



JULY 27, 2021

# The Downs

PLANNING COMMISSION CONCEPT REVIEW



THE FORBES COMPANY

*Toll Brothers*  
AMERICA'S LUXURY HOME BUILDER®





Ownership



THE FORBES COMPANY



Architecture & Engineering



Landscape



Civil Engineering











EXISTING SITE LOOKING NORTHEAST



EXISTING SITE LOOKING SOUTHWEST



EXISTING SITE CONDITION



EXISTING PATHWAY OF THE  
ENCLOSED MIDDLE ROUGE RIVER



MIDDLE ROUGE RIVER AT BEAL  
STREET BRIDGE – LOOKING  
DOWNSTREAM

# Existing Site Photos



# The Downs Development

## Benefits & Information

### 1. HOUSING TYPES

- a. Diverse selection of housing types from \$400K-\$1.3M with every price point in between. Products for empty nesters, young families, millennials who choose to rent and millennials who choose to be homeowners.

### 2. COMMERCIAL ACTIVATION

- a. Just over 16k square feet of new commercial space on Cady Street enhancing commercial activity.

### 3. OPEN SPACE

- a. 15.94 acres of open park space (33.1% of the entire site).
- b. A new park along Hutton between Cady and Beal streets will provide a new programmable venue and recreational space for the community along with an adjacent 20' wide pedestrian promenade.
- c. A 9.22-acre river park on the Northville Downs site will include daylighting over 1,100' of the Rouge River which has been artificially covered for decades.
- d. An Internal residential park south of Fairbrook street will be able to host community gatherings and neighborhood functions.

### 4. CONNECTIVITY

- a. Increased pedestrian and vehicular connectivity between neighborhoods west of Center Street and east of River/Griswold Streets, as well as downtown Northville. Proposed streets will have adjacent sidewalks, street trees, and parallel parking.
- b. 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 9.22-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 9.22-acre park for public use.

### 5. ECONOMIC BENEFIT

- a. Job Creation: temp construction jobs + future FTE retail employment
- b. Local Business support from the 478 rooftops that we are creating and the benefit to the local supply chain ecosystem from the additional revenue generation.
- c. Tax Revenue from current development will increase from ~\$420k to an estimated ~\$4.5 million.
  - i. City of Northville will receive approximately \$1.5m
  - ii. Northville DDA will receive approximately \$300k.
  - iii. Northville Schools will receive approximately \$1.1m in addition to ~\$8.5k per student (assume 100 new students= ~\$850k



## Storm Water Management

The existing Northville Downs site does not have Storm Water Detention facilities or sediment removal capabilities, storm water is collected in storm sewers that outlet directly to the Johnson Drain and the Middle Rouge River untreated and undetained. The current absence of any storm water management results in significant runoff of surface contamination into the Rouge watershed.

Detention basins are provided within the development to capture storm water runoff, provide treatment of the water for removal of sedimentation and to discharge clean storm water to the Middle Rouge River at an Agricultural rate as required by the City of Northville and Wayne County. Storm water will not be discharged to the Johnson Drain, further protecting this important stream.

## Floodplain Management

According to current FEMA Floodplain maps, nearly 26 Ac of the Northville Downs site is covered by a 100-year floodplain. This floodplain also covers most of River Street and many of the existing homes along River Street. The Middle Rouge River currently crosses through the Northville Downs site in an 1,100 ft long concrete box culvert that outlets at 7 Mile Road. The Downs development proposes to daylight the Middle Rouge River for the full 1,100 ft within the site, opening the river for use by wildlife and the City of Northville community.

Daylighting of the Middle Rouge River also has the benefit of creating a much wider river cross section than is currently available within the existing cross section. This widening of the river will create enough room to convey the full 100-year flood flows within the banks of the open river and removing the 100-yr flood plain from the proposed developed areas within The Downs development and the properties along River Street.

## Habitat & Plant Life Restoration

The currently covered river condition prevents the growth of any river vegetation and fish habitat. Daylighting of the river will restore natural vegetation and fish habitat. The current absence of any storm water management creates contamination and flooding which negatively affects water quality, vegetation and fish habitat both on the Downs property and in connected waterways.

Because The Downs property is at the headwaters of the Rouge watershed, the current conditions related to flooding, storm water, contamination, natural vegetation and fish habitat affect the watershed beyond the property and, therefore, the benefits of our proposed development and restoration will also extend throughout the Rouge watershed.





**Note Key**

- 1. Pedestrian River Access
- 2. Existing Pedestrian Connection to Downtown
- 3. Existing 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. Tiered Central Park
- 12. Native Planted Side Slopes
- 13. Internal Park / Open Space
- 14. River Park Pedestrian Spine
- 15. Existing Underground Stream Culvert
- 16. Meadow Planting
- 17. Pond Edge Planting Around Detention Pond
- 18. Detention Pond
- 19. Forebay
- 20. Pedestrian Connection to Neighborhoods
- 21. Pedestrian Bridge
- 22. Pedestrian Connection to Hines Trailhead
- 23. Conceptual Location of New River Course

**Legend**



Street Trees



Deciduous Trees



Evergreen Trees



Flowering Trees



Irrigated Lawn



North Arrow



0 50' 100' 200' 400'



- ⋯ LUXURY APARTMENTS
- ⋯ LUXURY FOR SALE
- ⋯ ROW HOUSES
- ⋯ TOWNHOUSES



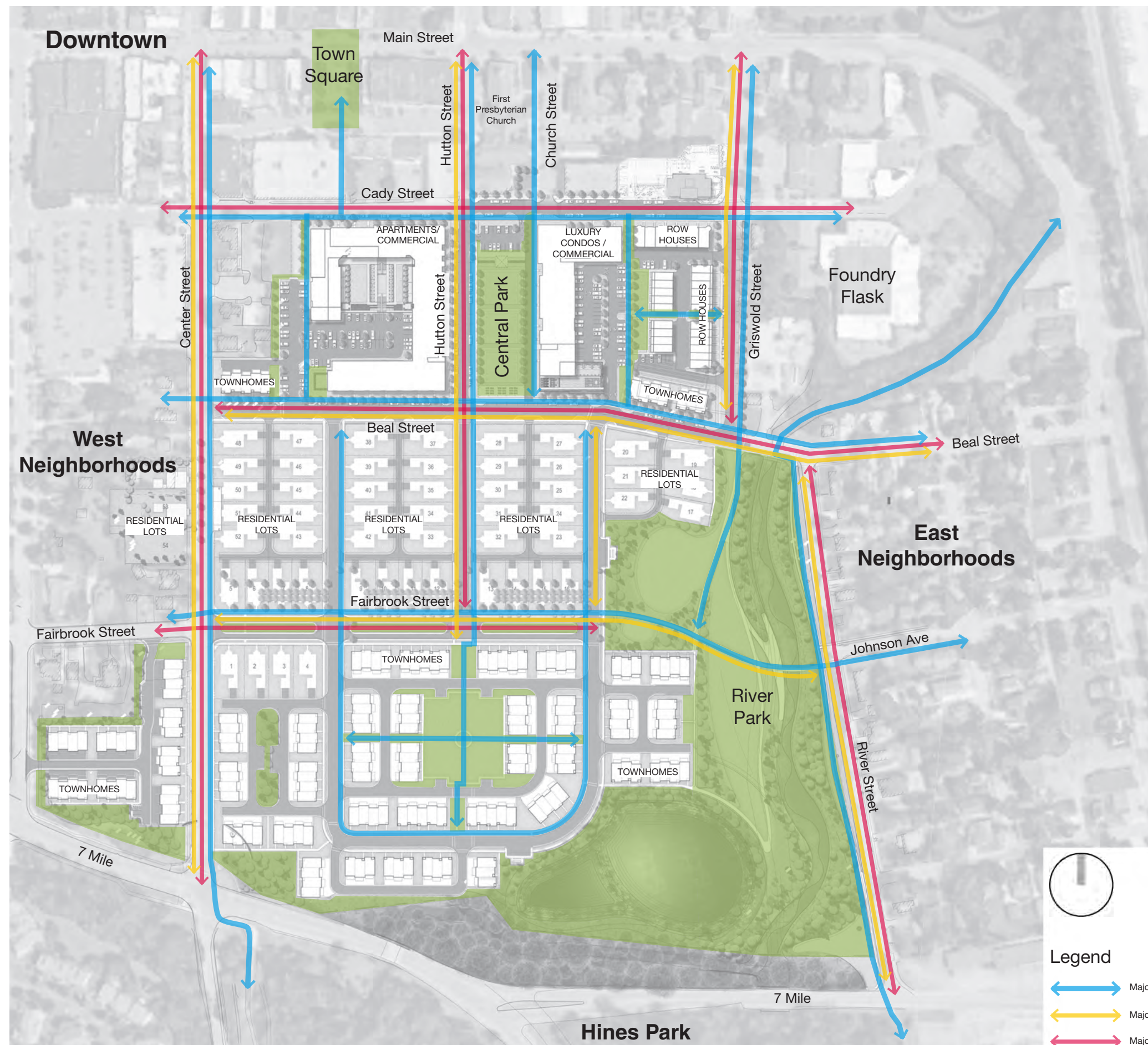
Enlarged Site Plan - North Parcels





# Landscape









**OPEN SPACE SUMMARY**

SITE AREA	48.12 ACRES
OPEN SPACE SHOWN	15.94 ACRES
OPEN SPACE PERCENTAGE	33.1%
OPEN SPACE EXCLUDING DETENTION	13.23 ACRES
OPEN SPACE PERCENTAGE	27.5%
OPEN SPACE AS SHOWN ON MASTER PLAN	9.31 AC (19.3%)





