



## Hunter Pasteur H O M E S

March 26<sup>th</sup>, 2019

Via email: [selmiger@cwaplan.com](mailto:selmiger@cwaplan.com)  
[psullivan@ci.northville.mi.us](mailto:psullivan@ci.northville.mi.us)

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

Mr. Patrick Sullivan  
215 W Main St  
Northville, MI 48167

RE: PUD Eligibility for The Downs ("Project")

To the City of Northville Planning Commission,

We are pleased to submit this letter and revised plans as a request to be on the agenda for the April 16<sup>th</sup>, 2019 City of Northville Planning Commission meeting to request approval of Planned Unit Development ("PUD") eligibility for The Downs ("Project").

As you know, PUD eligibility for the Project has been previously reviewed by the Planning Commission at its October 2<sup>nd</sup>, 2018 and December 18<sup>th</sup>, 2018 meetings. Since that time, we have had several meetings with City Manager Pat Sullivan and Planning Consultant Sally Elmiger to assure that we fully address the requirements for PUD eligibility. We believe that our prior submissions, this letter and revised plans are consistent with the intention and character illustrated in the City of Northville's Master Plan for this area and demonstrate compliance with the requirements for PUD eligibility.

It has always been the position of the Developer that a PUD for this full site is the best approach to assure that the objectives of the Master Plan and the community are realized. The alternative of piecemeal development of this site makes it less likely that the Master Plan vision will be achieved and that significant public benefits proposed by the Developer, including day lighting of the river, substantial public park and green space and maintenance and relocating the Farmer's Market will be realized. As reflected in our prior and current submissions, the Developer remains fully committed to the financial responsibilities associated with these and other aspects of the proposed Project pursuant to its PUD application.

**Received**

MAR 28 2019

**City of Northville**

**RECEIVED**

MAR 28 2019

CITY CLERK'S OFFICE

To clarify, this development will be implemented in at least two phases. A multi-phase development schedule would be common in any development of this size. In this case, there is the additional fact that there are actually two purchase agreements for this site, one of which is for approximately 12 acres adjacent to Cady Street (the "North Property") and a second covering the remaining approximately 38 acres south of Beal Street (the "South Property"). The anticipated timing for closing on the North Property is mid-2019 and the South Property closing is not expected to be earlier than December 31<sup>st</sup>, 2020, due to the racetrack's ongoing business.

The Developer assures you that it fully understands the importance of the development of this property to the City of Northville. We have exactly the same interests, as the value of this development can only be realized if we guarantee that it maintains and enhances the characteristics that make the City of Northville a special place.

In our meetings following the December 18<sup>th</sup> Planning Commission meeting, we began with a review of the summary of issues from the Carlisle Wortman Associates (CWA) letter of December 13<sup>th</sup>, 2018. The following is the Developer's response to each of 11 issues set forth in that letter:

***CWA Issue #1:***

Comprehensive funding plan to daylight the river. At a minimum, the plan should describe the expected cost, who will pay these costs and where the funds will come from. We support a public/private partnership, and consider grants a reasonable approach to making this happen. However, a clear picture of how the project will be funded and by whom needs to be provided.

***Developer Response:***

Based on preliminary estimates, the cost to daylight the river will be approximately \$4 million. The \$4 million does not include the underlying \$2.5 million value of the land that, which brings the total cost of daylighting the river to approximately \$6.5 million. The \$4 million cost includes removing the existing culvert which the river flows through underground, excavation of a new river-bed, landscaping the river, stabilizing the river bank and construction of one bridge crossing the river. Attached are supporting documents from engineering firms.

Projects of this nature are almost always funded and implemented by governmental or philanthropic organizations. In this case, Hunter Pasteur Homes ("HPH") and the development team are proposing to work with Friends of the Rouge ("FOTR"), in collaboration with the City of Northville, to source capital to fund the daylighting project. HPH is committing private capital towards daylighting the river while working with FOTR and the City of Northville to raise the remaining funds for the project through grants from philanthropic sources and county, state or federal agencies. Ideally, HPH would like to fund 50% of the daylighting the river costs, \$2 million, and receive the remaining \$2 million from other sources. If FOTR is unsuccessful in securing all of the funds to pay for daylighting the river, HPH is willing to fund the shortfall of what FOTR is unable to raise. In this proposal, there is **NO** cost to the city and the developer is **NOT** seeking an abatement for any costs related to daylighting the river.

