

Survey Title: City of Northville: Survey #1
Report Type: Verbatim
Start Date :4-Jun-20
End Date :10-Aug-20
Sent :0
Delivered :0
Bounced : 0
Completed :980
Filtered Responses :1,000
Unique Access Rate :0.00%
Incomplete :20
Incomplete Incl. in Report :20

Filter(s) Applied
No Filter Applied.
Grouped By
No Grouping Applied.

Q2. 2. Please share any additional comments about the items listed above or other priorities that may be missing from this list:

SR No.	Response No.	Response Text
1	7	Northville does not need more commercial or residential space. Northville needs more public space. Northville needs to focus on making things better for current commerce and residents, rather than attracting additional commerce and residents. Current Northville commerce and residents would benefit more from having something like Plymouth's Kellogg Park, etc.
2	8	please don't ruin the charm and Victorian character of the town by allowing overbuilding and modern structures. A perfect example of architecture that doesn't work is the condos across from Krogers - in any other town they may be fine, in Northville, they are jarringly modern and inconsistent with the rest of the town,
3	16	Green space is very important
4	17	New development plans should consider the additional traffic generated by new residential units. The traffic through town is already substantial and leads to unsafe and rude driving. If the developer turns the responsibility for opening up the river to the city then a section of land on both banks should be turned over as well for a 'walking park'. The bullets above cover this already but the nature of the development should not detract from the charm of the city.
5	18	Walkability is very important. I worry about how to make a roundabout walkable and safe.
6	19	Keep Northville victorian character. Keep impact to adjacent communities (eg Bealtown) in mind when developing. Prioritize single family homes and public green spaces over the congestion of apartments and townhomes. A pedestrian "greenway" connecting downtown & Hines

Q2. 2. Please share any additional comments about the items listed above or other priorities that may be missing from this list:

SR No.	Response No.	Response Text
		would be awesome! Don't Mike Miller-ize downtown... the cookie cutter "modern farmhouse" is going to look so dated and tacky in the near future.
7	20	Keep the Historical look/feel with an inviting landscape.
8	24	Let's not make traffic too much worse please.
9	28	Blending new development into the current historic character of Northville will enhance the beauty and reasons why future buyers to make their decision about living and raising a family in Northville. Developing high rise apartments in the area under review is not the answer for Northville.
10	29	Affordable housing would be nice. Connecting parks and the community with sidewalks is very important. Please don't turn northville into royal oak.
11	30	Walkability is key. Allow for residential, both SF and MF, lofts, age restricted also acceptable. Avoid over retailing a mixed use idea. Restaurants facing a public space for concerts and car shows bring people Downtown. Let professional developers plan without constant NIMBY interference.
12	31	Our schools at capacity with the threat of funding going down. Apartments and multi-family units will be a detriment to our community. We have so many homes for sale right now that I can't fathom why we would pass the building of yet more homes. Why not just extend this area into city park. Ford Field is a huge asset and well used and loved. This are could be a replica of that and used for a second public space to house fields and such.
13	32	The existing racetrack does not blend in seamlessly to the surrounding areas, so I'm not sure the new development absolutely has to either. Otherwise I agree with the other points, should allow for walking through the new development and not be an obstacle to pedestrians.
14	34	The city needs to be more focused on a progressive response to the future, and once again, not stuck in the "good ol' boy syndrome". This will be the centerpiece of the city, therefore connectivity is crucial between downtown and the development, but car traffic needs to be limited. I would strongly suggest remnants of the race track are integrated into the design, and material selections to maintain historic identity. Multi- story development should be rejected, in favor of open community space
15	39	Adequate Parking and traffic studies should be accomplished and any remedies needed to handle the projected increases in traffic accounting for both civilian

Q2. 2. Please share any additional comments about the items listed above or other priorities that may be missing from this list:

SR No.	Response No.	Response Text
		and automotive before moving forward and not just a phase 2 promise that just gets kicked forward indefinitely
16	41	A water feature that is both like a fountain art/ splash area for kids would awesome!
17	54	Traffic. I have seen and heard many ideas, but not heard of a current traffic study. As a resident of a Rayson Street, I have a big concern the traffic on our street will become non stop. We are already seeing delivery semis utilizing Rayson as a cut-thru for deliveries to Kroger
18	55	New Development should mirror existing lot sizes, layout, and density of the surrounding downtown area. Continue the existing block plan
19	61	Please keep Northville Downs racetrack. It is unique and the last remaining horsetrack in Michigan. Northville should aim to be a unique instead of turning into every other Detroit suburb.
20	63	We do not want new construction to look like a new subdivision plopped down in the middle of Northville. The new modern townhouses on center street are a perfect example of what we don't want.
21	64	Make sure bike lanes are enhanced and that there will be enough parking for any new housing that is added
22	66	No high rise townhouse/apartment eyesores.
23	68	It would be a shame to see this area turned into another set of apartments/condominiums or other development. A nice park like Ford Field would be ideal.
24	70	No cookie cutter development!! Keep it unique, like Northville!
25	71	Yard Size and Lot size should be should be on this list.
26	76	Church/Hutton should NOT be an ingress/ egress. City bypasses like Randolph and Griswold should divert traffic from existing neighborhoods.
27	77	More use and "daylighting" of the Rogue River highly encouraged.
28	80	Must fit in with the character of the city. Must not significantly increase the population of the city. Must have a very well thought out plan for traffic.
29	82	More parks and green space is always welcome. Doing something such as building too many homes that will overpopulate the already crowded schools will be frowned upon by residents. Plan carefully and thoughtfully to maintain the integrity and charm of downtown.

Q2. 2. Please share any additional comments about the items listed above or other priorities that may be missing from this list:

SR No.	Response No.	Response Text
30	83	Need additional walk ability. Need a park space that includes a skate park. A park space with outdoor fitness facility would enchants the area. Could use space for more casual dining. Ease of walking throughout downtown and a more visible park space for town events, festivals and farmers markets.
31	85	Like to see more single family homes similar to the East. Not a bunch of 3-4 story condos filling the entire area, like royal oak. Additional parking should be considered too. Maybe a small open area event space.
32	86	Please add something animal friendly, so many of us are dog owners and would love a place to enjoy with our furry friends this would also help cover up all the paces their previously and the undeniable animal abuse that occurred. Condos, homes, etc are going to ruin the appeal, while driving downtown it's always so nice and beautiful and adding a big building like that would be obnoxious. Give us something we can use and enjoy!
33	89	I am not sure what the point of this survey is, because it offers no explanation of tradeoffs. "Do you like pretty things" is not a real question. Let me guess: a lot of yes answers here. Maybe engage us about real issues, tradeoffs, what actually needs to be decided instead of a weird fluff piece that has only one obvious answer. For example, everyone probably supports a gorgeous central park. That isn't realistic for developers who need to turn a profit. Please get to brass tacks.
34	92	Consideration should be given to new vehicular traffic entering and routing through Northville. Part of making the community more walkable is diverting auto traffic away from the core of downtown.
35	94	Has to be done to mitigate traffic. Traffic is already horrendous there
36	96	Less is more-housing. Open the river. All of Northville should be bike and walk accessible. Public parking should be underground as well as 1-2 stories high and free. Also, trees are essential.
37	98	A community center like the Livonia Recreation Center would be ideal for this location.
38	101	Please, no more subdivisions!
39	103	No housing!! This intersection is already way too crowded and backed up at rush hour. the worst thing that could be added is townhomes and apartments. Please do not water down our property value that way.

Q2. 2. Please share any additional comments about the items listed above or other priorities that may be missing from this list:

SR No.	Response No.	Response Text
40	104	Ample parking and disruption to the already crowded downtown Northville streets during peak times such as dinner time and weekends.
41	106	Northville needs varied house-size options, it should not look like "cookie cutter" houses stacked all on top of one another. I would like to see it look as though the area naturally grew vs. was put there in one swoop.
42	107	Dining, shopping, and family play areas should be the main focus of this new development. Houses/apartments would continue to contest our small town (and those new townhomes by Kroger are an eye sore and look terrible) and it is hard to demand a high price point for those condos when our downtown is lacking entertainment and diverse eating options. We need to make it affordable for businesses to rent spaces to give us options
43	110	Need significant green space, as well as quaint shops and restaurants- we do not want more crowded subdivision and traffic. Only buildings that blend with the historical makeup no horrible modern buildings like the one across from The grocery
44	111	Open air. No large apartment buildings or condominiums. Winding narrow streets with street lamps appropriate for Victorian style. Open river with walkable path and park next to it; like Ford field.
45	112	Development should be similar to other downtown homes in style of Northville Homes and buildings should enhance area- not small multiple large homes on small lots. Also any development should not further add to downtown traffic especially Center/ 7 mile corridor which is bad to drive already in rush hours. Need to maintain small town character or I will move before construction begins as housing values will be impacted- lower
46	115	Streets and sidewalks: Street grid design should reflect similar designs in nearby older neighborhoods in town. Also need to have N-S (to Cady and 7 Mile) and E-W (to River and to Center) All streets should public sidewalks
47	117	The outward design of the buildings should reflect the historical architecture of Northville and not some modern design looking like a prison like I see today in a few of the "new" buildings. Multilayer (3 or 4 layers) parking structures should be included. Pricing of some of these building should be affordable not for a millionaire. Also Northville should have restaurants and stores welcoming visitors from other cities/towns.

Q2. 2. Please share any additional comments about the items listed above or other priorities that may be missing from this list:

SR No.	Response No.	Response Text
48	118	Public park/open spaces should be located adjacent to downtown (Cady street).
49	119	Northville has a distinctive village vibe, open & welcoming to walkers, town explorers & cultural & commercial visitors. This should not be lost in pursuit of profit or disorienting development. This section is a gateway into town and must be used as identifying introduction to the Northville we have come to love.
50	120	I have lived in downtown Northville 25 years and worked here for the schools for 20. My wife grew up here so I have seen the dynamic changes in the community. I am hopeful the master plan will reflect a commitment to the historical integrity of the down town, vibrant retail and restaurants on the north end and community (commons) space to walk and gather. While the town is known for its historical and quaint vibes, many of the township subdivisions were built with common areas.
51	123	Daylight the Rouge River over the racetrack.
52	124	Create a park like environment for concerts or the farmers market, similar to downtown Plymouth. I feel these types of spaces really bring the community together.
53	129	Bikes are also just as important as walkability - need to include bike lanes or paths.
54	133	Please do not allow condo structures that do not match the historic presentation of Northville. The condos under construction on Center Street are hideous in our Northville setting. Please preserve the Victorian theme. Thanks!!!
55	134	Downtown Northville is in need of higher end dining options, not chain restaurants or corner bars . As evidenced by Lucy and 160 always busy. Additionally alternate home types walk ups , townhouses, and condos would be very attractive.
56	135	traffic issues- big concern.
57	137	New developments should not dramatically increase traffic and make surrounding areas so crowded it is impossible to shop or obtain services in downtown Northville.
58	139	Traffic patterns are a concern to all.
59	144	I think it should blend but does not have to mirror the existing town. Diversity is nice.
60	147	The Center Street property should stay as Farmer's Market and extra parking. The Racetrack should be for single family housing - no apartments. Also daylight the river. The Cady Street area can support some apartments.

Q2. 2. Please share any additional comments about the items listed above or other priorities that may be missing from this list:

SR No.	Response No.	Response Text
61	148	Character & "blending" with surroundings requirements are matters of taste, & open to interpretation. Many buildings in Downtown Northville are not seamless with their neighbors. The apartments & retail @ South Main and Center are a completely different era and street presence from what is facing them. Comerica bank on Main Street has a facade very different from the facing and adjacent buildings. Good design, however is recognizable, as is cheap. Look for consensus on plans viewed publicly.
62	149	Walkability could mean closing off some sections of the City to all traffic which I would be in favor of
63	153	Lower density development is essential. We do not want to become another Novi ... or even another Plymouth. Low population density in this space is very important.
64	157	The first question should include a range like "somewhat agree". To blend seamlessly might be prohibitive ie building new to look old doesn't always blend. But there should be a standard of quality, elevation, design features that should add cohesiveness to a town and include gathering spaces and encourage walkability.
65	158	The development should take into consideration how to make Northville an attraction for surrounding cities.
66	159	Priorities- no high density housing. The neighborhood should have the same feel as the surrounding neighborhoods.
67	162	A splash park for children like the one in Plymouth would be great. Also uncovering the river for a Riverwalk would be absolutely splendid.
68	167	We would benefit from a variety of housing — please not just single family houses. Include apartments and condos, townhouses.
69	171	A nice mix of commercial and residential would be nice. Much like what is there now.
70	174	The design of the buildings themselves should be old fashioned, in keeping with Northville's quaint and charming feeling. Nothing modern or contemporary, as that detracts from the city's unique character.
71	175	Keep the Northville Downs running, it's a unique important piece of Northville history. We don't need any more housing developments nor congestion.
72	178	I would like to see traditional architecture used. Green space is very important. Some empty nester type of housing - if multi-story, have elevators, or have first floor masters, 2 bedroom houses. Certainly we need to plan for our

Q2. 2. Please share any additional comments about the items listed above or other priorities that may be missing from this list:

SR No.	Response No.	Response Text
		Farmer's Market, even if it's shutting down Main street and having it there.
73	180	Would love to see the river uncovered and open :)
74	181	You're ruining the town with the fooliish housing plans for the race track development.
75	183	I think there is great potential for new development in these areas, but it should add to the small-town feel and amenities of Northville and not detract from it. High quality architecture, reasonable density, more dining and retail, and accessible open spaces are high priorities.
76	185	Having been a resident of Northville for over 30 years I have seen substantial changes that worry me. One there is encouragement is promote more housing for financial gain in this community, which in the long run will negatively affect the city's charm. I am not in favor of this growth and worry that established neighborhoods will be bought and sold to enterprising builders to make bigger and more palacial homes, thus robbing Northville do its charm. Consider as well the displacing of animals.
77	186	We don't need another grocery store or housing in Northville.
78	187	It's sad to see the downs will go one day. Wish it could be put to better use like a park instead of filling it with homes that are just going to congest and take away from the northville charm. All that's put in are mega mansion leaving out any middle class. I grew up in northville, I make decent money and it's sad that I will never be able to afford a house in northville. Northville is getting ruined.
79	190	The area needs to be redeveloped or it will become an eye sore. We need to be flexible and prioritize what we want out of it as a community, but understand that financial considerations will likely mean we can't have everything. Traffic congestion on Sheldon leading into the area is, for me, probably the most important issue.
80	193	The plan should include "day-lighting" the river. It should also include home design that "fits" Northville. By that I don't mean homes built to look like 100+ year old Victorians but ones that compliment the town architecture and that don't look like a "cookie cutter" of each other. I appreciate the oppportunity to provide input and the work being done by good people on the commission with our best interest at heart. I know that you can't please everyone.
81	194	I LOVED Northville because it was SO charming, so quaint. It is rapidly losing all that... Once it's gone, that's it...there's

Q2. 2. Please share any additional comments about the items listed above or other priorities that may be missing from this list:

SR No.	Response No.	Response Text
82	198	no going back. I understand the builders have the upper hand here...money talks. But, at what point is it enough building? Some of the homes that were allowed to be built are an eyesore. The builders shoe-horned homes onto lots where they don't belong. It's hideous, and looks ridiculous. Placing a sprawling, gargantuan home on a tiny city lot...because they can!
83	200 whatever development that is considered, focusing on a setting that is nature friendly should be a priority. As a resident I shudder at the thought of development containing in inordinate amount of solely housing. Having the downtown area continue to be a place that invites families to come downtown to hang out downtown is imperative in maintaining Northville's charm and appeal.
84	202	The design and architecture should be interesting and unique, similar to the way the existing structures are but certainly not replica's. Also, passive energy and promoting neighborly interactions should be prioritized.
85	203	Green space should be a priority. Connecting Ford Park to Hines Park, and daylighting the river: would make Northville an outdoor enthusiast's destination.
86	209	Any new development especially in the racetrack area should be designated a historical area similar to downtown Northville.
87	214	Who ever develops the areas should absorb the cost of the sidewalks , sewer, roads my husband worked for a Concrete Company and that was normal and expected
88	215	Impact on traffic in town and the surrounding areas MUST be considered in any plan.
89	219	All new roads must consider including a bike lane.
90	222	I'd like to see connections to Hines park but think that requiring too much public space is just asking for developers to not bother to try to develop the space.
91	224	Could be a good local for a new Post Office...
92	228	I approve of the seamless development Northville has employed. It's part of the reason I moved here 25 years ago, and why I've stayed...
		Public spaces should include parks or gardens. Can the farmer's market be moved here and expanded? A mix of residential and commercial in addition to public space. Also keep bights down. The four story buildings going up in Northville are not that attractive. Some form of indoor recreation to serve as gathering spot? Not sure what that would be.

Q2. 2. Please share any additional comments about the items listed above or other priorities that may be missing from this list:

SR No.	Response No.	Response Text
93	232	Density of any development should be the top priority. Having a subdivision packed with houses takes away from the charm of downtown. I also believe it will have the opposite affect where people will avoid downtown due to traffic and congestion.
94	236	Northville is exploding faster than the schools can keep up. They're over flowing. High school classes have nearly 50 students each in them. That's not quality instruction. There are plenty of homes for sale or not built yet but subdivisions are cleared for such. Traffic is an absolute nightmare. No more homes. No chain stores, boutiques would be best. An amphitheater?
95	238	Need to consider limiting amount of new housing construction - already have enough traffic
96	239	New development should clear foliage around parts of the river, to make it more visible and assessable for residents.
97	240	Walkable and connected - SO SO important to have these areas blend seamlessly with the current/historic downtown area
98	241	New developments should not be off excessive heights. New developments should not have street facing garages.
99	242	Downtown Northville needs more green space. Plymouth is a prime example of what green space can do for a city. We love Northville and more green space would help keep the Northville charm and encourage more families to spend time downtown and I turn spending more time at the downtown businesses.
100	243	Seriously, who is going to disagree with any of those?
101	245	Density of development is a key issue. Developers push that envelope. limit density
102	246	any new development should take into specific account (and be able to describe in detail) how the development will affect the surrounding neighborhood, including traffic flow, need for city services, and impact on the school system.
103	248	We need more precise language to define walkability. Future developers think that they achieve this simply because they provide sidewalks. The same can be said for public spaces. Future developers need more guidance on what makes a meaningful, welcoming public space. Street and block design should be implemented in a way that fosters interesting site lines. Northville's lovely topography should be an asset that is used to create visual interest.

Q2. 2. Please share any additional comments about the items listed above or other priorities that may be missing from this list:

SR No.	Response No.	Response Text
104	249	Daylighting the river and creating a public park is of top priority.
105	250	Controlling the density is most important.
106	253	The less density the better.
107	256	The Northville community should invest in the downs. Keep the horse racing / make it a high end hotel (Like the Townsend Hotel in Birmingham) with racing and gaming and ensure that there is store fronts and restaurants as part of this investment. This will bring in people for the entertainment and gaming and will make Northville a destination for people to visit and enjoy. This will also aid local business and tax base for the city to preserve its horse culture and high end image. M. Sheehy
108	258	I would also add that the design of the structures should include a variety of designs. Northville buildings were constructed over many years which means that the area has a lot of diversity. Some structures are large and some are still modest in size. (Hopefully the FAR will be able to keep things from growing large.)
109	261	New development should not crowd the streets, surrounding development or look out of place.
110	263	More affordable housing!
111	266	To "blend seamlessly" is a definite priority. Please, no enormous, contemporary highrises..
112	267	The City has a very unique feel and look and should not be destroyed with cookie cutter jammed development. The City lacks good open public park-like spaces. Development should include this (think Plymouth square).
113	268	Common space for community events is extremely important.
114	269	The new development should improve downtown.
115	271	'Seamlessly' in question one means to me fully integrated with the surrounding neighborhoods with well-connected corridors and pathways, well distributed in all directions. Aesthetic diversity, within historically sensitive style and neighborly scale and massing, is expected and encouraged. Present work generally fails this standard on both counts, often hugely so.
116	272	Northville has a small footprint, mainly due to geography and existing neighborhoods. Population overload should be a main priority; I know that as a Township resident, had the previous proposal for the "track" gone forward, my interest in visiting the city (where we were previous homeowners and love), would have completely diminished (i.e. we do not

Q2. 2. Please share any additional comments about the items listed above or other priorities that may be missing from this list:

SR No.	Response No.	Response Text
117	274	<p>need another Birmingham where simply getting in an out...not to mention parking would be insufferable).</p> <p>Blending seamlessly with the surrounding may be misleading as there are few buildings currently surrounding the site and those that area are not necessarily indicative of what the best or most compelling architecture in Northville would demonstrate. My neutral answer to the first question is in response to the assumption that you are being literal about what the "surrounding areas" entail. I think we can improve on what is currently surrounding these sites.</p>
118	276	Northville Township resident for over 30 years. Please keep density to a minimum with adequate parking. Thank you.
119	279	Traffic concerns need to be addressed before building.
120	292	When need to preserve the small town atmosphere of Northville. We can't become over developed, green space it very important, aren't we the city of trees. Northville always represented family friendly, relaxed living.
121	295	WE need more community areas, such as parks, hiking trails, etc., NOT more residential areas.
122	299	Hey, how about doing your job and not let contractors buy you off and stop any more buildings going up There are too many already.
123	303	Please...no more streets full of McMansions
124	304	Bike lanes
125	305	It is important to include safe crossings for pedestrians and casual bike riders at the Seven Mile/Sheldon intersection. Thank you.
126	308	Please please have plenty of green space and limited multi family living units.
127	310	Park areas and green space is important
128	312	As a resident of northville for 21 years i have always loved my little town of northville. I would be sad to see some new age buildings in a town that has such a historical feel, such as the new condos near kroger. For whatever is to be built i hope we can have a large area for all of northville to congregate. We need more parking as northville is already crowded. And lastly our lovely town sign is looking a little sad and would love to see it get a new paint job to show our love.
129	320	Public recreational areas for kids and families should be on the top priority list.

Q2. 2. Please share any additional comments about the items listed above or other priorities that may be missing from this list:

SR No.	Response No.	Response Text
130	323	Density is a concern. Cannot add crippling traffic to already packed roads. I would favor larger footprint single family homes with high density only along Cady
131	325	The heart of race track should include a town green/park like Plymouth. And it should be connected by wide walking paths to the clocktower and to Hines Park.
132	327	Be aware of over density in development of the land. Packing private homes, apartments and condos on the land is not a good solution.
133	328	We need a variety of architectural designs, larger lots, and more space within the development.
134	329	One of the things I love about Northville is the walkability, and connecting to Hines Park would be really a great benefit.
135	331	The streets in Northville, Novi, Plymouth, Canton are ridiculous. Houses continue to go up, with no changes in the way the roads are constructed. All new communities should be forced to pay for widening of roads. It's a beautiful area that is being lost in all of the construction. Very sad.
136	333	Traffic flow through town should be a priority consideration
137	334	I think parking also needs to be a focus as well as width of roads and traffic lights etc to handle the enormous increase in people.
138	335	I think it would be very important to include opportunity for more small businesses to populate this new development - maybe on the first floor/ground floor of these condos. I don't think that northville needs any more large restaurants chains - more local small restaurants should take up that space. That would make this area more walkable and feel more with the community.
139	336	Parking areas need to be increased and traffic flow is a major consideration.
140	338	Traffic and congestion on Center and Seven mile and the flow north to downtown should be a primary concern during design and implementation.
141	339	New development should include green space. Daylighting the river and incorporating a riverwalk on the Downs' property would provide a needed public park-like space. Farmers' Market, such an integral part of our community, also needs a permanent location in the development. The Farmers' Market is one of Northville's greatest assets for locals as well as out-of-town visitors.