Central Park - Looking North from Beal Street





Central Park - Looking Northwest from Beal Street





Central Park - Looking North from Promenade





Central Park - Looking Southeast from Hutton





Central Park - Looking Northeast from Hutton





Central Park - Looking South from Cady





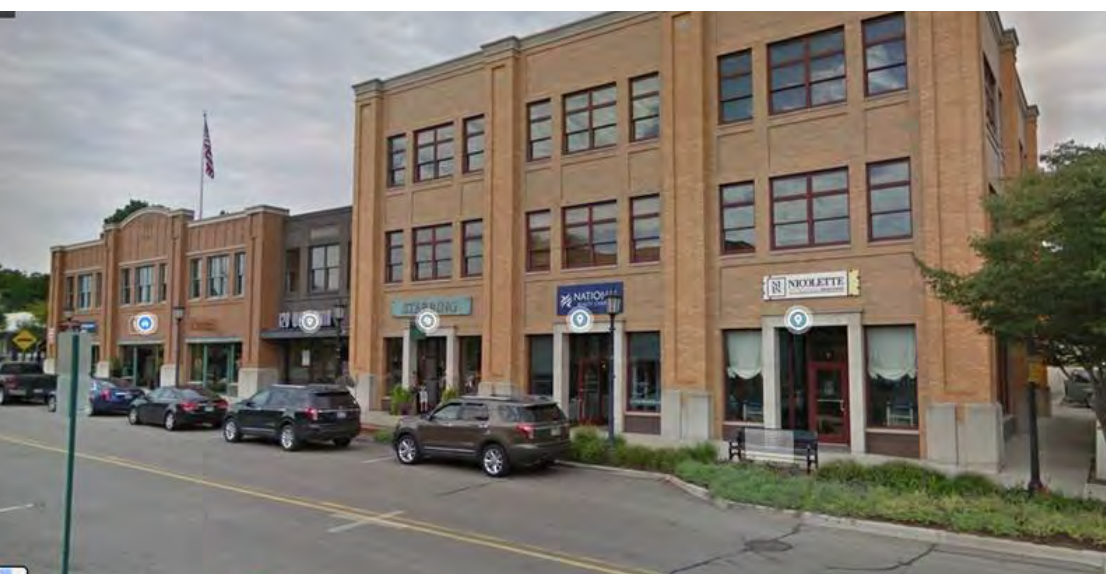
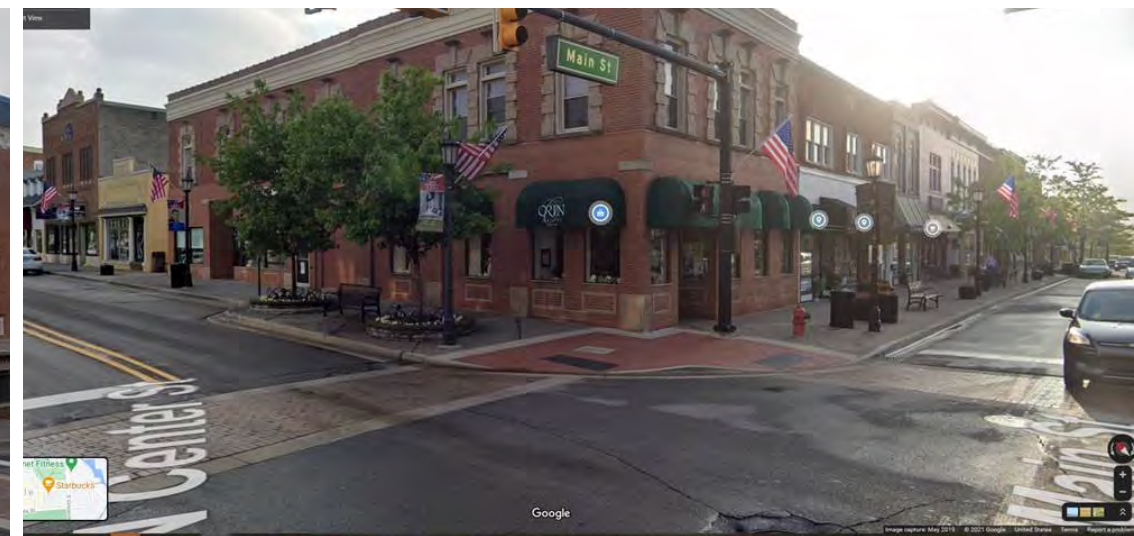
# Architecture



















