

## ***Downs Commission Topics Status Review***

Submitted – Thom Barry July 17<sup>th</sup> 2022

### **RESIDENTIAL / COMMERCIAL LAND USE**

#### **Tentative Resolutions**

- Amount and Location of Commercial / Retail Space
- Housing Density
- Single Family and Multi-Family Mix
- Water Table and Finish Grade South of Fairbrook
- Building Heights

#### **Discussed Without Resolutions**

- Residential Designs and Placement (COMPLETE)
- Lot Sizes / FAR (COMPLETE)

### **TRAFFIC / PARKING**

#### **Tentative Resolutions**

- Number of Parking Spaces as a whole
- Street Right of Ways and Specific Sectional Dimensions for Connector Streets
- Complete Streets Concepts – Trees, sidewalks, lights, green space
- Roundabout at Center / Seven Mile
- DDA area streetscape amenities
- Elimination of Cady St. Parking Lot
- South Connector Road Crossing Location & Additional Parking Lot
- Street Grid
- Johnson Street Pedestrian Bridge
- Signalized Intersections on 7 mile

### **Discussed without Resolutions/Conclusions**

- Alley & Back Street Widths & Design
- Location and type of pedestrian street crossings
- Traffic Calming on Beal
- Street Improvements on River
- Final traffic calming techniques for South Center (islands? Parking on both sides?)
- Addressing Level of Service for E and F intersections (Center & Cady, Cady & Randolph)
- Costs Estimates for Street Improvements
- Developer's monetary street improvement commitment
- East Cady & Main Street intersection
- Funding for Pedestrian crossing at 7mile and River
- Design of the Roundabout
- Design of the Pedestrian Bridge

### **Things to Do / Issues to Follow**

- Mike Domine about alley widths (Wing Ct. is 16 ft. wide- how is it being handled by GFL)
- Developer and OHM to provide us with a final pedestrian street crossing plan (Especially across Center / Cady / Griswold & 7mile)
- Developer to identify conversations and suggestions from Dan Burdon re: Calming of traffic on Beal.
- City Developer & Commission must come to an understanding about who is responsible for the changes taking place on River (From a street to a connector; especially without Hutton – 7mile connector so far off.)
- City needs to be putting costs on Traffic improvements
- City to continue application for a roundabout including providing tentative designs to the commission before submission
- City to continue to monitor traffic changes and LOS failed intersections
- City and developer to identify existing infrastructure costs and responsibilities for traffic improvements

## **ARCHITECTURE, LANDSCAPING AND AESTHETICS**

### **Tentative Resolutions**

- Agree with the design solutions on Griswold with maybe some tweaks on detail
- Agree with the designs of the 2.5 story flat roof rowhouses with some material tweaks to make them look less industrial
- Agree with designs of front porches and balconies
- Agree to no modifications of FAR
- Agree to heavy exterior detailing such as banding fascia, headers mullions and grills on all family dwelling units
- Agree to defined LEED and Michigan Energy Code Standards and WELL and HERS

### **Discussed without Resolution/Conclusion**

- Alleys and back driveways (12ft and 22 ft.) widths and materials
- South Gateway Entry Designs (Architectural and Historical identity)

### **Things to Do / Issues to Follow**

- Developer to work with OHM/DPW/Fire to find ways to reduce the widths of Residential streets and Back Driveways
- Developer to continue work on building designs for the South Cady St. entrance
- Developer and City to agree to design of pedestrian crosswalks
- Developer and City engineers to discuss opportunities for infiltration and low impact stormwater design
- Developer to continue work on overall sections and arial designs