

# The Downs

Final Site Plan Presentation #1  
October 17th, 2023







# Daylighting of the Rouge River

## Condition:

- ***Developer to comply with time periods contained in the Wayne County Daylighting of the Rouge River Subrecipient Agreement (ARPA).***
- ***In the event that Developer does not receive approval from the City Brownfield Authority for brownfield funds for the daylighting project, this recommendation of approval for the Project shall be null and void.***



An aerial map of a residential development project. The map shows a grid of streets including Beal Street, Hutton Street, Fairbrook Street, Road A, and Griswold Street. Various housing types are labeled: APARTMENTS/COMMERCIAL, LUXURY CONDOS/COMMERCIAL, ROW HOUSES, SINGLE FAMILY DETACHED, TOWNHOMES, and CARRIAGE HOMES. A central water feature with a pond and stream is visible on the right side of the map. The map is overlaid with a semi-transparent text box containing the title and project conditions.

# Roads, Pathways, Connections and Parking

## Condition:

- ***Public roads dedicated to the City of Northville: Beal St., Hutton St., Fairbrook St., Road A, and Griswold St. (including road stub at southern end of project).***
- ***All other connecting driveways and alleys within the Project will be privately-owned and maintained through a Homeowner's Association (HOA).***





- PUBLIC
- PRIVATE



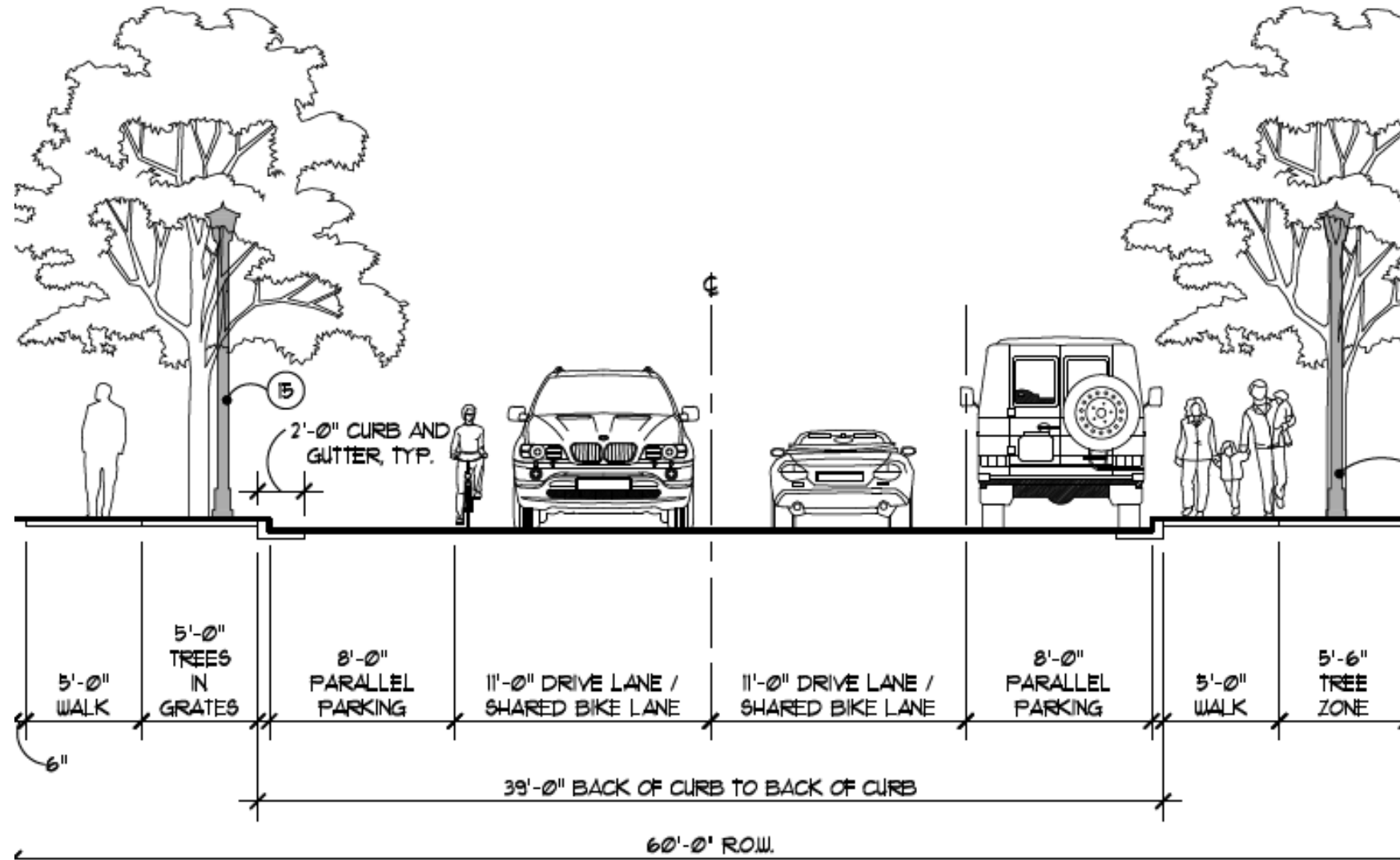
An aerial photograph of a residential development site. The plan shows various housing types including 'APARTMENTS/COMMERCIAL', 'LUXURY CONDOS/COMMERCIAL', 'ROW HOUSES', 'SINGLE FAMILY ATTACHED', 'TOWNHOMES', 'SINGLE FAMILY DETACHED', and 'CARRIAGE HOMES'. Streets shown include 'Hutton Street', 'Beal Street', 'Griswold Street', 'Fairbrook Street', 'Road A', 'Wing Street', 'Gardiner Street', and '7 Mile Road'. A winding water feature or stream runs through the right side of the development. The background shows existing surrounding infrastructure.