Q2. 2. Please share any additional comments about the items listed above or other priorities that may be missing from this list:

SR No.	Response No.	Response Text
142	340	Density is an issue - should not be any greater than current city density Traffic flow is a main concern. We are hindred by lack of " belt-way" roads
143	342	I am very concerned with the traffic, 7 mile and Hines will be a complete disaster I fear. I also hope there will not be 700 or even 300 dwellings. It just won't work. I also hate to see more apartments! Too many people and too many cars! I just pray this whole thing falls through.
144	343	Overall, we need to ensure Downs tax revenue is maintained/increased without building an ugly BigFoot subdivision on our front door. I'm very skeptical about how Northville builders set aside open space to benefit the city as a whole. Case in point: Mike Miller's "open space" next to his houses on Main Street on the early childhood center site. Instead, on the track site we should consider more density and varied housing and commercial uses (and price points) to strengthen our urban core.
145	346	"Village character"
146	348	They need to blend into the neighborhood not the monstrosity that was allowed on the Ely property.
147	353	Please consider opening the river
148	355	#1 daylight the river!!!!
149	356	Daylighting the river is a huge priority which would enhance Northville's charm and provide a welcoming pedestrian gateway to our town that all residents and guests can enjoy. Streets should also be designed such that they are not clear shots through the development reducing the temptation to use them as "cut throughs".
150	359	Keep low density if new housing will be developed.
151	362	In addressing design, it is important that new development coordinate and be of similar quality to the historic buildings. The architecture of the new condos on the east side of center just North of Main Street seems out of place for our city.
152	368	It is important that we consider the traffic and people impact of any additional housing in the new development. Traffic at 7 mile and Center/Sheldon is already horrendous in late afternoons/early evenings.
153	369	Daylighting the River is a major portion of this enhancement
154	372	It is very important that no new development be approved without an appropriate plan to deal with the increase in traffic and possible decrease in parking space. Traffic is already an issue at rush hour (pre pandemic) at

Q2. 2. Please share any additional comments about the items listed above or other priorities that may be missing from this list:

SR No.	Response No.	Response Text
		7Mile/Sheldon/Center, and the Cady St. sub area provides parking for businesses and the church.
155	374	Architecture needs to match the surrounding buildings to keep consistency, both in structure, color, and appearance.
156	377	Design and development of this area should also include consideration of accessibility and safety for cyclists.
157	378	The area needs to coordinate and blend the downtown business district with the surrounding housing community and hines park area and the outlining buisnesses.
158	380	What was the point of the first question. Who isn't saying they agree with the question?
159	381	There should more outdoor community spaces - daylighting of the river, community park, gathering space, walking paths - that enhance the downtown without overcrowding the area with high density apartments and living spaces that do not blend in with the historic feel of the existing downtown.
160	382	It would be beneficial to have a significant amount of tress and welcoming landscaping surrounding the property, This is more inviting as the feel of nature ties into Hines Park. The corner of Sheldon and 7 Mile for is our greatest asset to portray a welcoming into our community.
161	387	I think it is important that whatever gets developed on South Cady St or where the Northville Downs Track is now, that these areas be connected to the Downtown area. I don't think it will be possible to connect all neighborhoods (existing and new) to our Downtown area though.
162	309	We are a smaller quaint community. Keeping that 'feel' is important to the city.
163	389	Any development should reflect the tradition and character of the existing downtown, including accessible vehicle and pedestrian traffic. The development should not add congestion to an already congested area for which the streets, parking and sidewalks have limited ability for expansion.
164	390	Let's go ahead and let them develop this area without all the restrictions.
165	391	Traffic flow through the area should be constructed to not make center street a Northville bottleneck
166	392	The density o the development needs to be adequately controlled with residents per square foot similar to the urgent surrounding either residential o commercial areas
167	395	I would hope the "Walled Lake Branch" stream from Beal St. to 7 Mile Road would be incorporated into the plan to be

Q2. 2. Please share any additional comments about the items listed above or other priorities that may be missing from this list:

SR No.	Response No.	Response Text
168	397	opened up and have a "walk" along it with benches and a few tables; possibly a boardwalk on both sides. Maybe a couple of foot bridges to allow crossing to access the Goodtime plaza from the city side.
169	398	Should be kept low to the ground and fitting with existing style. The new condo on center street sticks out and looks terrible, we do not want something that also sticks out.
170	399	The new condo's on center street look like crap. Way to close to the road. They are huge and ugly. Surprised they were permitted when items like FAR are such hot topics in Northville. Do not design future things like this.
171	400	A town's appearance should not be frozen in time .. that is why I think it is silly for any new development to "blend seamlessly with the surrounding areas". Northville should have modern architectural design ... not new construction that has a faux-historical appearance.
172	403	Specific architectural designs should be mandated in the Master plan to maintain the character of the City. Best example I have seen is Santa Barbara CA.
173	404	Majorly need open space, open the river under racetrack, asphalt the racetrack itself to make it walking area with park like area within and around it with benches etc. Northville doesnt need more housing! too many cars in town now! Northville needs to stay quaint and inviting like Dexter, Chelsea NOT like ann arbor or royal oak. need to put up 3 sided roofed outdoor pavilion where farmers market is and use it for that and events too and has good area for parking. keep our town charm
174	408	Exposing the river Outdoor skating rink (like detroit) for winter activities Sprinkler park for summer activity (similar to Charlevoix or Plymouth) Trails, park land and public gardens Band shell for outdoor concerts and picnic areas (like Charlevoix) Lots of trees for shade & beauty Keep large areas free from car traffic (pedestrian only) 2 or 3 floor- Brownstone type townhomes along Cady. Space for restaurants with outdoor seating overlooking park land Public Fountain & restroom
175	409	Want to ensure you are not building too many houses, condos or apartments, need to ensure traffic stays the same as what it currently is.
		Residential density, auto density, parking loss currently on and around Cady Street are very important. No Apartments, mixed use, condos, Commerical, retail, a gourmet grocery store like a Nino Salvaggio, Plum Market or Whole Foods on Cady Street, Building structures on Cady need to be set to a

Q2. 2. Please share any additional comments about the items listed above or other priorities that may be missing from this list:

SR No.	Response No.	Response Text
176	412	very high quality standard, vary in height, setback, style, to ensure a "Walled Street Scape" look is not created.
177	417	Family friendly parks and spaces would provide significant value and generate interest in staying downtown for longer periods of time.
178	419	Any development should promote foot traffic and minimize parking associated difficulties that would spill over into the surrounding residential areas
179	423	Northville attracted with it's charm and small town atmosphere blended with progressive and inviting retail shops and restaurants. Thus far, this has been accomplished while, for the most part, respecting the historical value or character of the town. One exception is the condo development on the East side of Center St. North of Dunlap - Not sure how that was ever approved. We love living in Northville and hope to make this our home for many years to come-based on attraction to the area.
180	425	the new area should be more open to the public, park like and new retail and less new residential
181	428	A walk-able neighborhood and paths to/from HINES should be a priority. Also keeping new home and business construction to a reasonable size, meaning homes should be below 3000 sq ft. Businesses/retail space should be focused on all ages, not just adults.
182	432	The traffic issue that could occur at 7mile and Sheldon/Center NEEDS to be examined and addressed.
183	433	I'm sure I won't be the only person mentioning auto traffic and the fact it gets pretty congested from 8 Mile to "5 1/2" Mile going north and south. It gets very frustrating at times not to mention congestion.
184	434	The less residential housing, the better.
185	435	Ideal would be walkable mixed use area (with more/better dinning options.) Solution should account for pass through traffic, but walkability is my priority.
186	436	Race track should be developed into single family homes with parks and walkways... retail mix around perimeter... Northville does not need apartments....
187	437	Traffic
188	438	Please be mindful of traffic demands. There are many single family homes located along Beck Road that are being impacted by the increased traffic demands. Too much traffic can make our homes and communities less desirable.
		The City of Northville's small town charm should be preserved above all. Design of new commercial and condo

Q2. 2. Please share any additional comments about the items listed above or other priorities that may be missing from this list:

SR No.	Response No.	Response Text
189	446	buildings should blend with the historic buildings located downtown. Ultra-modern building do not fit in with the charm of historic Northville! Care should be taken to keep the car traffic through the downtown area to a minimum. If adequate parking is available on the outskirts of the area and foot traffic is the predominant way to get around downtown, that would enhance the feeling of a small-town community that Northville is proud of.
190	450	There should be plenty of green space. Don't allow contractor to utilize all of the space for building square footage.
191	452	With respect to blending, New Victorian Condo members on E Cady Street should get to say explicitly if any building directly opposite on the other side of E Cady is 'blended' properly. For example, the current views from balconies should NOT be obstructed towards the south. And new buildings should not have a level line of sight to bedroom windows from any new buildings whether residential or commercial.
192	456	Traffic is a concern. No more builders cramming houses or apartments onto each other. More shopping, restaurants, parks etc .
193	457	Question #1 is a bit ambiguous. Basic planning principals would make this obvious. I do not, however, believe that blending in should necessarily dictate the architecture of any new buildings. Architecture can be diverse and not necessarily "historic" in nature and still create a great development. Let the architecture speak for itself while the development's organization and structure can let it weave itself into the community.
194	458	no comment
195	461	Progress and development are inevitable. Blending commercial with a reasonable amount of public space is a very desirable trait for Northville.
196	462	The city needs more park space for outdoor activities. The infrastructure in the city cannot handle many more people moving in. The roads cannot handle more traffic. It would be better to put a park in Northville and housing on the old psychiatric hospital property on 7 Mile.
197	465	Large high density apartments and condos should be avoided. This will severely impact traffic and school crowding issues.
198	468	Please keep floor area ratio in mind when reviewing residential plans. Cramming many "large" house into a

Q2. 2. Please share any additional comments about the items listed above or other priorities that may be missing from this list:

SR No.	Response No.	Response Text
199	469	neighborhood with small lots and resulting in little space between homes is not aesthetically appealing or inviting. The river should be opened up and a river walk park established that connects to Hines Park. Any housing density should be kept low to avoid a glut of new permanent vehicular traffic. Adequate parking must be supplied for new businesses and to compensate for the loss of currently available overflow parking at the race track. While Northville is walkable, not all residents can both walk to town and then have the stamina to walk around town - many need to drive to town, park, and then walk.
200	470	NO roundabout at 7 and Sheldon (this would destroy walkability Have low rise buildings Extend street grids Create real neighborhood Limit Multifamily housing/apartments Ample park space Keep Farmers Market space where it is on corner of 7 and Sheldon
201	472	I am not opposed to newer looking structures. I do think we need a broader range of housing types in Northville and am concerned that the loud voices supporting just single family developments are living in the past. We need houses for the next generation(s) not the last generations. A town with just 50 and 60 year old couples is not really a town. Firefighters, teachers, shop owners, police officers, all need places to live IN our town.
202	478	I selected "agree" with blends seamlessly with surrounding area but I feel that some changes would be acceptable particularly if they are nice looking and not extreme changes. Materials should be high quality and enhancing and not modern as that would be too extreme in my opinion.
203	479	The city should allow development if it is reasonable even if not perfect.
204	482	Please prioritize proper outdoor lighting to reduce light pollution and light ingress into homes. There are good sample ordinances for effective, efficient, and low pollution lighting at: https://www.darksky.org/our-work/lighting/public-policy/policy-makers/
205	483	Needs to keep that historic charm, shouldn't be a bunch of gaudy new buildings.
206	485	Question #1 is vague and ripe for abuse of discretion. Specifically the words "any" and "seamlessly." This resident would prefer more definitive parameters. Michael Kelly 508 Langfield / 422 E. Main 248-390-2803
207	486	If the new buildings had a more modern style that would be fine.

Q2. 2. Please share any additional comments about the items listed above or other priorities that may be missing from this list:

SR No.	Response No.	Response Text
208	488	Any residential, single family homes / lots should be the same density as our existing City neighborhoods. City residential homes - not look like a subdivision. Diversity of architecture and mix of home sizes.
209	489	Walkability and green spaces are critical to our "small town" feel.
210	496	Please keep traffic density as a key priority, especially around the 7 Mile / Center St intersection.
211	498	Like walkability of area...maintaining easy access to parks and downtown
212	500	In order to be sustainable, the city should be prepared to ensure any development is economically feasible, lest development be less than aesthetically optimal (such as what occurred in the city of Plymouth and the property located on the southeast corner of Ann Arbor and Main (poor quality construction).
213	503	Open rouge river. Maintain and Enlarge existing farmers market area. Make all or majority of land parkland. Plant trees and make waterscape s. Limits on size and types of any structures. Do a reliable and accurate traffic impact assessment.
214	504	Stop trying to be Birmingham
215	505	Allow modern architectural elements that blend well but refresh the character as well. Not every house has to have Victorian architecture.
216	507	The more the green space included in the plan, the better from my perspective. I also believe that the number of rental properties should be severely limited as well as apartment.condo complexes and even single family dwellings.
217	510	Should be both walkable and not overly congested with cars
218	511	Expand the single family zoning into this area conforming to the rest of the town. No PUD and No Condo's
219	512	Keep the density low. Consider the traffic that goes up and down Center Street.
220	517	The aggregate of the three sub-parcels represents a significant percentage of downtown Northville. Serious consideration should be made in terms of the long term vision of the city 30-50 years from now, not just the immediate 10-15 years. Dropping a cookie cutter township subdivision in this area is a one time deal that cannot be changed. The original plan did just that and would have been regretful if approved.

Q2. 2. Please share any additional comments about the items listed above or other priorities that may be missing from this list:

SR No.	Response No.	Response Text
221	518	Would love to see much more green space added and not much building.
222	519	In addition to walkability there should be bike trail connectons.
223	520	I understand the need for revenue, but we should take the opportunity to make this a unique space and town - walking space, green space, social space, connected paths.....this will bring value, businesses, families, singles....
224	522	I believe this is a once in a lifetime opportunity for us to transform the city and lay out the future growth for the next 100 years. This is a very important decision and the future viability needs to be strongly considered and not keeping with the old ways. The area will not survive and all of our property values will suffer and so will the tax base. There are two many communities in Metro Detroit that doesn't have enough business tax base and the burden of funding lays on the residents
225	523	The Longs building built in the 2000's could be your guid as to how to build seamlessly.
226	528	It should be in keeping with the historical character. It should mimic the density of the existing neighborhoods. It should include starter homes and affordable housing to help Northville be a more inclusive community.
227	531	I don't think any new developments need to look like "old" northville, but honoring what the town is, protecting that, and then finding a style and plan that adds to the town.
228	532	Park space would look wonderful in that area. Too much congestion associated with anything that involves high volume of people. I understand turning that area into a park is very expensive but maybe a special tax would be so sidereal by local residents. I know estimates are around \$20 million for a park
229	533	Seamless meaning easy traffic patterns
230	538	Traffic control, density and historical architecture
231	539	Please don't just build a bunch of expensive condos.
232	541	What about the streets? Will they be widen due to the increased traffic flow in that area?
233	545	Too much development in this area will make traffic conditions unbearable and a round about will not fix it. This area should be used for smaller single family homes under \$400,000. Enough with the huge million dollar homes. Keep the small town flavor where it is safe to walk around and visit your neighbors. .

Q2. 2. Please share any additional comments about the items listed above or other priorities that may be missing from this list:

SR No.	Response No.	Response Text
234	546	Some key components that I think should be included in the sub-areas: 1. Affordable Housing - and lots of it!!! 2. Sustainable planning (land use) and building design solutions 3. The area should be treated as an extension of the downtown - with lots of density and vibrancy!!!
235	547	make the area cool and modern.
236	552	We have so much parkland that is under utilized such as Hines Drive, Ford Field, Fish Hatchery, and the park that is coming to Northville Twp off of 7 mile rd.
237	559	Also consider storm water runoff on future development. Something other than the traditional retention pond. Will help our aesthetics and preserve the surrounding environment.
238	560	It is walkability, but also for bicycles. We need to have a seamless connection for northville and the township for bikes.
239	561	I'd very much like to see us "daylight" the river.
240	562	We should aim for lowest density development possible that can benefit all residents
241	563	The questions above seem quite slanted to achieve a desired response. Don't 'play' us. Tell us what the alternatives are and let us really give input. For my part, I want to retain the small town nature of Northville. So limited and boutique development. High end condo building with 4-10 condos OK, but high rises with 100 apartments not OK.
242	569	The new development must limit the number of residential properties. This is important to control vehicle congestion and to honor the look and feel of Northville's past. Please do not build a bunch of multi-floor condos where developers get rich and Northville residents are left to deal with the frustrations of an overly congested city that loses its current beauty.
243	570	There is a limit to infrastructure that should be considered before development is approved. We already have water restrictions, the surrounding roads are too small and not all in good condition and many of the schools are already near or at capacity.
244	571	Traffic and population control should be vital considerations in this plan
245	573	Facilitate sidewalks yes, but roundabouts would be treacherous for pedestrians

Q2. 2. Please share any additional comments about the items listed above or other priorities that may be missing from this list:

SR No.	Response No.	Response Text
246	578	I do not agree with City tax dollars being used to pay for connectivity and walk ability. Nor should our tax dollars go to raise the river.
247	580	I'd like to see both Northville City and Northville Twp focus on creating more public spaces, especially parks and community gathering areas. That's will add real value to our community as well as to our property values. We can't keep developing every piece of land into high-density residential or commercial uses.
248	583	The new development should re open the creek that was covered by the race track and include parks, green spaces that would be enhanced by the creek. Limited multi family residences and more single family residences should be considered. Also it would be interesting if the race track stayed and in addition opened a sports book and more restaurant/entertainment facility's.
249	588	Please don't over-commercialize the area. New home subdivision with a park would be lovely.
250	593	Not enough detail to know what your talking about.
251	595	Shopping, restaurants, and a vibrance seen in places like Plymouth and Royal Oak should be the benchmark. Make people want to come to Northville from Plymouth. Not vice versa. This won't happen with another subdivision...
252	605	New development design would optimally incorporate timeless design - not necessarily a "copy" approach to Victorian style. Buildings like full-brick brownstone with porches would provide presence and not look cookie-cutter (Birmingham downtown comes to mind.
253	606	No new housing, too much traffic already. Use racetrack as a park environment.
254	608	Design could be updated, but still blend seamlessly.
255	612	Traffic needs to be well thought out. It's already an existing issue.
256	613	Planning process should consider professional urban design consultant recommendations and require high design standards using the vocab and guidelines existing in the historic downtown. High density mixed use development with residential emphasis should be a priority. Walkability is a premier factor. There should be no parking minimum required. There should be better coordination with township, city, DDA and Wayne County Parks to strengthen the non- motorized connection at this site.

Q2. 2. Please share any additional comments about the items listed above or other priorities that may be missing from this list:

SR No.	Response No.	Response Text
257	617	Residential (if any) development must not degrade from community. Condo or apartment development must be completed with Quality, high value and charm characteristics consistent with theme community. This does NOT include high volume, cheaply done, sub-divided condos/apartments. Would like the existing farmers market area to be updated and maintained (benchmark Farmington downtown Farmers Market area). This would include clean, walking distance to parking, clear walks ways nicely done.
258	619	We have a beautiful city, new development should blend with it.
259	621	Maintaining the charm, culture and appeal of the community is critical and can be done through consistent design, green space and encouraging interaction
260	624	Would like the increased traffic this may cause to be taken into consideration to try and facilitate a way for there not to be grid lock in commuting hours.
261	625	I believe this is an appealing opportunity to expand downtown to include meeting space, park space and to connect downtown to the treasure of Hines park. I also believe it should be complementary to the Victorian heritage and welcoming downtown feel that has already been established.
262	626	Please ensure to keep the Historical environment with all planning and building.
263	627	Would like to see something like the canton summit. We need a pool.
264	628	1. Diversity, not just housing types, but also building appearance, colors, street & block design. Proper treatment of topography and site lines is important. In line instead of standalone buildings. 2. Walkability using Jeff Speck criteria. 3. Disagree that streets have to facilitate connections into existing neighborhoods. Sidewalks-yes, streets-not necessarily. Plan these separately. 4. Agree, but wording needs to be more descriptive to capture a meaningful description of the public realm.
265	633	Single family homes with porches, garage in back with alley access. Lots of green spaces, daylight the river.
266	634	Last plan was terrible. To high of a density of people.
267	635	Traffic control and congestion that take away the "small town charm" of Northville should be the main focus when considering these new projects.
268	639	Should be more human friendly than vehicle friendly

Q2. 2. Please share any additional comments about the items listed above or other priorities that may be missing from this list:

SR No.	Response No.	Response Text
269	640	Not huge, ugly homes like 7 mile (pulte) . Have nice entry to city. Also not high apartments like development on center st.
270	643	Impact in traffic should be strongly considered, along with impact on the already strained school system.
271	646	Very critical to make sure any housing meets median home value for Northville We do not need apartments or lower end condos We will be the next royal oak
272	652	Existing tall buildings with monotonous brick facade on Center, South of Main should be avoided in sub area development. I favor behind building parking lots over on street parking. Sidewalks should be wider than existing examples with more trees between sidewalk and the streets. New public space should include a more attractive farmer's market (e.g. shaded space, seating, public restroom).
273	656	Any new development need to have the coordination of the Township for the construction of road improvements. .Specifically the widening of Sheldon Rd. to accommodate the extra traffic, improving the 7 mile and Sheldon Rd intersection and improving the 7 mile and Hines Dr flow.
274	662	Don't over develop with too many residences, because traffic will be ridiculous
275	666	Northville needs a central point. Like the park in downtown Plymouth.
276	671	Would be nice to have a mixture or residential and commercial businesses as well as a park/common area
277	672	We would love a splash pad for kids. Something sleek. Just bubbling fountains that look classy.
278	673	Expanding homes that can be used by young families and bring a younger generation of children will ensure the future of the town. More upscale modern restaurants needed
279	674	Increase the amount of green space in any new development of the race track site.
280	682	Any future development should expose and preserve the river under the current racetrack. Architecture should be consistent with Northvilles current restrictions on new build.
281	686	Family friendly, dog friendly space. Patio space for more outdoor eating at restaurants and meetings. Northville is known for its character and charm, keep the character and charm, but add a modern touch.

Q2. 2. Please share any additional comments about the items listed above or other priorities that may be missing from this list:

SR No.	Response No.	Response Text
282	690	The space should reflect a transition between the heart of “downtown” and the start of Hines Drive and other housing/subdivisions. This, to me, means green space, connecting paths, etc and NOT crowded housing units and/or apartments/condos.
283	694	Traffic limitation and over population of Downtown Northville are key areas of concern that should be prominent in any accepted proposal.
284	697	Public utilities must be suitably enhanced to ensure stability
285	705	Northville is a historic town, I think that it is important to honor that and incorporate that look and feel into any redeveloped areas. Walkability is also a big deal for residents and local businesses. Towns are enhanced by the ability to walk around, they are perceived as more attractive, increase property values and lead to healthier, more vibrant communities. Local businesses also benefit from more foot traffic and festivals and events.
286	706	No new homes in downtown!
287	707	Suggest no additional retail, residence density restricted to 50 families total at Downs location.
288	708	Architectural design is very important. The new small townhouse development on Center St is way too urban looking. and units too tiny. Keeping with the historical appeal of our community is very important. Commercial space or residential housing. Nothing too dense.
289	710	Is there away to make 7 Mile Rd continuous? It is very confusing for many people from outside Northville. I think it would make the downtown more accessible/successful!
290	715	One of the most important thing for us (a Bealtown resident) is establishing a natural connection to downtown and to Hines Park. There are so many people who already utilize Hines, but because there is no direct connection at 7 mile, we've seen countless people turn around and go back into Hines. Right now, arriving at Northville feels like the dead end rather than the destination. I believe a big factor in helping increase that flow would be to daylight the river.
291	716	I agree with the thought that it should blend into down town and sidewalks should connect so it is walkable. However, I don't think that buildings should all have to share the same architectural style necessarily. As long as they are tastefully done and fit within downtown any style should be allowed.
292	717	Sidewalks are important for ease of getting around town as well as safety for residents. I dont want to see buildings or

Q2. 2. Please share any additional comments about the items listed above or other priorities that may be missing from this list:

SR No.	Response No.	Response Text
293	729	structures that dont currently fit with the small town charm. Love the idea of a more connected community. I know there are many who ride bikes on Hines to come to Northville as a destination for coffee, ice cream or lunch mid-ride so creating a more welcoming experience there would be a huge opportunity. Bike lanes would also be outstanding.
294	730	Please don't cram it full of additional housing. Consider that there is already a great deal of traffic in our small town. A nice area that could be used for festivals (so we don't have to close down the streets so often) and a place for the Farmers Market would be ideal. It should have a running trail that connects to what already exists. Lots of trees and green space. Should be traditional, like Northville.
295	733	Bike lanes. I moved to northville for the parks and bicycle trails. I would enjoy to have a means to bicycle throughout northville with bike lanes that connect the parks and the downtown area. Thank you.
296	737	Will need substantially more food and entertainment option
297	738	I believe the intersections of 7 mile and center/Sheldon must be planned with the priority of pedestrians in mind. We need to keep walkers/cyclists safe!
298	742	More options for walkers and bikes. Less options for cars to drive around with a large central parking structure for them to stay
299	743	Any areas developed for housing should be designed and appropriate for the city of Northville. New buildings for businesses should also have the charm of the current city buildings. Please don't approve structures similar to the complex across the street from Kroger. It is my opinion that structure doesn't come anywhere near to the charm of this city. Also, please consider traffic patterns when adding streets.
300	745	More family friendly dining would be great. More outdoor space and keeping it consistent with the historic architecture.
301	746	Hate to see the horsetrack go. I wish it would stay and remain a staple of Northville.
302	748	Do not add cookie cutter housing. We need houses that are different. No here are the three plans to choose from builders. That is not unique. Every house house should look different with different architecture layout and design. I'm do tired of driving through the Twp subdivisions looking at identical houses.

Q2. 2. Please share any additional comments about the items listed above or other priorities that may be missing from this list:

SR No.	Response No.	Response Text
303	760	Infrastructure and parking must be considered with all developments. Maintaining the beauty of Hines Park is essential.
304	762	I live in downtown Northville & want new construction in a style similar to other structures. The condos going up across from Kroger are an eyesore, but the design could easily have been in the 19th century row house style. As an archaeologist, I find it preposterous to preserve wooden structures that are obviously rotting (such as 341 E. Main St), however, it is not difficult to maintain historic character, charm & style. I love our parks & idea of multi-use & multi-family construction.
305	764	Ensure new development is friendly to small businesses, such as allowing for outdoor seating and liquor license flexibility.
306	767	Public or common space should accommodate current or future technologies (ie wifi).
307	768	Shade - Northville needs more areas that are functional for all residents and provide shade during the summer months. The downtown area is very nice, but the town square provides very little if any shade during our warmer days.
308	770	It should lack extreme density!
309	773	The aesthetic should absolutely match the current downtown. Architecture that matches from the 1870's, 1880's and early 1900's. This is so important to keep the historical footprint that the generations before placed on Northville and in surrounding downtowns.
310	774	River should definitely be daylighted! And trails should be incorporated from the downtown retail space.
311	777	Would love a public park!!
312	778	I want to stress that I think any housing in the new area should not be mega sized and mega priced. Young adults (mid 20's to early 30's) do not have starter home options in our community. A \$300K home, which seems to be the low end of Northville real estate is not a starter home price...that is too expensive.
313	779	Consideration should also be made for traffic flow, especially as it impacts the intersection of 7 Mile road and Center street, and the surrounding neighborhoods
314	787	The water that exists in downtown Northville should be made visible and part of the connected area
315	788	Do not want roundabouts
316	790	Areas should include green spaces with lawns and trees.

