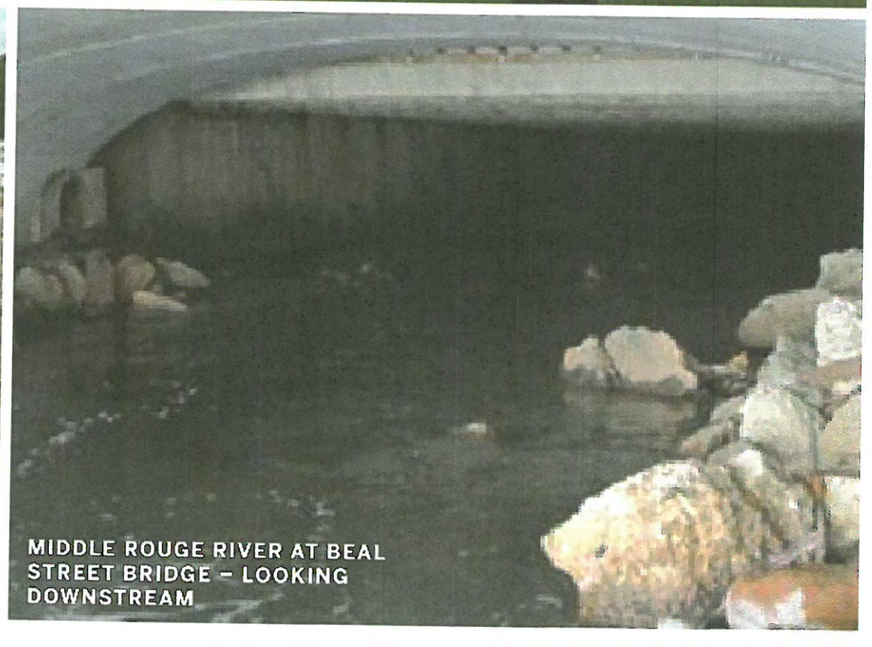
Existing Site

EXISTING SITE LOOKING NORTHEAST

EXISTING SITE LOOKING SOUTHWEST

EXISTING SITE CONDITION

EXISTING PATHWAY OF THE ENCLOSED MIDDLE ROUGE RIVER



MIDDLE ROUGE RIVER AT BEAL STREET BRIDGE – LOOKING DOWNSTREAM

Existing Site Photos

The Downs Development
Benefits & Information

1. HOUSING TYPES

a. Diverse selection of housing types from $400K-$1.3M with every price point in between. Products for empty nesters, young families, millennials who choose to rent and millennials who choose to be homeowners.

2. COMMERCIAL ACTIVATION

a. Just over 16k square feet of new commercial space on Cady Street enhancing commercial activity.

3. OPEN SPACE

a. 15.94 acres of open park space (33.1% of the entire site).

b. A new park along Hutton between Cady and Beal streets will provide a new programmable venue and recreational space for the community along with an adjacent 20' wide pedestrian promenade.

c. A 9.22-acre river park on the Northville Downs site will include daylighting over 1,100' of the Rouge River which has been artificially covered for decades.

d. An Internal residential park south of Fairbrook street will be able to host community gatherings and neighborhood functions.

4. CONNECTIVITY

a. Increased pedestrian and vehicular connectivity between neighborhoods west of Center Street and east of River/Griswold Streets, as well as downtown Northville. Proposed streets will have adjacent sidewalks, street trees, and parallel parking.

b. The City of Northville is currently preparing a plan to provide a River Walk from Ford Field to the pedestrian path connection to the Hines Park Trailhead at the corner of 7 Mile Road and River Street. The Downs development will help facilitate the River Walk by providing the 9.22-acre park along River Street and the daylighted Middle Rouge River. Pedestrian path connections will be provided at Beal Street to connect to the River Walk on the north end of the park and a new sidewalk along River Street will provide the connection to the south at the Hines Park Trailhead. Additionally, pedestrian sidewalks will be provided throughout the 9.22-acre park for public use.

5. ECONOMIC BENEFIT

a. Job Creation: temp construction jobs + future FTE retail employment

b. Local Business support from the 478 rooftops that we are creating and the benefit to the local supply chain ecosystem from the additional revenue generation.

c. Tax Revenue from current development will increase from ~$420k to an estimated ~$4.5 million.

   i. City of Northville will receive approximately $1.5m

   ii. Northville DDA will receive approximately $300k.

   iii. Northville Schools will receive approximately $1.1m in addition to ~$8.5k per student (assume 100 new students= ~$850k

PUD Benefits: Community Benefits

Storm Water Management

The existing Northville Downs site does not have Storm Water Detention facilities or sediment removal capabilities, storm water is collected in storm sewers that outlet directly to the Johnson Drain and the Middle Rouge River untreated and undetained. The current absence of any storm water management results in significant runoff of surface contamination into the Rouge watershed.

Detention basins are provided within the development to capture storm water runoff, provide treatment of the water for removal of sedimentation and to discharge clean storm water to the Middle Rouge River at an Agricultural rate as required by the City of Northville and Wayne County. Storm water will not be discharged to the Johnson Drain, further protecting this important stream.

