

Survey Title: Final Northville MP Survey for sub-areas
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Sent :0
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Filter(s) Applied
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No Grouping Applied.

Q2. What did you like about the gameboards you selected? Open ended – 100 words (500 characters)

SR No.	Response No.	Response Text
1	1	Increased commercial on Cady. Ensure backs of buildings look good. Connectivity w/ 7 Mile. Greenspace on Cady & S. Center. Diverse! Multifamily. Mixed use on Cady also runs n/s into Downs subarea. Increased commercial on S. Center. Varied building heights on Cady. Bike lanes. Increased safety for preschool. Apartments on south side of Downs. Tree preservation on River. Connection to Griswold. Switchback sidewalk. I liked many of the comments in #8. Concern for "sea of parking" @Beal.
2	2	#12 - curves, roads, and paths for easy access and traffic flow, consideration of electric car ports or even reducing use of individual vehicles. #15 extra green space along both sides of Sheldon. Lots of paths.
3	5	Having a space for teens and kids like the water features. Parks are good. More open space the better. I like the options with more single family homes.
4	6	Demonstrates the wide range and divergent ideas of the community. The exercise made it clear to me that my personal bias is for single family residences, green space, parking and some commercial development. Given my personal bias, I could not identify with any of the 15 storyboards.
5	7	Open usable park area and trails
6	8	Daylight the river. Less crowded look. More open part space.
7	9	More residential; less office space
8	10	It is the least developed. We do not need the traffic generated by a highly developed area here. We also do not

		need the eye sore of multi level apartments, mixed used, and commercial properties.
9	12	A good crowd pleaser mix.
10	13	Focus is more on open spaces than housing. New housing would make the city lose its historic charm. Like more focus on parks in city
11	14	I like the openness and seeing greenery or a farmers market entering downtown.
12	15	I selected #7 and #13 because the river is clearly opened in each one. Green space, parks, pathways for pedestrians and bikes are represented. The north entry way in #13 looks very appealing and could be a nice plus.
13	16	The balance of green space, housing and mixed use.
14	17	The most open space option. Northville is a small and boutique community. I do not want it to be congested with traffic and way to many track houses that all look planned. The charm we have in Nortville needs to be preserved.
15	18	I liked option 7 the best because: 1) plan seemed to reflect highest number of single family houses and least amount of commercial spaces and apartments/townhouses. 2) alley ways - so garages can be in back of houses. 3) kept farmers market in current location. 4) opened up the river 5) plan for property along Sheldon looks the best as an entrance way to the historic City of Northville - more open and no condos - the recently built condos don't fit into historic Northville at all!!
16	19	Cady Street needs to have commercial to keep flow of shopping and dining spaces. I prefer additional single family homes over denser condos or apartments. Additional green space is nice to connect to Hines Drive parks, and bike lanes are key! So many people enjoy biking Hines Drive, and Northville can become a destination for stopping after a long ride - especially if the roads accommodate bikes safely.
17	20	I like the amount of open space.
18	21	Layout
19	22	Day-lit river and walking areas in both 13 and 14. Beautiful "gateway" and roundabout and preservation of trees in 13. Preservation of racetrack shape as commons and farmers market in 14.
20	24	I liked this game board because of the commons area. My recommendation is that we maximize the commons area. It is a unique opportunity to build something very special for this community. I would recommend structures only on the perimeter adjacent to the streets. I would make everything inside the perimeter a commons park something like the Boston commons. This is a once in a lifetime opportunity and I think most residents would vote and pay to have something like this in the community.

21	25	Way too many combinations of variables. Prioritize objectives and develop a reasonable number of options from which to choose. Like 3. When you try to be all things to all people, you fail.
22	26	Open community areas/green space, restaurants,
23	27	11 and 15 Serves everyone
24	28	River Surfacing, roundabout to improve traffic flow
25	30	Like roundabout at 7 mile and Sheldon
26	31	Definitely open the river with park on either side. Need for a large farmer's market with space for food trucks.
27	32	NO MODERN ARCHITECTURE, the park size, farmers market year round/rental. Northville is expensive, the area needs to be unique but stay true to our historic look of a town
28	33	I love the idea of a "grand" entrance to Northville at the 7 Mile Road/Sheldon intersection, Farmer's Market space and daylighting the river. They are the most important aesthetic option of all and clearly differentiate Northville from other communities (i.e. Plymouth, B'ham etc.). High density multi-family is ridiculous. Let's not become a town of apartment dwelling renters (i.e. the next Royal Oak. Northville is special because of its "family centered" community.
29	34	In #1 I like an improved farmers market that could be open all year. With a parking garage. In #13 the idea of a round about will probably be necessary.
30	35	Opening the river with parks on both sides a must
31	36	#11 is a favorite as it offers more green space and #14 is even better as it uncovers the 'piped' stream. No need for too many single / town homes. It will be a subdivision look like in many of the other options. Business structures and adjacent parking structures along the main streets will really give it the business / downtown look and feel. Finally we need to walk and enjoy the downtown area!
32	38	14 is best. Open space, priority of farmers market, Flow. Street Homage to racetrack. I appreciate 11's availability of senior living.
33	39	#11-liked the inclusion of senior housing, parks, some commercial buildings and very minimal single family homes---but needs river opened up in the park like in #13 or #14. better to have 1 or 2 story condo's along the open river instead of townhouses. keep prices around \$500,000.
34	40	# 6 & # 13 most viable in my opinion. CONCERNS: 1. Traffic flow & control 2. setback of townhouses - residential units from street / sidewalk -- not to create a visual " tunnel " effect on streets leading into city center
35	43	Not as dense with apartments. Like the water feature, open covered areas for dining, location of farmers market.
36	44	I Like that there is park area /open area with a farmer market area and very little home /condo area

37	37	1-daylight the river and open spaces 2- minimal density and commercial 3- farmers market area 4-minimal commercial keeping it simple and inviting
38	45	Need at least some commercial. Will not support a plan that has a farmer's market. Wasted space. Would like a variety of residential - single family homes, townhouses, apartments.
39	46	Commercial on Cady Lots of green.
40	47	They carry Griswold South from Beal which is needed, especially if we keep Center Street closed. #11 has more open space for the park in the former flood plain.
41	49	Focus on green space, commercial, dedicated farmer's market space, not too focused on townhomes/condos. Single family homes of varying sizes/price points are important, as well as walkability from park space throughout town. I like that #15 recognizes that Cady should be commercial on both sides-- one side commercial is awkward and won't bring in as much foot traffic.
42	51	Lots of 3 Story Mixed use development to expand the Downtown footprint. Also I like the idea of "Daylighting" the river.
43	52	I liked that there was a defined space for the farmer's market. I especially liked that covered area in #1. I liked the "Common area" in #14. I liked the senior housing in #11. You will notice that all three of these have less density than some of the others.
44	53	I like that they seem keep traffic congestion off of 7 mile. I am very concerned about traffic on 7 and on Hines. I live on 7 mile down a private road-I don't want my commute impacted. I also don't think any of these include apartments. That's the last thing we need more of. I must say I really am not happy about any of this. Seems like the beginning of the end.
45	54	The Market Pavilion
46	55	Soft approach to Northville.
47	56	Like they opening of drain and roundabout.
48	58	They should be number 1-15, Not 15-1 as shown. Northville has a Victorian heritage need to keep. The development needs to be unique a quaint with green space, pedestrian friendly, bike friendly, and tie into the bike paths. River should be opened with a nice green space. Think cars will be a thing of the past with automated vehicles, uber, and lyft. You will not need a lot of parking space which can be a eye sore.
49	59	Many different options. i would prefer more of a park like feel, similar to Plymouth, bordered with housing and businesses that make for an inviting atmosphere
50	60	I like that number 11 incorporates senior housing and I like that 12 has a neighborhood set up to the new housing. Also, both plans have lots of green space.

51	61	Would prefer single family housing and green space/farmers market closer to 7 mile with commercial, parking and town house closer to downtown area.
52	64	I like the green space and curvilinear roads. I like the higher concentration of single family homes.
53	65	In #8 I like the mix of only 2 story and single family buildings, the public squares, the market space at 7 and Center and the new streets off of 7 Mile. Both layouts had a nice park along River St. I especially like the idea of preserving the log cabin.
54	66	#1 -Like SFR and Parks, some mixed-use and limited commercial. Maintains character of city. #7 - Like SFR and Parks, more mixed-use ok. A few well architected Townhomes ok. Also, maintains character of city. For both, like no apartments.
55	67	Liked the focus on senior housing. I do not believe we should be adding lots of townhouses, apartments, or even single family homes. The area is already too crowded and more people = more traffic issues. I believe Northville lacks affordable senior living. I also liked the large green space and the dedicated farmer's market space.
56	68	preserves the race track character. more open space. the race track grand stands should be preserved and face lifted to resemble Churchill downs witch will preserve the destination and landmark feature. Once you remove a land mark it gone forever. the old grand stands could house many misc. things, restaurant etc. Destinations are not subdivisions or big box shopping places.
57	69	Keep the shape of the Northville downs track in #14. Don't erase history. Have a 2-3 lane sort of 'track' all the way around. Inside area is a park with a water feature , band area, food trucks that come and go (different each weekend). Use the linear farmers market from #7 on the outside at river st. Housing, with varying heights of townhomes and apartments on one long side of the oval. Shopping on the other side with parking on top of bldgs. History themed light posts to remember the Downs.
58	70	Definite designated area for Farmers' Market; farmers' market pavilion suggested as multi-purpose e.g, entertainment? Christmas market? (#1); green space "commons" adjacent to Farmers' Market (#14); similar proportions of land allotted for residential, commercial and green space; water feature for kids (#1); restaurants overlooking green space/parks (#1); effort to incorporate historical geometry/structure of Northville Downs into landscape (#14).
59	71	#2 leaves a good amount of open space and minimizes & consolidates new homes west of Center. This should minimize incremental traffic through the area.
60	72	Options 13 and 14 have a preference for commercial and residential while maintaining a small amount of green

		space. Green spaces are necessary but do not by themselves make our downtown more vibrant. As a resident living near downtown, I prefer options that expand our downtown into more of a destination for all nearby residents.
61	73	I love the idea of more parks and open space, I also like having more business and farmers market.
62	75	Diverse multi-family, well considered approaches with good notes on why, a focus on maintaining some green space and preserving trees, no hotel or pure commercial dedication, feels like the future of northville. One critical note, parking is potentially under accounted for
63	76	Love the idea of opportunities to live there at all stages of life; the idea of seniors remaining local, in their own towns, is important to me. I like the traffic circle and the attention to detail regarding the appearance of the "entrance to town" Also love the idea of day lighting the river. Large farmers market/open market areas. Large green spaces.
64	77	-Curve Griswold St to frame River Park -Ample number single family homes -Prefer no additional vehicular traffic into Beal Town neighborhood -Expansive park area - Famers market close to existing market
65	79	I like that these include a lot of open area, the farmers market and not too much housing.
66	80	I liked #2 the most. We moved to Northville because of the small town community vibe. We love the unique shops and restaurants downtown and would love to see more businesses for everyone to enjoy. A great park would be wonderful too. Anything that creates community and keeps the small town feel
67	81	Appear to be "less busy"; ensure a greater amount of greenspace.
68	82	Keep farmers market where it is. Keep track area as a park. Focus on single family homes. No rentals or apartments, no pride in ownership and transient tenants will not be good for community
69	83	Consideration to keep Famers Market. More parts / green space. Reduce over population of downtown. Charming character of N'ville will be lost with busy congestion of traffic. Embrace ENHines park.
70	84	Parking structure to limit surface lots, In town market pavilion, an extension of the water feature west down Beal. Outdoor dining and mixed use along the west side of the river walk. Beal curving south adds some interest. #8's use of block parks with residents facing them should facilitate community engagement. Interesting farmers market location at Foundary Flask. Road connections to 7 mile are interesting
71	4	Good amount of greenspace. Convenient location of farmer's market. No roundabout at 7/Sheldon.

72	85	Mixed use, flexibility, density and public amenities seem to be well balanced in these options. The uses seem well apportioned and variable; and the concerns for circulation and pedestrian appeal seem optimized
73	88	Mixed use, will add to enjoyment of downtown, more housing in a responsible way
74	92	I had a tough time seeing the thumbnail images, so just in case I selected the wrong ones, I like plan 7 and 13. I like the multi-use area along Cady and Center. I also like that they each the river daylighted. In addition, I appreciated the variety of housing options. I especially liked plan 13 because of the creative flow of the design and the added greenery. I think it is important to have Cady and at least part of Center to be really vibrant with opportunities for entertainment, etc.
75	94	Still has the track.
76	95	I like map number one the best, It truly is the most comprehensive and makes the most sense in many different ways. The details of the structures make the best flow, not only in terms of traffic, pedestrians, but also building Heights. The only change is that I would put the farmers market from map number nine onto map number one. Map number nine has truly the best location for the farmers market. It offers parking on Cady Street, it also is the most accessible.
77	96	Green connection to rest is diwntiwn
78	97	Park wraps river north, south, east and west. Minimizes traffic in the quiet neighborhoods to the east and west. Prefer to see more single family homes and other uses with higher density closer to downtown.
79	99	We need to connect the new development with 7 mile to reduce traffic congestion. Love the green space that off of Cady. Softening and inviting. Also like residential with alleys..
80	100	I hope you receive a lot of responses but this is the worst survey structure I've ever seen. No survey respondent should ever have 15 options. Of the ones I chose, I like the mix of residential, green space, and commercial.
81	101	I like that there is zero to very little townhome/apartment home space. I also picked these because of of large green space. I like some of the green space on other options more but they had too much residential.
82	102	River "daylighted" and some public areas that would help break up the sight lines. A mix of different building types which would look better than filling the whole area with the same building repeated. The river daylighting is a big issue partly from an appearance point of view but also from a flooding potential. In Houghton MI in 2018 there was a bad flood that was made much worse (far more damaging) by a creek moved underground.

83	103	The river is day-lighted. The overall design. Street design including roundabout. Green space with trees. Connection to River Street.
84	104	- Daylights river - Keeps current trees - Like the overall design - Like street design, including roundabouts and Gardner Street bridge and River Street pedestrian bridge - Like existing green space
85	105	The abundant green space. Northville needs more park - less housing. Plans still increase housing somewhat and commercial which is nice but having a nice town square/park not overshadowed by 2-3 story townhomes/homes hemming it in would set Northville apart and attract many people to shop and work and live in the outer areas. Keep the green space -once you build on it you can't get it back and it can be the one thing that really sets a community apart, it's priceless.
86	106	lower density residence, more green space, better mix of home type, balance with more roads and walkways
87	110	I feel like it fits the Bealtown area. It has space for parks/outdoors, and more single family homes. The roads are setup nice and wouldn't be overcrowded and busy.
88	111	More single family
89	112	Diverse options.
90	113	Farmers market and park area keeping history of track. Dining outside options. Less density homes. Traffic still a concern on all plans.
91	114	I like the idea of the park and more green space.
92	115	Dedicated farmer's market, with ample of parks and open space
93	116	I think the more farmers market, retail (restaurants/bars/etc) is what the space needs. Not more SFH and especially not multi level condos/apartments. It ruins the small town downtown vibe. Need to keep adequate driving space as downtown is utilized as a way for many residents to get to and from their homes to 96 and M14.
94	121	Affordable housing
95	122	Least amount of residential and good amount of park/green space.
96	123	This one maximizes commercial use and cuts down on wasteful single family. (If you want large single family lots, please find somewhere else to move.) This also keeps the Farmer's Market in the most viable place!
97	124	Brings the most people into the city. The city needs more people brought in to bring it back to its vibrant fun downtown feel.
98	125	Most beneficial to entire community use and mindful of traffic patterns

99	126	I like the idea of having additional homes, businesses, restaurants...all while keeping some natural beauty and a Farmer's market.
100	127	-Victorian village -homes for all stages of life, love that it includes ranch homes -round-about at 7 and Sheldon - would like to keep the race track, but if that is no feasible, we like keeping the geometry of it -large farmers market and green space
101	128	#1 has a great location for Farmer's market with parking nearby, and takes into the account the topography of the property for single family (higher ground) and townhouses (lower ground), Parking is clearly marked, the water area is exposed. There is only a small amount of commercial here, but the other side of Cady has more commercial, so I think that is ok too. The road placement is good--a couple of through streets, but also a couple of streets that only go into the new neighborhood.
102	129	I liked 2, 11 and 14 because they included the most open space and the designs were elegant and simple.
103	130	The race track area was preserved to be honored as a distinct part of Northville history and character. Green spaces and walking trails. A reimagined intersection at 7Mile period a new space for the farmers market. Opportunities for more restaurants and shops.
104	131	More commercial space and senior living facilities anchoring downtown. Help to lesson the impact on the school district while bringing in much needed tax revenue.
105	132	Adds significant green space and commercial / mixed use attractions while maximizing public benefit of the river and downtown for surrounding residents. Does not add as many single family homes and townhouses which would make downtown busier without enough attractions or parking. Likely to be more pedestrian friendly without adding lots of traffic.
106	133	Green area connection both parts of town. Diverse mix of commercial and residential. Do not like apartments as we don't have capacity for more students.
107	134	I like the green space along the river, as well as well as the addition of additional commercial options. I'm not interested in extending Gardner or Johnson streets into the current Downs area.
108	135	#1: Market pavilion on business street, park along day lighted river, water feature for children # 11: market site and park land stretching along Seven Mile, park encompassing day-lighted river
109	136	Suggestions for range of housing styles, not all mcmansions. Center street not lined with townhouses. Concern for maintaining the character of Northville.
110	137	Smooth flow of traffic to Griswald to divert traffic from Center street and provides a park like boulevard along the

		opened river. In number #13 I like the open park between Church and Hutton as a lead to the larger area of the racetrack. However 13 has too much space allotted multi-family and perhaps more commercial along Center street from the traffic circle than can reasonably be supported. Providing a vehicular and pedestrian crossing across the day llt river.
111	138	water features/open spaces..... dense UPSCALE housing... walkability important.
112	139	opening of the river. Green space
113	140	Emphasis on single family residential, green space, and good mix of mix use/commercial.
114	142	More single family housing & commercial/mixed use, less townhomes/apartments.
115	144	Like the mix of housing and commercial/shops/restaurants while keeping traffic under control and combine nature and walkable streets/paths in the mix. Need to slow down traffic and noise as traffic and head count will increase greatly.
116	146	Event/farmer's market space. Less residential. Room for parking. More area for businesses and restaurants. I don't want to see the whole space taken up by homes and residential. The downtown space should be for people to congregate, and enjoy the restaurants and businesses, not for residences.
117	147	A good mix of develop to build a better downtown and offer plenty of green space
118	150	Number 1 is the best use of space and includes parking, farmers market. I like the idea of restaurants that line the park, it will bring more people to our city to spend money. I think what would make this better is to add more connecting sidewalks into the park between mixed use that line the park. What I love about #13 is the connectivity and the gateways. I like the extensions of the streets. I would think this would ease traffic. I really love #14 too it could be a great community area,
119	151	#8 Good streets, ok comm'cl & not OVERPOPULATED; pls NO 3 stories! Path follows river. #11 Has Sr housing, ok comm'cl, nice park space, population not 'jammed."
120	152	I thought #1 had a little bit of everything and seemed realistic for a developer to come in and actually attempt. I think we all would love just a huge park on the site but that is just not realistic. Do I want to daylight the river? Yes! But I could compromise with a wonderful green space as well. I liked the options in #6 as well. It looked less uniform and again, realistic.
121	153	We liked the daylighting of the river and not adding additional traffic to Bealtown. 4-The low density homes and the trail along 7 mile. The green space along River and 7 Mile. 13- Keeping Johnson open as a pedestrian walkway

