

Northville Downs FSP CWA Review Response Memo

Land Use

1. Inconsistency in retail floor area between apartment/condominium/row house building illustrations/floor plans and Site Summary table on Sheet 8.

The retail floor areas have been updated in the Site Summary table.

2. Reduction in “retail” floor area in apartment building and row houses.

The area reduction for the retail space is a result of the following.

- **Public restrooms were added at the East Tenant space; resulting in reduced retail area.**
- **The Lobby and Mailroom program expanded as a result of design progression between Schematic and Design Development phases, thus reducing the area of the West Tenant space.**
- **The addition of a Mechanical shaft has reduced the area of the west Tenant Space.**

3. Describe how increase in “residential” use, and “garage area” were accomplished within the same footprint for the apartment building.

The square foot area calculations indicated on the Site Summary Plan submitted for Preliminary Site Plan Approval by Seiber Keast Lehner on Dwg 4 was based on progress Architectural plans at the time of submission and did not reflect final Schematic Design; subsequently completed. Similarly, the area calculation indicated in the Final Site Plan Approval also reflected the progression of the design at the time of that submission and does not reflect final Design Development area calculations. See revised Site Summary Plan. The area increase between design phases noted by the reviewer is a result of the following:

- **The footprint of the garage and apartment building was incrementally expanded as wall sections were developed during the Design Development phase including: added Insulation; airspace; stud sizing. The adjustment of the overall wall depth pushed the exterior face of wall outward, respectful of required setbacks and property lines.**
- **The two-story high ceiling space designed for the loading dock was eliminated with new floor area created at Level 2 within the proposed building footprint. Two (2) residential Units were added over the loading dock and the storage area was reconfigured.**
- **The overall footprint of the garage use included the addition of mechanical spaces below grade under some of the “walk-up” residential units along Hutton Street which increased the garage area.**

As a result of the above; area calculations evolved in conjunction with design progression. The current design of the apartment building is reflected in the Historic Design submission including the courtyard elevations.

The Row House flex square footage has not changed, the total flex SF is 2,084 SF.

4. Describe how increase in total floor area and increase in “garage area” in condominium building were accomplished.

The square foot area calculations indicated on the Site Summary Plan sheet submitted for Preliminary and Final Site Plan Approval, including subsequent revised submissions, by Seiber Keast Lehner was based on progress Architectural plans at the time of those submissions and does not reflect the final schematic design area. See revised Site Summary Plan for final area calculations. The area increase noted by the reviewer is a result of design progression during the Schematic Design phase as outlines below.

- Expanded BOH space below grade at Basement Level and relocation of Stair 1 (South end of enclosed garage)
- Expanded BOH space and connector below grade for relocated Stair 2 at Basement Level (North end of enclosed garage)
- Same as above for Lower Level.
- Adjustments to Ground Level plan for; stair relocations; redesign of Lobby and tenant spaces.

The Condo building area has not changed.

5. Inconsistency between cover sheet for architecture of single-family attached on S. Center St. (south of Beal) and overall site plan (Sheet 8) for Buildings 7 - 10.

The cover sheet has been updated to correctly identify the elevation sheets for Buildings 7-10.

Final Site Plan Requirements

1. Draft PUD agreement with preliminary conditions needs to be submitted.
We will provide a PUD agreement upon approval at City Council.

Area, width, height, and Setbacks

1. Overhead electrical line installation requires new deviation, and Council approval; ordinance requires underground installation.

No new overhead electrical lines will be installed within the development. DTE has confirmed they will be able to relocate the existing lines on the site to accommodate the future Beal St. extension. Please see Exhibit 1: Letter from DTE approving the overhead line relocation.

2. Provide sheet(s) showing the height dimensions of the apartment building and condominium building to confirm building heights have not changed in Final building design.

The elevation sheets have been revised to include the building heights. There has been no change in height dimensions for the Apartment and Condo buildings.

3. Provide estimate for cost of carriage homes portion of project to confirm it meets standards for FAR bonus.

Confirmed based on Toll Brothers’ table below:

Project Costs for Attached Units		
126 Attached Units		
Cost = \$125/SF		
Average SF = 1950		
Total Cost = 126 x \$125/SF x 1950 SF		
28 Carriage Units		
Cost = \$125/SF		
Average SF = 2400		
Total Cost = 28 x \$125/SF x 2400 SF		
Total Project Cost =	✓ \$	39,112,500
10% of Project Cost =	✓ \$	3,911,250
Total Public Benefit =	\$	6,837,930

- Address rear setback issue (decks added to the Carriage Homes) with property line change or new deviation granted by City Council.

The property line east of the Carriage homes behind the basins has been removed.

