

January 20<sup>th</sup>, 2022

Dear Northville Planning Commission,

The Hunter Pasteur team is pleased to submit a The Downs development application for Preliminary Review. The Downs development is a planned, high quality, mixed-use development proposed for the 48.12-acre parcels which are currently the site of the Northville Downs racetrack situated on Seven Mile Road and Center Street extending to Cady Street to the North and River Street on the East. Hunter Pasteur Homes, along with The Forbes Company, Oboran and Toll Brothers, have assembled an experienced team of development professionals to develop the proposed Planned Unit Development (PUD), including Northville based consulting firms Grissim Metz Andriese Associates, M Architects, and Presley Architecture, each of which are experienced with the ordinances, master plan, culture, architectural precedent, and history of the City of Northville.

The Downs has been designed to provide a full range of residential housing options, commercial space, flex space and approximately 16 acres of natural and green spaces which will include multiple first-class parks donated to the City for Public use. The developer is funding up front the total cost to construct the parks to be donated to the City, which is ~ \$15.5 million and includes daylighting the river. The updated plan offers a diverse selection of housing types planned to accommodate a wide array of home buyers and renters; products for empty nesters, young families, millennials who choose to rent and millennials who choose to be homeowners. The new plan includes a 174-unit apartment for-rent, a 53-unit for-sale condo building, 31 for-sale row houses, 26 for-sale carriage homes, 151 for-sale townhomes, and 39 for-sale single-family homes.

The following criteria of the design standards for The Downs Development have been addressed;

1. *All regulations within the City Zoning Ordinance applicable to setback, parking and loading, general provisions, and other requirements shall be met in relation to each respective land use in the development based upon the zoning districts in which the use is listed as a Principal Uses Permitted. In all cases, the strictest provisions shall apply.*
  - a. The proposed PUD will comply with the regulations set forth in the City Zoning Ordinance with regards to setback, parking, loading, general provisions, and other requirements of the zoning district in which the proposed development is located in.
  
2. *The uses proposed will have a beneficial effect, in terms of public health, safety, welfare, or convenience, on the present and future potential surrounding land uses.*
  - a. The proposed uses of the plan will have a beneficial effect, in terms of public health, safety, welfare, or convenience, on the present and future potential surrounding land uses. The development team has worked diligently to create a plan designed to meet the principles and vision of City's Master Plan, incorporating all the elements vital to

City residents, as voiced during the several community meetings, with over 100 residents, conducted by the developer, including public spaces, vehicular traffic, increased commercial development, flexible commercial space, variety of housing options, pedestrian, and bike accessibility to activate continuation of the City's street-grid pattern. In addition, 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 8.89-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. Although subject to the design determined by the City River Walk Task Force, a pedestrian bridge is contemplated to connect the River Walk Park to River St. Additionally, pedestrian sidewalks will be provided throughout the 8.98-acre park for public use, as well as throughout the development.

3. *The uses proposed will not adversely affect the existing public utilities and circulation system, surrounding properties, or the environment.*
  - a. The development has been designed to upgrade numerous infrastructural needs for the City including the replacement of a potentially hazardous sanitary sewer pipe currently located in the river. The parking spaces in the Cady Street neighborhood will be underground or screened by architecture and landscaping from public to enhance the aesthetic appearance of the public areas within the development.
  - b. With regards to circulation, the development proposal addresses the current "super block" configuration of Northville Downs by the addition of an extension of Beal St. to the west, Fairbrook St. to the east, extensions of Hutton to the north, addition of the proposed Central Park and pedestrian promenade to the north and the previously noted pedestrian connection to River St. to the west. The development team has committed to continue collaboration with City and County traffic engineers to identify any additional necessary measures and to participate in the cost of implementation.
  - c. The Downs development proposal includes pedestrian sidewalks and bike paths throughout the site.
  
4. *The public benefit shall be one which could not be achieved under the regulations of the underlying district alone, or that of any other zoning district.*
  - a. The proposed PUD uses are consistent with and are complimentary to the adjoining zoning districts and great care has gone into the design, which is of benefit to the adjacent uses and natural features of the surrounding properties.
  - b. The proposed site plan includes mixed use and higher density development in the Cady Street area and lesser density single family and multi-family housing in the area south of Beal Street, consistent with the Master Plan. Density north of Beal Street is 30.4 DU/AC (net) and density south of Beal Street is 9.08 DU/AC (net). Natural high water

table elevations are a constraint on the location of single family and multi-family housing in the area south of Beal Street.

