

Presley Architecture LLC

108 N. Center, Suite 205, Northville, Michigan 48167

Pat Sullivan
City Manager, City of Northville
215 W. Main, Northville, MI 48167

Pat:

Per our discussion today, on behalf of Watermark Residential I request that their revised project proposal be placed on the earliest Planning Commission agenda. Watermark would like to have an informal “study session” with PC members regarding their new proposal for the north end of the Downs property.

We will bring at “sketch-level”:

- site plan with associated grading
- floor plans at all levels
- pertinent site sections
- building elevations on Cady Street

Our purpose is get PC member feedback on this new proposal before we begin preparation of documents for the PUD Eligibility process. We feel that this collaborative process will make for a better project overall.

Please advise on PC availability and “study session” submittal deadlines/deliverables.

Best regards,

Greg Presley, Presley Architecture LLC
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RECEIVED
OCT 30 2019
BUILDING DEPT

Presley Architecture LLC

108 N. Center, Suite 205, Northville, Michigan 48167

Zoning:

Current Zoning: CBD and RTD

Proposed Zoning: PUD

Lot Area:

Area: 335,500 SF + 82,200 SF ROW = 410,795 SF = 9.6 acres

Building Totals:

-Habitable Space: 421,300 SF

-Parking Deck: 150,050 SF

Proposed Uses:

1) Mixed-Use (Buildings A, B, C and D), 381,300 SF

-Commercial: 30,950 SF

-office/retail: 19,250 SF

-restaurant: 11,700 SF

-Residential: 350,350 SF, 280 units

2) Single-Use Buildings (Buildings E,F,G and H), 40,000 SF

-20 townhomes @ 2,000 SF

Parking:

Required: 618.4 spaces

-Residential Flats: 1.54*/unit x 280 units = 431.2

-Townhomes: 2 spaces @20 units = 40 spaces

-Commercial: 147.2 spaces

-Retail/Office: 19,250 SF @ 1/250 SF = 73.1 **

-Restaurant: 11,700 SF @1/150 SF = 74.1 **

Provided: 807 spaces

-Private parking under Buildings A,B, C and D: 282 spaces

-Private parking under townhomes: 40 spaces

-Public surface lot parking on Blocks 1, 2, 3 and 4: 360 spaces

- Public surface on-street parking: 125 spaces ***

Net Provided over Minimum: 807- (618 + 92****) = 97 spaces

*weighted average based on unit distribution, @ CBD standard of 1 space

for studio/1-BR units, 2 spaces for 2-BR units, and 2.5 spaces for 3-BR units

**net of exterior walls

*** net of existing Cady Street and Griswold public on-street spaces

**** spaces to compensate for 92 spaces in E. Cady Street Lot

PUD Benefits:

1) Public Plaza: 13,200 SF, due south of Town Square

2) N-S Pedestrian Link through site on Block 3/4

3) Market Site and public parking on Block 3/4

4) On-Street public spaces

Master Plan Conformity:

-creative place-making (plaza, pathway, market space, pocket parks)

-grid blocks similar in size and orientation to city pattern

-3 new streets in grid block pattern

-extension of downtown commercial

-underground parking

-Beal Street buildings

-screened surface parking lots