

Northville DDA Economic Development Committee

Special Meeting – Thursday, September 13, 2018 – 3:00 pm

Meeting Room A – City Hall

Meeting Agenda

1. Northville Downs PUD Eligibility Application
 - A. Original Submission (Attachment 1.A)
 - B. Carlisle Wortman Review of Application (Attachment 1.B)
 - C. September 7, 2018 PUD Application Update (Attachment 1.C)
2. Planning Commission Meeting – September 18, 2018 – 7:00 pm
3. Next meeting of the Economic Development Committee – October 8, 2018

THE DOWNS

DOWNTOWN  NORTHVILLE

Development Team

Developer:	Hunter Pasteur Northville, LLC Farmington Hills, MI
Development Consultant:	Franklin Construction Company Birmingham, MI
Civil Engineer:	Seiber Keast Engineering, LLC Northville, MI
Land Planner:	Allen Design LLC Northville, MI
Landscape Architect:	Grissim Metz Andriese Associates Northville, MI
Wetland and Environmental Consultant:	King & MacGregor Environmental, Inc. Canton, MI
Geo-technical and Environmental Consultant:	McDowell and Associates Ferndale, MI
Traffic Consultant:	Fleis Vanderbrink Farmington Hills, MI
Legal:	Finkel, Whitefield, Selik Farmington Hills, MI
Surveyor:	Alpine Engineering, Inc. Novi, MI

THE DOWNS

DOWNTOWN  NORTHVILLE

Summary of PUD Eligibility and Public Benefits

The Downs is a planned, high quality, mixed-use development proposed for the 48.12 acre parcel which is currently the site of the Northville Downs race track situated on Seven Mile and Center Street extending to Cady Street to the North. Hunter Pasteur Homes, the developer, has assembled an experienced team of development professionals to develop The Downs, including many Northville based consulting firms experienced with the ordinances, master plan, culture and history of the City of Northville.

The Downs has been designed to meet the requirements of the City's master plan and will feature mixed-use product types including quality apartments, townhomes, single family residences, commercial uses as well as a host of amenities to meet the needs of both The Downs community as well as City residents at large.

The Downs has been designed as a PUD development in order to cluster the housing units to create useable common area spaces which will built as first-class parks donated to the City for public use.

1. Public benefits of The Downs include the following:

- a) The creation of a seven (7) acre, first class public park. The park will feature a paved walking/biking trail, pond with a fountain, benches and an extensive landscape area. The park will be built at the cost of the developer and upon completion, the park will be deeded to the City of Northville at no cost for the use and enjoyment of all City residents and guests. The annual maintenance costs of the park area will continue to be borne by the master homeowners' association with no expense to be incurred by the City.
- b) The proposed design provides an area of land located at the northern portion of the park for the relocation of the farmer's market in a prime area. This will incorporate the Farmers' Market in closer proximity to the downtown area.
- c) The proposed design will feature improvements to the river area including creation of berms, relocation of an exposed sanitary sewer pipe perpendicularly crossing the river and impeding its flow, and other storm water improvements. Such improvements allow for the reclassification of the floodplain area which should aid in lowering of home insurance costs for homeowners to the east of the site, currently located in a classified flood plain zone. This should increase the marketability and value of those homes.
- d) Elimination of all outdated building structures, outdoor storage uses and general unsightly conditions of the current Northville Downs track operation.

- e) Improvements to the traffic signalization controls to help reduce current traffic congestion issues.
- f) Creation of "Gateway" signage and an entrance feature at the northeast corner of Seven Mile Road and Center Street, welcoming residents and visitors to the City of Northville.

2. Long Term Protection and preservation of natural resources include the following:

- a) Protection of the Johnson Drain. The proposed development will feature storm water retention ponds and bio-swale improvements which will filter storm water runoff into the Rouge River. Current conditions allow the runoff to enter these important water areas unfiltered across the 48.12 acre site from the current race track operations, parking lot, maintenance facilities, etc.

3. The proposed type and density of use does not result in an unreasonable increase in the need for or burden upon public services, facilities, roads and utilities. In fact, the development has been designed to reduce many of the City's needs in several ways, including but not limited to:

- a) replacement of potentially hazardous sanitary sewer pipe currently located in the river;
- b) creation of 92 parking spaces available to the public in close proximity to the downtown shopping area;
- c) improvements to the traffic signalization and traffic control devices;
- d) elimination of current race track use which imposes a lot of needs of City services;
- e) creation and dedication of public park spaces which will be maintained by non-public funds;
- f) Creation of over \$5,440,000 in annual taxes for taxing jurisdictions, as compared to only \$423,000 in tax generation of which only \$106,000 is generated to the City of Northville. Of the \$5,440,000 projected generation of taxes, the majority of these taxes go directly to the City of Northville, DDA and Northville School District:

City Operating - \$798,961
 DDA Tax Levy - \$85,336
 DDA Tax Capture - \$1,228,430
 Northville Schools - \$1,334,424

4. The proposed planned unit development ("PUD") will be harmonious with public health, safety and the welfare of the City based on the criteria outlined above. The developer and its team have worked diligently to create a plan designed to meet the City's Master Plan, incorporating all of the elements important to City residents including public spaces, increased commercial development and the continuation of the City's street grid pattern.

5. The proposed PUD shall not result in an unreasonable negative environmental impact or loss of a historical structure on the subject site or surrounding land. In fact, the proposed development

will eliminate the unsightly buildings, outdoor storage, overhead power lines and neglected parking lots associated with the current use of the property.

6. The proposed PUD will result in a significant positive economic impact in several areas:

- a) It will add high-quality housing units, increasing the value of the surrounding property values;
- b) It will add a stronger residential base in short walking distance to the downtown commercial area, significantly increasing the use and support of the downtown merchants, restaurants and other commercial establishments;
- c) It will reduce the flood plain classification area benefiting other residential homeowners;
- d) It will significantly increase tax revenue to the City of Northville, public school district, Wayne County and DDA;
- e) It will provide a wide mix of housing types to service the needs of existing and future Northville residents in an urban city environment;

7. The proposed PUD is being proposed by a single ownership entity and the ultimate development will be governed by a development agreement between the City and the ownership incorporating strict design and construction criteria pursuant to approved plans. Furthermore, the ongoing use and maintenance of the development will be governed by master deeds and bylaws borne by the residents of the development. All approvals, plans, legal terms and conditions will ultimately need approval by City officials, its various consultants, engineers and attorneys.

8. The proposed PUD is consistent with the goals and policies of the City of Northville Master Plan.

9. The proposed uses are consistent and complimentary to the adjoining zoning districts and great care has gone into the design, which is of benefit to the adjacent uses and natural features of the surrounding properties.

10. The proposed PUD is not proposing to circumvent the zoning standards and has been designed with those standards in mind, consistent with the master plan.

11. In addition to multiple meetings with the City's planning staff and consultants, the developer will meet with neighborhood groups throughout the Site Plan Approval process for additional input.

-- Proof of ownership has previously been provided to the City with the pre-application package submission.

The Downs
PUD Eligibility Submittal
Proposed Development Breakdown

Product Type:	Proposed Quantity:	Approx. SQFT.	Total SQFT.	Approximate Height (Stories)	Target Price Range	Comment:
Townhomes	222	1,580 - 2,335	350,760	2.5	\$350K - \$500K	
Single Family Homes	49	2,300 - 3,100	112,700	2	\$600K - \$900K	
High-End Apartments	306	605 - 1,518	300,249	4 to 5	\$1,500 - \$2,750 / Month	Average Apartment is 947 SQFT
Commercial Space 1	1	10,000	10,000	1		Proposed for First Floor of Apartment Building on Cady
Commercial Space 2	1	8,700	8,700	1		Proposed for First Floor of Apartment Building on Cady
Open Park Space	1			N/A		Proposed to be 5.5 acres
Decorative Pond / Retention Basin	1			N/A		Proposed to be 2.3 acres
			782,409			



August 9, 2018

Mr. Randy Wertheimer
Hunter Pasteur Northville, LLC
32300 Northwestern Hwy, Suite 230
Farmington Hills, MI 48334

Dear Mr. Wertheimer,

As requested we have prepared the following Real Property Tax Revenue Analysis based on the information provided. The Downs is a proposed mixed-use development located adjacent to Downtown Northville. McKenna was asked to estimate the amount of real property tax that would be generated by The Downs for each taxing jurisdiction including the City of Northville and Northville School District. In addition, because the project is partially located within the Northville Downtown Development District (DDA District), we have also calculated the estimated tax incremental revenue to be generated within the DDA.

THE DOWNS

The Downs is a proposed mixed-use development on approximately 48 acres that will include: 222 townhomes, 49 single family homes, 306 apartments, and 14,000 square feet of commercial space. The estimated value of the townhomes is \$400,000 per unit, \$600,000 per unit for the single-family homes, and it is anticipated that the apartments will rent for an average of \$2.25 per square foot. We expect the commercial space to lease for \$25 per square foot.

TABLE #1: Proposed Developments

Proposed Developments	Price
222 Townhomes	\$400,000
49 single family homes	\$600,000
306 Apartment Units (Averaging 947 sq. ft.)	\$2.25 sq. ft.
Commercial Space 14,000 sq. ft.	\$25.00 sq. ft.

The subject site contains 28 parcels, 9 of which are located in the Downtown Development Authority of Northville. The current SEV value for these 28 parcels is \$6,994,524. The tax rates that apply to the development site are found in Table 2 to the right. Currently, \$423,870 of property taxes is generated for all taxing jurisdictions while \$106,987 of this amount is for the City of Northville itself, with \$650 for the City of Northville DDA.

TABLE #2: Individual Tax Rates

Wayne County, Northville School District, and State Tax Rates	
County	6.6380
State Education Tax	6.0000
Community College	1.7662
R.E.S.A.- Operating	0.0965
R.E.S.A.- Spec Ed	3.3678
R.E.S.A.- Enhancement	2.0000
Wayne County Zoological Authority	0.1000
Parks	0.2459
Huron Clinton Metropark Authority	0.2140
Wayne Public Safety	0.9381
DIA	0.2000
School- Operating	18.0000
School- Sinking Fund	0.9642
School- Debt	3.6400
District Library- Operating	1.1337
Northville Tax Rates	
City Operating	13.5188
Street Improvement	1.6841
DDA	1.8158

FINANCIAL IMPACT

The projected real property tax revenue generated by the Downs was calculated by multiplying the applicable 2018 tax rates by the estimated SEV (50% of the project value). Based on this methodology the proposed project will generate \$5,441,144.15 annually to all taxing jurisdictions (Table 3).

HEADQUARTERS

235 East Main Street
Suite 105
Northville, Michigan 48167

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✉ 248.596.0930
MCKA.COM



TABLE# 3: Calculations				
Development Program	2018 SEV	Estimated Annual Tax Revenue 2018		
		City of Northville	Northville DDA	All Taxing Jurisdictions
Current Development	\$6,994,524	\$106,987	\$9,362	\$423,870
222 townhomes \$400,000 each (Own)	\$44,400,000	\$675,009	\$0.00	\$1,887,324
49 single family homes \$600,000 each (Own)	\$14,700,000	\$223,483	\$0.00	\$624,857
306 apartments averaging 947 sq. ft. @ \$2.25 sq. ft.	\$46,024,200	\$0.00	\$1,203,017	\$2,868,371
Commercial Space 14,000 sq. ft. @ \$25.00 sq. ft.	\$972,222	\$0.00	\$25,413	\$60,591
TOTAL	\$106,096,422	\$898,491	\$1,228,430	\$5,441,144.15

Table 4 includes the estimated tax revenue for each taxing jurisdiction based on the fact that the incremental revenue generated by the apartments and commercial space will be captured by the DDA for the City and a number of other taxing jurisdictions.

TABLE #4: Individual Tax Generation						
Wayne County, Northville School District, and State tax rates		Townhomes	Single Family Homes	Apartments	Commercial Space	Total Tax Revenue
State Education Tax	6.0000	\$264,000.00	\$91,800.00	\$276,145.20	\$5,833.33	\$637,778.53
R.E.S.A.- Operating	0.0965	\$4,246.00	\$1,476.45	\$4,441.34	\$93.82	\$10,257.61
R.E.S.A.- Spec Ed	3.3678	\$148,183.20	\$51,527.34	\$155,000.30	\$3,274.25	\$357,985.09
R.E.S.A.- Enhancement	2.0000	\$88,000.00	\$30,600.00	\$92,048.40	\$1,944.44	\$212,592.84
Wayne County Zoological Authority	0.1000	\$4,400.00	\$1,530.00	\$4,602.42	\$97.22	\$10,629.64
DIA	0.2000	\$8,800.00	\$3,060.00	\$9,204.84	\$194.44	\$21,259.28
School- Operating	18.0000	\$0.00	\$0.00	\$828,435.60	\$17,500.00	\$845,935.60
School- Debt	3.6400	\$160,160.00	\$55,692.00	\$167,528.09	\$3,538.89	\$386,918.98
School- Sinking Fund	0.9642	\$42,424.80	\$14,752.26	\$44,376.53	\$937.42	\$102,491.01
DDA Tax Levy	1.8158	\$0.00	\$0.00	\$83,570.74	\$1,765.36	\$85,336.10
County	6.6380	\$292,072.00	\$101,561.40	\$0.00	\$0.00	\$393,633.40
Community College	1.7662	\$77,712.80	\$27,022.86	\$0.00	\$0.00	\$104,735.66
Wayne County Parks	0.2459	\$10,819.60	\$3,762.27	\$0.00	\$0.00	\$14,581.87
Huron Clinton Metropark Authority	0.2140	\$9,416.00	\$3,274.20	\$0.00	\$0.00	\$12,690.20
Wayne Public Safety	0.9381	\$41,276.40	\$14,352.93	\$0.00	\$0.00	\$55,629.33
District Library- Operating	1.1337	\$49,882.80	\$17,345.61	\$0.00	\$0.00	\$67,228.41
City Operating	13.5188	\$594,827.20	\$206,837.64	\$0.00	\$0.00	\$801,664.84
Street Improvement	1.6841	\$74,100.40	\$25,766.73	\$0.00	\$0.00	\$99,867.13
DDA Tax Capture	26.1388	\$0.00	\$0.00	\$1,203,017.36	\$25,412.72	\$1,228,430.08
TOTAL		\$1,870,321.20	\$650,361.69	\$2,868,370.82	\$60,591.90	\$5,441,144.15

Taxing Jurisdictions Capture by DDA



In summary, The Downs is expected to generate \$5,441,144.15 in total annual real property tax revenue.