		will give access to the Bealtown community fir any new development. Access to Bealtown is sufficient from Beal and Gardner Streets.
122	154	Use of greenspace, character, addresses that horrible sheldon intersection
123	155	I am looking for more commercial and mixed use, with green space and the Farmer's Market to move to the east side. And, a balanced mix of sfh and townhomes. I like the added parking if there will be more commercial.
124	157	Best use of space
125	158	I liked the really large open park in #11 and the senior housing and attention to architectural detail and landscaping in #13
126	159	Kept commercial space towards center of town and residential along outside. Daylight river and include green space around. Include parks and green areas. Feel a round about at 7 and Sheldon is a good idea. Seems the most minimal residential. Like the idea of keeping the shape of the original track as green space.
127	162	Love the round about at 7 and Shelden. Too many loud cars idle and then take off at high rates of speed normally-this would discourage that and control the speeds. I also like how there is additional green space surrounding the area-which I think would be appealing for home buyers. It will allow for a park like setting with privacy-yet still close to shopping and dining.
128	163	I liked that these both had green spaces that broke up the building sites. Seemed more comfortable to pedestrians and travel than other examples. Street routes were interesting. There was a good mix of building size and height within the district. #15 had the a more natural welcoming entrance to Northville (south) and I appreciated that. I liked alley roads in #7 and curved streets in #14 as well.
129	165	Love a green space with homes around it!
130	164	GB13 (favorite): Mixed use, residential, streets, green space are great! 1-lane roundabout (NOT 2lane). MidCady - gateway, calming, stormwater. Curvilinear streets/intersections traffic calming; need >= 1 thru connect to 7mile btw Center & River. Signature architecture at Center/7m & N both sides (mix 2&3 story). Gardner via veh bridge, Johnson ped-only bridge. Use residential alleys, etc to keep facades close to street with porches, etc. Restore river. See similar in GB#8 +grocery & small hotEl
131	156	The fewer high rises the better.
132	166	I liked how #11 had less residential and more for the whole community because we want more access for everyone to draw them in to visit northville instead of Plymouth and if we add more residential then we would turn into cherry hill village in canton and they aren't much of a city anymore.

133	148	River day-lit and green areas/ parks, pedestrian friendly with connecting trails, lower density single- family homes, mixed use buildings in Cady Street area, assuming there will be more restaurants, round-about at Sheldon and 7 Mile.. Farmers market in current location.- can be used as parking lot on all days without market.
134	167	The only one I liked is #3. We don't need more ugly town homes in Northville. Build ranch homes for the older people who ate tired of climbing stairs. Condos should all have 1st floor masters. Also if you do too much commercial and restaurants, the businesses on Main Street will go under. We moved here 35 years ago because like a small town atmosphere.
135	168	Lots of park spaces, parks along Center St., parks almost all around the development, apartments, underground parking, walkability trials and paths, Fairborook extended into development, separate Farmer's Market space, affordable housing.
136	117	Fully daylighting the river and Johnson Creek is an absolute must, and these appear to be the only two options that did so. I also like the use of alleys in #7
137	74	it allows for parking which is a HUGE concern and includes green space and space for the Farmer's Market. Many of the other game boards appear to be densely populated and would add to already congested traffic
138	170	I liked the greenery. I liked how there was no hotel or senior center.
139	171	River daylighted; variety of homes; plenty of park space incl. farmers market area; pleasing flow of streets. Do not want Hutton extended. Mixed use.
140	172	They created balance and fit with the aesthetic of the town without creating parking and overcrowding. Also maintained a central downtown area.
141	173	#7 liked that the river was open. #11 Would like for the river to be open, but like the senior living and expanse of green in this plan. I think it looks welcoming.
142	174	Many plans are generic and ambiguous making it difficult to discern intent....graphics and notes don't consistently support one another (what type of SFR is in the yellow zones - homes, condos, townhomes???). I like that there are no additional direct connections to 7 Mile or roundabouts in Plan #1! Park area along river is good! Incorporation of Farmer's Market is also good.
143	175	Mix of added traffic flow as well as pedestrian access and greenspace.
144	176	green space, river daylighting, farmers market
145	177	there was a space for the farmer's market/ special events and parking

146	178	I did not select any as I had questions about some of the info. My priority is that the number of additional vehicles is kept to the absolute minimum.
147	179	Large amount of green space and limited primary dwellings (including single family homes). Strongly support the addition of commercial small business; this will help vital or our downtown.
148	180	Re-using the historic Northville Downs track and open lawn area as a gathering and focal point of the new development
149	181	Creating a park area and daylighting the river are important. Also like the covered dining area.
150	182	Makes the most sense with current city. Adds commercial space below and apartments can be above and allows space for continued single family residential which may help with the big foot house problem in historic neighborhoods.
151	183	14 is by far the best. It includes a park area with soft scapes that will encourage people to stay. It keeps a portion of the historic track at least in spirit. It provides a good location for the farmers market so that can be maintained.
152	184	#12. I don't want that corner filled with houses. A subdivision is not a welcoming entrance to the city. Give up the idea of the farmers market squeezed in at this location. Step out of the box. Ford Field and Mill Race Village provide an awesome space to locate the farmers market. Just add a pavilion to the park. Parks and rec can then have it as a source of income, renting the space for grad parties, etc. Green space and homes across from the homes on River st. is appropriate. not big foot.
153	185	Appearance of less high density housing. We live in this general area and are afraid of the traffic this will bring in.
154	186	More open spaces for the whole town, Not just houses jammed together and too much traffic added to a town that has traffic problems already.
155	187	I like #11 that includes senior housing which is needed in this community. It should be affordable. These should be one story homes. I like #14 due to green space..and room to keep farmers Market area... but would need parking for that as well.
156	188	The least amount of private real estate. Most open space for all residents to use. Love the water feature, outdoor park and recreation. Love marketplace.
157	190	Number 1 comment - why wouldn't you list the game boards from 1-15? I almost marked the wrong one!!! Greenspace and park-like are essential. Hilton Head, New Albany (OH) all have hidden parking, a park, and walkways that naturally connect to the town, tree lined. Keep the Northville charm while trying to make it affordable without apartments. Rental units are not advantageous. Carefully connect the current downtown to the new area to create a natural flow of retail space, etc..

158	191	Roundabout with gateway architecture. Park area. NON-gridded street monotony.
159	195	#11 and #14. The less population density the better. The Farmer's Market appears to be one of the best draws in Northville (not the post office). A roof could be considered for the Farmer's Market to provide some shelter. Adding another market day could also be considered e.g. Wednesday and Saturday.
160	192	Day-lighted, restored river, connections to the parks, pedestrian friendly, mix of commercial and residential, compatible architecture, green space
161	196	Like the open urban parks next to higher density housing. A good trade off. Like also the single-loaded street that defines the west edge of the river park.
162	198	Daylight the river. Single family residential on the southern portion. multi family developments on the north. Farmers market doesn't need its own dedicated space. Can utilize existing streets or parks. Both of these depictions also have a new entry point to 7 mile, which should help accommodate traffic. Ample green space. Trails and sidewalks to connect to hines.
163	197	They were the most open concepts that maximized green space. I'm sad to see most of these proposals are going down the wrong path in terms of congestion/density. It will destroy downtown Northville without road expansions to arteries coming into/around downtown. During normal times, traffic is miserable getting downtown during rush hour. For #14, how about a cool outdoor park/square where the horse track is for social gatherings (Plymouth square?) Maximize biketrails and the water way.
164	199	Downtown needs more patrons nearby to justify the businesses being there for longer hours, i.e., critical mass. I think architectural character is super important too.
165	200	Chose 13 & 10. 13 attractive because the river is brought back into the open. 13 is my preferred. 10 has a good approach to increasing commercial square footage concentrating it at Cady St. End.
166	201	Game board #11 appealed to me the most . . .It seemed to offer the most unique and fresh approach to this space with opportunities to mix new business space with various living spaces . . .something like Central Park
167	202	Great location for traffic from Sheldon and 7 Mile for the Farmer's Market Close to the close location of the Farmer's Market
168	203	They seemed more pleasing to the eye and made best use of the space.
169	204	Best use
170	205	Lets create another neighborhood. Single family with options for commercial along Cady st.
171	206	It's nice to visually see how things could look

172	207	14 has some relevance when addressing the farmers market and green space for community use. It's speaks to the history of the town (racetrack) in the layout of its nature. 11 has a is more weighted to community needs such a commercial buildout and community green space. Our town will only be able to expand in so many ways, if filled with too many residential properties it will lose the ability to provide balance for the community to come together in common spaces (including retail).
173	208	Not so dense. Good flow of commercial some residential mixed use and a spot for the farmers market
174	209	On #8, I like that both Hutton and Church Streets traverse from Main Streets to 7 Mile Road. I like the "Enhanced Safe Ped. Crossings at both 7 Mile & Center St. AND River St. and 7 Mile Road. I'd hope that a "boutique" hotel could be possible at SE corner of Center & Cady streets. On #13, I like the traffic elipses along Beal Street. I don't think the same concept on Cady would work as the area between Hutton & Church is the "drop-off" for the FPC Preschool. I think this plan is good.
175	210	Na
176	212	These two gameboards incorporated diverse housing options, park space with inclusion of daylighting the river as well as space for the farmer's market. There is opportunity for office and retail and consideration of more appealing architecture and opportunities for Cady Street as this will be the link between the downtown and this portion of the city.
177	213	#2-max green space, least amt of single family homes, no apartments. #11 Ample green space, senior housing, limited single family homes, and no apartments.
178	214	No apartments. Included mixed use. Had space for the farmer's market. Added some park space.
179	215	Designated area for Farmer's Market. More parks/trails. No hotel. No townhomes/apartments.
180	216	Connectivity. Open/green space along borders. Open river.
181	217	More home type options. Most expansion of commercial/new shopping and dining without adding too many new homes. Also allows for the most green space.
182	218	The use of green space and daylighting the river. I also think there MUST be additional commercial space so that the influx of visitors and overall population will have plenty of options for dining and shopping without severe overcrowding. The utilization of 3 story buildings+ will maximize the space for both residential and commercial use.
183	219	Green space, bring back the underground river, walking/hiking trails, a large park like atmosphere. We do not need more housing bringing with it additional traffic.
184	220	Park and daylighting the river.

185	221	ANY LACK OF DENSITY AND AND SINGLE FAMILY IN THE EXISTING RACETRACK IS UNREALISTIC.
186	222	Need room for the farmers market. It's one of the best in the area yet exists in a dumpy parking lot with no real concourse or structures (for bathrooms, food trucks, eating, music). More shops/restaurants on church would probably help existing businesses in the south side by adding walking traffic. The hotel is a neat idea.
187	223	- New development not overwhelmed with a sea of Townhomes - Greenspace surrounding development on east/south #4: Commerical on Cady ties nicely to existing Main/Center area - Alot of SF homes area, which appropriately mirrors the surrounding areas near to Main/Center
188	224	Gameboard #1: I liked the Market Pavilion with parking area close by. The concept of mixed use along the park area was intriguing. That would certainly expand the use of public park/river front/trails; rather than having it closed off by private housing. Gameboard #13: Traffic flow. Gateway green space at north end. Extension of Griswold to 7 mile.
189	225	the round about at 7 mile. mixture of parks and housing and daylighted river.
190	226	The walkability between buildings with parks/open areas. Notes on the side show for growth in the community with a balance between homes and commercial estates.
191	227	Both have grid-based roads with connections to adjacent areas. Both address the need for transitional mixed-use on Cady Street. Both have addressed the need for urban green common area in the development (in addition to the more rural linear river park). These plans allow more density adjacent to and overlooking urban park blocks.
192	228	Attention to gateways and specification on "spectacular" architecture. I also like the connection on Hutton to Hines in #13 and addressing the needs of bicyclists. However, where will the Farmer's Market be on #13. This is an important downtown feature.
193	229	Like Plan #11 best if river is daylighted Daylighting the river with accompanying parkland is most important. Some parking for river walkers is needed for those of us not living in town. Would like to see older existing structures like the log cabin at the corner of River and Beal restored and retained. Retaining all or part of the racetrack oval, as street or trail, is a good way to preserve our historical memory. Would like to see markers along trails commemorating the racetrack's history.
194	230	This will destroy the town. You want to be Royal Oak? Want to see the school scores plummet? Home values drop due to increased apartments? The crime associated with that? The HUGE INFLUX in traffic? Might want to consider rebuilding that prison on 5 Mile while you're at it too...

195	232	Opening up the river, single family residential housing, additional commercial for offices or retail space with parking, public park along the river and room for the farmers market.
196	234	Easier entrance to Farmer's Market.
197	235	Selected #8 and #15 good vehicular circulation and connections, enhanced pedestrian safety, options for locating Farmers Market parks & open space along both side of daylighted river
198	236	1-lane traffic circle at 7 Mile. Daylight the whole river. Covered Farmers market at Griswold. Increased parking - by farmers market & underground.
199	238	We need Northville to be place where people go to and socialize. People need people. Build a place where people gather. The success of street closing, forced by the pandemics, is your testomenet to this and businunesses are thriving this way.
200	239	13 - love the pedestrian calming and switchbacks, use of trails. Love the entryway roundabout and park space. Bike path along 7 mile necessary! 14 - love the trees, farmers market and commons - ideal. Also lots of mixed use which helps liven up the downtown. Want to keep businesses on the first floors lively and inviting - shops, eateries, bakeries, etc - that will bring people in and keep them lingering/gathering with others (not more insurance or law firms or financial planning).
201	240	#14 is my favorite followed by #13 because: (1) The downtown area would benefit from additional mixed use development (purple) adjacent to Main / Cady and Center. (2) I strongly believe integrating a park into the downtown area, (as shown in #14) especially with the Farmer's Market, would have a significant positive effect on community activity, interaction, and opportunities for events. * I also strongly support extending sidewalks down 7 Mile to Beck, enabling safe community access
202	241	Lots of green space
203	243	Daylight river, not all streets straight but go though, foot bridges over river,
204	245	I like board 13 with the density of the mix use along Cady, Griswold and Center along with the office along Center and the ability for the Farmers Market to be a linear park to engage the daylit Middle Rouge river which could also support Art in the Park or other social activities. I like the auto and pedestrian connection of Hutton through the development to 7 mile as well as the auto and pedestrian connection to River St. This plan also lens itself to locating the Farmers Market in board 8.
205	246	Daylighting the River, green spaces, more commercial vs residential, senior housing, smaller cottage style-charming homes. maintaining the charm of the Ville! We do need a boutique hotel!

206	247	We like the idea of adding another Victorian village in in downtown Northville (with option 3) and retaining the history of the racetrack to provide a new green farmers market (with option 14.)
207	248	Like the mixture of housing and green spaces while allowing a developer opportunities to recoup their investment. Also like the idea of mixing up the type of housing-single family and more dense options.
208	249	Senior housing, designated farmer's market. No buildings more than 2 stories tall.
209	250	Parks and open spaces, single family housing, farmers market
210	251	Maximum daylighted river . Tree lined avenues in both 13 and 14, Open green space between hutton and church streets in #13. Racetrack heritage open space commons in #14. Will increase market value of homes facing park.
211	252	Liked the water feature for families to take kids. Our community needs spaces for families to bring kids together when it is hot. The Northville swim club has a long wait list and not everyone is a country club member need to provide water splash pad minimum for a good community or another pool. I also liked less homes in this space do we really have enough room in the schools for many more kids? The classroom sizes are already packed and can't fit in more.
212	253	Game board 11 - has large green area along with little bit of everything (single family/townhome/multiuse / senior living.
213	254	Enough commercial space for new businesses, green area is open to anyone who visits Northville and not just surrounded by the new residential developments, space for seasonal festivals, parking garage.
214	255	I like the idea of daylighting the river and providing ample room for the Farmer's Market. I also don't like any buildings above 3 stories tall. They should be in a style to match our town = Victorian.
215	256	More park/greenspace, less dense development. Grids following current outlay of city neighborhoods.
216	257	I like the park feature along the river with lots of walking paths. the current farmers market is too disconnected from downtown and feels like a parking lot... because it is just a parking lot. Covered spaces for dining was a seller. More interested in single family homes than apartments or townhouses. Would make sense to keep to two stories to not overshadow downtown. Parking will be needed but no one will walk that far.
217	258	13 has almost everything I think would make for a great, vibrant downtown lots of mixed-use space on more accessible streets, lots of park space with the daylighted river headed straight to Hines, and a mix of housing that

		would blend with our current Northville community. It even has a roundabout that really needs to be part of any plan. However, it has no designated Farmer's Market spot, which does need to be considered. It is a large draw to our downtown 1/2 the year. Number 7 has that.
218	259	We need more green space and second priority to commercial space.
219	260	Less dense residential areas and more green or shared space. My main concern for this development project is dense housing which will create stress on our roads and city services.
220	261	Both daylight the river and provide green space which are endearing to the Northville small town charm. Townhomes and parking lots should be avoided !!!! This isn't Troy or Canton, keep Northville unique!!!!
221	263	None were selected. This exercise is futile as citizen input was not encouraged. A source at the meeting was told by a committee member citizens WILL NOT be involved in further meetings. The meeting was unprofessional as Carlyle-Wortman representative dodged questions from the audience. The game boards do not reflect citizens input but rather force citizens to choose thoughts that may have been driven by developers. This process needs to be open to the public after COVID-19 restrictions sre lify
222	267	I like the open space. The open river to walk along. The farmers market being able to be in the open area. Much nicer addition to the city than the other options
223	268	14-loved the nod to the race track with the layout, daylighting the river, and the gradient of mixed use to townhomes to single family. Keeping the Farmer's Market is a must. 6-loved the curve of Griswold along the river, the mixed use, and the single family (simple, not too much placed in one space). Liked the alternative layout for Farmer's Market
224	269	What I liked most is that there are no apartments or townhouses included in these plans and no roundabout. I would hope that some of the individual homes can be designed for young families and those downsizing, as Northville currently prices out the first group and has nothing for at all the second. I also l like the mixed use with ability for restaurants to open toward the park areas. That would be amazing!
225	270	I like the overall plan shown in #13, including the unique pedestrian connection from racetrack to existing downtown and the roundabout at sheldon / 7-mile which would create a unique entrance to the city. Avoiding the "grid" roads is a nice touch. Although no farmers market is shown, the market could move instead to Ford Field. For #14, I like the "racetrack park" to honor the history of the racetrack, but I would scale down the park size. It would add true Northville character. Daylight river!