***CWA Issue #2:***

The project offers an 8.3-acre linear park. It is not clear if the applicant is offering to also construct the elements in the park (walkways, river overlook, lighting, landscaping, Farmer's Market area (if located here), etc.). This needs to be clarified.

***Developer Response:***

The developer is proposing to pay 100% of the cost for the linear park, including all of its amenities, such as walkways, river outlook, lighting and landscaping. The park, outside of the daylighted river area, will be funded entirely by the developer. We estimate the property cost of the public park and daylighted river space to be more than \$2.5 million and the cost of improvements for the park to be approximately \$1 million. We have also committed that all ongoing maintenance and operating costs for these spaces will be covered by the development Homeowners Association. The developer is **NOT** seeking any financial commitment from the city of Northville or alternative sources and there will be **NO** cost to the city or an abatement requested for the cost to construct the park or the ongoing maintenance of the park.

***CWA Issue #3:***

City Engineer's opinion about needed traffic improvements, and whether or not the applicant agrees to making them.

***Developer Response:***

Over the past several months, the city's traffic consultant (OHM), the Developer's traffic consultant (Fleis & VandenBrink) and officials from Wayne County have met to discuss the various open traffic related items, the main one being the proposed round-a-bout at the intersection of Seven Mile Road and Center Street.

As of the date of this MOU, Wayne County has not given an official response as to whether they support the round-a-bout at the intersection of Seven Mile Road and Center Street.

The Developer is proposing, at its sole cost and responsibility, to fund the implementation of all traffic improvements proposed in the Traffic Impact Study performed by Fleis & VandenBrink and submitted to the City of Northville as part of its PUD submittal. Additionally, if Wayne County determines that a round-a-bout is the preferred solution at the intersection of Seven Mile Road and Center Street, the Developer is willing to fund the city's 20% allocation towards the construction of the round-a-bout. This contribution will cover any financial responsibility the City of Northville might incur from a round-a-bout.

The Developer is prepared to accept and provide financial support to whatever traffic mitigation measures are required and approved. The Developer is aware that two other intersections (Cady Street/Center Street and 7 Mile Road/Northville Road) are also being evaluated for potential traffic mitigation. If the process to make these determinations is ongoing, we respectfully recommend that a PUD grant be made conditional upon that resolution so as not to unfairly delay the balance of the development planning process based upon an issue that is not within the Developer's authority to resolve.

***CWA Issue #4:***

Refinements to Density

***Developer Response:***

The development team fully understands that the density of the Project is an issue and as a result previously reduced the overall density from 577 units in its October 2, 2018 proposal to 546 units in its December 18, 2018 proposal.

As illustrated in the attached site plan drawing, the current proposal assumes that a round-a-bout will be implemented for traffic mitigation purposes. This further reduces the number of previously planned units a further 4 units.

Lastly, the development team would like to point out that in a likely scenario that the first phase of the Project, located on the North Property along Cady Street, is developed first, and the South Property is developed as a second phase, the density of the project will be at the low end of the range set forth in the Master Plan.

The portion of the Project south of Beal Street is approximately 36 acres and is being proposed for 236 single family homes and townhomes. Subtracting approximately five acres for right of ways, the net result of buildable acreage is approximately 31 acres. The proposed density of 236 units on approximately 31 acres results in approximately 7.6 units per acre, which falls at the lower end of Northville's Master Plan, which calls for density of between 6 and 12 dwellings per acre.

***CWA Issue #5:***

Pocket park status (public or private) and size.

***Developer Response:***

The developer is proposing that the pocket parks located within the project are public and can be used by all residents of Northville. The size of the pocket parks has not yet been finalized but are expected to be between one and two acres and will be considered as part of site plan approval. As with the proposed public park space associated with the river day lighting, all costs related to maintenance of the pocket parks will be covered by the Home Owners Association.

***CWA Issue #6:***

Input from the Chamber of Commerce regarding the re-located Farmer's Market.

***Developer Response:***

The Development team met with Ms. Jody Humphries from the Northville Chamber of Commerce on December 7<sup>th</sup>, 2018. At that meeting, the development team proposed two potential locations for the relocated Farmer's Market; the first location would be at the northern part of the 8.3-acre linear park and the second location would be in the surface parking lot behind the proposed apartment complex, north of Beal Street.

At the Planning Commission meeting on December 18, 2018, Mr. Aaron Cozart from the Chamber of Commerce spoke publicly about the Chamber's desire to relocate the Farmer's Market to the second proposed location, in the surface parking north of Beal Street.