Floodplain Management

According to current FEMA Floodplain maps, nearly 26 Ac of the Northville Downs site is covered by a 100-year floodplain. This floodplain also covers most of River Street and many of the existing homes along River Street. The Middle Rouge River currently crosses through the Northville Downs site in an 1,100 ft long concrete box culvert that outlets at 7 Mile Road. The Downs development proposes to daylight the Middle Rouge River for the full 1,100 ft within the site, opening the river for use by wildlife and the City of Northville community.

Daylighting of the Middle Rouge River also has the benefit of creating a much wider river cross section than is currently available within the existing cross section. This widening of the river will create enough room to convey the full 100-year flood flows within the banks of the open river and removing the 100-yr flood plain from the proposed developed areas within The Downs development and the properties along River Street.

Habitat & Plant Life Restoration

The currently covered river condition prevents the growth of any river vegetation and fish habitat. Daylighting of the river will restore natural vegetation and fish habitat. The current absence of any storm water management creates contamination and flooding which negatively affects water quality, vegetation and fish habitat both on the Downs property and in connected waterways.

Because The Downs property is at the headwaters of the Rouge watershed, the current conditions related to flooding, storm water, contamination, natural vegetation and fish habitat affect the watershed beyond the property and, therefore, the benefits of our proposed development and restoration will also extend throughout the Rouge watershed.

PUD Benefits: Environmental Benefits

Note Key

1. Parking / Plaza at Central Park
2. Existing Pedestrian Connection to Downtown
3. Existing Substation
4. Mid-Block Pedestrian Connectors
5. Pedestrian Promenade
6. Landscape Enhancement at Parking Lots
7. Seven Mile Gateway - to be Designed at a Later Date
8. Existing Wooded Area and Stream
9. Pocket Parks
10. North / South Pedestrian Link to Existing Downtown Connection
11. Tiered Central Park
12. Native Planted Side Slopes and Limit of River Embankment
13. Greenway Park / Open Space
14. River Park - To be Designed at a Later Date
15. Existing Underground Stream Culvert
16. Meadow Planting
17. Pond Edge Planting Around Detention Pond
18. Detention Pond
19. Forebay
20. Pedestrian Connection to Neighborhoods
21. Pedestrian Bridge
22. Pedestrian Connection to Hines Park Trailhead
23. Conceptual Location of New River Course
24. Dense Tree Buffer

Legend

- Street Trees
- Deciduous Trees
- Evergreen Trees
- Flowering Trees
- Landscape Areas

0 50' 100' 200' 400'