226	271	Love the idea of leaving the "track" footprint as a legacy.
227	272	! Daylight river with park along either side and walking space Griswold extension blvd so traffic doesn't go through downtown no more than half residential common space important to accommodate gatherings/farmers market pedestrian friendly affordable housing (probably never happen)
228	273	I wanted to see at least some senior housing. Want to see the river daylighted.
229	274	Daylighting the river. maximizing green space and buildings for more offices, retail, and restaurants. Less housing.
230	275	Minimal area should be reserved for single family only. Minimal area for parking. Roads that connect rather than cul-de-sacs. If Northville wants to be walkable it must have places for people to live close to the center of town and allow a variety of land uses in areas where people live. This 'traditional town' approach has worked throughout much of history and makes for resilient towns. Also, if you want people to walk and bike, make it easy and safe for them to do so.
231	276	Sorry...unable. Must consider the whys under the whats. Must coalesce into appealing variations. Then consider and extent those each as best I can and see how they run, hopefully in near constant dynamic discussion with others who care.
232	277	Least amount of developed space, most amount of green space
233	242	Use of green space and multiple types of housing (townhouses, single family, mixed use). Traffic circle option.
234	278	#11 has additional commercial, senior housing and park space.
235	279	Board #14 has a lot of open/green space, it respects the history of the horse track, keeps the farmers market in a highly visible location, keeps the commercial uses to main roads, light on residential density and daylights the river
236	280	I like the idea of Griswold extending to 7 mile in board 6 - would be great to have an alternate N-S road. And I like the idea of a road mirroring the racetrack and creating a green space. Both boards do not try to fit too much into the space - we should only have a few different property types/zoning on the Downs property
237	281	I believe # 2 but it us a bit confusing. More green space is what I like the best! Appreciate you letting us look at what is going on
238	282	Green spaces, dedicated bicycle lanes, more affordable 4-plexes or apartments, keeping a quaint character of a small town, diverse multi-family homes, not using one developer (builder), space for a farmers market
239	283	No commercial; good traffic flow with 7Mile/Sheldon; not excess roads in/out; Farmer's Market included

240	284	Northville needs more affordable single family homes
241	285	I think it's extremely important to keep the special, quaint feel of the downtown that charms and attracts people to town. Anything overly large or aggressive looking (three story buildings, large apartment or townhouse buildings) in my opinion does not fit with the feel Northville is famous for. We have concerns of it looking like "downtown" Novi, which has been a disaster. There is no character there. Single family homes, parks, the Farmers Market, are things that make our downtown special
242	286	It's a great mixture of housing with great transition between different house types. They both have good traffic flow.
243	287	More open space like parks and etc. Adding more restaurants and businesses brings revenue to the city.
244	288	Best use of the area adjacent the riverfront.
245	289	Diverse in terms of land use. Will generate sufficient tax revenue to support continued proper maintenance and future improvements.
246	290	I think 10 and 11 are your best bets. I think you must be very careful about just adding more housing. I think the downtown needs more commercial and office not too much more housing, but definitely the plan with the less amount of single-family residential the better. I like that both of these incorporate the Farmer's market. Don't lose that! I think the open space is great and more parking is definitely needed. Both are great in those aspects.
247	291	Circle at Center and 7Mile / Park close to Cady / Switch back access / No Apartments / Limited town houses / Open River
248	292	I love the idea of the parks surrounded by townhomes suggested by Stephen Caulkins. He indicated that they have these in Ireland. These are unique and I believe that people would be clamoring to own them. I also like the idea of apartments so the whole town isn't middle age and old people. I like the idea of the farmers market near town to help downtown businesses. Also need daylight river and greenspace..
249	293	Not much. They were overwhelming, but they did point out the pitfalls like traffic, sight lines, etc., which are on going concerns.
250	294	I prefer no three story buildings. The ones on center street are ugly and I don't want to see that continued. The rest of the plans are fine with me.
251	295	Selected 9 and 14. Prefer that all options include day lighting of the river
252	297	I like less homes/townhouses, and more development of commercial, parks and places for people to gather.
253	298	Park and mix use area with ample parking adding an alternative to the busy downtown

254	299	I didn't select any of the gameboards.
255	300	Least amount of housing and more open areas
256	302	10 and 11 I like more a variety less housing. Place for green areas and market but also commercial for small biz I also like how some other options note lighting by the River and hike paths
257	304	None, This was way too confusing. How about 3-5 gameboards. Overflow of information and choices want me to stop this survey right now. I recommend this survey be scraped and start anew. People like simplicity and the KISS principle. I might pick one of this pictures if I have too but I may just stop the whole thing right now. Best is to say we overdid it and send a new survey please. I have 20/20 vision, work as an information analyst professionally, and I can;'t figure this out.
258	305	Covered farmer's market and location. Water feature and green belt areas and parks. Victorian buildings and covered dining. Street layouts...
259	307	Park space, well located housing & appropriate commespace
260	308	Preserve room for greenspace and prioritize walking/bike paths. Reduce the amount of surface area dedicated to parking lots. They seem to attempt to blend the parkspace, farmers market and retail space with reasonable living space as well. Commercial/retail/dining properties should be closer to the downtown corridor with park space and residential becoming more prevalent in the southern areas of the properties. Important to preserve sightlines and green space along river and park areas!
261	309	Must utilize the river. #13 is my absolute favorite - the architecture elements are fantastic. #7 uses the river as well, but looks bland.
262	310	Only single story homes and a place for the farmer's market. Limited commercial and no hotels. Places for possible parking.
263	311	- Space for commercial buildings to make downtown area more attractive - parks and trails - set space for farmers market - parking
264	312	More open space, less homes
265	313	I am in favor of incorporating as much green space as possible and limiting housing (single and multi use) as the latter simply will create congestion (especially if the single family homes are to be like those being constructed near the library which i find unforgivable). Also, I favor the walkway/trail to extend up the Middle Rouge to S. Main Street.
266	314	Less development
267	315	10 Lots of green space all around. Contains all three types of housing apts,shh, and townhouses Commercial and multi

		use up near town Connecting roads through Concept of affordable “ cottage” homes
268	316	#11 More Commercial and less housing
269	317	I selected #10. I like that there is more green space than development; more affordable single-family residences and the farmer's market is included. I like the idea of a pavilion from #1 that could be used for the farmer's market and also rented for events.
270	318	The green space and travel options throughout the new section.
271	321	I really would like a combination of 4 & 14. I believe we need more commercial along Cady, love the idea of keeping the track and turning part of it into a dedicated spot for the farmer market. As far as residential, not sure we need more single family homes, I believe Townhomes would be best added for the surrounding areas. Give young people and early families the ability to buy in the \$275-\$350 range. Would help bring more foot traffic to the downtown in support of retail and restaurants.
272	320	I am amenable to all of the points on the two came boards I chose.
273	322	They don't add heavy traffic roads. Adds housing opportunities that will maintain the Northville reputation while simultaneously expanding business opportunity for downtown visitors.
274	323	The amount of park/open space and these options had less housing/new construction than the other plans.
275	324	Includes plans for the Farmers Market - Loved the idea of preserving the history and shape of the track in #14.
276	325	Both of these options have a good mix of use of the land while bringing in new life to an otherwise large area of land that currently takes up a lot of space with little use.
277	326	I like that the housing is a street style rather than "subdivision" planned. I prefer the river be seen rather than buried.
278	329	Daylight River is a must for the designlandscaping use of trees for river.
279	330	The natural water feature around the perimeter.
280	331	#11- Like the designated area for the farmers market. We need a open park area. Would prefer no additional housing developments. There is too much housing downtown now. We need more retail & restaurants. Do not want apartments or townhomes. Would prefer no senior housing. Do not want additional parking. The existing two story parking structure downtown is always empty now. We should encourage a walkable town with more sidewalks and less roads. The river walk should be exposed!

281	332	I love the idea of making the farmers market more centralized. I think additional housing is ideal and alley style makes for a unique downtown
282	301	Daylighting the river. The other gameboards talked about daylighting the river, but the board showed a dotted blue line which indicates an underground stream.
283	334	I like the fact of having a hotel in town, it will generate more business for the merchants, love all the new roads. Plan looks very clean
284	335	We need to focus on open spaces and green space that accentuates the contour of the land and the river. Lumping in a bunch of multi-family houses isn't the right call. Single-family homes are enough here. There are plenty of condos and multi-family developments t/o Northville, but we have only one downtown.
285	336	Idea of hotel would bring revenue to city and be used by community guests and business travelers .
286	337	It keeps the community open for its residents and not chunked up between porches and yards of new homes only.
287	338	We need more commercial space not houses. We already have so many houses downtown but not enough entertainment for all the people living in one area. Also needs ample parking for visitors to our town.
288	339	Bringing Middle Rouge River to the surface needs to be on any plan selected. good road layout. good combination of mixed use and residential. No commercial space, I don't think we want that in downtown. there is more 3 story mixed use. keeping the trees enhances the entire look.
289	340	More parks and less housing.
290	341	Lots of open green space. I like Board #11 due to the commercial with parking, Senior Housing and location of the Farmer's Market. On Board #1 I liked the flexibility of the Market Pavilion, the additional parking areas and the mixed use along park areas to include outdoor dining facing the parks.
291	342	The outdoor trails, walking and being outdoors is allowable with the trails. I enjoy the outdoors and nature and trails toes in with the downtown portion.
292	343	Commercial on Candy, close to town Maximum green space, trails, day lighted Riverwalk Emphasis on single family, rear garages with alley entrances, front porches, closer to sidewalk (sim to existing neighborhoods) Sheldon and 7 mile entrance to city with green space underground parking minimal multi family dwellings
293	344	On both of these plans, I liked the open park concept. I think appropriately designed townhomes are a good idea for town, more affordable. Entrance is important. Both these plans avoid building on the water table problem area. # 12 addresses a less motorized future which is smart.

294	345	Liked open area & market pavillion -also possible eating areas facing water & connections to river street. the more open air dining & window front dining is a big attraction. like the path connections at the streets.
295	346	Daylighting the river. Park and green spaces. Walkability. Adding the green spaces from #13 to my selection #14 would make it even better. I would recommend considering space for restaurants/cafés along the river. Family-friendly, which is confirmed by the feedback about closing Main & Center.
296	347	#4 New Roads can't be used as cut throughs, River should be focal point, Keep farmers market, No one builder, keep historical not too modern style to blend in with Northville #10 Highlight parkland, not too modern style of any new construction, open river
297	348	Green space, paths, defined commercial area
298	349	Least amount of congestion. More open/green space. No apartments.
299	350	Number 11 has more park & open space, commercial, mixed use and higher-density housing (townhouses) and less single-family residential than other options. The addition of senior housing is beneficial for Northville. A dedicated farmer's market is good -- need to find a winter/spring use for the area (open-air ice rink?). Hopefully this area would include parking. Would be nice if the single family residential area is the "more" affordable kind in #10.
300	351	Green space or park maximized.
301	352	On #13...liked the North entry, the roundabout, east side bridge and walkway. #6..liked the Griswold curve and underground parking. Others things mentioned in grid that we liked on other grids were: daylight the river, don't block view north with too high buildings, senior housing, liked NOT one builder, liked Farmers market on Cady at NE corner, liked path to connect to Hines park
302	353	Townhomes, greenspace, affordable homes, walking paths.
303	354	Like the low amount of housing with senior citizen housing included and large green space area. Day lighting the river with commercial dining facing it would be a big plus if it could be incorporated into one of these two selections.
304	355	Option 6 had a good mix of roads and trails with mixed-use buildings being at the edge. I also liked how 6 didn't have an overwhelming amount of parks.
305	356	Open waterway (and not piped stream).
306	357	I believe the focus on connectivity for pedestrians via parks, open space, and trails / paths is critical for the redevelopment. Both gameboards seem to prioritize this. Additionally, daylighting river will create a new focal point for downtown. Northville will benefit from maintaining a dedicated space for farmer's market and similar outdoor

		event space. Overall, pop. density from new housing will need to be balanced to ensure congestion and traffic will not overwhelm existing community.
307	358	#11 and #14 both contained a large open area for a park. I feel that this is one of the primary elements for downtown Plymouth's success. I like the ideas of green spaces for current residents to gather and to attract visitors from elsewhere. This would help to build the economy in downtown Northville. For example, I see spaces for all to bring chairs and blankets and to enjoy ice cream, or share a space for Thursday night yoga at the park. Highlighting water features would be great, too.
308	359	More Commercial/Mixed use.....less Homes, etc. Farmers Market area and parks are good.
309	360	1) Daylight river 2) Prioritize green space including pocket parks 3) Roundabout at Sheldon-7 Mile to create a city gateway 4) Prioritize diversity in affordable housing by limiting high-end construction 5) Maintain the character of historical, 'small town', downtown Northville 6) Create a European-style downtown with a focus on balance and green space
310	361	Keep structures on Center to maximum 2 story and mostly single family residential. Place commercial and high density close to the downtown area where it will fit better into the existing ambiance
311	362	I'm not in love with any of them. I selected the one that offered minimal residential growth; We can't develop this large an area at once as all the res housing will look the same (ie township subdivision). I like that 11 spreads out the various types of housing throughout the area. 11 also significantly extends the commercial development (hopefully something other than offices). Recommended changes: 1. Daylight river, 2. Trees along all streets, 3. Don't connect 7 and 8 mile via Hutton/Gris
312	363	I liked the larger park areas, seemed like there was less development.
313	364	Parkland
314	365	They are walkable, daylight the river, preserve trees and add greenspace. Not keen on the roundabout, however, at the bottom of the hill coming out of Hines Park on Sheldon--seems very dangerous. Also concerned about preserving the Farmers Mkt. Like the idea of a covered but open-air market.
315	366	We like keeping the present Farmers Market area open, and not built up multi-story buildings. We live in Saint Lawrence Estates and are concerned about increased traffic on Seven Mile, and on Center Street just north of Seven Mile. We also like NOT having a traffic circle at 7 Mile and Center, and would support a dedicated left turn lane and signal on northbound Center at 7 Mile.

316	368	I like having a hotel in town. (I think of how cool it is downtown Birmingham). I also like the underground parking so it doesn't take up space. Food truck/park area looks like a cool idea. I prefer residential units being home and town homes not apartments or low cost housing.
317	369	Both have significant area for Parks and Open Space on the south (racetrack) end of the property.
318	370	Large green space. Minimal traffic concerns.
319	372	Keeping the history of the downs intact. Lots of green space, especially along the water.
320	375	increase in commercial use, lot of green space and single family homes
321	376	I like the option of having more green open spaces whilst allowing for some commercial businesses too. There is so much housing in Northville already.
322	377	#1 - I like the varying styles, love the outdoor dining facing the parks, kids water feature and the farmer's market pavilion that's walkable to town. #8 - I like the homes surrounding the green spaces. Love the idea of the green grocer or market.
323	378	11- very little housing. Do not need more housing in Northville. Need more retail and restaurants.
324	380	I like the layout the most and more commercial/mixed use spaces
325	381	Seems to be less housing and good open park space. Still looks like there is TOO MUCH Housing!
326	382	11 and 14. Placement of farmers market, green space. Fewer homes. Senior housing. Other things I liked from OTHER boards: water feature for kids, bike paths, walking paths, affordable housing, smaller homes but with quality materials, good storage solutions. Open air eating and food truck locations, lots of different builders to make it look different. People are not fooled by a change of brick or facade. You won't regret it in the long run. Looks so much better.
327	384	like daylighting the river. like trails. like some commercial space along Cady. don't like townhouses
328	385	#11 is the best option because it provides a significant amount of green/open space and allows for additional commercial space that could be used for new stores or restaurants. It provides space for the farmers market and doesn't make the area too crowded with homes. I do not want the area to turn into a township-like subdivision. It also provides more parking for the commercial space.
329	386	focuses more on green space and open air, less congestion.
330	387	More commercial areas that include furthering the length of "downtown" to walk to shops and restaurants and bars. Trying to keep the historic look of downtown, but extend it, as it is VERY small currently

331	389	I like the cady st part of the plan along with the park and mixed use farmers market. I would not be a fan of 3 story residential/mixed use within any plan.
332	391	The two major reasons for selecting game boards 9 and 12 are: 1. relocating the farmer's market to be off of Cady Street. 2. day lighting the river. The elevation of the land off Cady has a strip of higher elevation with a drop off. Board 12's idea for the farmer's market is a bit more detailed in a good way. The higher elevation along Cady with covered area for market vendors (like Ann Arbor's Kerrytown Market) and parking off Griswold which is good for day lighted river usage too.
333	394	Day lighting river; mixed use and green space with limited single family
334	395	Daylight river , no 3 story buildings, park space, more single family homes
335	396	#3 First choice/ Likes: ~ Victorian Village, not brick ~Trails & pathways along Griswold ~Lots of single family homes ~ample park and open space #6 Second Choice/Likes ~Griswold curves to 7 Mile ~ Underground parking ~ Sidewalks ~ Trees/Lights ~ Large parks and Open Space
336	397	Would like see more single family residential and townhomes, to have less transition in people moving in and out. Some, mixed/apartments would be ok. Commercial at minimum to draw people more towards the retail areas that we currently have on Main and Center.
337	398	#14. It has some open space
338	399	Balanced between green and new buildings setup.
339	400	#11 Area for Farmers Market, commons or large green space. Commercial buildings close to downtown. Mixed use is only 2 stories. #14 Area for Farmer's Market, commons or large green space. Mixed use should be retail only close to downtown. We are a historic Victorian community with a great downtown retail area. This is what attracts consumers to our town. This needs to be retained. Green space is important as well. Pedestrian traffic in downtown is important as is connecting this area to retail.
340	401	single family, green space, simple neighborhood layout. All we need is a nice single family neighborhood surrounded by additional 2-3 story mixed use buildings creating a second downtown-like street along Cady. Simple. I do not like the idea of Beal Street turning into a downtown street because already too much speeding traffic goes down that road to the racetrack from Northville Rd/Main. This will be exacerbated if Beal has mixed use offices, restaurants, bars, etc at the end of it.
341	402	Least amount of new buildings and seems to have the most open space
342	404	More emphasis on nature/history, and allowing more space for restaurants/outdoor dining

343	405	Not sure whose idea it was to have 15 options? I have heard from several people that it is too much. Much of which is out of your control. With the value of the land, more density is what will make this redevelopment more achievable. Many of the gameboards are looking at this in a Utopian view. Please address this with a realistic and achievable view.
344	406	Parks & Open Space
345	407	I like the round-about feature. I also like the pathway on #13 for those riding bikes from Hines Park/Northville Township area. On #14 I like the idea of another road running through the current parking lot, this gives the Farmer's Market additional entry points. I like that trees/shrubs hide the Farmer's Market and there is ample parking.
346	408	Lack of apartments. Adequate Commercial Some but not enough green space. low profile skyline. Lack of clutter buildings. The need for open space absolutely necessary. Not a bedroom area for taxes with inadequate parking and clogged streets with traffic, Also keep the closed streets closed. I moved in to Northville in 1967
347	409	5 - keep farmers market in current location; location of single family residential 13 - daylighting of river and related park and walking paths
348	410	More mixed-use, open park areas
349	411	Parks & Open Space
350	412	14 and 2 are the two master plans that make sense but as you don't listen to the residents you will do whatever you want for whoever gives you the most money as it shows in what you decided after the survey of the DDA survey for the mess you made of our once beautiful downtown area
351	413	The layout of roads, linear Farmer's Market that runs up to existing city infrastructure, commercial frontage, townhomes and single family, limited or no apartments. Also liked #8 that had some of the same characteristics
352	414	I like the roundabout at 7 mile. I like the low amount of mulit family housing. I am a local resident to this area and there is already way too many rental properties! I like the idea of a small boutique hotel. I would like a nice farmers market and adjacent space (similar to farmington). Additional roadways are necessary to tie the city together and create good traffic flow. I would really like to see the icon of the city remain an be an upscale venue! A small movie theater would be awesome
353	415	No 5 and No 7 would provide green spaces with single homes in main area with high density along Cady...also like that the farmers market gets to stay at it's current location
354	417	Primarily single-family homes, not multi-family dwellings. Commercial space borders business district.