The development team views the relocation of the Farmer's Market to the surface parking lot behind the proposed multi-family project and north of Beal Street as a resolved matter and one that the Chamber of Commerce has voiced their full support.

The estimated cost of the land for the proposed Farmer's Market site is approximately \$300,000. The Developer is not including this \$300,000 cost as a public benefit at this time.

***CWA Issue #7:***

Use of parking spaces by the public on private streets in townhouse development.

***Developer Response:***

The development team is open to making the streets within the Project public, allowing residents of Northville to park on them. If the streets are private, the developer is also willing to allow public parking on them during certain times.

***CWA Issue #8:***

Five-story height of the proposed apartment building and three-story height of the townhomes.

***Developer Response:***

The proposed multi-family apartment building along Cady Street will be **four** stories tall, not five. The height of the townhomes will be between two and a half and three stories tall.

***CWA Issue #9:***

Lack of greenspace in townhome cluster on northwest corner of S. Center Street /7-Mile Intersection.

***Developer Response:***

The developer is open to additional green space in this cluster of townhomes located at the northwest corner of Seven Mile Road and South Center Street. As previously noted, the attached proposed site plan assumes that Wayne County supports a round-about at this intersection. This reduces the number of proposed units in this cluster and increases green space to accommodate a buffer from the round-a-about.

***CWA Issue #10:***

Gateway features that emphasize the entrance to the City of Northville (vs. The Downs development).

***Developer Response:***

The attached site plan includes an illustrative example of a potential gateway feature, developed by Grissim Metz Andriese Associates. The Developer will work with the City and its design team during the site plan approval process to refine this design to achieve the desired City gateway feature.

***CWA Issue #11:***

Non-motorized bicycle and pedestrian amenities along S. Center and to Hines Park pathway.

***Developer Response:***

The proposed traffic improvements outlined in the Fleis & VandenBrink traffic impact study, which the Developer is committed to implementing at its sole cost, does not eliminate the bicycle and pedestrian amenities along South Center Street. Given their importance to the community, the Developer is committed to keeping the existing bicycle and pedestrian amenities in place.

In addition to the 11 issues detailed in the CWA Review Letter, the Developer has discussed other issues with Mr. Sullivan and Ms. Elmiger, including input received by Mr. Sullivan and Ms. Elmiger from Planning Commission members following the December 18, 2018 Planning Commission meeting, as follows:

**1. Townhome and Single-Family Location:**

Included with this letter is Exhibit A, which is a letter from Seiber Keast Engineering, the development team's civil engineer, thoroughly detailing the issues with ground water, soil conditions and site grading that led to single family homes being located in the middle of the site and the townhomes being located at the southern portion of the site. In summary, property grade and groundwater levels that were not considered in the Master Plan process account for the currently proposed locations of townhomes and single-family homes.

**2. Apartment Parking Requirements**

An important benchmark worth highlighting for urban apartment complex parking in Northville is the Main Centre apartment complex, which has 74 units with 108 bedrooms and has 92 parking spots.

Additionally, the Developer wants to emphasize that the financial and business interests of the developer and apartment owner are fully aligned with the City's interest to assure that there is fully adequate resident parking. In this instance, the apartment developer, Watermark Residential, will also manage the apartment building and as such will have an interest independent of but consistent with the City of Northville's interests, to assure that its tenants have fully satisfactory and adequate parking facilities.

**3. Economic Development Program**

The development team fully understands that there are a number of details that will need to be worked out for any sort of incentive programs that are part of the Project; however, it is important that it is understood that **NO** funds or incentives are being sought for the costs of daylighting the river or the linear park.

The Developer would like to fully engage with the City of Northville staff to discuss potential economic development programs to address public infrastructure improvements and environmental remediation at the appropriate time.

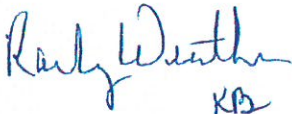
#### 4. **Architecture**

Some questions have been raised about the architecture, and in particular, the extent to which the architecture will conform to the character of the City of Northville and how it will influence appearances on the Center Street Gateway. As previously indicated, the developer believes that its interests and those of the City of Northville are aligned in this regard and the Developer will be working with Presely Architecture and the city during the site plan approval process to address this issue.

Other important issues have been raised by members of the Planning Commission and by the public in the course of our PUD application process, and the Developer is committed to appropriately addressing these issues in the subsequent course of site plan review and approval.

The Developer respectfully submits that its prior applications, this application and draft site plan positively and compellingly address all of the criteria applicable to the grant of the requested PUD eligibility.

