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MEMORANDUM


TO: City of Northville Planning Commission
FROM: Sally M. Elmiger, AICP
DATE: July 13, 2022
RE: Draft list of Outstanding Items – The Downs Project

We were asked to review the Planning Commission's discussions of the five topic categories for The Downs project, and provide a list of the remaining outstanding issues.

The attached list are items we have identified where the Planning Commission:

- a. Didn't reach consensus
- b. Requested that additional information be provided
- c. Identified as future studies to be pursued by the city

If the Commissioners have items to add to this list, we will revise as needed and re-submit.



CARLISLE/WORTMAN ASSOC., INC.

Sally M. Elmiger, AICP, LEED AP

Principal

Cc: Patrick Sullivan
Dianne Massa

DRAFT Outstanding Planning Commission Discussion Topics

The Downs Project

The items below represent issues on The Downs Preliminary Site Plan that the Planning Commission:

- a. Didn't reach consensus
- b. Requested that additional information be provided
- c. Identified as future studies to be pursued by the city

This list does not identify the changes requested by the Planning Commission to the Preliminary Site Plan.

Topic I: Roads, Pathways, Connections and Parking

- Impacts to River St. City and developer to work together to address impacts to River St.
- Street ecosystems. On hold.
- See illustration of actual roundabout, including pedestrian/bicycle facilities, wayfinding signage, landscaping at Final Site Plan.

Future City/Planning Commission Studies

- Realignment of E. Cady St. to S. Main St.
- Monitor traffic functioning of N. Center/Randolph St. intersection, and S. Center/E. Cady St. intersection. Re-assess after project has been built.
- Conduct a parking study of lots in/around downtown to determine if parking is sufficient. Conducted by DDA Committee (??).

Topic II: Residential/Commercial Land Uses and Locations

- Most PC members okay with proposed SF/MF mix; however, want to see more diversity along street frontages (similar to that shown on Griswold).
- Provide table showing differences between housing products (price points, buyer, difference between floor plans, etc.). This information was requested for the Preliminary Site Plan stage.

Topic III: Parks, Public Spaces, and the Farmers Market

- To be discussed at 7/19 Planning Commission meeting

Topic IV: Architecture, Landscaping, and Aesthetics

- Architectural materiality/details: PC expects more details at Final Site Plan review
- Provide "fly over" or other renderings to enable Commissioners to visualize new buildings in context/both sides of street. Also requested as part of land use discussion. (Note: Applicant stated that they are working on this request.)
- Break up building styles along S. Center St. (like on Griswold).
- Building architecture to lead/be incorporated into gateway design.
- Include "nod" to horse racing heritage in Final Site Plan

Topic V: Infrastructure, Financials, and Phasing

- To be discussed at future Planning Commission meeting