355	418	#14 allows most green space for Northville families to enjoy.
356	393	multi use farmers market area. curvilinear streets - more interesting and reduces through traffic. bike lanes along 7. identified pedestrian crossings for hines. johnson street walking bridge. small pocket parks within the downs area. daylight river. Walkability from town to this area.
357	422	Daylight the river, create parks and areas for outdoor activities. Single family homes only.
358	423	River brought out into daylight if flooding can be controlled. Allow for growth of restaurants with open-air dining Maintain Farmers market space including parking for same
359	424	In #1 I loved the day lighted river with the mixed use along the park area to include outdoor dining facing the park. I also loved the Market Pavilion. #13 I liked the addition of the bridges at Johnson Ave and Gardner St. Also I liked the green space at the north end of the site with the pedestrian walkway. The Gateway round about at Sheldon/Seven Mile is very nice and the adjacent buildings conforming to the curvilinear roundabout is striking. Hutton connecting to Hines is great also.
360	425	less focus on residential and more on green space and commercial that can be enjoyed by existing Northville residents. Less increase in vehicle traffic. Both options need to include daylighting the river. Option 13 provides for more alternative access to the subject area.
361	427	Gameboards 6 and 7 have a more realistic opportunity to be utilized. They make the best use of the property for single family homes and condominiums.
362	428	Parks and open space
363	429	Single family homes (designed in a manner consistent with the rest of downtown Northville) and green space.
364	431	Adds commercial areas for stores and restaurants in the right areas. includes use of green spaces and using the river as a nice feature. #14 has a large middle green area, that with a fountain, can be well used during summer for picnics, music events, in winter, perhaps a skating ring? Need to ensure it is walkable and inviting, that pulls people to come and stay. Think downtown Plymouth and not Fountain Walk in 12 mile area.
365	434	Option 13 seemed to be the most realistic for development. This plan sited single famiyy housing according the water table which limits its possible location. It also had good interior distribution of traffic.
366	435	The more green space and preserve areas the better, as well as water areas.
367	436	Bigger downtown shopping area and greens with farmer's market for Northville resident to enjoy
368	437	1- use of green space 2- preservation if log cabin and historic architecture on center st 3- farmers market 4-

		diverse housing for multiple income levels 5- protection of the rouge river 6- addition of streets (please dont create subs!) THE ONE NEG WITH THESE IS LIMITED PARKING
369	438	Least residential, most green space. I like the idea of hotel on #8, and covered dining area on #3 too.
370	439	Round about, calming at entry and Blvd up Centre Street. Street layout and secondary calming on Beal and Cady. Street grid isn't too regular but follows the existing neighborhood fabric. Use of pocket parks, layout of river, trails and use of pedestrian and vehicle bridges (great visual opportunity). I don't like the 3 story structures along Center (we don't want walls of buildings, so maybe modulate that more like 15 with townhomes). Considering the grade change from North to South is critical
371	444	More green space, less residential housing. Downtown Northville is already congested and there is not enough green space like Plymouth. I would like a dedicated farmers market area that could be used for other events. I prefer no apartments.
372	445	- River daylighted - No 3 storied buildings - A lot of green area - Farmer's Market/Multi use area (however, I would like to see the Farmer's market a year round, covered area like Royal Oak). Would there be enough parking for this? Moving the Farmer's Market elsewhere might be better. The Multi use area could remain.
373	446	No apartments. Added dining and green space included
374	447	Park space, no apartments, common usable space, minimal traffic to downtown but generates additional revenue.
375	448	I like the traffic circle, and Griswold curves to connect with Hines or Gardner. This will keep traffic out of downtown. I like the covered farmers market/pavilion and underground parking. Parking has always been a major problem. I like daylighting the river!!! I like the public squares. I do like the senior housing close to downtown. I like the charging ports.
376	449	Victorian village, park space and no apartments.
377	450	5- Like green-space and mixed housing. This without apartments. 15- I like the amount of green-space and mixed housing, including apartments. I like that a street will come out on 7 Mile, away from the center street intersection.
378	433	What I like is covered eating and a place for the farmer's market, Being seated alone the water in a nice restaurant is very appealing.
379	451	Gameboard 2 - Office buildings/ R&D/ Better tax revenue. Gameboard 11 - Senior housing
380	432	I favored #1 & #13 because: the river has to be daylighted and park/walkway full length, and "L" shaped mixed use bordering the park area, indoor/outdoor dining facing the central open area, a Pavilion-style farmers market, bridges at Johnson Ave and Gardner Sts., a bicycle/pedestrian walkway extending Hutton through the open area

		connecting downtown all the way to Hines Dr., commercial along Center & Main, a beautiful landscaped roundabout Gateway Sheldon/Seven Mi., central single fam homes
381	452	They provided commercial (stores/restaurants), parks, farmers market and not a lot of residential. Having more families moving into Northville means more kids in the schools that are already overpopulated. Will there be more schools built in Northville to accommodate all of the families moving in?
382	453	I like that they preserve a good portion of the land for green space. No one has ever complained about having "too many parks" in their environment.
383	454	#8 - Like All these things: Townhomes as high-end design units. Daylighting the river . Can bring in vendors etc. • Easy way from Hines drive for bike connections. All roads with wide sidewalks and bike paths. •Creating space for a farmer’s market in Valve Plant park. #13: Like all these: A dedicated green space provided at the north portion as gateway. Spectacular architecture. A one-lane roundabout. Biggest LIKE: Diverse multi-family units, built up density, attract more to downtown.
384	455	I like that both boards are divided up in smaller sections. I think this will help keep the feeling that downtown Northville has of being a "cozy" town. It makes it easier to walking around with so many different ways to get around. I really like the location for farmers' markets and the idea of spots for food trucks. The possibility for covered dining is also appealing. Both also provide a good amount of parks and open space which would be more appealing for families with kids (like mine).
385	456	Victorian architecture, more green space, two story missed used only. Daylighting river, farmers market could be made multi-use. Town square and/or gathering space in center of condos. Focus on multi-generational aspect with a mix of smaller housing along with family-focused housing. Utilize knowledge in existing issues with traffic, slope, flood plane etc
386	457	We need to connect the current pavilion area to the new development by common area that is walkable and functional. More walking paths like Ford field by the river. We need more restaurants desperately and mixed use will allow for restaurants and shops with housing above. Mixed use will allow for more density in areas leaving open area that can be common areas. Not a fan of putting in single family housing other than townhouses.
387	458	Please - as much green space as possible. Less tall structures. Keep the small town flavor. Less crowded.
388	459	It's important to include 3-story mixed use along Cady. This is critical for the topography change and to build a city fabric that is more than Main Street. Multiple streets on the N-S axis are important to keeping the urban texture and

		current scale. The Commons area with the Farmers Market is a nice idea but could be better served with row-house townhomes facing the Commons to really create an urban park experience. Love the idea of a boutique hotel in either of these schemes on the corner.
389	460	The goal should be parks, open space, trails/pathways, would love to see the river day light. Please keep residential out of this space. If commercial, it should be dining or shops that line an outdoor green space. Think Kellogg park in Plymouth --it works! Keeping the farmer market should be a priority, joining this area with the rest of downtown should also be prioritized which is why putting residential here won't work. It doesn't connect the downtown to this space.
390	461	I picked this one because of daylighting the river. I like single family homes. No apartments. No driving bridge for Johnson and Gardener. Save the Log Cabin house because of its history.
391	462	Keep the Old Log Home that is on River Eliminate the: Mixed use 3 stories! This is the highest land in that area - or allow ONLY if the 1st floor is a walkout. Add to NOTES: Keep Farmers Market on West only. NO area for parking on Linear Farmer's Market ** Also it is a flood plain area ** Remove vehicle bridge and make a footpath as in option #6
392	463	Below ground parking, efficient traffic flow, open space for events and farmers market (#14), daylighting river (#14), not an over abundance on houses!
393	464	Green space, commercial areas, daylighting the river, options for kids and young families
394	466	Roundabout, park along the river
395	62	Open space, farmers market, and mixed use extension of downtown
396	467	Farmer's Market is closer to downtown – good for walkability and parking. Cady should be commercial....have a second downtown street with shops/restaurants. It results in a denser commercial district. Green space along 7 Mile provides a buffer to housing. Emphasis is more on houses than townhouses.
397	471	#11. Minimum housing. Lots of park space. Much more welcoming into the city. Do not trust housing. Those awful condos on Center and Dunlap are just hideous. They do not match Northville's charm AT ALL. Someone got paid big bucks to approve those. Shame on you. They are a blight on this lovely city. LOVE THE MARKET AREA. A water feature would be charming.
398	472	NO APARTMENTS! They do not belong in downtown a northville.
399	473	1. Keep townhome/more dense housing and commercial close to downtown vs single family homes. eg, Build out from the downtown core to create density. 2. Right central

		green space is hugely important - really like #14 common greens concept and it fits heritage of site/track which can be multi use w/ farmers market/events. Make the green space a central focal point for the area and tie into Heinz. 3. Like idea of farmer market/flex even space option, but keep it close to downtown - not far away.
400	474	1 and 2 are my favorites
401	475	More green space, open river, bike paths, a place for the farmers market
402	476	#4 I like not 1 builder can dominate; open river concept; I think the roads however, should be made to be cut throughs since 7 & Sheldon is a mess with traffic. I like commercial will be by existing commercial & sidewalk/trails are part of the plan. #14 like geometries of the plan shape & organic roads; farmers market easy accessible; in the current track area and the possibility of having more greenspace there. I like mixed use space close to downtown
403	477	More parks with trails
404	478	Green, less residential, not all parking, charging ports, River open, farmers market
405	480	Emphasis on more affordable housing for #10 For #12 farmers market location and gateway park connection
406	481	Has the most commercial property and green space/parks. It has limited residential property. I really like the large size of the farmers market/ mixed use !
407	483	These drawings don't seem to be numbered so it's hard to select. I liked #1 in the enlarged version because of the mixed use along the park. I also liked #13 because of the gateway feature and connection to downtown.
408	484	I like 3 and 13 - I cannot choose the thumbnails, as there are no labels on the thumbnails, and they are too small to identify. I liked the diversity in the design, the fact they are not all SFH, and the river is exposed.
409	482	Good idea to limit the scope.
410	485	I like that the day lighted river in the park area for #1 as well as the Market Pavilion being accessible from multiple directions. I think there should be 2-story and 3-story mixed use along Cady. I liked that there was senior housing in #11 as well as the farmer's market was once again accessible from multiple directions. Both plans had lots of park space. With traffic and parking issues we need more park space.
411	486	Most diverse. Maintain a positive southern entrance to city. Creates green space, Abbas commercial space, maintains farmers market without excessive appearance of density.
412	487	Number 11 has a nice mix of green space, residential and commercial space. It also allowed for the unique character of Northville as the others seemed to be too 'over developed'

413	488	#14 was a nice mix of residential, mixed use, common area and farmer's market.
414	490	Daylighting the river. Mixed use development. Addressing the slopes. Not too much parking. retail that will include restaurants and shops. Mixed types of housing. Important to have some high density housing, more affordable housing, some handicap accessible housing. Want a DIVERSE group of people living in Northville!!
415	491	13 - Gives a lot of thought to streets, roundabouts, and discouraging speeding through town. 15 - The most comprehensive seems to cover the goals.
416	492	Daylight the river, alleys, diverse housing, access to Hines.
417	493	Limited positivity. Very confusing. No addition of night life, town square, family reason to come to town or event space.
418	494	Gameboard #1. Dedicated use for Farmers Market + Parking. Extensive park area along the river. Interesting concept of mixed use next to to park area. East/West street parallel to Cady would relieve traiffic flow on Cady; especially since we should be moving to permanently close Main St. traffic for a pedestrian mall. Gameboard #13. Traffic flow is good. Good connectivity North-South, extension of Griswold, and East-West to Bealtown. Mix of streets and walking bridge. N. Gateway gr sp
419	416	Good mix of open space, mixed use and smaller housing population
420	495	Fit in with the community and enhance what is presently available
421	497	Good traffic flow, Johnson is not a through street so as to keep traffic down in Beal Town. Good mix of commercial and residential and good mix of residential. In 11, like addition of senior housing and location of farmer's market. In 12 like farmers market location proposal.
422	498	#14 - like because more green space, fewer housing spaces, no roundabout at 7 Mile and Sheldon tho, totally opening up the river space
423	496	Good commercial, Liked the access from 7 mile. Park and market area great. Must open waterway and make a park. Liked that they didn't create another road at Johnson to lessen traffic in Beal town.
424	499	I like the idea of a lot of open space but there needs to be a balance for the developers. A downtown park like Plymouth would be ideal w/ retail surrounding it w/ housing above. Also, would love to see a bridge going over 7 mile to connect to Hines trails and or a road connecting them.
425	500	Variety of use of the space. Making sure there is citizen use of some of the space. And room to continue the Farmers Market.
426	501	please completely open up the water more green space

427	502	I liked the green spaces and places for trails or walking. We need to keep an open area for farmers market and other events that could happen downtown. I like that there are no 3 story buildings or apartments. I like that 11 accounts for a parking area.
428	503	Protect Beal Town from traffic and make river area a park.
429	504	3 and 4 are our favorite gameboard plans. One of the reasons we liked Number 3 is because a Victorian Village will expand our current downtown area and not compete with it, and we picked number 4 for many reasons but for sure because not one builder will dominate the new residential houses - very important not to have new boring generic houses.
430	505	mostly single family, lots of open space, some commercial, limited amount of condos
431	506	Maximizes green space, incorporates farmer's market, mimimizes roads, allows for commercial development
432	507	It was very difficult to track the key with the graphic. My preferences are noted throughout the survey. I prefer the new area to 'fit' with a historical town and not just be a "Pulte" neighborhood. Plenty of greenspace, sidewalks, and retail to draw people to Northville.
433	508	Like #1 and #13. Like mixed use by river. Like the roundabout entry and gateway up by Cady.
434	509	Numbers 11 and 14 seem to provide the most green common space. Number 11 allows for more commercial on Cady street and number 14 allows for mixed use residential on Cady. I think increased 'green space' and increased commercial buildings (shops, restaurants, etc.) will significantly add to downtown Northville's appeal. A small, boutique hotel, would be nice too. 11 and 14 also seem to have the smallest amount of additional housing. I would hate for Northville to look like Beck Rd and 5 Mile
435	510	Open areas. No buildings beyond two stories to avoid urban canyon look. Emphasis on single family housing.
436	511	I really like the green space and large farmer's market in #11. Would like to see even more public integration, like the water feature from #1, daylighting the river, and the "green gateway" from #13. It also includes parking.
437	512	The most important thing is lots of green space and plan #11 has the most. I also like that there is a large designated area for the farmers market in #11. I like the water feature from plan #1 and would like it added to plan #11 - I think a spray park for kids would be a fantastic addition to the city. I like the green entry way off Hutton St. from plan #13 and would like to see it in #11. I would also like plan #11 to include the stream being brought to the surface rather than in a pipe.
438	514	Enhanced green space and good connections to hinds park, river and town. Excellent idea for a water park. Can extend

		connections to Mill Race village. Good extension of Hutton and Church streets. Will enhance downtown corridor and ease flow. Good extension of Griswold to 7 mile. Can be a downtown by pass and ease traffic.. Farmers Market should be close to down town. Along Cady or by Tipping Point Theater area. Market needs to support commercial district. Needs a Hotel.
439	515	I can't select any. We need more commercial and public areas. No more housing, we already have too many people and not enough space
440	513	For board #7, the green space border and the amount of space for single family homes is great. The location of mixed juice is fine, but I would prefer a combo of 2 and 3 story. For board #10, I really, really like the green buffer on Center and 7 Mile. I think it's a good combination of single-family, mixed use and townhouses. I'm not sure about the apartments. I like the farmers market location and the commercial spot could be a boutique hotel.

Q3. (Optional) What did you not like about the other gameboards you selected? Open ended – 100 words (500 characters)

SR No.	Response No.	Response Text
1	1	Low density. Not practical to put SF in areas w/ high water tables. Lack of connectivity with 7 Mile. Some road designs were chaotic with too many intersections with S. Center. Some Farmer's Market areas were too hidden from view. Some required developer to "donate" too much property. If senior housing were on Cady, there would be complaints about noise from restaurants. SF on S. Center: Unsafe for young families with children. No sense of "neighborhood".
2	2	Worried about parking - especially for Farmer's market. Storm water management. Like idea of variety of height and architecture, but would like to see incorporation of green (LEED) building codes.
3	3	Preserves road on race track, open water, good use of space with balance. 50 One million dollar properties are worth the same as 200 250,000 properties with less strain on already congested traffic, schools, roads
4	5	Biggest concern is the builders building identical buildings. Too many builders build the same thing over and over again. And cheaply. Every building should be unique and different floor plans, Like pheasant hills sub. Also I want the options with less apartments and townhomes.
5	6	Rather than capturing the divergent ideas of the community; the experts (developer, planners and/or architect) should put forth 3 to 5 proposals that best represent the consensus of community, not the one- off ideas of a few.
6	7	Too many residential and townhouses. Do not like apartments.