Q2. 2. Please share any additional comments about the items listed above or other priorities that may be missing from this list:

SR No.	Response No.	Response Text
317	791	Should not build any multistory apartment buildings or condominiums; only houses or businesses.
318	799	Please consider slowing down increased traffic with additional stop signs or round-about where possible. I feel it is important to maintain a very walkable settings with capturing that small-town look and feel.
319	800	I agree that sidewalks should facilitate connections. However, I am very concerned that Hutton's connection to the new development with have a huge negative impact on Cabbagetown. Drivers will use Cabbagetown to cut through to 8 Mile/Kroger/Amerman/Hillside using Hutton to get to Grace or Carpenter. I encourage the City to think of alternatives.
320	801	Single family homes should conform to existing city of Northville size limitations.
321	804	No high-rise buildings. No eye-sores like the condos on north Center St. A mixture of housing types, including smaller homes.
322	805	A worthy goal!
323	807	Access to a free flowing Rouge River as in Ford Field is very important
324	811	Visually pleasing and not look so much like the "canyons" of recent development on West Main and The two on Center street.
325	816	These are rather obvious assumptions; new developments should also blend seamlessly with existing area and character
326	818	Please try to maintain more green space like Mill Race area. We love the character of Northville. Keep Pulte and other box builders out of town.
327	819	Development should reflect the charm and small town feel that is Northville. Less dense, more open space. More townhomes are not the answer.
328	821	We should maintain the quaint charm of Northville with more natural spaces, park spaces, and spaces that families and children can play and grow. A community recreation fitness and pool complex would be wonderful. Let neighboring Novi have all of the new residential development and traffic.
329	824	My general characterization is that any new development needs to "fit" in with what the community holds as core values with respect to attractiveness and continuity. This means a design ethic and approach that is in harmony with the existing community represented in both stylistic

Q2. 2. Please share any additional comments about the items listed above or other priorities that may be missing from this list:

SR No.	Response No.	Response Text
		elements (e.g. - in harmony with the historic nature of the town and surroundings) as well as density. The later being a substantial issue as it is a one time, irreversible decision and must be handled thoughtfully.
330	825	Park would be amazing
331	830	It's important to consider the traffic now coming into the area on Sheldon/Center from the South. it's congested now; more housing units will only increase the traffic jam. I've also heard some folks talk about "daylighting" the body of water running under 7 Mile. That would also be a neat thing to do.
332	833	Streets, sidewalks dedicated new paved bicycle paths should facilitate connections (such as between downtown, Hines Park and existing and future neighborhoods to one another)
333	835	It would be nice to see homes with appropriately-sized yards. In other words, require yards to be in scale with homes.
334	837	I am disappointed with the new Condos on Center Street. They don't seamlessly blend in with the surrounding area.
335	838	minimal signage
336	840	It would be nice to include an outdoor City pool/park as part of the development
337	844	A focus on green spaces is always good!!
338	847	Build a park. Needs to be more community based than subdivision based. No room for new cars or houses. Keep the charm of Northville.
339	848	An open air public park along the exposed Johnson Drain waterway must be the number one priority of the new development.
340	849	Make the area extremely nice. It will increase property values if done appropriately.
341	850	Based on recent population studies, majority of the residents of the City 50+ years old. With this in mind, amenities for aging adults should be a priority. Even to a point of a senior complex in the Downs area
342	851	Vehicle traffic must be planned for!!
343	852	Most housing should be single family like the other sections of town. Homes should vary in style. No all alike subdivisions.
344	853	More parking will benefit residents and visitors.
345	858	I would prefer to see some area that is pedestrian only with areas for businesses and restaurants to offer larger outdoor

Q2. 2. Please share any additional comments about the items listed above or other priorities that may be missing from this list:

SR No.	Response No.	Response Text
		areas for eating. Maybe a farmers market style outdoor pavilion. Also a business similar to Grand Rapids downtown market or Food truck area similar to Traverse City little fleet. I would like to be able to purchase an adult beverage and be able to walk along shops and restaurants similar to European cities.
346	859	The development of these areas should insure that not one builder can control more than 20% of any final product. I do not want to see Pulte, Toll Brothers, or some other large production builder come in and build a city full of the same crap.
347	860	Areas should not be overcrowded and have green/treed areas/parks.
348	861	Public green space and covered area for the market are important.
349	862	Would love to see more retail stores and restaurants with outdoor seating.
350	863	Farmers market is important to us.
351	868	One of Northville's assets is its walkability (runability, wheelchair & stroller ability). We must make sure dense traffic and population esp @ Sheldon & 7 mile do not ruin it forever!
352	815	Any development involving single family homes should require that a single builder cannot hold more than 20% interest.
353	877	Streets, sidewalks, ALL public rights-of-way should be designed for ALL users, or ALL ages, and abilities. DO NOT just concern with vehicular traffic, but design with focus for pedestrians, bicyclists, and other users first, and vehicular traffic second. Blending seamlessly not need to mean looking the same as what's here already, but is transitioning from existing uses to new uses, including mixed use and commercial, is an aesthetically pleasing way.
354	878	Let's require a front lawn area of at least, say, 25 feet (for anything but 1 story shopping areas, unlike the new apartment building on North Center that's hard up against the street.
355	880	Should not be all residences! A majority of park on the race track area! Adding hundreds of homes at this site will make the area impossible with traffic! Center Street and 7 Mile Rd are main through ways and cannot be widened! Hundreds of homes will cause traffic chaos; ruining downtown!
356	881	the design of any new development should be low-density

Q2. 2. Please share any additional comments about the items listed above or other priorities that may be missing from this list:

SR No.	Response No.	Response Text
357	890	All development must take into account existing traffic flow challenges and the costs (monetary and lifestyle) associated with necessary changes to alleviate future issues related to the development.
358	891	Traffic flow and parking should be considered in any redevelopment plan, especially if Main/Center will remain closed throughout summers (which I fully support).
359	892	the design of any new development should also include, and take into account, parking and traffic impacts.
360	894	There should not be a large density of people living in this area.
361	895	It is vital that the development of these sub areas are consistent with the small town culture of Northville. The above elements are a sample of what should be considered. There are others.
362	898	It's important we keep this as green and safe for our environment as we can as well!
363	901	The development design should take into account the potential flow of traffic through downtown Northville.
364	902	Downtown Northville is already extremely crowded in that area. Any developments impact the Township, Novi, "Norville", Plymouth, and surrounding areas. The focus should be in protecting the natural environment, the residents, and businesses impacted, not just the developers.
365	906	Would love to see the Rouge River Opened up, so Downtown Northville could be like a San Antonio and have a River Walk.
366	907	Parking needs to be allocated to the public spaces
367	908	The development should include commercial / apartments nearest the City core and condominiums / single family homes nearest to 7 Mile Road. The Streets should avoid a grid-like pattern. Flood plane areas along River Street should be used for parkland. Rouge River should be day-lighted with its natural flow restored.
368	910	The new development should focus on providing affordable, smaller housing, not extremely luxury or very large units.
369	911	"Optimal" density is key
370	912	The economic benefits of open space are shown to be \$5 to \$9 ROI for every dollar invested. We need a balance of important, smart, thoughtful, and attractive economic development balanced with open space and natural areas. Since most residential development is a net loss to communities according to COCSS (cost of community

Q2. 2. Please share any additional comments about the items listed above or other priorities that may be missing from this list:

SR No.	Response No.	Response Text
371	913	service studies) and the taxpayers will end up subsidizing this development anyways as the taxes won't cover the services, give the taxpayers some natural areas to enjoy. The design of a new development should blend with and enhance the overall community, but a new development next to an area that is in need of upgrades cannot and should not "blend seamlessly".
372	914	The new structures should have some relevance to Northville's past. It should not be a total immersion in it like Cherry Hill Village. It should not look like the new condos on N Center. Find an in between but offer many varied looks so you wouldn't know the homes were part of one new development. Homes should have brick or stonework, not just vinyl siding. Homes should be varied, ranches, two stories, etc.
373	915	A river walk from Mill Race through and around the water well area to race track area and the city to Edward Hines park would be lovely. In race track area, lots sold individually so people could have their own builders with lot sizes, infrastructure controlled by and done under city auspices. No cookie cutter houses and no apartments!
374	916	In addition to street and sidewalk connections, more bike path connects are needed. A Riverwalk would also allow for a nice connection.
375	918	Enhanced walkways, bike lanes and widening of the road due to current traffic already congesting the area.
376	919	Building massing and coverage should be consistent with existing Victorian structures. Not new multistory buildings that have been proposed or are mid-construction.
377	920	They should not congest downtown northville with a ton of housing. Seven mile & sheldon are busy enough with what aready there. Downton northville will lose it's feel if it becomes congested with more housing. Some sort of open area for people to enjoy would be great. Maybe include a bigger/separate space for farmers market (not parking lot) and expand that avenue of revenue.
378	926	NO roundabout should be built on Sheldon and 7 mile! It would be a tragic mistake to put a roundabout there!!!
379	927	Think less about cramming in housing (Tax Grab) and more about useful park-like areas to be utilized by the community. High-rise buildings, like the condos that are being built on Center Street currently (Ugliest things this city has to offer) are not desired.
380	930	My impression is that the first item is trying to address the concern of losing the charm/small-town feel of Northville

Q2. 2. Please share any additional comments about the items listed above or other priorities that may be missing from this list:

SR No.	Response No.	Response Text
381	931	by overwhelming the area with chain restaurants, excessively large scale buildings, "strip malls" and the like that do not fit the town's personality or demographics of its residents. I could not agree with that more, but I feel that "blend seamlessly" can mean beautiful architecture of all styles, including modern, and does not have to mimic the surrounding historic style.
382	932	Would love to see it mimic what Plymouth did - green space, restaurants, have a small number of brownstone condos, etc. Something residents could enjoy and others would want to visit.
383	935	There needs to be a clear plan to facilitate the infrastructure that I agreed to above The MP needs to lay that out as a framework for development
384	937	Ever effort must be maintained to enhance what already exists in downtown Northville. Whatever we do should not feel like an addition but an inclusion.
385	939	I love the idea of moving the athletic fields to Northville Downs. This creates a green space, open to visitors, draws traffic to downtown stores and restaurants but has predictable traffic. What a great draw to celebrate our community schools and sports! I can imagine the families eating in town before and after the games, walking to the field, etc. Could the land where the existing fields sit off 8 mile be sold for mixed housing?
386	940	It doesn't seem necessary that a housing development provide public use spaces.. However. the race track has two rivers connecting under it and then flowing down Hines Drive. This almost seems to be a necessity to enhance for public view and use.
387	941	Opening up the creek as public access water front use. More spaces for live entertainment and recreation. Making Northville a destination. Making Northville a more dog friendly public space. Creating a more unique with diversity of restaurants that are not national chains but Michigan businesses. Being a leader and focus on being an environmentally responsible city including the culture of the stores and restaurants. Ie. eliminating styrofoam/plastics Creating a historical hip city!
388	942	I'm not sure if this would be addressed more appropriately in later questions, but I am very concerned about population density, traffic (all infrastructure concerns), and maintaining green spaces.
		The area should expand our existing downtown to include more dining and shopping options. Our town would benefit

Q2. 2. Please share any additional comments about the items listed above or other priorities that may be missing from this list:

SR No.	Response No.	Response Text
389	928	much more by visitors to our town with expanded shopping and dining vs. new housing. The limited dining options are the biggest difference between our town experience and other similar towns.
390	946	new development should maintain the historic look of Northville - resemble the city not the suburbs. streets should respect existing flow through neighborhoods surrounding the proposed areas Hopefully an area for a framers market will be included
391	947	Plans should strive to limit an overabundance in increase of traffic in downtown Northville. For example, not allowing a large number of smaller unit residential units that would overwhelm the accessibility and charm of downtown Northville,
392	950	Diversity of planting is important, especially with regards to trees to avoid things like emerald ash borer and Dutch elm disease.
393	951	I would like for Northville to have more homes...either condo or ranch style for seniors who wish to be close to walk into downtown Northville.
394	957	Affordable condos or ranch houses for seniors and young families Not so much housing that traffic problems arise
395	959	Don't fear change! And population growth is ok- it's what allows a community to grow and flourish! Thanks for all the hard work on these sensitive/ emotional issues.
396	961	TRAFFIC FLOW? what is important is to maintain the walkability in and around town and support the development of owner occupied housing. If the downtown core becomes more a rental town it will definitely change the way current homeowner will or will not invest in their property in their property
397	962	Lately new buildings have been built, like the 4 story condo buildings that somehow were built not following our existing plans. They do not reflect our Victorian heritage or rules regarding lot space and green areas. How did this happen? I am worried this will happen with any new developments approved by the city! We have existing ordinances but they are not enforced, so what good are the ordinances?
398	963	It would be nice to see the river exposed, a walkway along the side and a park.
399	964	The river has to be daylighted with a river walk going along Johnson Drain and the Rouge through the Downs, a

Q2. 2. Please share any additional comments about the items listed above or other priorities that may be missing from this list:

SR No.	Response No.	Response Text
400	965	designated place for the Farmer's Market, and some additional green space so that population density is minimized and traffic doesn't become terrible. The new developed areas should NOT be grossley over populated and should use the current downtown residential area as a template.
401	967	The density of the projects needs to low enough to prevent over development of the spaces and provide adequate traffic flow through the area and the rest of downtown
402	969	Safe paths for walkers and non-motorized vehicles a priority and should link residential areas, the downtown, recreation areas such as Hines Park, Ford Field, school playgrounds and pocket parks. Also "linked" recreation to further amenities such as Fish Hatchery Park as an example.
403	973	Daylight the river and create the design to include added retail and restaurants along the river path with outdoor seating. Relocate the Farmers Market to the area with a no walls, pillared rooftop to create ambience and covered area for multiple uses.
404	979	Not sure what blending seamlessly means. But there should not be a wall or a moat or anything blocking off new development. Walkability to and from any new development is key.
405	982	It should build on and compliment the current Victorian focus of our town
406	984	We need to be very careful of the number of units we allow as we lack parking and decent roads to handle additional traffic
407	985	Blending with the surroundings area means architectural design which looks more historic or traditional. Additionally, density should be considered as this area abuts single family housing. Other priorities should include housing for those who want to age in place, especially one story condos. Data shows that Northville has an aging population.
408	986	Need to be careful about connections between this development and streets such as Fairway. Don't forget about bike lanes. That is a brand that we should enhance. Permission to use a public space is not the best modifier for this question. HP shouldn't be able to slap a piece of green in the middle of their development, with permission for everyone to use it, and call that a public benefit.
409	987	Nice list; these are high priority.

Q2. 2. Please share any additional comments about the items listed above or other priorities that may be missing from this list:

SR No.	Response No.	Response Text
410	991	Open spaces are important to lessen the density of new developments. Designs of new developments should blend with Northville's Victorian aesthetic.
411	993	In the largest area where the racetrack is now, We'd love to see a large, covered "Gathering" Pavillion for a Craft and Farmer's Marke with Parking, that could also be used for barn dances and weekly entertainment. The balance of the area on the south side should be historic design-looking, single family homes on LARGE LOTS.
412	995	Open the Drain through the racetrack property
413	996	More parks or places for teenagers to meet up
414	998	Northville states and prides itself on being "Historic" and the community 'Charm" it evokes. There are many ways to do this, but many feel it is a high priority to have the layout and architectural aesthetic of new developments in these zones reflect that historical architectural feel and charm. Look at some older cityscapes (Kalamazoo, Oxford, Howell, Adrian). There is so much potential to incorporate visual elements That portray and/or relate to those historical city facades.
415	999	Automobile traffic should be a consideration as well. There's too much traffic in that area already

Q3. 3. What are the characteristics of Northville that make it unique and special in your mind?

SR No.	Response No.	Response Text
1	36	Other (Please specify) : The Racetrack
2	61	Other (Please specify) : Please keep Northville Downs racetrack. It is unique and the last remaining horsetrack in Michigan. Northville should aim to be a unique instead of turning into every other Detroit suburb.
3	75	Other (Please specify) : The sense of community and 'small town' feel is well maintained in my opinion as we are a one high school community
4	83	Other (Please specify) : Uniqueness in dining and shopping. We love the local dining options you can't get anywhere else.
5	92	Other (Please specify) : Historic homes reflects an architectural style, not a size or percentage of lot area used. We should be open to letting land owners improve their spaces. I would choose dining, but not shopping. Those should be separate choices.

Q3. 3. What are the characteristics of Northville that make it unique and special in your mind?

SR No.	Response No.	Response Text
6	148	Other (Please specify) : Welcoming and diverse community. Why limit to 5 by the way - the survey methodology is trying to achieve something?
7	203	Other (Please specify) : Having a downtown area which many towns do not have in the metropolitan Detroit area.
8	248	Other (Please specify) : I don't like the diversity of housing types option as stated. I like the diversity of housing appearance, the diversity of how housing appears within each block, the diversity of block and lot design, the diversity of how different housing types are situated in the same neighborhood, the diversity of home and commercial facades, the diversity of front and rear porches and the thick facades of both residential and commercial properties
9	256	Other (Please specify) : Horse Culture including the Racing at the Downs - No other community in Michigan has this and it should be preserved and invested in to make it nice for all
10	258	Other (Please specify) : Comfortable stmosphere
11	305	Other (Please specify) : Library accessibility
12	312	Other (Please specify) : The farmers market
13	315	Other (Please specify) : Neighborhoods that benefit from Infill Building and Remodeling that compliments the Historic District
14	336	Other (Please specify) : Adequate parking
15	338	Other (Please specify) : Traffic flow
16	399	Other (Please specify) : LGBTQ Friendly
17	409	Other (Please specify) : Northville's Small Businesses!
18	466	Other (Please specify) : Farmer's Market
19	546	Other (Please specify) : Identifiable and unique architectural style
20	593	Other (Please specify) : Race Track
21	628	Other (Please specify) : I don't like the diversity of housing types as stated. I like the diversity of housing colors and appearance, the diversity of how housing appears within each block, the diversity of block and lot design, the diversity of how different housing types are situated in the same neighborhood, the diversity of home and commercial facades, the diversity of front and rear porches.
22	701	Other (Please specify) : Northville cares about its history. This needs to be a continued focus on the community. The roots of Northville.
23	746	Other (Please specify) : Horse racetrack

Q3. 3. What are the characteristics of Northville that make it unique and special in your mind?

SR No.	Response No.	Response Text
24	830	Other (Please specify) : I like the sidewalks which increase the walkability of the community. Also, I'm interested in how to diversity from Northville to attract different minorities and age groups, so that the town can continue
25	949	Other (Please specify) : Single family housing
26	961	Other (Please specify) : varied housing styles / large lots to reduce density
27	982	Other (Please specify) : I town dining

Q6. 6. Please share any additional comments about Northville's "vibrancy":

SR No.	Response No.	Response Text
1	2	Our family would like to see more opportunity for family spots. Be it water features like sprinklers on hot days for kids, or small activity areas like a small skating pond in winter, little hills to run up and down, or anything fun like those that draw families together. Currently the downtown area has a lot of hard-scape and a fountain in the Main Square. That's about it other than Ford Field
2	8	Northville does not need to be a Royal Oak, this is a family community not a bar hot spot.
3	12	Keep vibrancy family oriented.
4	14	We need more restaurants and things for young families to do! Expand like an Ann Arbor or Plymouth
5	15	The racetrack land is adjacent to and a substantial part of downtown. Logically, it should not differ from what Northville is, generally. Restaurants and retail along the main street with single-family homes behind.
6	17	Northville has a nice blend of some cozy night spots with an occasional festival / concert that brings people out and a good quiet place to sleep at night. My friends in Royal Oak have random people barfing in their bushes on the weekend and I'm not envious. If the new development has some additional nocturnal activity I'm sure it will add to the interest of the city. The racetrack wasn't quite in step with the rest of Northville but I did appreciate it as a unique feature of the city.
7	18	I'm intrigued about how closing down the downtown streets for more social distanced shopping will increase the vibrancy, which I think will be a positive change. Compared to Plymouth and other cities, I think Northville's Dunlap pass through to make this work and not be a travel hassle.
8	19	Keep the small town, family friendly downtown feel

Q6. 6. Please share any additional comments about Northville's "vibrancy":

SR No.	Response No.	Response Text
9	20	Less realtors, financial planners, hair salons on street levels. We need more stores and eateries.
10	25	Vibrancy means bright and desirable. Northville is already that, but it's also not inclusive and lacking in younger demographics.
11	28	Vibrancy is important for any community. Too much vibrancy changes the character of the Northville community. Growth for growth sales is not the answer. Planned and thoughtful growth to maintain the historic look and feel of the community is important.
12	29	More things to do downtown would be nice. Bars / cocktail bars / more diversity in restaurants. At the same time I'd like it kept somewhat low key as to not turn into the place for a bunch of bar crawls. So more than we have have now but nothing to crazy.
13	30	Need live music, small town festivals and bars open until Modnight. No dance clubs, but live music on the patio would be great. See what Downtown Brighton does for BBQ fest, Art fair, Sunday mill pond concerts and car shows.
14	31	People move to Northville for its quiet and simple feel. If people wanted bustling they would move to Ferndale or Detroit.
15	32	Northville is a great city, but I would like to see a little more vibrant. Something along the lines of Plymouth, but not as busy as Royal Oak.
16	34	Need to remove old, outdated festivals and focus on a younger event. We attended the food and wine festival last year, this was the best festival the city has had in 15 years. The city needs to respond to a changing demographic and focus on growing the reach into communities both local and regional.
17	38	We need to have more options for young adults moving to this area (or retaining those who grew up here) to be able to stay in town for evening entertainment, food, etc.
18	41	Mix of retail and outdoor space.
19	43	Do not want to be another Birmingham.
20	49	Plymouth is a wonderful neighboring town to gain insight and inspiration from. They have more vibrancy than I expect Northville to, but they also have more inclusive events, like a robust farmer's market on the weekend, not during a weekday when many people are at work.
21	50	Looking to have dining opportunities and shops. Not looking for the night life scene of Plymouth even (keep it calmer).

Q6. 6. Please share any additional comments about Northville's "vibrancy":

SR No.	Response No.	Response Text
22	52	Having more places open at later hours. Retail stores close so early, most places closed Monday, downtown feels empty at times.
23	53	Northville is a certainly a cozy town but could use an uplift in vibrancy to keep with modern times and continue to attract generations to come. Additional dining option would be great!
24	55	Restaurants empty out early but that is to be expected in a family community. More public spaces for events could add to the vibrancy.
25	58	The downtown "retail" shops tend to be open during working hours during the week and not in the evening or weekends, unless there's a special event happening downtown.
26	59	Downtown needs more places to go. Restaurants, bars, etc. Not more residential areas
27	61	Please keep Northville Downs racetrack. It is unique and the last remaining horsetrack in Michigan. Northville should aim to be a unique instead of turning into every other Detroit suburb.
28	66	Increased traffic decreases appeal and vibrancy
29	71	Very sundown townish
30	76	Not interested in drunks cruising from brewery to bar, especially through residential areas . Also not interested in multi use of Ford Field. It's a ball diamond and recreation for families. If you want action downtown, close off Main Street and use existing facilities. People who go to events at Ford Field do not go downtown. If DDA wants people downtown, keep events there (Main Street.)
31	77	I think the closing of the downtown streets this summer is going to be a huge success and we should consider it for the future as well.
32	79	24/7 activities create 24/7 problems.
33	82	I'd like to see Northville improve in this area. If I'm looking for more to do, experience more emergency, I currently go to downtown Plymouth.
34	83	I think Northville is perfect! If something must change, more community green space and a few more spaces for more casual dining would be great!
35	86	I think it is fine as it is! There are bars, restaurants and ice cream places that are usually open late. Also a lot of people like to just walk around and enjoy the night in a safe area like DTN.

Q6. 6. Please share any additional comments about Northville's "vibrancy":

SR No.	Response No.	Response Text
36	88	Why are we changing something that has worked for years. Only to have more traffic in a small town.
37	89	Way to stack the deck in this question. "Please indicate here how much you hate coziness" is not a question designed to help anyone. You cant learn a thing from this such as, with "vibrancy" comes more tax dollars, how do you feel about that? If you asked it that way you'd get 180 degree opposite answers. This survey is super slanted.
38	92	The tamping down of the original First Fridays is the perfect example of how Northville earned my "3" rating. The city needs to be more vibrant and open to new dining and entertainment.
39	94	The city appears to curtail things that would enhance vibrancy. I've been to some meetings. I never believed it until I saw it for myself
40	95	We need more restaurants downtown.
41	96	This is mostly about developing homes in a community and how to set it up, not about becoming a mid town Detroit or Plymouth or Ferndale. We should have good small retail along Center and Cady but homes with the river open as park with total access. Vibrancy can be described in a neighborhood with families interacting and people recreating rather than how many bars and restaurants and shops are open at night.
42	101	Would love a more robust festival/concert scene
43	103	Northville is and always has been quaint. Keep it that way.
44	104	Northville does not offer much in the options of shops to allow for "vibrancy" or other types of entertainment. What is most important is to maintain the safety of the downtown area and surrounding residential streets.
45	108	there isn't much to do at night.
46	110	Should close by midnight on weekends and 10pm during the week
47	111	Keep it the current level. Perfect blend. It separates us from Plymouth, in a good way.
48	112	We are not Plymouth and should not be. Want safe, downturn area. Restaurants are enough as many struggle already. Like the downtown events that we have that drive community. Keep that feeling- cozy, clean, walkable downtown. Do not want dense housing- opposite to what we have. Plans I have seen fly in the face of this- too dense. We do not want to be Royal Oak
49	117	The places should have more seating and be more inviting. I rarely come to eat anymore in Northville due to the inhospitality of the staff and lack of seating.

