



MAY 17

The Downs



Hunter Pasteur
HOMES

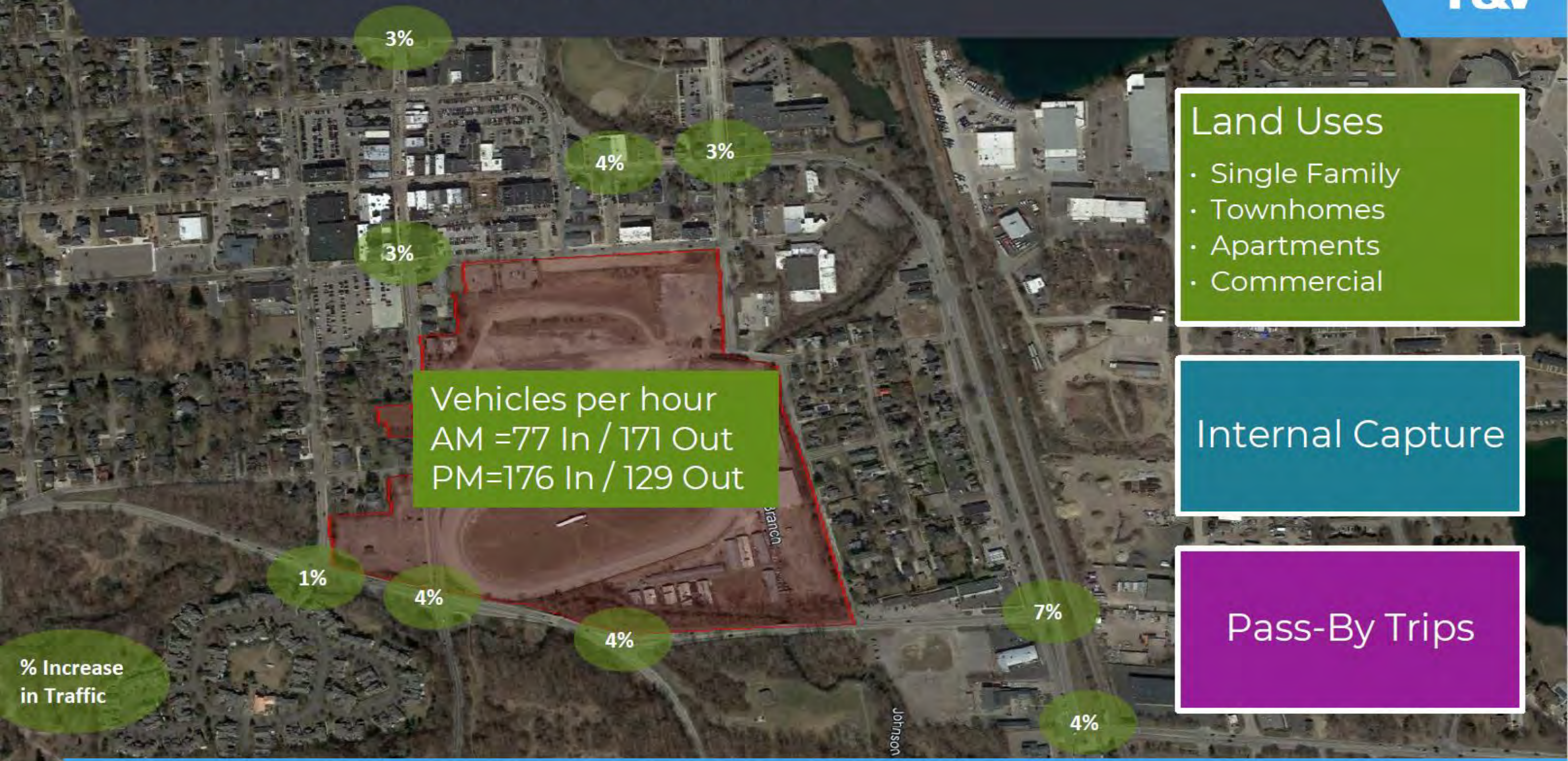
THE FORBES COMPANY

Toll Brothers
AMERICA'S LUXURY HOME BUILDER

OBORAN



SITE GENERATED TRAFFIC





- 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 Landscape Enhancement at Parking Lots
 - ⑦ Seven Mile Gateway - to be Designed at a Later Date
 - 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 and Limit of River Embankment
 - 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
 - ㉒ Pedestrian Connection to Hines Park Trailhead

