



JUNE 7

The Downs



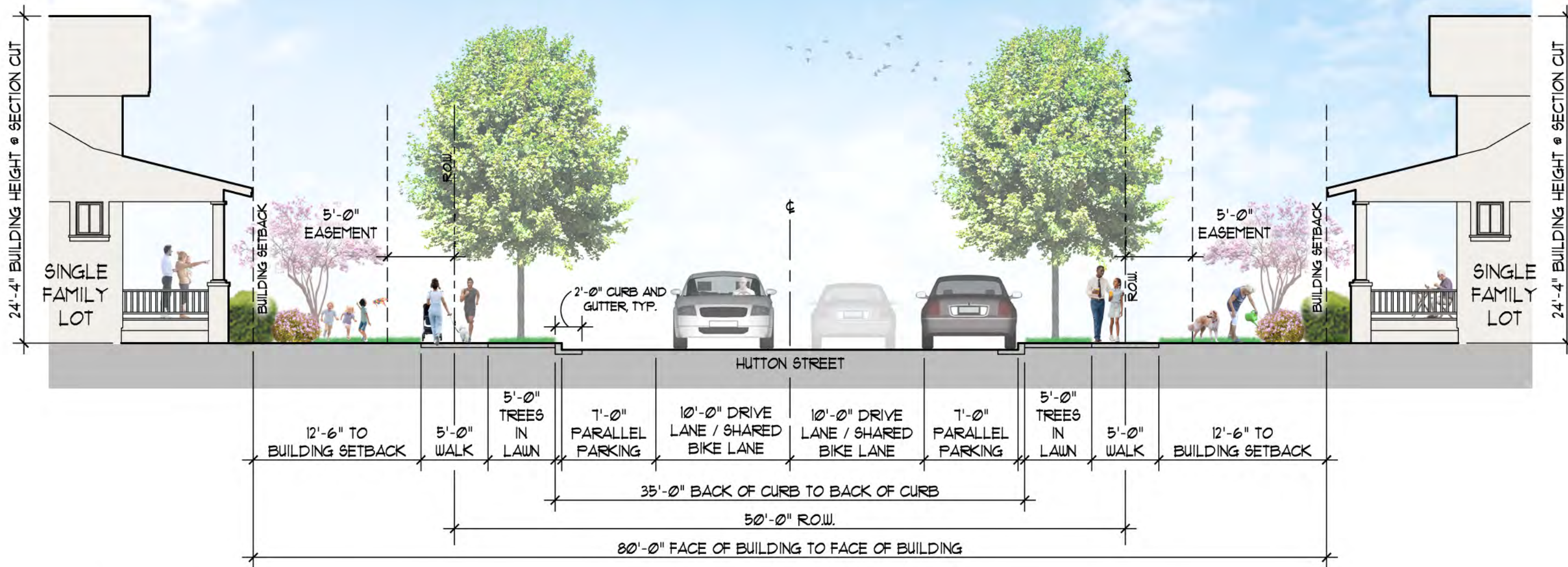
Hunter Pasteur
HOMES

THE FORBES COMPANY

Toll Brothers
AMERICA'S LUXURY HOME BUILDER

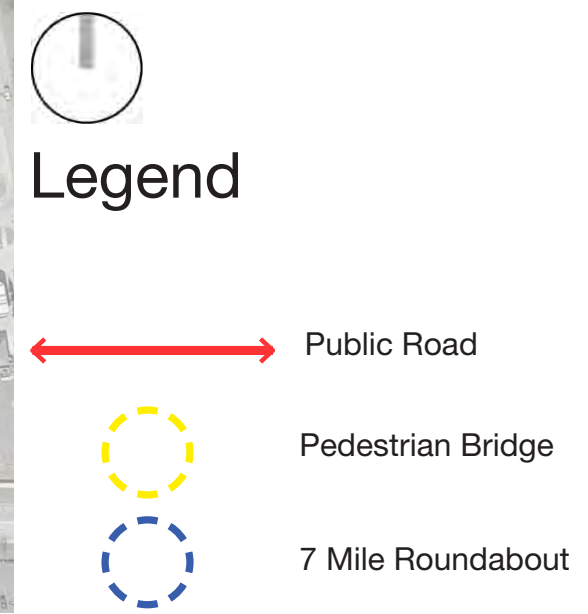
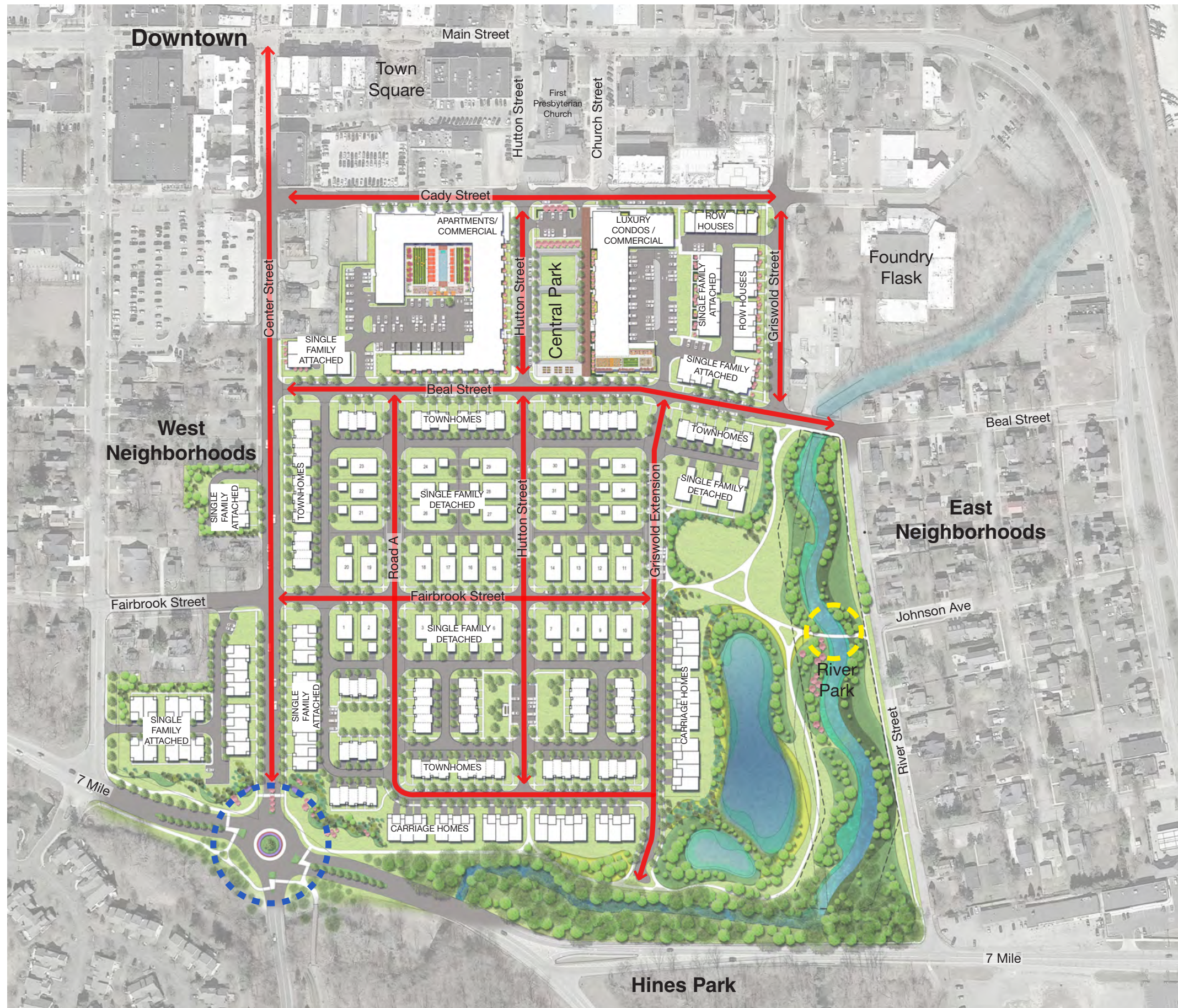
OBORAN