We would be happy to discuss our findings in more detail.

Sincerely,

McKENNA

John R. Jackson, AICP
President



Illustrative and Representative

Note: Porch stairs may or may not be constructed



Northville Townhomes

ILLUSTRATIVE FRONT ELEVATION

6 Unit building - Front Elevation

July 23, 2018



Illustrative and Representative



Northville Townhomes

ILLUSTRATIVE REAR ELEVATION

6 Unit building - Rear Elevation

July 23, 2018



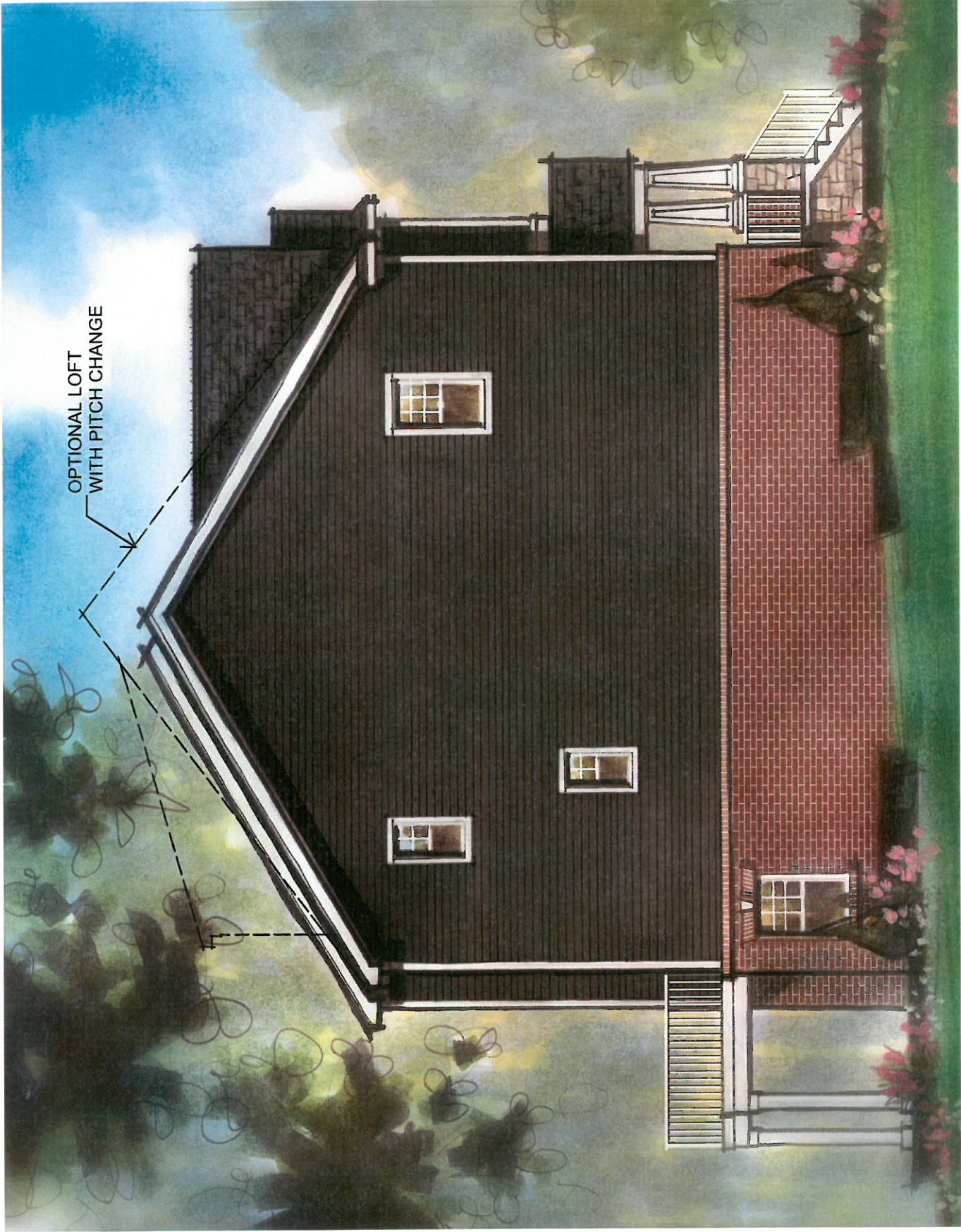
Illustrative and Representative

Northville Townhomes

6 Unit building - Partial Rear
Elevation with loft option

ILLUSTRATIVE REAR ELEVATION

July 23, 2018



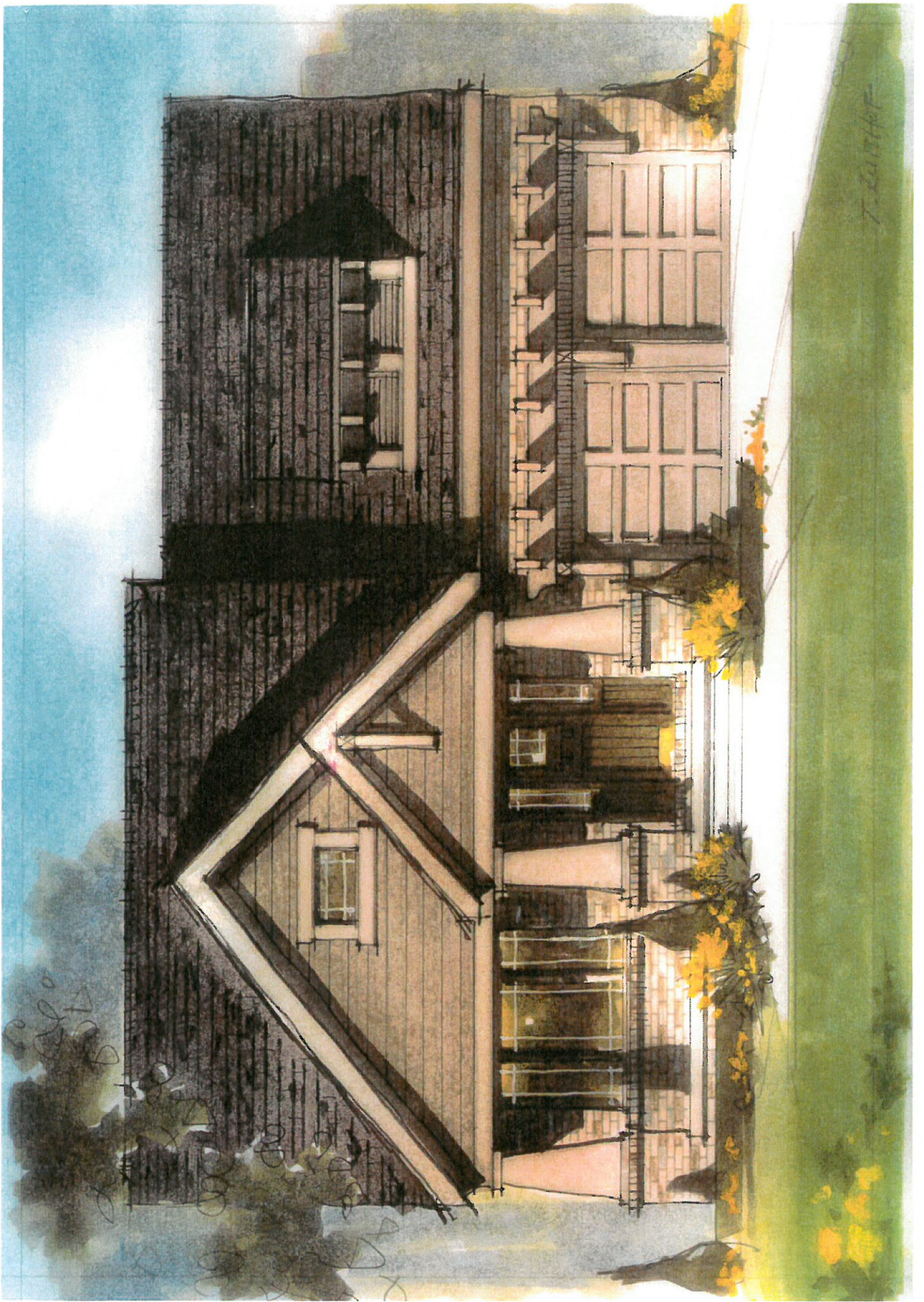
OPTIONAL LOFT
WITH PITCH CHANGE



OPTIONAL LOFT
WITH PITCH CHANGE











VIEW LOOKING SOUTHWEST FROM CADY STREET

NORTHVILLE DOWNS
NORTHVILLE, MICHIGAN

08.11.2018

Watermark
RESIDENTIAL

STUDIO M
ARCHITECTURE & PLANNING



VIEW LOOKING NORTHEAST FROM BEAL STREET

STUDIO M
ARCHITECTURE & PLANNING

Watermark
RESIDENTIAL

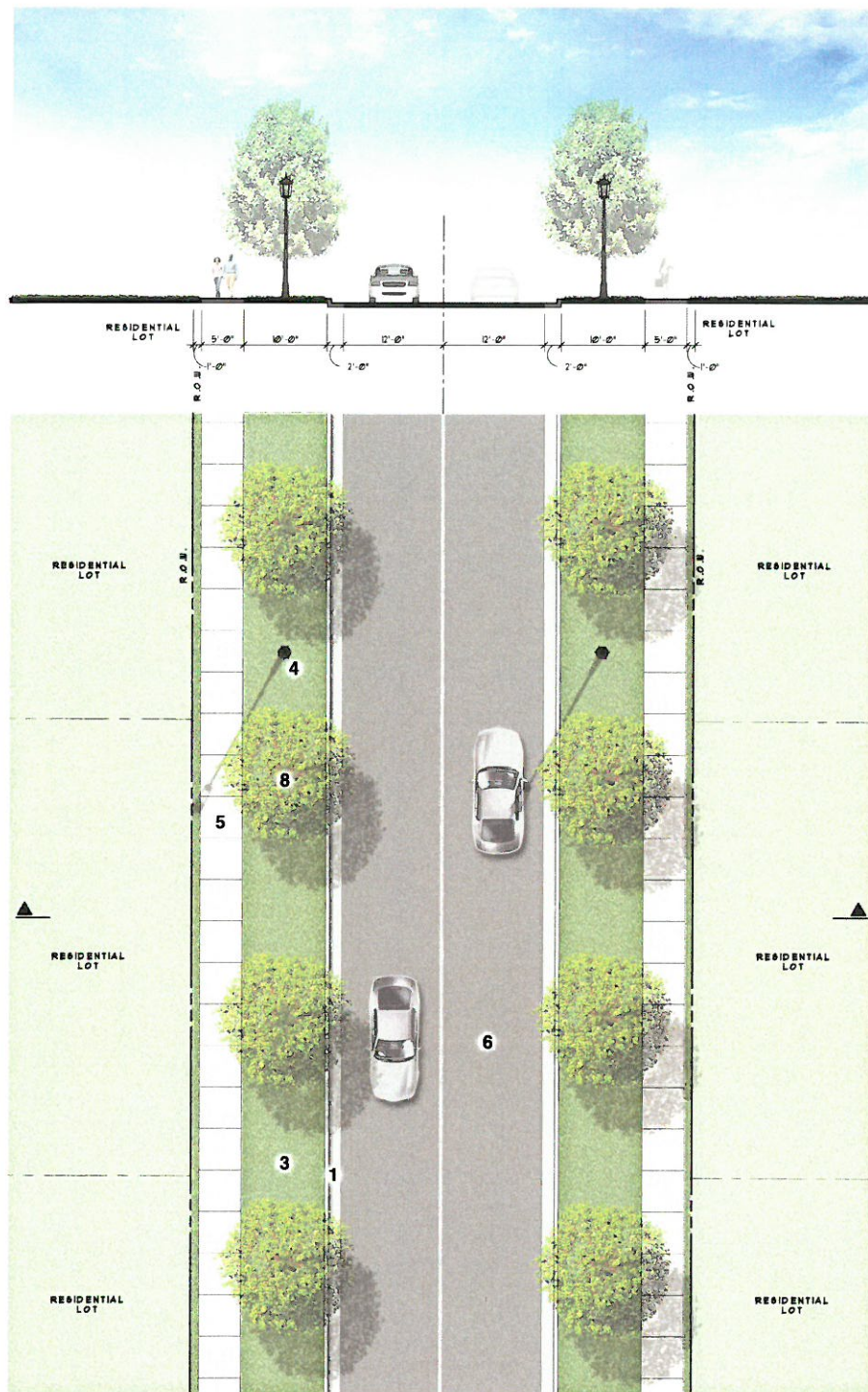
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NORTHVILLE DOWNS
NORTHVILLE, MICHIGAN