- LEGEND**
- Street Trees
 - Deciduous Trees
 - Evergreen Trees
 - Flowering Trees
 - Landscape Areas



- 50' ROW
- 60' ROW

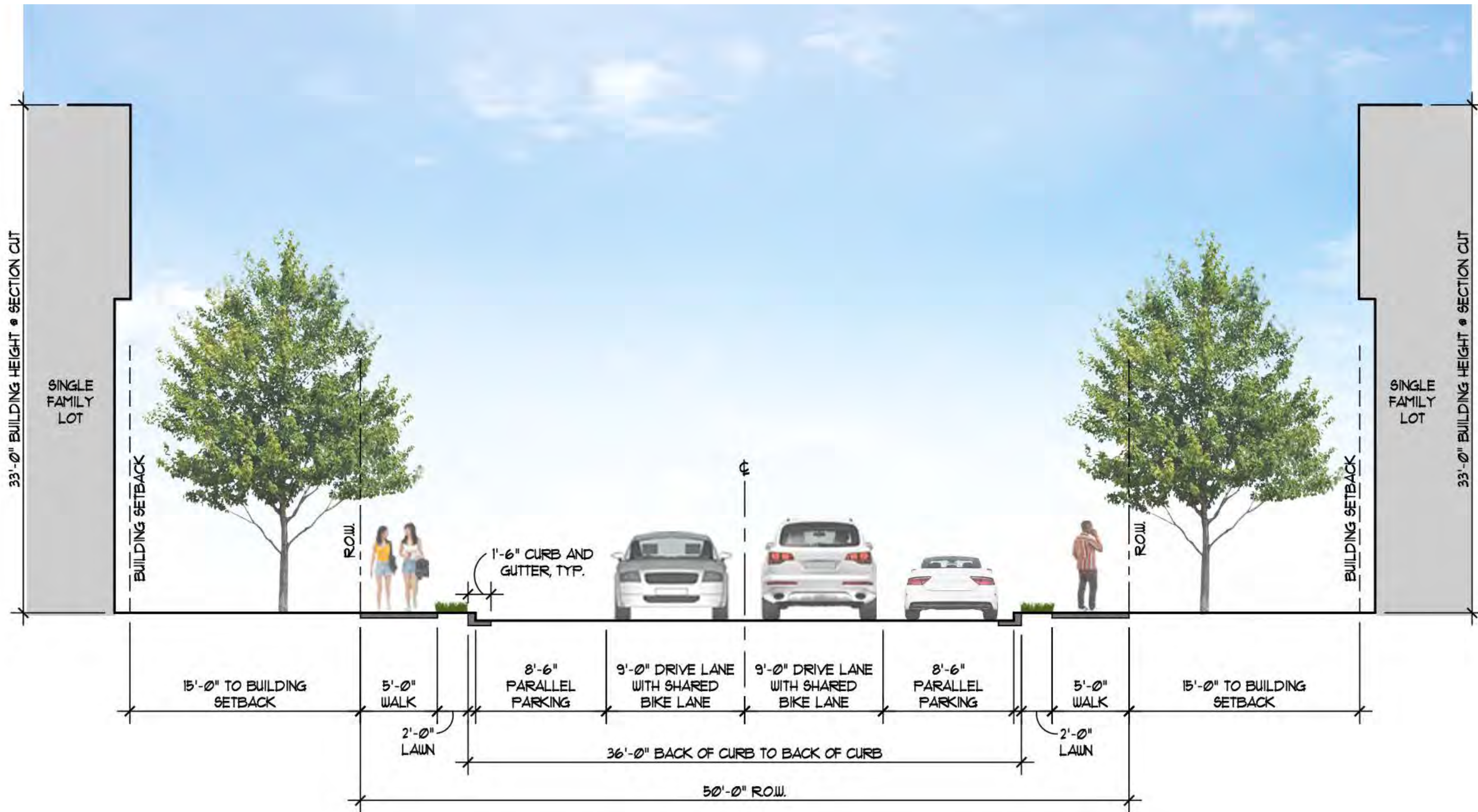
Northville City Streets

Residential Summary

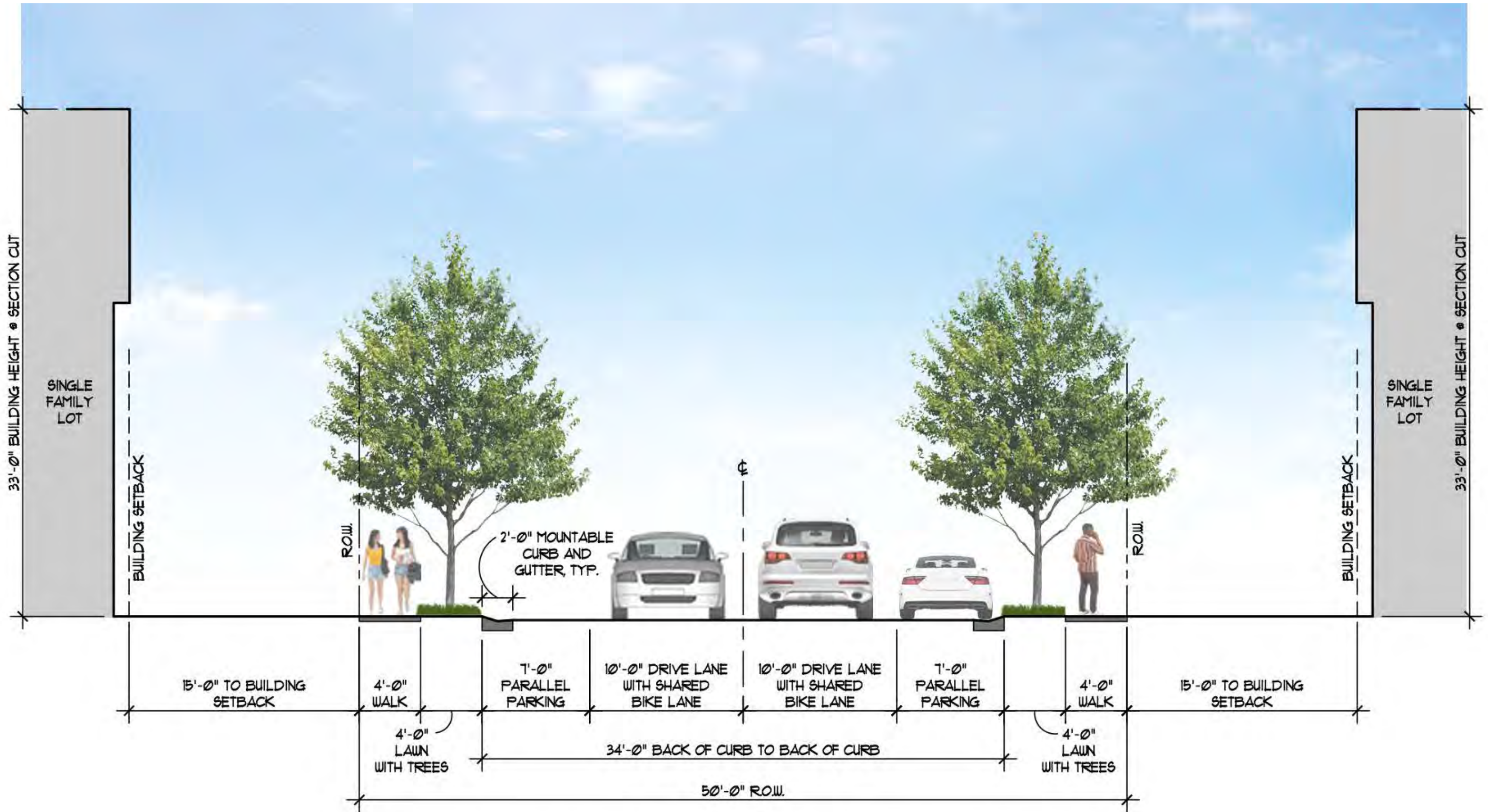
Source:
John Roby

	RoW Width	Right of Way Width										Travel Lanes	Parking	Face To Face	Roadway Width	
		walkway feel		Roadway Width						walkway feel						
		Walk	Buffer	Curb Face-to-Face				Curb	Buffer	Walk						
				Curb	Park	Lane	Lane	Park	Curb							
Historic District (parked both sides unless noted)																
Cady from Art House to Rogers <i>marked/posted for parking one side</i>	~60->50	4.0 S	12>10.5	0.5	7.5	10.1	10.1	0.0	0.5	~4	4.0 w/break	20.3	7.5	27.8	28.8	
Cady west at Wing (Post Office) <i>park both sides, north cut from buffer</i>	~60	4.0 S	10.5	0.5	7.5	11.0	11.0	7.5	0.5	2.0	5.0 N	22.0	15.0	~37	38.0	
