

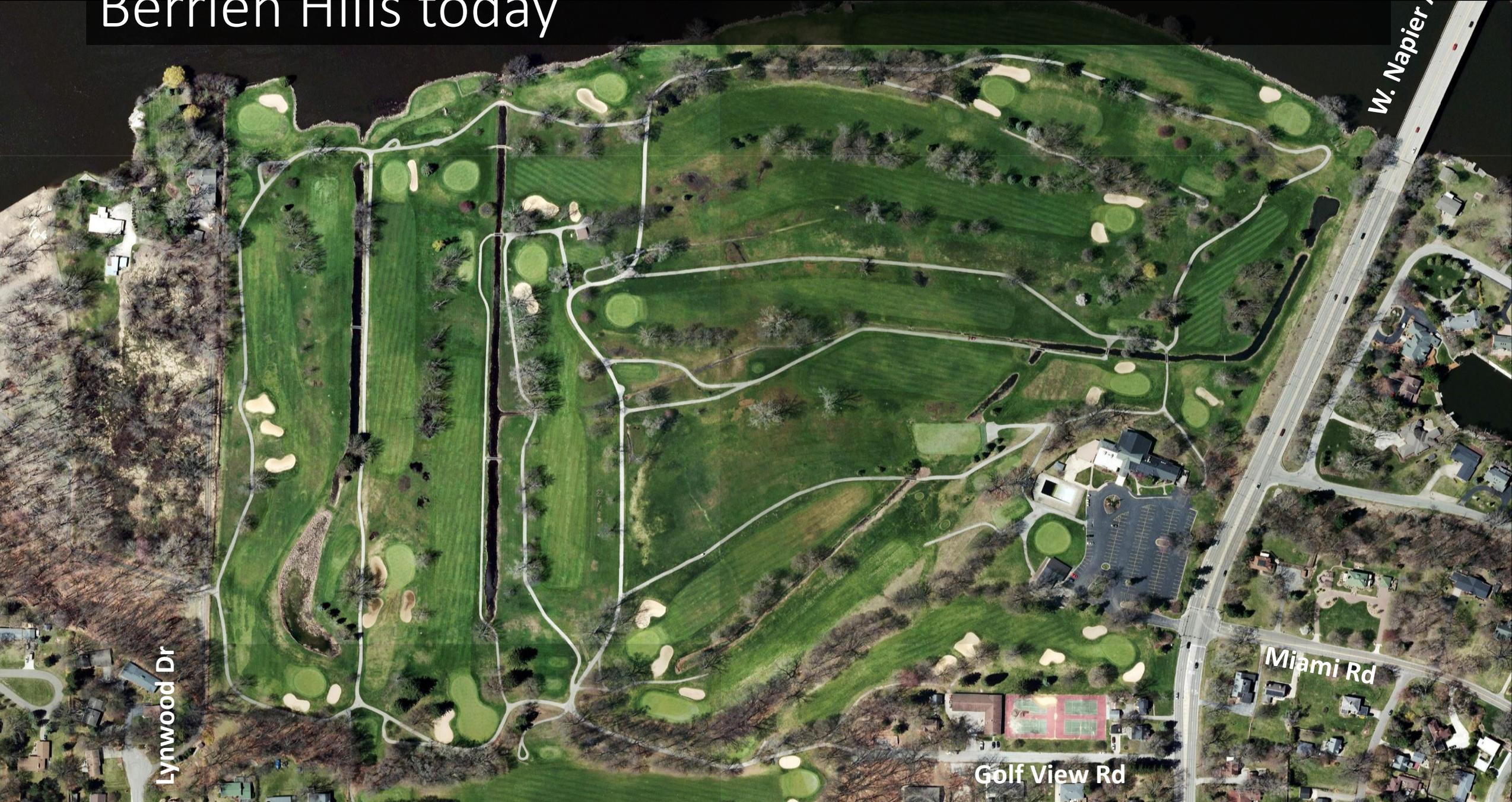
A scenic view of a waterfront property. In the foreground, there is a body of water with gentle ripples. A dark, corrugated metal barrier runs along the edge of the water. Behind the barrier is a well-maintained lawn with several large, rounded bushes. In the center, a flagpole stands with an American flag and two other flags. The background is filled with lush green trees, including a large, light-colored tree with a dense canopy. The overall atmosphere is peaceful and upscale.