## Roads, Pathways, Connections and Parking

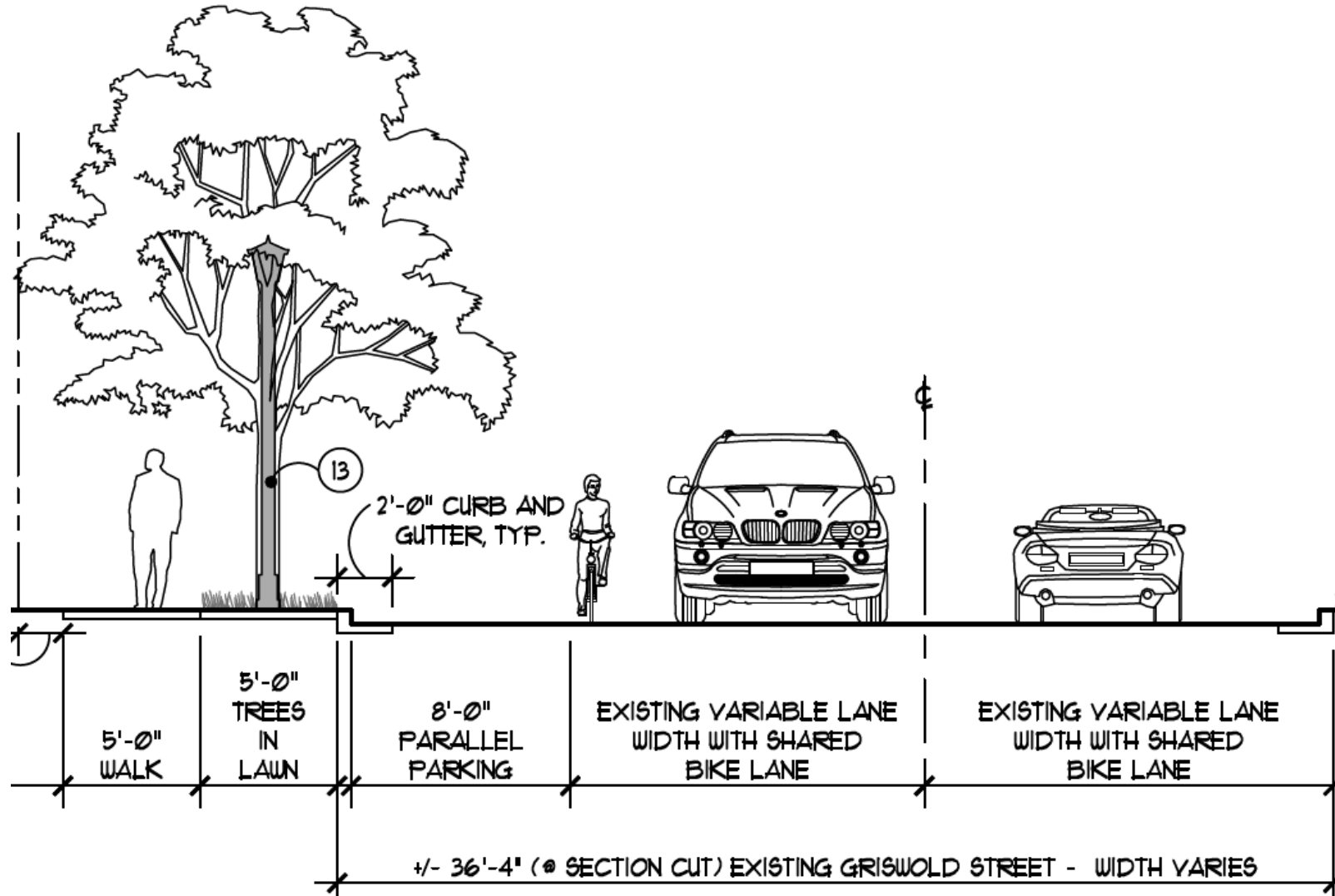
### Condition:

- ***The following pavement widths/parking space widths of new streets will apply:***
  - Hutton St. north of Beal St., and Beal St.: 38 ft. pavement width with 11 ft. of pavement for each travel lane and 8 ft. wide parking spaces.
  - Griswold St.: 36 ft. pavement width with 10 ft. of pavement for each travel lane and 8 ft. wide parking spaces.
  - Fairbrook St., Hutton St. south of Beal St., and Road A: 34 ft. pavement width with 10 ft. of pavement for each travel lane and 7 ft. wide parking spaces.

