



Northville DDA Economic Development Committee

Thursday, October 14, 2021 – 8:30 am

The Northville DDA is inviting you to a scheduled Zoom meeting of the Economic Development Committee scheduled for Tuesday, June 29, 2021, 8:30 am. Join Zoom Meeting: <https://us02web.zoom.us/j/86076583691>, Meeting ID: **860 7658 3691**, Via Phone: **1-312-626-6799**.

Meeting Agenda

1. Public Comment
2. 301 S. Center – Presentation by Hunter Pasteur Development Team
 - a. Project Presentation -
https://www.ci.northville.mi.us/services/building_and_planning/planning_commission/proposed_redevelopment_projects
 - b. PUD Eligibility (Attachment 2.b)
3. Next Meeting - TBD

PUD Eligibility Description & Criteria - Section 20.05 (2)

The Downs development is a planned, high quality, mixed-use development proposed for the 48.12-acre parcels which are currently the site of the Northville Downs racetrack situated on Seven Mile Road and Center Street extending to Cady Street to the North and River Street on the East. Hunter Pasteur Homes, along with The Forbes Company, Oboran and Toll Brothers, have assembled an experienced team of development professionals to develop the proposed Planned Unit Development (PUD), including Northville based consulting firms Grissim Metz Andriese Associates, M Architects, and Presley Architecture, each of which are experienced with the ordinances, master plan, culture, architectural precedent, and history of the City of Northville.

The Downs has been designed to provide a full range of residential housing options, commercial space, flex space and approximately 16 acres of natural and green spaces which will include multiple first-class parks donated to the City for Public use.

A PUD application for The Downs was originally submitted in 2018. That plan proposed 599 residential units. In 2019 the City of Northville Planning Commission approved PUD eligibility for a plan which proposed 536 residential units. The Downs plan for which PUD approval is now being requested proposes a further reduction to 478 residential units, as well as substantial additions of underground parking and storm water detention, and a 1.25-acre public "Central Park" in the Cady Street area. Both the plan for which PUD eligibility was approved in 2019 and the currently proposed plan include daylighting of approximately 1,100 feet of river and an approximately 9.5-acre public park.

The updated plan offers a diverse selection of housing types planned to accommodate a wide array of home buyers and renters; products for empty nesters, young families, millennials who choose to rent and millennials who choose to be homeowners. Design revisions are still taking place to reflect comments offered at the August 30, 2021 conceptual review meeting of the Planning Commission. The Downs development team will also continue to follow the work of the City of Northville Riverwalk, Farmer's Market and Sustainability Task Forces as they relate to this property.

As encouraged in the City's ordinance, the developer has conducted multiple community meetings, with over 100 residents, and has endeavored to reflect that input in the currently proposed plan.

We respectfully offer our assessment of the criteria for PUD approval, as follows:

The PUD Criteria

1. PUD Eligibility Criteria: The applicant for a PUD must demonstrate all the following criteria as a condition to being entitled to planned unit development treatment:

1. Granting a PUD will result in one of the following:

- **The planned unit development will result in 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.**
 - The proposed development plan creates 15.94 acres of open park space, which is 33.1% of the entire site. Including a new “Central” park along Hutton between Cady and Beal streets, which will provide a new programmable venue and recreational space for the community along with an adjacent 20’ wide pedestrian promenade. The open park space on the site also includes a 9.5-acre river park, and an internal residential 1-acre park south of Fairbrook Street, which will be able to host community gatherings and neighborhood functions. For reference, the Central park will be larger than Kellogg Park in downtown Plymouth and the Fairbrook park will be approximately the same size as Kellogg Park. Central Park and River Park will be public parks.
- **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.**
 - Creating the 9.5-acre park on the east side of the site will require the developer to daylight over 1,100’ of the Rouge River which has been artificially covered for decades. Additional pocket parks and greenspace are provided throughout the master plan. Daylighting of this river is a significant restoration of a community and regional natural resource. In addition, the approximately 16 acres of proposed green space, and other “green design” features will significantly improve storm water related contamination and enhance natural plant and wildlife habitat. The development will also apply Leadership in Energy and Environmental Design (LEED) guidelines, as feasible.

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 development has been designed to upgrade numerous infrastructural needs for the City including the replacement of a potentially hazardous sanitary sewer pipe currently located in the river.
- Creation of 244 parking spaces available to the public in close proximity to the downtown shopping area, including a 17-car surface lot at Cady Street and Hutton.
 - 26 parallel spaces on Cady Street
 - 17 spaces in Cady Street surface lot
 - 8 parallel spaces on Griswold Street
 - 55 parallel spaces on Beal Street
 - 27 parallel spaces on Hutton Street
 - 111 on-street spaces south of Beal Street on Toll Brother’s site.

- Creation of 1,381 parking spaces for residents of the Downs development
 - 295 parking spaces for resident of the Northwest for-rent apartments
 - 108 parking spaces for residents of the Northeast condominium
 - 74 parking spaces for residents of the row houses on Cady & Griswold
 - 680 Parking spaces for residents of the townhomes by Toll Brothers
 - 224 Parking spaces for residents of the single-family homes by Toll Brothers
- Parking spaces in the Cady Street neighborhood will be underground or screened by architecture and landscaping from public view.
- In total, the Development will provide 1,605 parking spaces
- The development team has committed to continue collaboration with City and County traffic engineers to identify any necessary measures and to participate in the cost of implementation. The Developer will provide an updated traffic study by a third-party consultant to the City upon completion.

