

456 CADY, LLC
190 E. MAIN STREET
NORTHVILLE, MI
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October 12, 2021

City of Northville
215 W. Main Street
Northville, MI 48167

Attn: Ms. Sally M. Elmiger, Carlisle/Wortman Associates, Inc.
City of Northville Planning Commission Members

Re: The Foundry - 456 East Cady Street Mixed Use Development
Response to questions and comments from Planning Consultant and Planning Commission

Dear Ms. Elmiger and Planning Commission Members:

Please allow this letter to serve as our responses to questions and comments raised during the Planning Commission meeting on September 21, 2021, relative to the referenced mixed-use development.

Questions and Comments from Planning Consultant Sally Elmiger:

1. *Will the project offer a riverwalk along the Rouge River along the south portion of the project?*

Response: A 15' wide area from the existing Top of Bank of the Middle Rouge River is shown on the attached plan and can be made available to the City of Northville for future construction of the river walk (by others).

2. *Regarding parking: 1) one barrier-free parking space needs to be added. 2) Dimensions of the loading space must be shown on the plans.*

Response: One barrier free parking space has been added to the Plan as requested. Please see attached.

3. *Regarding site access and circulation: 1) City Engineer to evaluate location of westerly driveway in relation to the driveways on the north side of Cady St. (City Engineer had communicated today that there were no problems with the western driveway.)*

Response: Our traffic consultant, Julie M. Kroll with Fleis & Vandenbrink, is working with the city's consultant (OHM) on these matters and has provided the attached letter for your review and consideration.

4. *Defer evaluation of vehicular access and circulation of emergency vehicles to the City Fire Chief.*

Response: Please see attached Fire Truck Route as requested.

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5. *Applicant to address how trash will be handled.*

Response. Residential trash – Trash and recycling for the building residents is housed in a common trash room located on the first level in a space accessible to the parking garage. Storage will be in roll-out bins. On the upper stories, residents will deposit their rubbish into a chute which is located directly over the first level trash room. Management will regulate the respective rolling bins to ensure they are situated under the chute. First level residents will have access to the trash room thru limited access keys/fobs. The bins will be rolled out of the garage by management staff and situated on a concrete pad immediately west of the garage doors. A contracted trash maintenance company will pick up and empty the bins on the designated dates of service.

Commercial trash - much like the residential component, trash and recycling for the commercial spaces will be handled in much the same fashion. A common trash room is proposed in the southeast corner of the building with an overhead door fronting the access drive in the parking zone. Access to this area will be from either an exterior access door or potentially an interior service corridor. Tenants will be responsible for movement and depositing of their own trash in the common trash room. All rubbish will be stored in rollable bins which will be moved to curbside by management staff. A contracted trash maintenance company will pick up and empty the bins on the designated dates of service.

6. *Landscaping and lighting.*

Response: Landscaping and lighting will be addressed during final site plan approval. Please find the tree survey attached.

7. *Applicant to discuss how the underground detention basin will function.*

Response: The underground detention basin will hold and detain water only. The basin will not infiltrate stormwater into the ground. This basin will be sized according to current Wayne County DPW standards for the 100-yr storm and release storm water to the Middle Rouge River utilizing an existing storm sewer outlet to the river. Additionally, Wayne County requires the use of a Sedimentation Control Device before the water enters the underground detention basin. The Sedimentation Control Device and underground detention basin represent a significant upgrade to the Storm Water Management on this site from the existing condition since the current site does not provide any sedimentation or flood control.

8. *Defer review of utility connections to DPW Director.*

Response: The design team will coordinate with the City DPW Director and City Engineer for a review of the utility connections for the project.

Questions and Comments from Commissioner Kirk:

1. *Was the soil tested on the exterior and interior of the building?*

Response: Yes, we have soil samples from the property.

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2. *Was there discussion regarding extending Cady to South Main Street?*

Response: 456 Cady, LLC will not own the property required to allow the proposed extension; however, we are in favor of this proposed modification.

3. *Where is the large sewer easement?*

Response: The utility easement at the NE corner of the property is identified on the Site Plan. Additional notes have been added for clarity.

4. *Did the South Main right-of-way go past the sidewalk and into the river?*

Response: Main Street ROW is shown on the Site Plan.

5. *Was there a non-buildable easement along the Rouge River?*

Response: To the best of our knowledge, there isn't any "non-buildable easement" along the Middle Rouge River, nor does any easement information appear in the title work for the property.

6. *Vegetative buffer to the south.*

Response: Our final landscape plans will address these concerns.

Questions and Comments from Commissioner Barry related to Traffic:

Response: Our traffic consultant, Julie M. Kroll with Fleis & Vandenbrink, is working with the city's consultant (OHM) on these matters and has provided the attached letter for your review and consideration.

Questions and Comments from Commissioner Krenz related to Sustainability:

Response: It is understood the city would like to incorporate sustainable stormwater devices into the project. However, given the potential environmental difficulties associated with the existing questionable soils on the site, infiltration devices such as bioswales or permeable pavements are not an option for this project. Additionally, the Wayne County DPW will not allow infiltration devices on projects with questionable soils present. It should be noted that the proposed stormwater collection system, Sedimentation Control Device and Underground Detention Basin, are a considerable upgrade to the site as currently the site drains to the river undetained.

One of the due care obligations of an innocent landowner is to prevent exacerbation of existing site conditions. This includes, but is not limited to, preventing changes in groundwater recharge above questionable soils where that change may increase the mobility of questionable soils, or where that change could change the concentration gradients in underlying or downgradient groundwater.

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Should you have any questions or concerns prior to our meeting on October 19, 2021, please don't hesitate to contact me at (248) 787-4690 or kevin@schonsheck.com. Thank you.

Kind regards,

456 CADY, LLC



Kevin J. Schonsheck
Authorized Representative

CC: Mr. Jim Long

Attachments