**Historical Design Precedent: Bryanston Square, London**







# Northwest Site





Enlarged Site Plan - Northwest Site





**View 1 - Corner of Cady & Hutton looking Southwest**





View 2 - Cady Street Looking East to the Park





**View 3 - Hutton Street Looking North along the Park**





**View 4 - Hutton Street Mid-Block Looking North**





**View 5 - Beal Street Looking West from Hutton Street**





**View 6 - Beal Street Looking East**





Northwest Amenity Deck View





Northwest Amenity Deck View





Northwest Amenity Deck View





Northwest Amenity Deck View





**Northwest Amenity Deck View**





**Northwest Amenity Deck View**



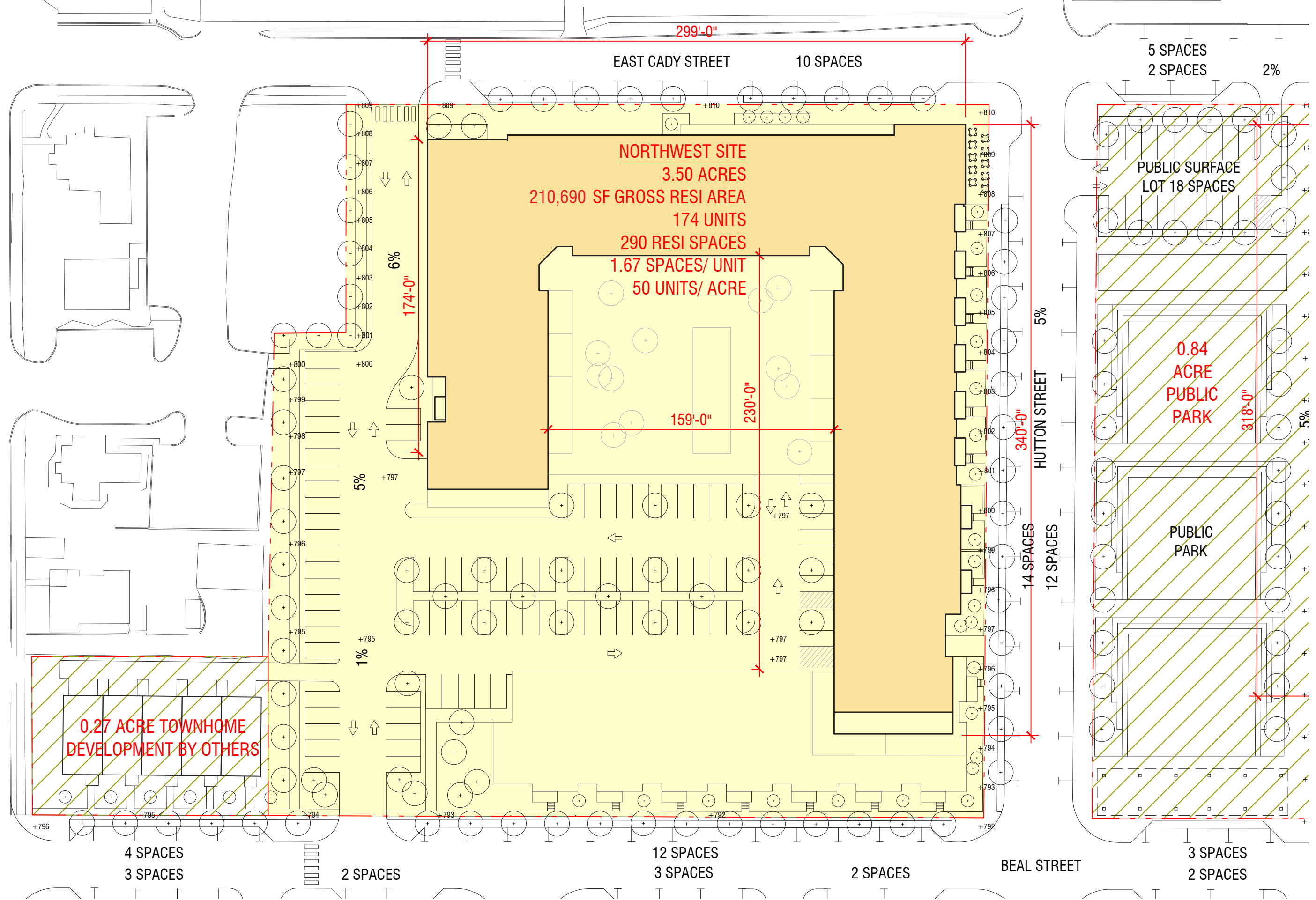




NORTHWEST SITE - APARTMENT UNITS

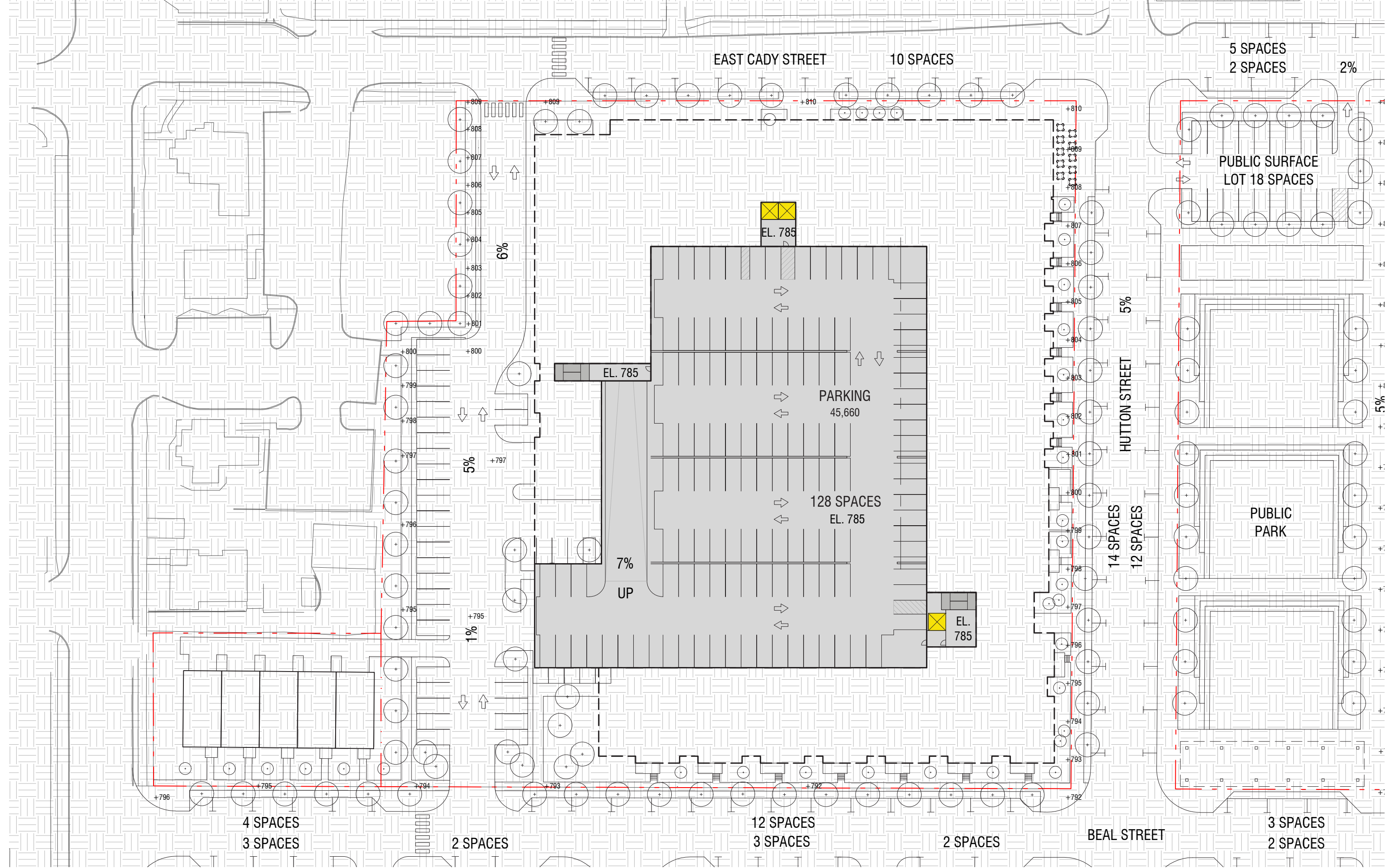
HEIGHT		AREA							UNITS					PARKING				
48 Feet		219,960 SF (Total Enclosed Area)					3.50 ACRES	Site Area	174 Units					290 Residential Spaces				
		297,610 SF (Total Built Area)					50	Units/ Acre						1.67 /Unit				
		COMM-																
		RESIDENTIAL			ERCIAL			GARAGE	Total Bldg Area	Studio	1-Bed	2-Bed*	3-Bed**	Total				
Height		Gross Area	Net Area	Eff.	Net Area	Total Encl. Area	Gross Area	(Excl. Terrace)	550 sf	675 sf	950 sf	1,400 sf						
(FT)		(SF)	(SF)	(%)	(SF)	(SF)	(SF)	(SF)		800 sf	1,200 sf	1,500 sf			Spaces			
Floor																		
B1 - Parking	11						47,620	47,620	0	0	0	0	0	0	Garage	187		
LL - Service/ Parking/ Units	14	19,490	12,900	66%		19,490	30,030	49,520	0	2	9	0	11	11	Outdoor	103		
GF - Retail/ Lobby/ Amenity/ Units	14	52,450	37,370	71%	9,270	61,720		61,720	2	17	19	0	38	38	Total Resi	290		
L2 - Units	11	46,700	41,290	88%		46,700		46,700	2	22	15	3	42	42	Area/Garage Space	415 sf		
L3 - Units	11	46,700	41,290	88%		46,700		46,700	2	22	15	3	42	42				
L4 - Units	12	45,350	40,010	88%		45,350		45,350	2	22	14	3	41	41				
Height Above East Cady St. (at Lobby)		48	210,690	172,860	82%	9,270	219,960	77,650	297,610	8	85	72	9	174				
		993 sf Average Unit Size																
		6,300 sf Indoor Amenity (Included in Resi. Gross Area)												5%	49%	41%	5%	Mix
		19,700 sf Amenity Terrace (Not Included in Building Area)												5%	50%	40%	5%	Target
		2,450 sf Leasing and Resi Lobby (incl in Commerical)												* Some 2-Beds 1,300 sf				
														** A few 3-Beds w/ den > 1,500 sf				





Northwest Site - Site Parcels



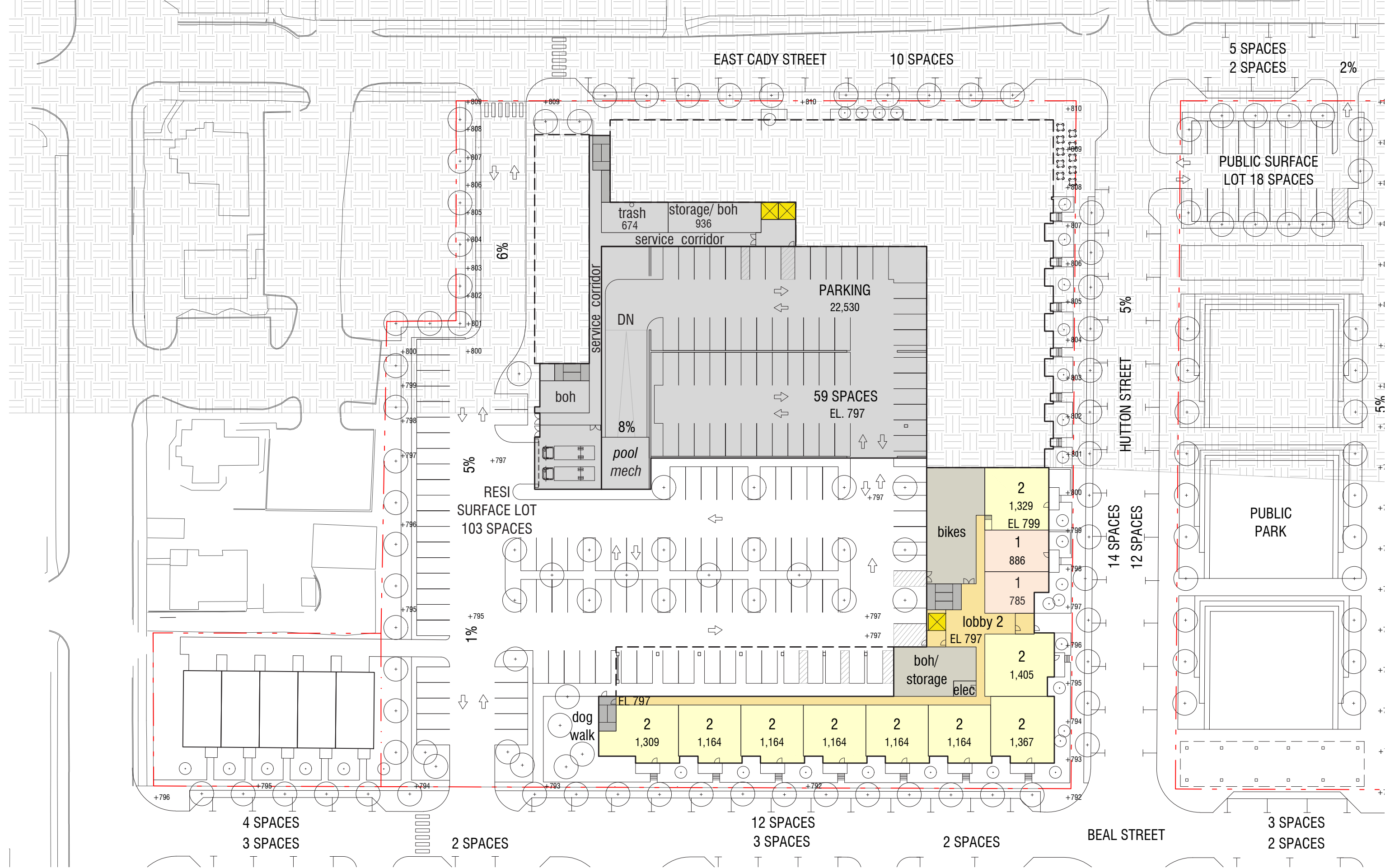


Northwest Site - Basement Plan

Scale : 1" = 50'