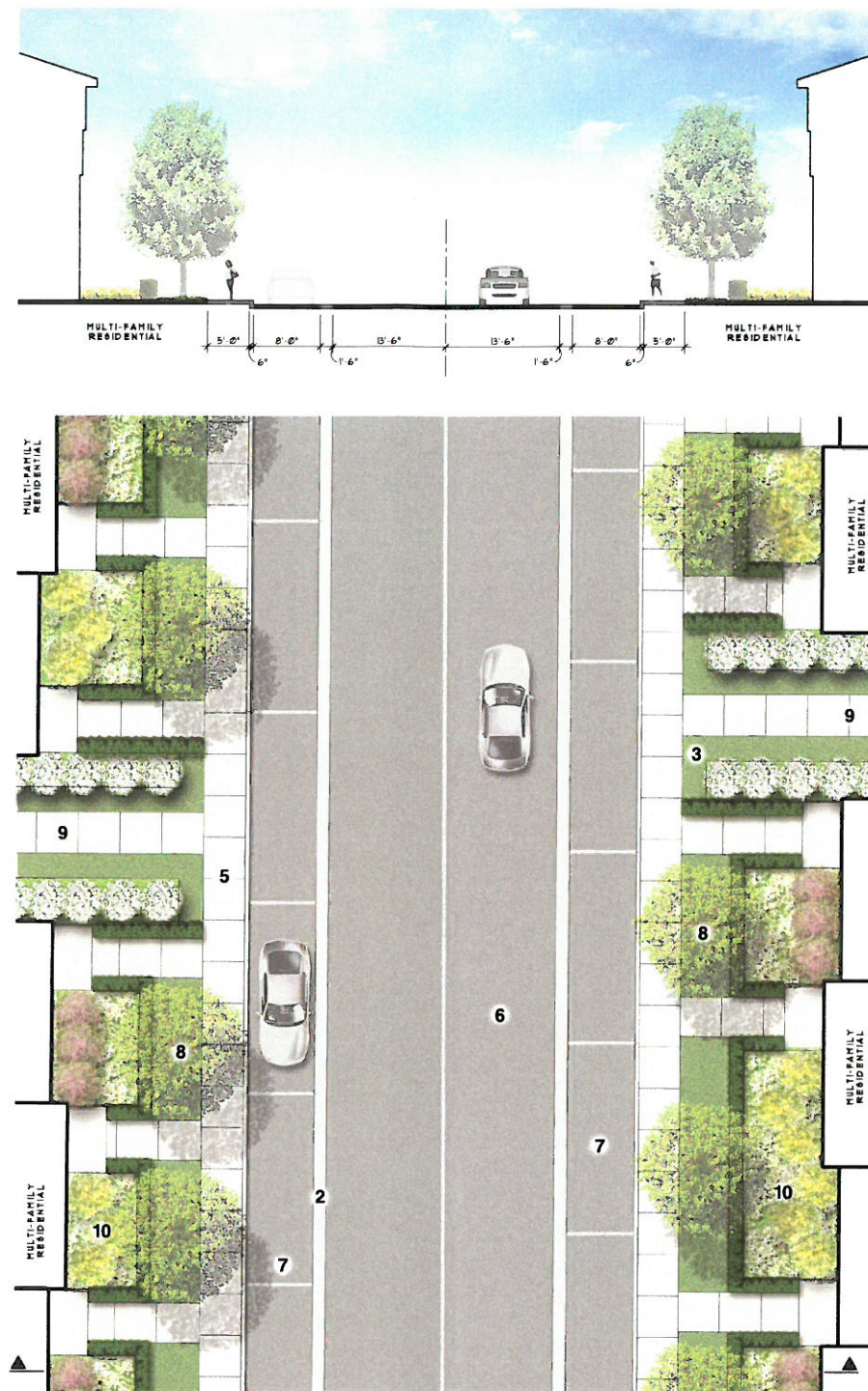


Note Key

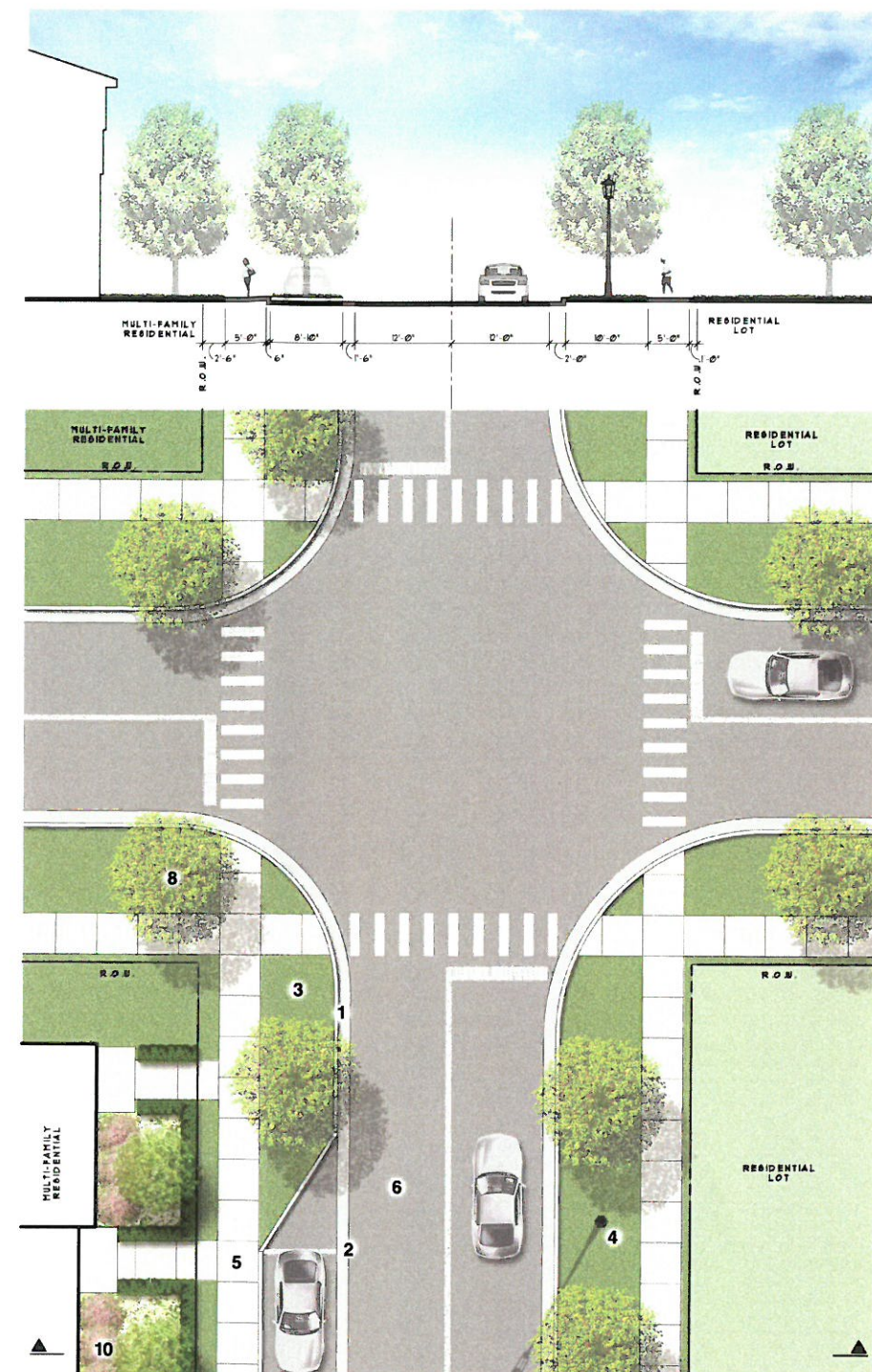
1. Northwest Pedestrian Connector
2. Existing Pedestrian Connection to Downtown
3. Substation
4. Mid-Block Pedestrian Connectors
5. Townhome Unit Landscape
6. Landscape Enhancement at Parking Lots
7. Seven Mile / Center Street Gateway
8. Existing Wooded Area and Stream
9. Pocket Parks
10. North South Pedestrian Link
11. Seven Mile / River Street Gateway (River Park Entrance)
12. Earth Berms (Excavated Soil from Detention Ponds)
13. Bio Swales
14. River Park Pedestrian Spine with Lighting and Benches
15. Sunflowers
16. Meadow Planting
17. Pond Edge Planting
18. Retention Pond
19. Forebay
20. Pedestrian Connection to Neighborhood
21. River Park Gateway Icon Including Cherry Tree Alley
22. Pedestrian Connection to Hines Trailhead



A Typical Single Family Residential Street



B Typical Townhome Residential Street

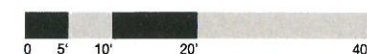


C Typical Street Intersection and Pedestrian Crossing



Note Key

- | | | |
|-----------------------------|---------------------------------------|--|
| 1. Concrete curb and gutter | 5. Concrete sidewalks | 9. Pedestrian connector |
| 2. Concrete ribbon curb | 6. Asphalt paving | 10. Townhome typical landscape (street side) |
| 3. Irrigated lawn | 7. On street parking | |
| 4. Pedestrian pole lighting | 8. Shade trees (street trees) typical | |







Carlisle | Wortman
ASSOCIATES, INC.

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

Date: August 27, 2018

DRAFT
**Planned Unit Development (PUD)
Eligibility Review
For
City of Northville, Michigan**

Applicant: Hunter Pasteur Northville LLC
32300 Northwestern Highway, Suite 230
Farmington Hills, MI 48334

Project Name: The Downs Planned Unit Development (PUD)

Plan Date: August 13, 2018

Location: Vacant parcels on the south side of Cady St. (between S. Center and Griswold), the Northville Downs racetrack property south of Cady St. (between S. Center St. and River St.), and two areas on the west side of S. Center St.

Zoning: CBD – Central Business District
CSO – Cady Street Overlay District
RTD – Racetrack District
R-2 – Second Density Residential District

Action Requested: PUD Eligibility

Required Information: As noted within this review

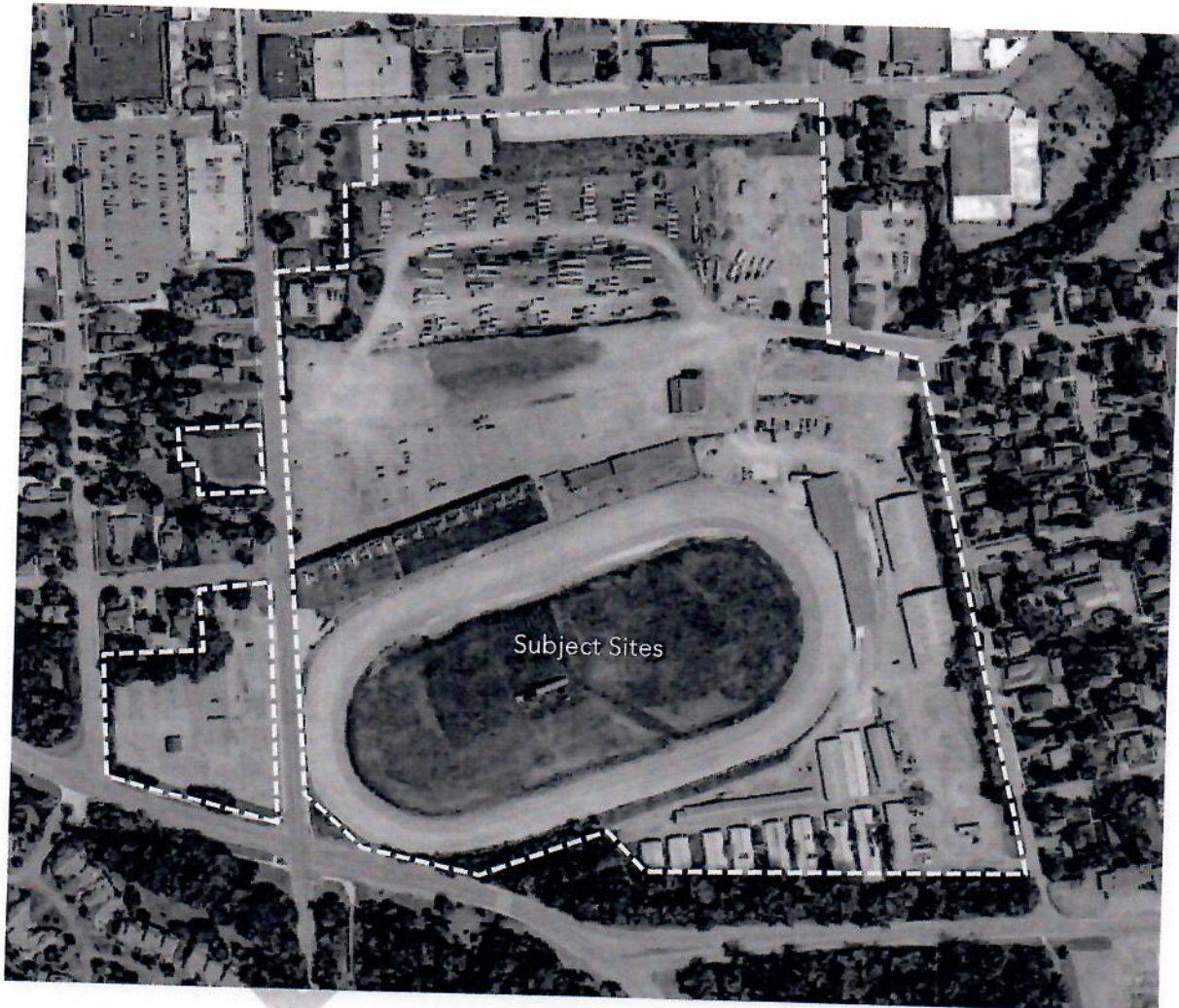
PROJECT AND SITE DESCRIPTION

The applicant is requesting review of Planned Unit Development (PUD) Eligibility for a residential and commercial project on 48.12 acres of land that is currently vacant or occupied by the Northville Downs Racetrack. The project is proposing 18,700 square feet of commercial space and an apartment building along Cady Street. South of these buildings are single-family homes, and townhomes. Townhomes are also proposed on smaller parcels on the west side of S. Center St.