Q6. 6. Please share any additional comments about Northville's "vibrancy":

SR No.	Response No.	Response Text
50	119	To attract younger residents, it's imperative that Downton be a focus of activity, with adjacent green or public spaces used for social & artistic gatherings
51	120	More restaruants noight life and entertainment. Develop the "theatre district". More events at Ford field...concerts etc. Feature local talent..Northville Folk, Shawn Riley Band, etc
52	129	Retailers close too early on Fridays and weekends which makes Northville no longer a destination for anyone outside the town.
53	134	More options for higher end dining and coxktails
54	137	New York City is jumping with energy and things to do 24/7, but that brings new issues for the surrounding residential areas and law enforcement. (Noise, public drunkenness, etc.)
55	139	Northville's charm seems to roll up at dusk. There is little happening in the city in the winter. Most traffic goes into Plymouth during the winter.
56	144	I would like more restaurants and options that are open. Northville cannot stay stuck in the past We need development to move us into the future.
57	147	I don't want think of Northville as CROWDED which is what will happen if those plans with high density happen.
58	148	An under-utilized aspect of the downtown are the small theater and open air performance spaces. Not my specialism at all, but it seems to me that the presence of several places of entertainment in one area could be coordinated into a series or small festival event. Live theater, music concerts or dance performances. The theaters are a draw, joining together for a themed series of events and adding outdoor venues to the roster would have a multiplying effect on the number of visitors attracted.
59	149	I would like more options for the evening besides dinner out
60	153	We do not need to have late night events and late nightlife in Northville.
61	157	a concert or gathering that goes beyond 9 PM would be welcome. Dining, dessert or a shared drink options that extend beyond that time would also be nice. I'm not suggesting crazy hours, but 10-11
62	158	Vibrancy similar to what Downtown Plymouth offers.
63	159	Should remain a family centered town
64	169	I'd like to see more live music venues coming to Northville

Q6. 6. Please share any additional comments about Northville's "vibrancy":

SR No.	Response No.	Response Text
65	174	This is a family town. Sure some restaurants should be open late, but having a bouncing night life isn't in keeping with who we are.
66	178	I am comparing Northville to, say, Royal Oak, where there are clubs for young people., music venues, etc. I think it would be nice if we could have a music venue like the old Gitfiddler, or like the Ark in Ann Arbor. I see the young people going to Bricks, but another club wouldn't hurt.
67	181	Stop high density housing. Apts and condos
68	182	I enjoy the energy of downtown (Friday nights as an example) but enjoy that not every night be like that and that those that come enjoy Northville on weekend evenings, aren't crowding our small town 24/7
69	185	Northville is attractive for its coziness don't ruin it with excessive building and over population. Consider as well the wild life environment being destroyed. Deer walk down my street for god's sake!
70	186	We need more shops and restaurants that are open longer.
71	187	Very 9-5 vibe, but have noticed some stores have finally extended later hours. Farmers market is disappointing. I work 8-5 and don't have the ability to make it there. Other cities in the area either have it on the weekend or have changed to 3-8pm, allowing residents who work during the day to actually make it there and support local.
72	188	Northville does not need "vibrancy". If we wanted to live in Royal Oak or anywhere else with a "vibrant" downtown, we would have moved there instead of Northville. Current balance of shops and restaurants and operating hours in downtown area is perfect as-is.
73	191	I love the small town feel of our community. It would be nice to have more places to visit in the evenings instead of just shops that close early but I would not want it to be a place where people from all over want to come every weekend.
74	192	More options for dinning would be nice without introducing any big chains or places that are open until 2am on a weeknight. I think Plymouth has a nice vibrancy. It's more then ours without being as crazy as royal oak.
75	193	I would like to see a thriving downtown with retail shops and restaurants.
76	194	Vibrancy is great but should be balanced....this is NOT Chicago. This town can only hold so much... There's a limit, or at least, there should be.... Without liveability you don't have much of a town.

Q6. 6. Please share any additional comments about Northville's "vibrancy":

SR No.	Response No.	Response Text
77	198	the challenge for those involved is maintaining the intimacy that downtown Northville exudes, while accommodating development and growth in a progressive manner that does not depart from that which makes Northville special
78	203	I like the fact that there's quiet weekends and downtown festivals etc. It's also nice that we coordinate with downtown Plymouth so the events do not occur on the same dates. I would like to see Ford field and Mill Race incorporated more in some events.
79	204	The footprint of downtown does not lend itself to festivals and fairs. Streets are too narrow and there isn't good alternative traffic patterns when streets are closed.
80	209	I hear a lot of comparisons to Plymouth and we are much smaller. I think our restaurants , stores and festivals are growing at the perfect pace
81	210	We enjoy the Northville is not as bustling as Plymouth. We like to have places to go eat and hang out, but don't want it to become Plymouth.
82	212	We enjoy our quiet Neighborhood and we enjoy all the happenings downtown, we live less than a mile from Main & Center intersection. We think more restaurants (casual & fine dining) would be nice for evenings out. We do not want more car traffic. We want more places we can walk to.
83	216	I think that Northville should a little bit more like Plymouth, with more things for young people to do. Right now they go to Plymouth to do things, and spend money. It would be nice if that money stayed in the community.
84	218	I'd like to see a few more dining opportunities with outside spaces and maybe a larger downtown square
85	219	Everyone talks about wanting a cozy quiet town, but then complains that there aren't enough restaurants and stores close early. You can't have it both ways. Time to start attracting livelier businesses by increasing daytime population (more office space!) and nighttime population (higher density living like apartments and condos in walking distance).
86	228	More things to do would be great if they are keeping with Northville character. No nightclubs. More activities.
87	232	It would be nice if the shops stayed open longer in the evenings. They would capture the before dinner crowd for those waiting in a table and some after dinner traffic.
88	236	Northville doesn't want the party scene. It's a cozy community and the residents like that. We absolutely do not want any apartments or condos added in town.
89	238	Vibrancy is overrated

Q6. 6. Please share any additional comments about Northville's "vibrancy":

SR No.	Response No.	Response Text
90	239	I think there should be more options for late night dining and entertainment for adults to enjoy, such as live music, bars, lounges or other entertainment.
91	240	We aren't Royal Oak or Birmingham, or even Plymouth. Northville will probably always be 'quieter' than those places and that's okay. BUT, the downtown area is an asset and so many people want to use it and enjoy it (see popularity of the Town Square kids concerts, Friday concerts, etc) People just LIKE being in town.
92	241	I would hate to see Northville become Plymouth or Royal Oak. When I lived in Plymouth years ago I could go to my local restaurants and pubs and get a table. Now Plymouth is all outsiders. I'm happy that I moved to Northville 14 years ago. A few more restaurants is okay but we don't need to become party central.
93	242	Again, Plymouth is a prime example of an amazing downtown space where a variety of groups and families are all out from dusk to dawn. It's not a crazy, party zone, but perfectly centered. Northville could be the same but instead turns into a bit of a ghost town. More green space and more small shops and restaurants would make a huge difference.
94	243	Northville isn't the place to go for nightlife. It seems to cater more toward families, which is fine. I would like to see it a little more "vibrant" but not like a Royal Oak with a bunch of bars and drunk idiots.
95	244	I love the idea of restaurant dining; both indoors and out. I think the more the better there, as the current establishments are always full/busy. I do think we need more shopping in the downtown and less of our prime retail space being used by "offices" (Realtors, Lawyers, Dentists, Stockbrokers, etc.). Other than dining, there isn't much to do these days in downtown Northville.
96	245	Keep it about the same as today
97	246	Not sure that this needs to be increased
98	248	Additional parking capacity is needed to support commercial and retail that enables vibrancy. I would like FUTURE Northville to minimize visibility to parking infrastructure to preserve character. Would like to see a speciality grocery store, boutique hotel, diversity of retail stores. In-line versus stand alone buildings. Also, 24/7 implies adult oriented vibrancy. This question misses what vibrancy for children and young families implies. Need to do more work on this.
99	252	Would like to have more evening related activities (movie theater, bowling, etc...).
100	253	Not very vibrant

Q6. 6. Please share any additional comments about Northville's "vibrancy":

SR No.	Response No.	Response Text
101	254	If we get to the point where we have lots of visitors coming, lots of traffic, it will spoil the atmosphere of Northville. For development's sake. Let's keep our town cute
102	256	Invest in the Downs and tie it to the downtown area
103	257	Downtown was more "vibrant" prior to Covid-19 and social distancing. Once there is a vaccine my expectations are that it will return to vibrancy with downtown activities such as festivals, concerts etc.
104	261	I'd like to see more activity in the early evenings, especially in the summer months.
105	263	Not as family oriented or diverse as it should be.
106	265	We enjoy the quiet, calm evenings when we can sit outside and not have music blasting and people parking on our streets when there is no parking downtown.
107	266	I moved to Northville because I appreciated its character and charm. I hope that the race track development can blend in with what we have here. Somehow the term vibrancy seems to send us in a somewhat different direction.
108	267	More things open a little longer into the night.
109	268	"Nightlife" atmosphere is missing from Northville. Having restaurants and bars close to a common space creates this vibrancy shared amongst patrons.
110	269	More residents living near downtown will gain vibrancy.
111	271	These are not diametrically opposed. It is perfectly practical to encourage and enforce a gradation from a more diversely active core to quiet, cozy pockets.
112	274	The slow turn over of retail to office downtown does not bode well for vibrancy. A continued mix of new retail and other services vs office uses would be helpful. Creating an arts and theatre/entertainment area would be great and I know it's been considered in the past. I'd love to see studio space that could host community gallery events and more music and even film.
113	276	do not want a 24/7 vibrancy. If it was, we would move.
114	284	I think it would be nice if stores stayed open later on the weekends when people are walking around, going to restaurants. I don't feel we need crowds of people out at loud bars at 2 am.
115	291	I would like to see an increase in vibrancy of downtown businesses and restaurants
116	292	We think we have a really good mix now with our festivals, concerts, restaurants, Ford Field and Mill Race Village.

Q6. 6. Please share any additional comments about Northville's "vibrancy":

SR No.	Response No.	Response Text
117	295	It is always disturbing when I come home from work around 10:30 on a Friday/Saturday night, and see the whole town shut down for the night. Yes, Tuscan cafe is open *slightly* later, but they even lost the charm of games to play and to hang out.
118	299	Stop building. We do not want to become Plymouth or Royal Oak. That is why most of us live here....for the peace and quietness
119	308	Prefer to have all closed up around midnight.
120	312	I do not want northville to be another bar hopping town. I love the feel of northville "going to bed" at the end of the night. I am almost 21 and even i would love for northville to stay accessible for all. I want families to feel welcome and that northville is a loving community. I love the bars that we have but they are stilll homey feeling.
121	323	A downtown focused on food and services is desired. Unfortunately retail will become more difficult. A boutique hotel would be a great draw in addition to expanded plazas- or even a fully closed Main street
122	325	Northville is a cozy, affluent, mature location. It needs to be a bit more upbeat, but never a 'hot spot' like Royal Oak. It needs to be Birmingham/Petoskey.
123	328	Northville 's charm includes the quiet small town feel. Not sure vibrancy is the correct word to judge it by.
124	329	I think Northville has the right vibrancy now...meaning, it's not a Royal Oak or Birmingham (a good thing). It has nice shops/stores, some restaurants, businesses, coffee shops, etc. A really good mix, and that is what would be nice, to keep the current ratio of businesses as the downtown potentially expands.
125	331	More green space!
126	334	If it turns into Plymouth, it loses what makes it special. Too many restaurants mean to much turn over, etc.
127	335	I would love to see Northville diversify it's restaurant /shopping scene. If it had more diverse restaurants/ bars, it could be a little more vibrant but still have a small town feel (like Plymouth). Sometimes I think it feels a little too quiet and in order to keep young families coming in (other than the great schools), I think that it could use a little more vibrant local restaurants/bars.
128	339	Building ownership and high rents are often a detriment to expanding retail and restaurants in our downtown. For example, the Long's buildings on Main Street and Wing create a dead zone for commercial use. Since The Starring Gallery left, there is almost no retail except for Alexander's;

Q6. 6. Please share any additional comments about Northville's "vibrancy":

SR No.	Response No.	Response Text
		the street level spaces are occupied by boutique mortgage companies and an interior designer. They offer little to draw local or outside consumers.
129	340	Need unique , interesting retail shops with widespread appeal
130	341	Northville has many downtown events , many more than most small towns, and that lends to its vibrancy.
131	342	I definitely believe things (stores) should be open later.
132	343	I think we should think about vibrancy for a diverse community: young singles, young families, families with teenagers, older singles and older couples and retirees. We should also have vibrancy that serves not just the affluent, but people of modest means. My big fear is that Northville evolves from being a great place to live to becoming a great place for the rich to live. We also need to welcome our immigrant community. I think a diverse community is more sustainable, interesting and just.
133	346	Don't over-develop
134	348	This is a small town that needs to stay a small town. We do not have the parking or infrastructure for vibrancy and I would not be willing to sacrifice our cozy community for vibrancy.
135	360	I would suggest no one who likes Northville is looking to become a 24/7 destination . That said, it would be nice if restaurants stayed open past 10 during the week ,and if we had more restaurants/retail to draw residents/visitors. I would prefer not to have downtown space leased to law firms and other professional services that do not entertain foot traffic.
136	362	I don't want to loose the cozy feel, but would welcome more dining/shopping options.
137	368	This is really a balancing act...the first priority is Character and this will naturally create vibrancy.
138	374	Trees and parks keep the cozy aspect and allows for vibrancy, keep the environment the same or add more trees and landscape
139	377	Northville is not Plymouth. The quality and scope of First Fridays and other special events could be improved upon, however.
140	378	Northville is wonderful as a quiet community and it should kept that way however it would be nice to expand slightly on what is here. There is very little to do in the evening. Adding a small 2 screen movie theater like Farmington of Plymouth would be ideal. Enhance and beautify the Northville heritage of horseracing. Make the track a

Q6. 6. Please share any additional comments about Northville's "vibrancy":

SR No.	Response No.	Response Text
141	380	destination with an upscale small hotel like the Birmingham Townsend. The horse farms in Northville are linked to this track its important to keep it. Would be nice to have movies available downtown, something to do other than eat. More options in Ford Field and Mill Race Village. Should not always have alcohol involved. More events for children, ie: movie nights, theater in the park at Mill Race Village, nice shady spot in the summer, move an open air market (farmers Market?) to Ford Field and Mill Race Village. Strongly dislike current location for the market.
142	381	I like that there are good restaurants and shops in the downtown. I enjoy going out at night and being able to walk to my destination. A little more vibrancy is good but I think Northville is appealing to families and just a bit more vibrancy is all that is needed.
143	385	I know we are a restaurant destination, but a true small town by Geographic definition Has Downtowns that specifically meet their citizens needs such as a hardware store & such More use of Ford Field for community events
144	387	Part of the charm of the small town feel here is that it isn't "jumping" here every night. So far, we have enough to do here as far as dining, shopping, entertainment, events, etc., but it is still a "calm", residential community so it is still peaceful here at night - which most of us like. We don't want it turning into Royal Oak bar & restaurant scene, (which is too busy and wild), but seeing more folks downtown on a Weekend night could add a little to the vibrancy of our town too.
145	309	Tho I'm retirement age, I believe there should be things for teens and young 20s to do 'afterhours'. I think there is a lack of places for kids to gather and find entertainment in the evenings. Using Ford Field for activities the entire community can enjoy would draw people together and maybe some revenue for the city.
146	389	It's all about the character of the downtown area. It's currently vibrant enough. If turning up the vibrancy a notch or two is the goal, I'm out of here.
147	391	Want a family friendly feel. Not party city
148	392	I love the coziness, availability of food and retail coupled with the relative quiet atmosphere overall.
149	397	I do not think that we want to become NYC where it is open all night. I think we currently have a good balance.
150	398	Could see the town growing a little, but don't want to see it turn into Royal Oak.

Q6. 6. Please share any additional comments about Northville's "vibrancy":

SR No.	Response No.	Response Text
151	403	need to stay quaint with no major changes to make it more vibrant. favor change within buildings now and dont add buildings just because open space and want tax money
152	404	I love Northville but wish we had a little more going on - more shops, more restaurants, a small movie theater (Marquis) close-off streets permanently (pedestrian only on Main and Center Streets), a place for teenagers to hang out, less shopfronts that are for 'offices', instead of actual shops or restaurants. Band shell area for outdoor concerts, music. increase winter activities (skating rink) cross country, snowshoe trails. public gardens, fountains, sprinkler parks, Food festivals
153	408	Love that we shut down a few streets to expand restaurant patios, would love for this to continue every summer.
154	409	Stores should be open until 8 PM, a craft cocktail bar would be nice, a pub, no biker bars, no nightclubs, no more sports bars. More retail shops on the streets, no more beauty shops, a trendy barber is needed, no more first floor real estate agents, lawyers, financial planners, builders.
155	410	Do n't need late night activities.
156	415	Northville has enough vibrancy, if I wanted a 24/7 community I would move to a big city.
157	417	Any increase in 'vibrancy' would put the character of the town which is why people move here in jeopardy
158	419	Charm and ambiance is a key part of the attraction of Northville. A balance of retail, strong dining and entertainment options are important to the "vibrancy" of a successful small town. Maintaining a respect for the history and architecture is also important in maintaining charm. It's important to balance the growth with anticipated traffic congestion which negatively impacts the charm and ambiance of a small town. Good examples are downtown Holland MI, Charlevoix MI or Harbor Springs.
159	423	the current vibrancy is nice but is a little too quiet. not looking to have a massive party scene but would love to have a few more options. Maybe somewhere between the current vibrancy and where Plymouth is.
160	425	Northville has a stuffy vibe today and I'd like to see it a little more relaxed, like Ann Arbor.
161	428	Vibrancy is not brought on by a mass influx of apartments or townhomes.
162	429	I would like to see additional shops and restaurants, similar to Plymouth. But we're not looking to live in an area with numerous bars and a vibrant night life until 2 AM
163	430	I like that it is a quite town.

Q6. 6. Please share any additional comments about Northville's "vibrancy":

SR No.	Response No.	Response Text
164	435	Northville needs to maintain its small town feel... we don't need large amounts of apartments.... build single family homes with green space and retail
165	440	Would like more restaurants, but not more late night bars and definitely no clubs.
166	445	Northville needs more restaurants and shops. There are too many services on the main streets (real estate offices, doctors, etc.) and not enough appealing stores, food options, etc. The services can be on off streets and do not need the best lots.
167	446	If vibrancy means nightlife, keep in mind the family-friendly atmosphere that is important to us all. For example, Northville would be better served by home breweries, live music, quaint shops. We want dog-friendly, family-friendly, experiences more than metro late-night dance club or casino type of entertainments.
168	450	I feel the vibrancy is perfect given that this is a family oriented community. I don't think increasing the vibrancy in the current state of our country as a positive. Hopefully the new developments don't include rentals.
169	452	Northville's vibrancy whatever level it is, is fine and planning should not be to increase it.
170	458	no comment
171	459	concerned with the racetrack. There's only so many apartment, prefer townhouses keeping with the architecture of downtown Northville
172	461	Northville doesn't have to aspire to be a 24/7 City. Part of the charm is it's sleepiness. Activities available but by 10:00 it's pretty quiet.
173	465	vibrancy for young families is more important than vibrancy for the 20-35 yr old crowd. Keep the family vibrancy in the forefront while still maintaining the other category. We don't need Northville to be an late night attraction for other communities in the area.
174	466	Of course my rating was " before " this pandemic. Northville still does as much as possible though ,responsibly = 10.
175	470	Character, and quality building materials and architecture. A bad example are the condos going in on Center Street. That design never should have been allowed.
176	475	We need more shopping - not so many real estate, financial planning, tax offices, lawyers, etc. If we need to offer deals to shopping businesses I think we should. Love the fact we have closed the streets. If it stays this way, we will need some attractive signs at each street closing.

Q6. 6. Please share any additional comments about Northville's "vibrancy":

SR No.	Response No.	Response Text
177	476	Off bigger is the goal think downtown Plymouth not Ferndale.
178	478	Vibrancy to me means that I am excited about the vibe, visuals and interaction with others. We do not have enough variety of restaurants and shopping at this time to warrant me saying we are vibrant.
179	481	We appreciate the towns atmosphere. shopping, dining, parks and festivals. We feel more could be added without the town turning into 24/7 action. We value our great schools and worry about abundant offerings of lower income housing will over crowd our city and schools.
180	482	I think we are close to the ideal level of vibrancy. A bit more activity and action would be fine, but too much will destroy the historical atmosphere. Bars are fine, but loud and crowded clubs would be a mistake.
181	484	It becomes a ghost town after 10:00pm on weekends. We need something to attract people to stay after dinner and not head to Plymouth for night life.
182	489	We really need more live music venues--nothing major, but a place or two downtown to have a drink and listen to music year round.
183	492	Closing the streets has been a fantastic addition encouraging more people to visit downtown and eat outside. I would recommend closing every summer.
184	496	If we want a high vibrancy we can visit Detroit or Chicago. My family enjoys living here because there are nice restaurants and theaters and boutiques.... we do NOT need rowdy bars with drunk patrons spilling out onto our streets at all hours. We moved here because the school system is excellent, and we feel very safe in our quiet neighborhood.
185	499	More shops, a movie theater
186	500	The vibrancy should be a apparent, but moderated by a sense of seriousness.
187	501	If you live in Northville, you go somewhere else for "vibrancy"
188	503	As a resident in an area that surrounds the downtown I enjoy the quiet community activities such as parades sidewalk sales and festivals. I do not appreciate hearing the lid entertainment music on Friday nights echoing as I sit on my porch. Northville charm is its tranquility. We are within a short drive of Detroit or Ann Arbor if we seek more "vibrancy"
189	504	We are not Birmingham or Royal Oak. Stop trying to make Northville something it's not

Q6. 6. Please share any additional comments about Northville's "vibrancy":

SR No.	Response No.	Response Text
190	505	Enhance vibrancy with additional restaurant offerings, parks and improved pedestrian friendly downtown, e.g make Main Street a non- through traffic zone for pedestrians like we currently have it.
191	509	After 6pm the downtown area seems asleep and dated. To attract younger residents we need more action/things to do later in the evening.
192	510	Don't necessarily want Northville to be a destination downtown for other communities, but would like it to serve local community well.
193	512	More Vibrance means more people and bigger community and more commercialism. I am opposed to this. Keep it small and quiet!
194	515	I don't want Royal Oak, but it would be nice if there was an energy about downtown on a Friday and Saturday night. Right now it just feels like strollers and boomers.
195	517	While a balance needs to be maintained, I think Northville is far behind Plymouth in what the downtown offers. Plymouth has a vibrant downtown filled with a great selection of restaurants, bars and shopping yet still maintains a small town feel. In comparison, Northville has minimal retail options, more so focused on professional offices and the restaurant selection (while improved in recent years) still seems stale. The race isn't even close but I keep hope alive.
196	518	Would definitely like to see Northville stop selling out to developers and improve upon keeping the small village Victorian charm that is left.
197	519	We need more stores less beauty parlors.
198	522	There is a strong need to bring in more shopping and dinning options to the downtown area. Building a strong more vibrant downtown will continue to build Northville as a whole. Not the Vibrancy of Birmingham or Plymouth, but there is certainly a lot of room to grow from where we are now.
199	523	Plymouth has a much more vibrant downtown because of the central location of their city park. I think the city needs to either find a way to connect ford field to downtown or create a new park where the parking structure currently is. Without that central, community space to congregate, downtown will not compete with Plymouth. I don't think the current courtyard cuts it.
200	525	There needs to be a divergency of shopping to maintain vibrancy, not just high end retail.
201	526	I think it should be similar to Plymouth's vibrancy.

Q6. 6. Please share any additional comments about Northville's "vibrancy":

SR No.	Response No.	Response Text
202	528	vibrancy would need a much younger demographic, more young singles, and a more affordable housing market. I'm okay with that, but we are a long way from that now. The Downs project could offer that.
203	533	Northville is not designed, nor would I want it to be as a busy metropolis. It's a nice community where house values are high because the town is not overtaken by a "commercial" feel. Small town, local shops help maintain this beauty and peace. What others have suggested is high density growth which would destroy what we love about this town
204	534	Stop trying to make Northville into Birmingham. If you want that - move there. Build on what you already have instead of trying to be something else. Northville is charming and a cool town. The Historic District is special and shouldn't be taken advantage of or ignored.
205	535	There is virtually no nightlife. We have a quiet community, but I think that a well-rounded community would have the ability to have live musical performances indoors as well as outdoors.
206	537	Plymouth has more people out and about at night, but Northville hit it out of the park with the street closures during the Covid-19 pandemic. Hopefully that kind of atmosphere can continue.
207	541	I would like to keep Northville the quaint little town that it is. Adding more homes to an area that is already congested with traffic is only going to make things worst. You won't be able to get around town quickly.
208	543	We don't need more hustle and bustle!
209	545	I don't want Northville to become a Royal Oak. No rowdy bars and clubs are needed.
210	546	Currently, Northville is boring and stuffy with TOO many retiree's acting old. Northville has difficulty attracting younger residents (especially those with families) because the old guard will not let them in! They are too concerned with property values and not at all concerned or even aware of what makes a city (even one as small as Northville) vibrant, attractive and appealing.
211	547	northville should try to be as hip and up to date as possible in order to make a lasting impact on the county. constantly reminiscing about the 1800s isn't taking the city in any direction. out with the old, in with the new.
212	550	A little more nightlife could be fun. However, I don't want to see anything close to royal oak's night life. I am glad we don't have bar hopping, etc.

