

HP Response to the Drafted Conditions for the Northville Planning Commission

Roads, Pathways, Connections and Parking

1. Roads:

- a. Road configuration as shown on the site plan dated X-X-22, indicating that the following roadways, constructed as part of the project, will be public roads dedicated to the City of Northville: Beal St., Hutton St., Griswold St., Fairbrook St., and Griswold St. (including road stub at southern end of project). The remaining vehicular ways will be private.
The development team agrees to the proposed condition.
- b. Project will meet the DDA's Secondary Street Design Standards within the DDA boundaries and along the north side of the new Beal St. extension.
The development team agrees to the proposed condition.
- c. Project will provide pedestrian-scaled streetlights and street trees along all public roads within the project, and along Cady St. and S. Center St.
The development team agrees to the proposed condition for the portion of the site north of Beal consistent with prior submittals to the planning commission. The lighting plan will be included in the Final Site Plan submittal package.
- d. River Street improvements will, at a minimum, include a curb along the western edge of this street to create a barrier between vehicular travel and the daylighted river.
The development team is committed to providing an 8' sidewalk along River St, however, the developer has not committed to providing a curb along the western edge of River Street. Note, there is an ongoing DPAC process reviewing developer contributions towards offsite road and utility improvements. Any related developer contributions to such road and utility improvements should be negotiated through the DPAC process.
- e. No parking shall be permitted across public sidewalks.
The development team agrees to the proposed condition.

2. Traffic:

- a. Development is responsible for the following traffic improvements to serve the project, as identified in the associated Traffic Impact Study (TIS): 1) 7 Mile/S. Main/Northville Rd. improvements described in TIS; 2) Substantial contribution as determined by DPAC for roundabout at 7-Mile/S. Center St.; 3) Signal timing adjustments at other intersections identified by TIS.
Negotiations with DPAC related to the roundabout at 7-Mile/S. Center St and traffic improvements are ongoing, a specific contribution will be established upon an agreement with DPAC.
- b. As part of the development agreement, developer will prepare a cost estimate and escrow fund contribution for monitoring/addressing traffic impacts from project over 3-years from date of completion of project (or XX% of project) for Randolph/Center and Cady/Center intersections. In the event monitoring determines additional improvements are required, developer shall install those improvements at full cost within a reasonable period of time, as determined by the City.
The development team is not committed to prepare a cost estimate and escrow fund contribution for monitoring/addressing traffic impacts from project over 3 years from

date of completion. Long term monitoring/addressing of traffic at any intersection is a City obligation and can be funded by monies generated by tax capture created by the Downs development. Unrelated events and/or developments will also contribute or affect future traffic impacts at the noted intersections.

3. At the Final Site Plan stage of the first phase of project, the developer shall:

- a. Present a roundabout design that is as small as possible to mitigate traffic issues at this intersection and includes pedestrian and bicycle facilities for safe non-motorized use of this intersection, to be reviewed and approved by the City's engineer.

The development team is not committed to presenting a roundabout design, the design of the roundabout is the responsibility of the City. However, the developer is committed to making a monetary contribution associated with fees relating to the roundabout design. Again, developer's financial contributions to offsite road & utility improvements along with other developer commitments is currently under review by the DPAC.

- b. Present an entryway design at the north intersection of 7-Mile/S. Center St. that indicates that the driver/pedestrian/cyclist is entering into the City of Northville, not a subdivision. The architecture of the buildings should lead the gateway design, and landscaping should support the gateway. Gateway will contain some type of historical reference and create a significant entryway and may possibly be located in center circle of roundabout.

The development team will present a design for the gateway design at the intersection north of 7-Mile Rd consistent with the feedback received from the Planning Commission and the developer's presentation on 8/16/22. The gateway design south of 7-Mile is outside of the development site and should be designed by the City and its engineering and landscape consultants. The gateway design will be provided in the developer's Final Site Plan submittal.

- c. Investigate and present traffic mitigation techniques for Beal St. east of development, and Fairbrook St. west of development.

The Traffic Impact Study conducted by Fleis & Vandenbrink on behalf of the development team shows no discernable impact on traffic outside of the intersection at 7-Mile & Northville Road. Therefore, the development team does not find it necessary to investigate and present traffic mitigation techniques for Beal St east of the development, and Fairbrook St. west of the development. The developer has committed to provide a pedestrian crossing at Center St and Fairbrook St which will contribute to traffic calming and improved walkability.

- d. Further refine site and park designs to improve pedestrian accessibility, creating a comfortable experience for people in wheelchairs or those with mobility issues. Developer to meet with mobility-challenged residents and/or the Living and Learning Center in Northville for input and recommendations for refinements presented at the Final Site Plan stage.

The development team is legally required to provide handicap and ADA accessibility. The development team is happy to meet with mobility-challenged residents and/or the Living and Learning Center in Northville for additional input and recommendations.