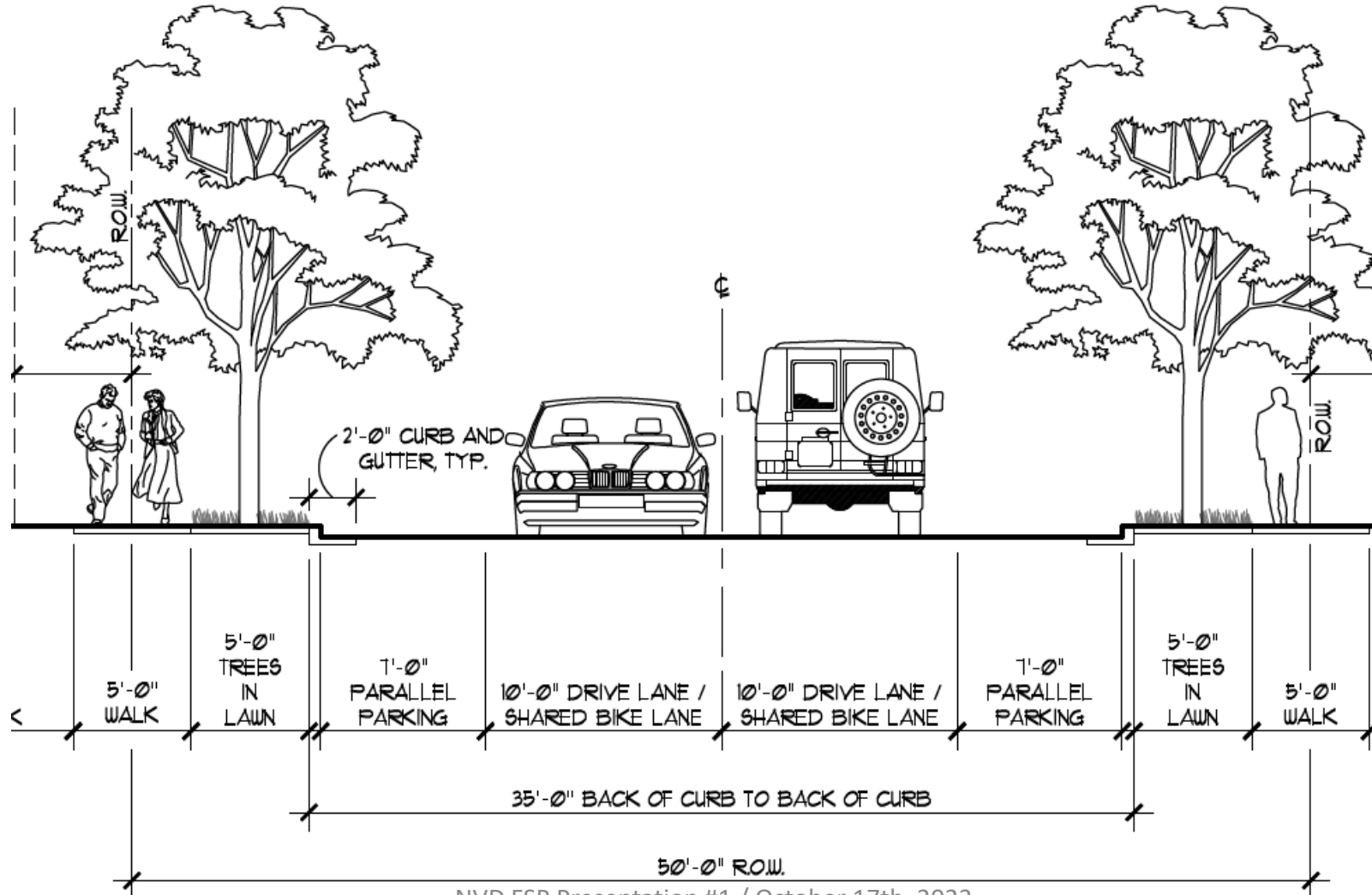
# Hutton St. north of Beal St & Beal St:



# Griswold St.:



# Fairbrook St., Hutton St. south of Beal St., and Road A:







## Roads, Pathways, Connections and Parking Condition:

- ***Project will meet the DDA's Secondary Street Design Standards within the DDA boundaries and along the north side of the new Beal St. extension.***

### Examples:

- **Street trees in grates**
- **Northville Victorian Style light fixture**
- **Specifications:**
  - **Benches**
  - **Trash receptacles**
  - **Bicycle Racks**