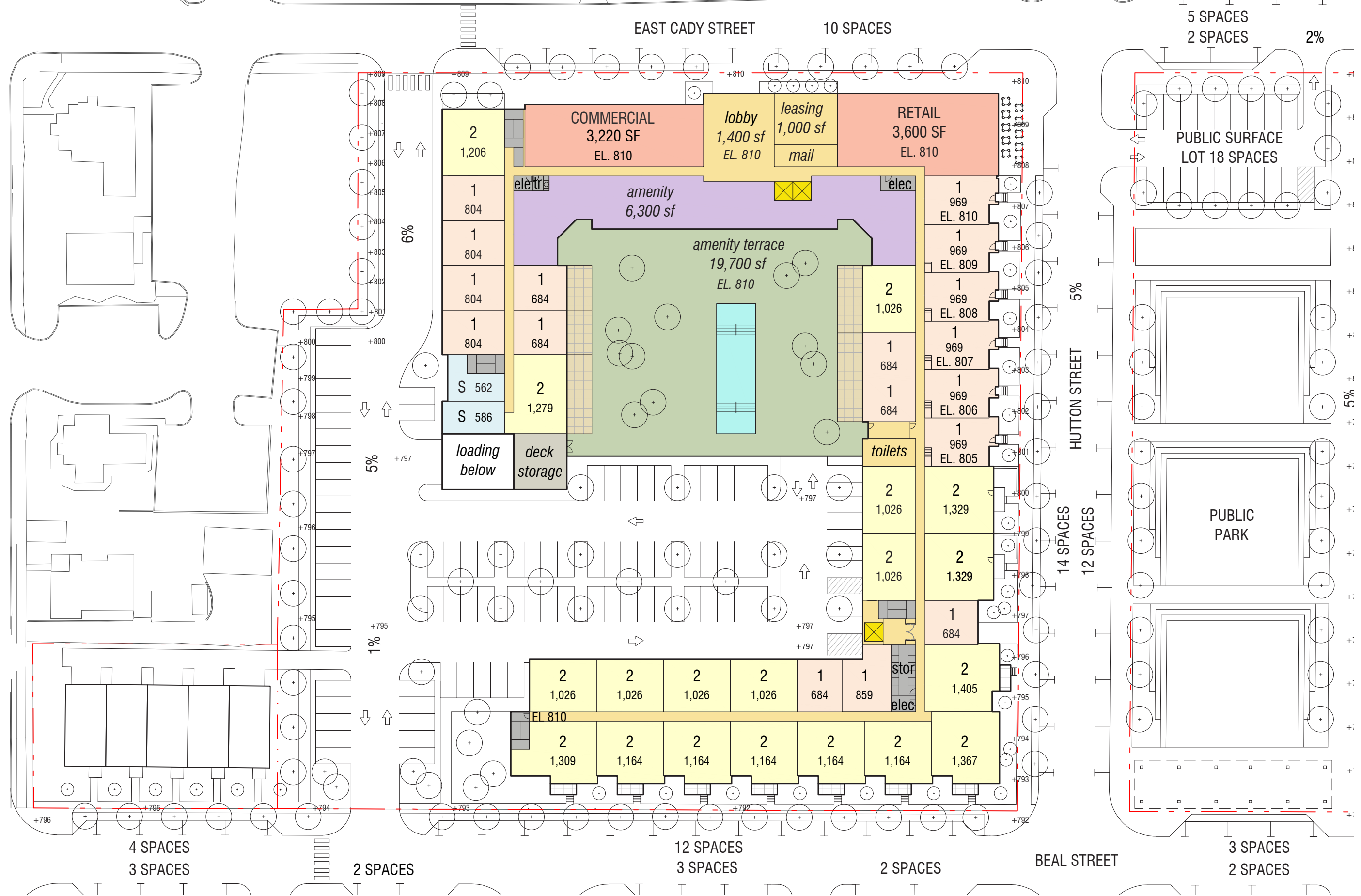






**Northwest Site - Lower Level Plan**



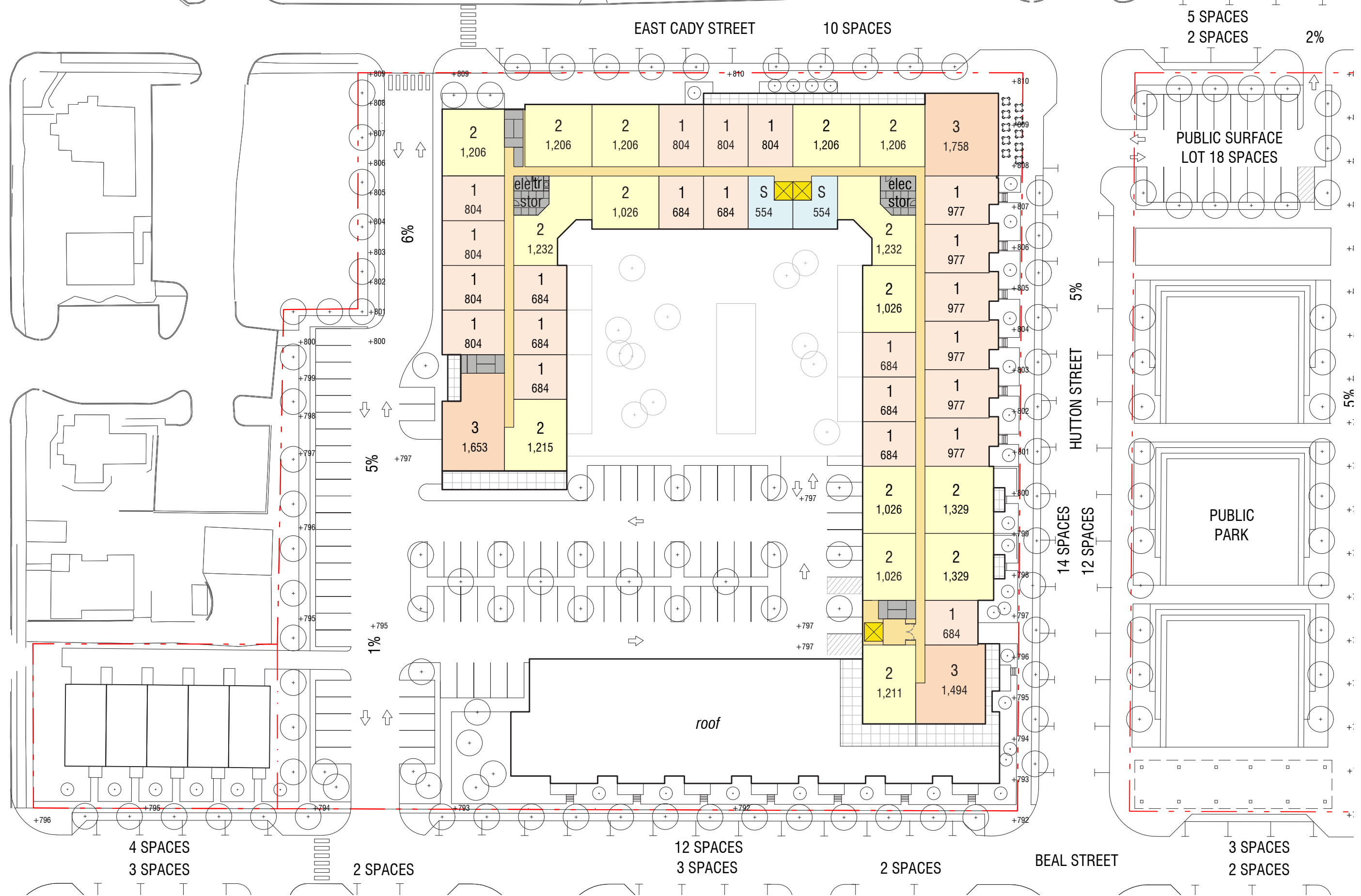


Northwest Site - Ground Floor Plan

Scale : 1" = 50'





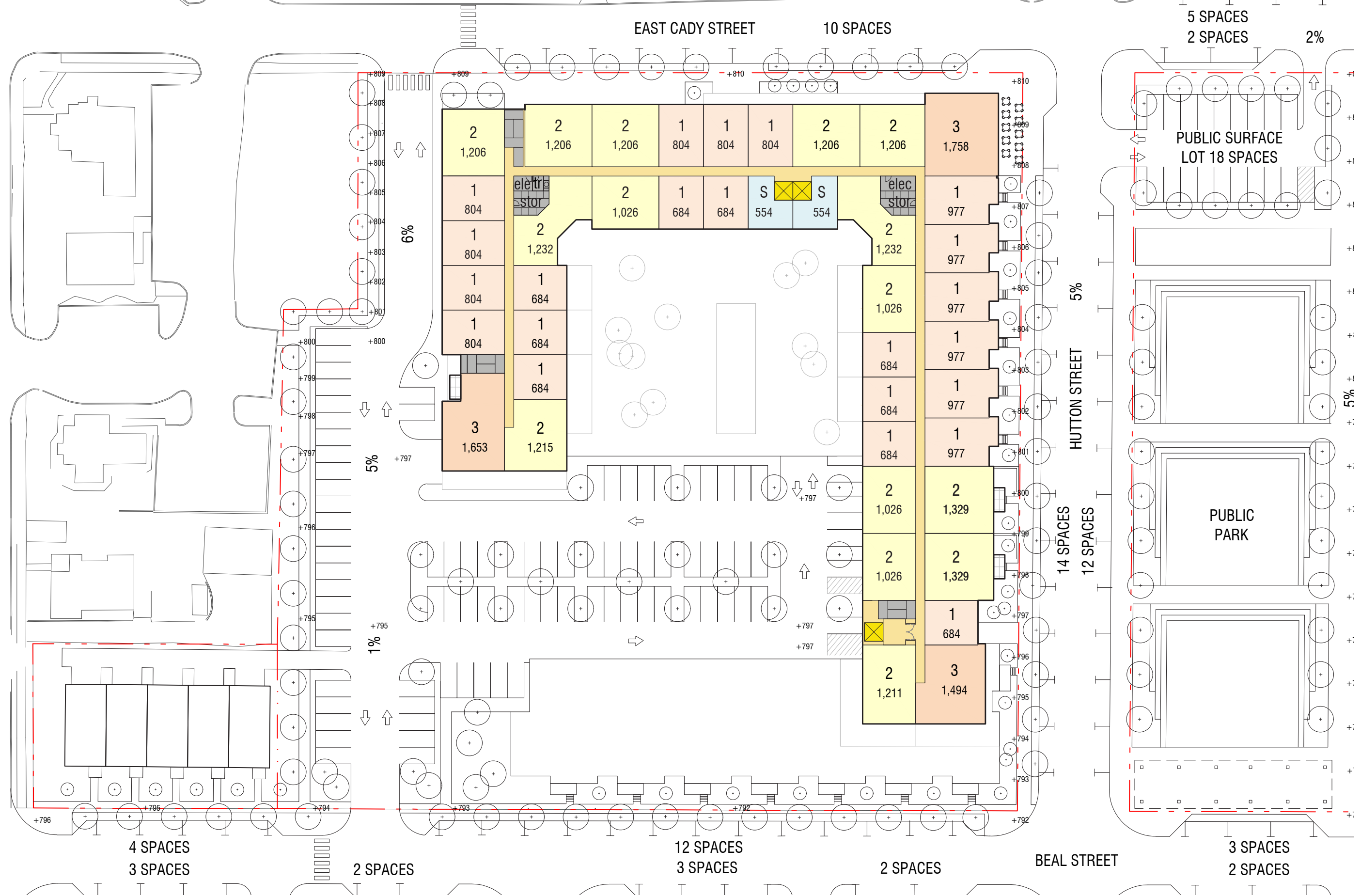


Northwest Site - Level 2 Plan

Scale : 1" = 50'