Q6. 6. Please share any additional comments about Northville's "vibrancy":

SR No.	Response No.	Response Text
213	554	It should strike balance between supporting the needs of both its residents and businesses.
214	555	To be vibrant something needs to draw you there. There is nothing that draws you to downtown northville
215	560	The reason Northville has been a great community is the "small town feel" Over the last 20 years this has changed a lot with all the homes and subdivisions that have been built in and around northville. The town needs more green space/parks and utilization of the river we have. We don't need more housing developments and more people.
216	562	We don't have enough critical mass of downtown businesses yet to provide 7 days/week "vibrancy". A few more restaurants, shops, outdoor attractions, etc. are needed to have more vibrant (including Sundays) downtown.
217	569	Please find the right balance between a cozy community and one that invites you to dine, walk, shop, be entertained and relax.
218	573	ok the way it is
219	574	Respect and promote Northvilles' location as a complete city for its residents not a bedroom location for the area.
220	576	northville's restaurant scene is a little sleepy. needs an update.
221	578	A small town atmosphere would be lost with too much "vibrance"
222	579	The DDA and town leadership have a skewed lens of vibrancy. They act as tho the annual concert series and events equal vibrancy. Where in fact those events and our current retail shops are stale and completely white-washed, appealing to few. We need diversity in events, a better retail mix and more restaurants. Northville looks out dated and non-inclusive. We're missing the boat and losing opportunities for younger families, upwardly mobile couples and BIPOC to make Northville their home.
223	585	Need more exciting restaurants that attract a young professional crowd. Example would be Barrio or Sardine Room in Plymouth.
224	587	I'd enjoy a little more "vibrancy" and "action" to the downtown area.
225	592	Vibrancy equals \$. We have to create excitement, yet still yield towards safety, with that small town feel. Uniqueness
226	593	Better stores to shop atmore restaurants.....Friday and Saturday adult nightlife for singles.....daytime for family.

Q6. 6. Please share any additional comments about Northville's "vibrancy":

SR No.	Response No.	Response Text
227	595	Northville isn't vibrant. It never has to be Royal Oak/Ferndale, but Plymouth takes a ton of business away from Northville due to the lack of better restaurants. Northville lacks better restaurants because of the lack of nightlife.
228	597	I think the stores should remain open on evenings and weekends. Similar to what is done on First Friday.
229	601	We could use a bit more nightlife
230	606	Walked around downtown Friday afternoon about 2 pm. Too many store and restaurants were closed. Streets blocked off and no one using the tables and chairs in the middle of the road. Businesses were not open.
231	607	Great looking downtown but hardly any shops I want to go into and a lot of snooty people. It needs more diversity.
232	613	Vibrancy is best supported by a mix of residential building types that host downtown users. Walkability, strength of business mix, quality of public design integrity all contribute. The downtown atmosphere enhances community real estate values and attracts residents and investment to this historic center. More residential is essential to build upon this strength. Single family homes would be a limiting choice. Higher density mixed use development can be well done and is the right direction.
233	617	Downtonw should not strive to be a "party" zone. However, a larger pavilion, common area not crammed into downtown but allowing more attendees with more green space for concerts, shows, festivals would be excellent. Recommend moving festivals, shows concerts to a new, larger green space in area (at least part of) the current Downs racetrack.
234	619	We don't need to turn our nice city into a wild place with a giant night life. We have a good balance, keep it.
235	620	I like the activities that Northville offers, including the various festivals, parades, and such. I enjoy the free concerts and First Friday activities. (Maybe not this year, but in general.) I hope Northville continues to offer things like that and maybe expands on that. I am not looking for it to be an urban 24/7 stuff to do kind of place, but continue offering the types of family-friendly and fun activities it always has.
236	621	Bustling cities work because of proper infrastructure, pedestrian space, flow of traffic and attractions.
237	623	Would love to see more restaurants/bars/hangout spots .
238	624	Would like it to stay the same.

Q6. 6. Please share any additional comments about Northville's "vibrancy":

SR No.	Response No.	Response Text
239	627	It would be nice to see something more vibrant like the village of Rochester with a grocery store like Whole Foods
240	628	Many of Northville's downtown buildings have had multiple tenants over the past 100+ years. Our residential buildings' and the neighborhoods' character was and still is adaptable to new uses. This ability to adapt ensures that vibrancy can be sustained, even if the retail or commercial purposes change. This is why I think Character is the most important. If you get it right, vibrancy will follow. It's not just downtown that needs vibrancy. We should strive for vibrant neighborhoods.
241	633	We do not need more expensive boutiques.
242	635	The small town vibe here in Northville was the main reason that I moved here 9 years ago from a bigger city. I wanted to get away from all of the hectic day to day traffic.
243	636	Do not want Northville to become a bar zone like Royal Oak.
244	645	If there's an uptick in any entertainment businesses they need to cater to either families or upscale professionals. I really don't like that latter description but I can't really think of any other way to describe what I'm saying. Even Birmingham and Plymouth have had issues with some entertainment venues i.e., bar fights and over serving resulting in patrons getting DUI's. Be careful not to have too many "professional service-type" businesses. Those type don't bring shoppers and diners as much
245	647	Could really use another bar or two or maybe brewery/winery. It's such a lovely town but can just get so boring after dinner.
246	650	Even pre-covid shops closed early and had limited weekend hours.
247	651	I believe strongly that Northville could benefit greatly from added vibrancy in the main downtown area through additional restaurant/shopping choices. Added availability of concert, events would help to increase the community feel and energy.
248	652	I don't think high energy establishments should be planned specifically. I think our community is better served by a wide array of options including low key and moderately active restaurants and shopping. I think businesses operated primarily as bars or party spots are unwelcome here.
249	663	A little more night life but you don't want to attract the wrong people. You don't want crime, trouble. You want family, community fun.

Q6. 6. Please share any additional comments about Northville's "vibrancy":

SR No.	Response No.	Response Text
250	671	Would be nice to have additional restaurants and shopping similar to Plymouth downtown
251	672	We need more trendy restaurants and green space for kids. Bigger town square.
252	673	New shops and restaurants that draw young people and tax dollars in is important . I think the benchmark should be birmingham
253	681	Need to have more things open, in particular during winter months.
254	682	Shops and restaurants should stay open later to invite more business.
255	686	I believe Northville caters to an older, retired crowd. It needs to be more inclusive to the young professionals in their 20-30s that would like to stay out in downtown Northville past 9pm and safety be able to get home. It needs more family brunch places like Birmingham. Currently, many people in that age bracket are choosing to move to Plymouth or Birmingham for that reason. The young is the future of Northville, don't push them away.
256	690	Northville is not a city that people will seek to go clubbing 24/7, and that's ok!! Novi tried to get into the late-night bar scene and it seems that many places have been unsuccessful. Ex: 5th Ave, The Post, LibraryPub, Tequila Rain, and on and on and on.
257	694	Northville has almost the right balance between restaurants, dining options and public events.
258	700	Northville should consider more variety of restaurants. There's enough "bars" and not everyone is ready to go to bed at 10:00. This why so many head to Plymouth
259	703	You don't find many downtowns like ours anymore. Keeping is cozy keeps its charm.
260	705	I feel that the town could use a few more restaurants with outdoor seating, possibly a movie theater, a larger space for musicians and events to increase vibrancy. I do not feel Northville should become a jumping 24/7 hotspot.
261	707	No additional retail is needed in the city!
262	708	A quiet town with family restaurants and small shops is perfect.
263	711	Due to the current Corona virus the climate has been much less vibrant.
264	714	Minimize the "historic" aspect. What "history" happened here?
265	715	I think vibrancy is very subjective. Personally, I think there's a vibrancy in Northville not just from things to do,

Q6. 6. Please share any additional comments about Northville's "vibrancy":

SR No.	Response No.	Response Text
		but just because of how well the downtown is taken care of. From the twinkle lights to the flowers, that atmosphere creates vibrancy. I think there is a natural buzz on weekends and Friday nights, and I think making more daytime activities that connect to the greater outside community (connecting Hines to the new development and daylighting the river) will create more vibrancy.
266	717	I dont want the town to turn into an area like royal oak or ann arbor with lots of bars and clubs. But I still want to be able to do things later at night.
267	721	Northville needs to grow and expand. It has so much potential in the down town area but too many restrictions are limiting its ability to grow and attract people.
268	725	We prefer peace and quiet, NOT cars driving into town at all hours.
269	729	I've noticed a much better vibe since the streets have shut down. I am not saying this needs to be a full time thing but when people traditionally think of nightlife, they think of bars and partying. However, in the short time restaurants have been able to expand, I see the kind of nightlife I want to see downtown with people out eating and drinking respectfully until 11pm
270	730	It's great that there are always people bustling about and that buildings are occupied. Let's not get carried away and make it overcrowded.
271	732	We do not want lots of new homes that will increase traffic and small town feel!
272	733	Bike lanes connecting the city and parks.
273	738	There should be an emphasis on healthy vibrancy...remembering the safety of families who live close to downtown. Minimize traffic to surrounding communities.
274	740	I believe Northville could definitely have a more exciting & more modern Dining / nightlife scene without it impacting the safety or family friendly feel
275	741	I think we need to keep the integrity of what we have. Limit the number of apartments. More single family and condo options are what many are looking for in this town.
276	742	Finding a balance of "this is an aging town for old people" and "this is a college town" will be difficult. However the current state of Northville is boring an dull.
277	743	I don't want the streets to "roll up" by 6 p.m. nor do I want events to go on into the we hours of the night/morning. I would like events that continue to 9:30/10 p.m. so you can dine out and then enjoy an outdoor event for a while. Since we moved here 1 year ago I walk everywhere around town

Q6. 6. Please share any additional comments about Northville's "vibrancy":

SR No.	Response No.	Response Text
		and really enjoy the ability to have quick and easy access to events in town.
278	753	Love outdoor seating but orange barriers are ugly
279	754	Most retail is only open during the day. Events in town have started becoming less and less.
280	755	From 8 am to 11pm there should be business and functions for all ages appropriately.. Have enough area for street fairs. Spread dining throughout the area . Walk ability and parking. Important. Need to get more than real estate in our small shops. Can we expand our gallery and artist studios?
281	760	Store fronts need to include shopping and dining options along with opportunities to bring friends and families together in a safe environment. Perhaps a family-friendly and adult game room, bowling alley, a horse racing track :), etc.
282	762	We moved downtown for walkability. I believe walkability is the key to Northville's vibrancy. We LOVE having a few blocks closed to vehicle traffic. It makes the town feel very alive.
283	763	More dining / entertainment options without the late nights.
284	764	Not many businesses remain open very late, and are surprisingly closed during special events (such as the art fair). Pools always seems to be open for these events, and I'm surprised more don't take advantage.
285	770	Atmosphere that all in the family can feel comfortable with.
286	772	Diversity of leadership seems to stifle progress. Everything seems to be a battle with the Old guard. No open to new investments, business or other.
287	774	Only restaurants and retail should occupy first floor spaces downtown. No more real estate, financial or spas on first floor!!!!!!!!!!!!!!!!!!!!!!
288	775	Too much will destroy Northville's atmosphere.
289	778	Too many stores close up too early in the evening or have limited hours. Would like to see shops open later.
290	787	It's a little too quiet and cozy
291	789	3
292	792	We enjoy the family oriented activities (concerts, parades, etc) in Northville, but we should continue to have them end at a reasonable hour. We should avoid a "bar scene" atmosphere.
293	799	Again I feel controlling traffic to a slow quit pace is key to encourage that small/slower downtown feel. Green space with homes and store fronts would be my target.

Q6. 6. Please share any additional comments about Northville's "vibrancy":

SR No.	Response No.	Response Text
294	801	I would appreciate more restaurants, bars, and permanent/additional outdoor dining areas.
295	803	cozy and old town feeling is the charm of Northville.
296	804	More variety of shopping, less professional storefronts.
297	808	Don't want to lose the quiet town feel
298	811	I do not want Royal Oak or Ferndale here. I would like Birmingham without the snobby affluence. It is actually quite fine here. Which is why we came here in first place.
299	819	Love Main Street being closed for the summer. Would like to see that continue each year. I prefer that Northville not become bustling.
300	820	I work in Livonia until 4:30-5:00 p.m. I have a hard time getting to downtown Northville stores before they close or trying to close. If they are trying to close, I feel like I need to hurry up or just leave.
301	821	I don't think Downtown Northville needs to be more vibrant. Novi and Ann Arbor are plenty vibrant and nearby if that's what folks desire. We need more natural spaces with flora and fauna, not more development.
302	824	I think we want an active and engaging town that also represents diverse types of commerce and supports a family character. To be abundantly clear we should not be trying to replicate Plymouth or Royal Oak by creating an entertainment/night life/bar destination. They exist and aren't needed, we should strive to extend our character as a family community with casual dining, specialty retail and family entertainment. Vibrancy can equal engagement and an appropriate mix vs. replicating other models
303	831	I thing the level of vibrancy should stay the way it is currently
304	840	Better/more true retail options
305	847	No need for it to be a party city. W mix of both is fine. That's why I said 5.
306	848	The new Public waterway park should include a venue for entertainment which will bring more evening excitement to Northville
307	851	Because of the size of the town, I would not like to see it get "more vibrant". There are a good number of things to do that appeal to a variety of people right now, with different things coming along at a fine pace. Too much more would cause parking issues (since lots of out of towners come for events) and congestion (which is pretty high on the weekends).

Q6. 6. Please share any additional comments about Northville's "vibrancy":

SR No.	Response No.	Response Text
308	855	Too many downtown "office" buildings in key areas that could be better used by a shop or restaurant
309	858	The financial businesses don't offer any vibrancy. There are very few options available in the evenings that even offer any sort of entertainment. Plymouth has unique restaurants like Pizza y vino, Barrio, the post, an Irish pub, to name just a few. I would like Northville to use the additional area for those types of things.
310	859	The city needs to have more activity through the hours of 6am to 1am.
311	861	I like that Northville is somewhere in the middle. Things to do but quiet places to go too.
312	866	I do not want to see more bars or restaurants downtown. I would enjoy more unique retail but no chain stores or large scale. I do not want Northville to change its small town community feel
313	869	Northville is a unique and quaint town. Let's keep it charming. If we want the hustle and bustle, we can go to a Plymouth. I enjoy our quiet town.
314	868	The Tipping Pt is a gem Additional theatres and other performing art or lecture venues would be wonderful A sculpture garden or small museum would be great
315	815	Vibrancy is a feeling that should be felt from 6am to 1am
316	873	I feel the city is too busy. I like it to remain low key.
317	877	I don't want to become a destination entertainment hub, but additional life and options in the evening are needed / desirable.
318	878	Some "vibrancy" is OK, but let's not turn into a Royal Oak or Ferndale.
319	884	town needs more restaurant options as well as more condo/brownstone type buildings.
320	888	The Northville Downs projects sounds like a great addition to our city.
321	890	I think Plymouth is a reasonable example of what Northville could be with regard to vibrancy.
322	898	we don't need to be the next royal oak, but more diversity of activity options isn't a bad thing.
323	902	The vibrancy needs to include places to meet and linger in the evenings/nights, and on weekends. I don't mean more bars, but restaurants or coffee/tea/bookstores where people can connect after hours or on the weekends.
324	903	Our current downtown Storefronts are full of small professional offices (attorneys, financial planners,

Q6. 6. Please share any additional comments about Northville's "vibrancy":

SR No.	Response No.	Response Text
325	906	accountants). These detract from the retail in town by limiting a cohesive shopping flow. Continue in future years to close the city streets to allow pedestrian only and the restaurants and shops to "expand" onto the street.
326	907	Do not want vibrancy to lead to noise, safety issues or attracting loitering, drugs or trouble makers. Plymouth has done a nice job at this.
327	910	the events are more tailored to older people, and the variety of events is limited and is stale.
328	911	A highly vibrant Northville would bring headaches to police and community
329	912	You've got more than enough subdivisions now in Northville and the township. I've never heard anyone say, "I'm moving to ___ because I just love all the new subdivisions!" You need much more green space than simply relying on Mayberry Park and the new 300 acres at the old hospital. For every acre developed, an acre should be preserved to help control taxes, flooding, preserve home values, and preserve the important downtown and tourism/visitor economy.
330	913	I think Northville is a progressive cozy little community and should remain so; I wouldn't mind seeing shops open past 6 p.m. but I wouldn't expect a "thriving night life" in town.
331	914	There needs to be more variety in the stores. How about an old fashioned candy/toy store to bring in more young families.
332	915	Northville provides variety of opportunities for everyone and still keeps the small town feel, and should continue all the opportunities and variety.
333	917	I personally think it is important to keep a balance between cozy and vibrant.
334	918	All businesses should be open later Thursday -Saturday to have a more vibrant downtown. The events are great, but when all the shops And restaurants close early, there's no reason to stay after nine. People end up going to plymouth. We need to keep our downtown viable and the later hours on the weekend could accomplish that. Also, there needs to be something for teens to do. They spend a lot of time walking around downtown. More options for them would keep them in town with something to do!
335	919	24/7 vibrancy also bring noise and trash pollution which are undesirable and undermines the small town feel and quiet neighborhoods.

Q6. 6. Please share any additional comments about Northville's "vibrancy":

SR No.	Response No.	Response Text
336	930	For reference, I would consider downtown Plymouth to be maybe a 6 and downtown Royal Oak to be an 8. One of the things that makes Northville great is that it IS a sleepy community. However, it is a bit excessive that most restaurants close at 9 or 10 and many of the shops and restaurants are open odd hours, not open on Sundays etc. We need a better variety of good independent (maybe even local chain) restaurants and shops and give them some opportunity to be successful.
337	931	It's a little too low key. Still absolutely love it. AND would be nice to have more dining, shopping options while still keeping the town feel.
338	932	Need to have a development plan that helps this achievement Need action not just talk
339	935	There are plenty of communities that have turned into "bar scenes". We truly do not need to follow the path already mistakenly taken by other towns.
340	937	I definitely do not want downtown to be rocking 24/7 but having more places to shop would be nice, keep them open a little later in the evening. I would also love to keep it a safe place for teens and other young adults to spend time, listen to music in the town square. It would be great for kids to have basketball or volleyball courts to play and then cool off with an ice cream or other in town.
341	939	I like it's attractions that draw others into town but do not wish for a more bustling environment.
342	940	Northville is a "bit too stuffy" and needs to lighten up. Upgrade the vibe to something closer to Plymouth but better. Unique/bohemian with a range from a great dive bars with live music and games to upscale places . Think Ann Arbor. Artisan craft beer/ drinks and foods to captures everyone's interest. Plenty of out door dining with places to accommodate winter outdoor fire places and drinks to extended our outdoor living experience in Michigan. Clean up DOWN TOWN blight. McGuire house!!!!
343	941	Hard to answer #4 in lieu of pandemic.
344	942	I think we can expand our existing downtown and make more of it. More shopping. More Dining and entertainment. More walking and common spaces. Still a connected community, with more connecting us.
345	947	I am definitely not interested in 24/7 vibrancy here. Cozy is good by me.
346	954	It will be good to see more people walking on the streets. We still have a lot of shopping/recreation/dining locations that are accessed by cars.

Q6. 6. Please share any additional comments about Northville's "vibrancy":

SR No.	Response No.	Response Text
347	959	TRAFFIC FLOW?
348	961	it appears the commission wants us to be the next royal oak or birmingham. if thats what residents wanted we would have moved there . we moved here for the northville experience walkable, essential services (grocery bank post office library and dining) are easily accessible
349	963	When we had the Victorian Festival we had a lot of vibrancy. Center street was all charity booths and after the parade the place was filled with everyone supporting all the different organizations. Picnicking families on Sunday spent the whole day at Mill Race.
350	964	Some additional night life for younger people would be good.
351	965	I do not think the town needs a 24/7 vibrancy. After all it is a small town and that is its charm. You want 24/7 New York energy go to Royal oak..
352	967	If vibrancy equals increased density we don't need more people squashed into every space. Moderate development with new restaurant options would be welcome.
353	969	Emphasis on safe, enjoyable, healthy atmosphere and experiences -- planned and spontaneous -- for residents and visitors of all ages. Northville should continue to be a welcoming community for everyone, and recognized as such.
354	970	Concerned that Northville is becoming a community lacking age diversity Very expensive for new young families to move here to help create a vibrancy.
355	973	I am very fond of the quietness, and charm and of our town. A small increase would be welcome without compromising the essence of our community. We don't want it to turn into another Birmingham!!
356	972	"Vibrancy" comes at a cost to downtown residents who are subjected to the onslaught of those seeking parking on residential streets for "vibrancy". The resulting congestion and unsafe traffic for residents (driving or walking) is a result of "vibrancy" seekers, as well as noise from car doors slamming, remote locking/unlocking and post vibrancy participants loud conversation when retrieving their car from residential street parking. Create somewhere else for people to park.
357	975	"Vibrancy" seekers park on residential streets. This resident has had it with the past special events, visitors who park on our streets, to the extent of making streets congested and unsafe to drive and even walk. Then there is the noise at night as the vibrancy seekers retrieve their cars, opening them remotely HONK,! slamming doors BAM!

Q6. 6. Please share any additional comments about Northville's "vibrancy":

SR No.	Response No.	Response Text
358	977	after having a long, loud conversation in front of our house as they say good night to their co-vibrancy seekers. How about a parking lot or shuttle? I would hate to see it get as big and congested as Plymouth. I value the size of the town the warmth of the people. Plymouth is always too crowded. I also value the uniqueness of the retail and restaurants.
359	979	I assume you're talking about the downtown area, and as for that area, I think it gets quiet very early and would be better were it going later. And I'm happy to blend residences and business -- read Jane Jacobs, the Life and Death of Great American Cities.
360	980	Connect Hines Park with downtown by extending the park with a river walk. Daylight the river! This will attract residents and visitors alike.
361	981	Covid has taken away our parades and city events. Bringing them back will bring back the vi"vibrancy". We need to increase parking for downtown. We should NOT give up parking spaces for condos in the downtown area!!! Another parking structure on Cady street. Bicycle racks in the downtown area would be an advantage.
362	982	We would love to see a larger variety of dining rather than shopping. The number of Late night Music concerts Is appropriate for the size of our town
363	984	As a longtime resident I feel we have lost the small town feel, there is no longer a feeling of community among the residents and we are losing the historic homes as they are bought up, torn down and rebuilt
364	985	Some of Northville's sleepy atmosphere has to do with the hours of operation for some of the city's business. . People can't shop in the evening most nights of the week.
365	986	Vibrancy of the downtown is separate from the vibrancy of the neighborhoods. You should explore both separately.
366	987	This is a residential community, not a toga party. Fun is great IF it does not trample the rights of property owners who paid a premium for peace and quiet.
367	991	It's fine for Northville to vibrant during the day, but the town ought to be quiet, calm and peaceful at night for the sake of its residents. A city that never sleeps provides no rest for its inhabitants.
368	998	The vibrancy we have and could use more of are local type events. The Victorian Festival is a good example. But we use to have the summer Rib Fest in Ford Field - we could use more of that and possible events at the Northville Downs.
369	1,000	Stores open longer hours

Q7. 7. When looking at Cady St./Racetrack/South Center Sub-Areas, what should new development contribute to the City? (pick one)

SR No.	Response No.	Response Text
1	12	Other (Please specify) : family homes including ranches for elderly
2	61	Other (Please specify) : Please keep Northville Downs racetrack. It is unique and the last remaining horsetrack in Michigan. Northville should aim to be a unique instead of turning into every other Detroit suburb.
3	71	Other (Please specify) : Younger family - Affordable - Retirement -
4	83	Other (Please specify) : A skate park and larger farmers market. The rounding housing market has already made the increase in traffic and population density higher. We need more green space downtown to balance. Or more affordable housing not more overpriced housing. Make sure people who currently live in Northville can have their children live and work here. Don't price out the existing population.
5	88	Other (Please specify) : Should have to remain small town feel with few people.
6	89	Other (Please specify) : Do your jobs and vibrancy and character can both increase
7	101	Other (Please specify) : Congestion and crowds
8	112	Other (Please specify) : Augment current small town feel- that is why we bought and want to live here
9	148	Other (Please specify) : This is a poor leading question. The development may add 10% or more to the city population. A residential builder will build for the most profit. What demographic shift will happen? That's the key question.
10	157	Other (Please specify) : I'm not sure why these are the options to choose from? Quality Construction, connectivity to Hines and downtown northville, green space
11	167	Other (Please specify) : Open space
12	174	Other (Please specify) : Green space! Unlike Plymouth we have no Kellogg park. Mill Race is it. Green space at the very entrance to the town would be phenomenal.
13	185	Other (Please specify) : Balance between nature and population.
14	188	Other (Please specify) : New development should be consistent with existing neighborhoods - lot sizes, types of buildings, architecture. Not cookie cutter condos, townhomes, apartments.
15	254	Other (Please specify) : Greenery! Beauty!

Q7. 7. When looking at Cady St./Racetrack/South Center Sub-Areas, what should new development contribute to the City? (pick one)

SR No.	Response No.	Response Text
16	262	Other (Please specify) : The space should be an open city square combined with green park space, lined with a few shops and seating areas.
17	263	Other (Please specify) : Affordable
18	299	Other (Please specify) : No more houses. Turn it into a park.
19	304	Other (Please specify) : I don't think vibrancy and character have to be in competition
20	331	Other (Please specify) : Park-like setting!
21	342	Other (Please specify) : The homes should fit into the current status quo. They should look historical/ Victorian. Their should not be any condos or apartments. It should fit in seamlessly- a place wheee we can all walk. I think it must contain a park.
22	348	Other (Please specify) : Respect for the community, do not overwhelm the infrastructure, be a welcoming/attractive, high quality addition to the community.
23	363	Other (Please specify) : Blending with the current historical small town feel. Character that reflects the current character of Northville.
24	374	Other (Please specify) : A little bit of shopping, a lot of green and trees, riverwalk, a couple of apartments
25	385	Other (Please specify) : Controlled Density
26	417	Other (Please specify) : It should reflect and mirror the current residential character of the housing types that are in the immediate area of downtown Northville currently. There should be only minimal expansion of commercial activities added to what already exists
27	435	Other (Please specify) : single family homes with mix of retail and green space
28	452	Other (Please specify) : same as now. No high density like center st or main st.
29	482	Other (Please specify) : It should NOT draw people from the Center & Main area. It should be residential with very limited commercial space.
30	503	Other (Please specify) : Green space!
31	560	Other (Please specify) : The new development should contribute outdoor spaces and great restaurants.
32	561	Other (Please specify) : Daylighting the river.
33	574	Other (Please specify) : A green area to be enjoyed. Not a new tax revenue bonanza
34	583	Other (Please specify) : Single family homes that would compete with the rest of the community

Q7. 7. When looking at Cady St./Racetrack/South Center Sub-Areas, what should new development contribute to the City? (pick one)

SR No.	Response No.	Response Text
35	774	Other (Please specify) : A healthy mix of living alternatives and small community gathering places and seeing the river!!
36	837	Other (Please specify) : It should balance with the current neighborhoods.
37	850	Other (Please specify) : Senior complex
38	853	Other (Please specify) : Somewhere to park. Good restaurants to go to. Jobs
39	941	Other (Please specify) : Green construction for a world fighting climate change.
40	942	Other (Please specify) : It should blend our existing charm with new attractions. We are an old historical town. Old, not obsolete.
41	947	Other (Please specify) : Balance b/w character and vibrancy. Free the river from under the racetrack and make a river walk!!!
42	949	Other (Please specify) : The character of the city now, single family homes, Detached condos, not rental apartments
43	961	Other (Please specify) : character and vibrancy are too vague . would like to see family and senior suitable housing at the track. an expanded year round farmers market
44	965	Other (Please specify) : A continuity of our charming city of Northville
45	982	Other (Please specify) : It should build on the historical and Victorian era that our city is known for.
46	984	Other (Please specify) : Those are the only choices? Vibrancy should be downtown. There should be houses that match the historic northville homes not look like a subdivision of cookie cutter houses, the green space should be limited too northville resident. Too many out of town people would put neighborhood children at risk
47	985	Other (Please specify) : While new development should have a historic like character, the vibrancy should be based on the needs and desires of the citizens. Does vibrancy mean more events, or shopping, or restaurants or activities for all age groups. Could this mean a bigger and better community center?
48	991	Other (Please specify) : Victorian Character
49	996	Other (Please specify) : Open space, picnic areas

Q12. 12. What are your greatest concerns about the potential impact of redevelopment/revitalization in this part of town? Please select at least three choices, excluding the "other" option, and you will be asked to rank those items selected in the next question. If you do not make a selection below, the survey will skip the next question.