BERRIEN HILLS

A New Community on the Water

A place to live, work and recreate on one
of Michigan's greatest Rivers

Berrien Hills today



W. Napier Ave

Lynwood Dr

Golf View Rd

Miami Rd

Development Vision

Creating a Sense of Place

- Create a community of connected residential and commercial uses that work synergistically with the environment, the surrounding neighborhoods of St Joseph township and the larger Berrien County patterns of living, working and relaxing.
- Create a community for residents and visitors that is nature based, family and pet friendly and appeals to an active lifestyle.
- Create a community of diverse housing types from upscale single-family estates to townhomes to row houses to apartments and senior villas.
- Create a community with a generous amount of open space for recreational activity.
- Create a community with social amenities and gathering venues for a variety of activities like weddings, concerts, dining, and shopping.
- Create a community that becomes a Gateway to Fairplain and St Joseph Township, adding to its character and image.
- Increase the population and business mix in St Joseph Township

Berrien Hills as it could be



DEVELOPMENT SUMMARY

Site Conditions

- 102 acres
- Includes approximately sixty-six acres of floodplain with numerous wetlands
- 2850' of St Joseph River frontage
- 1,450' frontage on Napier Avenue
- Thirteen-acre lake created

Residential

- Hundred twenty-five clustered two-story townhomes
- Twenty-two single family custom designed estate homes
- Forty-three story row houses
- Three-two and half story garden apartment buildings
- Twenty senior villas in duplex buildings
- Forty extended stay suites

Commercial

- Building A: two-story mixed-use building, with Fine Dining, Shops, offices, and apartments
- Commercial Building B: community market and café
- Commercial Building C: Wellness center
- Event Center: Venue for weddings, graduation parties, concerts, talks and lectures
- Brewery/Gastro-Pub: Indoor/outdoor seasonal seating on the water with rooftop service

Like living in a park

Recreational Amenities for residents and visitors in all seasons

- Ample walking trails through a park like setting
- Boating: Eagle Lake entry with wide mouth for boat entrance and sheet pile wall for broadside docking near the Gastro pub
- Ice skating near the event center in the winter
- Snow tubing slope near the event center for winter fun
- Pitch and Putt golf area
- Pickleball courts



Design Approach

Landscape and Site Design:

Our approach is to respect the site and let its geological and topological features guide the process of design and construction. We believe that Berrien Hills should be as natural as possible when developed and have a distinct park like feel to it.

The bluffs will be left largely intact, and the existing time worn golf cart paths will be utilized and expanded into roadways. The existing swales will be left in place and their natural function enhanced by connecting them to the river.

The cut from the dredging of Eagle Lake will be used onsite to fill the floodplain areas.

Eagle Lake itself will have a natural edge except where revetment is needed to control erosion and create broadside docking.

The landscape design will feature native species and variety of trees and shrubs to eventually look more like a botanical garden than a housing development.



Design Approach

Architecture and Buildings

The guiding principle of buildings will be scale, site, use and views. The Event Center and Gastro-Pub will be rural in feel and take advantage of their location on the water and their use for ceremony, celebration, and entertainment.

The mixed-use commercial building, the market/café, the wellness center, and the extended stay lodging will be harmonious, quiet in appearance will be one or two stories. The streetscaping will be heavily landscaped with low lighting and discreet signage lit from the ground.

The entrance from the turn-around will be inviting and will not have a commercial feel. The Garden Apartment buildings will be two and half stories with balconies facing the St Joseph River and Eagle Lake.

The senior living villas will be one story with low pitched hip roofs and porches facing the river. A community garden and passive park just north of the senior villas will further soften the nature of the commercial area.

The row homes will be three story connected buildings but will be tucked up against the bluff to not block others' views. The clustered two-story townhomes will each form a neighborhood of their own with each cluster having a green space in the courtyard and unobstructed views and vistas.



Event Center

Brewery/Gastro Pub