3. The proposed planned unit development shall be harmonious with public health, safety, and welfare of the City.

- The development team has worked diligently to create a plan designed to meet the principles and vision of City's Master Plan, incorporating all the elements vital to City residents, as voiced during the several community meetings, with over 100 residents, conducted by the developer, including public spaces, vehicular traffic, increased commercial development, flexible commercial space, variety of housing options, pedestrian, and bike accessibility to activate continuation of the City's street-grid pattern.
- The City of Northville is currently preparing a plan to provide a River Walk from Ford Field to the pedestrian path connection to the Hines Park Trailhead at the corner of 7 Mile Road and River Street. The Downs development will help facilitate the River Walk by providing the 9.5-acre park along River Street and the daylighted Middle Rouge River. Pedestrian path connections will be provided at Beal Street to connect to the River Walk on the north end of the park and a new sidewalk along River Street will provide the connection to the south at the Hines Park Trailhead. Additionally, pedestrian sidewalks will be provided throughout the 9.5-acre park for public use, as well as throughout the development.

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 site is largely covered by impervious pavements and gravel parking areas. Additionally, the existing site does not currently have any storm water detention facilities or sediment removal capabilities. Rather, storm water is collected in storm sewers that outlet directly to the Johnson Drain and the Middle Rouge River untreated and undetained.
- The proposed PUD will improve existing conditions on the site through a proposed stormwater management system including a storm water retention pond and bio-swale improvements that will filter stormwater runoff into the Rouge River, creating infrastructural and environmental sustainability. Current

conditions allow the runoff to enter these important water areas unfiltered across the 48.12-acre site from the current racetrack operations, the racetrack's parking lot, and its' maintenance facilities. In its current condition and assuming average annual rainfalls, it is estimated that tens of millions of gallons of contaminated stormwater currently enter the Rouge watershed, adversely affecting environmental, habitat and flooding conditions.

- Daylighting the 1,100' of the Rouge River will also improve the environmental condition of the site and its surrounding area.
- The developer has already received Federal Emergency Management Agency approval of a reduction in the floodplain designation on the existing site from appx. 26.5 acres to 3.4 acres, and we believe that the future floodplain designation will be contained within the banks of the banks of the daylighted Middle Rouge River as a result of the proposed development plan.
- There is a "cabin" structure on the property facing River Street. The developer will work with the Riverwalk Task Force to determine whether there is a feasible and desirable adaptive use of this feature.

5. The proposed planned unit development shall not result in an unreasonable negative economic impact upon surrounding properties.

- The proposed PUD is designed to add various types of high-quality housing units, increasing the value of the surrounding properties, as well as adding a stronger residential base in short walking distance to the downtown commercial area, significantly increasing the use and support of the downtown merchants from the 478 rooftops that the development will create.
- The proposed PUD will also significantly increase tax revenue to the City of Northville, public school district, Wayne County and Downtown Development Authority (DDA).

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 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.

7. The proposed planned unit development shall be consistent with the Goals and Policies of the City of Northville Master Plan.

- The proposed has been designed to meet the principles and vision 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 developer is aware that the Master Plan, as in effect at the time of this application, has been under study and revision. We have endeavored to follow the Master Plan work of the Planning Commission and believe that we are submitting a plan which is consistent with that work to the best of our understanding.

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 proposed PUD uses are consistent with and are 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.
- The proposed site plan includes mixed use and higher density development in the Cady Street area and lesser density single family and multi-family housing in the area south of Beal Street, consistent with the Master Plan. Density north of Beal Street is 29.31 DU/AC (net) and density south of Beal Street is 6.85 DU/AC (net).
- Natural high water table elevations are a constraint on the location of single family and multi-family housing in the area south of Beal Street.

9. The planned unit development is not proposed in an attempt by the applicant to circumvent the strict application of zoning standards.

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

2. Neighborhood Review - The applicant is encouraged to meet with Neighborhood Associations and surrounding landowners prior to submittal of preliminary plans to the Planning Commission.

- In addition to multiple meetings with the City's planning staff and consultants, the development team has met with neighborhood and specialty taskforce groups over numerous times throughout the Site Plan development process for additional input. The current plan reflects community input in multiple areas including but not limited to:
 - Increased pedestrian accessibility
 - Bicycle accessibility
 - Orientation of public spaces
 - Additional parking locations to service community places of worship and schools.
 - Improved architectural design elements.

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

In conclusion, we respectfully submit that The Downs proposed development plan substantially satisfies all of the criteria set forth in the City of Northville Zoning Ordinance, and respectfully request that the Planning Commission grant the requested application for PUD eligibility. The Downs development team understand that further review of site design, traffic improvements, architecture, and other important details will occur during the stages of preliminary and final site plan approvals, and we look forward to working with the City of Northville in those respects.