Northwest Site - Level 3 Plan

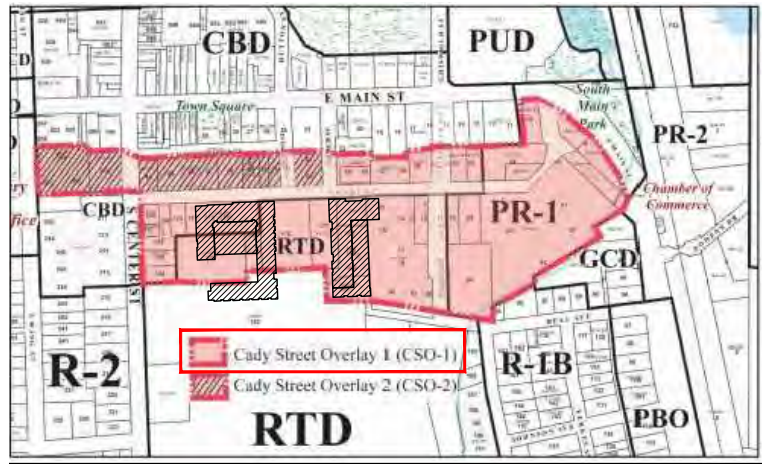
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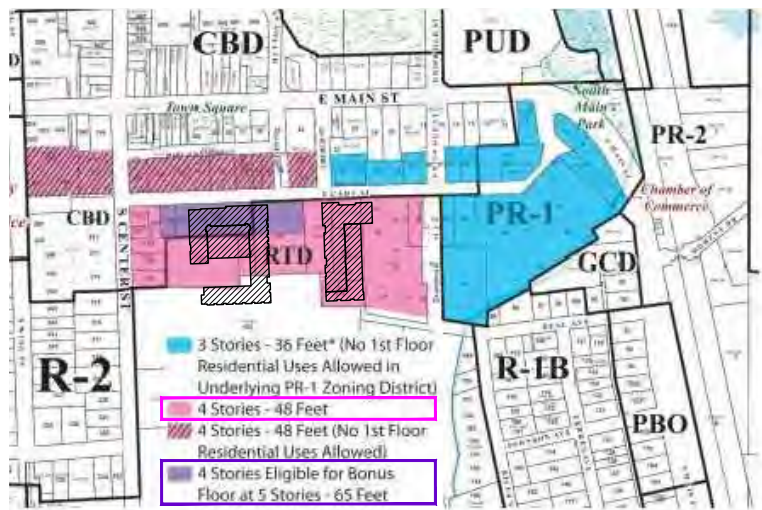








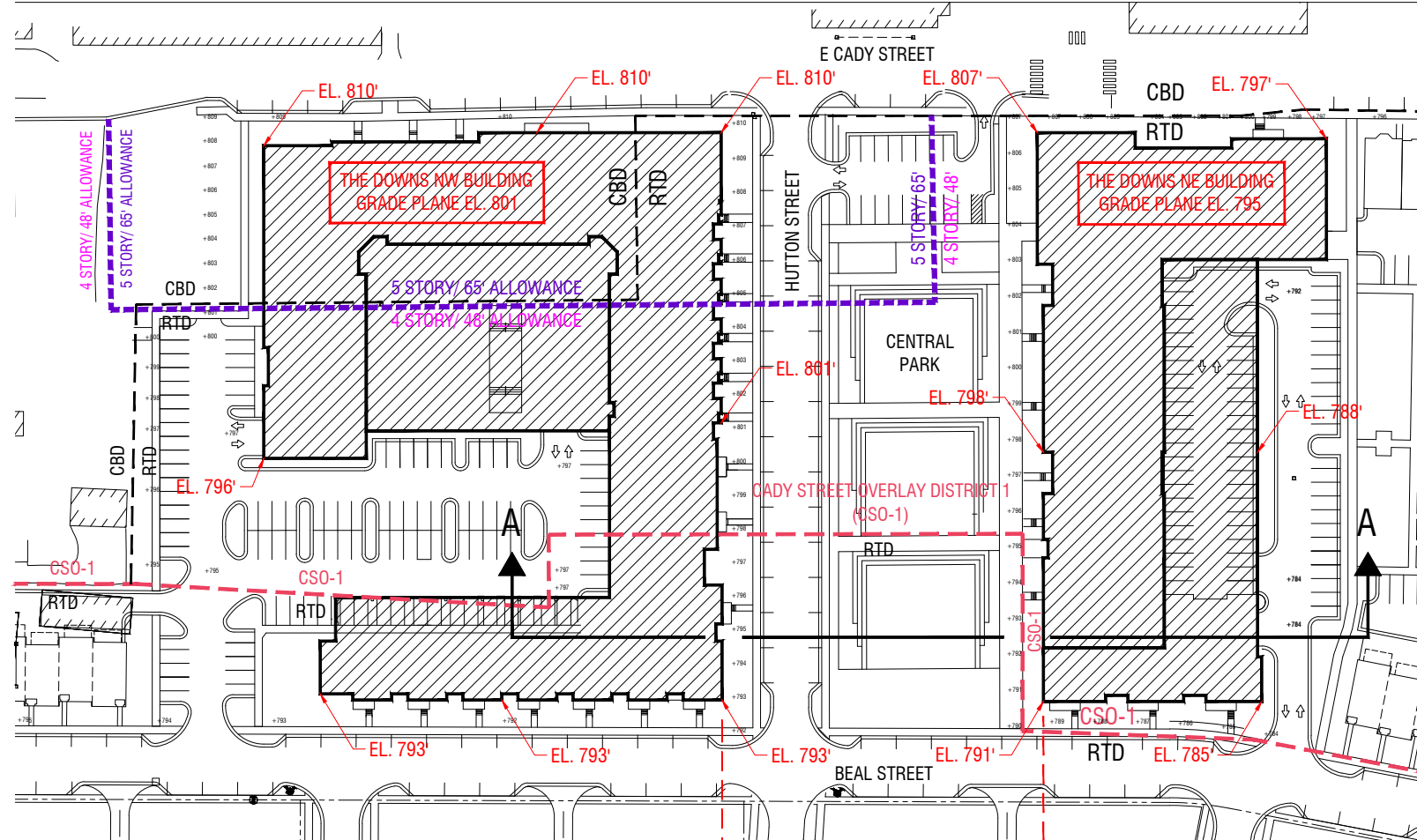
1 Cady Street Overlay District Boundary  
- Northville Zoning Article 10 Figure 5



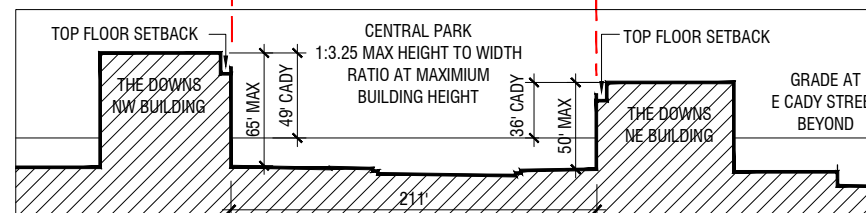
2 Building Height Allowance -  
Northville Zoning Article 10 Figure 7

Bonus Height Eligibility (minimum of three required)

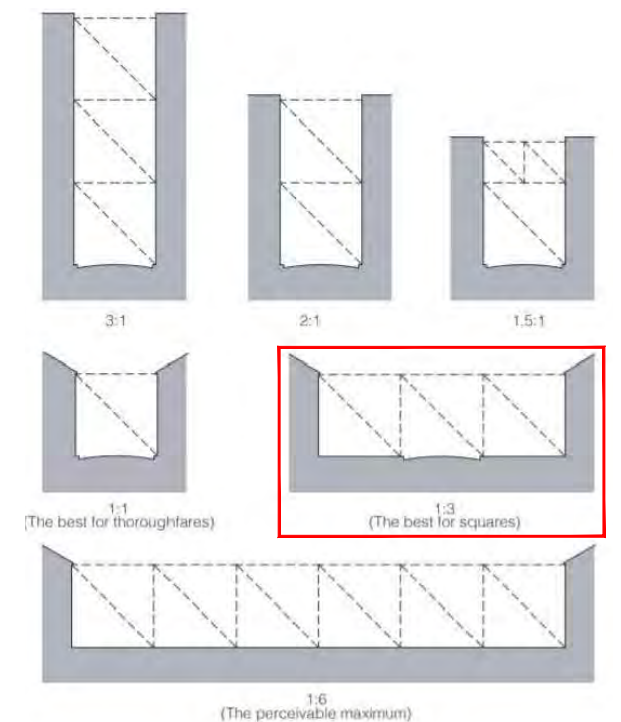
- Improved public plaza
- Minimum 50% residential use over first floor commercial
- Public art
- Through-block pedestrian connections
- Alley enhancements
- Other public amenities deemed appropriate by Planning commission



