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MEMORANDUM

TO: City of Northville City Council and Planning Commission

FROM: Sally M. Elmiger, AICP

DATE: January 25, 2022

RE: Northville Downs Development – Staff/Project Team Meeting Summaries

The Downs project team submitted Preliminary Site Plan/PUD Plan to the City on December 14, 2022. City staff and consultants participated in three meetings with the project team to clarify comments provided in the reviews of these plans:

1. Discussion of planning review conducted by Carlisle/Wortman (dated January 7, 2022) was held on January 11, 2022, and was attended by me, Nancy Darga as a representative of the River Taskforce, and the project team.
2. Discussion of the engineering review conducted by OHM (draft dated January 11, 2022) was held on January 12, 2022, and was attended by me, City Manager, DPW Director, City Engineer, Nancy Darga as a representative of the River Taskforce, and the project team.
3. Discussion of planning comments on Toll Brother's residential products was held on January 19, 2022, and was attended by me, and two members of the Toll Brother's project team.

This memo summarizes the meeting discussions with the project team.

1) Planning Review Discussion:

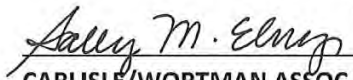
The project team started off the meeting by stating that they would incorporate many of the items identified in the planning review into the plans (Note: Most of these items were clarifications such as dimensions, consistency between plan sheets, etc.). They also indicated that they would provide answers to the questions identified in the planning review. Remaining topics discussed included:

- a. Recommendation from Walkability Consultant that the north/south Griswold St. extension connect over Johnson Creek with 7-Mile at E. Hines Drive.
- b. Recommendation from Walkability Consultant that the north/south Griswold St. extension only have residential units on west side of street, and only have the River Park on the east side of street.
- c. Proposed building style with front-facing garage, and alternatives that would require vehicle lanes/garage access behind buildings.
- d. Parking in driveways behind townhome units.
- e. Designation of public and private streets. Required widths of streets, lanes, and alleys and City Engineer's input/recommendations.

- 2) Engineering Review Discussion:** This group discussed the engineering review draft, and noted the details that will be further discussed (per OHM's memo) at the Final Site Plan stage. Remaining topics discussed included:
- a. Griswold St. right-of-way changes, if any; Cady St. right-of-way change at Griswold.
 - b. Turning movements of fire trucks/trash haulers.
 - c. Radius of Griswold St. extension (near Johnson Creek).
 - d. 7-Mile/Center St. intersection (round-about option/bridge extension-left turning lane option).
 - e. Recommendations of Walkability Consultant; Mobility Network report.
 - f. Outside agency reviews (such as Wayne County/Michigan Department of Environment, Great Lakes and Energy)
- 3) Townhouse/Carriage Home Design Discussion:** The main topics discussed at this meeting include:
- a. Options for side façade architecture of townhome buildings facing streets at intersections.
 - b. Carriage home design (front-facing garage) and alternatives with garage in rear; needed site plan changes and impacts on River Park.
 - c. Illustration identifying location of various townhome roof designs.

Lastly, the City Manager and I attended a meeting on January 25, 2022, with two project team representatives to discuss project phasing, and timing of outside agency approvals, such as FEMA and EGLE. This meeting discussed the PUD process, and not the project materials.

The applicant revised their submission on January 20, 2022, which will be discussed by the Planning Commission at the February 1, 2022 meeting. The original and revised project materials are available on the City's website. And all the materials are available for viewing at City Hall.


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

Cc: Patrick Sullivan
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