

Northville Downs

Preliminary Site Plan/PUD Review Response

January 18, 2022

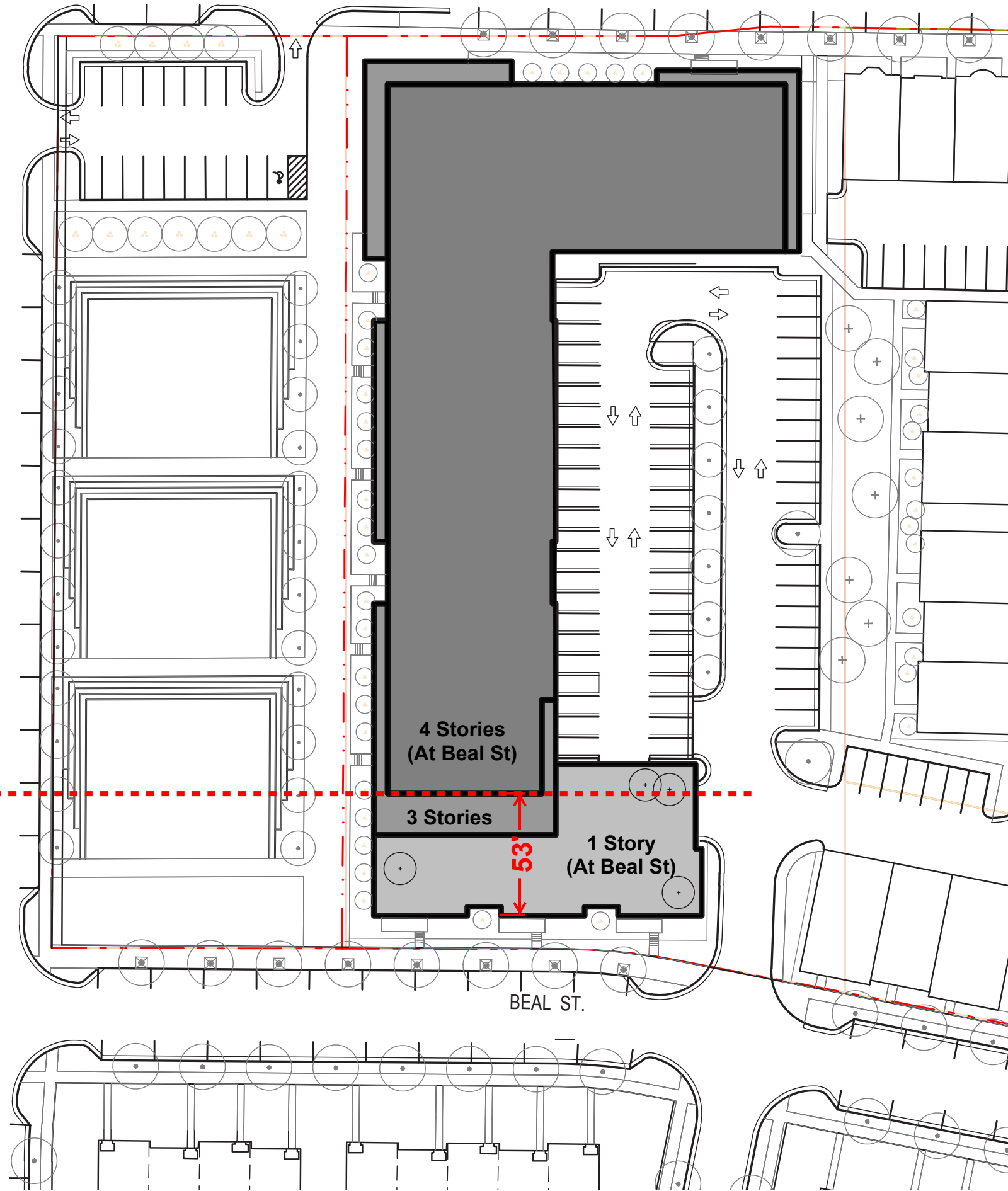