Dunlap west of Wing <i>yield lane threshold, parked both</i>	~64	4.0	10.5	0.5	7.5	7.8	7.8	7.5	0.5	10.5	4.0	15.6	15.0	30.6	31.6	
Wing (Main to Cady) <i>as is: asymmetric margins/walks</i>	~65	4.0	9.4	0.5	7.5	10.1	10.1	7.5	0.5	none	4.5-7.5	20.2	15.0	35.2	36.2	
N.Wing(+5.7), Linden(0), West (-2.6) <i>yield if parked; buffer ~7-12 ft. Typ</i>	~60->64	4.0	10.3	0.5	7.5	7.6	7.6	7.5	0.5	7.7	4.0	15.2	15.0	30.2	31.2	
Remaining Neighborhood TYPICALS																
Bealtown: Johnson; Yerkes; +more <i>yield if parked; buffer ~4-7 ft.</i>	~50	4.0	~6	0.5	7.5	4.5	4.5	7.5	0.5	~6	4.0	9.0	15.0	24.0	25.0	
Cabbagetown: Lake; Horton; +more <i>yield if parked; buffer ~4-7 ft.</i>	~50	4.0	~6	0.5	7.5	5.3	5.3	7.5	0.5	~6	4.0	10.5	15.0	25.5	26.5	
Thayer(+1.9), Eaton(0), Rogers(-1.7) <i>yield if parked; buffer ~4-8 ft.</i>	~50	4.0	~6	0.5	7.5	6.7	6.7	7.5	0.5	~6	4.0	13.3	15.0	28.3	29.3	