- e. Provide signage and wayfinding locations and details.

The development team would like further elaboration on the signage and wayfinding locations/details that the City is requesting. Any wayfinding and/or signage within the development will be incorporated into the Final Site Plan submittal package.

Architecture, Landscaping and Aesthetics

1. Project architecture shall be in substantial compliance with the elevations presented at the Planning Commission on 8/16/22 meeting, and shall not include any vinyl components on any building facades.

The development team agrees to the proposed condition.

2. Apartment and condominium buildings shall be built to Leadership in Energy and Environmental Design (LEED) standard for certification, including sustainable sites, water efficiency, indoor environmental quality, material and resources, energy and atmosphere, location and transportation, innovation, regional priority, and education and awareness. Toll Brothers residential units shall be built to Home Energy Rating System program standards, including heating, cooling, hot water, lighting (interior/exterior) electric/gas appliances, other electric/natural gas uses.

The development team is committed to designing the apartment and condo buildings to LEED Certified standards V4.0 Building Design and Construction (BD+C), however, both buildings will not seek formal LEED certification. The Toll Brothers residential for sale homes will be designed and built in alignment with a HERS Index Score of 65. Each home will be assessed by a certified Home Energy Rater to assign a relative performance score.

3. Detached single-family residential building design shall include heavy architectural detailing on all dwelling units as depicted in the elevations presented at the Planning Commission on 8/16/22 meeting.

The development team is committed to detailed architectural design of all detached single-family residential homes within the development as depicted in the elevations presented at the Planning Commission 8/16/22 meeting.

4. Housing products located at street intersections should act as transitions between products, and both street frontages of buildings shall include the elevations of a “front.”5. At the Final Site Plan stage, the developer of each phase shall provide the following for the buildings included in that phase, as applicable:

- a. Detailed architectural design and refinements of all buildings on all facades. Rear of buildings shall be designed to be as attractive as the front.

We will continue to refine our architecture, including front, side and rear elevations. Furthermore, the developer will provide detailed architectural designs at Final Site Plan, in alignment with the renderings and elevation drawings that have been previously provided to the Planning Commission.

- b. Two-and-one-half story townhomes on Beal St.: facades “warmed up” via additional details, modified fenestration, etc., particularly (but not exclusively) on corner buildings.

Please refer to the previous response in item #4a.

- c. Rendering of alley's/rear driveways behind townhomes.

The development team agrees to the proposed condition at Final Site Plan.

- d. List of LEED, WELL, or HERS sustainability standards (or other rating systems) being met with new buildings as a checklist.

Please refer to the response in item #2.

Parks, Public Spaces and Farmers Market

1. Defer decision on ownership of River Park and Central Park to City Council, in collaboration with Northville Township and the Northville Parks and Recreation Department.

The development team agrees to the proposed condition.

2. The amount of land allocated to the Central Park and River Park on the X-X-22 Preliminary Site Plan shall not be diminished or reduced in overall size by other project facilities, such as the daylighting of the river, stormwater basins, or other non-park facilities unless deemed acceptable by the Planning Commission during Final Site Plan review.

The development team is committed to retaining the current amount of land allocated to the Central and River Parks, however, both the detention pond and daylighted river are under the jurisdiction of outside county, state, and federal authorities. The ultimate direction from the aforementioned authorities could impact the final design, and thus the amount of land allocated for the River Park.

3. The design of the Central Park and River Park shall be consistent with the Preliminary Site Plan dated X-X-22, and in addition to these designs, shall contain, at a minimum, paved pedestrian walkways, access point(s) to the daylighted river, pathway lighting, site furnishings (seating & trash receptacles), landscaping, bike racks, and signage.

The development team accepts the proposed conditions and will incorporate the noted design requirements into the park designs upon final engineering of the daylighted river, consistent with the preliminary site plan.

4. Developer to contribute up to \$50,000.00 (in matching funds?) for public art in Central Park or River Park, with payment made to the City at the time of the issuance of the first building permit.

The development team accepts the proposed conditions, however, matching funds will be paid directly to the artist ultimately commissioned to perform the design work. The developer contribution for public art will be provided once an artist is ultimately selected to commission that artwork.

5. River Park:

- a. Shall contain two (2) bridges, as illustrated on the site plan dated X-X-22, that are a minimum of 8-feet wide.

The development team agrees to the proposed condition.

- b. Relocate the log cabin either in the River Park or somewhere in the community, if determined viable and economically feasible by City Council, with input from the River Task Force and Northville Parks and Recreation; however, Planning Commission encourages its use to be a passive, visual use that reminds visitors of Northville's history. Retrofitting the log cabin as a restroom is not recommended.