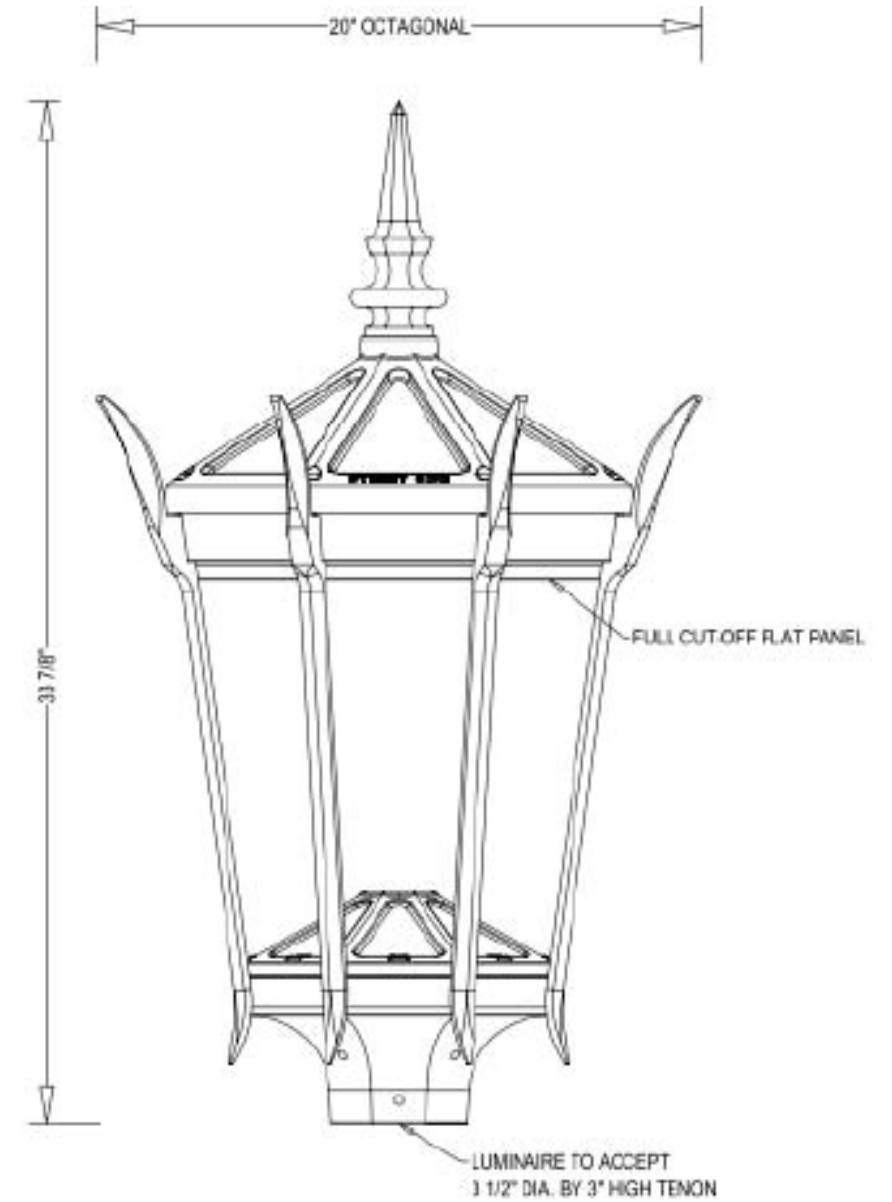
# Roads, Pathways, Connections and Parking

## Condition:

- ***Project will provide pedestrian-scaled streetlights and street trees along all public roads within the project, and along Cady St. and S. Center St.***









The background is a detailed landscape architectural site plan. It features a central blue area representing a river or pond, surrounded by green spaces with various tree symbols in shades of green, yellow, and pink. Numbered markers (e.g., 4, 5, 7, 8, 9, 12, 15, 16, 17, 18, 20, 23, 26, 28) are scattered throughout the plan. On the right side, a road is labeled 'Beal Street' with a car icon. The overall style is a technical drawing with artistic landscaping elements.

## Roads, Pathways, Connections and Parking

### Condition:

- ***River Street improvements will include a roadside barrier consistent with AASHTO Roadside Design Guidelines to protect vehicular traffic & pedestrians from the slope to the daylighted river.***
- ***The type and extent of the roadside barrier will be determined during final site plan approval as recommended by the City's Engineer.***





## Roads, Pathways, Connections and Parking

### Condition:

- ***No parking shall be permitted across public sidewalks. All sidewalks in the Project will allow public pedestrian travel.***



# Roads, Pathways, Connections and Parking

## Condition:

- ***Developer is responsible for implementing the following traffic improvements to serve the project, as identified in the Traffic Impact Study (TIS) dated February 20, 2022:***
  - 1) 7 Mile/S. Main/Northville Rd.***
  - 2) Signal optimizations at other intersections***
  - 3) Pedestrian midblock crossing of Center St. at Fairbrook St.***
  - 4) Pedestrian mid-block crossing of Cady St. at parking structure***
  - 5) Pedestrian mid-block crossing on 7 Mile Road at River St.***
  - 6) Pavement rehab of Griswold St. from Cady to Beal after road widening.***
  - 7) Developer is responsible for making a contribution as determined by City Council for the roundabout at 7 Mile/S. Center St.***



# Architecture, Landscaping and Aesthetics

## Condition:

- ***Developer will implement a monotony code, and the single-family homes will include five (5) floor plans, with four (4) different and distinct elevations and color pallets for each floor plan. No vinyl components or EIFS shall be allowed in the Project.***
- ***Detached garages for single-family homes shall be consistent in style and materiality to the style and materiality of the home. Architectural details/features/interest shall be provided on garage facades visible from a public road.***