7	8	Crowded look. Too high density. Do NOT like roundabout idea with traffic coming down the hill from the south.
8	9	no strong opinion
9	10	Too much development
10	12	No alleys please!
11	13	Too much emphasis on new homes, apartments and townhomes. Housing will cause too much congestion in area
12	14	No hotel, grocery store, or dense multi family housing
13	15	The other ones did not have the river clearly opened. Their notes suggested it but the drawings made it appear that It was a wish and not part of the plan as it was indicated by the blue dots for "stream in pipe". Commercial along Cady is important but not well represented in most plans. Farmer's Market and parking is also important,. Some plans had too many roads leading into Bealtown. Not sure what the "land swap" with the schools idea is.
14	17	They had way to many homes apt etc. it will be a disgrace to make that area a big development with so many homes etc. the traffic will be unbearable and we as Northville residents will lose our charming quaint town. I am all for progress this is over the top.
15	19	Either there wasn't enough commercial - especially along Cady Street, or too much density of homes, apartments, and condos and not enough green space. We enjoy going downtown for the shopping and dining. We also enjoy using the parks for walking, running, and biking.
16	20	I do not want my tax dollars used to unearth the River. That should not be a City expense That expense needs to be one of the buyer or seller of the property. It does not give a count of the number of housing units.
17	22	Concern for parking in both of these plans - would there be public underground parking beneath mixed-use/commercial buildings? (beneath apartments/condos is a poor security risk, could reduce value of those homes) It would be amazing to have enough parking that some of the streets could be pedestrian walkways!
18	25	Impossible to deal with so many combinations. Ask for input to prioritize objectives, not input on combinations of a ridiculous number of objectives for this small space.
19	26	Too many single family homes - we have plenty of those in this community. Northville could benefit from diversity in income, age, and race.
20	32	Too many houses in both 10 & 15. Doesn't fell like they are taking into account electric options like cars, bikes, scooters. Walking/biking paths
21	33	I am totally opposed to large swaths of multi-family residential apartments. I am also completely opposed to any concept that continues to hide the river.

22	34	I still believe traffic issues are going to be a BIG issue.
23	35	Too commercial, too many apartments
24	36	no need for crowded houses with no space to walk and enjoy the downtown. no park areas. the water stream continues to be 'piped'? - that's a shame
25	38	Too many new streets, cluttered residential. Increase of driving traffic and parking.
26	39	#11-- still need to open up the river in the park like in #13 or #14 #13-- don't like diverse multi family. better to have a place for senior living or condo's in the \$400,000 to \$500,000 price range. do not put in a roundabout in any of the plans going downhill on sheldon north of 7 mile. Too steep and can see lot of accidents happening, especially when snowy and icy.
27	40	commercial needs to be better defined - more " retail vs commercial (offices) "
28	43	Do not like dense areas of apartments (especially), townhouses, or single family homes. Would like a diverse area that maintains charm of Northville.
29	44	I don't like home /condo /apartments areas more than open park areas.. Already too many condos and new homes and I love small town feel of the current downtown Northville!!
30	37	1-way too dense 2- rotary 3- way too commercial 4- not open and inviting 5- minimal green space 6- over 2 stories max
31	46	Too many new residences
32	47	Too hard to describe the way the survey is designed. Should have been allowed to put comments after each gameboard.
33	49	Too many condos/townhouses, small or no farmer's market space
34	52	Too many townhouses! They are hard to sell! No one with children or over the age of 35 wants to live in one! We have apartments in Northville! We don't need any more.
35	54	A hotel!
36	56	Nothing really. It's just a matter of finding right mix of residential and commercial.
37	59	I would prefer not to having the entire space residential and business, as that would not be very inviting
38	61	No matter what you decide, the intersection of 7 mile and Sheldon needs to be addressed. Coming down the hill into a busy area will cause many accidents and traffic jams.
39	64	Too many straight grid roads. Not enough green space.
40	65	I hope the single family homes are not just townhomes, hopefully it will be a mix of townhome and free standing homes. Concern about density and the number of apartments in # 15.

41	67	Too many housing units. How will the schools support all these potential people / families. How will the roads support all the increase in traffic? I also thought there was not enough green space and not enough dedication to a substantial farmer's market / multi-use space. The other plans look like the city just wanted to be greedy and cram in as many housing units as possible.
42	69	They completely erase the history of Northville and put housing above all else. Most of these just see to be residents who don't want the apartment buildings near them. Understandable. These apartments and townhomes will NOT be cheap. 'Affordable' housing should be on the outskirts of town, not in the center of downtown if you want it to be a thriving downtown. There has to be a reason to be there for people who live there and people who don't. Room for downtown to show something unique.
43	70	#1—"Wall" of structures along Sheldon Road from 7 Mile to Cady; oversized parking lot; Farmers' Market pavilion squeezed in between 3-story multi-use building and parking structure. #14—Green space in "commons area" appears to reduce available land for green space alongside daylighted river; parking areas not clearly designated; excessive number of 3-story mixed-use structures.
44	73	Too many housing options will cause too much traffic. Not a fan of apartments at all.
45	76	Don't prefer to prioritize large residential areas. For example, too much residential in 4 and 6. Don't like the idea of many townhomes and apartments. ***just adding my additional opinions: prefer to see historic charm preserved in architecture. Dislike chain development and love local businesses. Would love a water feature.
46	77	-Lack of park area -Lack of proposed space on both sides of the river -Lack of single family homes -Added vehicle traffic into Beal Town
47	79	Too many housing options, this space should be able send to make our downtown more like Birmingham. More retail, more restaurants, maybe a small hotel, wedding venue, less homes, no townhomes or apartments.
48	80	I would not like to see any apartment buildings. I like the population size of Northville and the class sizes of northville schools to not get bigger. I also think less congestion and more park area is best.
49	81	If you mean the gameboards that I did NOT select (poorly worded question), then it is that some of them depict excessive development, congestion, condensed housing units with too many thoroughfares and alleyways. We don't HAVE to build on every square foot of space. We can do better than that. The developers, who are salivating at all of this, need to stand down a bit.

50	83	Over built and not sustainable. Any downturn and we have empty shells to stare at. Congestion will suffocate downtown. No green space or trees.
51	84	#1 should not have SFR on Cady or down Griswold. #8's pure grid streets is a bit uninspired and does not have pocket business facing the park, only residences
52	4	Some were very busy. Some had poor street connections with existing roads -- especially near 7/Sheldon.
53	85	Some of the other plans have greater emphasis on uses that I don't see as being as viable. Single Family is nice, but not too much. Commercial, Office, Senior Housing are all over-emphasized on some of the plans. I don't like the idea of a Hotel, but I don't feel that strongly about it.
54	88	Overdevelopment, not enough variance, houses on stilts??, no more senior housing needed, want to eliminate shape of racetrack completely
55	94	The housing are going to ruin downtown.
56	95	Many of the boards lack detail. Lots of them don't appear to have even been finished. Some forget pedestrian access, others lack good flow of traffic, many seem to not take in the consideration ground height, building height, and flood water problems.
57	96	Too dense or not realistic re: need for development
58	97	Impact on traffic in quiet neighborhoods on east and west sides. Height and density on central and south sides are a concern. Traffic impact throughout Northville, especially along Seven Mile road from Center Street to the Seven Mile/Northville road intersection.
59	99	No South street connection. Ring roads. Lack of public spaces.
60	100	It feels like a bad use of space to have a huge outdoor dining space without any restaurants near there. I don't see a need for a hotel in Northville. I don't want the track space overloaded with houses.
61	101	Too much mixed residential. Too many townhomes and apartments, these just mean more cars on our already busy crumbling roads. Some condo's above commercial/restaurant space, would be ok, similar to Plymouth. And absolutely no hotels in downtown Northville.
62	102	I'm concerned about the additional traffic. I'm hoping to see better definition of what would go where (and what the structures would look like) once a gameboard is selected.
63	103	Recommended changes: Make area north of Seven Mile green space. Where is parking for mixed use space near roundabout? Make mixed use space at Seven and along Center two stories only. Continue green space between Hutton and Church (removing apartments and single family homes) all the way to Seven Mile. Change diverse multi-family to single family. Change office space to two story

		town homes with parking underground. Keep Farmer's Market where it is, creating new exit directly onto Seven Mile
64	104	Changes below recommended: - Make space north of 7 Mile green space - Need to consider parking...Where for mixed-use spaces? - Make mixed-use space at 7 Mile & along Center St 2-story, not 3-story - Continue green space between Hutton & Church Streets - removing apartments & single family homes - down to 7 Mile - Change diverse multi-family to single-family homes - Change office space to 2-story town homes - parking underground - Leave Farmers Market where it is w/ additional 7 Mile entrance
65	105	Too much emphasis on putting up buildings -no regard for open/green space. Cramped hodgepodge looking. The recent building across from Kroger with its modern style too close to the sidewalk too tall doesn't fit in -comes to mind. Would not like to see that all over the place in Northville! It ruins what gives Northville its character. Little thought given to how the space works and will be experienced when you're standing there or too it's long-term aesthetic. Can it stand the test of time?
66	106	Too dense! Apartments detract from any small historic downtown! NO Apartments!!!! Minimize density, increase attractiveness and quality of living. Access to downtown is already poor and overcrowded so I avoid it.
67	110	Either too dense, or too many condos/townhouses/apartments, or commercial.
68	111	Economic feasibility
69	113	Less character or reason to shop and dine downtown.
70	114	I do not like the idea of more residential units, whether single family homes or apartments. The area under consideration should be used to enhance and expand the downtown feeling and atmosphere.
71	115	Lack of farmer's market, too dense housing, and not enough parks and open space
72	116	I don't like the ones with a lot of homes. We need more retail, shopping, restaurants, bars. Parking, farmers market, unique places to visit. Not more homes. There is enough building going on all around us. Keep the quaintness of what makes Northville. Not fill it up with condos and apartments.
73	122	Too many added homes = increased congestion in downtown. Some options don't have enough green space.
74	123	Please do not over-do single family in this area. It would be nice to have a place where our children can move to without breaking the bank.
75	125	Too much of one thing. Too much space devoted to houses or apartments or multiple story buildings.

76	127	-too many townhomes -not keeping with history of town (Victorian, horse racing history) -too densely developed - need for ranch homes -
77	128	I did not like the ones with heavy commercial along Cady, and I would like to see the Farmer's market moved more into the city. I think it is very important to consider the lay of the land, and put townhouses on the lower land while using the higher land as single family (so they can have a basement). It's also important to consider parking for the Farmer's Market. I like the river exposure for a park, but #11 is too big.
78	129	Most other plans had too many 'uses' pushed into the space. this could likely cause traffic issues. also who would be owning and managing these properties? Is there the chance that vacancies on commercial spaces would devalue the properties?
79	130	Too much housing! Don't turn Northville into another Canton. There's plenty of housing in Northville. We need a destination downtown, not more housing to challenge the infrastructure.
80	131	To much residential. Traffic will be at a standstill without serious additions to roadways and exits from the city. No extension of commercial down Center Street was disappointing. Would have liked to see more farmers market ideas in all the rendering and a comfort station/bathrooms near the market.
81	132	Too many new homes, new townhouses / apartments. Not enough benefit to the rest of the downtown residents given the size and scale of the development in close proximity to current residents.
82	133	Too many apartments and lack of Central Park area that would be welcoming to people who live outside of this exact neighborhood.
83	134	I would prefer an option with the river daylighted, but not at the cost of having either of the streets extended into the development.
84	135	Parkland should be on both sides of day-lighted river, lack of variety in square feet of housing units (need range of sq feet). Height of buildings blocking view across town
85	136	Some tried to cram too much into the space. Townhouses lining both sides of Center. I just imagine more eyesores like the ones on N. Center. Horrible!
86	139	Too dense. River not exposed.
87	140	Emphasis on commercial, not enough green space. I think the idea of a hotel is interesting though and could be a great draw for restaurants who may be able to cater to business travelers during the week.
88	146	Make sure there is enough parking for events and every day. Don't want to end up like Plymouth where there is no place to park . Event spaces need to be big enough to

		accommodate the events. The current town square is nice, but too small. Provide more public seating and eating outdoor furniture. Close center and main streets permanently to maintain small town character and shopping/dining experiences like we have had in the past few months.
89	147	Too much housing not enough bar, retail, and Resturant space
90	150	I want what will be best design for ease of usability and attractiveness. Some of the other designs aren't as optimal.
91	151	Too much population all jammed into middle (#1,3,4,5,6,9); Streets cut straight accross: irregular/curved streets are safer & deters crime.; however, one should easily connect in each direction to rest of downtown & outside parks, main streets, etc. I won't go to 'Linear Mkts' in other cities!
92	152	As a Beal town resident I liked many aspects of #13 including the roundabout at the entrance but I live on Gardner and do not want it to become a thoroughfare.
93	153	13- The roundabout, and lack of the Farmers Market. 4-area south of Cady and north of Beal St. not sure what type of development is planned for there. If they keep the Farmers Market in some park space , it shouldn't be near Bealtown, it needs to be more visible as you enter town. We don't want increased traffic in that community.
94	154	#3 has a lot of space/character but not sure how those people living in the yellow zone would end up having sheldon through traffic
95	155	I think the Mixed use in town could be more detailed, commercial along Cady and Griswold. I like some features of certain pieces and different features of others.
96	157	Too much density
97	158	Most of these are too broken up, too full of housing for rich people, no daylight river,
98	159	Too much large clusters of residential!!!! Also the segregation of use types seems not well thought out / random / disorganized with not as much flow. Keep Northville cozy and nice!
99	162	I have only selected the one.
100	163	The other plans although they had merit were not that interesting to me-Seemed too mixed and high density. Not thought out enough but could have been the format. Farmer's Market at south entrance seems too far from the hub of the town-if we're planning big I think we have the opportunity to step out of the box a bit.
101	165	too chopped up-too many things
102	164	No street grid connections to 7 Mile. Lacked creative use of green space where placement & placemaking are more important than size. FM should not remain in current location, too removed from Town center; a "Farmers

		Market" should be multi-use, multiseason design. Creative density needed. Mixing up 2-3 and even 4-story, for example, for mixed use along Cady, Center. Need few apartments (some fine); loft condos would be highly marketable (v 3-story townhouse).
103	156	Dislike multi-family options.
104	166	The others had lots of residential and not access for everyone. We want more things to draw people in to visit northville instead of Plymouth or Canton therefore we need more business and recreational areas
105	148	Too dense (risk for too many rentals), not pedestrian friendly, farmers market not easily accessible for out of towners.
106	167	Too much commercial and town houses are destroying the “Northville look”.
107	168	Not enough park space, no Farmer's Market, too much mixed use, too much commercial, no daylighting of river, too many streets/roads,
108	117	I don't like how these two options do not: -Show a farmers market pavilion (like in #1), which I think would be nice similar to what Plymouth, Ann Arbor, etc. have -Have the 'leave as is' area like #3 & #12 do -Preserve the historic homes that are now used for businesses (an insurance agency, hair salon, etc.) at the southeast corner of Cady and Center like #4, #12 & #15 do -Preserve the log cabin and trees like #15 does -Mention including Victorian architecture like #3 does
109	74	Not a fan of townhouses, don't want single family homes on top of each other, other gameboards didn't sufficiently address parking
110	170	Honestly, not a fan of many. If I were to tweak the one selected, I would add more commercial spaces honestly. Given how COVID has been, it has shown that consumers are looking for experiences... Why not provide to that trend that will continue to grow once things become better. I do not think we should ruin the gathering center our town has cultivated either... Adding a road through the middle means the whole dynamic of that area would change. All very tough, I know that there can be better.
111	171	Some were too busy. River was not daylighted. Too many homes or not enough variety. Too many streets and not good flow, both esthetically and practically.
112	172	Overcrowded, parking concerns and could create too much congestion taking away the from the quaint feeling Northville has preserved for so long.
113	174	I do not like: roundabouts, additional connections to 7 Mile, too much 3 story development along Center St., hotel and too many of the other plans have too many connections to Center St.

114	176	some are confusing, especially with the notes. I like best the river daylighting and walkable space
115	178	I oppose all projects with high resident population density. I oppose a roundabout at 7mi. Cars coming down the hill in winter will make many accidents as the. Any new intersections to 7mile between sheldon & 7mi/Hines intersection should only be from westbound turning north and south bound turning west. I'm against daylighting the river at ongoing taxpayer expense if its only benefit is a nice view for new residents.
116	179	Strongly disagree with building additional dwellings downtown. Northville has a variety of wonderful, established neighborhoods. What we need is an enhanced commercial presence supported by small, boutique businesses.
117	180	Lack of character and awkward geometry that is not appealing
118	182	Will there be parking? Perhaps under mixed use buildings on the hill.
119	183	Some to most are just too crowded. They do not include space to maintain the farmers market and appear to be just a way to cram a lot of people in a small area. We should not strive to be Detroit and ruin the decades of character Northville has.
120	185	Again, some of the other gameboards had higher density. I like the alleys on #7, which will keep the garages and cars off of the street or in front of the houses.
121	187	I do not like 3 stories on center st. I also hope design would not be like the ones north if main...they need to fit our community in design. I did not select many as I feel like it appears houses will be stacked and very close together. I hate that and do not want it to look out of place to the rest of the community.
122	188	I do not want to see big parking lots and NO more residential development.
123	190	The other game boards I DIDN'T select was too commercial and not well laid out. Not enough green space, looked too dense with buildings.
124	195	Most looked to add too much population density and also too many indefinites.
125	192	Too many 3-story buildings— especially lining Center st. Did not optimize restored river and green space. Didn't like all the parking together one place. Don't want a lot of impact from Farmer's Market on Beal Town. Would prefer Farmers' Market moved to Ford Field. While I would like to see some affordable senior housing and single family, I don't know that this will be too much for the developer — the priorities should be river restoration and the smallest impact of neighborhood traffic.