The development team accepts the proposed condition and has previously committed to contribute 50% or up to \$125,000 of the funds necessary to rebuild and relocate the log cabin. Furthermore, as publicly stated, it is the developer's understanding that the developer will not be directly responsible for the relocation and reconstruction efforts. We would respectfully request

that the City selects a final location of the log cabin prior to December 31st, 2022. This timing is necessary to meet the intended commencement of the demolition, environmental clean-up, and subsequent river construction as outlined in the developer's phasing schedule and consistent with the requirements set forth in the subrecipient agreement between Wayne County and Northville regarding the \$2,500,000 ARPA grant. More specifically, that the river project be 70% complete by October of 2024, and 100% complete by October of 2025.

- c. Incorporate walking path along the west side of the stormwater basins behind the carriage homes.

The feasibility of incorporating a walking path along the west side of the stormwater basins will be determined at Final Site Plan. The developer will work the River Task Force and various community stakeholders to create a final design of the River Park.

6. Central Park:

- a. Shall have water and electricity in all four quadrants of park, and an irrigation system.

The development team agrees to the proposed condition.

- b. Developer to work with Northville Parks & Recreation to allow storage space in apartment building for seasonal items used in the Central Park.

The developer cannot accommodate storage space in the apartment building for seasonal items used in the Central Park. However, the developer is willing to evaluate public restrooms within the building. The developer will continue collaborative engagement efforts with the Central Park Study Group.

7. Farmers Market: Planning Commission supports the Farmers Market Task Force recommendation that the Market be located off of the project site. The temporary Farmer's Market location shall, at a minimum, include a paved market surface and parking spaces, as shown on the site plan dated X-X-22, as well as water and electrical hookups.

The development team has committed to keep the current farmer's market site available for the 2023 farmer's market season. The temporary farmer's market site, within the Downs development for the 2024 and 2025 farmer's market seasons will include paved market surface and parking spaces as shown in the site plan as well as water and electrical hookups comparable to the current farmer's market site conditions.

8. Pocket Parks: These parks will be open to the public as proscribed in the Master Deed and Bylaws of the Site Condominium and the PUD Agreement, and include benches, trash receptacles, and landscaping. Pocket parks will be maintained by developer until such time as the homeowner's association is created, and then by the HOA in accordance with the terms of the PUD Agreement.

The development team agrees to the proposed condition.

9. At the Final Site plan stage for each phase, the developer shall provide the following for the parks included in that phase, as applicable:

- a. Developer will work with the DDA, City's experts, Northville Parks and Recreation, and related City task force groups to:
 - i. Refine the design for the River Park, incorporating at a minimum the features listed in paragraphs 3 and 4 above. Planning Commission recommends a "natural" landscape aesthetic to the River Park.
The development team agrees to the proposed condition.
 - ii. Refine the design and character of the individual quadrants of the Central Park.
The development team agrees to the proposed condition.
- b. Signage for parks as approved by the City.
The development team agrees to the proposed condition.

Infrastructure, Financials, and Phasing

- 1. Developer shall obtain all required permits from the City and outside regulatory agencies for design and implementation of the plans.
The development team agrees to the proposed condition.
- 2. Developer shall use stormwater management techniques that infiltrate stormwater into the ground, where possible, using Low Impact Development (LID) Techniques such as deep-rooted plants, bioswales, permeable pavements, and other techniques, based on site conditions. The developer shall work with City Engineers and Wayne County to identify more opportunities for infiltration and LID applications on the site.
The developer's stormwater management system will have significant positive impact including the daylighting of the river, which will detain over 30,000,000 gallons of stormwater which would otherwise discharge contamination directly into the Rouge River. Additionally, 1/3 of our site plan is dedicated to open space and measures such as extensive underground parking minimizes stormwater runoff. The reduction of impervious surfaces also reduces stormwater loads throughout the site. That being said, the developer will continue to collaborate with the sustainability team prior to Final Site Plan submittal.
- 3. Defer a recommendation to City Council on the following to DPAC:
 - a. Cost sharing proposal to implement the development, as proposed by the developer, including payment for or contributions toward the daylighting of the river, the relocated Farmers Market, traffic improvements including the proposed roundabout, and improvements to the utility infrastructure.
 - b. Ownership, maintenance, and programming of the River Park and/or Central Park.
 - c. Ownership and maintenance of gateway design, and landscaping within the roundabout.
 - d. Developer shall submit a phasing plan, approved by the Planning Commission, at the Final Site Plan review stage. Upon completion of each phase, each phase shall be capable of standing on its own in terms of the presence of services, facilities, and infrastructure to serve such phase and shall contain the necessary components to ensure the protection of natural resources and the health, safety and welfare of users of the phase and the users of the surrounding area.
 - e. Per Section 24.08 of the Zoning Ordinance, the City will require a performance guarantee(s) in the form of cash or automatically renewable, irrevocable letter of credit to ensure faithful completion of the site improvements in conformance with the approved Final Site Plan and approved PUD Agreement.