5. *The number and dimensions of off-street parking shall be sufficient to meet the minimum required by the ordinances of the City of Northville. However, where warranted by overlapping or shared parking arrangements, the Planning Commission and City Council may reduce the required number of parking spaces.*
  - a. The number and dimensions of off-street parking is planned to meet the minimum required by the ordinances of the City of Northville. In total, the Development will provide 1,334 off-street parking spaces between the 295 spaces for residents of the apartments, 105 parking spaces for the residents of the condos, 78 parking spaces for the residents of the row houses, 700 parking spaces for the residents of the carriage and townhomes, and 170 parking spaces for the residents of the single family homes.
6. *All streets and parking areas within the planned unit development shall meet the minimum construction and other requirements of City ordinances, unless modified by the Planning Commission and City Council.*
  - a. All streets and parking areas within the planned unit development are designed to meet the minimum construction and other requirements of City ordinances.
7. *Landscaping shall be preserved and/or provided to ensure that proposed uses will be adequately buffered from one another and from surrounding public and private property.*
  - a. The current Northville Downs site contains very minimal landscaping. The required tree survey will, however, be provided. Extensive natural landscaping will be provided to ensure that the proposed uses will be adequately buffered from one another and from surrounding public and private property.
8. *Efforts shall be made to preserve significant natural, historical, and architectural features and the integrity of the land, including MDEQ regulated and non-MDEQ regulated wetlands or floodplains.*
  - a. The site is largely covered by impervious pavements and gravel parking areas. Additionally, the existing site does not currently have any storm water detention facilities or sediment removal capabilities. Rather, storm water is collected in storm sewers that outlet directly to the Johnson Drain and the Middle Rouge River untreated and undetained.
  - b. The proposed PUD will improve existing conditions on the site through a proposed stormwater management system including a naturalized storm water detention pond and bio-swale improvements that will filter stormwater runoff into the Rouge River, creating infrastructural and environmental sustainability. Current conditions allow the runoff to enter these important water areas unfiltered across the 48.12-acre site from the current racetrack operations, the racetrack's parking lot, and its' maintenance facilities. In its current condition and assuming average annual rainfalls, it is estimated that tens of millions of gallons of contaminated stormwater currently enter the Rouge

watershed, adversely affecting environmental, habitat and flooding conditions. Daylighting the 1,100' of the Rouge River will be a transformative enhancement of the aesthetic and environmental condition of the site and its surrounding area.

- c. The developer has already received Federal Emergency Management Agency approval of a reduction in the floodplain designation on the existing site from appx. 26.5 acres to 3.4 acres, and we believe that the future floodplain designation will be contained within the banks of the daylighted Middle Rouge River as a result of the proposed development plan. The elimination of the historic floodplain designation will benefit The Downs development and residents of the Beal Town community.
  - d. There is a "cabin" structure on the property facing River Street. The developer has included a memo with this submittal detailing the log cabin and the work associated to relocate the cabin.
9. *Thoroughfare, drainage, and utility design shall meet or exceed the standards otherwise applicable in connection with each of the respective types of uses served.*
- a. The development team has committed to continue collaboration with City and County traffic engineers to identify any necessary utility and thoroughfare related measures and to participate in the cost of implementation.
10. *There shall be underground installation of utilities, including electricity and telephone.*
- a. The development team intends to install underground utilities including electricity and telephone services and has been in communication with DTE Energy.
11. *The pedestrian circulation system, and its related walkways and safety paths, shall be separated from vehicular thoroughfares and ways.*
- a. The development includes a circulation system that has walkways and safety paths that are separated from vehicular thoroughfares and way.
12. *Signage, lighting, landscaping, building materials for the exterior of all structures, and other features of the project, shall be designed and completed with the objective of achieving an integrated and controlled development, consistent with the character of the community, surrounding development or developments, and natural features of the area.*
- a. The development team has hired local architects Greg Presley and Robert Miller as well as local landscape architecture firm Grissim Metz Andriese to provide architectural designs that are consistent with the character of the Northville community.
13. *Where non-residential uses adjoin off-site residentially zoned or used property, noise reduction and visual screening mechanisms such as earthen and/or landscape berms and/or decorative walls, shall be employed in accordance with Section 18.08.*
- a. Where non-residential uses adjoin off-site residentially zoned or used property, the plan will incorporate visual screening mechanisms into the landscape plan in accordance with Section 18.08.

*14. The proposed density of the planned unit development shall be no greater than that which would be required for each of the component uses (measured by stated acreage allocated to each use) of the development by the district regulations of the underlying zoning district unless otherwise permitted by the Planning Commission and City Council.*

- a. The proposed PUD uses are consistent with and are complimentary to the adjoining zoning districts and great care has gone into the design, which is of benefit to the adjacent uses and natural features of the surrounding properties. The proposed site plan includes mixed use and higher density development in the Cady Street area and lesser density single family and multi-family housing in the area south of Beal Street, consistent with the Master Plan.

With regards to the cost of the public benefits in the form of the River Park and Central Parks, the developer is estimating the costs to total \$15.5 million, which will be funded and constructed by the developers. This assumes a \$10.5 million brownfield will be approved by the Northville Brownfield Authority and Northville City Council. A separate breakdown on the funding of benefits has been included in our submittal.

Sincerely,

Randy Wertheimer, Seth Herkowitz, Tim O'Brien & The Hunter Pasteur Team