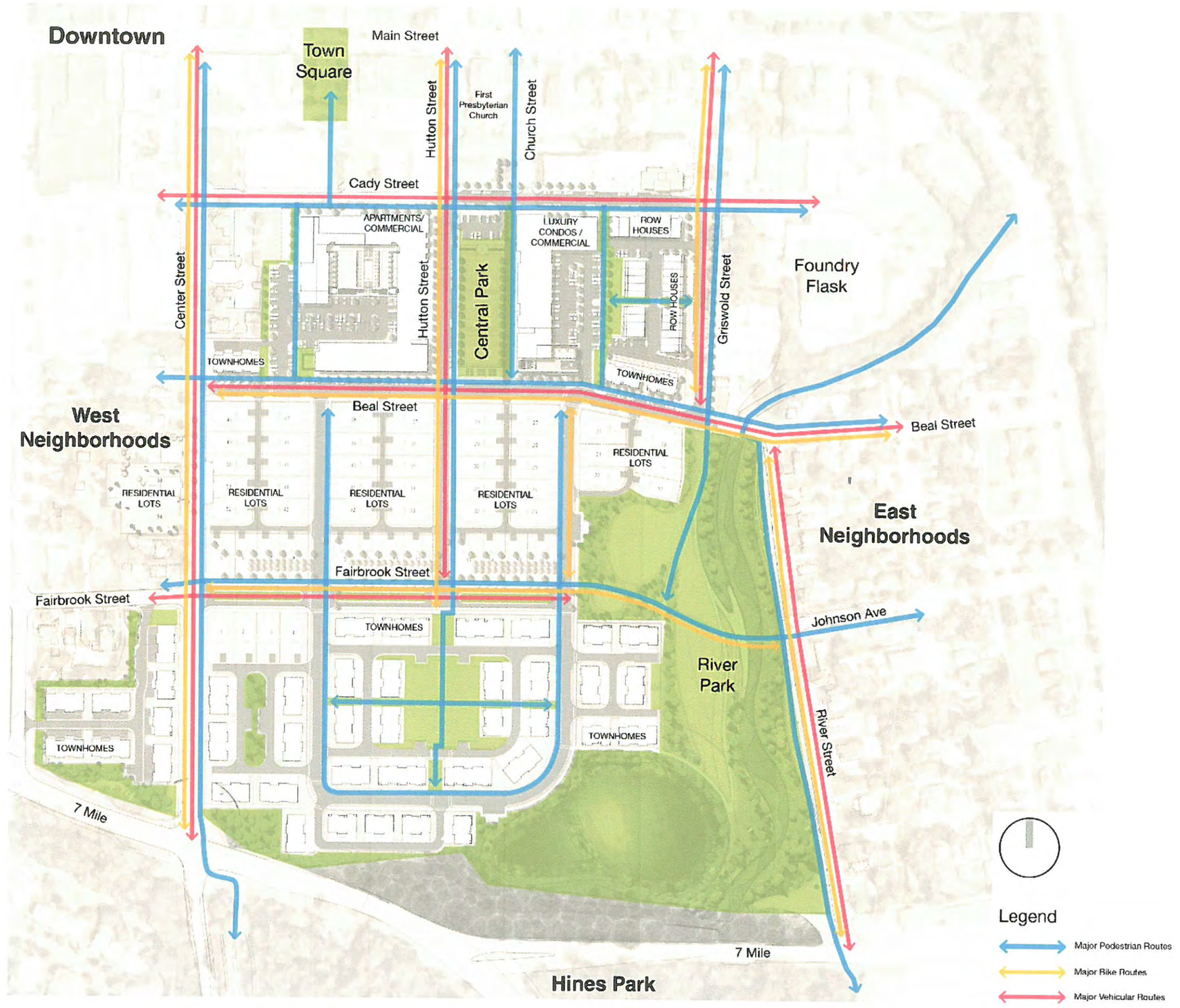
Landscape Site Plan

LUXURY APARTMENTS

LUXURY FOR SALE

ROW HOUSES

Enlarged Site Plan - North Parcels



Pedestrian & Vehicular Connectivity Diagram

Context

Open Space

The revised master plan incorporates open space in the form of three large parks. River park provides flexible passive and active recreational opportunities and access to the river. Central park along Hutton Street between Cady Street and Beal Street provides opportunities for various sizes of programed events and daily activities. The internal park south of Fairbrook Street is a terminal focal point of Hutton Street and provides opportunities for community gatherings and neighborhood functions. Pocket parks are found throughout the master plan providing open green space for daily use.

OPEN SPACE SUMMARY

SITE AREA	48.12 ACRES
OPEN SPACE SHOWN	16.21 ACRES
OPEN SPACE PERCENTAGE	33.7%
OPEN SPACE EXCLUDING DETENTION	13.5 ACRES
OPEN SPACE PERCENTAGE	28.1%
OPEN SPACE AS SHOWN ON MASTER PLAN	9.31 AC. (19.3%)

Pedestrian Connectivity

Pedestrian connectivity has been enhanced by providing numerous east/west connections linking existing neighborhoods to the proposed development. North/South connections link the residential neighborhoods south of Fairbrook Street to the downtown core and business district. The 20' wide proposed promenade adjacent to central park is a strong physical connection from Beal Street to Cady Street and ultimately into the downtown core

All proposed streets within the development will have adjacent sidewalks improving pedestrian circulation and safety.

Design Goals

The architectural inspiration for The Downs draws on the existing neighborhoods and town center of Northville itself. Main Street Northville has many of the key urban design and architectural components of great cities including active storefronts, well scaled historical buildings, and a diversity of architectural expressions. These combine to create an active, walkable environment. The Downs seeks to build on these precedents; extending Northville's downtown and establishing new residential neighborhoods with the unique character of Northville. The Downs will create a series of diverse, comfortable, and walkable neighborhoods with a village atmosphere.

DESIGN GOALS INCLUDE:

- Cady Street facades will extend the feel of the downtown with varied architectural expressions and active commercial ground level storefronts
- Building façades will enclose the new central park at an appropriate scale for this new world class public gathering space.
- Residential Street frontages will be activated by continuous ground level entries with landscaped yards and private terraces.
- Building scale, detailing, and materiality will exhibit a diversity of expression with a strong historical character

Buildings & Circulation

The Northwest site includes 174 luxury rental apartments arranged around a central courtyard. Apartments front on Cady, Hutton, and Beal Streets.

187 indoor garage parking spaces are provided in two below grade levels. 108 surface parking spaces are provided within the courtyard enclosure of the building.

All 295 parking spaces and the service yard are off the main streets and within the interior of the site.

The exterior amenity deck sits on top of the parking garage at the Cady Street elevation.

The residential lobby, located off Cady Street, opens out to the south facing amenity deck and pool terrace.

The internal amenity program including fitness, club room, and communal work space front onto the landscaped amenity deck.

9,270 square feet of commercial space is provided along Cady Street with residential units above. A food and beverage tenant will anchor the corner of Cady and Hutton at the top of the park.

The building adapts to the slope along Hutton Street with the 18 foot grade change between Cady and Beal Streets and transitions from four stories at Cady Street to two stories along the Beal Street frontage. All units are accessed from the internal elevators and stairs. Ground level apartments have street entries with landscaped front yards and private terraces. A public pedestrian path along the west side of the site provides a north/south landscaped connection from Beal street to Cady Street.