The three types of residential units that are proposed include:

- Apartments: 306 Units; average 947 s.f.; 4-5 stories
 - Townhomes: 222 Units; 1,580 – 2,335 s.f.; 2.5 stories
 - Single-Family Dwellings: 49 Units; 2,300 – 3,100 s.f.; 2 stories
- Total: 577 Residential Units

Figure 1 – Subject Sites



PUD PROCESS

Section 20.05 of the Zoning Ordinance outlines the procedure to review a Planned Unit Development (PUD). Per this process, the applicant met with City Staff twice (February and July, 2018) for Pre-Application Meetings, where the project team and Staff discussed the proposal.

The next step in the process is for the Planning Commission to evaluate the proposal against the PUD Eligibility Criteria in the ordinance, and convey written or verbal comments to the applicant.

The eligibility criteria are broad-based criteria. They are to be used to determine if the benefits of the project justify the requested deviations from the zoning requirements, and that the project couldn't be built without these deviations.

We have reviewed the proposal in light of the PUD Eligibility Criteria. The next section of this review lists the criteria, the applicant's response, and our comments after each.

PUD ELIGIBILITY CRITERIA

Section 20.05(2)(a) of the City of Northville Zoning Ordinance establishes PUD criteria which determine the overall eligibility for a Planned Unit Development. The applicant for a PUD must demonstrate all of the following criteria as a condition to being entitled to PUD treatment. These criteria are provided below.

Criterion No. 1: Grant of the planned unit development will result in one of the following:

- a. A recognizable and material benefit to the ultimate users of the project and to the community, where such benefit would otherwise be unfeasible or unlikely to be achieved without application of the planned unit development regulations; or
- b. Long-term protection and preservation of natural resources and natural features of a significant quantity and/or quality, where such benefit would otherwise be unfeasible or unlikely to be achieved without application of the planned unit development regulations; or
- c. Long-term protection of historic structures or significant architecture worthy of historic preservation; or
- d. A non-conforming use shall, to a material extent, be rendered more conforming, or less offensive, to the zoning district in which it is situated.

The PUD narrative in the project submission lists the following features (i through vi) as public benefits of the project. We have provided comments (in italics) after each:

- i. PUD narrative: Project proposes a seven (7) acre park, deeded to the City, with paved walking/biking trail, pond with fountain, benches and extensive landscaping. Annual maintenance costs of the park will be borne by the Homeowner's Association. (Note that park lighting is also shown on the conceptual landscape plan.)

CWA Comment: *The linear park (exclusive of the stormwater pond) is shown as 6.3 acres on the Preliminary Plan. In our opinion, the 6.3-acre park with walking/biking trail, benches, landscaping and lighting would be a public benefit. However, the following will also need to be considered:*

1. *City Council will need to decide if accepting this park is in the best interest of the community.*
2. *The park maintenance will need to be conducted and administered by the City, requiring personnel and coordination.*
3. *Regarding maintenance costs, the PUD Agreement would need to clearly describe how the costs (current and future) would be determined and transferred from the*

- Homeowner's Association (HA) to the City each year. While it may seem beneficial that the HA pay for the park maintenance, implementation of this arrangement could become problematic in the future.
4. As described later in this review, the Master Plan calls for daylighting this branch of the Rouge River in this location. The applicant should explain why daylighting hasn't been proposed. If daylighted, the exposed river could be considered to meet the criterion of long-term preservation of natural resources.
 5. It appears that some of the single-family home sites facing River Street contain a portion of the underground river. However, it's not clearly labeled on all sheets in the plan set. The location of the underground river should be clearly shown and labeled on all sheets of the plan set.

Are the pocket parks shown at the terminus of Hutton St. proposed as public parks?

The submission also lists the "pond with fountain" as a public amenity. A stormwater basin is a requirement of Wayne County's Stormwater Standards. This feature would be required for any development; therefore we don't consider it to be a benefit that is unfeasible without application of the PUD regulations.

Also, it's unclear if the stormwater basin is a "detention" pond (which won't have permanent water), or a "retention" pond (which will have a permanent pool). Sheet 2 labels the pond as detention, and the conceptual landscape plan labels the pond as retention. Also, if it is a retention pond, the amount of freeboard storage needs to be described to clarify the level/depth of the permanent pool. Depending on the answers to these questions, the pond could be an attractive amenity or an unattractive depression.

Lastly, will the basin require a fence?

- ii. PUD narrative: Project proposes a new location for farmer's market in the park.

CWA Comments: The new farmer's market location as shown on the plans is approximately 17,000 s.f. in area. In comparison, the existing farmer's market location is approximately 83,000 s.f. We have the following comments/questions:

1. In our opinion, locating the farmers market in a park setting is positive. However, it does take away from the amount of green open space provided. If the Chamber needs more paved area for the farmer's market, this would further decrease the usable park area.
2. Has the location and proposed size of the farmer's market been discussed/evaluated by the Chamber of Commerce? The proposed location is one-fifth the size of the current location. Will this meet the Chamber's needs?
3. How many vendors will the proposed farmer's market accommodate? How does this compare with the number of vendors currently at the market?
4. We assume that market visitors will park their cars in the parking lot north of the proposed site. How many spaces are dedicated for these visitors? How does this compare with the current number of visitors?

- iii. PUD narrative: Project proposes construction of berms adjacent to the park and single-family lots/townhomes; relocation of exposed sanitary sewer pipe currently crossing the river (north of Beal St.), and other stormwater improvements.

CWA Comments: As mentioned above, we don't consider stormwater improvements to be a benefit unique to this proposal. Any re-development of this area will be required to address stormwater per Wayne County's standards. The berms will be constructed from the soils excavated to build the stormwater basin. Again, we don't consider them a unique benefit as this is a general practice in land development to dispose of excess soil. Regarding the exposed sanitary sewer pipe, we would defer evaluation of this (as a benefit) to the City's Engineer, who could provide a professional opinion as to whether redeveloping this site requires that the sanitary pipe be relocated.

- iv. PUD narrative: Project proposes elimination of outdated buildings, structures, outdoor storage uses, and other existing features on site.

CWA Comments: Any redevelopment of this site will eliminate the existing structures. In our opinion, this does not constitute a public benefit that is unfeasible without application of the PUD regulations.

- v. PUD narrative: Project proposes traffic signalization improvements.

CWA Comments: A draft Traffic Impact Study (dated June, 20, 2018) has been submitted. (Note that a finalized Traffic Impact Study should be provided.) It calls for traffic signalization improvements at the following intersections:

- Main Street and Griswold Street
- Sheldon/Center St. and 7 Mile Road
- Main Street and Hutton Street

We assume that optimization will be implemented at all three intersections? The applicant should address this question.

Regarding the Sheldon/Center St. and 7 Mile Road intersection, the Traffic Impact Study also calls for the following improvements. The questions below should also be addressed:

- Re-striping the northbound and southbound approaches at this intersection to provide a through/right lane and an exclusive left-turn lane. Is the applicant proposing to make these changes? If so, how will road widening impact the existing bike lanes?
- Upgrading to a fully actuated signal and provide protected/permissive left-turn phasing for all approaches. Is the applicant proposing to make this change?
- Geometric improvements to the northbound direction, including widening Sheldon to provide room for left-turn storage. Is the applicant proposing to make this change?

The Traffic Impact Study will be reviewed by the City Engineer, who will provide a report outlining their determination of the necessary improvements.

In our opinion, the scale of this project will necessitate certain traffic control and roadway improvements. If the project were not a PUD, the scale of the project would be much smaller, and the traffic impacts less. The City Engineer will provide recommendations regarding necessary improvements to roadways and traffic control. If all traffic improvements determined to be necessary by the City Engineer were implemented, we would consider these improvements to be a public benefit. However, simply optimizing existing signals will not adequately address all of the traffic issues that currently exist and that will be exacerbated by the proposed project. The traffic will need to be adequately addressed to be considered a public benefit.

- vi. PUD narrative: Project proposes stormwater retention ponds and bio-swales to filter stormwater runoff into the Rouge River.

CWA Comments: Any redevelopment of this site will be required to meet the stormwater management standards of Wayne County. We don't consider this a benefit that is unfeasible without application of the PUD regulations.

Does the proposed stormwater system meet Wayne County's standards? The City Engineer will evaluate the proposed stormwater system, and provide comments.

That said, we would encourage the project team to fully integrate stormwater infiltration areas throughout the project. The bioswales in the linear park area are positive. However, the remaining 95% of the site's stormwater will be routed underground to the stormwater basins, which will discharge into Johnson Drain. The basins will provide some water quality treatment, but significant amounts of stormwater could possibly be infiltrated if the soils are appropriate, mitigating for flashy flows. A more comprehensive approach should be considered.

Criterion No. 2: The proposed type and density of use shall not result in an unreasonable increase in the need for or burden upon public services, facilities, roads, and utilities.

The PUD narrative in the submission lists this criterion as #3. The narrative states that the development has been designed to reduce City needs, and lists six features of the proposal. These features are listed below. We provide comments after each:

- a) PUD Narrative: Replacement of potentially hazardous sanitary sewer pipe currently located in the river.

CWA Comments: See our comments above.

- b) PUD Narrative: Creation of 92 parking spaces available to the public in close proximity to the downtown shopping area.

CWA Comments: At the July 16, 2018 City Council meeting, City Council approved an option agreement with Hunter Pasteur Homes (HPH) to purchase the City-owned parking lot on the south side of Cady Street. One condition of the agreement was that HPH would provide at least 92 public parking spaces located within 600 feet of the existing lot. The

project submission includes a sheet titled: "Cady Lot Parking Replacement Plan," showing the required 92 spaces in the following locations:

- 23 on-street parking spaces on Hutton St., south of Cady
- 43 on-street parking spaces on Beal St., between S. Center and Griswold
- 32 spaces in the proposed surface lot at Cady/Griswold

The zoning ordinance requires the following number of parking spaces for the Cady Street development area only:

	Cady Street Area Required Parking	Cady Street Area Proposed Parking	Difference
General Retail	1 space/200 s.f. or $18,700/200 = 94$ spaces	94 spaces (surface pkg. lot)	- 0 -
Multi-Family ¹ :			
One Bedroom	2 spaces/dwelling unit or $(306 \times 30\%) \times 2 =$ 184 spaces	517 (surface pkg. lot)	- 172 spaces ¹
Two Bedroom	2.5 spaces/dwelling unit or $(306 \times 30\%) \times 2.5 =$ 230 spaces		
Three+ Bedroom	3 spaces/dwelling unit or $(306 \times 30\%) \times 3 =$ 275 spaces		
Replacement Spaces for City Parking Lot	92 spaces	66 spaces (on-street parking on Hutton & Beal Streets)	- 26 spaces
	875 spaces	677 spaces	- 198 spaces

¹The breakdown of unit sizes (i.e. number of 1 bedroom units, 2 bedroom units, etc.) has not been provided. The analysis in the table above assumes that unit size is divided evenly across the three types of units. However, the applicant should provide an actual breakdown to better determine parking required by the ordinance.

Note that there are 12 on-street spaces on Cady Street that were not counted toward the "replacement spaces" (as shown on the Cady Lot Parking Replacement Plan).

In addition, Section 20.04 of the PUD Ordinance states that where warranted by overlapping or shared parking arrangements, the Planning Commission and City Council may reduce the required number of parking spaces.

- c) PUD Narrative: Improvements to the traffic signalization and traffic control devices.

CWA Comments: See our comments above.

- d) PUD Narrative: Elimination of current racetrack use which imposes a lot of needs of City services.