# LEED Scorecards

## NW Apartments:

ID#	LEED Prerequisite or Credit		DD Review				LEED Goal
			Not	Maybe	Very Likely	Achievable	
			A C	H I E	V A B	L E	
	Percentage of Total Points Possible	100%	50%	17%	27%	5%	
	Total Points	110	55	19	30	6	
	Accumulated Points (100% Achievable, 100% Very Likely, 50% Maybe)			46	36	6	41
	Projected Certification Level	40 - 49 certified   50 - 59 silver   60 - 79 gold   80+ platinum					Certified

## NE Condos

ID#	LEED Prerequisite or Credit		Assessment				LEED Goal
			Not	Maybe	Very Likely	Achievable	
			A C	H I E	V A B	L E	
	Percentage of Total Points Possible	100%	48%	20%	26%	5%	
	Total Points	110	53	22	29	6	
	Accumulated Points (100% Achievable, 100% Very Likely, 50% Maybe)			46	35	6	43
	Projected Certification Level	40 - 49 certified   50 - 59 silver   60 - 79 gold   80+ platinum					Certified



# Architecture, Landscaping and Aesthetics

## Condition:

- ***Detached single-family residential building design shall include the architectural detailing on all dwelling units as depicted in the elevations presented at the Planning Commission meetings on 8/16/22 with revisions presented to the Planning Commission at their 8/29/22, and 9/6/22 meetings.***



# Architecture, Landscaping and Aesthetics

## Condition:

- ***Housing products located at street intersections should act as transitions between products, street frontages of buildings, including garages, shall include the elevations of a “front.”***



# Architecture, Landscaping and Aesthetics

## Condition:

- ***At Final Site Plan, the developer shall provide the following for the buildings included in that phase, as applicable:***
  - a. Revised elevations for the townhomes and single-family homes. ✓***
  - b. Detailed architectural design consistent with Preliminary Plan approval of all buildings on all facades. Rear of buildings shall be designed to be as attractive as the front ✓***
  - c. Facades shall be revised with additional details, such as modified fenestration and details consistent with the HDC guidelines, on corner buildings ✓***
  - d. Rendering of alleys/rear driveways behind townhomes ✓***
  - e. List of LEED, WELL, or HERS sustainability standards being met with new buildings as a checklist ✓***







# Parks, Public Spaces and Farmers Market

## Condition:

- The amount of land allocated to the Central Park and River Park on the Project Preliminary Plans shall not be diminished...*

	Preliminary Site Plan Acreage	Final Site Plan Acreage	DELTA
Central Park	1.24 AC	1.24 AC	-
River Park*	7.68 AC	7.85 AC	+ 0.17 AC

\*Exclusive of Detention Basin



An aerial view of a park design plan. The plan shows a central water feature, likely a river or pond, with a bridge crossing it. Surrounding the water are various residential areas, including 'Carriage Homes', 'Townhomes', 'Griswold Extension', and 'Single Family Detached'. The plan also shows 'River Street', 'Johnson Ave.', and 'Beal Street'. The design includes green spaces, trees, and pedestrian walkways.

## Parks, Public Spaces and Farmers Market

### Condition:

- ***The design of the Central Park and River Park shall be consistent with the Project Preliminary Plans, and in addition to these designs, shall contain, at a minimum, paved pedestrian walkways, access points to the daylighted river, pathway lighting, site furnishings, landscaping, bike racks, and signage.***



An aerial photograph of a park area. In the foreground, several people are sitting on folding chairs on a grassy lawn. A white dog is walking nearby. In the background, more people are visible, some sitting on a low concrete wall, and others walking. There are trees and a paved path in the distance.

## Parks, Public Spaces and Farmers Market

### Condition:

- ***Developer to contribute \$50,000.00 for public art in Central Park or River Park, with payment made to the City at the time of the issuance of the first building permit.***



An aerial site plan of a park area. The plan shows a central pond labeled 'Pond' and a 'Forebay' to its right. To the left of the pond is a '7 Mile Road' and a 'Johnson Drain'. Above the pond are 'Carriage Homes'. To the right of the pond are 'Single Family Detached' and 'Townhomes'. A 'Beal Street' runs vertically on the right side. The plan also shows various trees, pathways, and other landscape features.