The Northeast site includes 53 luxury for-sale residential units. The building fronts on Cady Street, the Park Promenade, and Beal Street.

The parking garage, located on the interior of the site, houses 42 parking spaces. 66 surface parking spaces are provided within the site and off street as is the service yard.

The lobby is located off Cady. The 6,934 sf of commercial frontage Includes a proposed food and beverage tenant at the corner of Cady and the Park Promenade, and commercial on row house site.

The building adapts to the slope along the Park promenade with the 18 foot grade change from Cady to Beal Streets and transitions from three stories on Cady street to one story along Beal Street.

The amenity program is located one floor above grade at the south ends with views to the park and the river. The interior club room lounge opens out onto a landscaped amenity deck.

All units are accessed from internal elevators and stairs. Ground level units have street or park entries with front yards and terraces.

A public pedestrian path connects Beal Street to Cady Street on the east along the adjacent row house site.

Architecture Narrative: Northwest & Northeast Sites

Architectural Vision

The architectural design and materiality is inspired by the historical architecture of Northville as well as urban examples around the world with the goal of creating a varied and a diverse architectural expression.

Key guiding design principles include:

INDIVIDUAL BUILDINGS

- Articulation of separate buildings along each street. Breakup of the facades with buildings of different widths, heights, and architectural details.

FACADE ARTICULATION

- Variation in the facade plane to create shadow and accent the individualized building expression including: overall building setbacks from the sidewalk, vertical bay windows, and upper level, "attic," setbacks

COLOR AND MATERIALITY

- A diversity of brick colors including range of darker red and lighter gray, white, and tan bricks.
- Window heads and sills of different colors: white, dark gray, and brownstone.
- Contrasting materials at the storefronts, residential entrances, bay windows, and setback "attic" level.