Regards,



**Randy Wertheimer**  
**CEO of Hunter Pasteur Homes**

## Exhibit A

### SEIBER KEAST ENGINEERING, LLC ENGINEERING CONSULTANTS

Clif Seiber, P.E.  
Patrick G. Keast, P.E.  
Azad W. Awad  
Robert J. Emerine, P.E.  
Jason M. Emerine, P.E.

100 MainCentre, Suite 10  
Northville, MI 48167  
Phone No. 248.308.3331  
E-mail: [be@selberkeast.com](mailto:be@selberkeast.com)

February 8, 2019

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

**Re: The Downs - Site Grading and Product Location**

Dear Mr. Wertheimer:

As a part of the City of Northville's review of The Downs PUD Eligibility Site Plan, it was noted the proposed location of the townhomes and single-family homes did not align with the proposed densities and product types shown in the Master Plan.

As noted in Hunter Pasteur's letter dated November 27<sup>th</sup>, 2018 to the City of Northville, the reason for placing the single-family homes between Beal Street and Fairbrook Street and the townhomes south of Fairbrook Street is due to the topography of the site. The townhome units are typically constructed on low sloping areas due to the closely spaced driveways and limited space in front of and between the buildings. The existing ground slope in the areas between Beal Street and Fairbrook Street is approximately 6%-8%. The proposed townhome units will have the same Garage Floor Elevation within a particular building. In order to keep the driveway slopes reasonable (9% maximum) the access road between the buildings cannot be sloped greater than 2-3%. (Please see the attached preliminary grading sketch for the units along Center Street.) Additional engineered fill (4'-6' of fill) will need to be provided on site to accommodate the site grading around the townhome units if they are located between Beal Street and Fairbrook Street.

Additionally, the groundwater elevations south of Fairbrook Street create problems for single-family homes in this area. All of the single-family homes will have basements and the basement footings will need to be placed a minimum 1' above the groundwater elevations to prevent water from infiltrating the basements and to keep sump pumps from continuously running. In general, the groundwater in the area south of Fairbrook Street is 3'-4' below existing grade. Therefore, an additional 6'-8' of fill would be required to keep the single-family basement elevations above the ground water across the entire area south of Fairbrook Street.

The proposed Site Plan layout addresses both of these concerns. Placing the single-family homes between Beal Street and Fairbrook Street offers greater flexibility for grading as the units are spaced much further apart and the changes in grade can be made up more easily on the lots. Additionally,



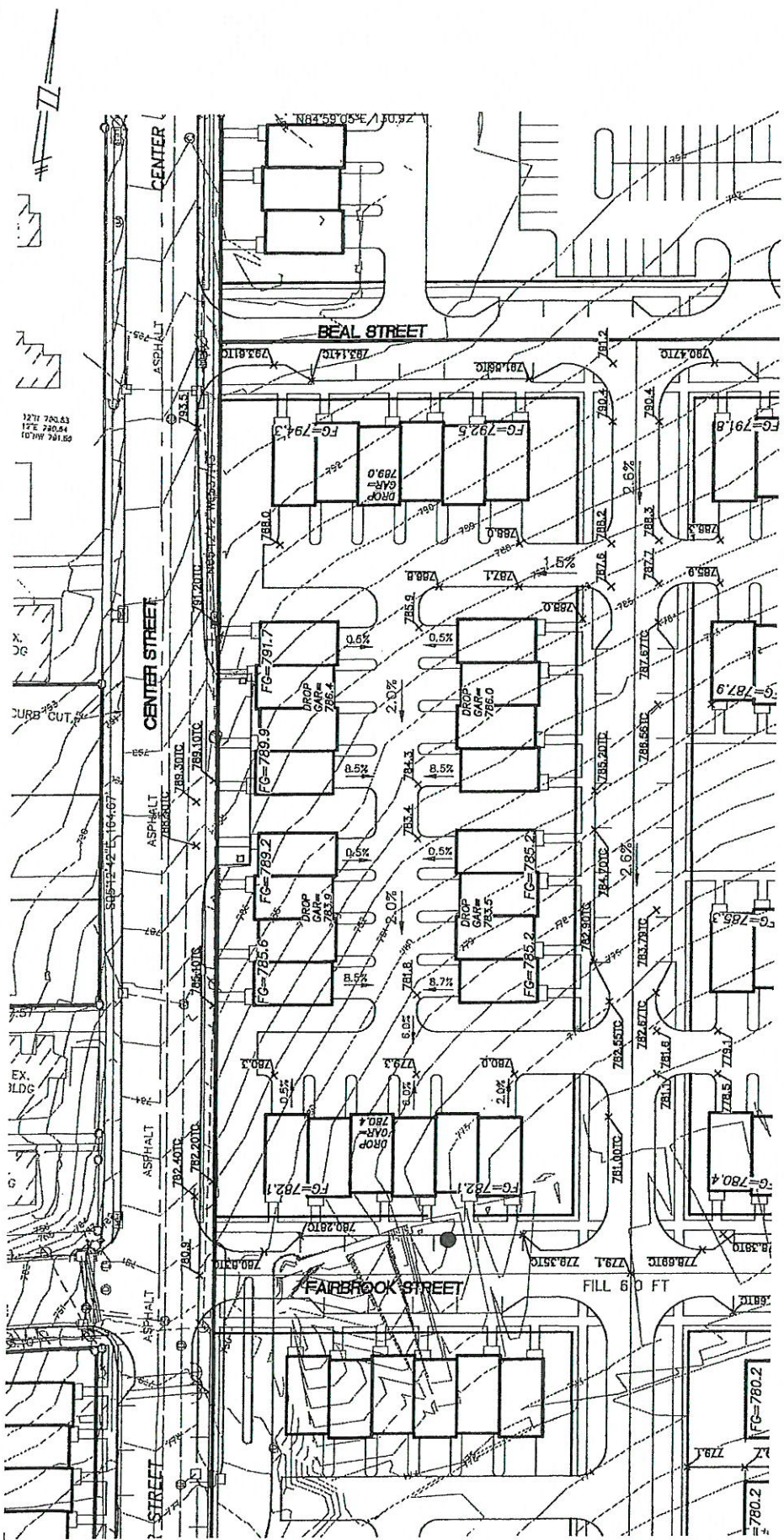
Mr. Randy Wertheimer  
February 8, 2019  
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the groundwater depths in this area are 7' to 14' below grade which are acceptable depths to accommodate basements.