126	196	Many game boards not realistic about development financial realities (eg too much single-family residential)
127	198	Too many townhomes. Dedicated space for farmers market. Some had too many roads and bridges. If river is daylighted, it shouldnt be covered with bridges and cars/parking. Green space shouldn't take up so much room that a developer would not find it feasible to develop.
128	197	Too many three story commercial buildings. Need to mix up the building sizes.. Too much residential development in general. Way too many townhomes. If required, single family homes should be in line with new development around downtown Northville, but much more spaced out. Roads are being added in downtown but as mentioned I see nothing factoring in expansion to roads coming into/around downtown Northville, Without it all of these proposals will cause too much congestion.
129	200	Most of the others emphasized different arrangements of the dwellings into a neighborhood - which I think is a moot point anyway because on a site this size the phased building work over many years will be hard to control into a uniform appearance. As an aside - the fill size version shows the boards in ascending order, the thumbnails are in descending order - it's easy to make a mistake when making a selection - confusing.
130	201	I think they aware too residential
131	202	#11 and #14 gameboards do have listed the suggestion for parking, both for customers and semis. Interested in hearing more of that solution.
132	206	There are too many options. Paralysis by Analysis.
133	207	Some seem disjointed in their layout, not addressing flow of the overall area. Others are far too heavy on residential properties which would be a devastating decision for a town like ours: especially in the location proposed which has potential to grow our town center in unique ways. Please don't just fill this with homes - there's a reason why people come from farther out to spend time in our town. It has charm. Residential development would result in a missed opportunity.
134	209	This was a very useful way to evaluate the options. Thank You!
135	213	way too dense, not enough green space.
136	214	Including apartments. Having areas zoned as commercial use only. Moving the farmer's market too far away from the city center. Too congested and too many people/vehicles added.
137	215	2-3 story buildings. Too many new roads/more traffic.
138	217	Too much housing and over-development of the land.
139	218	Most of the other game boards were either unorganized or had far too much residential included. We can't increase

		residential areas without the corresponding commercial spaces to accommodate the population's needs.
140	220	Too much crowding of people with no solution to parking and traffic flows.
141	222	Let's not lose the open feel that the current layout has - tons of structures like a parking deck will cut the scenic view/feeling
142	223	#4: Loss of single family homes on west side of Center street - those have alot of great architecture Apartments - but they are a small piece of the overall development so its not a deal breaker #13: probably not enough demand for ALL the mixed use/office space envisioned
143	224	GB#1: Cady St. should be commercial & Mixed use. Residential housing South of Beal. Too many townhouses. GB#13: Not enough single family residential. Don't think we need more dedicated office space. Mixed use preferred. Living space on 2 & 3 floors -- similar to our existing downtown area. NOTE: I picked Gameboard #1 & 13. I cannot tell if that is what I checked off on the thumbnails.
144	226	Too much commercial estate. Northville is a small community that people have loved for many years. Creating large industrial buildings and infrastructure is not what we want.
145	227	Other game boards leaned too heavily toward single-family residences, especially inappropriate where there can be no basements (south of extended Fairbrook).
146	229	Risk of too many high structures and monster sized houses with contemporary designs spoiling Northville's Victorian character. River not opened, not enough green space. Do NOT like the roundabout idea at 7 Mile & Sheldon.. There is no or too little new parking space in many plans, unless street parking is available for park users.
147	230	Do you know how many millions of dollars this will cost in needed infrastructure upgrades? Additional schools? Traffic? This is beyond stupid. You're going to turn this amazing town into Royal Oak.
148	232	not interested in multifamily housing units and we need to be careful of overdeveloping the commercial sections.
149	234	Traffic, overcrowding.
150	235	Strongly oppose a Traffic roundabout at Seven Mile and Sheldon intersection. They don't work at every intersection. Sight lines, steep grade, road curvature, pedestrian crossing to trail all add up to an inappropriate location for a roundabout.
151	236	They did not mention increasing the above-ground parking structure. Parking is inadequate in Northville. I do not want a hotel downtown.
152	239	13 - needs more green space instead of housing that doesn't have businesses below. Need consistent feel but not cookie cutter. High end with the feel of walkable neighborhoods

		and parks. maybe some housing in mixed use, good to bring in businesses like Birmingham/Plymouth. Parking underground or attractive garage! 14 - not sure where parking for farmer's market is. Would be great to have large attractive pavilion type structures for farmers market that can be used at other times of the week.
153	240	(1) others do not incorporate as much mixed use and no central park area (2) some have a lot of housing packed in (3) I do not like the idea of 'affordable' housing; the area should maintain a high end look and feel (it's a premiere location) * Northville has an incredible opportunity to remain quaint while increasing its vibrancy and profile as a great destination for activities, specialty shopping, and events. Birmingham and Plymouth are models I think Northville could emulate.
154	241	Any development will cause traffic flow problems. Creating more traffic at the 7 Mile/Sheldon/Center intersection is highly undesirable, especially with no designated left turns lanes on 7 Mile. The traffic flow of any development plan must be well thought out, as well as parking areas.
155	243	Development is continuation of surrounding area. Need ranch/one floor single family or condos. Like the idea of less expensive housing that is affordable for young families. (Northville needs young families to stay viable.) Encourage a vibrant downtown.
156	245	Not sure I agree with the round-a-bout, I think the light would slow traffic down better. Improve the intersections with proper left turn lanes. If parking decks are to be incorporated into the development they should be screened from view with liner buildings, the slope of the site allows for integration for upper and lower level entry points while allowing developments to buffer the parking decks.
157	246	Densified residences utilizing apartments and townhouses. Lack of charm. No daylighting of river.
158	247	We moved to Northville to be part of a historic and small-town atmosphere. The idea of adding high density housing is inconsistent with this theme and not desired. We have plenty of nearby cities with high density and low-income housing to provide diverse lifestyle choices. To stand out and keep Northville desirable, we need to keep our open spaces and historic small-town feel.
159	250	Commercial and townhouses
160	251	Parking areas not defined. Commercial buildings need to be historic looking.
161	252	Too many options for low income and apartments which will flood the schools and make driving around downtown a pain
162	253	Either too residential or too commercial. I like more green/park spaces with some commercial and event space.

163	254	Green area is surrounded by new residential development, too many single family houses, not enough commercial areas, not enough space seasonal recreational activities.
164	257	I am not interested in adding apartments or townhouses and more interested in using the space for the community.
165	258	I do not like that #13 does not have a designated Farmer's Market spot. Neither plan really addresses parking. I don't believe that Parking should be big priority. Downtowns with too much parking lose appeal (See Farmington), but for people who many need accessibility for a variety of reasons, their needs definitely need to be addressed. My biggest concern is that I cannot see into the future and do not know trends. I hope that people who study that type of thing are part of this process.
166	259	Too many residential units.
167	260	See above
168	261	The townhomes, condos, parking garage, parking lots, anything that degrades the natural and scenic charm of Northville.
169	263	Again these results are back room results that bear very limited input by those who will be most affected by its outcome the RESIDENTS of NORTHVILLE. Having the game boards being summarized by a non northville resident (consultant).who had been seen in meetings giving residents are hard time when legitimate questions are asked needs review by City Council as to whether they should continue their consulting role. Ex: Center street condos above 40 foot ignored by consultant. Said<40' >40'
170	266	Not enough parking space options and park options.
171	268	Daylighting the river is a must! And I really feel that 7/Sheldon needs to be a traffic circle. Traffic is busy enough as is, adding more is just going to make it worse and traffic circle will help alleviate. I liked the one gameboard that mentioned covered dining. That would be a nice feature to include.
172	269	I dislike the inclusion of townhomes/apartments in the plans. I find the townhouse concept to be too "suburban" for downtown; think 5 Mile & Beck or 6 Mile and Haggerty, and think the same about apartments - UNLESS they're above businesses so that they look like those in a small town would look. No large apt. buildings. The roundabout is a traffic nightmare, once you hit Northville Rd. It also ruins the walking path along Sheldon from 5 Mile to town. Imagine children crossing there.
173	270	Too many buildings, not unique, no character. Too much single-family (detached) housing.
174	273	Too much space for parking and/or single family residential. Green space is nice BUT we have Hines Parkway nearby AND you're also talking about spending money on improving Ford Field also.

175	274	Lots of housing.
176	275	Way too much designated parking and single family only areas. Single family only is for urban sprawl. Northville is a city and people come to Northville because it isn't just another North American sprawl city. Let's embrace that identity. Many of the other boards have these negative things: minimal road connections (good only if you are driving), too much parking, too much single family, not enough height allowed. The entire area should allow 4 story buildings a la the nicest places in Europe.
177	276	Nothing.
178	277	Too many housing types/units
179	242	All single family homes. Parking lot at entrance to the city.
180	279	The other boards are to dense and several are to vague on uses and not very exciting in plan.
181	280	I would love to see a roundabout at 7 and Sheldon. I know a lot of people complain about them, but they are much more efficient and safer than a traditional intersection and would be a beautiful entrance into the city
182	281	Really worried about #1 and please don't put condos in like the center street nightmare. Please get rid of the advertising on the farmers market, like the art work but no more Patty Mullins blasting her name associated with our beautiful town. You can't mess this up.
183	282	Commercial buildings, single-family homes, not enough green spaces, and a lack of bike trails (roads), using one developer (builder)
184	283	Too much commercial; too many roads; one did not address Farmer's Market;
185	284	Too much green space, not enough housing. Dislike underground parking concept
186	285	We need to protect the charm of our downtown that has been cultivated and makes our family so proud of where we live. Please don't modernize the city into something generic and average. This City is special. Please limit three story and large buildings. The buildings on Sheldon are a lesson. They block the light and feel aggressive. We can do better. What we have is special. Please preserve that. We can't stop progress but we have an opportunity to preserve something. Thank you!
187	286	It's a great mixture of housing with great transition between different house types. They both have good traffic flow.
188	287	Not a fan of anything with lots of housing or condos it takes away the small downtown feel. We need more businesses and restaurants but not hotels and houses. All the extra traffic will make it TOO congested. I hate Plymouth for these reasons. Northville is about it's small town charm not looking like a development project.

189	288	Not enough greenspace
190	290	For #10 I don't think the single-family residential should front Center, that is not a great plan. The road is too busy and should be a higher density use like mixed-use or multi-family. #11 has a lot of new infrastructure to maintain. 10 seems better in that regard. I think "continuing" the plaza through deeper into the new area (south) instead of Senior Housing that would be better. 10 and 11 would both benefit from a river walk plan like #13.
191	291	No Hotel / No Race Track any longer - We love the race track and think it should be kept and updated
192	293	Congestion, pedestrian safety, overbuilding height-wise, like the Center Street condos, are always concerns. Timeliness of completion of a project is a concern as well, like the Center Street condos have been an eyesore for years.
193	295	Day lighting of the river and minimum congested housing. We have an opportunity to compete with Plymouth for public park - we should embrace it with an outstanding park like venue for public events.
194	297	Too many homes. I want this downtown area to be a place where people come to gather——for Farmer's Market, for concerts, for restaurants and beautiful shops.
195	299	I found that none of the gameboards really dealt with the problem of the through traffic on Sheldon Rd/Center St. going from between 7 Mile and 8 Mile. There is a considerable amount of traffic that uses Center Street going between the areas north of the CBD including Novi and the Township and Plymouth to the south. With further development, this will likely increase. If the idea of having the downtown streets closed continues, a route other than the residential streets becomes more important.
196	300	Too much housing
197	302	See above bike trains and lighting along River green space etc . I like some housing but not to be most of it
198	304	None, This was way too confusing. How about 3-5 gameboards. Overflow of information and choices want me to stop this survey right now. I recommend this survey be scraped and start anew. People like simplicity and the KISS principle. I might pick one of this pictures if I have too but I may just stop the whole thing right now. Best is to say we overdid it and send a new survey please. I have 20/20 vision, work as an information analyst professionally, and I can;'t figure this out.
199	305	Not enough parks and green spaces, Farmer's market locations, too much packed into areas
200	306	More extended downtown business area with integrated green space...
201	307	Too much density, too little open space, poor commercial location

202	308	There doesn't appear to be a natural place for a dedicated farmer's market area that could be integrated into the open areas. Farmer's market could drive foot traffic in a meaningful way and really be critical to allowing increased usage and access to the greenspaces.
203	309	Really comes down to the underground (pipe) river. Need to use the river, making a green / park space along the river will be very nice.
204	310	Not enough information except for number 1. What is considered commercial; what is considered multi-use, etc.
205	311	No set space for farmers market No space dir commercial = keep commercial the same size as of today, no growth for businesses
206	312	Too much density, too many structures, too many people, too much traffic
207	313	Way too much infrastructure!
208	314	Not sure about what is expected in grey areas
209	315	13 I like this the best. Entrance from town with green space and access to shops Road system through complex I might trim the school at the right to add more park space to this one. I might loose the roundabout due to the entrance the the walking path and the need to accommodate pedestrians Also need to add parking and farmers market space. Cut from some of the southern multiuse areas.
210	316	#4 - has more commercial than the other ones
211	317	Many of the other gameboards included too much housing (denser population) and not enough greenspace.
212	321	No Single family homes please, bring in Townhomes. Please don't forget about a bit more commercial, we need it along Cady St.
213	320	I believe that many of the others are too restrictive and/or simply unattainable.
214	322	Please do not send traffic from 7-mile towards Griswold Street! It is already a traffic-heavy road, and a truck route, and one of the only streets in the City of Northville with a 35mph speed limit. Protection is needed for pedestrians crossing Griswold Street between Mill Race and Planet Fitness; and crossing at the Center St/Griswold St intersection. There's heavy foot traffic in the area, but no added protection for walkers. Keep our kids and community safe and consistent with downtown.
215	323	They appeared way too cramped- trying to fit too many pieces into a small space. This will further congest the area. Why is there a push for all this new housing? The downtown area would much more benefit from a large park-for farmers markets, concerts, etc. the construction and likely road closures, etc, it will make the area less accessible, which is not ideal in a time when current business are suffering. These plans do not seem to set the downtown up for success in the future.

216	324	Some gameboards didn't have plans for the entire property, or left majority of the land unused or poorly designed.
217	325	Need to use the land properly. northville is struggling to keep store fronts open on main street because there is not a willingness to let more businesses in as older generations that live in the city do not want the economic stimulus of multiple dining options and shopping.
218	326	I would prefer not to have Center Street lined with apartments and commercial buildings, causing the road to feel to much like a big city feel. Need to keep main areas of downtown feel open and welcoming.
219	329	The farmer market location with green common area looks beautiful . Open the river. Walkability and less use of cars for the 'new era' of village life.
220	331	Victorian Architecture consistent with small town feel. Designated bicycle lanes and additional sidewalks on both sides of river walk. No housing or parking!
221	333	Game board #11 Northville does not need additional residential. There are too many homes, condos and apartments now. People come from surrounding cities to attend the fathers market so it is essential. No additional parking is required. There are too many parking structures in Northville now. We need more walkable areas and bike trails. No additional roads. Roundabouts are not ideal -they cause too many accidents. Northville is a quaint town and does not need more roads.
222	334	Some of them had too much going on !
223	335	Too many multi-family structures and apartments. How is the luxury condo development doing on the north side of town? Do we really want our city to look like that? That development looks like something out of post-WWII Berlin, not a charming Victorian-style community.
224	336	Too crowded with homes or apartments. Too much space devoted to retail. This area of economy struggling and may not come back. We don't want empty retail stores lining our streets.
225	339	farmer's market/mixed use is not in the plans, need to find a spot for it. Strongly recommend a 2 lane roundabout, I have seen to many issues with a one lane and in the near term it will need to be expanded. instead of office space a parking structure is needed closer to the mixed use and main street
226	340	Too much housing.
227	341	I am concerned about too much new housing, condos and townhouses in the confined space. The Center/7 Mile intersection is already overloaded and adding more traffic to this area is not a good idea.
228	342	I would enjoy seeing bike trails that connect to the new trails, it would be great to have a bike trail from the fish hatch park to the new development!

229	343	Need more detail on design of commercial or mixed use structures; parking options
230	344	Not sure how feasible this is with existing budgets, or that a builder will want to buy this land to build such few buildings. Not sure the city has any funds to accomplish these goals.
231	346	Not enough green spaces to continuously differentiate Northville as a walkable community with room to breathe and chill while you walk around town.
232	347	Open river highlighted, Farmer's market kept, new residences and commercial buildings should not be too modern, they must fit the historic look of Northville! New buildings should not be too many stories tall. New streets should not be easily used as "cut throughs". Keep Northville a walker friendly city
233	348	I dislike traffic circles--not pedestrian friendly
234	349	Too much density without options to alleviate congestion.
235	350	If you mean what did I not like about the gameboards I did not select, my priorities are: (1) more park & open space, (2) as little additional single-family residential area as possible, and (3) more commercial and mixed-use areas. Number 11 best meets those priorities and the others do not.
236	351	Too many buildings or residents.
237	352	Too linear, not enough housing...too many townhouses, Farmers market too big, Too much through traffic
238	353	farmers market not allocated. Most farmers markets as big as ours have a permanent structure. What are we thinking about our permanent structure?
239	355	I didn't like the gameboards that were too busy.
240	357	Lack of pedestrian connectivity from Cady to Hines area; lack of dedicated green-space and riverfront access; the use of only 3 story mixed-use instead of 2 and 3 story.
241	358	Too many small spaces that I feel would be underutilized by current residents. Also, we want less traffic on Center and 7 mile.
242	359	Not enough Commercial/mixed use....too many homes/apartments, etc. Northville is big enough without adding a bunch more housing in downtown area. Certainly some makes sense but prefer more commercial, parks, farmers market, etc.
243	360	This project should be outsourced to a qualified city planning company, with global experience.
244	362	1. Too much residential development at once; It will create a township subdivision feel that is tacky. 2. Creating roads interior Northville roads (Hutton and Griswold) that connect 7 and 8 mile roads. People will use these streets as shortcuts when Center is crowded during rush hour and make those now quiet streets busy and unsafe. 3. Any plan

		that does uncover the river is missing the mark. 4. Farmer's market should be moved closer to downtown.
245	363	Many had too much development. I do not want a lot of development, either for businesses or homes. I would like to keep Northville small. I do not want it to become another Plymouth or Royal Oak.
246	364	Density
247	365	They appear overbuilt, crammed, not enough consideration to traffic and creating an appealing look and experience in the city.
248	366	Too much building development in the present Farmers Market area.
249	368	Senior homes, apartments, "more affordable" housing, multi family homes.
250	370	Some seemed like too much development. Concern is that Northville will lose its charm and traffic would be horrible.
251	372	Too much going on!
252	373	I liked an emphasis on green space, commercial and senior living to free up smaller single family homes for young families instead of having so many new builds. Also focusing on daylighting the river and creating space for pedestrians and cyclists. Let that be the focus, being smart with our space so we can create space with what we already have instead of adding more homes
253	374	A by pass road around downtown should start at the corner of Sheldon/7 and run along the river and connect to griswold this will allow downtown street to remain closed, keep traffic going north without impacting neighborhood streets. Also would service farmers market which should be near river/ Cady.
254	375	Many feel overcrowded - not enough green space - too many multi family units which will increase traffic significantly.
255	376	Too much housing!
256	378	Farmers market, open park area, day lighted river area.
257	381	Too many appertments and housing... Northville can't handle that many people concentrated in one area. Any event in Northville will become a burden to try and go to and many will just decide it is NOT WORTH IT. Plymouth is close and not as congested so will start going there more.
258	382	Too many residential spaces. Farmers market hidden behind buildings and too small. Big chunks of residential that prob will be bland. No quirkiness, no character. Lack of affordable housing. \$2 mil condos seem ridiculous to me. We don't have an ocean view! Bring back the character.
259	387	If the whole area were to turn residential, I don't think that would be properly taking advantage of the scenery/river, as that could be a tourist focal point