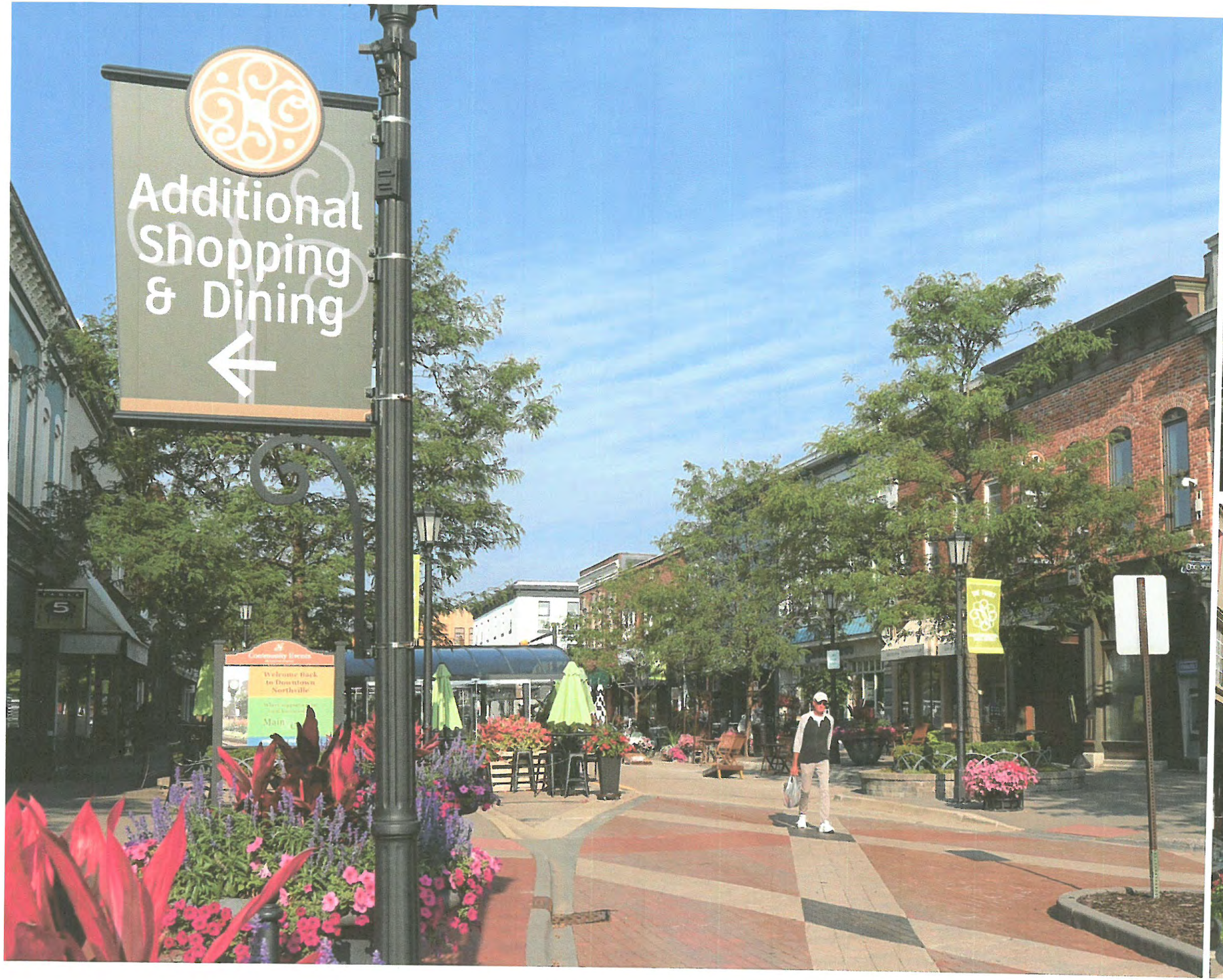
DETAILS

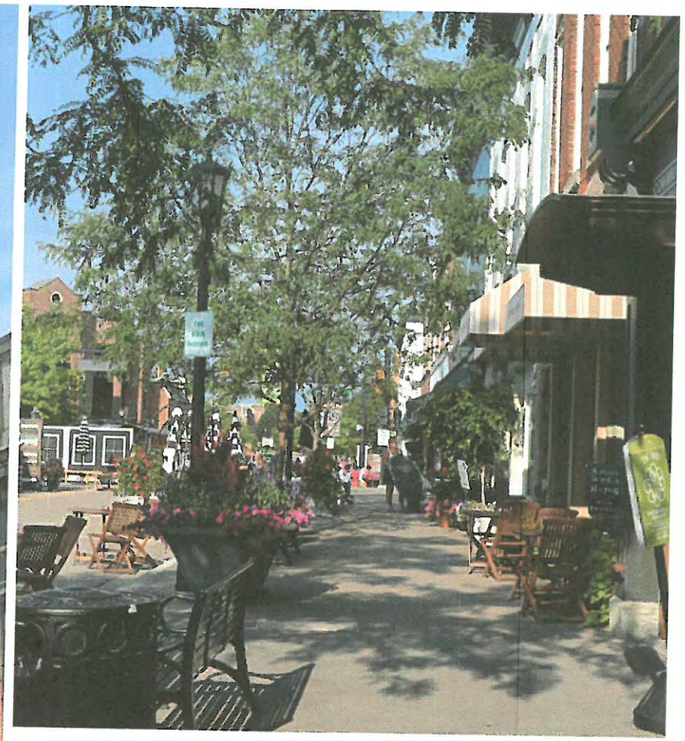
- A finer level of historical façade detailing including: expressed window heads and sills, string coursing, cornices, brick patterning, articulated entries and porch enclosures with columns, railings and parapet walls, balcony railings, and entry gates.

STOREFRONTS AND RESIDENTIAL ENTRANCES

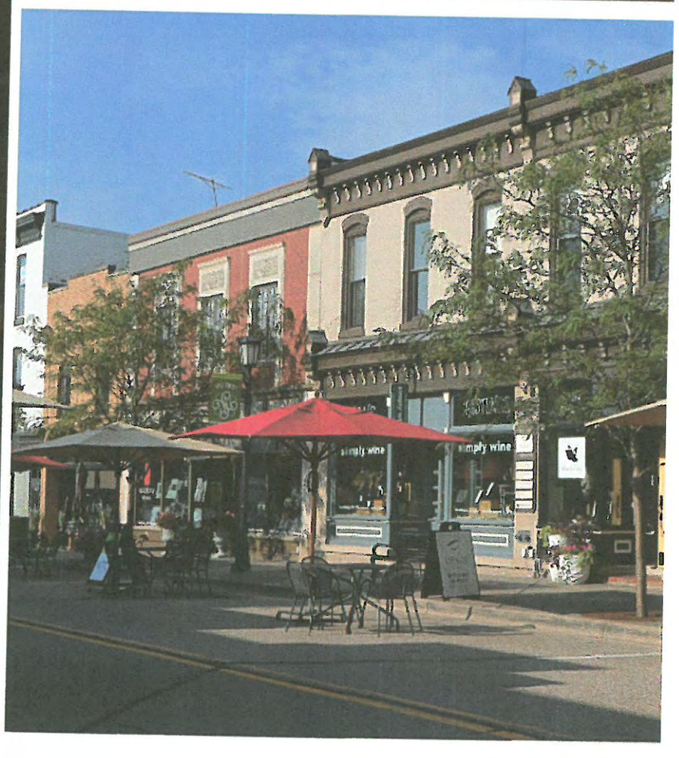
- Distinctive and individualized framed openings at storefronts contrasting with the building materials above.
- Special residential entry expression with multiple typologies creating inviting and active residential street frontages.