# Parks, Public Spaces and Farmers Market

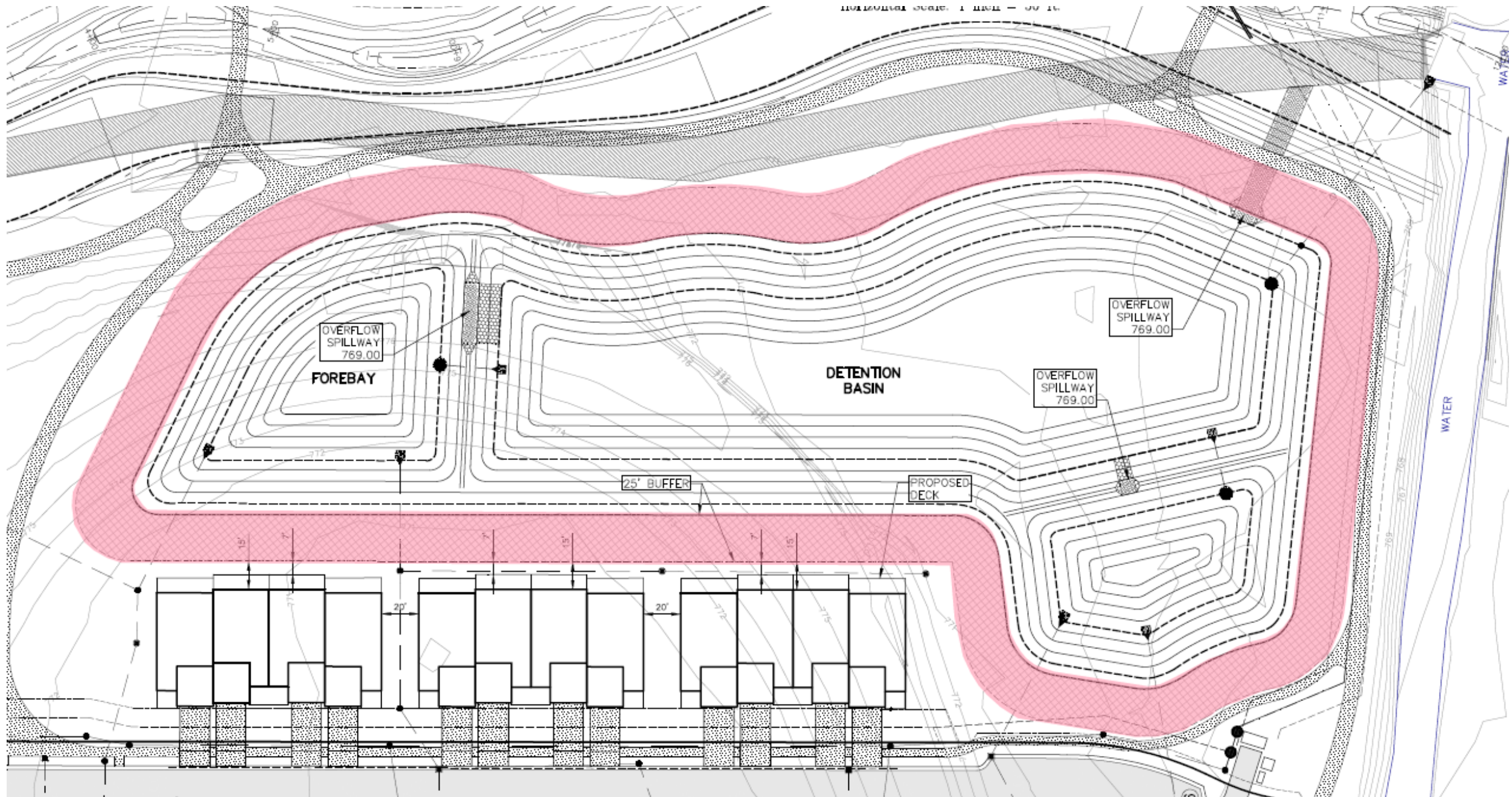
## Condition:

- ***River Park:***
  - a. Shall contain two 2 bridges of 10 to 14-feet wide.***
  - b. Developer shall relocate the log cabin either in the River Park or somewhere in the community, if determined viable and economically feasible by City Council, and shall contribute up to \$125,000 toward this relocation.***
  - c. Incorporate pathways along the west side of the stormwater basins behind the carriage homes.***
  - d. Revise the plans to show that the stormwater basin is part of the Project development and not part of the River Park. Show distinct property lines.***















**Graphic Legend**

- Northville Pedestrian Light, Duplex Outlets at Top

Tree Up - Lights, Low Level Ambient Light

Illuminated Handrails


Power Panels in Each Quadrant
- Retractable Security Bollards

Quick Coupler Water Conncetions

Frost Proof Hydrant







## Parks, Public Spaces and Farmers Market

### Condition:

- ***Farmers Market: Planning Commission supports the Farmers Market Task Force recommendation that the Market be located off of the project site. The temporary Farmer's Market location within the Project shall, at a minimum, include a paved market surface and parking spaces, as shown on the site plan dated 8/9/22, as well as water and electrical hookups.***





## ***Temporary Farmer's Market Location 2024-2025***



# Parks, Public Spaces and Farmers Market

## Condition:

- **Pocket Parks:**

***These parks will be open to the public as proscribed in the Master Deed and Bylaws of the Site Condominium and the PUD Agreement, and include benches, trash receptacles, and landscaping. Pocket parks will be maintained by developer until such time as the HOA is created, and then by the HOA in accordance with the terms of the PUD Agreement.***