D Hutton Street Cross Section (at single family homes, typical for 50' ROW)

SCALE: 1/8" = 1'-0"



Public Roads, Roundabout & Pedestrian Bridge Locations

CUSTOMER SEGMENTATION

FAMILIES

SINGLES

MATURE COUPLES



PROFESSIONAL COUPLES



YOUNG FAMILIES



TEENS AND TWEENS



LAUNCHING KIDS



MODERN FAMILIES



INDEPENDENTS/SINGLES



EMPTY NESTERS/NEVER NESTERS



NEW RETIREES/ACTIVE YEARS



RETIREES/GOLDEN YEARS

- Career-focused couples
- Almost all are dual income
- Starting to think about a family/child, but typically no children yet

- Couples entering their family life stage
- Children ranging from toddlers to elementary school ages
- Very family focused, with fewer dual-income couples and more stay-at-home parents

- Families with children in middle or high school, or both
- Couples are older and often both work full time
- Typical household has three adults, suggesting the presence of either an elderly parent or an 18+ “boomerang” child who hasn’t yet launched

- Families with older children who are leaving the nest and launching into college and beyond
- Couples are older, often both working, and looking forward to adventures without children
- Starting to think about downsizing, but many still seek larger homes

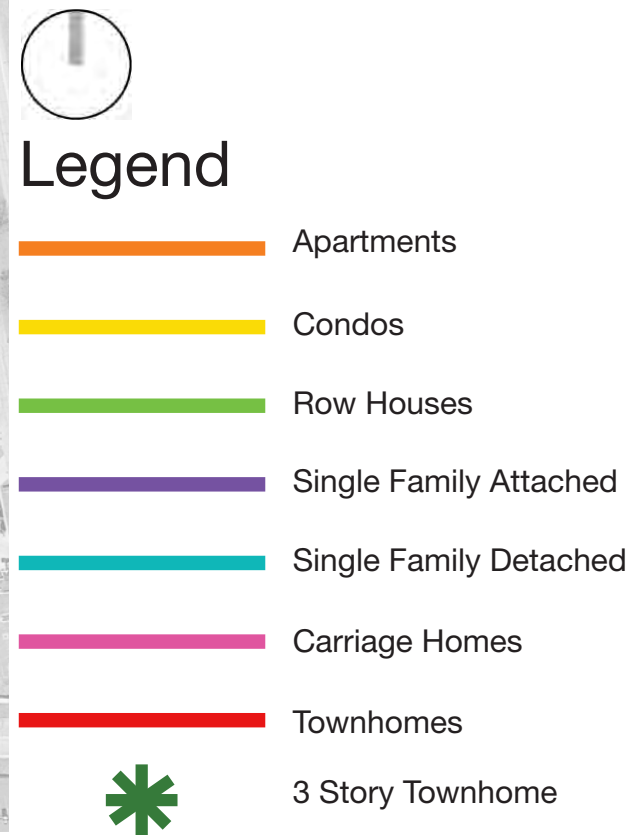
- Families whose children are a wide range of ages—from toddlers to high schoolers
- Two families that have come together, or perhaps a family started later in life, with both older and younger children
- Most often a traditional single-income family with male working
- Male tends to be older than female

- Most often a single female who is divorced or never married, with no children present
- Nearly all work full time, but a few are near retirement or recently retired
- A small percentage are younger singles

- Couples whose children have moved out, or mature couples who never had children
- Most work full time and enjoy their jobs/careers
- Most are starting to downsize

- Recently retired, very active couples
- Financially well capitalized
- Interested in communities with other people in their life stage

- Somewhat older retirees who have been retired for some time and are comfortable with it
- They would like to live near their grandchildren, but are very focused on communities with other retirees
- Most accepting of age-restricted communities













Apartment: Corner of Cady & Hutton looking Southwest



Apartment: Beal Street Looking West from Hutton Street

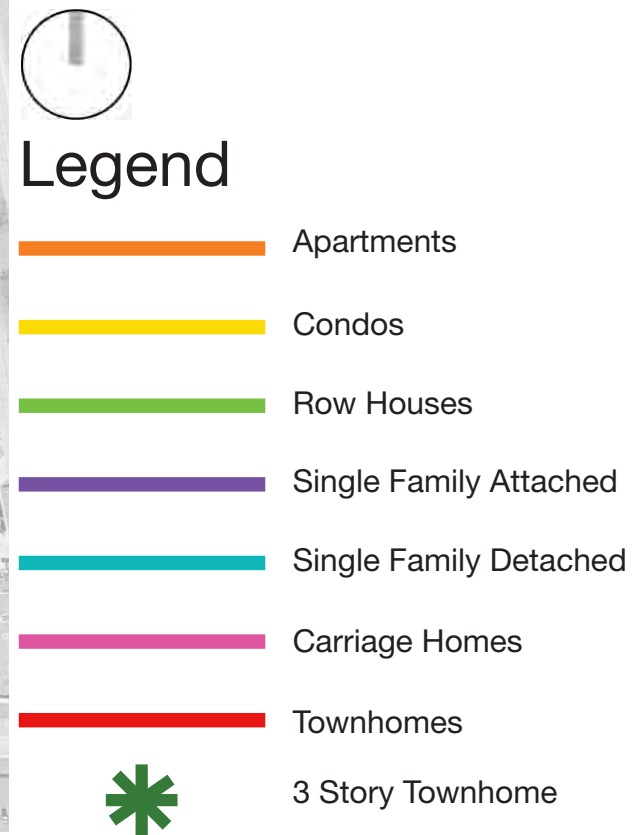


Legend

-  Apartments
-  Condos
-  Row Houses
-  Single Family Attached
-  Single Family Detached
-  Carriage Homes
-  Townhomes
-  3 Story Townhome



Condo: Corner of Cady Street & the Promenade Looking South





Before



After

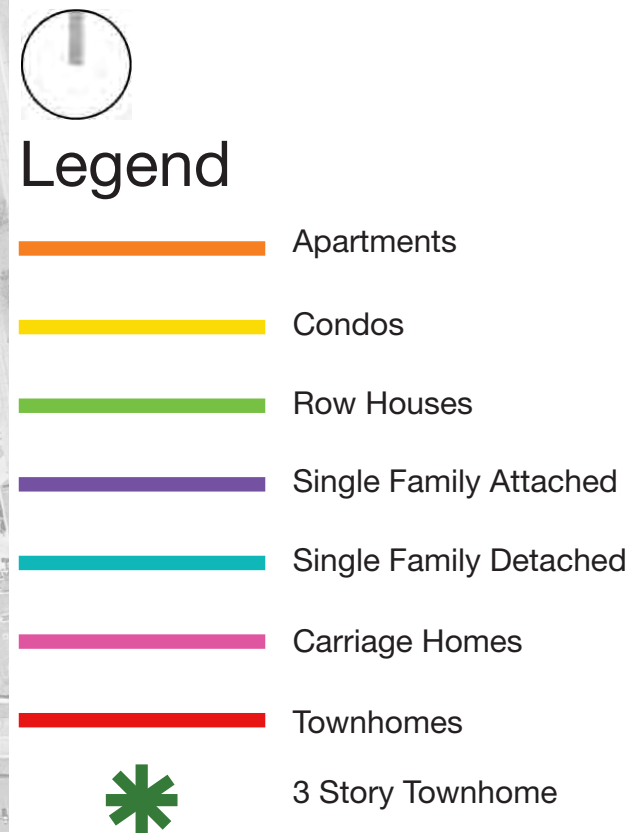
BEFORE & AFTER SITE PLAN CHANGE - Row Houses