260	391	Boards 7,10, 11, 14 and 13 in a lesser sense make a 'wall' effect by having either all 3 story or all Senior Housing all along Cady. This is a negative. Having the farmers market near Cady/Griswold as mentioned above and varying other uses where the height is at most 2 stories will enable the developed use that is at lower elevation (race track elevation) to feel integrated holistically. This is important.
261	395	3 story buildings, apartments
262	396	Apartments, Hotel, Race Track (preserved), Alleys, High Density Residential, Traffic Circle, Strip Commercial on Center St.
263	398	Many people crammed into a small place
264	399	hotel wasn't bad idea, same for some building for offices.
265	400	Several plans have townhouses and apartments which do not belong in our community. We should stick to single family homes. Families are what make Northville great. Farmington is a good example of why not to add these types of housing as property values have fallen for the entire city. High density housing will make traffic horrific. If traffic is an issue consumers won't come. Three story buildings also do not fit the architecture of the city.
266	401	High density, potential for high traffic, unclear recommendations
267	402	TOO many apartments / townhomes!! that is not what we need in town at all.
268	404	Don't want to clutter up the intersection with even more office buildings
269	407	I do not like the idea of lots of housing. With 2 in the NPS district, I think adding more families/children will cause overcrowded schools. I do not like as many commercial buildings surrounding the main road or turning the race track into more park space (either recreational or parking spaces). I think that is wasted space to tear down the historical track. Moving the Farmers Market there, creating some townhomes, and/or adding a pathway for kids/tourists to ride bikes makes sense.
270	408	Lack of respect for residents ability to enjoy their community. Traffic clogging blocking residents ability to enjoy community and lack of parking unrealistically planned for. Farmers market needs permanent consideration with adequate parking. Decide: What do you want Northville to represent as a community, I hope it will be resident and visitor friendly not cement and asphalt.
271	409	Roundabouts - do not like them Too much density Lack of daylighting of river
272	410	too much dedicated residential.
273	412	You are not even listening to the people you are all about the money not the historical status the town loves and has tried to preserve Lori Ward and the DDA is destroying our town

274	413	Nothing in particular. All need to have different aspects be considered by planners, like the layouts and functionality of 7, 8, and 13 best.
275	414	A ton of multi family housing. The area can't handle the numbers and there is a significant number of rentals in the city.
276	415	High density housing with little consideration for open spaces
277	417	Would prefer even less residential density in this area.
278	418	Too congested
279	393	tried to find a balance between no or limited development and over development.
280	422	Limit condos to part of limited mixed use buildings only. No apartments - there are plenty of rental units in surrounding areas - Park Place, etc. No townhomes. Need to maintain housing density at or below current levels to avoid straining existing infrastructure, roads, and schools.
281	423	What about a skate-park? Need things for our teens to do., No need for residential use of this space, would like more emphasis on small, unique shops The river and park space around it should be keystone to the use.
282	424	There are so many apartments along Seven Mile, I don't think there needs to be apartments in the Master Plan at all, besides there could be apartments above the Mixed Use buildings. Putting the Farmers Market in the flood plain didn't make any sense. Keeping the essence of Northville Downs doesn't make any sense either
283	425	Many include too much residential which I feel will make the city too congested. Daylighting the river is a big priority however studies to determine if the area to be daylighted will become a flood plane that will necessitate closing area frequently ie: Hines Drive. If so daylighting becomes less desirable
284	427	The other proposals make the fatal mistake of offering too much of the Downs property as green space with limited development.
285	429	Apartments and brick homes that follow a repetitive design
286	431	High House densities, no flow between commercial and housing. Did not feel as developed from the planning perspective.
287	434	The proposed mixed use along Cady Street needs to be four story if you want to get a good mix of residential and the amount of commercial the City wants.
288	435	Too many structures; housing and commercial should be kept to a minimum. We need to preserve and maintain flora and fauna.
289	437	1- too much commercial 2- too much single family 3- did not account for existing elements that need preservation like cabin, architecture, river 4- not aesthetically pleasing

290	438	Commercial unless you mean retail. I'm Good with retail. #11 had too many roads
291	443	The survey scenarios are too vague. I want to know how many residential homes, condos or townhouses would be occupying the sites. What is the size of the parks and common areas?
292	439	Too many streets, which is unrealistic for development ROI. Too much green space also ROI issue. Too much commercial or not enough. Walls of 3 story will create poor connectivity to Main Street. Some have too much single family, not enough mix of types. Apartments along 7 Mile make sense based on lowest grade, but like to see into the whole site from 7 Mile. Like to see a stronger connection to Hines Drive in all cases. It's a huge resource. Assumes Farmers Market here, maybe offsite better.
293	444	I don't like the idea of a hotel and I do not like the other plans with multiple 2 and 3 story townhouse/apartment structures. I prefer single family homes of a normal size. I do not like the two ugly huge ones going up by Old Village School.
294	446	Too much residential and including apartments
295	447	Too much residential area, apartments, too much traffic to downtown, too many new people so close to downtown
296	448	I DO NOT want a hotel!!
297	450	I am not concerned about where the Farmers Market ends up. I believe we will have options with this and other developments. I like the idea of more street access. maybe speed humps could help with keeping traffic slow.
298	451	Cross roads need to connect to 7 Mile at Hines. Too many had single family at the south end Three story buildings are too tall. Will look like 4 story when built.
299	432	No point in keeping any part of the Racetrack. Due to traffic and infrastructure concerns lowest population density possible is needed, so NO apartments (there are plenty outside of downtown). The Farmers Market could be located in the floodplain/parkway area as it wouldn't be used during potential spring flooding season anyway. Need to limit the number of roads going through the development - some of the game boards had too many.
300	452	Too many apartments, residential, townhomes. We will need more entertainment (restaurants/stores) and schools to accommodate all of these people. Northville will be very crowded. Having open space for parks, some commercial and residential is a good balance.
301	454	They all had their good points. Moving Athletic fields here is a genius idea (#5), but not sure the total impact on "game day". Loved the idea of senior housing, but not the rest of the plan (#11). The Hotel idea (#7) is huge, but too many townhomes and you don't solve the jam-up of Famers Market location if stay same place. I know it's not normal

		viewpoint, but I want diversity, affordable units (apartments, lower cost housing). Many did not offer this.
302	455	I'm not thrilled about areas that could become rental properties or created affordable housing. I worry about the type of activities this will create and encourage for the younger generations similar to what has been occurring in areas like West Bloomfield and Novi.
303	456	Three story buildings. Prefer fewer condos more varied housing types. More apartments would be welcome for young/seniors
304	458	Too many multi-story buildings. Too congested. Less green space. Very concerned about traffic and congestion with all of them.
305	459	Anything that didn't include 3-stories of density along Cady Street is a mistake. Most seemed to include daylighting the river with accessible greenspace on the east and south side of the existing racetrack which is important. The increased block sizes to the south are also a departure and unwelcome for the scale of the city. Single family that does not include appropriate scale with alleys would also be a mistake. Including single family along Center Street would be a setback to urban character
306	460	It's clear that the city wants residential which will not benefit existing residents of Northville. Do not let this area become Canton Cherry Hill Village. It's outdated and tacky.
307	461	Don't want roundabout. I picked #7 because of daylighting the river.
308	462	The 3 story buildings are NOT at all welcoming and completely take away the charm of our town - especially on the main street. It would be senseless to miss this once in a lifetime opportunity to daylight the river!
309	463	Perhaps not enough parking (other than street parking) on #14.
310	464	I don't want the new development to be overly focused on adding residential spaces. Some is important, but I hope it will not be more sprawling houses
311	466	Some were too chopped up or lacked parking for the farmers market.
312	62	I am unclear on 14 what happens at 7 and sheldon if we are rerouted through the track.
313	467	Too many townhouses. Not enough commercial space downtown.
314	468	Hotel = Bad Idea.
315	471	Too much housing. Ugly and unwelcoming. Alleys are wasted space and just an awful feature. No one trusts that any housing would follow a good plan. Those awful 'modern' new condos on Center Street have turned off everybody who loves this town. We do not trust any new housing because of those. Hope whoever approved those

		got a good payoff....but now you have lost our confidence in your ability to do the right thing for Northville.
316	473	ALL options that jumble up single/mixed housing, or put single too close to downtown. ALL options that have minimal green space. ALL options that have parking surface lots taking up valuable real estate.
317	475	Low income housing, too much housing
318	476	I worry about feasibility of open river with flooding; I worry about the roads through the new development not being built to support cut throughs. Let's be realistic, 7 and Sheldon is a traffic nightmare at rush hour. The roads in the new development need to be planned for pass thru traffic to avoid bottlenecks. I can't tell in #14 if that red half circle is a roundabout---I hope not. That should NEVER be included in any plan.
319	477	To many homes
320	478	Too many houses/apartments/condos. Too much parking. Don't want hotel. Too many roads
321	480	heavy concentration of buildings in some
322	483	Too much park in some----unrealistic. Too much single family in some----too suburban. Need a healthy mix of residential and commercial throughout the development.
323	484	Too much housing on some, not enough greenspace. I can't tell if any proposed to bring the town center into the track area - or maybe that's not an option. It could be our Kellogg Park,
324	482	Plans that were presented are not complete or uniform for comparison. i.e. Keys are consistent.
325	485	I did not like apartments in any of the plans, it just causes more problems with traffic and parking, those should only be in the mixed use. I didn't think we should keep the idea of the Downs. I wish the commercial in #11 was mixed use 2 or 3 story.
326	488	Most of them seemed to dense with not enough public space.
327	491	S. Center Street corridor being a gateway into town should be give a lot of architectural consideration. Farmers market to be located along River Street just east of track and east of the soon to be opened water way. I think the master plan needs to tie in Cady from Griswald to Main. The yellow house on the corner of Griswald and Cady, and the Foundry should be apart of this plan. No major builders... this development should be limit the a builder to have no more than 20% control of the SFH
328	493	Did not give us reason to go to Downtown area. Looking for more fun engaging spaces. Places to socialize. Music area. Event venues. Reason to stay in our community verses travel outside it every weekend with neighbors to have fun. Our community shuts down as of we are seniors.

329	494	#1. Don't think single home residential should be on Cady St. Did not understand the designation of "sloped area". housing? parking? Parkland? #13. Too many 3 story mixed use buildings.
330	416	Bad flow or too much housing
331	497	Some of the gameboards had entrances from 7 mile into the new developed areas.
332	498	too many residential spaces, not enough green spaces, too bad we can't combine the boards, I liked the layout of 15 the best but can't figure out what the spaces are behind the green belts along Sheldon...if they're townhouses or apartments, cut in 1/2
333	496	We need to keep the amount of additional residences at the amount the city can handle the vehicle traffic.
334	499	not enough open spaces. no main focal points. real opportunity to take the best feature from Plymouth, Birmingham, Wyandotte, Ann Arbor etc..
335	500	The tightness of the space with less room for The Farmers Market.
336	501	too many apartments condos houses
337	502	I would not choose for apartments or 3 story buildings down town. too many homes or townhouses and not enough green space.
338	504	A larger farmer's market and a Boutique Hotel and more greenspace.
339	505	to many multi unit properties and/or commercial buildings
340	506	Minimizes green space, vague plan, too many roads
341	507	I disliked the ones with too much single family housing as I am concerned about the 'gateway' to our town being a large Pulte style neighborhood.
342	509	The gameboards that I did not select, had too much housing. I think adding attractive brownstone type townhomes would be nice but I don't like the idea of cramming a Pulte neighborhood or what we can see at 5 Mile and Beck .
343	510	Height of buildings creating urban canyon look. Too dense in some. Lack of open areas in some.
344	511	A lot of the plans do not appear to invite the public in. For example, the "green gateway" in #13 is great, but what good is it if it will only be enjoyed by the select few who live there? Other plans look like they will be more of the previous proposal for the Downs - a lot of overpriced (yet still cheap looking) houses and townhomes that don't invite the rest of the public into it. There are enough development opportunities around Northville for that - this area should be special.
345	512	All the other plans had too little green space. They also included too much housing that would result in too high of

		a population density for that area. The other plans don't include enough to benefit the public.
346	514	Too much residential may overcrowd and congest. City may not be able to handle. Farmers Market should be close to down town. Along Cady or by Tipping Point Theater area. Farmers market needs to support commercial district. Customers should be able to walk from downtown business to farmers market. Now it is too far and Farmers market losses traffic and business. Hotel is a excellent idea and should be incorporated in commercial zones.
347	515	All the housing
348	513	I prefer a good amount of single family homes, particularly single-story age in place homes. Some game boards were too dense, had too much mixed use and/or commercial. Some boards created a tunnel affect with taller buildings bordering the east and west side of Center St. Some boards didn't incorporate enough green space. A few boards were eliminated because they were incomplete. I didn't like mixed use next to the river area or homes on Cady Street. I'm not sure about the roundabout.

Q8. When you imagine the park along the daylighted river, what does it look like/feel like (select up to three options)?

SR No.	Response No.	Response Text
1	1	Other (Please specify) : Permeable pavement
2	275	Other (Please specify) : Allow mixed use along the park so as to have riverwalk restaurants and the like. Great examples of this are Cambridge and Ely, UK
3	276	Other (Please specify) : A mix connecting naturally to each and every border with full mobility considerations at least in core connector.
4	292	Other (Please specify) : I think you could have the boardwalk area closer to town with the scenic, exercise/nature trail closer to the Hines Park area.
5	374	Other (Please specify) : A well thought out plan can provide walking trains and oaths as well as a by pass road. Covid is here to stay. Green spaces for gathering and closing downtown are needed to keep Northville vibrant band become a destination
6	381	Other (Please specify) : Only Daylight portions of River{tunnels} i key areas to allow more usable ground area
7	389	Other (Please specify) : I see a paver pathway with benches, trees, some area for playground. Pehaps with an attachment to a mixed use farmers market concept.
8	422	Other (Please specify) : incorporate area for Farmer's market and food truck parking but not mixed use buildings. Temporary event locations
9	484	Other (Please specify) : Provide natural areas that aren't overly landscaped (esp with pesticides)

Q17. How far would you be willing to walk from parking to activities on Cady Street?

SR No.	Response No.	Response Text
1	2	Other (Please specify) : If traffic is calmed and pedestrian safety is considered, walking is great. During events, perhaps shuttle in from Hillside, Cooke, or Amerman.
2	20	Other (Please specify) : We are constantly concerned about walkers, runner, biking, hiking... This City has left behind those with disabilities. It MUST remember the residents with trouble walking any distance and those unable to walk. Parking must be adjacent to the destination. The current downtown is totally restrictive to those who cannot walk a block or more to reach their destination.
3	37	Other (Please specify) : can walk from parking lot not more than 1/2 block
4	59	Other (Please specify) : make it a walkable city. With COVID, we can see that the street structure is not as important, to the central city, as is the atmosphere and environment. would make for a very inviting city. Similar concepts to what is used in Colorado (Vail, Aspen, etc)
5	67	Other (Please specify) : Need lots of handicapped parking options
6	105	Other (Please specify) : Parking close by less than 1 block.
7	107	Other (Please specify) : 5+ blocks
8	136	Other (Please specify) : 5 blocks
9	149	Other (Please specify) : In my opinion, all of downtown Northville is walkable, as is. I would be willing to walk more than 3 blocks to any activity on Cady Street.
10	187	Other (Please specify) : I could walk a block or 3...but wgat about senior issueand disabelds...
11	201	Other (Please specify) : We are willing to walk to and from
12	275	Other (Please specify) : If parking is required. Make it pay parking.
13	320	Other (Please specify) : Because I live in the City I can walk
14	400	Other (Please specify) : Waking should be encouraged
15	439	Other (Please specify) : I will walk 3+ blocks, but do not need to have parking
16	446	Other (Please specify) : 5-6 blocks
17	460	Other (Please specify) : It depends on what development is on Cady street
18	491	Other (Please specify) : Several blocks, part of the experience is walking through town seeing shops and activities.

Q22. As we think about planning for the Racetrack subarea, which of the following statements describe your vision for diverse uses within neighborhoods? (select not more than two)

SR No.	Response No.	Response Text
1	6	Other (Please specify) : Single family homes
2	10	Other (Please specify) : minimal development
3	11	Other (Please specify) : Mostly single family homes should dominate.
4	14	Other (Please specify) : Mix of greenery and parks with single family home and townhouse like cherry hill
5	24	Other (Please specify) : I believe the whole area should be green space. I think we should build a mini Boston commons
6	33	Other (Please specify) : Single family Residential, Townhomes. No apartments/Condos.
7	55	Other (Please specify) : all single family homes
8	80	Other (Please specify) : I would not like to see any apartment or townhouses only single family homes. I would support corner stores or coffee/cafes.
9	81	Other (Please specify) : I favor townhouse development over apartments or single family homes. I am jaded by the horrendous development at 5 Mile and Beck, where the single family homes are highly condensed, poorly constructed, and overvalued.
10	97	Other (Please specify) : Primarily single family homes
11	114	Other (Please specify) : Do not wish to see housing units in the plan.
12	129	Other (Please specify) : concentration of population per square mile should be consistent with the average in the town - not any higher and should include some housing that is less \$250K or less
13	130	Other (Please specify) : No more housing downtown!
14	133	Other (Please specify) : Condos would be ok, but higher end and NO apartments.
15	142	Other (Please specify) : maximize single family and green space
16	172	Other (Please specify) : single family residence consistent with the historical district.
17	179	Other (Please specify) : Residential development is entirely inappropriate. Northville was not built to maintain or direct the current high volume thoroughfare of current residents. New housing developments are common across our town and the township; plenty of options already exist. If development is to occur let's support enhanced commercial traffic and the growth of small business in our town.
18	188	Other (Please specify) : No RESIDENTIAL
19	197	Other (Please specify) : Goal should be to minimize congestion and density. Create a large "Northville square" green space accessible to all. Around the square, emphasize single family homes spaced apart adequately and from the square. Single family homes can have a different look and

		feel (ranch, victorian, etc.) but should remain high end. Maximize green space in and around the race track sub area
20	202	Other (Please specify) : Farmer's Market space provided within and/ or commercial listed above
21	205	Other (Please specify) : Single family homes should be a priority
22	230	Other (Please specify) : You're going to ruin the town with this
23	243	Other (Please specify) : Would like to see some ranch/one level housing
24	246	Other (Please specify) : No apartments! Maintain the charm and offer ranch detached independent senior living with cottage style homes and condos.
25	247	Other (Please specify) : We do not need or want low income or high density housing.
26	263	Other (Please specify) : Needs motte citizen input. This survey wants us to justify results that aster not inline with current reality. COVID-119 has corporations rethinking how staffs work. Commercial space NOT required. Look at empty buildings inn town now. What is renting. How can we build more commercial ? We will be stuck with empty space. Developers don't care they will be gone. Consultant doesn't love here look at center street condos way to tall well over 49 feet. We do not want anymore of this type of building in town.
27	269	Other (Please specify) : I'd honestly prefer no townhouses or apartments that aren't part of a commercial building. All single homes.
28	275	Other (Please specify) : Single use zoning is not good for walkability.
29	292	Other (Please specify) : I think that apartments could be included in the Cady St. area and the S. Center St. area
30	295	Other (Please specify) : Day light the river and large park/entertainment area
31	331	Other (Please specify) : Housing with retail on main level only!
32	333	Other (Please specify) : No residential housing!
33	335	Other (Please specify) : This should be park or green space, with open views towards the rivers.
34	337	Other (Please specify) : We do not need anymore residential use areas, especially downtown
35	338	Other (Please specify) : Stop focusing on residential! We need commercial spaces
36	340	Other (Please specify) : Against residential developments
37	350	Other (Please specify) : Not primarily residential, little or no single-family homes.
38	358	Other (Please specify) : Keep housing on Cady Street and develop this as a green space.