CWA Comments: See our comments above.

- e) PUD Narrative: Creation and dedication of public park spaces which will be maintained by non-public funds.

CWA Comments: See our comments above.

- f) PUD Narrative: Creation of over \$5,440,000 in annual taxes for taxing jurisdictions, as compared to only \$423,000 in tax generation of which only \$106,000 is generated to the City of Northville. Of the \$5,440,000 projected generation of taxes, the majority of these taxes go directly to the City of Northville, DDA and Northville School District:

City Operating - \$798,961
DDA Tax Levy - \$85,336
DDA Tax Capture - \$1,228,430
Northville Schools - \$1,334,424

CWA Comments: The proposal consists of two land use types: commercial space, and residential dwelling units. We don't consider these land use types to result in an unreasonable burden upon public services.

The proposed residential density, as presented, would add 577 dwelling units to the City. To estimate the increase in population, we used the following assumptions:

- The average household size in Northville is 2.34¹ persons. Since most of Northville's housing units are single-family homes, we consider this a reasonable estimate for the 49 new single-family homes.
- Regarding the townhomes, we would expect most to be occupied by empty nesters. Therefore, we would use an average townhome size of 2 persons.
- Regarding the apartments, we would expect the apartment units to be occupied by singles or couples; therefore, we would use an average apartment size of 1.5 persons.
- Therefore, we estimate that this proposal could add 1,018 new residents to the City. Northville's population in 2017 is estimated at 5,835¹. This new development would increase that population by approximately 17%.

¹Source: SEMCOG Community Profiles (SEMCOG.org).

The applicant has provided a tax revenue analysis based on this proposal. The City Assessor is evaluating this analysis to compare the tax revenue generated by the project to existing revenue and "breakage" currently generated by the racetrack. While the project will definitely generate tax revenue, the cost of City services will also rise. For example, the cost of police and fire services will increase due to the substantial increase over time in the number

of residents and homes. Using the 2018 per capita annual cost estimate/target for police and fire services of \$557², the increase in population will cost an additional \$567,026 for these services. Additional analysis of how this increase in population will impact other City services should be conducted. (Note: Additional discussion of density is provided later in this review.)

²Source: City of Northville Michigan Fiscal Year 2018 Annual Budget and Five Year Plan (2017 – 2021)

We defer evaluation of how this proposal could affect existing utilities to the City Engineer.

Regarding traffic, the City Engineer will review the Traffic Impact Study and provide comments. We have the following questions regarding the Traffic Impact Study:

- The existing traffic volume that is the basis for the current conditions were gathered on one day, and not multiple days. How can "typical" conditions can be determined with such limited data?
- The intersection of Cady Street and Church was not included in the Study.
- The Study states that the suggested improvements (except for widening of Sheldon) "degrade" delays and level of service for through movements at Center/Sheldon and 7 Mile Road. Is road widening on Sheldon (on the south side of 7 Mile) required to improve through movements? Would widening require a new bridge?

Criterion No. 3: The proposed planned unit development shall be harmonious with public health, safety and welfare of the City.

The PUD narrative lists this criterion as #4. It states that the developer and its team have worked diligently to create a plan designed to meet the City's Master Plan, incorporating all of the elements important to City residents including public spaces, increased commercial development, and the continuation of the City's street grid pattern.

CWA Comments: Regarding consistency with the Master Plan, please see our comments below.

Constructing a residential project in this part of Northville does not in itself raise any concerns regarding health, safety and welfare. However, the proposed density could have significant impacts on traffic and traffic safety of surrounding residential neighborhoods. We defer evaluation of the Traffic Impact Study and proposed road network to the City Engineer.

A specific safety issue is the condition of the pipe containing the underground river. Recently, the concrete floor of a horse barn, located over the pipe containing the river, collapsed because the pipe failed. If it is determined that daylighting the river is not part of this project, the structural integrity of the pipe needs to be assessed and if not sound, repaired or replaced. Large construction equipment will be traveling over this pipe. The proposed park is also located on top of this pipe. The soundness of the pipe needs to be confirmed by the appropriate professionals.

Criterion No. 4: The proposed planned unit development shall not result in an unreasonable negative environmental impact or loss of a historic structure on the subject site or surrounding land.

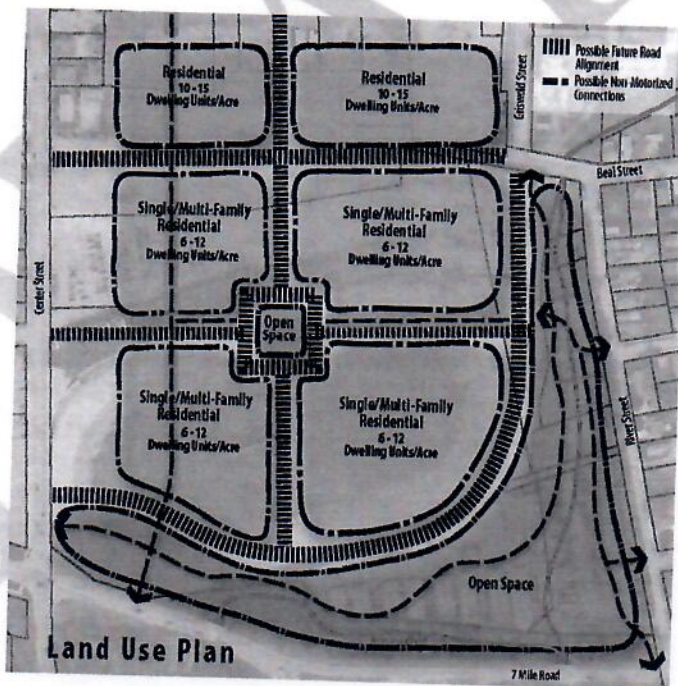
The PUD narrative lists this as criterion #5. It states that the proposed project will not result in unreasonable negative environmental impact or loss of historical structures. It also states that the project will remove existing unsightly buildings, outdoor storage, overhead power lines and neglected parking lots associated with the current uses.

CWA Comments: See our comments above regarding removal of existing site features.

The project sites have been cleared of most of their environmental features. However, the Middle Rouge River flows underneath the Downs property, and could be daylighted as the property is redeveloped. This goal is described and illustrated in the Northville Master Plan, as summarized: "If feasible, the Middle Rouge River should be exposed and a greenway or riverfront pathway should be developed as a linear park. Floodplains/floodway areas should be retained as open space and available to the public with walking/biking pathways from downtown to Hines Drive."

The illustration of this goal is included in the City's Master Plan, and is provided below.

Figure 2 – City of Northville Sub Area Plan Update: Racetrack



The proposed park is a positive aspect of this plan. We would recommend that the following modifications be considered to create a park that is consistent with the Master Plan:

1. **Daylight the river.** This is a significant goal in the City's Master Plan. In our opinion, it would be very unlikely that the river could ever be daylighted in the future if the proposed number of home sites and townhomes abutting the park are constructed. We

understand that the park was designed to allow for 140-foot wide floodplain for future daylighting of the river. However, it is unlikely that new property owners abutting this area would agree to such a proposition.

2. Eliminate the 13 home sites along River Street. The plans include a sheet titled "Flood Plain Plan." While not labeled, a linear feature traverses the property (from north to south) that appears to be the location of the pipe containing the underground river. The underground river needs to be clearly labeled on the plans. If this feature is the river, it is within the footprint of at least four of the lots proposed along River Street. The other lots directly border this feature. Given the recent issue of the pipe (containing the river) collapsing in a horse barn, the safety of this location for residential development is questionable. Secondly, eliminating these homes sites could increase the likelihood of daylighting the river in the future if not done with this development. Thirdly, eliminating these home sites would increase the usable area of the park, and allow for more space for the farmer's market. Fourthly, eliminating these home site would help to bring the project density more in line with the Master Plan (as discussed below).

Criterion No. 5: The proposed planned unit development shall not result in an unreasonable negative economic impact upon surrounding properties.

The PUD narrative lists this as criterion #6. It states that the proposed PUD will result in a significant positive economic impact in several areas:

- a) PUD Narrative: It will add high-quality housing units, increasing the value of the surrounding property values.

CWA Comments: The project will indeed add high-quality housing units to this part of the City. However, impacts to neighbors will need to be mitigated to ensure the functionality of the adjoining neighborhoods isn't negatively impacted.

- b) PUD Narrative: It will add a stronger residential base in a short walking distance to the downtown commercial area, significantly increasing the use and support of the downtown merchants, restaurants and other commercial establishments.

CWA Comments: Agreed.

- c) PUD Narrative: It will reduce the flood plain classification area benefiting other residential homeowners.

CWA Comments: We agree that redevelopment of the Northville Downs property will significantly reduce the current floodplain boundaries. However, any redevelopment of this property would have this same result. The current floodplain boundaries did not take the existing topography into account; however, upon further study conducted by this developer, the actual floodplain has been redefined. The project is awaiting confirmation from FEMA on the revised floodplain boundary.

- d) PUD Narrative: It will significantly increase tax revenue to the City of Northville, public school district, Wayne County and DDA.

CWA Comments: The City Assessor will evaluate the Real Property Tax Revenue Analysis provided in the submission.

- e) PUD Narrative: It will provide a wide mix of housing types to service the needs of existing and future Northville residents in an urban city environment.

CWA Comments: The mix of housing types (apartments, townhomes and single-family homes) is a positive aspect of this plan, and in line with the City's Master Plan. Overall, redevelopment in this part of Northville could have a positive economic impact on the surrounding properties as long as the development is in harmony with the surrounding area, and does not negatively impact the functioning of the area. The amount of new traffic generated by the proposal, and its effect on surrounding neighborhood streets, will be assessed by the City Engineer. Our comments regarding density and conformance with the Master Plan are provided below.

Criterion No. 6: The proposed planned unit development shall be under single ownership and/or control such that there is a single person, corporation, or partnership having responsibility for completing the project in conformity with this Ordinance.

The PUD narrative lists this as criterion #7. It states that the PUD is being proposed by a single ownership entity and that the ultimate development will be governed by a development agreement between the City and the ownership.

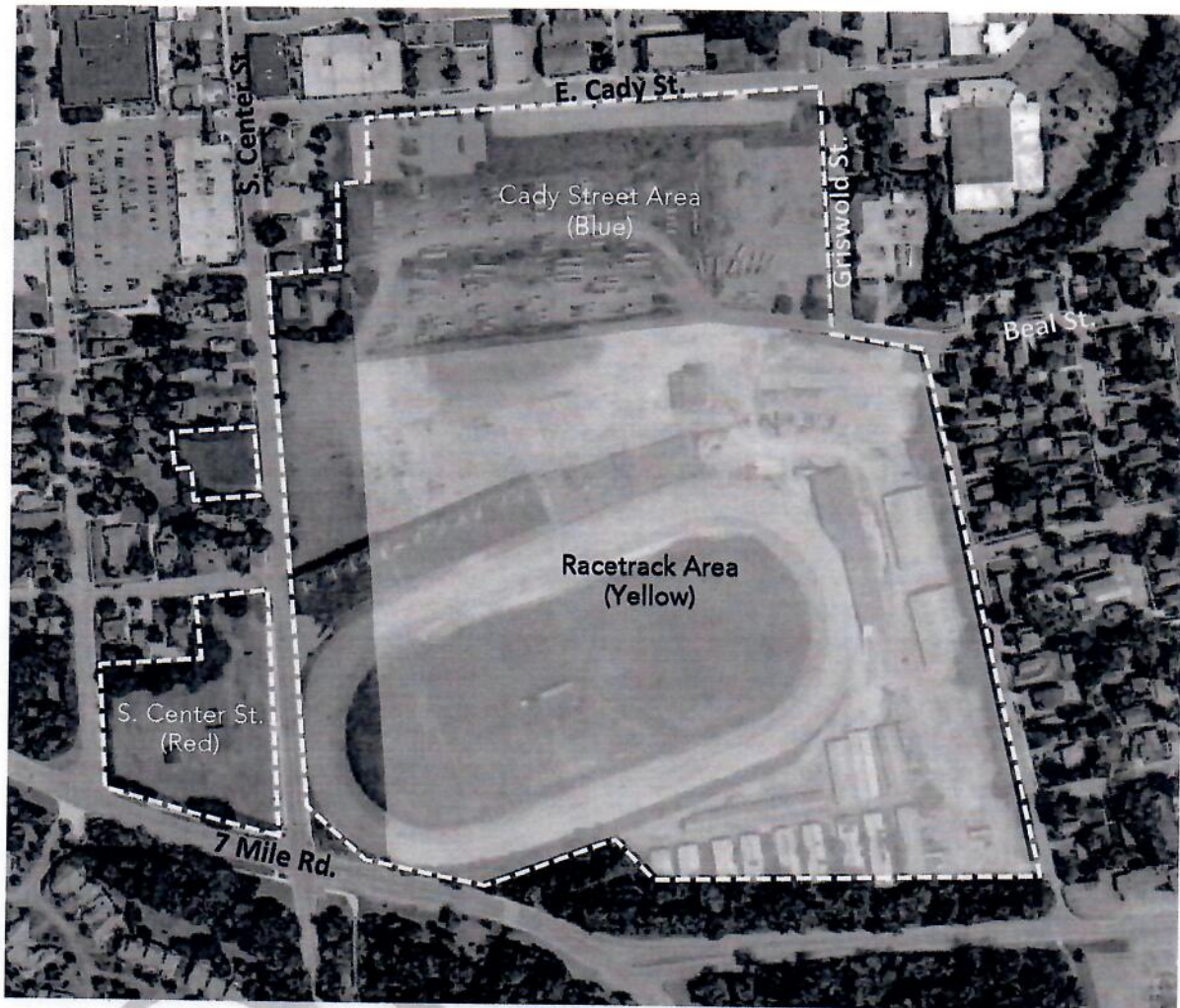
CWA Comments: Through the PUD Agreement, the City Attorney will ensure that this criterion is met. However, given that there are a number of different companies involved in this project, the applicant should describe how this relationship will be formalized (corporation, partnership, etc.)?