Griswold Street Row Houses

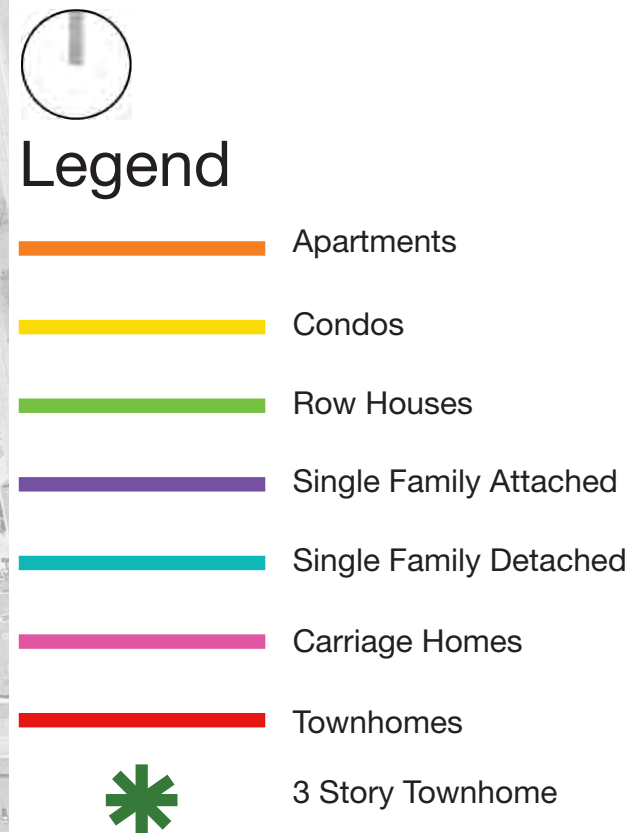


Cady & Griswold Block - BEAL & GRISWOLD LOOKING NORTHWEST





**Downs Neighborhood - SFA LOOKING
NORTHEAST ON SOUTH CENTER**





Downs Neighborhood - CARRIAGE HOUSE LOOKING SOUTH

TEAM INTRO

Andy West



Robert Miller



Gregory Presley



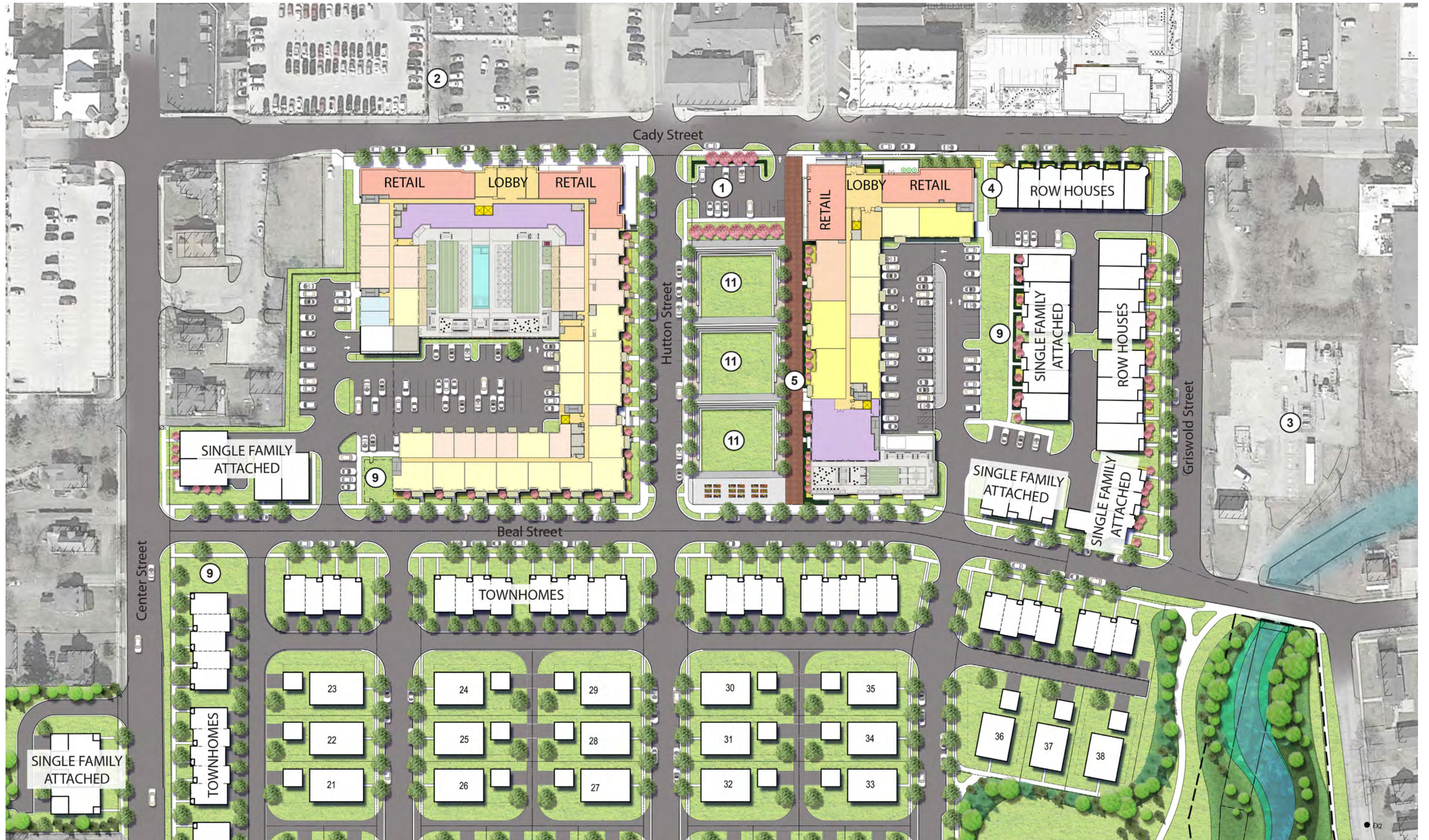
Randy Metz



| | Type | Units |
|--|-------------------------------------|------------|
| | Apartment Building | 178 |
| | Condo Building | 42 |
| | Cady Row Houses | 7 |
| | Griswold Row Houses | 8 |
| | Single Family Attached (N. of Beal) | 16 |
| | Single Family Attached (S. of Beal) | 31 |
| | Single Family Detached | 38 |
| | Carriage Homes | 28 |
| | 2.5 Story Townhomes | 43 |
| | 3 Story Townhomes | 55 |
| | TOTAL: | 446 |



Enlarged Site Plan - North Parcels



Cady Street Commercial



Block Size Diagram

Architectural Vision

The architectural design and materiality is inspired by the historical architecture of Northville as well as urban examples around the world with the goal of creating a varied and a diverse architectural expression.

Key guiding design principles include:

INDIVIDUAL BUILDINGS

- Articulation of separate buildings along each street. Breakup of the facades with buildings of different widths, heights, and architectural details.

FACADE ARTICULATION

- Variation in the facade plane to create shadow and accent the individualized building expression including: overall building setbacks from the sidewalk, vertical bay windows, and upper level, “attic,” setbacks

COLOR AND MATERIALITY

- A diversity of brick colors including range of darker red and lighter gray, white, and tan bricks.
- Window heads and sills of different colors: white, dark gray, and brownstone.
- Contrasting materials at the storefronts, residential entrances, bay windows, and setback “attic” level.

DETAILS

- A finer level of historical façade detailing including: expressed window heads and sills, string coursing, cornices, brick patterning, articulated entries and porch enclosures with columns, railings and parapet walls, balcony railings, and entry gates.

STOREFRONTS AND RESIDENTIAL ENTRANCES

- Distinctive and individualized framed openings at storefronts contrasting with the building materials above.
- Special residential entry expression with multiple typologies creating inviting and active residential street frontages.