- Provide maximum height dimension for Buildings #4 and #5 on architectural plans labeled: "South of Beal - Single-Family Attached - South Center Street."

The elevation sheets have been revised to include the building heights.

Architecture/Floor Plans/Elevations

- Changes to the apartment, condominium, row house buildings located within the Historic District will need to be approved by the Historic District Commission. Recommend Planning Commission condition any Final PUD Site Plan approval on HDC review/approval as needed.

(Apartment Building - Elevations within the Courtyards):

The changes noted in the Site Plan Approval review between the building elevations for the apartment building depicted in the HDC submission dated 2/15/23 and the building elevations depicted in the final Site Plan Approval submission dated 4/14/23 were a result of progression of completing design development. The building elevations were in progress at the time of submission of the HDC drawings and windows and facade trim were added to complete the design composition of those facades that were missing windows. The architectural character remains the same, no new design elements were added as a result.

(Condo Building – West Elevation along Central Park)

The changes noted in the Site Plan Approval review made to the Condo Building West Elevation were a result of coordination between floor plans and elevations;

- HDC submission dated 2/14/23 depicted incorrect massing at the third level; Northwest corner above retail. The building massing and window fenestration was corrected in order to complete the facade composition to match the plan and was reflected in the final Site Plan Approval drawings.**
- HDC Submission dated 2/14/23 depicts incorrect widow fenestration at the first level; Southwest corner. The widow fenestration spacing was corrected in the Site Plan Approval drawings to match the plan; the widow type was changes to divided**

lite (Widow Type 3) in order to differentiate the facade character of the one story walk-up units at the south end of the west elevation and to match the window types depicted on the South elevation (Window type 3 in same units).

The Changes noted above will be resubmitted for HDC approval.

2. "Applicant to explain if LEED scorecard, entitled "Perennial Northville," applies to the apartment building, the condominium building, or both. If only applies to one building, a second score card needs to be submitted for the other building."

The original LEED Scorecard was for the Apartment building only. An updated LEED Scorecard has been created for the Condo Building.

3. The applicant stated that each building typology will have a different color shingles and a different garage door style. These changes don't appear to have been made in the Final plan and should be.

This was discussed specifically during the HDC meeting and was relevant to the buildings within their jurisdiction, not across the entire development.

4. Specify the lap siding material (i.e., Hardi-plank) on all elevation drawings.

Each Color Palette identifies the specific material for horizontal siding, shake siding, and board/batten siding.

5. Applicant to confirm that 2.5-story (flat roof) townhomes all have the same floor plan.

The floor plans are the same in general, with minor differences for bump-outs, bays, window placement, etc.

6. The 2.5-story (pitched roof) townhomes do not have any brick or stone façade features.
As discussed during the HDC and Planning Commission meetings it is the design team's opinion that brick and/or stone is not in the majority of siding materials used on Northville house, but rather siding. With the amount of buildings through the proposed Downs project having a masonry-type exterior cladding we feel that having more buildings with siding is in keeping with the Northville context.

7. Correct color swatch "Paint Fourteen" in Rowhouse plans (Sheets CP-2 and CP-3).

The correct Colors have been updated.

8. Clarify the Elevation Key Notes #4, and #19 on Sheets A305 and A306 (for Building #3 – Toll Bros. Development – South of Beal), don't appear to be accurate.

Callout '4' on the elevations has been revised to '3' to correctly identify the brick veneer. Callout '19' on the elevations has been revised to '28' to correctly identify the horizontal siding, and note '28' has been added to the Elevation Keynotes.

Natural Resources

1. Defer evaluation of Grading Plan to City Engineer.

Ok

2. Provide Tree Location Survey with required information.

This has been provided.

3. Add trees located in abutting street right-of-way to tree survey and list.

This has been provided.

4. Indicate on Tree List if each tree is to be removed or retained.

Per discussion with CWA, GMA has added an identifier (*MT) next to all plant callouts indicating those trees are to be considered mitigation trees. This is in lieu of providing a drawing specific to tree replacements.

5. Provide Tree Replacement Plan per ordinance requirements.
Per discussions with CWA, GMA will add a designation for replacement trees to their landscape plans to meet this requirement.
6. Consider suggestions for retaining trees #2401, #2415 and #2433; revise numbering to eliminate duplicate tag numbers for tree #2433.
As requested, specific trees were evaluated to be saved:
 - a. **Tree tag #2401 – Will be preserved and the pocket park modified to accommodate this tree.**
 - b. **Tree tag #2415 – This tree is close to the footprint of the proposed building and is significantly disfigured due to utility trimming. This tree will be removed and mitigated.**
 - c. **Tree tag #2433 – This tree is being saved per the updated plans.**
7. Defer technical and safety review of proposed river channel design to City Engineer.
Ok
8. Correct section labels on Barr Engineering Sheet C-07 to accurately reflect the illustrations.
We have updated the referenced sheets accordingly.
9. Show section lines on Barr Engineering Sheets C-01 and C-02.
Ok
10. Confirm that general description of daylighting project (received during Preliminary PUD Site Plan stage) is still accurate.
Confirmed. Please refer to the submitted Daylighted River plans.
11. Property information on grading Sheet 12 cuts project site off at eastern/southern boundary; correct to show the proposed of this part of the project.
This drawing has been corrected.