Criterion No. 7. The proposed planned unit development shall be consistent with the Goals and Policies of the City of Northville Master Plan.

The PUD narrative lists this as criterion #8. It states that the PUD is consistent with the goals and policies of the Master Plan.

CWA Comments: For clarity, we have divided the project into three areas according to the Sub Areas found in the Master Plan: Cady Street (in blue), the Racetrack property (in yellow), and the S. Center Street area (in red). An illustration of the three areas is shown on the next page:

Figure 3 – Subject Sites Showing Master Plan Sub Areas



A. Cady Street Area:

- The Master Plan shows “transitional/mixed-use commercial/residential” along Cady St. The project proposal indicates two small buildings with commercial on the first floor and one large apartment building with no commercial uses. While this configuration is mixed-use, only 18,700 square feet or 6% of the total floor space is dedicated to commercial uses. A balance needs to be created between extending commercial uses to this area without competing with the downtown. As mentioned below, we think the commercial uses along Cady St. could be expanded by adding a small commercial building (similar to the proposed buildings) at the corner of Cady and Griswold.
- The Master Plan calls for reduction in density as you move from Cady Street south. The proposal shows the large apartment building spanning the area between Cady and Beal, with a long and narrow apartment building on the Beal St. side of the parking structure. This configuration doesn’t provide much of a transition between the highest density (apartment building), and the single-family homes on the south side of Beal. We understand that the topography isn’t conducive to building townhomes in this area.

However, the height of the apartment building could step down as it approaches Beal to provide a better transition. Note that the court yard provides some relief from the large apartment building mass along Beal St. Also note that the Racetrack Sub Area Plan in the Master Plan calls for three stories in this location.

- Along Cady St., the density is governed by the dimensional and form-based requirements. One dimensional requirement is parking. The need for a parking structure and 250+ space surface lot is, in our opinion, an indication that the density for the apartment use may be too high. However, the parking for 306 units, commercial use, and replacement parking for the City lot could be accommodated in a taller structure. If this could work, then the corner of Cady and Griswold could be opened up to accommodate a small commercial building, with a small parking lot behind.
- The Master Plan calls for locating parking behind buildings. The proposal shows a large surface lot at what we consider an important corner of this area (Cady & Griswold), which is contrary to this goal. As mentioned above, this corner could accommodate a small commercial building, with parking behind.
- We consider the parking structure a positive aspect of this plan, and would encourage consolidating most of the parking in the structure (vs. surface lots). Has underground parking been considered to take advantage of the topography?
- The renderings of the large apartment building show it at four stories tall. The accompanying write up describes this building between four and five stories. To qualify for a bonus fifth-floor, public amenities such as public plaza, public art, pedestrian connections, etc. need to be provided. While the linear park that is part of the overall plan could be determined to meet this standard, we would suggest that some type of public plaza be located along Cady Street.
- The Master Plan states that the height, scale and mass of the buildings along Cady St. are similar or compatible with surrounding existing buildings. Illustrations should be provided to show how the new buildings coordinate with the existing Cady Street streetscape.
- The architectural renderings of the apartment building, and the two mixed-use buildings provide elements stated in the Master Plan, such as generous window areas, recesses, projections and architectural details. However, it appears that the renderings illustrate commercial uses on the first floor of the apartment building. Is this being proposed?
- The Master Plan calls for extending City streets, and connecting pedestrians with the downtown. This proposal extends Hutton St. south, and Beal Street west to complete the existing street grid, which is positive. The proposal also provides a pedestrian connection to the downtown (although offset from the existing pedestrian connection).

B Racetrack Area:

- As discussed in previous sections of this review, the Master Plan calls for daylighting the Rouge River. The applicant should address why this isn't proposed as part of the redevelopment plan.
- Regarding the uses, the Master Plan calls for a mix of single-family and multi-family residential densities decreasing in intensity from the north and west portions of the property. The portion south of Beal Street is identified as 6-12 dwelling units per acre. The PUD Ordinance states that density is calculated exclusive of road rights-of-way. We have included a table that compares the proposed density and the density permitted in

zoning districts for similar residential land uses. These comparisons will provide a basis against which to evaluate the proposed density.

Residential Type	Proposed Density (Per Plans)	Proposed Density - Using PUD Density Standard (Excludes ROW) ¹	Estimated Permitted Density: R-4 ²	Estimated Permitted Density: R-3 ³	Permitted Density: R-1B ⁴
Apartments (306 units)	32 units/ acre (9.5 ac.)	27 units/ acre (11.19 ac.)			
Townhomes (222 units)	11.9 units/ acre (18.6 ac.)	13.6 units/ acre (16.35 ac.)		5 units/ acre (27 "rooms"/ acre)	
Single-Family Dwellings (49 units)	4.3 units/ acre (11.2 ac.)	4.6 units/ acre (10.7 ac.)			6 units/ acre
Total (577 units)	577 / 48.12 ac. = 11.9 units/ acre	577 / 38.24 ac. = 15 units/ acre			

¹Acreage for the park (6.3) and detention basin (2.3) has been evenly divided between the three residential types.

²Density in the R-4 District is determined through setback, height, and parking limitations. A comparison figure cannot be calculated using the information provided.

³Number of bedrooms per unit has not been provided. However, this townhome product was also recently presented to the City of Plymouth, and at that time, the floor plans included up to 5 bedrooms.

⁴Density for single-family residential units is calculated by using a minimum lot size of 7,200 s.f.

The comparison in the table above against the ordinance requirements for R-3, R-4 and R-1B are informative, but the vision for this part of the City is better illustrated, in our opinion, in the Master Plan. The Master Plan calls for higher density along Cady St., and decreased density as you move south to 7 Mile Road, but higher densities overall.

The table above shows that the plans indicate an overall density of 11.9 units to the acre. However, the PUD Density Standards (and R-3 Density Standard) specifically exclude public road rights-of-way from the land area portion of the calculation. Therefore, excluding the road rights-of-way results in an overall density of 15 units to the acre across the entire site.

In our opinion, the density is slightly higher than intended. We would suggest the following be considered:

1. Eliminate the 13 single-family home sites along River Street to increase the park area, improve the ability to daylight the Rouge River, and provide more space for the farmer's market.
 2. Eliminate some of the townhomes on either side of the pocket park at the terminus of Hutton St. to increase the width of this public area.
 3. Eliminate some of the townhomes along S. Center St. (east side) to increase the distance between buildings facing north/south and those facing east/west (i.e. reduce buildings 41 and 42 by one unit each; reduce buildings 9 and 15 by one unit each).
 4. Change the townhomes on the west side of S. Center St. from five townhomes to two single-family homes to create a more consistent development pattern in this area. (Note: The South Center Street Sub Area Plan states that redevelopment must be sensitive to surrounding residential areas west of Center St.)
 5. Reduce the number of townhomes on the farmer's market property (at S. Center/ 7 Mile intersection) to provide usable greenspace.
- Heights are listed at up to three-stories on the north side of Beal Street, and 2.5 stories south of Beal St. South of Beal, the proposed single-family homes are shown at 2 – 2.5 stories, and the townhomes are shown at 3-3.5 stories. The townhome designs can include up to five bedrooms in the taller structures, possibly meaning more vehicles. Limiting height could also help to reduce the number of vehicles using each townhome. The Planning Commission will need to determine if the three-story townhomes are a desired deviation.
 - The proposed grid road layout is consistent with the Master Plan.
 - We consider the pocket park terminus of Hutton Street a positive aspect of the plan, and addressing the "central square" idea in the Master Plan. Widening the pocket park would improve it.
 - Single-family home designs are more "suburban" in that they all have front-facing attached garages rather than a detached garage, which is more indicative of Northville's traditional pattern.
 - The Racetrack Sub Area Plan also calls for a walking/biking connections from Hines Drive to the downtown. This is consistent with the City's 2014 Non- Motorized Plan, which shows a pedestrian crossing at 7 Mile/River Street, as well as a sidewalk along the north side of 7 Mile Road. The proposal provides a walking path through the linear park that ends at River St./7 Mile Road, but doesn't provide a crossing or propose any pedestrian improvements along 7 Mile Road.

C. S. Center Street Area:

- The Master Plan calls for 10-15 residential dwelling units on the west side of S. Center Street. We consider townhomes appropriate here. The proposal also locates the townhomes facing S. Center Street, and within the desired 10-20 foot setback.

- The Master Plan calls for heights of 2.5 stories; the townhomes are proposed at 3-3.5 stories. This deviation will need to be considered by the Planning Commission.
- The Master Plan calls for continuing the farmer's market at its current location until an alternative location is found. This proposal includes an alternative location. See our comments regarding the farmer's market above.
- As stated in the Master Plan, parking for the townhomes is located in the rear of the buildings, and screened from view of the street.
- An entryway plaza or feature is called for at the corner of S. Center Street and 7 Mile. The plans indicate a corner gateway. This gateway could welcome visitors into the City or Northville, as well as include some type of historic recognition of the role Northville Downs Racetrack has played in the City's development.

Criterion No. 8. The proposed use or uses shall be of such location, size, density and character as to be in harmony with the zoning district in which it is situated, and shall not be detrimental to the adjoining zoning districts.

The PUD narrative lists this criterion as #9. It states that the proposed uses are consistent and complimentary to the adjoining zoning districts, and great care has gone into the design, which is of benefit to the adjacent uses and natural features of the surrounding properties.

CWA Comments: A Planned Unit Development rezones property to "PUD" in an effort to accomplish a better development than either the underlying zoning would allow, or that straight zoning of another district would allow without deviations.

In the Cady Street area, the underlying zoning is mixed (Central Business District (CBD), Cady Street Overlay District (CSO), and Racetrack District (RTD)). The Cady Street Overlay District does allow mixed-used (commercial/office/residential) buildings to create a more urban character that has a dynamic pedestrian environment. We consider the proposed use to generally be in harmony with the CSO; although modifications to the density, amount of commercial space, and other issues listed above should be addressed.

In the Racetrack area, the underlying zoning is Racetrack District. This district does not permit residential development. However, the Master Plan calls for this type of development, and provides guidance as to the configuration and density of such development. As mentioned above, we have discussed a number of issues that should be addressed to ensure that the development is the right scale and intensity to be in harmony with adjoining land uses.

In the S. Center Street area, the underlying zoning is Racetrack District on the east side of Center St. and on the farmer's market property. The underlying zoning of the mid-block parcels further north is R-2, Second Density Residential District. Comments regarding density in all of these areas have been provided above. We believe reducing the density as described will help to harmonize the new development with existing conditions.

Criterion No. 9. The planned unit development is not proposed in an attempt by the applicant to circumvent the strict application of zoning standards.

The PUD narrative lists this criterion as #10. It states that the PUD is not proposing to circumvent the zoning standards and has been designed with those standards in mind, consistent with the Master Plan.

CWA Comment: While we haven't reviewed the plans as if this were a site plan review, the project is proposing deviations from the zoning ordinance in exchange for various public features. The PUD process is used to determine if the deviations are justified by the development and public benefits offered.

RECOMMENDATIONS

The complexity and importance of this project demands careful consideration of this proposal. We have asked many questions in this review, and have also left evaluation of technical issues, such as utilities, to other professions. Once additional information is obtained, it will be possible to provide more complete comments.

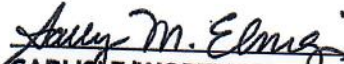
Our overall impression of the proposal is that the development team has made a concerted effort to understand and implement the Master Plan vision. No doubt any redevelopment of the Racetrack property will have an influence on neighbors, and the City as a whole. Regarding this proposal, while there are a number of positive features, the development, in our view, is too intense for the area to comfortably fit in and be a positive influence on the current land use patterns. With the number of outstanding issues, particularly a final traffic study, we don't consider the application complete. Also, with all of the open issues, we don't think the project meets the criteria for PUD eligibility at this time.

We would suggest that the project team be given more time consider these comments and gather more information to address our questions before meeting with the Planning Commission. This would also give the project team time to meet with neighborhood groups, as indicated in the PUD narrative.

The main issues, as we see them, include:

- A. Residential density.
- B. Traffic.
- C. Cady Street development pattern.
- D. Daylighting the Rouge River.