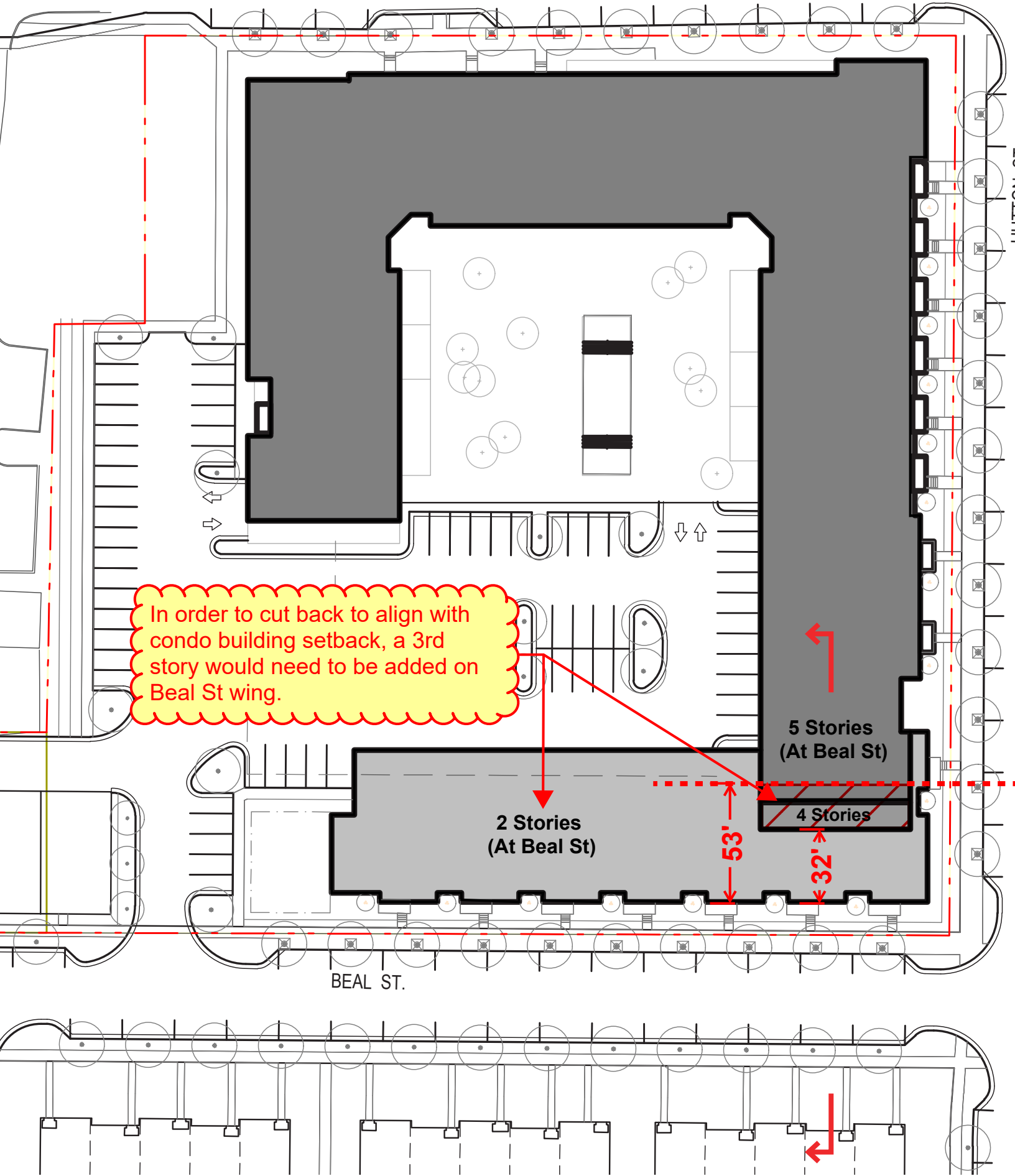
COMMENT #2 (FROM PSP/PUD REVIEW DATED 1/7/22)