Site Access and Circulation

1. Label Griswold St. (south of Beal) a “public” road on Sheet 8 of the North/South Final plans.
We have updated the referenced sheets accordingly.
2. Applicant to explain difference in the Griswold St. travel lane width/parking space width between Preliminary and Final plans.
There is no adjustment to the travel lane widths on Griswold, this was a typo which has been corrected.
3. Confirm that reduction in the “alley” width (from 22-feet to 18-feet) that is parallel to/west of Road A has been approved by City Council during review of the PUD Agreement.
We will seek approval by City Council for the 18’ private drive that is in question. This is consistent with the direction provided by the Planning Commission during the Preliminary Site Plan Approval process.
4. Defer evaluation of safety of barriers between River Street and the river channel to the City Engineer.
Ok

5. Applicant to describe Bealtown traffic calming measures discussed with neighbors. Defer evaluation of measures to City Engineers.
Bealtown traffic calming measures were presented to City Engineers and representatives in preparation to present our recommendations at Final Site Plan approval.
6. Show location of EV parking and details of the proposed EV facilities on plans.
We will utilize Red-E Charging stations (City's preferred vendor) to install 40 stations in the Apartment building, and 10 stations in the Condo building. We will have the ability to expand the EV parking systems based on future market demand.
7. City Council's decision on elimination of pathway behind Carriage Homes.
Ok
8. Applicant to provide input, if any, from Living Learning Center/Allen Terrace on pedestrian accessibility.
The plan was well received, and no changes were requested due to the site's conformity with ADA code. A member of the Living & Learning Center had provided written feedback recommending smooth sidewalks with no uneven breaks, and handrails where applicable.
9. City Engineer to confirm project has met the requirements of the ADA.
Ok

Parking

1. Applicant to discuss need to reduce the number of parking spaces in the apartment building, and how spaces will be allocated to occupants. Planning Commission to discuss proposed reduction (once confirmed).
Loss of spaces is due to the following:
 - **1 Space lost on Lower Level due to clearance at entry**
 - **1 Space lost in Basement for Bike Storage**
 - **1 space lost in Basement to expand the Mech. Room**
 - **5 spaces lost due to added emergency generator and advancement of retaining wall design.**
2. Applicant to provide explanation of why road stub at south end of Griswold St. extension was shortened by 50-feet.
The stub road was shortened to provide the required room for an ADA compliant pathway (running east / west) and to grade down and match the existing grade at the lot line abutting the Johnson Drain.
3. Correct parking layout/spaces on architectural Sheet AS101 in "Cady/Griswold Rowhouse Development" plan set to be consistent with engineered Final PUD Site Plan.
The parking layout/spaces on architectural Sheet AS101 has been revised.

Parks and Open Space

1. Applicant to describe how pedestrian bridge design will be chosen, and by whom.
The bridge is being designed by the design and development team and will be a turnkey product by a major bridge manufacturer such as Contech. Bridge designs will be presented during the Planning Commission meeting.

2. Regarding log cabin, status of “sufficient funds” raised by others is unknown.
Ok
3. Applicant requests that the condition for a public walkway between detention basin and rear of Carriage Homes be eliminated; may be part of Council’s approval of PUD Agreement.
Correct
4. Central Park: a. Label retaining walls on plans; b. Provide tree planting detail in decomposed granite; c. Describe how curb box will allow access to water.
The planter retaining walls have been labeled on the plan and detail of the planter retaining walls has also been added. This detail is at the tallest wall condition in the park. The water service to Q2 is the irrigation water source from the apartment building and will be metered separately. Controls will be provided in a TBD location where the city has access to them. The plans are updated to show the intent of in-grade valve boxes with hose bibs, (2) per quadrant.