3 Zoning Overlay & Grade Plane  
Calculation - Plan Diagram



4 Section AA - Central Park  
Height to Width Ratio

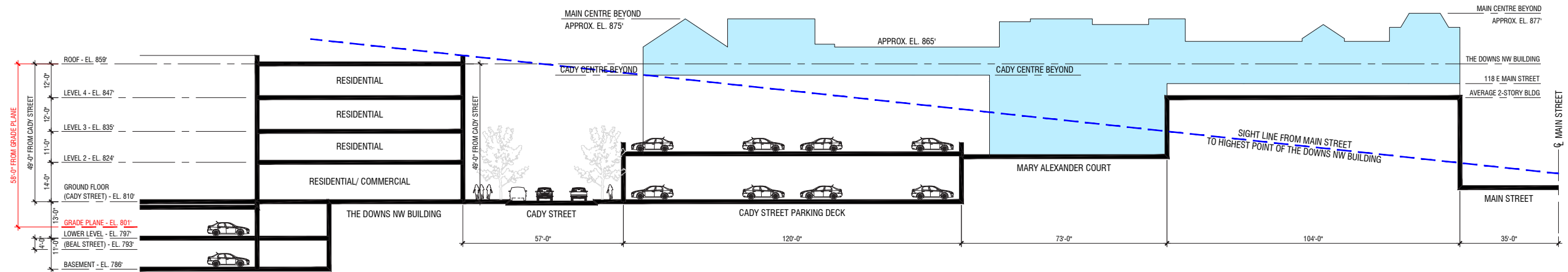


5 Ideal City Square Height to  
Width Ratio - Diagram

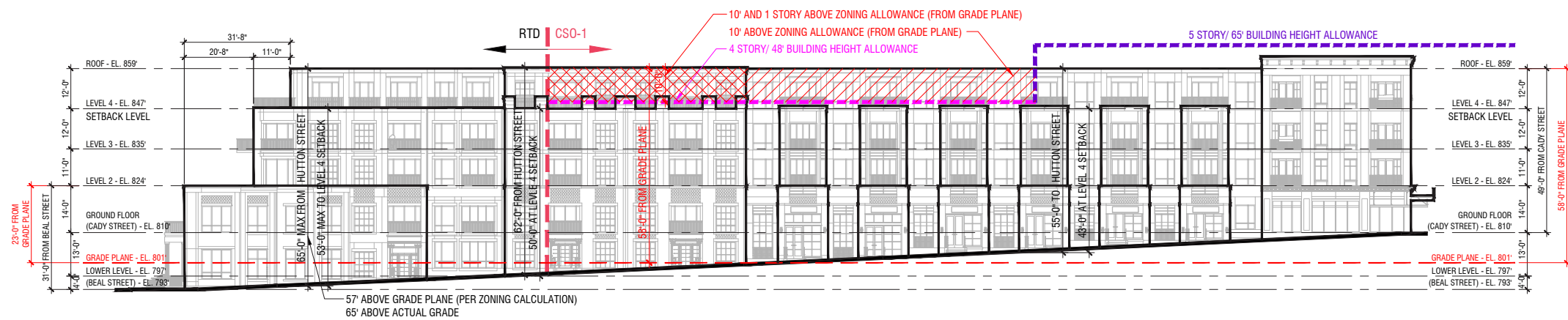


6 Central Park Height to Width  
Ratio - Perspective View





1 Section Through NW Building/  
Cady Street/Main Street

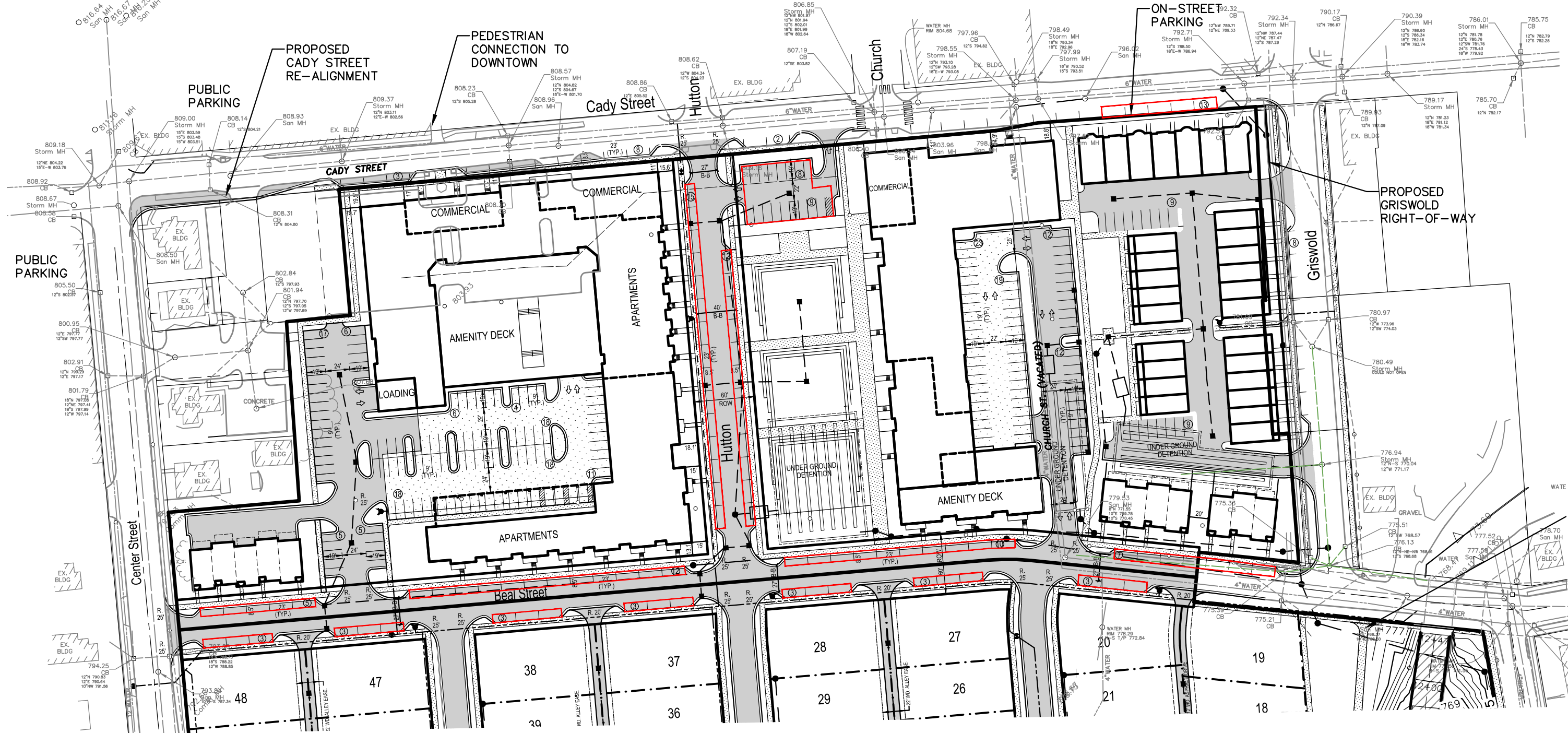


2 NW Building East Elevation  
(Facing Hutton Street)



3 NW Building East Elevation  
(Facing Hutton Street)

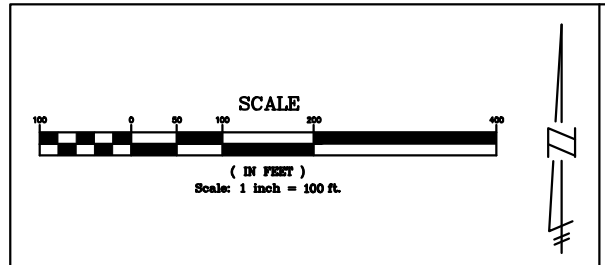






















**PUBLIC STREET PARKING**

 NEW PUBLIC PARKING LOCATIONS

CADY STREET	=5 SPACES (NEW)	21 (EXITING)
HUTTON STREET	=27 SPACES	
BEAL STREET	=55 SPACES	
CADY SURFACE LOT	=17 SPACES	
TOTAL	=104 SPACES	



LEGEND	
EXISTING	PROPOSED
	
	
	
	
	
	
	
	
	