SR No.	Response No.	Response Text
1	20	Other (Please specify) : Apartments will be the death of quaint Northville, along with smaller town homes squeezing too many people in. Traffic will be a nightmare. I've seen the previous plans, and renderings look shotty at best.
2	36	Other (Please specify) : Loss of the Track
3	61	Other (Please specify) : Please keep Northville Downs racetrack. It is unique and the last remaining horsetrack in Michigan. Northville should aim to be a unique instead of turning into every other Detroit suburb.
4	94	Other (Please specify) : Too many "affordable" housing units has proven to DROP housing values elsewhere
5	108	Other (Please specify) : Make it all into housing and we dont have the business or infastucutre to support.
6	118	Other (Please specify) : The master plan will. Or locate public amenities adjacent to downtown area.
7	148	Other (Please specify) : Enforcement of building code and other regulations. & loss of public space
8	167	Other (Please specify) : Too much density
9	185	Other (Please specify) : Over population, Northville losing its small town atmosphere
10	188	Other (Please specify) : Do not want garbage construction of high density cookie cutter tract housing.
11	192	Other (Please specify) : I'm concerned about not enough nature/parks and too much housing
12	196	Other (Please specify) : There is no data to support high density apartments on Cady St. which will degrade surrounding real estate values and the character of the town
13	200	Other (Please specify) : Loss of racetrack
14	202	Other (Please specify) : Low income housing or low quality construction would deteriorate cachet if Northville
15	203	Other (Please specify) : A rushed poor quality development.
16	233	Other (Please specify) : I don't believe it will have a negative effect!
17	256	Other (Please specify) : Loss of the Northville Downs Racing and Entertainment
18	271	Other (Please specify) : False choice (money vs. care)
19	274	Other (Please specify) : The site plan previously submitted lack forward thinking. We do not need a downtown suburb

Q12. 12. What are your greatest concerns about the potential impact of redevelopment/revitalization in this part of town? Please select at least three choices, excluding the "other" option, and you will be asked to rank those items selected in the next question. If you do not make a selection below, the survey will skip the next question.

SR No.	Response No.	Response Text
		at 7 Mile and Center Street. Cookie cutter builder homes and lack of green infrastructure and updated thinking on placemaking all concern me on a development this large.
20	299	Other (Please specify) : EVERYTHING. STOP BUILDING.
21	304	Other (Please specify) : I worry that the streets won't connect and that it will be more low density single family.
22	343	Other (Please specify) : Risk of not replacing (and increasing) current Northville Downs track revenue.
23	348	Other (Please specify) : My tax dollars should not be used to daylight the river so a contractor can build there. That needs to be the a requirement for the new owner to daylight the river.
24	390	Other (Please specify) : My concern is that it'll never happen because we have so many concerns
25	427	Other (Please specify) : More residential rentals (apartments)
26	452	Other (Please specify) : too dense to many people
27	476	Other (Please specify) : We should have a river walk with places to eat. It would cool and everyone would enjoy it.
28	482	Other (Please specify) : I'm afraid it will be another Main Center. A failed development that is a blight visually and commercially. Or another ugly cheap looking development like the new condos on Center built behind even uglier utility lines!.
29	533	Other (Please specify) : Crime introduced by low income housing and apartments
30	628	Other (Please specify) : I am concerned that the developer will hire another site plan designer who does not understand placemaking concepts.
31	634	Other (Please specify) : Too high of a population density. Do not need apartments or townhouses that are 3 stories high.
32	655	Other (Please specify) : Increase in small rentals (townhouses/apartments) where there are already many options.
33	715	Other (Please specify) : Honestly, my only concern is that the development doesn't happen. The racetrack, parking lot, and everything there now is such an eyesore and tragic to look at as a first impression of our town driving into it. It needs to go and my greatest worry is that the development will get halted again.

Q12. 12. What are your greatest concerns about the potential impact of redevelopment/revitalization in this part of town? Please select at least three choices, excluding the "other" option, and you will be asked to rank those items selected in the next question. If you do not make a selection below, the survey will skip the next question.

SR No.	Response No.	Response Text
34	728	Other (Please specify) : The roads will not be able to handle the increased traffic
35	755	Other (Please specify) : Loss of tax revenue from the race track .
36	801	Other (Please specify) : I am most concerned about dining choices and increased energy level.
37	824	Other (Please specify) : Inappropriate density in pursuit of unrealistic tax revenues and short term profits
38	858	Other (Please specify) : I am mostly concerned about the flow between the different areas. I feel like the three areas identified make it difficult to answer appropriate use when they all could be a mix. I do feel like stand alone houses should be only on the boarders of downtown. I feel like existing Main Street should be the back bone and the other businesses on new streets should be walkable and break off on main streets backbones and be pedestrian friendly
39	859	Other (Please specify) : One builder building a bunch of crap
40	815	Other (Please specify) : One builder building a bunch of crap
41	883	Other (Please specify) : not connecting to existing streets
42	905	Other (Please specify) : Not enough emphasis on housing OTHER than large single-family homes which now dominate the market
43	912	Other (Please specify) : Ugly uncreative architecture just like you see from these same developer's awful looking oversized beige square homes off Beck Road. Frank Lloyd Wright would be rolling over in his grave.
44	919	Other (Please specify) : Loss of historic town lineage.
45	941	Other (Please specify) : Light, air, noise pollution increasing, lack of 'green' building codes.
46	942	Other (Please specify) : Too much housing/living development
47	950	Other (Please specify) : Concern it would not offer single homes for Seniors. Do not want to live in a multilevel building.
48	951	Other (Please specify) : Lack of senior housing—affordable single unit houses and townhouses
49	974	Other (Please specify) : 7 Mile & Center intersection
50	985	Other (Please specify) : The impact of a development on all of the infrastructure is important. This would include not

Q12. 12. What are your greatest concerns about the potential impact of redevelopment/revitalization in this part of town? Please select at least three choices, excluding the "other" option, and you will be asked to rank those items selected in the next question. If you do not make a selection below, the survey will skip the next question.

SR No.	Response No.	Response Text
51	991	only water and sewage but potential increased schools, our safety force and most particularly on our road system Other (Please specify) : Potential Roundabout at Center and 7 Mile

Q14. 14. Please share any additional comments or thoughts about opportunities and concerns relative to redevelopment of this part of town:

SR No.	Response No.	Response Text
1	1	It would be nice to have a fitness complex with a pool, tennis courts, basketball court, etc. A place to ice skate in the winter (if water ever freezes again). A nice water feature should be incorporated into the landscaping, like a fountain or waterfall.
2	8	Please be sure to have people who actually live in Northville/Township on the board making decisions, too often we have outsiders who are employed by the city making decisions for a town they do not live in and only view decisions from a calculating, professional level and not from a 24/7 community perspective.
3	12	The small town atmosphere goes away with high end condos like across from Krogers. Young family housing with revitalize the economy, values and schools. Ranch style options for aging current residents are also needed. Diversity, but not apartments/bars...that is the Royal Oak transient problem. Deal with 7/Sheldon traffic issue!
4	15	The natural business inclination of any developer is for it to make any development as dense as possible. That is how the developer makes the most money. That is also the natural inclination for any seller of land to a developer. The denser the buying developer can make the property, the more the seller can sell the property for. But Northville is a historic, Victorian-style small town. It does not have the infrastructure necessary to handle dense development.
5	17	Thank you for taking the time to read this. I at least have some confidence that the city is attempting to guide development toward something acceptable for the existing residents. From previous real estate experience and the history of development nearby I have zero confidence that developer cares about the end result for the city. They are motivated (rightly so) by what makes the biggest buck.
6	19	Wet concerned that development be done right in terms of quality of build, but also logistics (eg traffic, etc). I do not see the need for townhomes or apartments in downtown

Q14. 14. Please share any additional comments or thoughts about opportunities and concerns relative to redevelopment of this part of town:

SR No.	Response No.	Response Text
7	20	Northville... there are plenty of those in and around the city and township already. We need owners who will invest in their property and the town, not transient residents. Green space and stores/restaurants to bring is needed. Multi Family homes will be the death of Northville. Kellogg Park in Plymouth is what is needed here; park in the middle, and stops around it.
8	24	Please make efforts to diversify the town, particularly to appeal to potential Black residents. It feels like some of these voting choices are coded language to let people vote against that, but that should be illegal.
9	27	Northville is an incredibly active town, and with its prime location connecting Hines Drive and Maybury State Park, an increased public, park space with soft surface trails, open spaces, and natural waterways would be a perfect way to link the two.
10	28	Thank you for asking Northville residents for their input on the development of our great city.
11	29	I hope that sidewalks can be expanded up 7 mile so residents living there can have better access to downtown. It's very dangerous to walk into down if you live between 7 mile and Haggerty.
12	30	Need events for Downtown that are family friendly. Need something to keep Downtown open past 10pm on Friday and Saturday nights. Adult style live music on the patio, upscale rooftop bars, or something similar to support restaurants and business Downtown.
13	31	We have had so much loss with the Marquis Theater and our schools are full. This small town will lose its appeal and residents will be forced to look somewhere else for what we used to have. We do NOT need more apartments and condos!!!
14	32	I think the current Race Track is somewhat an eyesore and doesn't fit in with the current Northville character, so I see this redevelopment as a positive change. I just hope its done tastefully with an open concept for pedestrians and is not just more expensive housing. It would be nice if some people who aren't wealthy could afford to live near downtown.
15	34	Traffic congestion needs to be addressed, this is critical. The city has an opportunity to make this community a responsive, welcoming location, but sadly based on the DDA committee, this is unlikely to happen. Personal interests should be set aside.
16	45	Sheldon/Center is a nightmare during rush hour.

Q14. 14. Please share any additional comments or thoughts about opportunities and concerns relative to redevelopment of this part of town:

SR No.	Response No.	Response Text
17	49	Please note that many of our schools are already over crowded and this could increase capacity. We also just lost a school building to housing development. Also, the traffic is already terrible at this location at rush hour, and no, a roundabout is also not the solution.
18	54	After seeing the approved architecture for the new condos on North Center, I have great concerns that there are no actual guidelines currently enforced. This development is a prime example of what does NOT represent Northville's character or charm.
19	55	I don't think we need to have such a massive increase in density/population. Perhaps the downs property could be divided into block type neighborhoods that surround downtown that could be appealing to those looking to build larger "big foot homes" while keeping density lower.
20	56	Major concerns about traffic, infrastructure costs and small town feel.
21	58	Any development should follow the "Victorian" style architecture that has been the hallmark of the community. Any commercial development should have strict height limitations and should be limited to the current racetrack property on Center St and 7 Mile Rd. Additionally, the City should explore expanding the existing parking lot south of Northville Square by adding a deck over the entire lot.
22	61	Please keep the racetrack, it is my favorite feature in Northville. I own a condo in town and purchased in 2015.
23	66	No apartments or townhouses
24	69	Parks, walkways, and restaurants along the daylight River (think San Antonio)
25	71	What is today vision will not be the future vision. Leave some space for more growth.
26	72	Parking is already inadequate.
27	75	I have concerns that there is a sense that our community is forcing the Northville Downs out of town. The racetrack has been a part of our community with horses racing there for more than 100 years, has contributed to our high school nickname being the 'Mustangs', and has hosted world famous athletes training their for world championship fights. The Downs has been a positive and contributing member of our community for a long time and deserves to be treated as such.
28	79	The development of these areas should occur as a whole rather than piecemeal. The demand for city services from this large scale development must pay for, or provide

Q14. 14. Please share any additional comments or thoughts about opportunities and concerns relative to redevelopment of this part of town:

SR No.	Response No.	Response Text
		additional revenue to the city for services. The developer wants to rezone a racetrack and if we agree to do so, they must follow these rules.
29	83	Walk ability is one of the main reasons I moved here a large increase in traffic will diminish that appeal.
30	86	Please keep the farmers market! We have lots of people who come from many surrounding areas and even further to visit for this and it helps our other businesses with traffic as well. It highly contributes to the small town lovely feel and helps build the community.
31	88	It's a sad day for Northville. I'm looking to move out of Northville because of the redevelopment.
32	92	It's obviously a balancing act. I would try to guide Northville toward a "modern charm," rather than being focused only on historic charm.
33	94	Too many multi family units, especially rentals is not the answer. You have many real estate agents in town who can speak to this. They've been very vocal in guiding we residents
34	96	There is one chance to make this happen and it needs to be unique yet blend with the historical character of this community and open up the diamond in the rough-the river and natural beauty of this area. If you build, don't cram it with a long list. It should be open to walk, bike, etc. what about a market venue with an amazing park and just shops with nice condos above on the perimeter? Put parking up on Cady and the back of the Farmers Market to hide it.
35	103	Apartments and townhomes will kill our property values and change our community drastically.
36	104	Northville schools are already underfunded. The impact of COVID-19 is making it worse. Some schools are in desperate need of an overhaul. Apartments are only going to make everything worse. I hope apartments are nixed from the plan.
37	108	Please do not make it into all housing. I would love to see more boutiques and night time activities. As well as more open event space and an expansion of the farmers market.
38	110	The small town quaint feel of Northville will be lost
39	112	Traffic, total loss of why I bought in Northville- small town, loss of small town feel. Inconsistency in new buildings too old. Already started with planning allowances of condos which look like junk and are too tall on Center, monster size houses on small relative to size lots, new Cady Street

Q14. 14. Please share any additional comments or thoughts about opportunities and concerns relative to redevelopment of this part of town:

SR No.	Response No.	Response Text
		projects ongoing. Changing landscape may lose feel of why we came here
40	117	There are NO art opportunities for adults. No classes or art center that can house art opportunities for adults and children. Art classes for adults should be offered. Currently there are none.
41	118	The city need to balance the desires of its older citizens with a NIMBY sensibility and embrace that the opportunities and and positives outweigh the negative impacts. Something needs to happen to propel the city into the future.
42	119	There needs to be seamless & cohesive blend of old Northville & new.
43	123	Good Luck!
44	126	Expanding the downtown area similarly to downtown Plymouth will help tremendously with attraction and property values
45	137	One question I have not seen answered-Did Northville Downs inform the City of Northville it would be leaving, leading the City to plan it out, or did the City decide it no longer wanted Northville Downs? It seems like Northville Downs is trying to be a good corporate citizen and I am puzzled as to why the City is proceeding as though the Downs is available for redevelopment.
46	147	If the homes that are built at the racetrack have large lots and some playgrounds for kids to play in the neighborhood, things will not be crowded. The two small lots on Center Street should be used for Farmers Market and some extra parking since some Farmer Market customers now park at the racetrack which will be gone. Cady Street already borders the commercial area so keep it commercial.
47	148	A plan with broad support of politicians & residents is the best one can hope for. There will be a lot of emotion dispensed on this subject. Enforcing the plan, realizing the vision over years of disruptive building work - I fear the City isn't equipped now & must prepare carefully. Developers come and go, contractors too however their work will persist for decades. Unified plan, small neighborhood phases of development is the way to go. Keep all City land in City hands.
48	149	Please don't let them cram as much as possible in this space!
49	153	Low density development is essential.

Q14. 14. Please share any additional comments or thoughts about opportunities and concerns relative to redevelopment of this part of town:

SR No.	Response No.	Response Text
50	155	Strong opinion apartments will be the WORST thing to build. There are already rentals in town that are not well maintained. We don't need more. RENTALS being key, owner-occupied is fine.
51	158	The current bottleneck at 7 mile and Sheldon needs to be addressed.
52	173	Uncovering the River, flooding. Balancing the size of the increase of commercial and residential development.
53	174	Honestly, if this becomes another ugly, typical large development with modern architecture and as many townhouses crammed in as possible, what's the point of paying to live here? Not to mention, if it does improve the area but the green space isn't fully accessible, it will really hurt the community.
54	175	we enjoy the Northville Downs, it's a unique entertainment. Leave that space alone, we don't need more housing and congestion in that area.
55	178	I hope you can keep the houses on the modest side. Northville is a small town, we don't need to continue the contest of whose house is biggest. I hope that it would be more affordable.
56	182	Northville could use more commercial space that the public can come and enjoy (Cady and center steer areas) and of any part of the racetrack needs to be redeveloped into housing id really only like to see historic single family homes out that way (no pulte cookie cutter bad quality homes or Mike Miller monstrosities, keep the Northville character!) And I feel the river would be great to have some parks and commercial space around (think restaurant on the water!)
57	185	Northville will lose its small town atmosphere that attracts many to this area. Northville has been over developing for years. Lack of consideration for nature. Deer walk down my street for God's sake!
58	186	Why on earth do we need more housing in Northville?
59	187	I feel Northville is losing its charm. It's unaffordable because you are letting mega mansion be built. It's going to be way too over crowded once you decide to put in new homes, townhomes, or apartments in. I don't see how northville can truly fit more residents without destroying the charm of northville.
60	188	Development of Racetrack and South Center sub area should match existing R-1B zoning - lot sizes, set backs, easements, sidewalks, etc. - and encourage Victorian influenced architecture. Multiple builders should be

Q14. 14. Please share any additional comments or thoughts about opportunities and concerns relative to redevelopment of this part of town:

SR No.	Response No.	Response Text
61	189	<p>allowed to develop the area to prevent a cookie-cutter neighborhood.</p> <p>Downtown Northville would be negatively impacted if this master plan includes large/high density residential buildings and townhomes. Single family residential in the character of the rest of the surrounding areas (vast majority R-1B and some R-2) should be the priority where residential is planned with the remainder being thoughtful public space, with opportunity for vibrant restaurants/brewpubs, retail, and traffic/pedestrian management.</p>
62	190	<p>I feel like some of these questions are a little bit leading. Obviously if cost was not an issue than who wouldn't want a big park. But the reality is nothing will get done unless it makes sense economically so we have to be prepared to make compromises</p>
63	192	<p>I would like to see northville put their priority on parks/nature/family, second on restaurants/entertainment and lastly on more housing. I'm deeply disappointed how northville township has sold so much natural land for housing and development in the last 10 years since I've lived here.</p>
64	193	<p>I would not like to see the development look like a subdivision was plopped into town. I would like the development to fit with the current character of Northville with walkable neighborhoods with amenities accessible to all residents. How to drive through and around would need to be addressed.</p>
65	194	<p>As I stated earlier in this survey...once something is ruined, destroyed....there's no turning the clock back. People could then say...bad decision, shouldn't have been done... it won't matter. It'll be too late. That has happened in other places...I could list them. I would HATE to see that happen to Northville...I've always thought it was so special.</p>
66	195	<p>Impact to the roads and traffic are very concerning. The City of Northville seems to take no pride in their downtown streets (not talking about those managed by Wayne county) Road repairs should have started in the downtime area, not on the other side of 8 mile. With this history, increased traffic and construction activities will impact city streets and roads and the City will ignore the maintenance and safety of our streets.</p>
67	200	<p>Cookie cutter housing that mimics existing architecture would detract from the uniqueness of Northville. Modern construction methods and designs that enhance the surrounding area is desired.</p>

Q14. 14. Please share any additional comments or thoughts about opportunities and concerns relative to redevelopment of this part of town:

SR No.	Response No.	Response Text
68	202	Low income housing or architecture may deteriorate cachet of northville
69	203	I would like to see the racetrack stay and build any development that enhances the track , maybe condos and apartments on the edges and others that face the track. Northville has Michigan's only horse track and Northville is known outside Michigan because of the track. At least half of the parking lot can be used for development.
70	209	Worried that we need to get it together before another developer comes knocking. I think passing the FAR .36 is a good start in the right direction. Very very worried about Historical District and losing our status 😞
71	212	Please no large scale apartments or townhomes. That would mean a lot more cars in downtown. A mix of resturant's & retail on lower level and condo/apartments on second levels would be nice. Similar to what is on Penniman in Plymouth. With a large area for concerts, farmer market and playground.
72	216	Our schools are overflowing and the high school is becoming too large to manage effectively. We do not increased residency. An increase of residents also increases the need of restaurants and businesses.
73	219	You're either growing or dying and right now this town is going the wrong direction by trying to stay too small.
74	228	Please avoid more single family closed neighborhoods. Multiple types of housing, parks, entertainment, open space, all important. Keep to character of downtown Northville and blend with Hines park.
75	233	I believe we need to grow and further develop this property to increase Northville's tax base and make our city more vibrant.
76	236	We do not need more homes of any kind. See my previous comment which may have been placed in the wrong area. The schools cannot support more families. Ridge wood is already so unpleasant due to the dump the kids cannot even go outside many day. No more housing of any kind! Restaurants would be fabulous, but mostly people love that Northville is a sleepy, family town.
77	240	This is a 'once in a city' opportunity for redevelopment - not even 'one in a lifetime'. To have all this developable land is just unheard of and in 99.9% of other cities worldwide it would have organically developed over the lifetime of the city. But, since its such a big chunk that has been undeveloped we will do 100 years of organic development

Q14. 14. Please share any additional comments or thoughts about opportunities and concerns relative to redevelopment of this part of town:

SR No.	Response No.	Response Text
		and cram it into one shot to be built over a few years. CAREFUL CAREFUL CAREFUL!!
78	242	I cannot reiterate enough how many people choose to live and/or spend their time in Plymouth instead of Northville bc of the downtown appeal. Northville could be the top choice if making the right decisions for this opportunity.
79	244	I worry that by building townhomes and apartments, you're diminishing the character of the town. Same if you build massive homes. City streets with small homes would be a better fit and would enable "young seniors" to downsize and remain in the city and would allow young families the chance to live in town. Townhomes look "suburban" and are a better fit for 5 Mile & Beck. I think we should learn from those condos on Center Street! Townhomes are not "user friendly" for many demographics.
80	246	worried that any developer will want to shoe-horn as many structures in as possible, causing infrastructure problems
81	248	Re: the 3rd seminar on traffic, walkability etc. There is a disconnect between the city engineers and residents' interpretation of traffic. We don't want them to optimize LOS over neighborhood character and quality. We don't care that traffic stacks up in the township. We care when people speed in our neighborhoods. Possibly Connect 7 & Hines to Griswold. Slow down Center to 25 & enforce. What about a boulevard for E. Cady to slow traffic near preschool? Need to see more strategic thinking.
82	249	I would like to see some history maintained and improved. I would even like to see the horse track stay if it could be downsized and upgraded to become a family friendly venue with improvements to the building and parking lot and still daylight the river, creating a park along River St.
83	253	Increased density is a negative.
84	254	Just because we have open land does not mean we need to develop it. How about turning the race track into a nice green area and call it a day?
85	256	I do not think we should abandon the Downs and the racing that takes place there. Hence we should invest in that venue and make it a very nice high end attraction that sets Northville apart for most communities within the Mid Western United States and make this a small destination town for all to visit and experience. Add a high end hotel to the downs and gaming and the people will come from all over to visit. Mike Sheehy 978 Springfield Ct. Northville, MI 48167 (248) 320-9959

Q14. 14. Please share any additional comments or thoughts about opportunities and concerns relative to redevelopment of this part of town:

SR No.	Response No.	Response Text
86	257	We live in the south part of downtown close to Northville Downs and are very concerned about how the race track property would be developed.
87	258	I would like for the newly developed areas to look like they were always meant to be there.
88	259	My dream for the new development is an atmosphere that will light up a young child's face, revitalize parents, and comfort our seniors.
89	263	Not enough affordable housing or diversity which creates growth and vibrancy.
90	264	I have owned a small 4 unit apartment building in the City for over 30 years.
91	265	There are many other concerns than just the 3 I was allowed to choose.
92	266	I am optimistic that the residential areas can have a small town feel, with trees and parks and that walkability factor that I so appreciate here. I would hope that there will be open spaces, and that the homes and office buildings will be designed with a traditional flair to maintain a sense of Northville's charm and history.
93	267	Big concern is traffic. It already is very busy, so with the added home density, getting to the downtown area could be very painful. Want to avoid new typical high density construction. Houses on small lots that are just a few feet apart.
94	268	Anything but apartments in this area. No ownership makes for less committed residents.
95	269	The quality of businesses can only be improved with additional downtown residents.
96	271	This is necessary, but necessarily superficial. Please learn and adopt the full discipline of 'Placemaking', with rich input and interactive synthesis,. Folks know HOW to do this. The opportunity is multi-generationally unique and powerful toward better living, and thereby a better future. Please do not fall into developer (and beholden architect) driven false choices of cost/revenue and size/liveability. Wallace Nutting called such shortfall 'Poverty of Invention in Design'. We risk it.
97	272	Accountant, insurance and attorney offices don't enhance a community...to really be a destination, those spaces only help support a healthy balance of green space, retail and entertainment.
98	274	A cookie cutter approach to the Down property won't cut it. We need a Sustainable approach which balances economics,