Historical Design Precedents



Historical Design Precedent: Bryanston Square, London



Corner of Cady & Hutton looking Southwest



Cady Street Looking East to the Park



Hutton Street Looking North along the Park



Hutton Street Mid-Block Looking North



Northwest Site - Hutton Street Elevation (East)



Beal Street Looking West from Hutton Street



Beal Street Looking East



Northeast Site - Beal Street Elevation (South)



The Park looking Northeast



The Promenade Looking North



Cady Street at the Promenade Looking East



Corner of Cady Street & the Promenade Looking South



Cady & Griswold Block







Cady & Griswold Block - CADY & GRISWOLD LOOKING SOUTHWEST





Cady & Griswold Block - GRISWOLD ROWHOUSE ELEVATION



Cady & Griswold Block - GRISWOLD ROWHOUSE ELEVATION





Cady & Griswold Block - GRISWOLD LOOKING WEST



Cady & Griswold Block - BEAL & GRISWOLD LOOKING NORTHWEST



Cady & Griswold Block - BEAL & GRISWOLD LOOKING NORTHWEST





Cady & Griswold Block



Cady & Griswold Block - BEAL STREET SFA ELEVATION





Corner of Beal & Center - BEAL & CENTER LOOKING NORTHEAST



Beal & Center Street - 2.5 STORY TOWNHOUSES



Beal & Center Street - 2.5 STORY TOWNHOUSE ELEVATION



Beal & Center Street - BEAL LOOKING SOUTHEAST



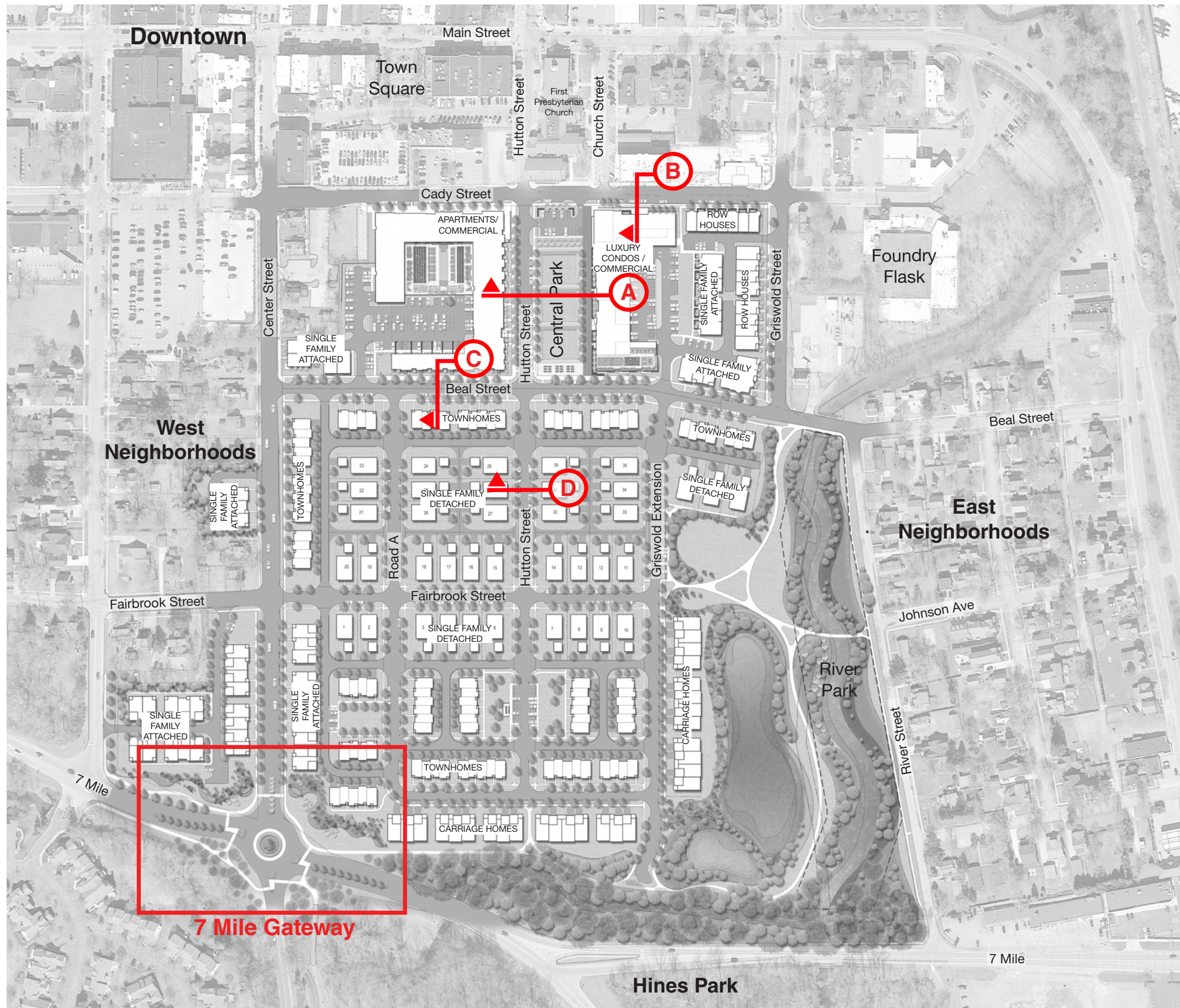
NOTE KEY

- ① Parking / Plaza at Central Park
- ② Existing Pedestrian Connection to Downtown
- ③ Existing Substation
- ④ Mid-Block Pedestrian Connectors
- ⑤ Pedestrian Promenade
- ⑥ Pedestrian Connection to Hines Park Trailhead
- ⑦ Seven Mile Gateway
- ⑧ Existing Wooded Area and Stream
- ⑨ Pocket Parks
- ⑩ Conceptual Location of New River Course
- ⑪ Tiered Central Park
- ⑫ Native Planted Side Slopes
- ⑬ Dense Tree Buffer
- ⑭ River Park - To be Designed at a Later Date
- ⑮ Existing Underground Stream Culvert
- ⑯ Meadow Planting and Pond Edge Planting Around Detention Pond
- ⑰ Proposed Roundabout
- ⑱ Detention Pond
- ⑲ Forebay
- ⑳ Pedestrian Connection to Neighborhoods
- ㉑ Pedestrian Bridge

LEGEND

- Street Trees
- Deciduous Trees
- Evergreen Trees
- Flowering Trees
- Landscape Areas
- Limit of River Embankment

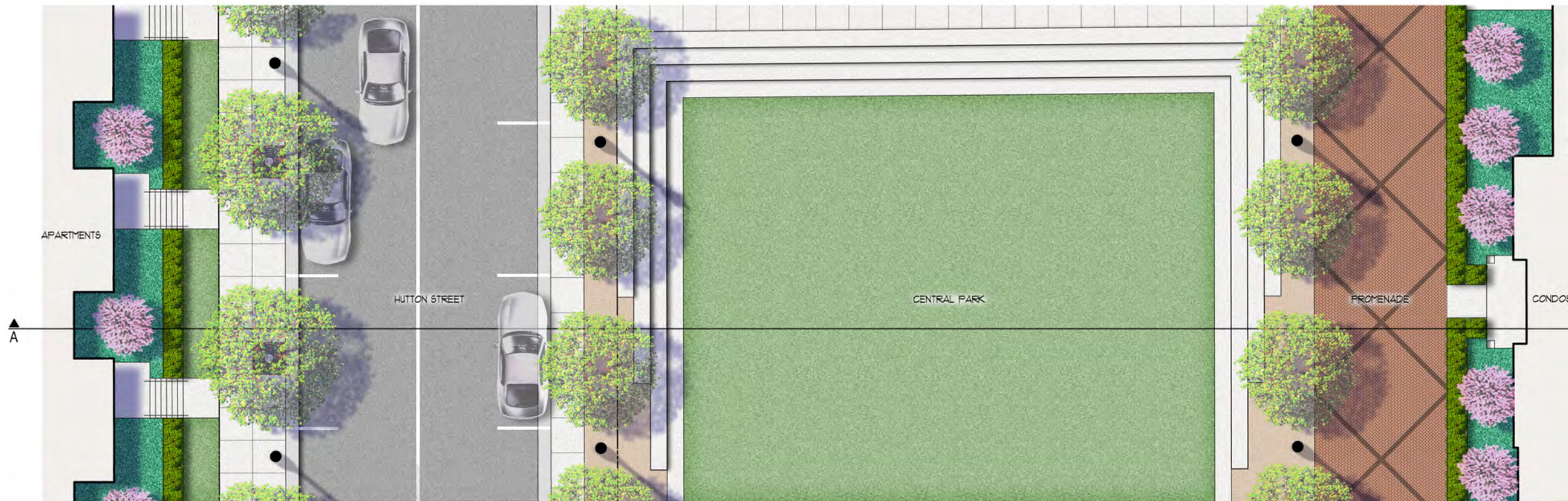




Streetscape Section Key Plan



A Hutton Street and Central Park Cross Section
 SCALE: 1/8" = 1'-0"