The Downs PUD - DRAFT
August 27, 2018


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

153-1801

cc: Pat Sullivan, City Manager
Shari Allen, Building Department
Brent Strong, Building Official
Loyd Cureton, DPW Director

DRAFT



Hunter Pasteur HOMES

September 7, 2018

Ms. Sally Elmiger
Carlisle Wortman Associates, Inc.
117 North First St., Ste. 70
Ann Arbor, MI 48104

Dear Ms. Elmiger,

In preparation for our PUD eligibility meeting on September 18th and in response to the Draft PUD Eligibility Review letter dated August 27th, 2018, I would like to submit additional materials to our previous submittal. The additional five (5) components to the Planning Commission's submittal are:

- An updated Summary of PUD Eligibility and Public Benefits for the Downs;
- A summary response letter from the Developer to the Draft PUD Eligibility Review letter dated August 27th, 2018;
- Exhibit A – The Feasibility Study / Estimated Costs to “Daylight” the River on the Site;
- Exhibit B – an updated site plan showing the location underground river;
- Exhibit C – an updated project plan showing the location of the underground river.

In order to properly update each of the Planning Commission members' packages with the most current information, please take the following steps:

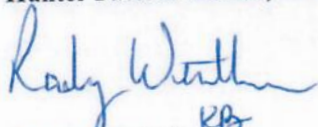
1. Please remove pages 2-4, the Summary of PUD Eligibility and Public Benefits from the original packages and replace it with the Updated Summary of PUD Eligibility and Public Benefits which is also three (3) pages;
2. Exhibit A - The Feasibility Study / Estimated Costs to “Daylight” the River on the Site should be added to the package;
3. Pages 2, 3 and 9 of the full-size plans should be replaced with the updated pages;
4. The Traffic Impact Study should be added to each package.

Taking these four steps will ensure that each member's package is properly updated.

The Development Team is confident that our updated submission addresses all of the issues raised in the Draft PUD Eligibility Review. We look forward to presenting The Downs project to the City Council on the 18th. In the meantime, if you have any questions regarding our updated submittal, please don't hesitate to contact me.

Regards,

Hunter Pasteur Homes, LLC


Randy Wertheimer

THE DOWNS

DOWNTOWN  NORTHVILLE

Revised for September 18, 2018
Planning Commission Meeting

Summary of PUD Eligibility and Public Benefits

The Downs is a planned, high quality, mixed-use development proposed for the 48.12 acre parcel which is currently the site of the Northville Downs race track situated on Seven Mile and Center Street extending to Cady Street to the North. Hunter Pasteur Homes, the Developer, has assembled an experienced team of development professionals to develop The Downs, including many Northville based consulting firms experienced with the ordinances, master plan, culture and history of the City of Northville.

The Downs has been designed to meet the requirements of the City's master plan and will feature mixed-use product types including quality apartments, townhomes, single family residences, commercial uses as well as a host of amenities to meet the needs of both The Downs community as well as City residents at large.

The Downs has been designed as a PUD development to cluster the housing units to create useable common area spaces which will be built as first-class parks donated to the City for public use.

1. Public benefits of The Downs include the following:

- a) The creation of a 6.3 acre, first class public park. The park will feature a paved walking/biking trail, pond with a fountain, benches and an extensive landscape area. The park will be built at the cost of the Developer and upon completion, the park will be deeded to the City of Northville at no cost for the use and enjoyment of all City residents and guests. The annual maintenance costs of the park area will continue to be borne by the master homeowners' association with no expense to be incurred by the City.
- b) The proposed design provides an area of land located at the northern portion of the park for the relocation of the Farmers' Market in a prime area. This will incorporate the Farmers' Market in closer proximity to the downtown area and will feature a paved area for the vendors as well as adjacent parking for customers. All of the costs for improvements will be borne by the Developer.
- c) The proposed design will feature improvements to the river area including the creation of berms, relocation of an exposed sanitary sewer pipe perpendicularly crossing the river and impeding its flow and other storm water improvements. Such improvements allow for the reclassification of the floodplain area which should aid in lowering home insurance costs for homeowners to the east of the site, currently located in a classified flood plain zone. This should increase the marketability and value of those homes.

- d) Elimination of all outdated building structures, outdoor storage uses and general unsightly conditions of the current Northville Downs track operation. Such removal may not be otherwise accomplished by other plans as this plan will remove all the structures at one time during the demolition and environmental remediation of the Property. Other piecemeal plans for the Property may take years or decades to remove the buildings if built in smaller phases.
- e) Improvements to the traffic signalization controls, installation of new signalization, and other traffic improvements including restriping to help reduce current traffic congestion issues will be implemented. Such costs will be borne by the Developer.
- f) Creation of "Gateway" signage and an entrance feature at the northeast corner of Seven Mile Road and Center Street, welcoming residents and visitors to the City of Northville.

2. The Long Term Protection and preservation of natural resources include the following:

- a) Protection of the Johnson Drain. The proposed development will feature storm water detention ponds and bio-swale improvements which will filter storm water runoff into the Rouge River. Current conditions allow the runoff to enter these important water areas unfiltered across the 48.12 acre site from the current race track operations, parking lot, maintenance facilities, etc. Such improvements will meet or exceed the standards required by Wayne County and will include environmentally friendly improvements designed in conjunction with the City's planning consultants and engineers.

3. The proposed type and density of use does not result in an unreasonable increase in the need for or burden upon public services, facilities, roads and utilities. In fact, the development has been designed to reduce many of the City's needs in several ways, including but not limited to:

- a) replacement of potentially hazardous sanitary sewer pipe currently located in the river;
- b) creation of 92 parking spaces available to the public in close proximity to the downtown shopping area;
- c) improvements to the traffic signalization and traffic control devices;
- d) elimination of current race track use which imposes a lot of needs of City services;
- e) creation and dedication of public park spaces which will be maintained by non-public funds;
- f) Creation of over \$5,440,000 in annual taxes for taxing jurisdictions, as compared to only \$423,000 in current tax generation of which only \$106,000 is generated to the City of Northville. Of the \$5,440,000 projected generation of taxes, the majority of these taxes go directly to the City of Northville, DDA and Northville School District:

City Operating - \$798,961
 DDA Tax Levy - \$85,336
 DDA Tax Capture - \$1,228,430
 Northville Schools - \$1,334,424

4. The proposed planned unit development ("PUD") will be harmonious with public health, safety and the welfare of the City based on the criteria outlined above. The Developer and its team have worked diligently to create a plan designed to meet the City's Master Plan, incorporating all of the

elements important to City residents including public spaces, increased commercial development and the continuation of the City's street grid pattern.

5. The proposed PUD shall not result in an unreasonable negative environmental impact or loss of a historical structure on the subject site or surrounding land. In fact, the proposed development will eliminate the unsightly buildings, outdoor storage, overhead power lines and neglected parking lots associated with the current use of the property. Through the use of bio-swales and a storm water detention system, the environmental condition of the Property and natural features will be enhanced by this development.

6. The proposed PUD will result in a significant positive economic impact in several areas:

- a) It will add high-quality housing units, increasing the value of the surrounding property values;
- b) It will add a stronger residential base in short walking distance to the downtown commercial area, significantly increasing the use and support of the downtown merchants, restaurants and other commercial establishments;
- c) It will reduce the flood plain classification area benefiting other residential homeowners;
- d) It will significantly increase tax revenue to the City of Northville, public school district, Wayne County and DDA;
- e) It will provide a wide mix of housing types to service the needs of existing and future Northville residents in an urban city environment.

7. The PUD is being proposed by a single ownership entity and the ultimate development will be governed by a development agreement between the City and the ownership, incorporating strict design and construction criteria pursuant to approved plans. Furthermore, the ongoing use and maintenance of the development will be governed by master deeds and bylaws borne by the residents of the development. All approvals, plans, legal terms and conditions will ultimately need approval by City officials, its various consultants, engineers and attorneys.

8. The proposed PUD is consistent with the goals and policies of the City of Northville Master Plan.

9. The proposed uses are consistent and complimentary to the adjoining zoning districts and great care has gone into the design which benefits the adjacent uses and natural features of the surrounding properties.

10. The proposed PUD is not proposing to circumvent the zoning standards and has been designed with those standards in mind, consistent with the Master Plan.

11. In addition to multiple meetings with the City's planning staff and consultants, the Developer will meet with neighborhood groups throughout the Site Plan Approval process for additional input.

-- Proof of ownership has previously been provided to the City with the pre-application package submission.



September 7th, 2018

Via email: selmiger@cwaplan.com

Ms. Sally Elmiger
Carlisle Wortman Associates
117 N. First Street
Ann Arbor, MI 48104

Re: PUD Eligibility Submittal for The Downs ("Project")
Hunter Pasteur Homes ("Developer")

Dear Ms. Elmiger:

Thank you for your draft review letter dated August 27, 2018 and your email memorandum dated August 28, 2018. We are pleased to summarize this response to the questions raised in your correspondence.

General PUD Eligibility – Feasibility Study:

As summarized in your draft review letter and outlined in the City's Master Plan, "If feasible, the Middle Rouge River should be exposed and a greenway or riverfront pathway should be developed as a linear park." The Developer has retained numerous experts to study the potential to "expose or daylight" the river including civil engineering firms, wetland and environmental consultants, and earthwork contractors. A feasibility study was conducted and it was determined that the cost to "daylight" the river would be in excess of \$3,000,000. (Cost study has been attached as Exhibit A) Based on this cost, it is determined that it is not feasible to daylight the river without a public grant.

The Developer has shared this information with various City officials prior to and at the pre-application meeting on July 23rd, 2018. It was discussed that there may be public grant money to undertake the daylighting of the river, and the City and/or the County would have the most likely chance of success in being awarded grant money for this.

The Developer has also designed a world class linear park in this area for use by the general public as well as residents of the Downs community and has provided sufficient space in the open space park area should the City elect to pursue grant money in the future for daylighting the river.

Page 4, i. PUD Narrative: CWA Comment #5:

An updated Site Plan and Project Plan showing the location of the underground river have been included in this letter as Exhibits B and C.

As noted, the underground river does not flow beneath the building envelopes of any of the homes on lot numbers 1 through 4. The underground river flows beneath a small section of lot 1, but not underneath the building envelope, and then slightly touches the property lines of lots 2, 3 and 4. The Developer has already taken this into account and both the Master Deed and By-Laws will include language which will advise the homeowners of these lots. Therefore, we see no concern that there can be objections to the future day lighting of the river if the City should elect to proceed with such a project.

Page 4, i. PUD Narrative: Comment and Question about Stormwater Basin:

The storm water basin is a detention pond that will have a 4' deep permanent pool at all times. The detention pond is designed according to the Wayne County Storm Water Management Standards and will have an outlet to the Middle Rouge River at the south property line of the project. A "retention" pond is **NOT** proposed. The detention pond is sized for the 100-year storm, per Wayne County requirements, and will have a storage capacity of approximately 305,000 cubic feet.

The detention pond will be an attractively landscaped water feature as a part of the overall park design and will have two decorative fountains to enhance its appearance. The detention pond will not require fencing around it since the basin has a 1V:6H slope per Wayne County requirements.

Page 4, ii. PUD Narrative: CWA Comments 1 through 5:

The Developer views the Farmers' Market as having a significant value to the City and a benefit to the community, and for these reasons, has done everything possible to find a suitable new location for it. Members of the development team also met with members of the City's Chamber of Commerce ("COC") to discuss relocation options.

The Developer has generously dedicated a significant space within the Project for a new Farmers' Market, including a paved surface and additional parking areas for customers.

During the meeting with the COC, members of the COC recognized that relocating the Farmers' Market would result in a smaller site and as a result, they proposed possibly eliminating some vendors that may not necessarily fit with the long-term plans of the market. The exact number of vendors at the new Farmers' Market location will be determined by the COC not the Developer.

The Developer disagrees with the comment in the draft review letter that states the Farmers' Market is being reduced in size from 83,000 square feet to 17,000 square feet. Upon further analysis, the current Farmer's Market vendor area is approximately 35,000 square feet, excluding parking. The proposed 17,000 square foot Farmers' Market is a 51% reduction in size and not the 80% reduction in size that the draft review letter alludes to.

Parking for the Farmers' Market will be provided in the surface parking lot proposed for the corner of Cady Street and Beal Street, in addition to street parking on both Cady and Beal Streets.

Lastly, the Developer would like to point out that the opportunity cost of relocating the Farmers' Market to the northern portion of the park is significant and is being done solely for the public benefit of the City and its residents.

Page 5, iv. PUD Narrative: CWA Comment:

The PUD Narrative indicated that the Project will eliminate outdated buildings, structures, outdoor storage uses, and other existing features on site.

The CWA draft review letter indicated that "any redevelopment of this site will eliminate the existing structures".

We do not agree with this opinion. The proposed Downs development will cause ~~for~~ the demolition, on site environmental remediation, and site earthwork of the southern 40 acres of the Project to be done in a comprehensive single phase. Other proposed developments may not be as well planned or capitalized and may call for the development to be completed in multiple phases and leaving the majority of storage buildings on site for an extended period of time while other improvements are made to the property. Thus, having a well-planned project such as the one being proposed with the elimination of all unsightly buildings and structures at the onset is a significant public benefit.

Page 5, v. PUD Narrative: CWA Comments:

The Traffic Impact Study has been finalized and signed by the Traffic Consultant.