Landscaping & Streetscape Amenities

1. Sheet L105: Install trees and other landscaping along the rear of the townhomes facing S. Center St. to soften this view from lots 21-23.
Parking lot screening has been added at each requested location. Prototypical townhome landscape plans show how these units will be landscaped and this applies to the townhomes across from SFD lots 21 and 23, providing the requested landscape screening.
2. Confirm that the landscape treatment on Sheet L112 (screening between townhomes) will be used between the townhome buildings on south side of Beal St. to the east of Griswold; and between the townhomes on the east side of S. Center St.
Yes, prototypical landscape plans apply to the project site-wide.
3. Screening of the vehicle use areas from view of public roads needs to be added in the following locations: Single-family attached buildings (Farmer’s Market lot) facing S. Center St. at the 2-car parking area; single-family attached buildings on the east side of S. Center St.; and between townhomes on south leg of Road A (facing south).
Parking lot screening has been added at each requested location. Screening at the 2 car parking lot was added to the plans. Per discussion with CWA screening between SFA buildings was added to the prototypical plans and notes referencing those drawings added to the rest of the drawings. GMA believes the area in question to be the view of the parking lot on Hutton south of Fairbrook. Hedges were added to the landscape areas to screen this parking lot.
4. Defer the City Engineer’s review regarding safety of proposed landscape barrier between River Street and the river channel.
Ok
5. Defer evaluation of the river channel design to the City Engineer.
Ok
6. The Barr Engineering plans and GMA plans regarding landscaping of the river channel need to be better coordinated.

Per discussion with CWA, the river park landscape plans will remain separated as is. GMA will show balled and burlap trees per the original submittal and Barr Engineering will show all other landscape material related to the river opening.

7. Add native tree species that are common to floodplain or riverbank areas listed in this review to the “tree zone” plant list, proposed for river channel.

Appropriate tree species have been added to the list as requested.

8. Update Barr plans with notes #6-9 on Sheet L114 of GMA plans regarding specifications for installation and maintenance of native seed mixes.

We have updated the referenced sheet accordingly.

9. Update Barr and GMA plans to specify local genotype/Michigan-sourced seed mixes.

We have updated Barr sheet C-06 to specify Michigan genotype seed mixes. GMA plans and general notes have been updated to indicate the requested language for local genotype and Michigan sourced seed mixes.

10. Revise Sheet C-06 (Barr plans) to eliminate general contractor notes that don't apply to this project.

We have updated the general contractor notes on Barr sheet C-06 accordingly.

11. Confirm irrigation includes the street trees (in tree pits and lawn), Central Park, River Park, and the pocket parks.

All trees in lawn throughout the project site will be irrigated from the lawn spray heads / rotors as it is not industry standard to have tree specific irrigation for trees in lawn. Trees in tree pits and in decomposed granite will have individual irrigation drip rings. Details of both these conditions are added to the plans as requested.

12. Explain how trees in the decomposed granite will be irrigated.

Please see response to comment #11.

13. Update plans with alternative plant species to invasive species; consider other plant material recommendations in review.

Pears have been swapped on the plan for Princeton Century Ginko.

These were selected for their columnar form given the tight spaces they are in, fall color and hardiness.

Plant material #3: Ribbon Grass was removed from the project.

Plant material #4: Accolade Elm was swapped for Triumph Elm which is a commonly used hardy street tree. The Princeton Elm was not used as suggested as the intent is to create a classic streetscape tree canopy and the Princeton Elm is vase shaped.

Plant material #5: Per discussion with CWA, the legends on the prototypical plans have been revised and the material in question removed.

Plant material #6: The Linden tree in question is actually used for the street trees on the

Griswold Extension, not in the park. As such GMA feels they are an appropriate selection.

14. Add planting details for installation of trees in tree pits (under grates), and in decomposed granite.

Details have been provided on the GMA Landscape Plans.

Lighting

1. Provide lighting information (photometric plans) for River Park and along the southern pedestrian path.
Lighting information has been provided for the River Park along the southern pedestrian path.
2. Lighting levels along interior residential streets evaluated by the Police Chief.
OK
3. Applicant to consider swapping out tall/modern fixture on east side of condominium building driveway with a shorter/historic fixture to provide a more consistent character along Beal St.
These fixtures are for the parking area of the Condos, and match what we are showing for the parking area in the NW apartments. The onle light pole east of the condo building on Beal street has changed out for the Northville Victorian style light as requested.
4. Will the existing large, overhead streetlights along the east side of S. Center St. be removed or retained?
They are being removed.
5. Show existing historic fixture at southwest corner of S. Center St./Fairbrook St. intersection on the plans.
The plans have been revised to show an additional historic fixture at this location.
6. Add historic fixture at southeast corner of S. Center St./Fairbrook St. intersection on the plans.
The plans have been revised to show an additional historic fixture at this location.

Utilities

1. Defer review of utilities and stormwater management to DPW Director and City Engineer.
Ok

Project Phasing

1. Evaluation of the proposed phasing schedule by DPW Director, Building Official and City Engineer.
Ok