A Hutton Street and Central Park Plan
 SCALE: 1/8" = 1'-0"

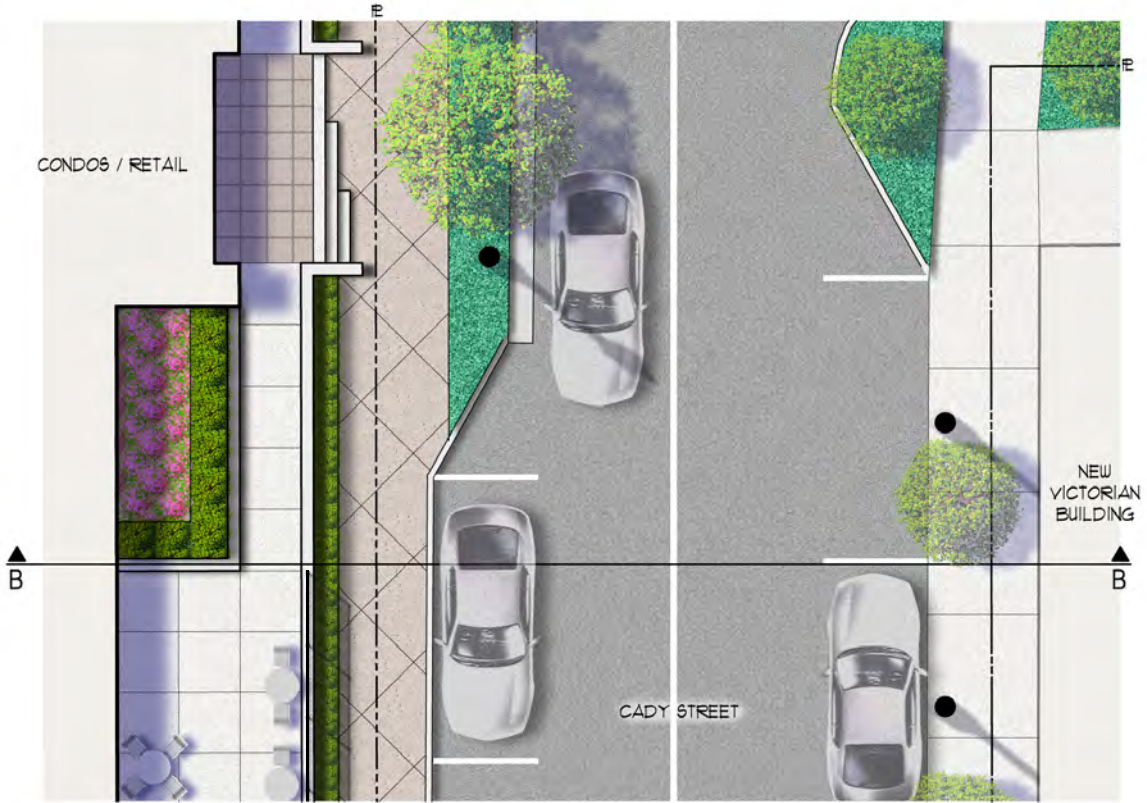
Section A - Hutton Street and Cental Park (60' ROW)



3D View - Hutton Street Looking North



B Cady Street Cross Section (at condos and The New Victorian)
 SCALE: 1/8" = 1'-0"

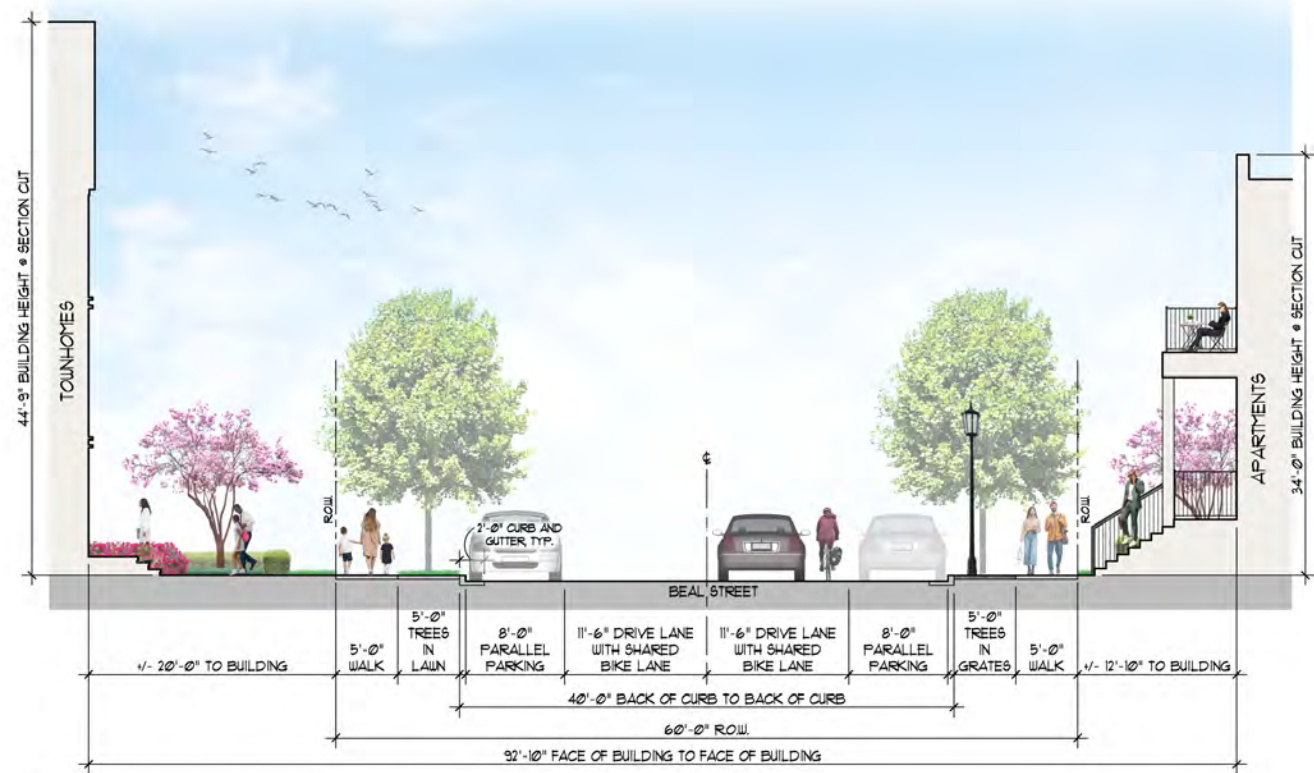


B Cady Street Plan (at condos and The New Victorian)
 SCALE: 1/8" = 1'-0"

