



Carlisle | Wortman
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

MEMORANDUM

TO: City of Northville Planning Commission
FROM: Sally M. Elmiger, AICP
DATE: August 22, 2022
RE: Benefits, Deviations, Outstanding Items and Draft Conditions – The Downs

The Planning Commission has scheduled a special meeting to continue its discussion of The Downs development project. To date, the Commissioners have deliberated, and received public comments on, the following topic categories:

1. Residential/Commercial Land Uses and Locations
2. Roads, Pathways, Connections, and Parking
3. Architecture, Aesthetics, and Landscaping
4. Parks, Public Spaces, and the Farmers Market
5. Infrastructure, Financials, and Phasing

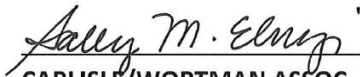
At this upcoming special meeting, the Commissioners would like to begin summarizing its discussion of the project by considering the proposed benefits and deviations in the current site plan (dated August 9, 2022), resolving any outstanding items, and considering possible conditions of its recommendation to City Council on the project.

We have provided the following materials to assist the Commission in these tasks:

1. List of project benefits, identified by the developer. We have provided our assessment of whether or not we consider each a benefit, and provided additional comments for many. Carol Rosati, City Counsel, has also provided comments. The Planning Commission may or may not agree with all the benefits identified.
2. List of deviations from the Zoning Ordinance requirements that are illustrated on the most recent Site Plan (dated August 9, 2022). These items are dimensional differences between the ordinance requirements and the site plan.
3. List of possible outstanding issues. This list was provided to the Planning Commission at your August 2, 2022 meeting. You may or may not consider these items resolved. Note that the list I compiled considers items resolved if a majority of Commissioners agreed with the outcome; not unanimous agreement.

4. Draft list of conditions that could be part of a motion recommending approval of the PUD to the City Council. This list was also reviewed by Carol Rosati. It is provided for Commissioner review and discussion, and is based on the Commissioner's deliberations of the PUD/Preliminary Site Plan captured in the meeting minutes. However, if the Planning Commission decides that its recommendation to City Council is denial of the PUD, then additional discussion of the reasons for this decision will need to be discussed further by the Commissioners.

I look forward to the Planning Commission's discussion of these items. Please don't hesitate to contact me if you have any questions.



CARLISLE/WORTMAN ASSOC., INC.
Sally M. Elmiger, AICP, LEED AP
Principal

Cc: Patrick Sullivan
Dianne Massa

The Downs Project – Proposed Public Benefits

August 22, 2022

(Based on site plan dated 8-9-22)

Benefit		Per Developer (8/16/22 Presentation)	Per CWA ¹	CWA and RSJA ² Comments
Public Spaces	Removal of dilapidated buildings and environmental cleanup.	Y	Y	
	Removal of gambling establishment.	Y	N	
	Improved stormwater management of site.	Y	Y	Due to river daylighting
	River Park land donation, river daylighting (and resultant reduction in flood plain), park build-out, and contribution toward relocation of log cabin. Plant/animal habitat.	Y	Y	City Council decides to accept/not accept land donation. Contingent on the completion of the daylighting project – to be funded by Brownfield – for River Park to come into existence. Developer will contribute up to \$125,000 toward the relocation of the log cabin with the remainder to be paid by the City.
	Central Park land donation and build-out.	Y	Y	City Council decides to accept/not accept land donation.
	Gateway land donation and landscaping.	Y	Y	City Council decides to accept/not accept land donation.
	7-Mile pedestrian HAWK signal and crosswalk at River St.	Y	Y	Details of these features need to be added to the Site Plan.
	Pocket parks available to public (with HOA maintenance)	Y	Y	These would be costs of the development but for the fact that they will be open to the public.
	Temporary Farmers Market location	Y	Maybe	PC to determine if this is adequate to count as a public benefit since one of the items that formed the basis for PUD eligibility initially was the dedication of land for a Farmers Market. Relocation of the Farmers Market will be at significant cost to the City without any contributions, at this time, from the developer.
	Contribution up to \$50,000 to public art (match City's contribution)	Y	Maybe	Developer could offer this set amount regardless of City contribution.