Architecture Narrative (continued)





Northville Historic Architecture: Main Street



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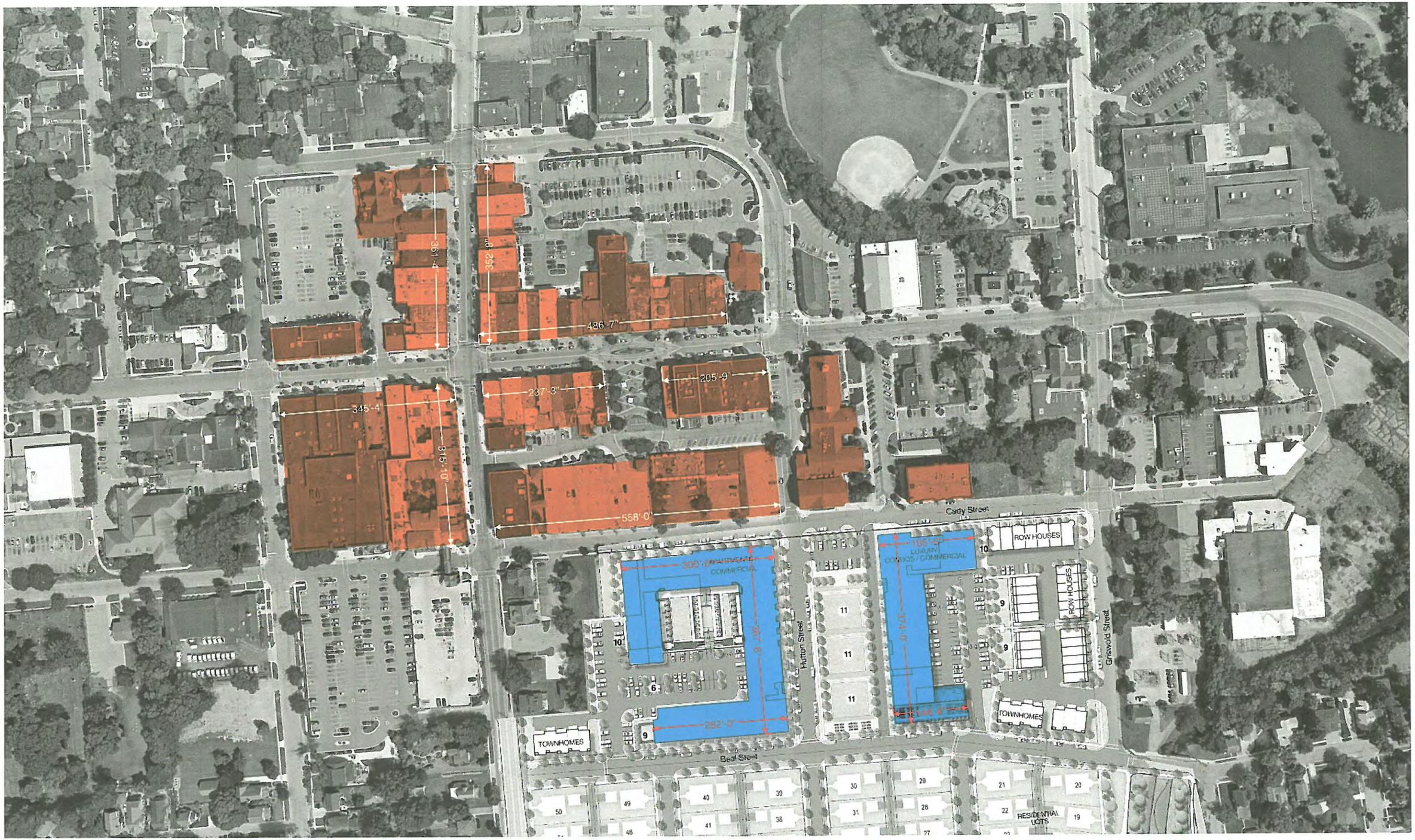


Block Size Diagram

View 1 - Corner of Cady & Hutton looking Southwest

View 2 - Cady Street Looking East to the Park

View 3 - Hutton Street Looking North along the Park

View 4 - Hutton Street Mid-Block Looking North

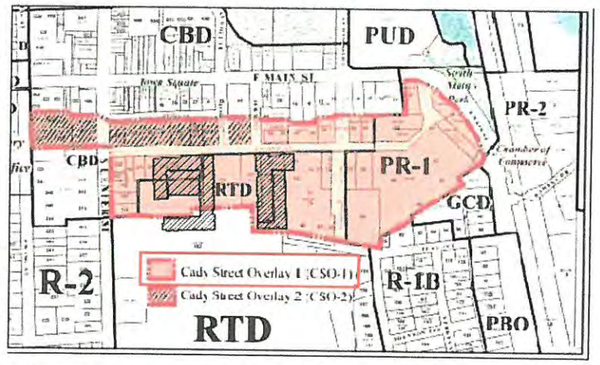
View 5 - Beal Street Looking West from Hutton Street

View 6 - Beal Street Looking East

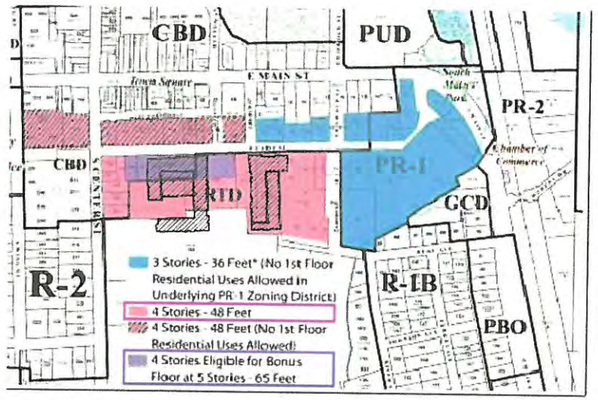
View 7 - Cady Street at the Promenade Looking East