Downs Site and Reference																
Downtown Strategic Plan <i>Typical: South Griswold, std in ref's</i>	56.0	5.0	5.0	0.5	7.5	10.0	10.0	7.5	0.5	5.0	5.0	20.0	15.0	35.0	36.0	
Center Street at Fairbrook <i>Present 2 lane + 2 Bike</i>	~60.5	3.5 to 4	3 to 6	0.5	8.8	11.4	11.4	8.8	0.5	none	5 to 11	22.8	17.6	40.5	41.5	
New Fairbrook (as was) <i>WIP typical city street</i>	60.0	5.0	5.0	0.5	8.0	11.5	11.5	8.0	0.5	5.0	5.0	23.0	16.0	39.0	40.0	
New Fairbrook 'Diet' <i>reduced lane & parking</i>	56.0	5.0	5.0	0.5	7.5	10.0	10.0	7.5	0.5	5.0	5.0	20.0	15.0	35.0	36.0	
1st Team Recommendation (4/10)	50.0	4.0	3.5	0.5	7.0	10.0	10.0	7.0	0.5	3.5	4.0	20.0	14.0	34.0	35.0	
Sample 'Northvillization' <i>5 foot 'std' walks per NonMotorized Plan 4 foot OK for short, isolated, low usage runs</i>	55.0 (53.0 min)	5.0	5.0	0.5	7.0	10.0	10.0	7.0	0.5	5.0	5.0	20.0	14.0	34.0	35.0	