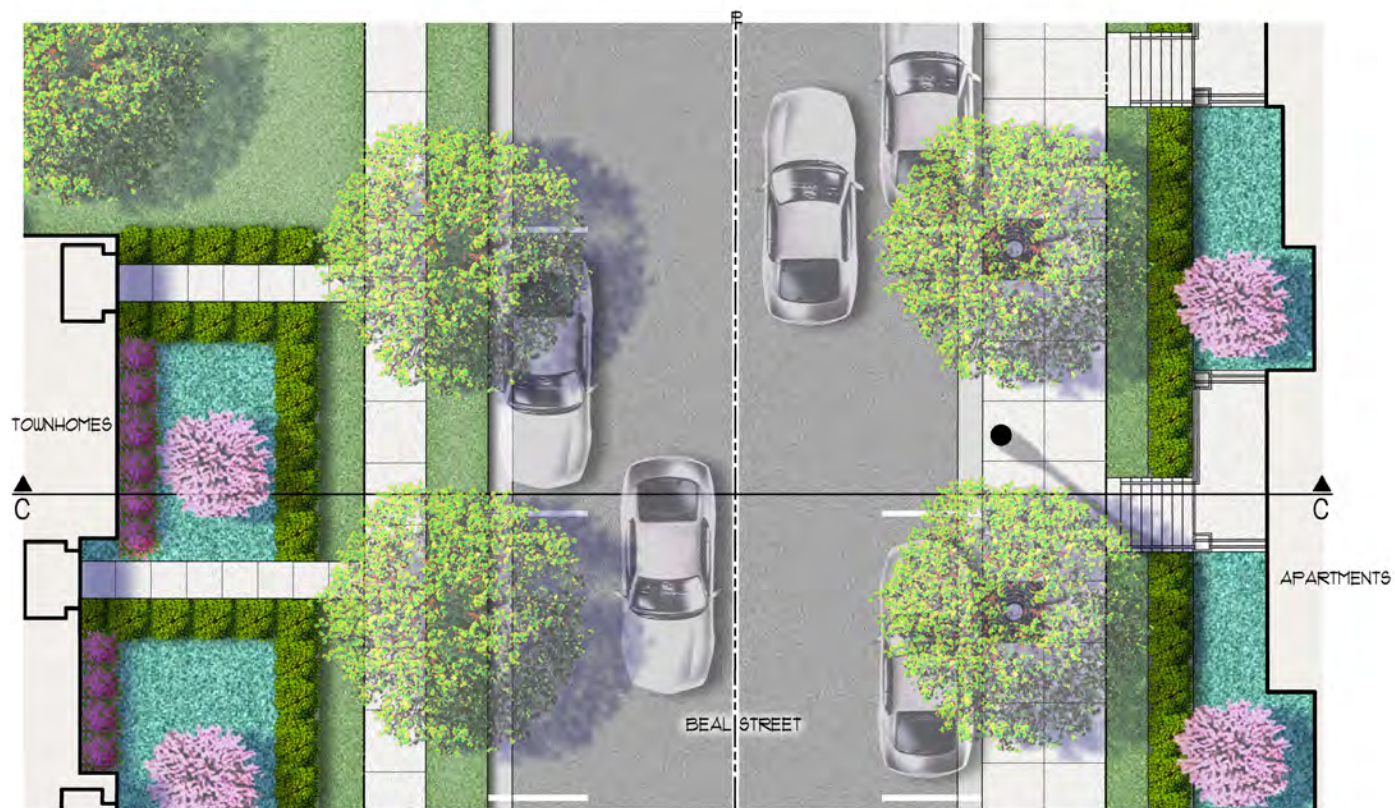
Section B - Cady Street at Condos and Retail



3D View - Cady Street Looking South East



C Beal Street Cross Section (townhomes and apartments)
SCALE: 1/8" = 1'-0"



C Beal Street Plan (townhomes and apartments)
SCALE: 1/8" = 1'-0"

Section C - Beal Street at Apartments and Townhomes



3D View - Beal Street Looking East



Single Family Detached - 38

Single Family Attached -

Carriage House -

2.5 Story Townhome-

3.0 Story Townhome -

| | SINGLE FAMILY DETACHED | SINGLE FAMILY ATTACHED | | | |
|--|------------------------|------------------------|----------------|---------------------|-------------------|
| | | Single Family Attached | Carriage House | 2.5 Story Townhouse | 3 Story Townhouse |
| Local Precedent | ● | ● | ● | | |
| Historic Design Standards | ● | ● | ● | ● | ● |
| Mass | | | | | |
| Stories | | | | | |
| 1.0 Story | ● | ● | | | |
| 1.5 Story | ● | ● | ● | | |
| 2.0 Story | ● | ● | ● | | |
| 2.5 Story | ● | | | ● | |
| 3.0 Story | | | | | ● |
| Roof | | | | | |
| Flat | | | | ● | |
| Sloped | ● | ● | ● | | ● |
| Sitting Porch | | | | | |
| Covered Front | ● | ● | ● | | ● |
| Uncovered Stoop | | | | ● | |
| Garage | | | | | |
| Detached, Alley Access | ● | | | | |
| Attached | | | | | |
| Rear Access | | ● | | ● | ● |
| Front Front Access | | | ● | | |
| Setback, HT, Scale, Proportion, Hierarchy, Rhythm, MTLs, DTLS | ● | ● | ● | ● | ● |
| Color | ● | ● | ● | ● | ● |
| Siting (Anti-Monotony) | ● | | | | |
| Elevation Approval | ● | ● | ● | ● | ● |



Precedent: SFD - Sears Kit Houses



Precedent: Single Family Attached - Duplex



Precedent: Carriage House

| | SINGLE FAMILY DETACHED | SINGLE FAMILY ATTACHED | | | |
|--|------------------------|------------------------|----------------|---------------------|-------------------|
| | | Single Family Attached | Carriage House | 2.5 Story Townhouse | 3 Story Townhouse |
| Local Precedent | ● | ● | ● | | |
| Historic Design Standards | ● | ● | ● | ● | ● |
| Mass | | | | | |
| Stories | | | | | |
| 1.0 Story | ● | ● | | | |
| 1.5 Story | ● | ● | ● | | |
| 2.0 Story | ● | ● | ● | | |
| 2.5 Story | ● | | | ● | |
| 3.0 Story | | | | | ● |
| Roof | | | | | |
| Flat | | | | ● | |
| Sloped | ● | ● | ● | | ● |
| Sitting Porch | | | | | |
| Covered Front | ● | ● | ● | | ● |
| Uncovered Stoop | | | | ● | |
| Garage | | | | | |
| Detached, Alley Access | ● | | | | |
| Attached | | | | | |
| Rear Access | | ● | | ● | ● |
| Front Front Access | | | ● | | |
| Setback, HT, Scale, Proportion, Hierarchy, Rhythm, MTLs, DTLS | ● | ● | ● | ● | ● |
| Color | ● | ● | ● | ● | ● |
| Siting (Anti-Monotony) | ● | | | | |
| Elevation Approval | ● | ● | ● | ● | ● |



(38) SFD Lots

2200 - 3200 SQFT

Large lots - 20

Medium lots - 2

Small lots - 16



Precedent



Downs



Precedent



Downs



Precedent



Downs



Precedent



Downs



Precedent



Downs

1.0 Story + Ranch

2.0 Story Wide lot

2.5 Story Manor Estate



(38) SFD Lots

2200 - 3200 SQFT

Large lots - 20

Medium lots - 2

Small lots - 16



Downs Neighborhood - SFD LOOKING SOUTHWEST ON HUTTON



Downs Neighborhood - SFD LOOKING NORTHEAST ON FAIRBROOK

Single-Family-Attached are similar to **Single-Family-Detached** homes in that they have the diversity of size, mass, scale, front porches, materials and paint colors.

The difference is that they share a common wall with their neighbor.

| | SINGLE FAMILY DETACHED | | SINGLE FAMILY ATTACHED | | |
|--|------------------------|------------------------|------------------------|---------------------|-------------------|
| | | Single Family Attached | Carriage House | 2.5 Story Townhouse | 3 Story Townhouse |
| Local Precedent | ● | ● | ● | | |
| Historic Design Standards | ● | ● | ● | ● | ● |
| Mass | | | | | |
| Stories | | | | | |
| 1.0 Story | ● | ● | | | |
| 1.5 Story | ● | ● | ● | | |
| 2.0 Story | ● | ● | ● | | |
| 2.5 Story | ● | | | ● | |
| 3.0 Story | | | | | ● |
| Roof | | | | | |
| Flat | | | | ● | |
| Sloped | ● | ● | ● | | ● |
| Sitting Porch | | | | | |
| Covered Front | ● | ● | ● | | ● |
| Uncovered Stoop | | | | ● | |
| Garage | | | | | |
| Detached, Alley Access | ● | | | | |
| Attached | | | | | |
| Rear Access | | ● | | ● | ● |
| Front Front Access | | | ● | | |
| Setback, HT, Scale, Proportion, Hierarchy, Rhythm, MTLs, DTLS | ● | ● | ● | ● | ● |
| Color | ● | ● | ● | ● | ● |
| Siting (Anti-Monotony) | ● | | | | |
| Elevation Approval | ● | ● | ● | ● | ● |