View 8 - The Park looking Northeast

View 9 - The Promenade Looking North



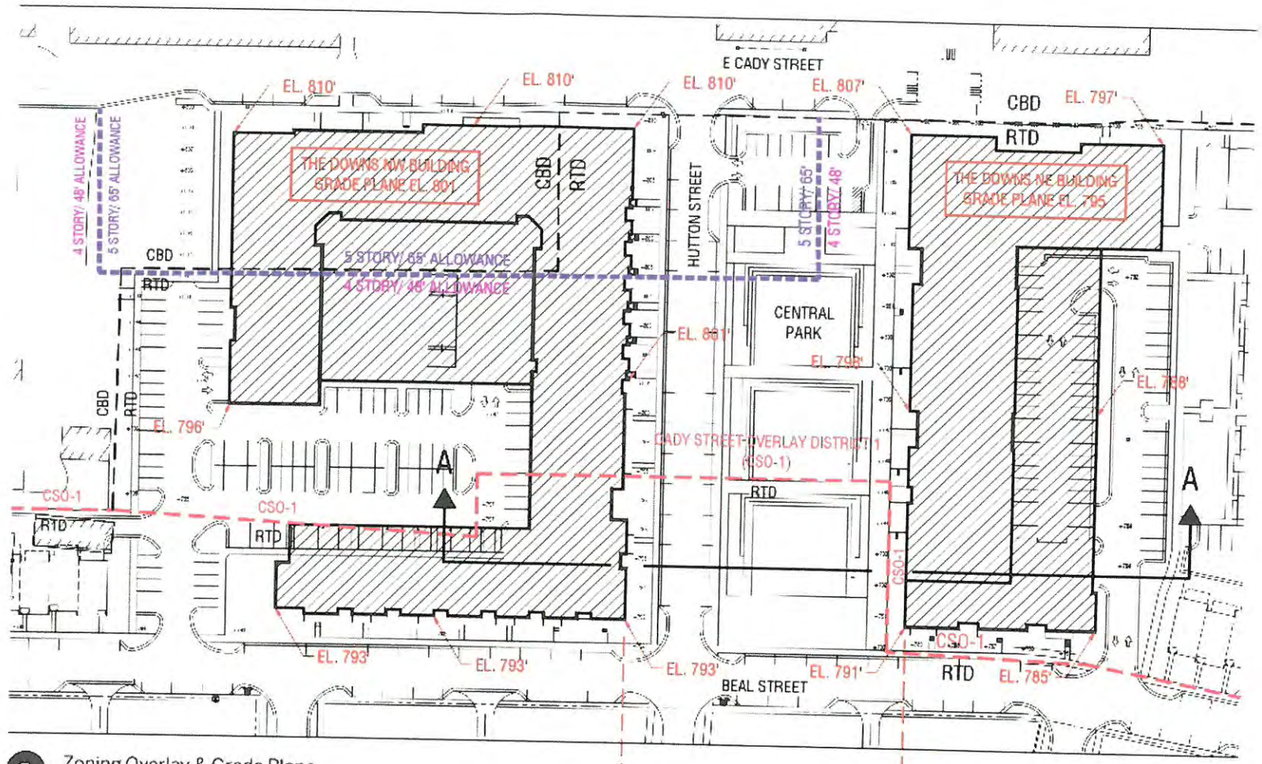
1 Cady Street Overlay District Boundary
- Northville Zoning Article 10 Figure 5



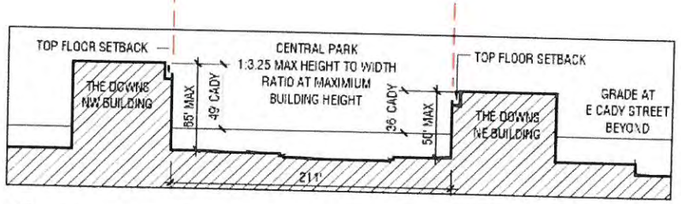
2 Building Height Allowance -
Northville Zoning Article 10 Figure 7

Bonus Height Eligibility (minimum of three required)

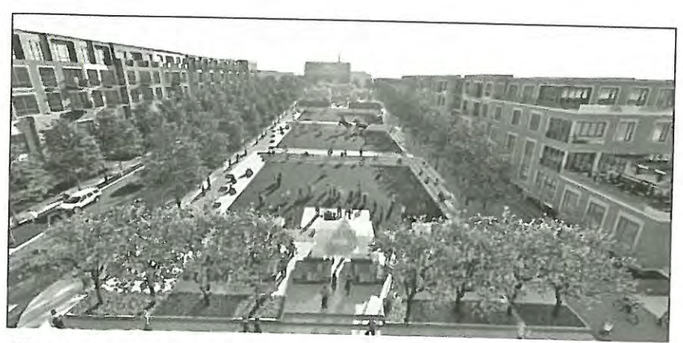
- Improved public plaza
- Minimum 50% residential use over first floor commercial
- Public art
- Through-block pedestrian connections
- Alley enhancements
- Other public amenities deemed appropriate by Planning commission