	<



# Northeast Site





Enlarged Site Plan - Northeast Site





**View 7 - Cady Street at the Promenade Looking East**





**View 8 - The Park looking Northeast**





**View 9 - The Promenade Looking North**





**Northeast Amenity Deck View**





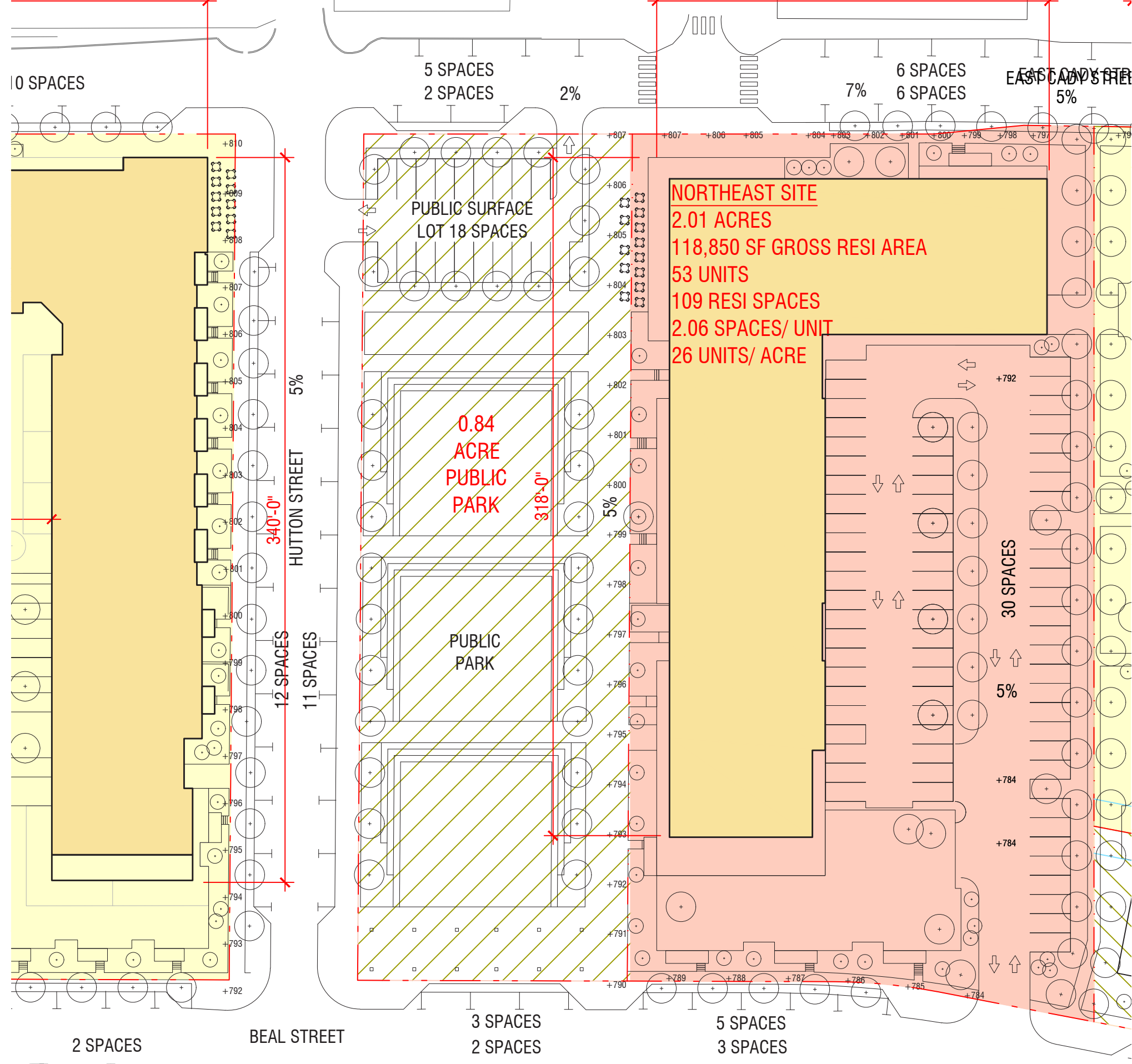
**Northeast Amenity Deck View**



NORTHEAST SITE - FOR-SALE UNITS

HEIGHT		AREA						UNITS					PARKING		
37 Feet		109,680 SF (Total Enclosed Area)				2.01 ACRES	Site Area	53 Units					109 Residential Spaces		
		135,700 SF (Total Built Area)				26	Units/ Acre						2.06 /Unit		
Floor	Height (FT)	RESIDENTIAL			RETAIL	Total Encl. Area (SF)	GARAGE	Total Bldg Area (Excl. Terrace) (SF)	Studio	1-Bed	2-Bed	3-Bed*	Total	Spaces	
		Gross Area (SF)	Net Area (SF)	Eff. (%)	Net Area (SF)		Gross Area (SF)		900 sf	1,400 sf	1,800 sf	Total			
B1 - Parking/ Units	11						21,570	21,570	0	0	0	0	0	Garage	42
LL - Service/ Parking/ Units	11	11,730	8,620	73%		11,730	4,450	16,180	0	2	4	0	6	Outdoor Uncovered	67
GF - Retail/ Lobby/ Amenity/ Units	13	30,580	21,040	69%	3,250	33,830		33,830	0	5	5	4	14	Total Resi	109
L2 - Units	12	34,310	30,340	88%		34,310		34,310	0	4	7	7	18		
L3 - Units	12	29,810	25,940	87%		29,810		29,810	0	4	4	7	15		
L4 - Units															
Height Above East Cady St. (at Retail)	37	106,430	85,940	81%	3,250	109,680	26,020	135,700	0	15	20	18	53		
		1,622 sf Average Unit Size						Target	0	10	20	20	50	Area/ Garage Space	620 sf
		3,680 sf Indoor Amenity (Included in Resi. Gross Area)							0%	28%	38%	34%	Mix		
		6,770 sf Amenity Terrace (Not Included in Building Area)						Target	0%	20%	40%	40%			
		* Incl. two 3-Bed Penthouses 2,900 sf - 3,200 sf													



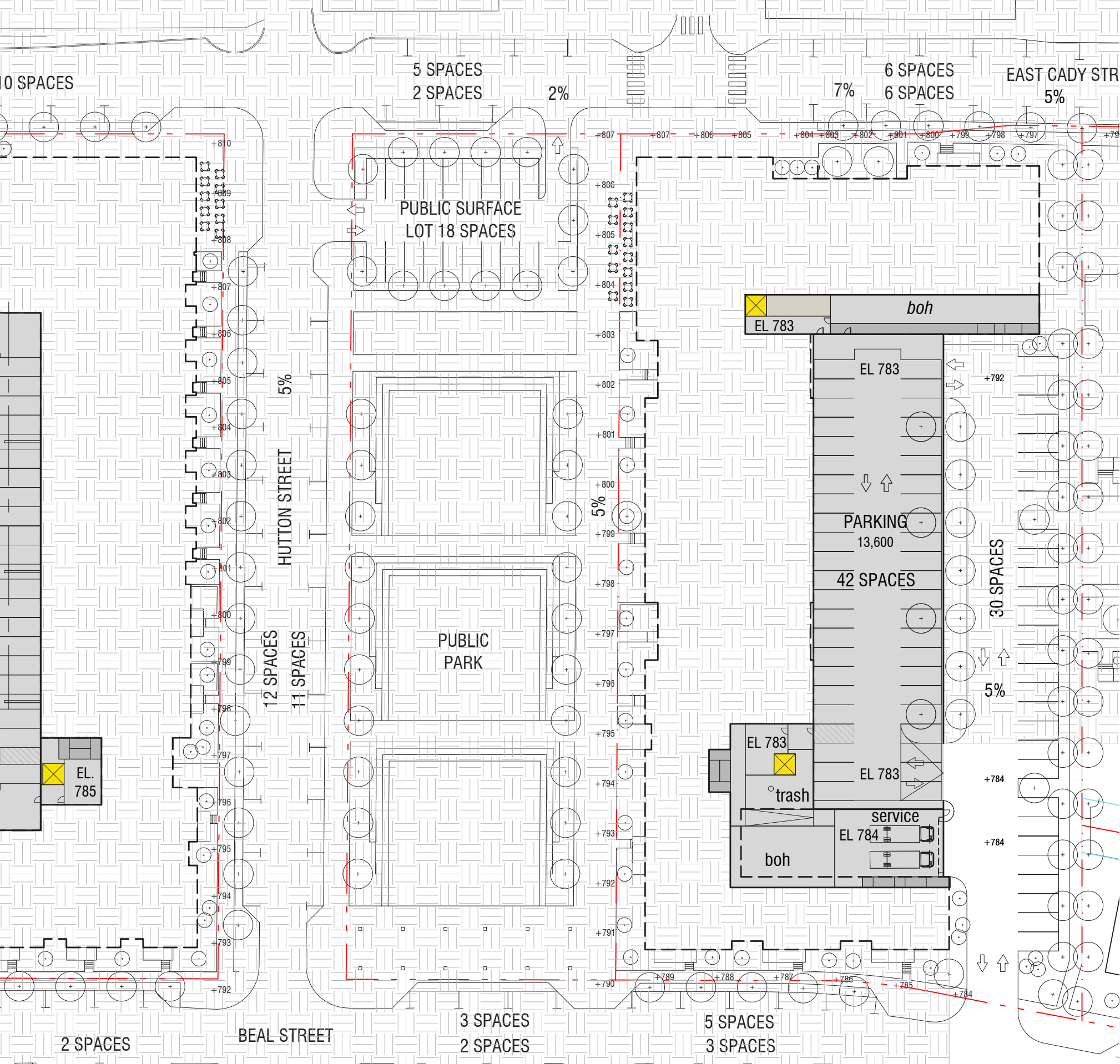


# Northeast & Griswold Sites - Site Parcels

Scale : 1" = 50'





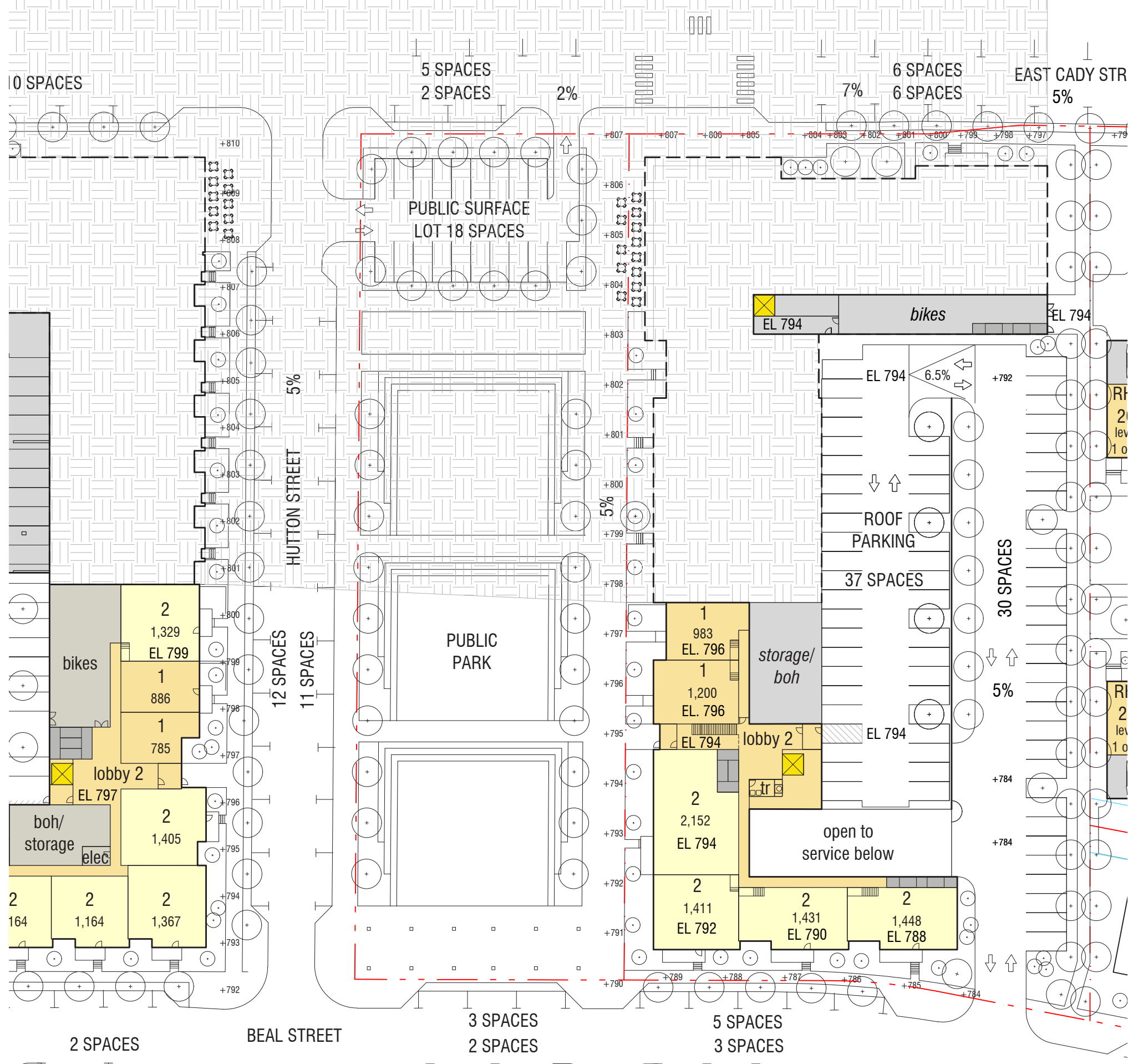


Northeast & Griswold Sites - Basement Plan

Scale : 1" = 50'