(31) SFA Units

1800 - 2500 SQFT

FF Primary BR - 18

SF Primary BR - 13







**Downs Neighborhood - SFA LOOKING
NORTHEAST ON SOUTH CENTER**

| | SINGLE FAMILY DETACHED | SINGLE FAMILY ATTACHED | | | |
|--|------------------------|------------------------|----------------|---------------------|-------------------|
| | | Single Family Attached | Carriage House | 2.5 Story Townhouse | 3 Story Townhouse |
| Local Precedent | ● | ● | ● | | |
| Historic Design Standards | ● | ● | ● | ● | ● |
| Mass | | | | | |
| Stories | | | | | |
| 1.0 Story | ● | ● | | | |
| 1.5 Story | ● | ● | ● | | |
| 2.0 Story | ● | ● | ● | | |
| 2.5 Story | ● | | | ● | |
| 3.0 Story | | | | | ● |
| Roof | | | | | |
| Flat | | | | ● | |
| Sloped | ● | ● | ● | | ● |
| Sitting Porch | | | | | |
| Covered Front | ● | ● | ● | | ● |
| Uncovered Stoop | | | | ● | |
| Garage | | | | | |
| Detached, Alley Access | ● | | | | |
| Attached | | | | | |
| Rear Access | | ● | | ● | ● |
| Front Front Access | | | ● | | |
| Setback, HT, Scale, Proportion, Hierarchy, Rhythm, MTLs, DTLS | ● | ● | ● | ● | ● |
| Color | ● | ● | ● | ● | ● |
| Siting (Anti-Monotony) | ● | | | | |
| Elevation Approval | ● | ● | ● | ● | ● |



(28) CH Units

2000-2200 SQFT

FF Primary BR - 16

SF Primary BR - 12



| | SINGLE FAMILY DETACHED | SINGLE FAMILY ATTACHED | | | |
|--|------------------------|------------------------|----------------|---------------------|-------------------|
| | | Single Family Attached | Carriage House | 2.5 Story Townhouse | 3 Story Townhouse |
| Local Precedent | ● | ● | ● | | |
| Historic Design Standards | ● | ● | ● | ● | ● |
| Mass | | | | | |
| Stories | | | | | |
| 1.0 Story | ● | ● | | | |
| 1.5 Story | ● | ● | ● | | |
| 2.0 Story | ● | ● | ● | | |
| 2.5 Story | ● | | | ● | |
| 3.0 Story | | | | | ● |
| Roof | | | | | |
| Flat | | | | ● | |
| Sloped | ● | ● | ● | | ● |
| Sitting Porch | | | | | |
| Covered Front | ● | ● | ● | | ● |
| Uncovered Stoop | | | | ● | |
| Garage | | | | | |
| Detached, Alley Access | ● | | | | |
| Attached | | | | | |
| Rear Access | | ● | | ● | ● |
| Front Front Access | | | ● | | |
| Setback, HT, Scale, Proportion, Hierarchy, Rhythm, MTLs, DTLS | ● | ● | ● | ● | ● |
| Color | ● | ● | ● | ● | ● |
| Siting (Anti-Monotony) | ● | | | | |
| Elevation Approval | ● | ● | ● | ● | ● |