Q14. 14. Please share any additional comments or thoughts about opportunities and concerns relative to redevelopment of this part of town:

SR No.	Response No.	Response Text
		the environment and equity (fairness). The development must be something that comes out of a partnership between the community and the developers. If it leans too far either way it will not serve future generations who will bear the burden of any challenges it creates, but the legacy of the great things if we do this well. I believe that can happen.
99	292	We would love to see Michigan's only horse race track stay where it's at.
100	295	We do not need more homes. The schools are overflowing as it is. We need more pedestrian activities, parks, trails, etd.
101	299	STOP BUILDING
102	301	A new school would be nice to have in the middle of a neighborhood of small single family home's for the racetrack property
103	303	we are becoming a total bedroom community with bars and resturants!! Where are some good little shops?
104	304	The city should design it for multimodal transportation and not zone anything specifically for single family, but single family should be allowed anywhere if it is the most productive land use.
105	308	Please keep the charm and peaceful feeling Northville provides. Too much tragic will send people elsewhere.
106	312	As a recent graduate i transferred schools in the middle of my senior year due to inadequate care at northville. Our school is already overflowing with to many students for teachers to be able to give proper care to each student. Adding new residents will only increase this problem. We also have so much in northville, such as buildings, that we do not have enough land to relax on. we do not have a big town square to relax in. We also need to improve our small farmers market we all love so much.
107	315	Single Family homesites should compliment the Historic District in both lot and building sizes
108	323	Thanks for allowing citizen input! This development should happen in a thoughtful way that creates a true gateway that all can be proud of. Could additional thought be given to incorporate the township in land use ideas to include a potential swap of land with developer that would allow the Downs to become more park like with limited development around the fringes?
109	325	What a great opportunity to expand the Northville brand. Focus on upscale, quality. Think Birmingham/Petoskey. Build a town square for green space and events, making

Q14. 14. Please share any additional comments or thoughts about opportunities and concerns relative to redevelopment of this part of town:

SR No.	Response No.	Response Text
		Nville better than Plymouth. Don't focus on entry level or on single family homes. Go for mixed use. Make a downtown in the style of existing Nville.
110	327	Why are apartments necessary in this development?
111	328	I think everyone has made clear that the density of this project and the severely increased traffic at this corner are major concerns.
112	329	Love the idea of more affordable house. Not sure why you need large family homes...reasonable homes for new or established families is a better move. Also, it would be nice if the new neighborhoods are designed with some space in between homes. The Birmingham model of giant homes on postage size lots is not the model to follow and would make the downtown look, and feel, pretty cramped.
113	334	I'm concerned that the desire to grow will lead to an explosion rather than being thoughtful. I already see this with the condos across from Kroger. Their cost is ridiculous for the design and location. The design is especially ugly.
114	335	From the highways to downtown Northville, traffic is terrible during rush hour. Beck road and Sheldon both would need to be expanded after this development. There many houses getting built in the Northville area - which is great - but I have lived in Northville since 1996 and have noticed that traffic has increased tremendously. I am worried with the development traffic will continue to get higher so I think that there will need to be a plan for that.
115	339	As stated at the beginning of the survey, connectivity of any new development to the rest of the downtown is critical. Northville tends to have separate "silo" areas — industrial area, entertainment area, municipal area, etc. There needs to be more emphasis on placemaking and connectivity.
116	340	A row of townhouses on both sides of Center Street will create a " narrow Tunnel effect, coming into city losing open space feeling
117	342	Again, I hope there are NO apartments. I also hope the homes reflect the type we have. I am VERY concerned about the traffic all Ali g 7 mile.
118	343	I worry that the usual Northville architects/developers who have ruined our historic neighborhoods' character will dominate this planning and development. This redevelopment will last for decades. It does not need to look like an historic neighborhood (I'd like it to be more diverse/dense to reflect future needs and generate more tax revenue than the Downs), but I don't think these

Q14. 14. Please share any additional comments or thoughts about opportunities and concerns relative to redevelopment of this part of town:

SR No.	Response No.	Response Text
119	346	builders have the community's best interests in mind. We need the best talent available, not self-interested hacks. DO IT RIGHT. Don't let Northville become another dreary boring suburb.
120	351	Please consider making a better community recreational center like Livonia on the race track property. It would be nice to have a facility like Livonia's in Northville.
121	352	I support FAR
122	353	Please consider heading bike accessible bridges
123	356	Daylight the river.
124	357	Opening the River with walking path/park is priority #1. We live on River st, and are aware that any development will mean increased traffic. My only concern is the width of River st and sidewalk along the road. At various points along River, sidewalk is very close to the road.
125	360	I trust that the City Council and any developers will endeavor to keep any development in keeping with the rest of the town in terms of architecture, lighting, aesthetics, walkability, etc.
126	362	Any development should meet or raise the "bar" of what we have here. I am concerned about this increased traffic.
127	368	The last thing we need to maintain the Charm, character and historic significance of Northville is addition of cheap single family homes or multifamily apartment buildings.
128	374	Town is pretty well established and like for what it is. It is not really necessary to add more stuff and retail and vibrancy. More and more does not equal more. It usually means less and it changed too much.
129	377	Also regarding #1, diminished safety for cyclists.
130	378	Multi family residences SHOULD NOT be constructed in this area. There are plenty of apartments, home rentals, duplex rentals etc in the city. If any housing is constructed it should include first floor master housing for options and between approx 2000-3500 sqft. The school system and roads do not need more added to them. For the taxes we pay the roads are so so bad. Am glad to see there is some work on them. SIDEWALKS should be improved and expanded in town and to connect the township.
131	380	Traffic, traffic, traffic. This area is already a bottleneck every afternoon. Memories are short. Remember what it was like pre-pandemic. It will force more traffic into the neighborhoods. Rogers Street, Cady Street, Linden Street, Wing Street. These are neighborhoods that have been effected by people cutting through to avoid the traffic

Q14. 14. Please share any additional comments or thoughts about opportunities and concerns relative to redevelopment of this part of town:

SR No.	Response No.	Response Text
132	381	downtown. There is no way to expand Center Street in downtown. Crossing Center at Cady is a nightmare for both pedestrians and vehicular traffic. Northville is a unique place to live. We don't need another Plymouth or Birmingham or Royal Oak. Please keep it beautiful and quaint. Don't ruin it by overbuilding junk like the structures across from the Kroger. There are plenty of unfilled apartment units in the city. Main Center is not at capacity and if you widen Griswold's bike path you will have safe city access to apartments that line 8 Mile Road. We also don't need a large homes in this area. Plenty of those in the township along Sheldon
133	382	The reason that I moved here was about the feel I immediately experienced once I was walking in my neighborhood, green lush nature around, quietness and friendly Neighbors. These are the three things I believe is the most important for matching what we have in the community presently. Let's keep the consistency.
134	385	Excellent Survey
135	387	I am not a senior, but the only real needs here for re-development/new development are affordable, reasonably-sized single homes for seniors who want to age in place, more parking spaces, and a few starter homes for young families. People live here for the small-town atmosphere, & character, & offerings of the current downtown, neighborhoods & schools. More new, large, cookie-cutter single family homes will ruin us, and increase the traffic through our existing neighborhoods and downtown areas.
136	309	Mostly traffic flow. A roundabout won't work at 7/Sheldon . it's all ready a busy area. More residences and business requires parking and street or driveway access to the main roads.its a small area so traffic studies need to be done to keep traffic flow from being a problem.
137	390	Let's be open-minded :)
138	391	How will traffic flow thru the area be improved
139	392	I fear that too many people will be crammed into too small of space with loss of Northville's character, increased traffic and congestion.
140	393	Keep the racetrack. It is one of a kind in the state of Michigan. Anything else pales in comparison.
141	397	Do not want to totally change the community with ugly high rise condos. Any higher density buildings should be with the intent of bringing in younger people to afford those areas.

Q14. 14. Please share any additional comments or thoughts about opportunities and concerns relative to redevelopment of this part of town:

SR No.	Response No.	Response Text
142	398	No more construction like the stupid condos on Center Street.
143	403	keep it quaint - walkable-close to original architecture - (not like condos on center by kroger) - want event area and farmers market pavillion.
144	404	I would hate to see all the land used for giant single family homes that don't fit with the look and feel of downtown I would prefer townhomes that are architecturally appropriate, landscaping and lighting and trees that reflect the look we already have. I would hate to lose a prominent sight for our farmer's market. As I've said, public spaces (Gardens, fountains, skating rink, sprinkler park, walking trails, trees) plus more shops and restaurants would enhance vibrancy and maintain beauty.
145	409	Apartments would be the single type of building that would add the highest amount of traffic and parking burden onto Northville. No apartments.
146	411	I dont know much about the daylighted river project, but can say with certainty that anything with water is a plus, cities I have been to, such as, Chicago, San Antonio, Port of Baltimore, the basin at 14th street birdge in Wasington D.C. are all wonderful, especially if they consider restaurants/bars,
147	417	Multifamily dwellings in any of the 3 zones is incompatible with teh character of Northville and would lead to the perception that the City was bought off by private investor interests.
148	419	There is a high risk of destroying the character of Northville that is irreparable, ot no easily corrected. We moved to Northville due to the economic strength, charm, education level of residents, accessibility, cleanliness, attractiveness, safe environment and long term viability as a desirable community-it's critical this is considered deeply...many people's lives will be positively, or negatively impacted...be careful not to destroy a currently respected and strong community.
149	420	The new development across from Krogers in my opinion does not blend well with the existing area.
150	426	A recreation center similar to the one in Livonia would be a great addition. Among other things it can have a pool, exercise classes(especially for seniors), indoor track, hot tub, weights and indoor courts for racquetball, etc.
151	427	I think Northville already has too many rental apartments downtown. I would be very disappointed to see more rental apartments in the heart of our city.

Q14. 14. Please share any additional comments or thoughts about opportunities and concerns relative to redevelopment of this part of town:

SR No.	Response No.	Response Text
152	430	Northville is too small to support a large influx of residents. Our infrastructure can not support the increase of housing. We already have traffic issues. Prices of houses continue to increase as older charming homes are torn down for very large new homes that really don't fit the small town feel of Northville. I believe that a large influx of families will impact Northville's schools by making them even more over crowded then they currently are.
153	434	I think this is a big opportunity, hope we get it right (whatever that might be)
154	435	we need open green space with single family homes (look at Carmel, Indiana plan)... they have thriving downtown with beautiful single family homes mixed in... No apartments or condos are needed downtown. the increase in traffic, school impact and infrastructure will be significant if. too many people are added to the small location. Keep Northville, Northville!
155	440	Would like to see more retail and restaurants, I'm ok if lodging or offices are above.
156	445	It feels like our schools are already over crowded with all the new housing being built in the township. How will we accommodate even more students?
157	448	would like to see farmers market continue-possibly a different location or incoorporate it into development plan
158	450	I am concerned the city allows for more rental properties and will allow the developers to build what is best financial decision for them. Developers and Cities are destroying nice communities for money.
159	452	This questionnaire would of been way more precise if the questions were for each of the 3 areas of development where individually dealt with. My condo in New Vic Condo Assoc. is directly impacted on this area under planning. My weight and my neighbors weight should be weighted heavily for this part of the plan and I suggest you make a survey for direct neighbors near farm's market and on E Cady as two groups.
160	458	no comment
161	461	Any plan needs to be well thought out and a win for both the developers and the city. An inordinate increase in density for our 2.2 square mile town will kill what we value most-small town charm.
162	465	High density apartments will not maintain the character of Northville or our high quality schools.
163	466	Northville is a preserved space of quaint; hard to replace.

Q14. 14. Please share any additional comments or thoughts about opportunities and concerns relative to redevelopment of this part of town:

SR No.	Response No.	Response Text
164	469	Parks should be easily accessible to all. Infrastructure must be planned so as to not overwhelm water, sewer, and roads (NO roundabout). Architecture should fit Northville's character - no more ugly monstrosities like the one across from Kroger. Building heights should be limited. Think of the charming vista as seen now approaching Seven Mile from the south on Sheldon. Don't destroy that view with tall, ugly clutter.
165	470	Keep farmers market lot where it is. This can be used for other events as well. Keep apartments and multifamily out. This brings down property values, are built with cheap materials and no pride in ownership.
166	475	High rise apartments are not something I want to see. In fact I am more interested in single family homes than multiple family units. As mentioned earlier I hope we can attract more retailers similar to downtown Plymouth. At this time I am very disappointed by the development on Center - the overall look/appears to be poor quality/too close to the street. I perceive this as a mistake by our planning dept and I hope we don't make any more mistakes like this development.
167	476	We should have a river walk area downtown. It would be awesome and everyone would enjoy it. What would be cooler than having dinner with my husband by the river in my neighborhood? Not much.
168	478	I am concerned about the real possibility of the area feeling congested and not easy on the eyes -I would like the area to flow into the downtown and not be overwhelming to the senses. Center St moves into town from an elevation which allows you to look down on everything and that could be visually overwhelming.
169	482	Focus all restaurant, bar, and retail in the current commercial hub: the Center, Main, and Cady area. The race track is too separated to really be "downtown". It risks being a failure like Novi's attempt to "invent" a downtown. Downtown's are organic and have a natural momentum, and center of mass.. Trying to force things never works. Your role should be to provide the infrastructure, lighting, walkways, parking and utilities in and around the current downtown. No "Brasílias" please!
170	483	Not really sure we need more retail stores anywhere in Northville, the mall that's by the fire station and on Main Street seems to be pretty dead and empty. Would hate to see another building like that added. A coffee shop here and there makes sense, but an additional building that's entirely

Q14. 14. Please share any additional comments or thoughts about opportunities and concerns relative to redevelopment of this part of town:

SR No.	Response No.	Response Text
171	486	retail/stores/restaurants seems overkill and also the new buildings take away from Northville's character. Important for this space to be connected to downtown and pedestrian friendly.
172	489	I worry about the density of the new developments as well as the "cookie cutter" aspect of architecture and design when houses and offices are built all at once. I also want Northville to remain a one high school community.
173	498	The loss of open spaces around town. Small lots and big foot housing is changing the character of our town...the utilities are not adequate to continue to support a growing population
174	503	Consider city purchase of property for park and green space development
175	504	Again, stop trying to make Northville something it is not
176	512	I am concerned about future density and loss of character. Also concerned about big footprint houses and bad architecture as we are seeing along N. Center Street
177	515	I think it's really important that Northville is accessible to all levels of income. I don't need to see another Corvette or Ferrari at the Starbucks.
178	517	My fear is when you have this much land to be developed at once, the path of least resistance is to bring in a Pulte or large builder to build a township subdivision in the downtown which is the exact opposite of what we need. We need to fight the need to build quickly and instead have a controlled build so not every home looks identical (which is what you get with a Pulte). It has to be a controlled build both with the retail and residential expansion.
179	518	There are enough apartments and condos already. Concerned about big foot single housing.
180	519	It is important to me that there is different housing options with a range of prices. I also want to see housing options that are handicap accessible for our aging population.
181	522	I am very concerned that the plan won't have enough room for new dinning, shopping and residential, if we don't look to the future and plan for a more vibrant downtown area, all of Northville will eventually suffer.
182	523	Character is what defines Northville. The recent condos that were just built by the American Legion Hall are a perfect example of how horribly wrong new development can become. Character is EVERYTHING!
183	524	I think consideration should be given to the cherry hill development in canton. Smaller housing units, close

Q14. 14. Please share any additional comments or thoughts about opportunities and concerns relative to redevelopment of this part of town:

SR No.	Response No.	Response Text
184	528	<p>together to give it a neighborhood feel, architectural design to look older, closer units mean more open space for parks</p> <p>I think we need to move forward but not to ruin the character of this unique and charming town. The previous proposal was plunking a subdivision down in the middle of our town. Way too much density. Way too expensive. We should smartly create 1500 or so square foot homes that are attractive, well spaced, and affordable so more people can enjoy the charms of this town and its amenities.</p>
185	531	<p>it could be like canton so easily...like an updated, higher end version of cherry hill village. Apartments don't bring the crowd this town needs. And if more housing is needed, than more retail and restaurants are needed.</p>
186	533	<p>Northville schools would be overrun if more apartments and multi home dwellings are added</p>
187	534	<p>STOP LETTING MIKE MILLER BUILD HIS SHIT HOUSES! This is the HISTORIC district - these houses belong in subdivisions. If you want to live in a subdivision style house - MOVE TO A SUBDIVISION. I get we want to attract more people, but I think we should also want to attract people who are interested in history, culture, uniqueness, etc. The whole purpose of the Historic District of Northville is the town to be Historic, not ugly boxes that have no character or respect for the town they're built in.</p>
188	535	<p>No Townhouses, they don't sell. Bad for families, bad for seniors, only good for young people, who eventually start families and have to move. No apartments. There are apartments in the township, there are apartments in downtown Northville. Enough Apartments.</p>
189	537	<p>I just moved back here two years ago so I don't know what happened with the condos across from Kroger on Center St., but I have yet to talk to anyone who likes those, most people hate them and I believe that many have lost faith in the council because they were allowed.</p>
190	546	<p>The developer(s) that chose to develop in the sub-planning areas need to provide solutions that are meaningful and genuine - a true amenity. A Farmers Market located on a back alley parking lot is not an acceptable trade. Daylighting the creek should not look like a culvert. Commercial space needs to be located adjacent to other activities to increase awareness and access. The architecture needs to relate to the uniqueness of Northville, it should not be generic and bland.</p>
191	547	<p>we want good architecture with modern touches. nobody cares about the old feel of the city.</p>

Q14. 14. Please share any additional comments or thoughts about opportunities and concerns relative to redevelopment of this part of town:

SR No.	Response No.	Response Text
192	550	Traffic is already backed up and bumper to bumper . There is no good/safe way to expand lanes.
193	553	Although I have concerns, the additional tax revenue should help us address the schools, safety and traffic if planned correctly. Build / expand schools, hire more police and create traffic circles if needed.
194	560	The first questions is what kind of city do we want northville to be? If you want it to maintain the "small town feel" and make it more of an outdoor community, then parks, walking, biking, outdoor dining and entertainment would be at the top of how to develop these areas. If you just want to cram as many homes, apartments, and people into he land, then develop apartments, townhomes, residential small and huge homes and pack all the people in.
195	561	Should daylight the river and make it all as beautiful as we can. Parking is overrated. All great downtowns lack parking. Walking and bicycling should be emphasized.
196	569	Please use Plymouth as a good example where they have found balance between the cozy hometown feel and the need for appropriate housing development.
197	571	Traffic count and flow and character of the buildings must be consistent with maintaining the small town atmosphere of Northville.
198	573	Thanks for the opportunity for feedback
199	578	The river unearth should not be a cost to the tax payers.
200	579	Speed up this process. It has taken far too long.
201	584	It is already very cramped downtown. Adding more housing will look cluttered and cramped. An open space, like Plymouth has, would break great for a park, outdoor venue, etc.
202	585	Don't want to see a situation where there is a large burden placed upon the school system to house an influx of new students.
203	586	The town is already quite busy. Adding hundreds of additional homes will be terrible for the current residents. Where will all of these new families dine (the restaurants are already too busy)? Where will they shop (Kroger is already quite busy)? Will the schools be able to support the additional student body?
204	587	We should be developing a way to bring diversity to the Northville community. Through focused opportunities for small business owners to affordable housing programs and locations designed specifically for bringing minorities to the Northville community.

Q14. 14. Please share any additional comments or thoughts about opportunities and concerns relative to redevelopment of this part of town:

SR No.	Response No.	Response Text
205	588	Almost anything is an improvement over the decaying racetrack that is there now. I hope you can preserve the farmer's market - perhaps expand it - and give the location a family feel with residential & green space being a priority.
206	591	Where would Farmers Market be located?
207	593	This is too confusing.....1-9 is not the way to get info . You have to do every question and not knowing what it really means.....this rating never helps find out what a person really thinks !.....sorry I took the time
208	597	Want a more vibrant downtown
209	602	Please, no more use of sidewalks for eating seating
210	606	no new housing on racetrack! use for community as park or activities
211	613	It was disappointing to hear bigoted remarks from downtown property owners regarding renters at past public meetings for developing this site. Any DDA Board members who advocate against higher density residential development should travel to vibrant historic town centers, educate themselves on the economic development points that mixed use scores for the tax base and strength of the downtown, or sell their properties and move to make room for those who want high quality investment and growth.
212	619	I would have ranked all of these 1 if I could. Why would anyone want to lose the farmer's market? What on earth would having a boutique hotel do?
213	624	Don't want to see Northville change for the worse.
214	626	Thank you for the opportunity to participate in this survey.
215	627	We desperately need a high end grocery store and a community pool. We don't need more houses. We need to preserve the exclusivity of our homes in order to preserve the value.
216	628	I would prefer to work cooperatively with developer, rather than having an adversarial relationship. Will there be opportunities to give him more detailed explanations of what we want?
217	629	Schools are overcrowded. The town is overcrowded. No more houses. Make a park. Make parking lots. Make a bigger and better farmers market. Make a food truck and bar area like they have in traverse city.
218	630	One thing that I enjoy about Plymouth is going to see current movies at the Penn Theatre. I wish that I could see movies in Northville.

Q14. 14. Please share any additional comments or thoughts about opportunities and concerns relative to redevelopment of this part of town:

SR No.	Response No.	Response Text
219	631	We moved to Northville for the small town feel and historic neighborhoods. Additional development will put a strain on traffic systems and change the feel of Northville in a negative way.
220	633	Daylight the river, build small (less than 2,000 sq ft) homes with a front porch, garage in back, lots of green space including public park with walking paths (not soccer fields).
221	634	I grew up here, don't make downtown full of houses, apartments, and condos. Already too many buildings. We need more parks and activities for kids.
222	635	My biggest concern is the increasing amount of traffic that continues to grow in the area. I've seen so much congestion in downtown Northville and also when I'm heading out towards Haggerty Rd off of Seven Mile- especially after the U of M hospital was built and now we have the Copper Standard building.
223	636	Lower end homes and apartments tend to have long term negative impact on community schools, property values and public safety.
224	641	The city should take this opportunity to build affordable housing for new residents that might otherwise not be able to afford living in northville due to age, race, or circumstance. There are currently large barriers to entry to northville and people should not be barred from the beautiful town and high quality public schools that northville has to offer due to these reasons.
225	647	Northville needs a little more vibrancy to somewhat mirror Plymouth
226	649	The new housing on Center St. across from the Kroger is an absolute eye-sore
227	650	The townhouses being built on North Center are awful. They take away from the small town feel. They stand out too much. They are crammed into a small space. I'd hate to see the same thing to happen in these areas.
228	661	I'm very concerned that there will be too many residents packed into these developed area. Either through too many multi family units or building houses way to big for the lot size. This is already happening all over downtown and in cabbage town.
229	663	Keep it small town.
230	671	Let's get moving with well thought out plans which add to our tax base and increase the desirability to live in Northville

Q14. 14. Please share any additional comments or thoughts about opportunities and concerns relative to redevelopment of this part of town:

SR No.	Response No.	Response Text
231	672	Please put in a cool water feature for kids! Anything kid friendly will draw families. We need cool shops and bars!
232	673	This is a wonderful opportunity to bring life into downtown, and draw young people into our community
233	680	I would love to see Northville become more vibrant in a sustainable fashion, with more parking, smart use of green spaces along with an improved school tax base.
234	682	Architecture will not be consultant to current Victorian architecture in downtown Northville.
235	684	attached housing and apartments will take away from the quaint, small-town feel that I love about northville
236	685	Adding a significant amount of new housing will turn Northville from a small charming town to a larger city that's easier to find new (often cookie cutter) homes driving home values down and taking from the character that's so special.
237	686	I believe all age ranges need to be heard when considering the redevelopment.
238	689	NO HOUSING PLEASE
239	690	Novi & other neighboring towns would do anything to have a charming downtown like Northville! Maintaining the feel of Northville should be paramount. Also, I have two school-aged children. It's my observation that our schools are already loaded to the max. I am very concerned about overloading schools further, thereby degrading the quality of our NPSchools.
240	694	It will be very important to create a balance between residential, open space and small business developments as to not over populate the downtown area
241	704	Condos being bulit on center by kroger are awful. Too large, dark, crowded. Upscale downtown, independent senior living would show great foresight. Huge untapped market
242	705	I hope the town will make decisions based on what has made Northville such an amazing town and not just look at revenues. The character of Northville, the small town feel, amazing schools, community events are what make our community. We do not need more cookie cutter subdivisions and stressed population sizes in our schools.
243	710	For the Northville Downs development how about a some type of Square such as downtown Plymouth with retail and restaurants surrounding the squate. Widen the roads into and through this area and make it accessible for walking, biking, and driving.
244	712	School capacity is huge concern!!!!