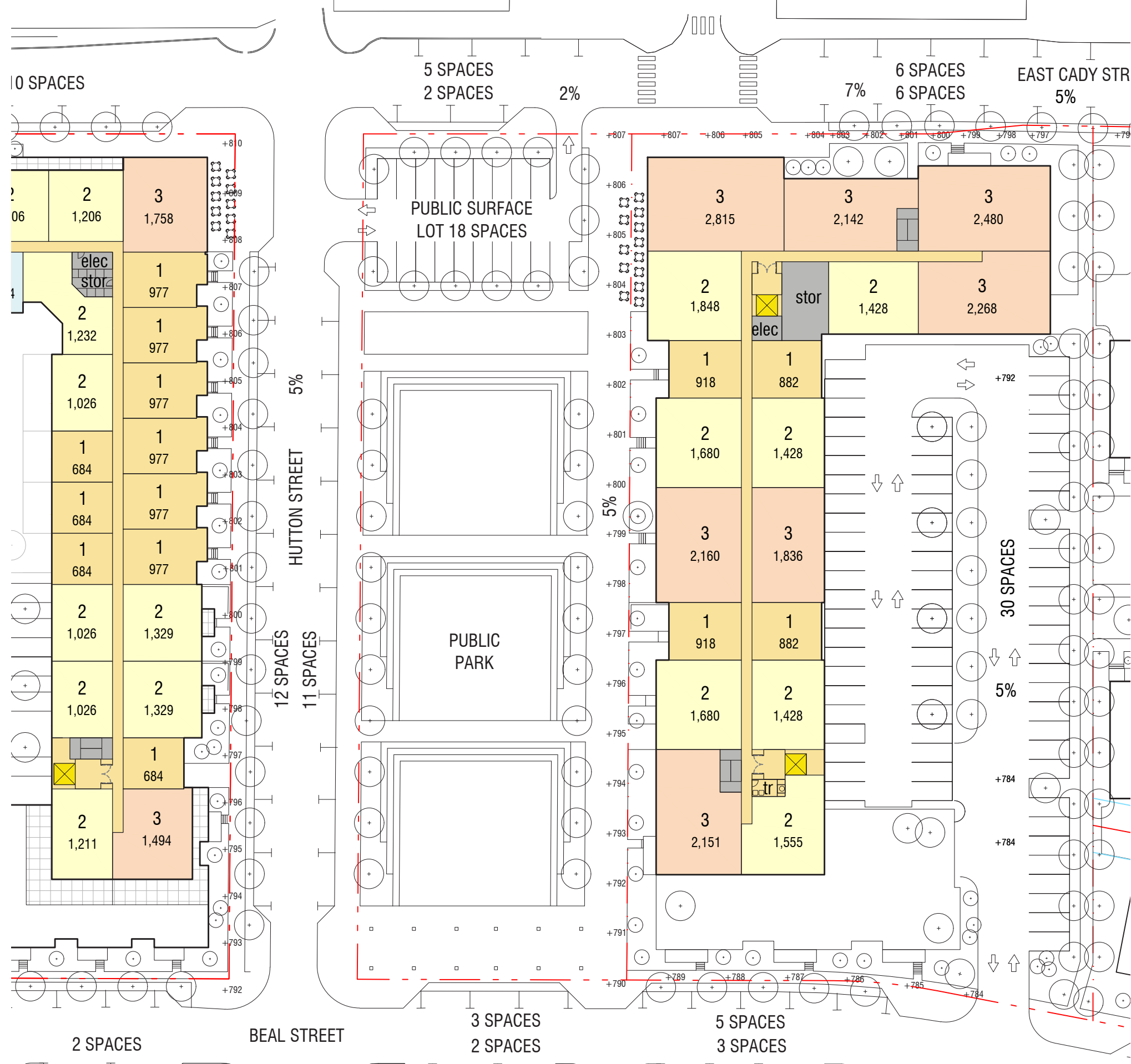


# Northeast & Griswold Sites - Lower Level Plan









# Northeast & Griswold Sites - Level 2 Plan

Scale : 1" = 50'





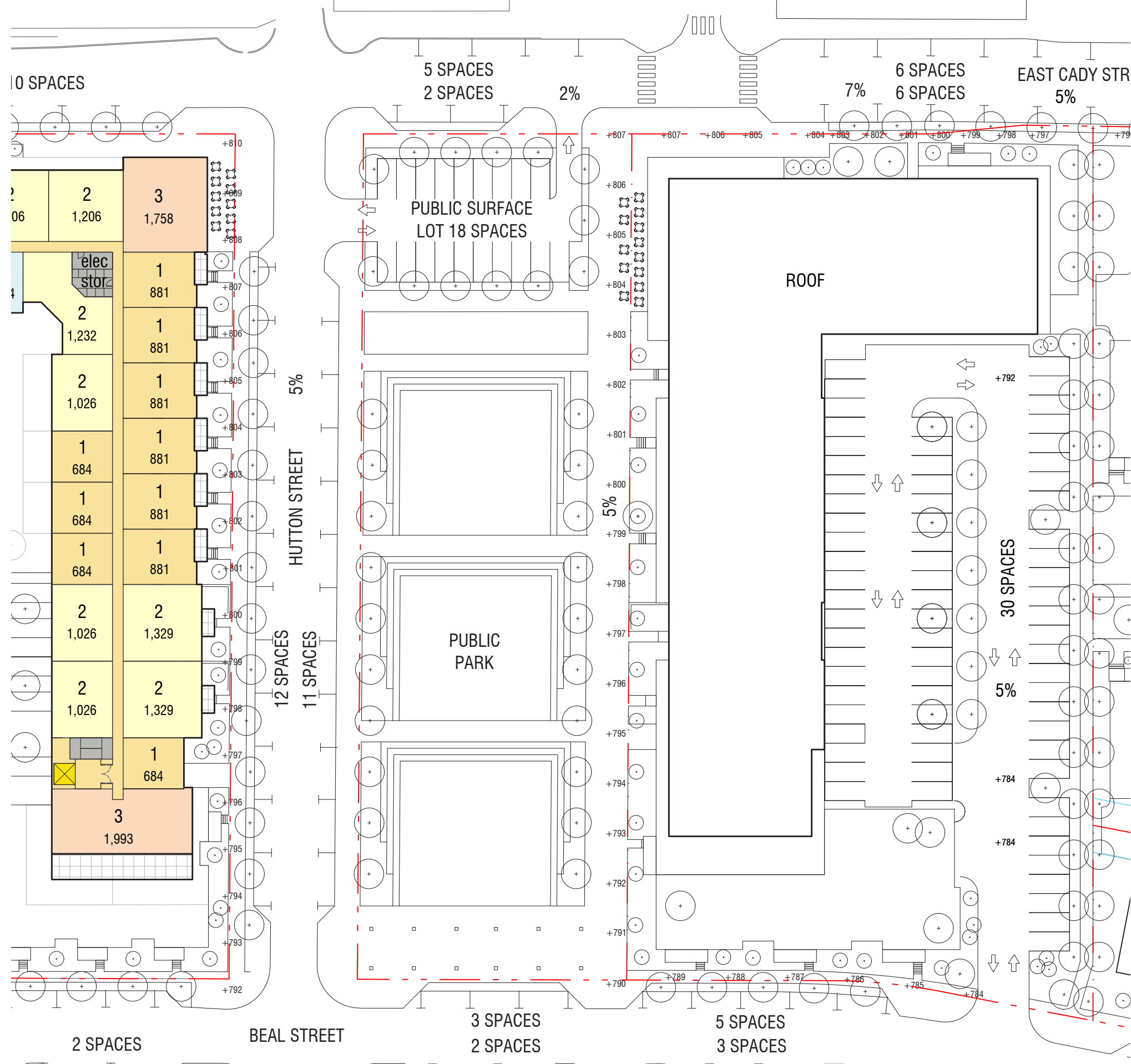


# Northeast & Griswold Sites - Level 3 Plan

Scale : 1" = 50'







# Northeast & Griswold Sites - Level 4 Plan

Scale : 1" = 50'





# Griswold Site





**Enlarged Site Plan - Griswold Site**













**Griswold Site Rowhouses View**





**Griswold Site Rowhouses View**



















	Units	Gross Area Residential	Gross Area Commercial	AVG Gross Floor Area	Amenity Space	Total # of BRs	Enclosed Parking	Surface Parking	Spaces/Unit ***	AVG Parking Spaces/Br	Density DU/AC
Cady	7	15,436	2,094	2,504	*10,878	14	14	9	2.64	1.643	19.2
Griswold	21	38,913	-	1,853	**11,361	42	42	9		1.214	
Totals	28	54,349	2,094		22,239	56	56	18			

\*Garage, Courtyard, Terraces  
 \*\*Garage, Porch, Balcony  
 \*\*\*Not including on-street spaces



# Toll Brothers Site



# Toll Brothers





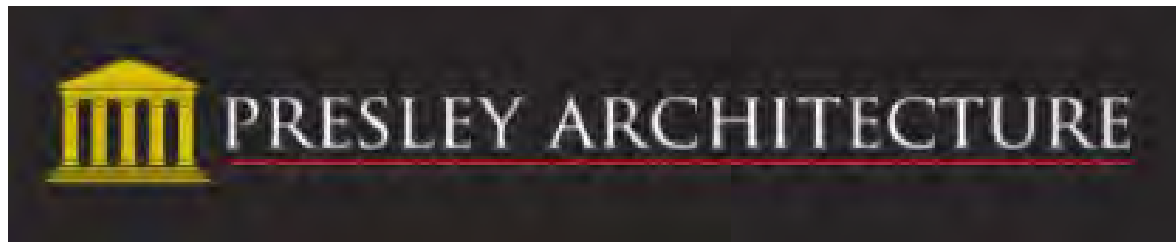
# Toll Brothers



Greenway Park: 1.1 Acres  
Kellogg Park (Plymouth): 1.1 Acres



# Toll Brothers





# Toll Brothers



INSPIRATION



THE DOWNS



# Toll Brothers



INSPIRATION



THE DOWNS



# Toll Brothers



INSPIRATION



THE DOWNS



# Toll Brothers



INSPIRATION



THE DOWNS



# Toll Brothers



INSPIRATION



THE DOWNS



# Toll Brothers



**Town Homes Architectural Styles - Inspiration Photo**



# Toll Brothers





# Toll Brothers



Single Family Homes, Center Street South



# Toll Brothers



Single Family Homes, Fairbrook Street



# Toll Brothers



Town Homes, Fairbrook Street