(55) 3.0 TH Units

2300 - 2400 SQFT

FF Flex Space

SF Living Space

TF Sleeping Space

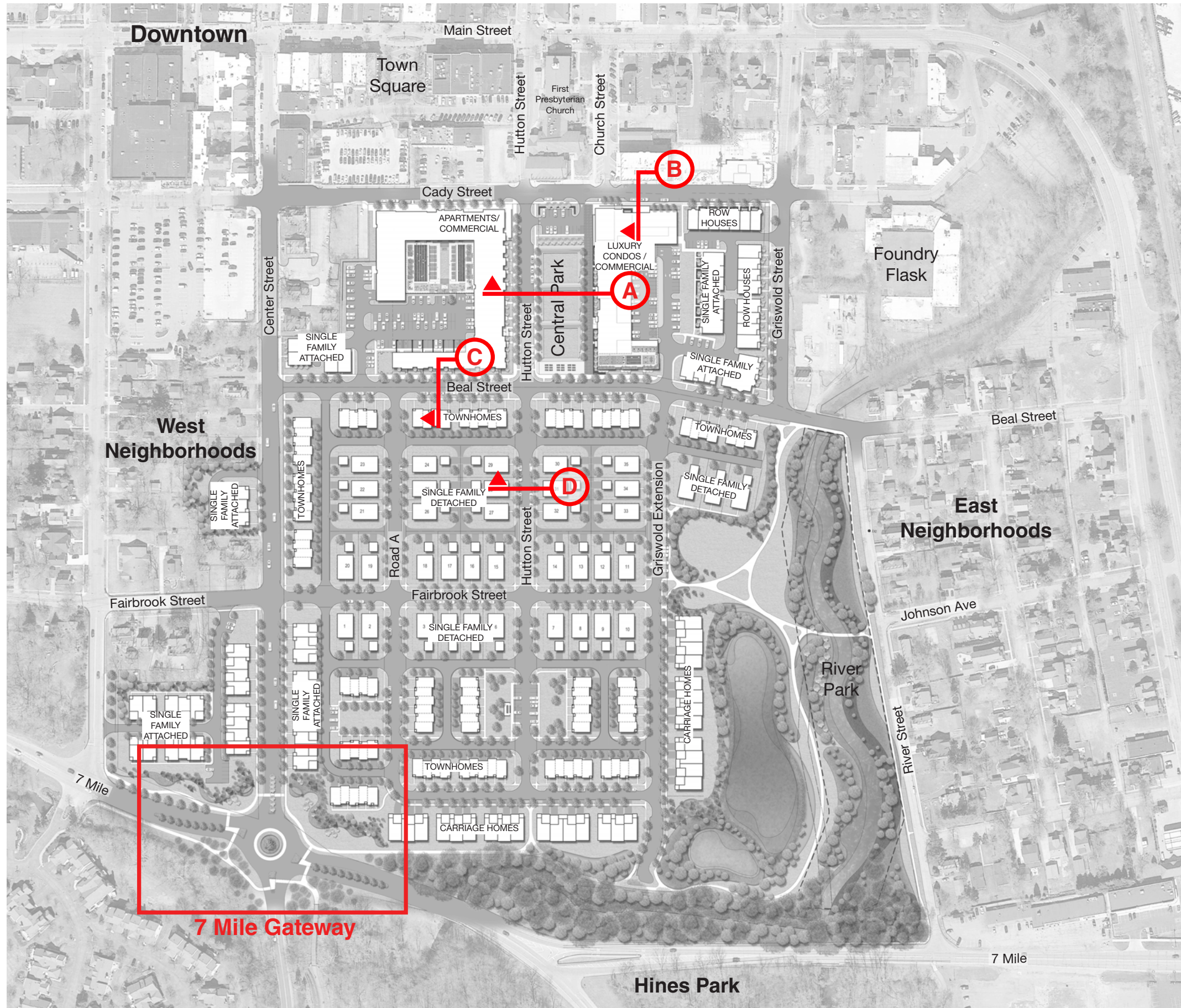


Downs Neighborhood - 3.0 STORY TOWNHOUSE ELEVATION

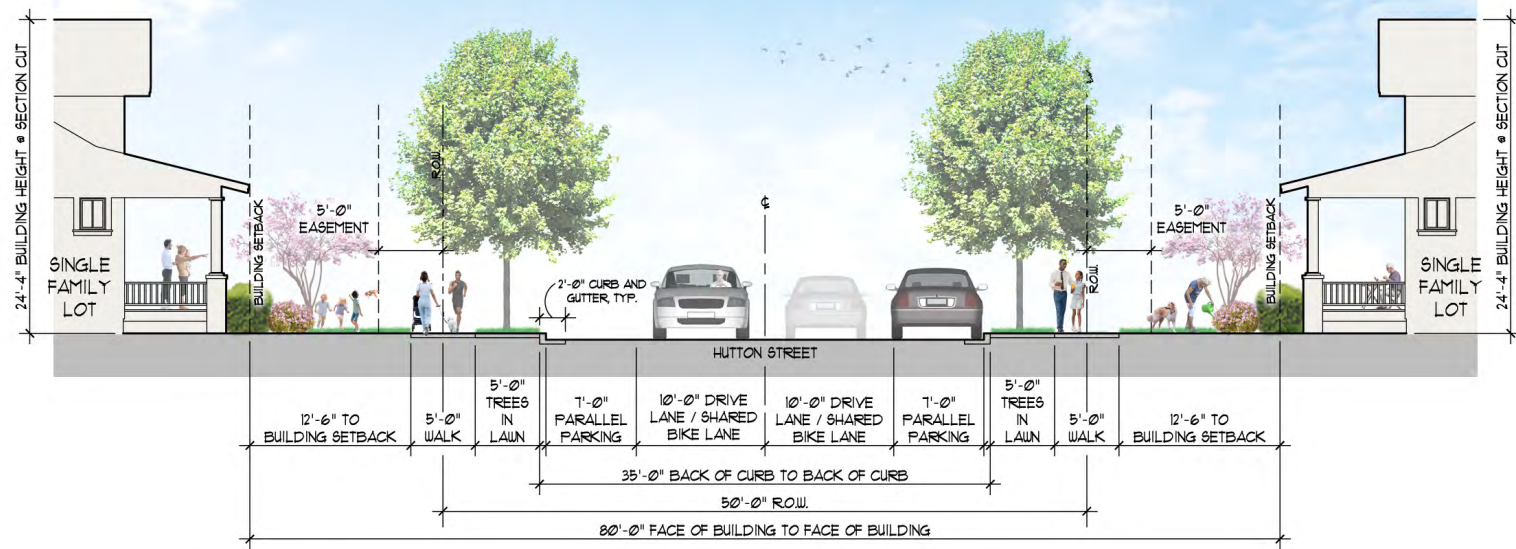


**Downs Neighborhood - 3.0 STORY TOWNHOUSE
LOOKING SOUTHEAST OVER POCKET PARK**

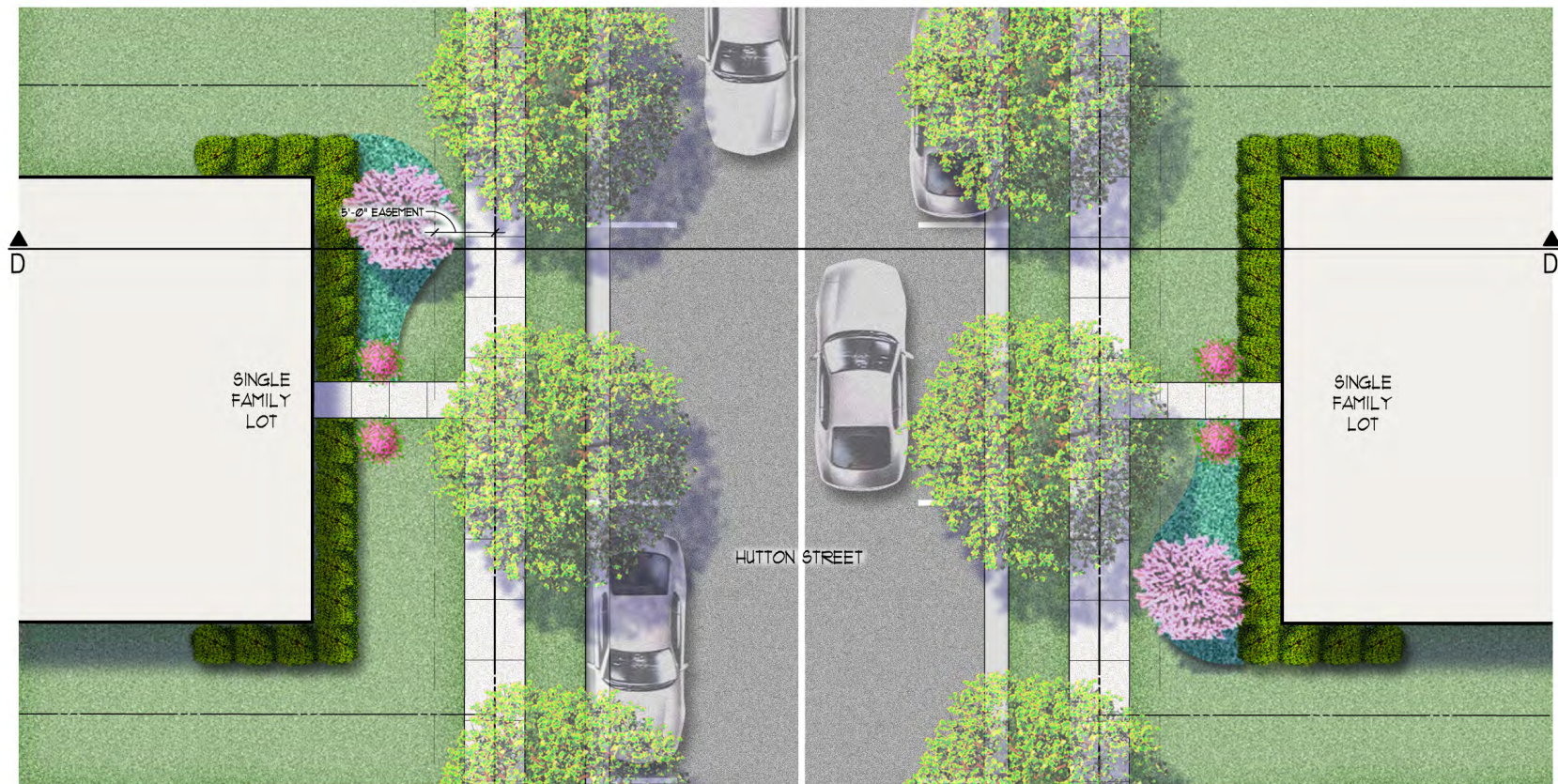
| | SINGLE FAMILY DETACHED | SINGLE FAMILY ATTACHED | | | |
|--|------------------------|------------------------|----------------|---------------------|-------------------|
| | | Single Family Attached | Carriage House | 2.5 Story Townhouse | 3 Story Townhouse |
| Local Precedent | ● | ● | ● | | |
| Historic Design Standards | ● | ● | ● | ● | ● |
| Mass | | | | | |
| Stories | | | | | |
| 1.0 Story | ● | ● | | | |
| 1.5 Story | ● | ● | ● | | |
| 2.0 Story | ● | ● | ● | | |
| 2.5 Story | ● | | | ● | |
| 3.0 Story | | | | | ● |
| Roof | | | | | |
| Flat | | | | ● | |
| Sloped | ● | ● | ● | | ● |
| Sitting Porch | | | | | |
| Covered Front | ● | ● | ● | | ● |
| Uncovered Stoop | | | | ● | |
| Garage | | | | | |
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| Attached | | | | | |
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| Front Front Access | | | ● | | |
| Setback, HT, Scale, Proportion, Hierarchy, Rhythm, MTLs, DTLS | ● | ● | ● | ● | ● |
| Color | ● | ● | ● | ● | ● |
| Siting (Anti-Monotony) | ● | | | | |
| Elevation Approval | ● | ● | ● | ● | ● |



Streetscape Section Key Plan



D Hutton Street Cross Section (at single family homes, typical for 50' ROW)
SCALE: 1/8" = 1'-0"



D Hutton Street Plan (at single family homes, typical for 50' ROW)
SCALE: 1/8" = 1'-0"

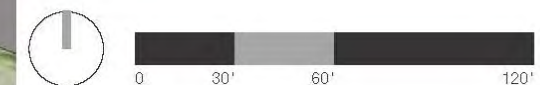
Section D - Hutton Street South of Beal (50' ROW)



3D View - 50' ROW at Single Family Detached



- Note Key**
- 1. City of Northville Identity Gateway
 - 2. Pedestrian Crosswalk
 - 3. Evergreen and Deciduous Trees / Mixed Species
 - 4. Native Groundcover
 - 5. Flowering Trees
 - 6. Lawn
 - 7. Roundabout Island Landscaping with Landmark Tree
 - 8. Street Trees 30' O.C.
 - 9. Multi-Use Pathway Connecting to Pedestrian Network
 - 10. Trees in Median
 - 11. Dedicated Bike Lane
 - 12. Seasonal Planting
 - 13. Pedestrian Pole Light to Match City Standard







7 Mile Gateway - Option A Enlargement







7 Mile Gateway - Roundabout

Thank You



www.northvilledowns.info
Email: ndinput@hunterpasteurhomes.com