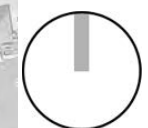
JAR – V2c
May 15, 2022



Hutton Street Cross Section
 - at Parallel Parking South of Beal Street



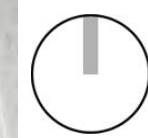
Hutton Street Cross Section
 - at Parallel Parking South of Beal Street - Alternate











Legend

 Major Vehicular Routes

Vehicular Diagram



Legend

-  Major Pedestrian Route
-  Existing Off Road Shared Use Pathway
-  Proposed Off Road Shared Use Pathway
-  Future Off Road Shared Use Pathway
-  Existing Dedicated Bike Lane
-  Proposed Dedicated Bike Lane
-  Existing Shared Bike Lane
-  Proposed Shared Bike Lane



PARKING PROVIDED SUMMARY			
NW APARTMENTS			
GARAGE	=	187 SPACES	
SURFACE LOT	=	103 SPACES	
	=	290 SPACES	
	=	1.63 SPACES PER UNIT	
NE CONDOMINIUM BUILDING			
GARAGE	=	42 SPACES	
SURFACE LOT	=	63 SPACES	
	=	105 SPACES	
	=	2.50 SPACES PER UNIT	
ROW HOUSES			
GARAGE	=	62 SPACES	(2 GAR)
SURFACE LOT	=	16 SPACES	
	=	78 SPACES	
PUBLIC STREET PARALLEL			
CADY STREET	=	26 SPACES	
CADY SURFACE LOT	=	18 SPACES	
EX GRISWOLD STREET	=	14 SPACES	
GRISWOLD EXTENSION	=	30 SPACES	
BEAL STREET	=	56 SPACES	
HUTTON STREET	=	45 SPACES	
ROAD A	=	42 SPACES	
FAIRBROOK STREET	=	36 SPACES	
		267 SPACES	
TOWNHOMES / SF ATTACHED / CARRIAGE			
GARAGES / DRIVES	=	504 SPACES	(2 GAR / 2 DRIVE)
GARAGES ONLY	=	62 SPACES	(2 GAR)
PARKING SPACES	=	37 SPACES	
		603 SPACES	
SINGLE FAMILY HOMES			
GARAGES / DRIVES	=	152 SPACES	(2 GAR / 2 DRIVE)
PARKING SPACES	=	8 SPACES	
		160 SPACES	
TOTAL PARKING PROVIDED		=	1,503 SPACES
TOTAL PUBLIC PARKING PROVIDED		=	312 SPACES

	2018	PUD 2021	Preliminary Site Plan 2022	3/22 Submittal	4/19 Presentaion	5/17 Presentation
Single Family	51	56	39	39	39	38
Town Homes	231	170	151	97	97	98
Carriage Homes	N/A	N/A	26	26	26	28
Row Houses (North of Beal)	N/A	28	31	31	31	31
Row Houses (South of Beal)	N/A	N/A	N/A	39	39	31
Apartments	317	174	174	174	172	172
Condo	N/A	53	53	53	43	43
Total:	599	481	474	459	447	441

Note: The change in unit counts South of Beal Street from 201 units to 195 units

Thank You



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