## Parks, Public Spaces and Farmers Market

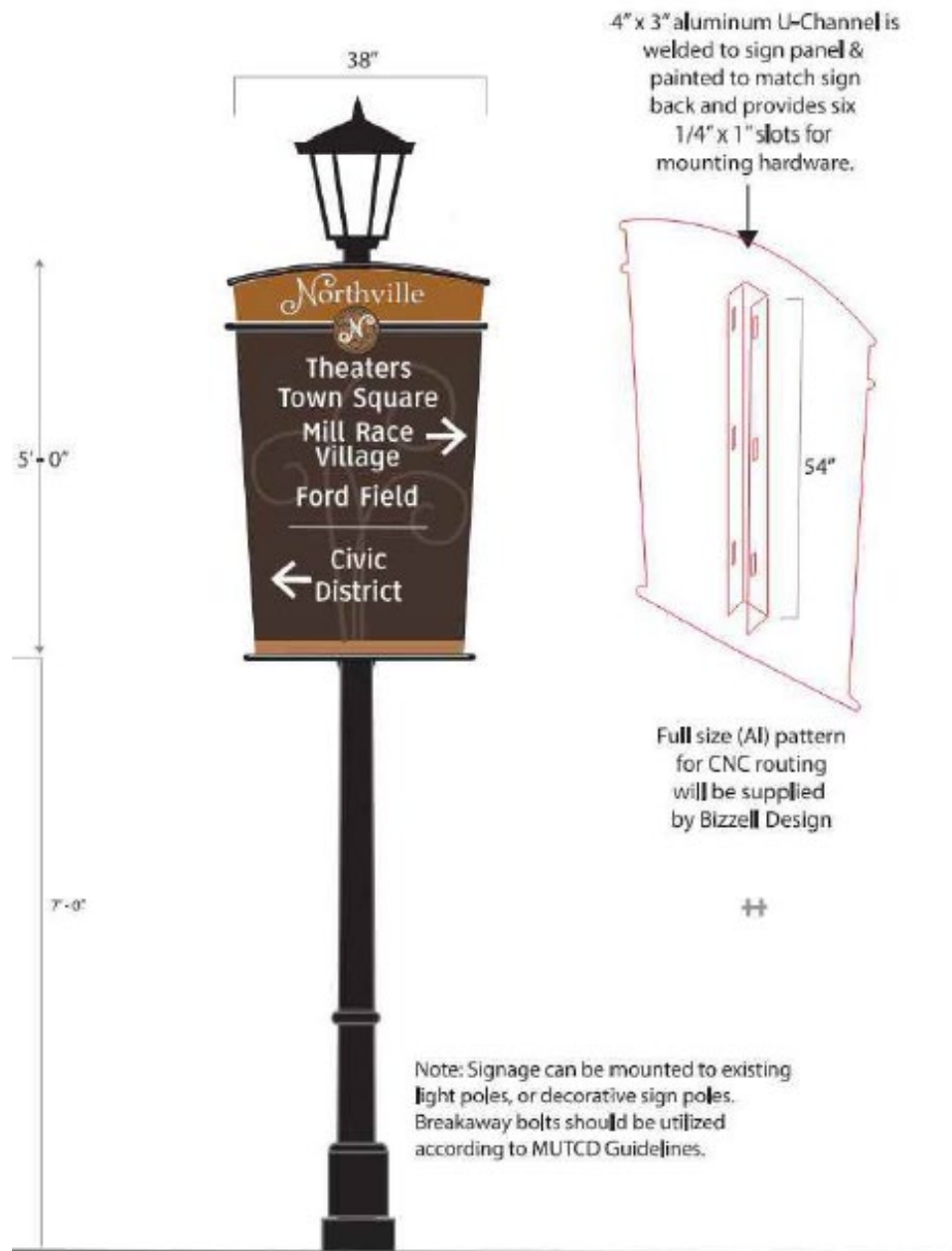
### Condition:

***a. Developer will work with the DDA, City's experts, Northville Parks and Recreation, an Environmental Engineering firm with experience in appropriately scaled ecological restoration (at developer's cost), and related City task force groups to:***

- i. Refine the design for the River Park, incorporating at a minimum the features listed above. Planning Commission recommends a "natural" landscape aesthetic to the River Park.***
- ii. Refine the design and character of the individual quadrants of the Central Park incorporating at a minimum the features listed above.***

***b. Signage for parks as approved by the City.***





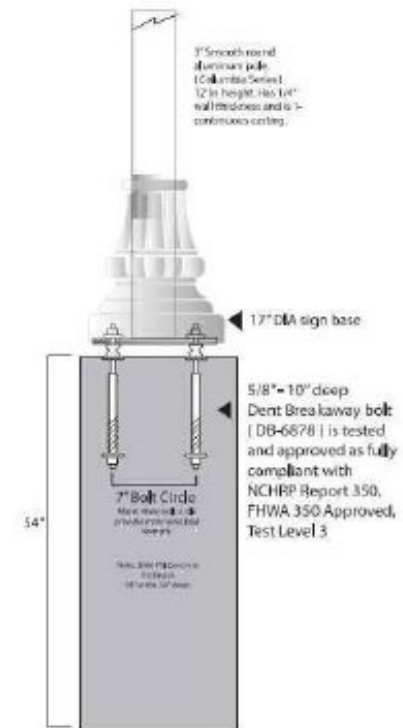
4" x 3" aluminum U-Channel is welded to sign panel & painted to match sign back and provides six 1/4" x 1" slots for mounting hardware.



Full size (AI) pattern for CNC routing will be supplied by Bizzell Design



#### Downtown Sign Pole & Breakaway Foundation Detail







# Infrastructure, Financials and Phasing

## Condition:

- ***Developer shall obtain all required permits from the City and outside regulatory agencies for design and implementation of the plans during construction.***

## Examples:

- CITY
- COUNTY
- EGLE
- FEMA



A background illustration of a park with a paved path, trees, and people walking. The scene is bright and sunny, with a clear blue sky and lush greenery. People are shown walking along the path, some in groups and some alone. The path is wide and paved, and there are trees and bushes on either side. The overall atmosphere is peaceful and inviting.