The Downs Project – Proposed Public Benefits

August 22, 2022

(Based on site plan dated 8-9-22)

Benefit		Per Developer (8/16/22 Presentation)	Per CWA ¹	CWA Comment and RSJA ² Comments
Vehicular and non-motorized Circulation	Improved vehicular, bicycle and pedestrian connectivity.	Y	Y	
	Contribution to round-about	Y	?	Not yet determined via DPAC and figure not yet offered by developer.
	Traffic mitigation	Y	?	Not yet determined via DPAC and figure not yet offered by Developer. Developer will pay for the traffic signal required at 7 Mile /Northville Rd. per the traffic study in addition to a further financial contribution toward traffic and road improvements.
	Beal St. extension	Y	Y	Improves connectivity
	South exit to 7-Mile	Y	N	Stub for future road; connection not implemented as part of this project.
	Additional public parking	Y	N	Parking required for new uses, and purchase agreement with City to replace public parking being occupied by the development.
Residential Uses	Diverse housing types that will serve all consumer segments. Age-in-place options.	Y	Y	
	Affordable housing vs. existing Northville.	Y	?	Not in a position to make an assessment.
Commercial Uses	Additional Cady Street retail in alignment with consultant recommendation	Y	Y	CSO District encourages ground-floor retail uses; however, a developer could choose to pursue a Special Land Use permit for a residential-only project.
Utilities	Offsite water main funding	Y	?	Not yet determined via DPAC and figure not yet offered by HP.
	Removal of sanitary sewer from Rouge River (at Beal St. bridge)	Not on list	Y	Provides important environmental protection of the Rouge River as part of daylighting project.

The Downs Project – Proposed Public Benefits

August 22, 2022

(Based on site plan dated 8-9-22)

Benefit		Per Developer (8/16/22 Presentation)	Per CWA ¹	CWA Comment and RSJA ² Comments
Financial	Developer sourced funding of public benefits	Y	Y	Not yet determined via DPAC. The scope of the racetrack cleanup requires a high level of funding.
	Residential and retail tax base generation to City.	Y	Maybe	Any redevelopment of the site would generate additional tax base; however, its unknown if rezoning the racetrack to a residential zoning district would generate the same level of tax base.
	Job creation.	Y	Y	CSO District encourages ground-floor retail uses; however, a developer could choose to pursue a Special Land Use permit for a residential-only project.

¹We consider items to be “public benefits” if the feature wouldn’t typically be included in a straight site plan. Items we generally don’t consider to be “public benefits” are those that are required by the Zoning Ordinance, or are necessary to enable the development to function.

²Carol Rosati of Rosati, Schultz, Joppich, Amtsbuechler.

The Downs Project – Proposed Deviations from the Zoning Ordinance

August 22, 2022

(Based on site plan dated 8-9-22)