The Traffic Consultant is able to provide recommended signal timing permits at the intersections of Main Street and Griswold Street, Center Street and 7 Mile Road and Main Street at Hutton Street; however, since these signals are maintained by Wayne County Department of Public Services (WCDPS), any changes to the signal timing would be subject to the review and approval of WCDPS. WCDPS has been provided with a copy of the TIS. Assuming WCDPS approves the recommendations provided by the TIS, all signalization improvements will be implemented at the Developer's expense as part of the Project. For the Center Street and 7 Mile Road Intersection:

- The Developer is proposing and plans to re-stripe the northbound and southbound approaches at the intersection to provide a through /right turn lane and an exclusive left turn lane. The plan calls for a widening of Center Street to the north of the intersection to provide these lanes and to maintain the existing bike lanes;
- The Developer is planning to upgrade to a fully actuated signal and provide protected/permissive left-turn phasing for all approaches;
- The Developer is **NOT** planning to widen Sheldon to provide room for left-turn storage. This is not possible due to the existing bridge;
- The analysis completed for this study indicates that the traffic generated by the Project can be mitigated through signal timing and geometry improvements at the intersections. To

dismiss these improvements as not effective without evidence as such is speculative and contrary to the analysis performed.

Page 6, vi. PUD Narrative: CWA Comments:

The Project has been designed to not only meet the Wayne County standards for storm water management, but has been designed to exceed them from an environmental standpoint. The Project's engineer has spoken with and met on several occasions with Mr. Ali Aljawad of Wayne County to review preliminary storm water management plans; Mr. Aljawad has agreed in concept with the preliminary design.

As you have noted, the project has been designed with an environmentally friendly bio-swale system which is a public benefit. As you have suggested, our engineers, landscape designers and environmental consultants will work with the City's planners and engineers to increase the use of additional filtration systems during the engineering design phase of this Project.

Page 7, b. PUD Narrative: CWA Comments:

Developer will be providing 98 spaces to replace the 92 spaces lost from the sale of the city owned parking lot.

The Developer does not agree with the draft review letter's assessment that the multi-family component of the project is not adequately parked, for the following reasons:

- The draft review letter assumed that 30% of the units will be one-bedroom units, 30% of the units will be two-bedroom units and 30% of the units will be three-bedroom units. This allocation is inaccurate and the accurate breakdown is the following:
 - 160 units will be studios and one-bedroom, comprising 52% of the overall unit mix;
 - 123 units will be two-bedrooms, comprising 40% of the overall unit mix;
 - 23 units will be three bedrooms, comprising 8% of the overall unit mix.
- The Developer disagrees with the assumptions that studios and one-bedroom units require two (2) parking spaces per unit, two-bedroom units require two and a half (2.5) spaces per unit and that three-bedroom units require three (3) parking spaces per unit. This is not in alignment with Article 10 Section 10.06 0 Cady Street Overlay (CSO), i, Shared Driveways/Collective Parking (Page 10-17), which states:
 - "In order to minimize the number of curb cuts and maximize off-street parking, shared driveways and parking areas are encouraged. Collective parking and shared parking in accordance with Section 17.01.03 may be considered for the CSO district. Shared parking may allow a reduction of up to thirty percent (30%) from the parking requirements of Section 17.01.13.a, subject to City Council approval."
- Per Section 17.01.13 Parking within the CBD of the Master Plan, one-bedroom residential dwellings require one (1) parking space per unit, two-bedroom residential dwellings require two (2) parking spaces per unit and retail and office uses require one (1) parking space per 250 gross square feet;
- Based on Section 17.01.13 Parking within the CBD of the Master Plan and assuming three-bedroom residential units will require three (3) parking spaces, the multi-family and

commercial portion of the Project should require a total of 550 parking spaces – 475 for the residential component and 75 for the commercial component;

- The current Project proposes providing 611 spaces in both the surface lot and parking garage which is more than sufficient for the 550-parking space requirement.

Additionally, the Developer would like to point out that the Mr. Andrew Daley's proposed project to the west of The Downs falls within CBD zoning while also being part of the Cady Street Overlay and was approved with a one (1) parking space requirement per bedroom.

The Developer is confident that sufficient parking will be provided for the multi-family and commercial components of the Project.

Page 9, f. PUD Narrative: CWA Comments:

The traffic data collection was performed in accordance with ITE and MDOT standards for data collection. A typical day is defined as a non-holiday week on a Tuesday, Wednesday or Thursday, during average weather conditions (not during a period of inclement weather). The data collection for this study adhered to the requirements of a typical day; multiple days of data collection are not required.

The intersection of Cady Street and Church Street was not included because Church Street is a one-way, southbound road that operates essentially as a parking lot. The trips generated by the development on Church Street will be insignificant and the impact to this intersection will also be minor; therefore, it was not included in the analysis.

Improvements to the intersection at Center Street and 7 Mile Road can be made without widening the bridge. The improvements that can be made without widening the bridge include restriping the south leg, restriping or widening the north leg and upgrading the signal.

Page 9, PUD Narrative: CWA Comments:

The draft review letter indicated that the concrete floor of a horse barn recently collapsed. Our engineer visited the site to investigate the issue. The section of concrete that collapsed was not the floor of a horse barn, but rather a section of open concrete that collapsed as a direct result of a 20,000 lb. backhoe driving over it.

The Developer will retain a structural engineer to assess the integrity and load capacity of the existing underground river culvert; however, the development team is confident that the integrity of the pipe is still sound given that cars with an average weight of 4,000 lbs. to 5,000 lbs. drive over it daily. Furthermore, the area of the existing underground culvert will be part of the linear park area provided by the Developer and designed exclusively for pedestrian uses.

Lastly, the Developer and its contractors will restrict heavy construction equipment from driving over the culvert or use best management practices utilizing steel plating to prevent any safety issues.

Page 10, PUD Narrative: CWA Comment:

Regarding the daylighting of the river, please refer to Developer's answer to Page 4, i. PUD Narrative: CWA Comment #4. Additionally, the Developer would like to highlight that the current plan proposes re-creating a natural environment, as the site currently does not have any natural landscaping or environmental features.

Page 11, PUD Narrative: CWA Comment 2:

Regarding single-family lots 1 through 4 and the statement that the underground river flows below them and causes a safety issue, please refer to the Developer's response to Page 4, i. PUD Narrative: CWA Comment #5.

The current 13 single-family homes along the park and the underground river will not prevent the river from being daylighted in the future. The project has allowed for sufficient space for the river to be daylighted in the future, should the City or County decide to pursue it.

The inclusion of the 13 single-family homes along the park and river are a critical financial component to the success of the project and cannot be eliminated. The Developer views the 6.3-acre park and the 17,000 square foot area designated for the Farmers' Market as significant community amenities and more than sufficient in size. Once the park is developed, it will be the largest park in the City of Northville. The inclusion of the 6.3-acre park in the project plan is consistent with the City's Master Plan and a significant public benefit.

Page 11, PUD Narrative: CWA Comment:

The draft review letter states that "...any development of this property would have the same result". This is not an accurate statement. The Developer has spent tens of thousands of dollars and in excess of two years of review time to create a solution to this issue. Moreover, the Developer has created a solution which will incorporate a public park and other necessary earthwork improvements to reduce the size and effect of the floodplain.

Nearly every regional land developer and builder in this market has studied this situation and has elected not to proceed with development of this property, in part, due to the complications with this issue. Therefore, it is not fair to assume that any redevelopment of this property would have the same result.

Page 12, Criterion 6, PUD Narrative: CWA Comment:

The Project is submitted as a unified plan with several different housing and commercial components per the Master Plan. A comprehensive development agreement will be drafted in conjunction with the City's legal counsel, reviewed and approved by City officials during the process, after the various criteria are reviewed and approved by the Planning Commission and City Council.

Page 13-14, Criterion 7, PUD Narrative: CWA Comment A:

The Developer has retained three (3) different, highly experienced retail experts – Broder Sachse, Lormax Stern and Mid-America. Each of the three groups has evaluated the commercial feasibility of the site and determined that the ideal amount of commercial space for the property is 20,000 square feet or less. The current development proposes 18,700 square feet of commercial space.

The 20,000 square feet or less number is an amount of commercial space that the consultants think will complement and not compete with the current downtown retailers and restaurants. There is strong concern that too much commercial space would create competition for the existing downtown merchants and hurt the overall viability of the downtown shopping area.

The current plan for the apartment buildings along Cady Street incorporates the difficult topography of the site. Parking for the apartments cannot be modified as it is cost prohibitive. Parking spaces in structures cost an average of \$30,000 per space while underground parking spaces are approximately \$60,000 per space.

The surface parking lot at Cady and Griswold is needed for the apartments and also for the Farmers' Market. This surface parking lot is also being kept open for additional development. It is not being considered for development at this time, as development of it would only increase the density of the project and create a larger parking deficit.

The apartment buildings will be four (4) and five (5) stories tall with the building west of Hutton Street being five (5) stories (4 stories of apartments over 1 floor of commercial). It is the Developer's understanding that a fifth-floor bonus is permitted as part of the Cady Street Overlay. Lastly, the buildings have been designed by a best in class architect and in such a way to conform with the latest architectural trends of urban apartment buildings in major cities throughout the US. The design of the apartment buildings conforms with the other buildings along Cady Street.

Page 15, Criterion 7, PUD Narrative: CWA Comment B:

The proposed density is consistent with the Master Plan and permitted under the City ordinance 20.03 Paragraph 2 based on design excellence and conformance to the standards for PUD eligibility. Focus should not be placed on the total number of units, but rather the number of units in conjunction with the unit mix. Over half of the proposed units in the development, 160 out of 306, are studios and one (1) bedroom units. As a result of more than half of the building's units being studios and one-bedroom units, the average apartment size for the building is less than 1,000 square feet. Therefore, the number of residents and traffic is not being maximized and offers a consistent blend and density of unit type. By way of example, 500 townhomes at the site would create much greater density, greater building to land coverage and greater traffic than the proposed unit mix of apartments, townhomes and single-family homes.

Page 16, Criterion 7, PUD Narrative: CWA Comment B, 5:

The draft review letter expressed concerns regarding a five (5) bedroom townhome building being proposed in Plymouth, Michigan and the potential for a similar product being built in this development.

The height of the townhomes will be three (3) stories and NONE of the townhomes will contain five (5) bedrooms. The townhomes will be between 1,580 and 2,335 square feet, and it will be impossible to have five (5) bedrooms within that square footage range. The current plan is for 80% of the townhomes to contain three (3) bedrooms and the remaining 20% of the townhomes to have four (4) bedrooms.

The Developer is proposing attached garages due to the popularity of design and marketability of this product.

Also included with this letter are Exhibits A, B and C referenced herein and a revised narrative summary outlining the PUD eligibility requirements and public benefits. The previously submitted PUD application and drawings remain the same and should be included in the packages delivered to the planning commission members.

We look forward to discussing the project further and addressing any additional comments or questions at the PUD Eligibility meeting on September 18th.
Regards,

Hunter Pasteur Homes, LLC

A handwritten signature in blue ink, appearing to read "Randy Wertheimer", with a small "KW" monogram below it.

Randy Wertheimer

CC: Pat Sullivan, City Manager
Shari Allen, Building Department
Brent Strong, Building Official
Loyd Cureton, DPW Director

Northville Downs Property Feasibility Study/Estimated Costs to "Daylight" River

August 29, 2018

Costs	Item	Estimated Cost	Notes
	De-Watering	\$ 250,000	Estimate
	Legal	\$ 50,000	Estimate by Stante of 5,000 tons of silt to Class II landfill times \$20.00 per ton - existing river bottom
	Environmental Clean-Up	\$ 100,000	Estimate provided by Stante
	Mobilization	\$ 10,000	Estimate provided by Stante, and backfill existing river with imported fill
	Demolition Existing Concrete Structures	\$ 500,000	Estimate provided by Stante
	Build New River (Earthwork)	\$ 400,000	3,000 Linear Feet times \$1.25, times 2 installations - plus \$10,000 for hay bales
	Silt Fence	\$ 17,500	3,000 Linear Feet times \$2.50
	Temporary Fence	\$ 7,500	Allowance
	Permits & Agency Review Fees (Application)	\$ 100,000	Estimate provided by King & McGregor of \$400 per Linear Foot, 1,200 Linear Feet for vegetation banking
	Bank Stabilization	\$ 480,000	Estimate
	Testing - Soil Testing	\$ 40,000	Estimate
	Staking	\$ 30,000	Estimate
	Engineering & Engineering Review	\$ 150,000	Estimate
	Relocate Sanitary Pipe in River	\$ 60,000	Estimate by Stante
	Construction Management & Permitting	\$ 150,000	Estimate
	Landscape Design	\$ 100,000	Estimate
	Landscaping in Addition to Armoring	\$ 200,000	Estimate
	Wetland / River Consulting (King & McGregor)		
	Wetland Flagging	\$ 1,030	
	Geo Survey	\$ 24,870	
	Stream Relocation	\$ 25,350	
	MDEQ Permit	\$ 21,300	
	ESA Compliance	\$ 6,250	
	Contingency	\$ 350,000	
	Total Hard Cost	\$ 3,073,800	
	TOTAL COSTS:	\$ 3,073,800	

Notes:
1) Based on preliminary estimates and conditions known to date. Final costs may vary significantly based on final designs and approvals.