# Infrastructure, Financials and Phasing

## Condition:

- ***Developer shall use stormwater management techniques that infiltrate stormwater into the ground, where possible, using Low Impact Development (LID) Techniques...***
- ***The developer shall work with City Engineers and Wayne County to identify more opportunities to increase infiltration and LID applications on the site.***





## Infrastructure, Financials and Phasing

### Condition:

***Defer a recommendation to City Council on the following from DPAC (Downs Project Advisory Committee):***

- A. Cost sharing proposal to implement the development, as proposed by the developer, including payment for or contributions toward the daylighting of the river, the relocated Farmers Market, traffic improvements...***
- B. Ownership, maintenance, & programming of the River Park and/or Central Park.***
- C. Ownership & maintenance of gateway design, and landscaping within the roundabout.***
- D. The City will require a performance guarantee...***



## HP/PERENNIAL

HP LAND DEVELOPMENT: APRIL 2024 – NOVEMBER 2024 (7 MONTHS)

PHASE 1: NOVEMBER 2024 – DECEMBER 2026 (25 MONTHS)  
 COMMENCEMENT OF LEASING: DECEMBER 2026  
 CENTRAL PARK: APRIL 2026 – OCTOBER 2026 (6 MONTHS)  
**\*\*CENTRAL PARK WILL BE CONTRACTED WITH THE  
 CONTRACTOR OF THE NORTHWEST APARTMENT BUILDING**

PHASE 2: APRIL 2024 – MAY 2027 (37 MONTHS)  
 DELIVERIES: AUGUST 2024 – MAY 2027 (33 MONTHS)

PHASE 3: MARCH 2026 – NOVEMBER 2027 (32 MONTHS)  
 DELIVERIES: NOVEMBER 2027 – NOVEMBER 2028 (12 MONTHS)

RIVER PARK: JUNE 2024 – JUNE 2025 (12 MONTHS)

\*ENVIRONMENTAL REMEDIATION & DEMO OF THE DOWNS TRACK:  
 FEBRUARY 2024 – JULY 2024 (5 MONTHS)

## TOLL BROTHERS

PHASE 1: JANUARY 2024 – AUGUST 2026 (32 MONTHS)  
 DELIVERIES: JULY 2025 – OCTOBER 2026 (15 MONTHS)

PHASE 2: SEPTEMBER 2024 – OCTOBER 2027 (37 MONTHS)  
 DELIVERIES: MARCH 2026 – APRIL 2028 (25 MONTHS)

PHASE 3: SEPTEMBER 2025 – JANUARY 2027 (16 MONTHS)  
 DELIVERIES: JULY 2026 – JULY 2027 (12 MONTHS)





# Infrastructure, Financials and Phasing

## Condition:

- ***Incorporate the roundabout preliminary design provided from the City...***
- ***Developer shall contribute the ROW needed based on the roundabout design, at no cost to the City.***





# Infrastructure, Financials and Phasing

## Condition:

- ***Developer shall prepare and present an entryway design at the north intersection of 7-Mile/S. Center St. that indicates and creates a significant identity to celebrate that the driver/pedestrian/cyclist is entering into the City of Northville, not a subdivision. The architecture of the buildings should lead the gateway design, and landscaping should support the gateway. The gateway will contain some type of historical reference and may possibly be located in the center island of roundabout, subject to road design guidelines and safety aspects.***







A background rendering of a park plaza. It features large, leafy trees, a paved walkway, and an outdoor seating area with tables and chairs. People are depicted walking, sitting, and pushing a stroller, creating a lively community atmosphere.

## Infrastructure, Financials and Phasing

### Condition:

- ***Further refine site & park designs to improve pedestrian accessibility, creating a comfortable experience for people in wheelchairs or those with mobility issues.***
- ***Developer to meet with mobility-challenged residents and/or the Living and Learning Center in Northville for input and recommendations for refinements presented at the Final Site Plan stage.***



# Infrastructure, Financials and Phasing

## Condition:

- ***Provide signage and wayfinding locations and details.***





# Infrastructure, Financials and Phasing

## Condition:

- ***Developer shall submit a logistical plan to show how the development will proceed with minimal impact on the City and surrounding properties as development progresses through the various phases.***

1. Hours of construction
2. ROW permits (Road & Sidewalk Closures)
3. Site logistics and trucking route map
4. Site fencing
5. Security
6. Contractor parking
7. Street sweeping & dust control
8. Email/phone number
9. Patronize local businesses



A detailed landscape architectural rendering of a park. In the foreground, a wooden bridge with a metal railing featuring arched supports spans a small stream. The stream flows over rocks and is bordered by lush green grass and various trees, including some with vibrant pink blossoms. In the background, a grassy field is visible with a few people sitting on the grass. The sky is blue with scattered white clouds and a flock of birds flying in the distance.

# THANK YOU

**[Northvilledowns.info](http://Northvilledowns.info)**