The apartment building is 4-stories along Cady St., and rises to 5-stories toward Beal. On the Beal St. façade, the top three stories are stepped back by about 32-feet from the ground-level two-stories. The total height dimension is within the 65-foot maximum. The condominium building is 3-stories along Cady St., and rises to 4-stories toward Beal. On the Beal St. façade, the top three stories are stepped back by 57-feet from the ground-level one story. The total height dimension is also within the 65-foot maximum.

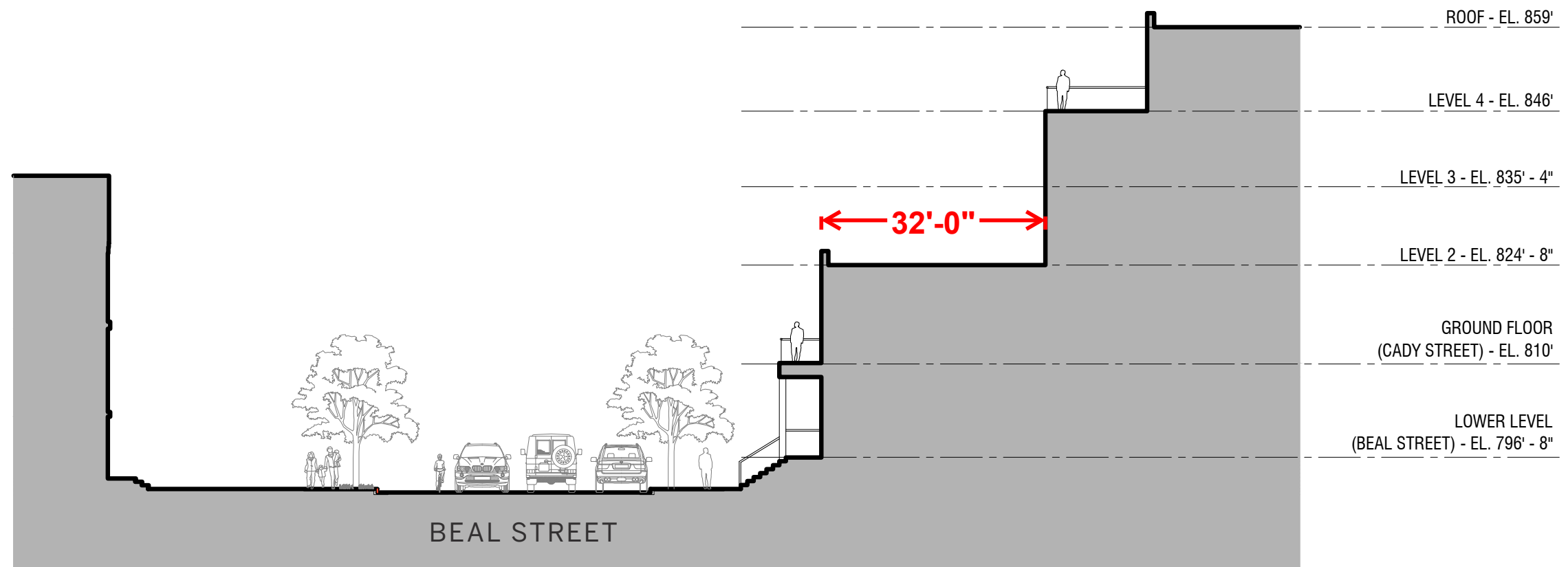
In previous reviews, we had commented that the apartment building at five stories seems to overwhelm the Beal/Hutton intersection, and asked if the top stories could be set back further. We continue to have this concern. In our opinion, the apartment building should be stepped back at least the same distance (approximately 57 feet) as the condominium building from Beal St.

RESPONSE #2

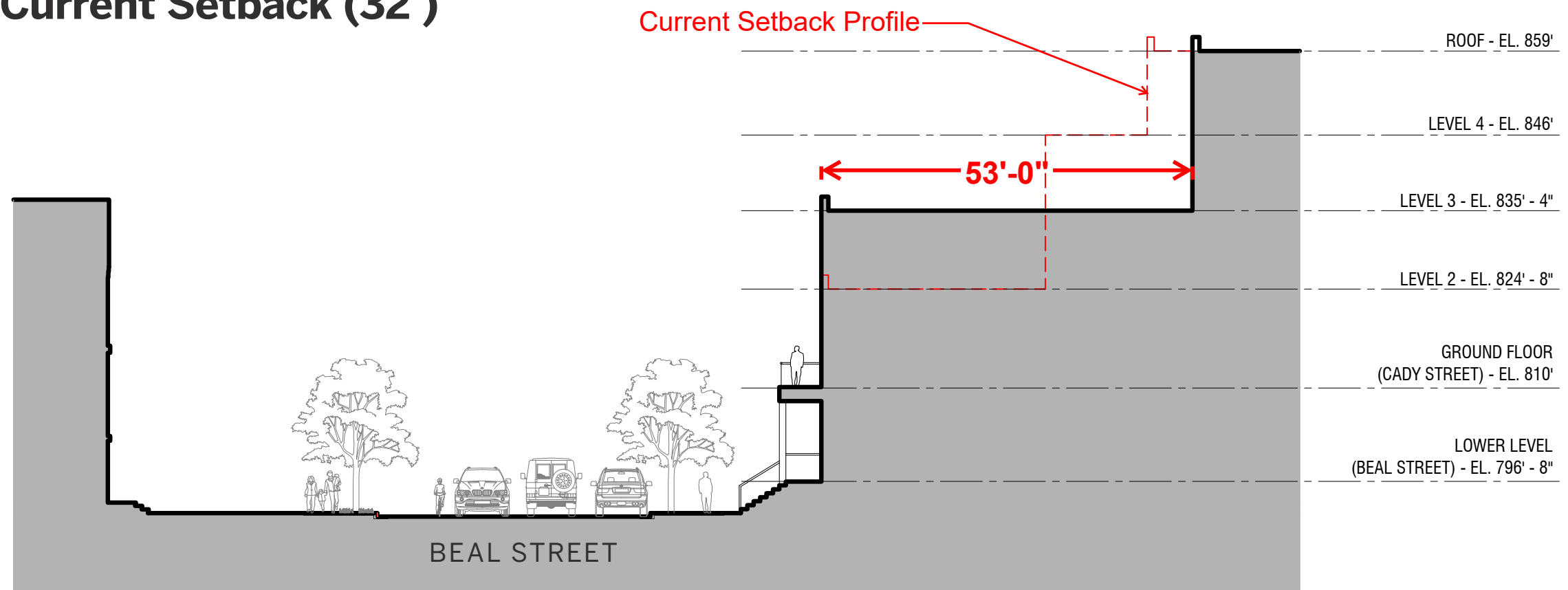
See following pages for implications of revising setback.



Beal Street Setback Plan



Current Setback (32')



53' Setback to match condos