

Tuesday, December 14<sup>th</sup>, 2021

Sally,

The Hunter Pasteur team is pleased to submit a The Downs Development application for Preliminary Review. As part of our PUD Eligibility approval, the development team would like to address each of the 5 conditions which the Planning Commission had applied to our PUD Eligibility approval.

1. Downs Neighborhood residential variation.

As shown in our new site plan, which is attached to our preliminary plan application, the developer has revised the site plan to provide for a variety of residential styles in the Downs Neighborhood and provide a total of 472 residential units, which is 10 units less than the site plan provided during PUD Eligibility. The developer has reduced single family homes from 58 single family units in our prior submittal to 39 single family homes, 170 town homes in our prior submittal to 147 townhomes, some of which have been relocated where former single family units were located along Beal Street and Center Street. The developer has increased the number of Row Houses from 28 to 31 Row Houses, replacing 12 townhomes at Beal & Center Street and Beal & Griswold Street with new Row Houses. Lastly, Toll Brothers has introduced a new housing type in the form of 28 2-story carriage homes located in the southern portion of the site. Given the revised site design, along with the environmental limitations created by the high water table in the southern portion of the site, the developer believes the site plan addresses the Planning Commission's concern of segregated residential units.

2. Work with City Staff to estimate the cost of services for the project & capacity to cover increased costs.

The development team has been working with City Staff to estimate the cost of services for the project & capacity to cover increased costs. The ongoing working relation between City Staff and the developer will continue throughout the PUD process as we are still awaiting estimated costs from each public service department of Northville.

3. Justification for requested deviations identified in the CWA PUD review memo.

a. • *Consistency with Master Plan – Location of single-family homes and townhomes on Racetrack property and S. Center St.*

- i. As mentioned in the response to Condition #1 above, the revised site plan improves the residential variety in the Downs Neighborhood, as well as the consistency of the dwelling types being proposed. Although the Master Plan suggests that 2.5-story units be located along S. Center Street, the total number of 3-story townhomes in the site plan has been reduced by 23 units. The developer takes the position that the ½ story deviation shown along South Center Street outweighs the impact that the 3-story townhomes would have where they were formerly located in the previous plan, adjacent to the southern portion of the River Park, which now shows 2-story carriage homes.

- b. • *Number of parking spaces for apartments/condominiums/commercial space.*
  - i. CWA stated that the developer does not meet ordinance parking requirements in the Cady Street area by 112 parking space. The development team does not believe that there is any reason under the ordinance, the option agreement with the City or otherwise, to exclude the 92 parking spaces that the developer is relocating from the existing 92 car lot in the northwest corner of the site. By taking the 92 relocated parking spaces into account, the developer provides a total of 610 parking spaces in the Cady Street area. It is in the developer’s interests and experience with developments of this nature indicate that the 610 spaces are more than sufficient to provide parking necessary for patrons and residents of the development as well as public uses. The developer understands that the 610 spaces are nominally less than the 622 spaces that would be required under literal application of the ordinance, and this marginal variation is considered in our request for PUD eligibility.

- c. • *Lot area, width, and front setback on single-family lots (compared to R-1B).*

- i. What Toll Brother’s are proposing to deviate from the R-1B zoning:

Lot Area	minimum 7200 SF	proposed 6240 SF (on 16 of 39 lots or 41%)
Lot Width	minimum 60 feet	proposed 52 feet (on 16 of 39 lots or 41%)
Front Setback	25 feet	proposed 15 feet (all lots)

- ii. This is designed to create diversity within the single family home areas. The different lot width and area forces different width homes and smaller homes to better serve the community. The smaller lots create not only smaller homes but less expensive homes to help create opportunity for buyers to be in Northville that cannot afford \$1 million homes. This deviation is consistent with the developers’ overall residential theme of creating diverse housing options for buyers of all ages and income levels.

- d. • *Townhomes exceed Floor Area Ratio (FAR) and propose a narrower space between buildings, and narrower front setback than required in R-4.*

- i. Toll Brothers, who will be developing the site that is currently zoned as the Racetrack District, does not intend to deviate from the city’s existing FAR requirements. The townhouse development in this area of the site will in fact function as a site condominium which will include self-governance through Master Deed and Bylaws.

- e. • *Proposed height of townhome buildings – 3 stories vs. 2.5 stories.*

- i. As mentioned in the response to Condition #1 above, the revised site plan shows a reduction of the 3-story townhomes by 23 units, while introducing 28 new 2-story carriage homes, and an additional 3 2-story row houses. Further reducing the size of the townhomes will also drastically affect the economical viability of the of the development.

- f. • 50-foot right-of-way vs. 60-foot right-of-way of new roads.
  - i. The revised site plan includes the redesign of both Hutton and Fairbrook Streets which are now 60-foot right-of-way roads.
- g. • *Single-family homes along S. Center St., and "in" River Park.*
  - i. Single Family on Center has been addressed in the new plan.
- h. • *Townhomes "in" River Park.*
  - i. The revised site plan has reduced the number of townhomes being located "in" the River Park by 18 townhome units. The new plan now shows a total of 7 townhomes located adjacent to the north end of the River Park.

4. Work with City Assessor regarding tax revenue estimates.

The development team has been working with Mitchell Elrod, the Northville City Assessor, and Sandi Wiktorowski, the Northville Finance Director since our PUD Eligibility Presentation on November 2<sup>nd</sup>. The development team has provided them with the Northville Downs development TIF tables and the revenue projections on December 8<sup>th</sup>, 2021 with the assistance of SME.

5. Applicant considers the addition of a Farmer's Market as a public benefit.

The developer understands that the preferred location for the Farmer's Market is the McDonald Ford Site. Accordingly, the developer has met with the owners of the McDonald Ford site and City representatives on three occasions to discuss environmental aspects of the Downs development that can facilitate relocation of the Farmer's Market. These meetings are continuing. Furthermore, the developer will work with the City to accommodate the Farmer's Market on Downs property through 2024, consistent with the development phasing plan provided with this application.

The developer estimates it will cost \$15M to build the Central Park, River Park, daylight the river, demolition of the existing site (including asbestos remediation) and cleanup of environmental contamination. The developer will contribute \$13M up front to the previously listed costs with the River Task force contributing \$2M in the form of a grant. The \$13M the developer is funding on the front end of the project is the catalyst to create a community benefit that will provide recreational enjoyment and economic benefit for the city of Northville for generations to come.

Thank you,

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