

November 2, 2021

City of Northville Planning Commission
215 West Main Street
Northville, MI 48167

Dear Commissioners:

Section 20.05 of the Zoning Ordinance outlines the procedure to review a Planned Unit Development (PUD). Currently, the Planning Commission is evaluating the proposal against the PUD Eligibility Criteria in the ordinance. The eligibility criteria are broad-based criteria and are 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.

The City of Northville Zoning Ordinance establishes 9 PUD criteria which determine the overall eligibility for a Planned Unit Development. The applicant for a PUD must demonstrate that all of the criteria have been met in order to receive PUD eligibility.

Eligibility determination does not set the proposed plan in stone. Changes to the design, density, buildings, pedestrian amenities, and all other items can still be made during the Preliminary and Final Site Plan review stage. The eligibility stage simply determines a general concept. Adding details to the concept is done during the next stage of the process.

The Economic Development Committee (EDC) of the Downtown Development Authority (DDA) has had the opportunity to meet with the Hunter Pasteur Development Team (Development Team) and receive a lengthy presentation and develop a better understanding of the revised project. Recently the DDA Board of Directors also received a presentation from the team where the focus of the presentation was on the project's PUD eligibility.

The EDC/DDA has reviewed the Development Team's submission on PUD eligibility and voted unanimously in support of their application. The EDC and the DDA Board reviewed all 9 criteria, and it is their collective opinion that the PUD Application meets the criteria for PUD eligibility. A previous iteration of the project was granted PUD eligibility in 2019. Since that time, the number of housing units has decreased by roughly 12% to 478 residential units. In addition, underground parking and greenspace have increased, and the diversity of housing types has been expanded. The EDC/DDA members believe these are improvements to the overall project.

In their application, the Development Team addressed each criterion, and it is the EDC/DDA's opinion that the Development Team has provided adequate proof in their application that they have met each test. The following combined components of the project, noted below, satisfies the requirements of the 9 PUD criteria:

- Creation of 16 acres of open park space, which is 33% of the site
- Daylighting the Middle Rouge River
- Green Design Features which will improve storm water contamination and enhance natural plant and wildlife habitat.
- Upgraded infrastructure
- Commitment to provide and updated traffic study and participate in the implementation of the traffic solutions
- Creation of 244 parking spaces for public use
- Creation of a River Walk
- Improved stormwater management
- Adaptive reuse of the cabin structure on the property
- Increased tax revenue for the City and DDA
- The project is under a single ownership agreement
- The project is consistent with the goals and policies of the City's Master Plan
- The proposed PUD does not attempt to circumvent the zoning standards

The Development Team has met with numerous neighborhood groups, surrounding property owners, City staff and consultants, as well as the DDA and EDC members in an effort to obtain input into the design and development of this critical entranceway into the Northville Community. The EDC feels that the Development team has addressed many of the concerns raised in earlier iterations of the project and that the remainder of the outstanding concerns will be addressed during the site planning phase of the project.

The EDC looks forward to continuing to work with the Development Team as the project moves from PUD Eligibility through the Site Plan Approval process to ensure a project that will both respect the history and charm of Northville while providing new tax base, housing opportunities and amenities to the City of Northville.

Respectfully,

Aaron Cozart, Chair
DDA Economic Development Committee