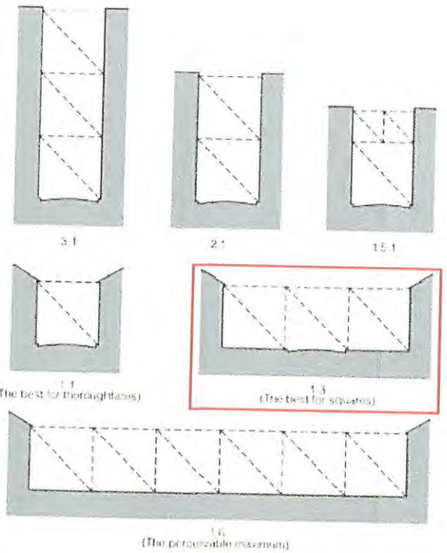
3 Zoning Overlay & Grade Plane
Calculation - Plan Diagram



4 Section AA - Central Park
Height to Width Ratio

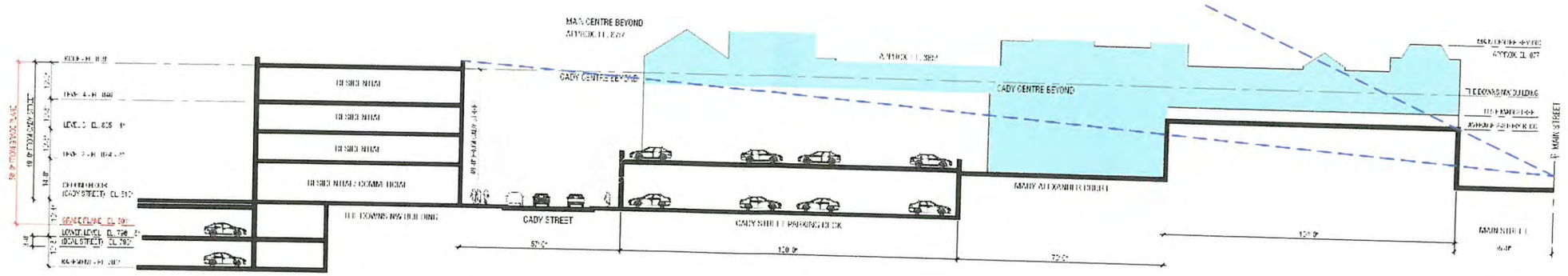


6 Central Park Height to Width
Ratio - Perspective View

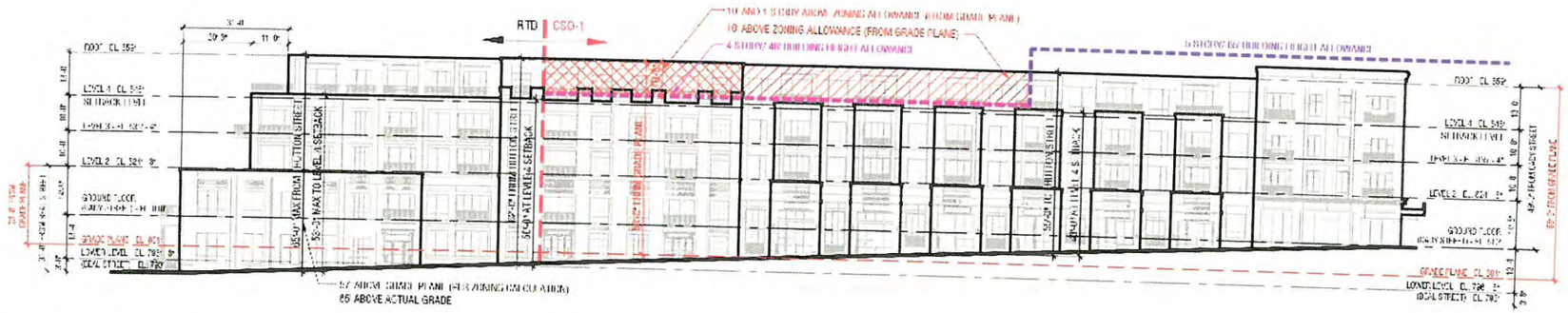


5 Ideal City Square Height to
Width Ratio - Diagram

Zoning



1 Section Through NW Building/ Cady Street/Main Street 0 20 40



2 NW Building East Elevation (Facing Hutton Street) 0 20 40

3 NW Building East Elevation (Facing Hutton Street) 0 20 40

Zoning

LUXURY APARTMENTS

LUXURY FOR SALE

ROW HOUSES

Enlarged Site Plan - North Parcels

View 10 - Corner of Cady and Griswold Streets Looking Southwest

View 11 - Griswold Street Looking Northwest

View 12 - Beal Street Looking Northwest