Very Truly Yours,

**SEIBER KEAST ENGINEERING, LLC**

Robert J. Emerine, P.E.



EXISTING GRADE 6% - 8%

SCALE



( IN FEET )  
Horizontal Scale: 1 inch = 40 ft.



**SEIBER, KEAST  
ENGINEERING, L.L.C.**  
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100 MARQUETTE AVENUE, SUITE 200  
ANN ARBOR, MICHIGAN 48106-1500  
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**THE DOWNS**  
SECTION 3, T1S, R9E, CITY OF NORTHVILLE  
WAYNE COUNTY, MICHIGAN

**WEST WATERMARK GRADING**  
SHEET 1 OF 1  
SCALE: 1" = 40'  
JOB NO.: 15-003  
DATE: 02-09-19  
CHECKED BY: E.E.

## Exhibit B

<b>Northville Downs Property Estimated Costs to "Daylight" River &amp; Park</b>	
<b>Item</b>	<b>Dec. 12, 2018 Estimated Cost</b>
<b>Costs</b>	
Design and Planning	\$ 300,000
De-Watering	\$ 250,000
Legal	\$ 50,000
Environmental Clean-Up	\$ 100,000
Mobilization	\$ 10,000
Demolition Existing Concrete Structures	\$ 215,000
Build New River (Earthwork)	\$ 400,000
Silt Fence	\$ 17,500
Temporary Fence	\$ 7,500
Permits & Agency Review Fees (Application)	\$ 100,000
Bank Stabilization (Channel Restoration)	\$ 725,000
Testing - Soil Testing	\$ 40,000
Staking	\$ 30,000
Engineering & Engineering Review	\$ 175,000
Relocate Sanitary Pipe in River	\$ 60,000
Construction Management & Permitting	\$ 150,000
Landscape Design & Cleanup	\$ 100,000
Landscaping in River Area	\$ 180,000
Bridge & Headwall	\$ 150,000
<b>Wetland / River Consulting (King &amp; McGregor)</b>	
Wetland Flagging	\$ 1,030
Geo Survey	\$ 24,870
Stream Relocation	\$ 25,350
MDEQ Permit	\$ 21,300
ESA Compliance	\$ 6,250
Contingency	\$ 500,000
<b>Cost for Daylighting the River</b>	<b>\$ 3,638,800</b>
<b>10% Cost Increase Due to Work Being Done in 2021</b>	<b>\$ 363,880</b>
<b>TOTAL COSTS:</b>	<b>\$ 4,002,680</b>