Q14. 14. Please share any additional comments or thoughts about opportunities and concerns relative to redevelopment of this part of town:

SR No.	Response No.	Response Text
245	714	Keep in mind the uproar when MainCentre was built, and whence it came.
246	715	My main concern is that this redevelopment keeps getting delayed. The race track, parking lot, and everything about the area there is horrible now and such an eyesore for anyone driving into our town. As Bealtown residents, we have to look at the abandoned buildings in the track and the desolation of the empty space surrounding the track. Honestly, anything is better than what's there right now. Even renovating the track & building on the empty land. Anything. Daylighting the river would be nice
247	716	Just make sure it's a walkable environment and not another random subdivision. And try to reuse as many parking lots as possible! It would be a waste if the normal amount of parking spots was required for this development.
248	725	Do NOT want the residential DENSITY of the former planned development. That was way too many housing units in a not large enough area. We also would like the town to stay SAFE and quiet. "Vibrancy" is not important to us.
249	729	The river is an asset and we should use it.
250	730	Would love to see an attractive venue created for the Farmers Market, with permanent pavilions. In addition, or as a part of, an area for festivals that would be more functional and more convenient than shutting down all of the streets as we often do in the summer (during non-pandemic times). One of the best things about N'ville right now is that you can park pretty much anywhere in the city and easily walk to where ever you need to go. I'd like to see that continue.
251	735	South Center needs to be widened, especially if you include a bike lane. No roundabouts, please!
252	738	It's important to improve the quality of life for existing residents while carefully growing the community. We need to make sure our schools don't become overcrowded.
253	740	Building cheap, "modern" looking buildings will definitely make Northville less desirable. Maintaining the beauty and safety of the area should be a top priority when adding in additional buildings. Also, having too many office buildings makes downtown Northville really unappealing. There are already too many lawyer / real estate / other specialty offices that are irrelevant to visitors and most residents.
254	743	This is a great town. Please don't sacrifice this gem for the sake of increased money in the coffers.

Q14. 14. Please share any additional comments or thoughts about opportunities and concerns relative to redevelopment of this part of town:

SR No.	Response No.	Response Text
255	751	Growing up my entire life in Northville the proposed plans of large scale apartment buildings or townhomes is an idea that could ruin the atmosphere of our city and what makes it special. I believe the city could be supported by adding more retail, restaurants and green space, attracting visitors that way instead of overwhelming schools and adding additional traffic and residents the small town cannot currently accommodate.
256	753	We don't need more McMansions We could use housing for seniors and young families with space safely walk/ bike able to park to south
257	758	Please don't turn Northville into condos and apartments everywhere with terrible modern architecture like Royal Oak.
258	762	We need the infrastructure to support whatever happens with these development sites.
259	764	Growth might be painful, but is necessary to keep Northville vibrant. If done correctly we can all benefit.
260	767	Before committing to any given plan, we need to consider how events like COVID-19 have impacted the way we live, work and play. For example, with more people working from home, people and companies are questioning the value of commercial real estate.
261	770	I would still want our town of Northville to mainly feel like Northville only on broader scale.
262	772	Concern with balance of affordable housing = developer density and poor architecture and long term value to Northville. The MI developers have a history of good for them bad for cities long term. Preserve the value of Northville's charm with more modern experiences. Not all about the buildings but the culture and community values.
263	774	Please daylight the river and keep the small town charm of Northville. We do not want to be yet one more cookie-cutter subdivision look that every other community has.
264	778	Hate the look of the new condos being built on Center St. They are ugly, have no character. I do not want to see crap like that built anywhere else in Northville. I want to see the charm of our town maintained. So many beautiful old homes and buildings have been razed in the past. Do not want to see that. Our town needs to maintain what it has, and add to it in a style fitting our roots.
265	779	I have concerns about the proposed large volume of apartments/rental properties which brings in more "temporary" and "transient" residents that do little to contribute to the quality and sustainability of the

Q14. 14. Please share any additional comments or thoughts about opportunities and concerns relative to redevelopment of this part of town:

SR No.	Response No.	Response Text
		community. Those types of properties also contribute to the volume of traffic flow and burden on the schools. More consideration should be given for community-minded services - for example like the Livonia Rec Center - with a public pool, exercise, events and camp-like opportunities.
266	791	No apartment buildings or big office buildings. Small town atmosphere is important.
267	797	Northville can do better than an old race track. Diversification of housing for all ages, parks, day lighting river, and connectivity can be achieved with the re development of this site.
268	799	Keep the historical nature of Northville constant with new developments
269	800	I (and my family) pass through Center/7 Mile's intersection every week day during rush hour and it's already problematic. I personally love the idea of a roundabout and am disheartened to see so many in the City dismiss it. Northville citizens are smart - they'll get the hang of driving it if it's implemented. I'm also concerned that the Racetrack properties will end up looking like some of the other developments that many think are unsightly/too close to street/etc.
270	801	Be more concerned with quality than maintaining the current feel of Northville. Downtown would benefit from more choices and energy.
271	804	Is it really necessary to pack as many homes into the racetrack space as humanly possible? It would be nice to see neighborhoods that look like they have always been there, not cookie cutter houses piled on top of each other. Please keep the Victorian atmosphere alive in whatever you decide.
272	811	Am very concerned about northville becoming too much like Royal Oak and less Like an affordable friendly Birmingham. Also VERY concerned about affordability for young people wanting to live back in their hometown with their young families. Also definitely don't want so much new residential that we need a second high school!!!!
273	818	Keep our box builders like Pulte. They all look the same.
274	820	I'd like to see the Farmer's Market moved to the Race Track property. It would also be great if the Farmer's Market could be held on Friday, Saturday or Sunday.
275	824	You have heard this multiple times from multiple respondents, the two core issues with re-development are density that is simply inconsistent and inappropriate (e.g. - what was proposed by Hunter Pasteur in all versions of

Q14. 14. Please share any additional comments or thoughts about opportunities and concerns relative to redevelopment of this part of town:

SR No.	Response No.	Response Text
		their plans) and stylistically putting architecture in the city that just does not fit. This would include FAR homes that are simply too large on too small of parcels and apartments or townhouses that are simply unsustainable and inconsistent with permanent residents.
276	831	My biggest concern is traffic and infrastructure. That 7 mile and Sheldon RD. area is already a nightmare during rush hour. Until there is solution to that issue I don't believe any new development should take place. I know the City can't wait to get more tax revenue, but it will come at a cost for the folks that already live here. My family moved here because we like the way Northville is right now. We do not need to change it just for more money.
277	833	Need for more and dedicated bike paths
278	835	Please don't over-develop these areas by cramming in too many houses, and erecting buildings that are over three stories. Please include bike and walking paths in your plans.
279	836	Enhance NV, yes small hotel, but to enhance NV. Yes, river walk, open space, additional housing, to enhance NV. Not trying to be a tourist destination..
280	838	roundabout, if like the disaster on Taft. Busses and trucks drive over curbs still, not large enough for the need, over 20 signs , poor visability of on coming traffic or pedestians, land scaping had to be re-done as you could not see on coming traffic
281	841	A senior living complex including a combination of multi occupancy structures and stand alone cottages would be a great fit in my view.
282	844	Although the development at 5 Mile and Beck Road is appropriate there, I would not like to see that type of architecture and development in this downtown space. In keeping with the beautiful downtown Northville architecture, we should should stay away from generic-looking developments.
283	845	As a current resident of downtown Northville, I'm extremely concerned about traffic issues that will result from future development. The traffic on Center Street is already TERRIBLE during rush hour. The intersections of 7/Center AND 8/Center cannot adequately manage current traffic - the idea of adding additional load to those intersections is pretty scary.
284	848	To compete with Plymouth, we need the exposed river park/entertainment venue the priority.
285	851	Small town atmosphere--right now, people say "hi" to each other when walking down the street in Northville. You do

Q14. 14. Please share any additional comments or thoughts about opportunities and concerns relative to redevelopment of this part of town:

SR No.	Response No.	Response Text
		not see that in Plymouth, Our "small town atmosphere" is a big part of what makes this a great community. Our variety of houses is very appealing. These "cookie cutter" giant houses going up around town really take away from that. The development on N Center (across from Kroger) is an abomination. They look like Livonia office buildings.
286	853	Parking
287	856	In redevelopment of the aforementioned property, daylighting the river is a must. To not do so would diminish the potential positive that this entire redevelopment is trying to create.
288	858	There needs to be a good pedestrian path from existing town square to horse track and Cady street. Right now it's cut off by the parking structure. Seems like a shame to get rid of that parking but also seems like best way to link all the areas together.
289	859	Develop it already! This place looks like crap... dusty, nasty, gambling, people pissing in the parking lot, stumbling across center... We have so much to offer... let more people enjoyment.
290	860	I do not want to see any apartments or multi dwelling units in any of the areas.
291	861	No one wants increased population density in downtown. Our schools are already full and can't handle the physical spacing requirements of a pandemic that is not going away. More outdoor spaces would be safer for everyone including Mother Earth. . What will the development do to the environment? Noise pollution? Runoff? Energy use? Please don't bring more people into our city.
292	867	I am a third generation Northville resident in the real estate business that lives in SLE (across the street from the race track). I am happy to offer consultation or to just be a part of the conversation. Mike Taweel (248) 761-4488
293	868	I feel strongly that high density of population and traffic due to this project would be detrimental to what Northville offers: a charming, safe and walkable community
294	873	I feel the city is going in the wrong direction. Not a happy Northville resident. Lived here for almost 60 years.
295	877	Development needs to be of high quality, but for all levels of incomes and family size. Public amenities need to be accessible for all residents, not be similar to a gated community. Environment needs to be a high priority, NOT just traffic concerns.

Q14. 14. Please share any additional comments or thoughts about opportunities and concerns relative to redevelopment of this part of town:

SR No.	Response No.	Response Text
296	879	schools are too large now, we don't need high concentration of more housing or lower income housing - these are inconsistent with why I moved here.
297	881	put on the ballot that city buys the racetrack based off tax millage so we can completely control & majority of property can be used as green space
298	883	Daylight River. Large walking/biking path in easement along west side of River St and north side of 7 mile. 7 mile walking/ biking path would need 2 pedestrian bridges over river. 3rd pedestrian bridge over river connecting existing Gardner St to new Gardner St. Extend Griswold, Hutton, and Church south to new Gardner St. Extend Beal to Center. Extend Fairbrook to Griswold. Relocate farmers market to space between Hutton and Church, south of Cady. Keep commercial along Cady, rest residen
299	884	downtown needs more parking right now
300	888	This project has lingered much too long. Why is this project taking so much time? In other nearby cities this would be planned and executed in much less time. After all the thoughtful time spent on planning this project it should be a great addition to our wonderful city.
301	889	The city already has a limited amount of parking. A one-story structure behind Tuscan & the Great Harvest should built. That lot has alley access to both Center and Main. Additionally, there are no homes in the area that would have to "look" at a parking structure.
302	890	It would be great if the city and township could work a deal to effectively transfer land ownership from whomever owns/purchases the race track property with an equally valuable portion of the former psychiatric hospital property which is owned by the township.
303	901	Mass production, multifamily housing is not consistent with the unique small town charm that Northville currently offers. In addition, such a large influx of residents to the downtown area will likely negatively impact already increasing traffic. In response to the COVID. pandemic, Northville schools are considering limiting classroom size and unless additional schools/teacher positions are created, schools will become more overcrowded with a larger population to serve.
304	907	High quality designs, materials and builders are necessary to retain the market value of adjacent properties
305	910	I think we are seeing too many million dollar homes being built in northville. This is leading to many young families being forced to move away because the homes are far too

Q14. 14. Please share any additional comments or thoughts about opportunities and concerns relative to redevelopment of this part of town:

SR No.	Response No.	Response Text
306	912	<p>expensive for anyone to purchase a starter home. We need more starter homes to encourage more young people to stay in Northville.</p> <p>You can increase the tax base, but thinking that this is profitable is a myth. Most residential development is a net loss, so your citizen's taxes will most likely go up to subsidize this development to cover all the service demands, unless you charge developers a huge impact fee and not allow them to bury it in the cost of the project. Download the sheet at https://conservationtools.org/library_items/352-Farmland-Information-Center-Fact-Sheet-Cost-of-Community-Services.</p>
307	915	<p>The area along 7 Mile at race track could be developed for commercial and/or businesses with the rest of the property being private single homes. The Cady area near The Tipping pt. area could be the activity area and a place for a boutique hotel. Cady needs to be widened and rerouted to flow into the race track property for more access to homes and a bypass thru downtown.</p>
308	918	<p>It is difficult to rank these because until we know what direction the development is going, the rank of importance could change. Most important is keeping it consistent with what we already have, and adding new Private business that steers away from corporations would be the best objective. If we could add more nature based Green spaces with More great restaurants and an artist community with a few more boutiques and daylight the water way with some kayaking and small nature center? ?</p>
309	919	<p>Key issues. Lost of actual small town feel due to the items above in addition to architecture that is not consistent with a historic community. An example is the structure being constructed on Center north of Dunlap.</p>
310	922	<p>would like to see the town expand and keep the small town feel without increasing population</p>
311	926	<p>No Roundabout!!!</p>
312	927	<p>Planners should think less about the almighty dollar and more with their hearts on how this land is utilized.</p>
313	930	<p>I had an opportunity recently to visit the town of Dublin Ohio, a "suburb of Columbus" with much the same relationship as Northville has to the Detroit-metro area. Also similar to Northville, it has a strong historic character and a cozy atmosphere. They have done an absolutely fantastic job of integrating relevant, modern development with a revitalized historic downtown to create a beautiful,</p>

Q14. 14. Please share any additional comments or thoughts about opportunities and concerns relative to redevelopment of this part of town:

SR No.	Response No.	Response Text
		safe, environment with a kind of "casual elegance" that would be the perfect model for Northville.
314	931	I think Plymouth is a good role model.
315	933	We own a condo in the New Victorian Building on East Cady and are very opposed to any type of high density, apartments/rentals across the street from us. We believe a mix of retail, restaurants and bars on the lower levels of any development with luxury condos above would be most consistent with the area. We are also very supportive of the creation of a new beautiful park around the day-lighted river.
316	935	It has become common knowledge that the first go round by the possible developer was an attempt of a huge abuse of density, must avoid at all costs. Secondly, Hunter Pasteur has a history of very poor architectural compatibility.
317	937	I like the idea of multi-family apartments or townhomes, but the character needs to fit. The townhomes being built across from Kroger are an eyesore and take away from Northville's historic character. A SMALL boutique hotel or inn would be a lovely addition--a great place for couples to get away, business travelers to stay, or for visiting relatives. Again, I believe moving the school/community athletic fields to the race track would be great!
318	939	I love that I live here and am attracted to how it is and afraid that it will become something else less attractive.
319	940	Please be smart , use a well balanced approach, think outside the box, be progressive. Consider Europe has been able to keep the old charm and add new charm in a way that would make any ancestor proud. Let's be different but clever and forward thinking to attract the right vibration that our town deserves. Consider environmentally sound construction, infrastructure and utilities to move our community forward to be the most sought after and up and coming spot in SE Michigan to live. only one shot
320	941	The loss of the racetrack is heartbreaking.- it's iconic in Northville. Now I feel we will just be like any other suburban town. Since that can't be changed, I hope whoever developed this property will give a nod to the history. I also pray the area will have a low population density with lots of open space - unlike our infamous Bigfoot homes.
321	942	Our downtown (shopping, bars and dining) is already too small for our neighborhood and the number of visitors were receive. We need to expand our downtown first, then add natural gathering areas for existing families and visitors and then add new housing and other living

Q14. 14. Please share any additional comments or thoughts about opportunities and concerns relative to redevelopment of this part of town:

SR No.	Response No.	Response Text
		arrangements. This will be the key to the future success of our city. Families will always want to be part of our town, but if we don't expand or grow, people generally will lose interest.
322	947	I am all for mixed use. Dense development SHOULD happen in these areas so long as parks are put in place. Can't wait for the race track to be gone. Daylighting the river could make that area a very desirable place to shop, eat and live. It's exciting!!! Do a good job!!!! be sure to welcome all kinds of people!
323	951	Northville is aging. We need affordable housing for seniors and young families—NOT high rise/high density housing
324	954	Traffic is definitely a major concern, not only the direct impact but also the impact on other roads due to increase population density. Larger roads are not the solution, it will be good to promote alternative means of transportation.
325	961	this is the worst survey ever - no way to indicate that you dont want one of the items considered. the questions should not cross referenced. did Randy write this because it sounds like a rehash of his proposal
326	963	I presume the Farmer's Market will have a place and I also presume all of Northville will have access to some type of river walk
327	964	Going in presumptions are that there will be a viable farmers market, the river will be daylighted, and the area will be walkable and open to everyone.
328	965	Unfortunately its all about the money. The developers don't live here and could care less as long as they line their pockets.
329	967	Please don't over develop any of these areas
330	969	A daylighted river must be available to all and become a "linear" park. See examples existing elsewhere. The city needs a Farmers Market, well curated and maintained. Location, ownership and management tbd. Examine the range of practices elsewhere and aim high.
331	971	Any new buildings should match the architecture of small town Northville.
332	972	Do NOT screw up this town.any more than it has been, which has be considerably. Hold developers, architects, (you know the ones, especially Miller and Presley) compliant and accountable. Those on boards and commissions, etc who are known to socialize with developers, architects, etc should recuse themselves from involvement in and voting on cases presented.

Q14. 14. Please share any additional comments or thoughts about opportunities and concerns relative to redevelopment of this part of town:

SR No.	Response No.	Response Text
333	975	Do NOT screw up this town further than it has been. Keep Miller and Presley out of it,as they have been largely responsible for the loss of the buildings that have told the history of our town; they can never be replaced.. Miller and Presley will do anything for money, as we have seen. I'm sure there are others as well, Keep a tight rein on Northville"s Development. We don't get do-overs as more buildings and history remain vulnerable.
334	977	Increasing the population density of the downtown area will destroy the town, reduce property values, increase traffic and congestion. More retail and restaurants would help keep us vibrant but overcrowded housing developments will take away one of the few desirable small towns left in the area.
335	979	I'm surprised at all the questions about parks not necessarily being available to all of us. I don't understand the issue. All of us can access every park (Mayberry with a trivial annual fee for a state park pass). I worry that asking about what I assume is a complete non-issue might confuse your results, either by people counting it as not a problem because they perceive it to be a non-issue, or by people emphasizing it over other more real issues.
336	980	I've lived in Beal Town neighborhood since 1991. My family and I would love to see the Rouge River day-lighted along River Street. There are numerous benefits for day-lighting rivers i.e. help reduce flooding, conserve groundwater, allows for the re-establishment of plant and animal life, tackles water pollution with natural substrate and vegetation to filter and clean the water, helps create green corridors, invites new forms of urban recreational spaces and dramatic economic benefits.
337	981	Large single family homes should not be allowed. Moderate sized only. Why are exciting home on South Center being considered as part of the project? Why do they have to come down? Neighborhood housing should not be subject to parks for many outsiders to be part of. We have Hines for public park space.
338	982	I would prefer to not see over-development, big footing, or negative-contributing buildings like the Main Center building or the new Center St construction project (east side of center north of Randolph). The massing and architectural style are horrible. Both of the Long building are well done and are elegant in style and compliment the city.

Q14. 14. Please share any additional comments or thoughts about opportunities and concerns relative to redevelopment of this part of town:

SR No.	Response No.	Response Text
339	984	I think allowing commercial development in in race track and farmers market area would pull customers from downtown. I also know that our roads and parking are
340	985	I believe that the citizens and the Planning Commission should determine what is best for Northville. A developer who respects the community should be able to suggest a community based design with a reasonable,, although extravagant, profit margin.
341	986	We don't have enough tools to regulate this development. The developer hasn't demonstrated to the community that he wants to make an effort to respond to our concerns. Having his lawyer at meetings suggesting that we are "folks that don't like change" is very condescending.
342	987	I own a single family home on S. Wing St. I do NOT want to back up to commercial property of any kind on the west side of S. Center St. Residential development (single family homes) are the only acceptable development option.
343	991	A roundabout is a bad idea due to risk of injury to pedestrians and vehicles and the traffic problems that would arise. Constructing big, characterless townhouses and apartments will effectively turn Northville into another generic, overpopulated suburb. The architecture of new buildings should be in the general style of the traditional Victorian buildings, not a chic modern style that will look embarrassingly outdated in 20 years.
344	993	Overwhelming Traffic. Also, we DO NOT WANT A ROUND=A=BOU at 7 Mile and S. Center. Development as proposed would eliminate or negate all the things we LOVE about our town.
345	998	I understand the need to make to overall vision sustainable and cost effective. My concern is the focus and incentive to get the highest price, make the MOST \$\$\$ will infect and affect to overall outcome being aligned with smart choices to keep the historical charm of the town. Focus on Families and children and the retail, housing and community spaces that support and promote that.
346	999	Traffic and congestion is a big concern. But so is the architecture. Example of bad architecture are the new contemporary townhouses on North Center. Very poor and incompatible design for our town.

Q15. 15. What is your relationship to the City of Northville? (select all that apply)

SR No.	Response No.	Response Text
1	9	Other (Please specify) : shop northville

Q15. 15. What is your relationship to the City of Northville? (select all that apply)

SR No.	Response No.	Response Text
2	18	Other (Please specify) : Novi resident, Northville School District Parent, Work in Northville Township
3	32	Other (Please specify) : Frequent downtown Northville restaurants and businesses often
4	46	Other (Please specify) : Plymouth township resident, but grew up in Northville and visit downtown several times per week
5	117	Other (Please specify) : Former resident of N'ville. I live close and enjoy the amenities
6	166	Other (Please specify) : Noville Resident
7	170	Other (Please specify) : Northville school system
8	177	Other (Please specify) : City of Northville schools and mailing address.
9	183	Other (Please specify) : Northville schools parent/Northville patron
10	187	Other (Please specify) : Grew up in northville my whole life. Can't afford to move back, so I'm in Plymouth.
11	203	Other (Please specify) : Lived in Northville my whole life. 58 yr's
12	207	Other (Please specify) : Home in Northville schools and former business owner in Northville.
13	208	Other (Please specify) : Plymouth, but drop and daycare in Northville and shop and fine downtown often
14	211	Other (Please specify) : Kids attend northville schools
15	215	Other (Please specify) : Northville Schools
16	222	Other (Please specify) : Born here
17	237	Other (Please specify) : Northville Schools/ mailing
18	264	Other (Please specify) : 4 unit apartment owner who does not live in Northville but has owned the property for over 30 years.
19	272	Other (Please specify) : Previous single family homeowner in Beal Town
20	293	Other (Please specify) : Novi resident south of 9 mile who walks to downtown multiple times a week for sopping and dining
21	308	Other (Please specify) : I grocery shop, attend yoga and dine regularity in Northville.
22	312	Other (Please specify) : Lived in northville my entire life
23	326	Other (Please specify) : Z
24	327	Other (Please specify) : Novi resident right on Northville border within Northville School district.

Q15. 15. What is your relationship to the City of Northville? (select all that apply)

SR No.	Response No.	Response Text
25	340	Other (Please specify) : involved in DDA activities / committees
26	364	Other (Please specify) : Prior city resident. Live in Novi, but kids go to Northville schools
27	401	Other (Please specify) : Northville address and schools.
28	423	Other (Please specify) : Reside in Novi but we go to Northville schools and Northville is our home downtown, where we connect with our city.
29	437	Other (Please specify) : Northville school parent
30	497	Other (Please specify) : Noville resident
31	539	Other (Please specify) : Novi resident but in Northville schools.
32	559	Other (Please specify) : Own 2nd house in City of Northville
33	564	Other (Please specify) : Visitor of Northville
34	566	Other (Please specify) : Former resident, still visit frequently
35	575	Other (Please specify) : Live on border of Northville
36	593	Other (Please specify) : Time spent here
37	595	Other (Please specify) : Northville Schools
38	620	Other (Please specify) : In Northville school district, live close to downtown
39	621	Other (Please specify) : Former resident who moved due to this uncertainty and it's impact on my home value
40	658	Other (Please specify) : Visits area weekly
41	681	Other (Please specify) : Prior resident wanting to move back into town.
42	693	Other (Please specify) : My boyfriend owns an apartment in downtown plymouth
43	700	Other (Please specify) : NOVI, but Northville mailing. Our kids graduate from Northville so it's been our home time for 20 yrs
44	701	Other (Please specify) : Former resident
45	713	Other (Please specify) : Former resident
46	714	Other (Please specify) : Plymouth resident; former Northville shop owner; longtime downtown business employee.
47	716	Other (Please specify) : Son of township of northville resident, I recently moved out.
48	719	Other (Please specify) : Have lots of friends and family who live there and visit frequently

Q15. 15. What is your relationship to the City of Northville? (select all that apply)

SR No.	Response No.	Response Text
49	732	Other (Please specify) : Novi resident but northville school district
50	735	Other (Please specify) : Retired employee of Northville Public Schools, son is NHS grad.
51	739	Other (Please specify) : Grew up a resident, may return
52	742	Other (Please specify) : Former resident and hopeful future resident - currently enjoying the vibrance of downtown Detroit with all of its great parks and restraints and amenities.
53	744	Other (Please specify) : Novi resident, northville school district
54	775	Other (Please specify) : On Church Management Board
55	779	Other (Please specify) : City commissioner (Arts)
56	803	Other (Please specify) : Place of daily life in Northville
57	814	Other (Please specify) : Novi Resident (NoVille) Northville Schools
58	819	Other (Please specify) : Volunteer city and twp
59	821	Other (Please specify) : Novi Taxes, Northville schools single family resident
60	841	Other (Please specify) : Novi resident with Northville Schools.
61	847	Other (Please specify) : Grew up in northvillr
62	854	Other (Please specify) : Live at 8 mile and Novi Road in Novi
63	856	Other (Please specify) : Live within a mile of the downtown, just outside of the city limits to the north. Very active with many entities within the City
64	860	Other (Please specify) : School district
65	898	Other (Please specify) : grew up in City of Northville
66	915	Other (Please specify) : Past gift shop owner and current member of Northville Historical Society
67	922	Other (Please specify) : Worship in town
68	960	Other (Please specify) : Northville Schools, Novi Resident
69	965	Other (Please specify) : Thos is where I dine and carry on my personal life.
70	975	Other (Please specify) : Historic District Resident
71	991	Other (Please specify) : Volunteer at Mill Race Village
72	996	Other (Please specify) : Novi resident, northville schools