Deviation		CWA Comment
Land Use	Residential uses on parcels with Racetrack District underlying zoning outside of the Cady St. overlay (CSO) District.	While a deviation, the land use is consistent with the Master Plan’s vision for these areas. Support.
	Townhouse use on parcels with R-2, Second Density Residential District underlying zoning.	
Apt. Bldg.	Height 10-feet taller at south end of CSO District boundary, and 5-feet taller toward Beal St. than permitted for 4-stories. (See Illustration “A” Below)	Support.
Condo Bldg.	Height 5-feet taller than maximum permitted height for 4-stories. (See Illustration “B” Below)	Support.
Townhomes (2.5 & 3.0 stories)	Front setback along south side of Beal 20’ (Setback is 5’ less than minimum)	Shallower setbacks encourage community interaction between sidewalk users with porch users (walkability). Support.
	Front setback along S. Center St. 21-23’ (Setback is 2-4’ less than minimum)	
	Front setback in Racetrack area 15’ (Setback is 10’ less than minimum)	
	Side facades facing a street 15-20’ (Setbacks are 5-10’ less than minimum)	
	3-story townhomes are ½-story/5-8’ taller than maximum (Max. height 2.5 stories/30’)	Three-story townhome offers additional housing type. Up to PC.
SF Attached (or 2-story townhome)	Rear setback 8-9’ (Setback is 16-17’ less than minimum)	Short driveways help limit impervious surfaces. Support.
Carriage Homes	Front setback 19’ from street (Setback 6’ less than minimum)	Shorter driveway helps to limit impervious surfaces.
	Front-facing Garage: Garage door is 3% more of front façade than permitted (Max. 50%); garage door is not 4’ behind front façade of the front exterior wall.	Carriage home offers additional housing type. Up to PC.
	Rear setback 15’ (Setback 10’ smaller than maximum)	Eliminates driveway behind buildings (against River Park), and minimizes amount of land occupied by carriage homes vs. River Park. Support.
Single-Family Lots	Area and lot width smaller on 20 lots (of 38 lots) than R-1B Standard (small lot average area: 6,237 s.f.; small lot average width: 63’)	Lot area is calculated as a “net” area, subtracting public road ROW and private road easements (such as the alleys). Most undersized lots abut more than one alley easement.

(Based on site plan dated 8-9-22)

Deviation		CWA Comment
Parking	Apartment building: 31 fewer spaces using underlying Racetrack zoning; 16 over using CBD zoning (Overall project: 94-space surplus)	Technically a deviation, but acceptable in our opinion as the CBD parking standards are exceeded by the apartment building, and the project overall has 94 surplus spaces.
	Condominium building: 10 fewer spaces using underlying Racetrack zoning; 15 over using CBD zoning (Overall project: 94-space surplus)	Technically a deviation, but acceptable in our opinion as the CBD parking standards are exceeded by the condominium building, and the project overall has 94 surplus spaces.

Illustration “A” – Apartment Building Height



Illustration “B” – Condominium Building Height



The Downs Project – Draft Conditions

August 22, 2022

(Based on site plan dated 8-9-22)

Note: These conditions would be associated with a motion to recommend approval of the PUD to the City Council, based on the latest site plan (dated X-X-22), and the illustrations/graphics provided by the development team’s presentation to the Planning Commission at the 8/16/22 meeting.

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.
 - 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.
 - 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.
 - 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.
 - e. No parking shall be permitted across public sidewalks.
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.
 - 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.
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.
 - 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.
 - c. Investigate and present traffic mitigation techniques for Beal St. east of development, and Fairbrook St. west of development.
 - 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.
 - e. Provide signage and wayfinding locations and details.

The Downs Project – Draft Conditions

August 22, 2022

(Based on site plan dated 8-9-22)

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.
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.
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.
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.
 - 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.
 - c. Rendering of alley's/rear driveways behind townhomes.
 - d. List of LEED, WELL, or HERS sustainability standards (or other rating systems) being met with new buildings as a checklist.

The Downs Project – Draft Conditions

August 22, 2022

(Based on site plan dated 8-9-22)

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.
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.
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.
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.
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.
 - 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.
 - c. Incorporate walking path along the west side of the stormwater basins behind the carriage homes.
6. Central Park:
 - a. Shall have water and electricity in all four quadrants of park, and an irrigation system.
 - b. Developer to work with Northville Parks & Recreation to allow storage space in apartment building for seasonal items used in the Central Park.
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.
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 Downs Project – Draft Conditions

August 22, 2022

(Based on site plan dated 8-9-22)

Parks, Public Spaces and Farmers Market (Continued)

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.
 - ii. Refine the design and character of the individual quadrants of the Central Park.
 - b. Signage for parks as approved by the City.

The Downs Project – Draft Conditions

August 22, 2022

(Based on site plan dated 8-9-22)

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.
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.
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.