39	378	Other (Please specify) : No residential on first floor.
40	389	Other (Please specify) : I think the use of single family homes would be an unnecessary use of a limited resource
41	407	Other (Please specify) : Few living spaces. No single-family homes. No businesses in between them. Should be unique, not like Canton. Farmers Market should move to the track with parking and a road should separate the spaces. Distinctly living/Distinctly Market. Businesses will not thrive and should be kept downtown. No food trucks/looks trashy. Came from New Haven, CT area, food truck ally looks terrible.
42	412	Other (Please specify) : We don't need to look like the city around us leave Plymouth And Cantons look out of our area we don't need a cookie cutter look to our city
43	393	Other (Please specify) : needs to include green spaces. larger lot sizes to reduce density. No long wall of apts/condos/townhse
44	422	Other (Please specify) : Residential area should be single family only. Do not want apartments, condos, nor townhomes.
45	439	Other (Please specify) : I like mixed uses of residential types - but I don't like the example of Cherry Hill, it looks too "designed" of a piece
46	447	Other (Please specify) : Small shops / cafes etc. with a large park space, farmers market, etc. No residential space at all. Downtown is already too busy.
47	451	Other (Please specify) : Office buildings with R & D
48	459	Other (Please specify) : Residential properties east of the Gaylord Resort in DC is great example from a planning perspective and scale for this area of residential. The architecture should be more diverse.
49	460	Other (Please specify) : The vision should be as little residential as possible!
50	478	Other (Please specify) : I hate cherry hill. Don't do anything like that.
51	482	Other (Please specify) : Diversity should be maintained in residential areas to draw younger families.
52	485	Other (Please specify) : Development should include a mixture of single-family homes, townhDevelopment should include a mixture of single-family homes, townhouses, within a neighborhooduses, and perhaps apartments/condos within a neighborhood
53	491	Other (Please specify) : Strongly disagree with Cherry Hill Village in Canton setup. We can do much better.
54	509	Other (Please specify) : brownstone type townhomes, 3-story walk-ups, similar in architecture to Main Street. Lots of parks and paths and green spaces. Public garden space. Farmer's Market. Town Square etc. Boutique shopping - no chain stores!

55	515	Other (Please specify) : we don't need anymore residential. We need restaurants, bars and shops
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Q23. The southeast portion of the racetrack site may have a high water table (shown in the blue hatch pattern in the graphic above), which might make it unsuitable for buildings with basements. Developers have indicated that single-family homes without basements would not be marketable at the price points typically found in Northville. If it becomes clear that single-family uses must be located outside of the high water table area, what other uses could be planned here instead? (select all that apply)

SR No.	Response No.	Response Text
1	1	Other (Please specify) : 4 stories would work on southern edge of property due to lower elevation and abundance of trees.
2	24	Other (Please specify) : Green space like the Boston commons. Add a water feature like a pond.
3	32	Other (Please specify) : Parks, outdoor green area with tables, etc for people
4	70	Other (Please specify) : Multi use pavilion for Farmers' Market, entertainment, Christmas Market, etc; walking paths; splashscape for children.
5	97	Other (Please specify) : should not be considered a hardship
6	105	Other (Please specify) : Keep it green space or green space with a very modest amount of development.
7	107	Other (Please specify) : Single family homes without basements
8	153	Other (Please specify) : The top seven should only go along 7 Mile and not along River street facing residential housing.
9	117	Other (Please specify) : What is the issue with having single family homes that are less expensive than homes with 'price points typically found in Northville'? Seems like it could be a way to include more affordable housing for younger families who want to own a home in our community
10	187	Other (Please specify) : parks and green space
11	197	Other (Please specify) : Plant trees and leave as a green space or park area
12	200	Other (Please specify) : Sports Stadium - music concert venue
13	202	Other (Please specify) : Farmer's Market
14	243	Other (Please specify) : No opinion but lower price point homes desirable but must have basements.
15	263	Other (Please specify) : Government buildings. More space for police fire government. You put high rise apartments and our police and fire departments will be spending more time responding to these areas as renters do not have ownership as would a homeowners
16	273	Other (Please specify) : Park green space

17	275	Other (Please specify) : Make it like Disney Main Street USA. No basements needed.
18	276	Other (Please specify) : The FUTURE marketability and market; be FLEXIBLE
19	337	Other (Please specify) : The high water table is nature's way of telling you to not build there. A natural park area IS the best option
20	343	Other (Please specify) : Open 'Central Park-like' use
21	368	Other (Please specify) : park/boardwalk
22	405	Other (Please specify) : Boutique Hotel
23	407	Other (Please specify) : Could use that as a pathway instead of other spaces
24	414	Other (Please specify) : horse track
25	393	Other (Please specify) : event space pavillon
26	422	Other (Please specify) : Use this area for farmers market or temporary food truck type events.
27	439	Other (Please specify) : Critical to think about vistas, views across site and gateway to City
28	475	Other (Please specify) : Farmers market
29	482	Other (Please specify) : Diversity should be maintained in residential areas to draw younger families.
30	485	Other (Please specify) : day light river walk
31	491	Other (Please specify) : With advanced basement systems, dry basement should not be an issue.

Q25. What specific suggestions do you have for incorporating the history of the Downs Racetrack in the redevelopment of this area?

S R N o .	Res pon se No.	Response Text
1	2	Perhaps incorporating part of the building facade as a low wall entrance to park area with a commissioned statue (perhaps a horse that kids could 'ride').
2	3	Make use of the current racetrack somehow
3	14	Maybe something similar to a historical marker in a park
4	15	Historical marker at the finish line.
5	16	Names of streets, art in public areas
6	17	It is Historical the open space that resembles the race track should remain and be named Northville Downs Park with an area possibly plaques sharing the rich history of the track.
7	19	Naming of the streets, parks with signs, name of the neighborhood
8	20	Statue, history boards, photo alley or street name.
9	22	I love the idea of making the track a park / market area. Perhaps also name streets after people involved in racing (Starkweather?) and champion horses, or harness racing terms. Equine statue in common area or at gateway entrance.

- 1 27 Not too much
0
- 1 34 Naming Design
1
- 1 38 The shape of the street and open space in middle
2
- 1 40 Retain Track + add hotel with small casino
3
- 1 37 Pave the track and grass the interior with benches for walking and leisure. Take the sign from
4 current track building and place in center of grass area or put a buggy there or statue or fountain.
- 1 53 Maybe street names like Trotters Lane ect...
5
- 1 55 some kind of horse rides in the city?
6
- 1 60 Naming of the developments, leaving the track as a walking/running track with plaques about
7 the history.
- 1 64 I like the idea of having a road that roughly follows a portion of the racetrack itself. This was
8 done in my old neighborhood in Old Redford where a curved portion of Curtis was part of an original horse track between McIntyre and Northrop.
- 1 65 Make the track into a park.
9
- 2 68 Important Landmark
0
- 2 70 Oval shape to green space or pavilion; historical marker; race track artifacts; sculpture of trotter,
1 sulky and driver; street names related to Downs history.
- 2 82 Make a commons area, or keep the track for racing
2
- 2 83 1) Keep the track - eliminate gambling. 2) Maintain an open green space
3
- 2 84 maybe some element of where the track was, signage, street names, a small historical marker
4 indicating the history of the area, not literal reuse of any of it
- 2 86 Designing the street layout to emulate the track with a mix of park/green spaces, residential, and
5 the farmer's market inside the oval. Name streets/parks after horseracing terms.
- 2 87 small hotel with Casio & race track
6
- 2 89 Keep the track infield- turn it into open space. Name the area the 'downs'. Daylight the river and
7 add a statue of horse/harness that could be used as gathering spot
- 2 94 Keeping the track as a park and building around it.
8
- 2 99 Sub street naming, Statue of racehorse and driver.
9
- 3 125 Names within the redevelopment, structures
0
- 3 127 Naming streets, using the geometry of the track area.
1

- 3 128
2 Neighborhood names, horsey themes in parks or on buiding.
- 3 130
3 Leave the track for green space. Convert building into a market like Grand Rapids. Get naming rights to Northville Downs and just add the word market to it. Metal sculptures of horses, bike and driver on the grounds would be appropriate. .
<https://www.google.com/maps/uv?viewerState=lb&pb=!1s0x8819ade9a3eb1175:0x5fdc72ab47e60111!5sDowntown+Market+Grand+Rapids&imagekey=!1e10!2sAF1QipM8E70SomsoVn0QMqtr5XkJpvTnfm0VFRyFSKsN>
- 3 131
4 It was a fairgrounds prior to 1944, tie it into Northville's history of farms, horses and animals being raised. history
- 3 135
5 Street names, historical signage in park areas
- 3 136
6 street names; neighborhood name; statuary in the park
- 3 137
7 Signage - Street names - Park Names - Art Work/Statues
- 3 140
8 Artwork (e.g. sculptures) in green spaces
- 3 144
9 Perhaps naming streets/parks with names that references the downs somehow
- 4 151
0 Perhaps it should have an underlying "theme" reflecting its history. FYI... "the Villages" in Florida have "Brownwood" which reflects the horse farm history of the region.
- 4 157
1 Sportsbook
- 4 158
2 street names, horse photos, horse themed kids area
- 4 159
3 I like the idea of keeping the original shape and making it green space. Could also incorporate elements / names into the neighborhood / street names.
- 4 162
4 Naming/Plaque/park using a portion of the track area-maybe with small running track.
- 4 165
5 Name the residential area Northville Downs, have a horse themed sign and street names
- 4 164
6 Incorporate building facade into something creative?
- 4 168
7 street names, historical plaques
- 4 169
8 something in the name of area or neighborhood
- 4 117
9 Giving streets names in the developed area that are associated with the history of Northville Downs and Wayne County Fairground- opening that to suggestions from the public would be very appropriate. Also including statues, plaques, monuments, signs with historical pictures and text describing the history of the area similar to the "You Auto Know" signs found in Northville and other communities in southeast Michigan, etc. along the linear park of the daylighted river and Johnson Creek
- 5 74
0 Signage and taking pieces of the building and incorporating it into the area. Maybe a sulkey?
- 5 177
1 use of the downs signage as a type of art in nearby green spaces, plaques with pictures and history

- 5 178 How about turning it into a sports area. City pools, running track, etc.
2
- 5 179 Preserve stone/brick fencing, place horse monument
3
- 5 180 Implement gameboard Option 2 - preserve the racetrack infield as a town commons/greenspace
4
- 5 183 The park setting in the card selected.
5
- 5 184 Art. Sculpture. Walk throughout a park and read about the history of the downs.
6
- 5 185 Historical signs, similar to the Stinson sign, etc. Streets could be named to reflect the history of
7 the track - Fairground Street, Northville Downs Way, Trotter Lane.
- 5 186 Displays in park areas with photos and info in covered spaces
8
- 5 187 Naming areas by race track history. Parks honoring
9
- 6 195 Design the Farmers Market in the shape of a miniature Northville Downs.
0
- 6 196 Focal statue, historic placard, reuse log cabin as small museum
1
- 6 206 A placard that tells the history and has pictures
2
- 6 207 This town is based in and focused on history in its nature. Acknowledging the shape of the
3 racetrack in some format is important.
- 6 209 Naming rights
4
- 6 211 Somehow mentioned on welcome to City of Northville sign
5
- 6 212 A marker, street names or something that incorporates the Downs' history. If it were not for the
6 racetrack, Northville would still be a village, not a city. This site has a rich history as the Wayne
County Fair and later Northville Downs.
- 6 215 buildings, art, plaques that share attributes/history of horse racing
7
- 6 216 Keep original track in use.
8
- 6 217 Open spaces with area for activities and gathering.
9
- 7 220 Sportsbook with horse wagering
0
- 7 227 Small museum structure, perhaps reuse the cabin on River St., focal statuary at focal point (eg in
1 an urban park or a small round-about)
- 7 229 Historical markers, incorporate a portion of the track into the trail system
2
- 7 230 Leave it. This development will ruin the town
3
- 7 234 Design of the structures, open spaces and entrances
4

- 7 240 Horse racing statue with plaque of the area's history; the entire area could have a horse racing
5 theme including street names, use of decorative horseshoes; perhaps something from the Downs
can be preserved and used at one of the entrances to the area
- 7 247 Like the idea of moving our farmers market to the green space in the middle of the race track
6 and building a small road that follow the shape of the track as shown in option 13.
- 7 254 A recreational area/arcade place built highlighting Downs history.
7
- 7 256 street names, statue?
8
- 7 257 Naming of the area
9
- 8 263 Leave the track there. If not have a ballot initiative that the citizens vote to purchase the track.
0 Government operations could be then moved down there. Many ideas from citizens panels could
come up with far better options than these we are forced to address in this review. This review is
near sighted and frankly unimaginative as it lacks real public input
- 8 267 Naming of the streets, buildings and scenic walkways
1
- 8 268 street/pedestrian path/park that follows the curves of the track, history markers, naming of the
2 area that nods to the property's past
- 8 269 Maybe naming something after the Downs...Like the Farmer's Market or similar. I think it's time
3 that the Farmer's Market lose the nod to Patti Mullen. No other cities commercialize their
markets.
- 8 270 Racetrack Park! Park in the shape of the race track with a large racetrack related fountain in the
4 middle.
- 8 271 keep the track area as a footprint.
5
- 8 276 Perhaps by 'branding' bridge and walkway rails and amenities; special paving inlay; a horsehead
6 clock (kidding)
- 8 242 Use track as a walking/running track with green space in middle. Repurpose barns for Farmers
7 Market
- 8 280 Names that reflect the past of the property, salvaging parts of the Downs property to use in the
8 development (building materials, using it for Farmer's Market stands), and making the infield a
green space
- 8 281 Similar to the old tiger stadium . Get some young Architects with new ideas to put a cool vibe on
9 it.
- 9 282 Panels with short history of Downs Racetrack, and some pictures. Area(park)for children to play
0 themed as racetrack, horses etc.
- 9 284 signage or structure names
1
- 9 291 Keep the racetrack but make smaller and update the facility or make an off track betting parlor
2 that people that love horse racing can come to play / dine and enjoy the sport of kings
- 9 292 Clarkston has historical signs scattered through there neighborhoods that pedestrians can read
3 to get a history of the town. These could line the pedestrian walkways. A small statue of a horse
and jockey could be placed at 7 Mile and Center St. with a plaque of some kind.
- 9 293 Try to maintain the charm of yesteryear Northville as it is slowly, sadly disappearing.
4

- 9 302 I think it's good to keep history and it's an interesting and was an important place on the
5 community. It would also give it a uniqueness to Northville to keep that incorporated. Maybe
restaurants themed like race tracks or jus a walking path in the shape of the track with green
space and some kind of art that shows horses etc
- 9 306 Building, park, road naming
6
- 9 307 Plaques with pictures
7
- 9 313 Use the existing brick wall and ND signage (race horse and harness and letters as backdrop for a
8 stage in a larger common area for live music, plays, etc.
- 9 318 Street names, design of lighting or wayfinding
9
- 1 321
0 Bring in a dedicated Pavilion like Detroit & Ann Arbor has for their Farmer Markets
0
- 1 324
0 Love the plans for #14 that mimics the track as a new road into the redevelopment.
1
- 1 331 Horse drawn carriage rides should be available for transpiration for people in the city of
0 northville on a regular basis. They do this in Chicago and it's a large city.
2
- 1 333 Racetrack museum
0
3
- 1 341 Install a sign or monument acknowledging the history of the racetrack.
0
4
- 1 343 Would love to see the inclusion of a historic barn structure available for community gatherings,
0 celebrations, etc. our horse racing heritage is critical to our identity.
5
- 1 345 historic pictures in small pocket park
0
6
- 1 346 Tough one ... perhaps integrate stables into a "historic park" that supports learning about horses
0 in Michigan and about the history of the racetrack.
7
- 1 351 Perhaps some sort of learning exhibit dedicated to the history and importance of the equine
0 industry in the history of Northville could be constructed. Bring back the carriage rides or
8 provide a Maybury Farm extension with the ability to have horses come for learning
experiences.
- 1 357 Honor some type of Racetrack geometry in future development (i.e., greenspace design
0 mirroring actual portion of track), use of existing Downs signage into new aesthetic, Conversion
9 of some existing Downs structures into future park structures (covered picnic areas, etc.)
- 1 370 Preserve and reuse the large horse & jockey on the side of the building
1
0
- 1 372 Keeping the race track as a road or path
1
1

- 1 373
1 Keeping the track as a walking path mixed wi the green space/park
2
- 1 374 Keep the log cabin. River area should be a city not housing association controlled. Small park on
1 existing track. May be good since fir farmers market. 'Downs farmers market. Could double as
3 entertainment Soave
- 1 380
1 Racetrack themed names and maybe some decorations/sculptures
4
- 1 381
1 Part of track be used as a street. All streets named after horses that ran there.
5
- 1 382 Is it possible to renovate existing buildings into condos or commercial uses? I think it adds
1 history to a city when buildings are reused. It adds character and uniqueness to the new building
6 also. In the long run, there will be nothing else like it. If you start from scratch, what makes this
development any different or special than one created off any piece of land anywhere? When you
give history to the city, to the residents, you create a sense of belonging and appreciation for all
things past and present. It creates a feeling that things were and are still meaningful and worth
something.
- 1 387
1 Naming the area after the racetrack, incorporating horses into the design of the area
7
- 1 395
1 Plaque
8
- 1 398
1 Leave the track as open area
9
- 1 402
2 old barns kept and redone for weddings / events / craft sales like Wilson barn in Livonia
0
- 1 404
2 Leaving some features like the actual track
1
- 1 407 Add racehorse/horse statues to different corners throughout the city. Saratoga Springs has
2 fiberglass horse statues, Mystic, CT has whales. Not many, but enough for some photo ops. If not
2 horses, something else relatable to Northville.
- 1 408
2 Time for a city museum?
3
- 1 409
2 some type of monument or statute
4
- 1 412 Leave the racetrack as a park so that the town can stay historical The racetrack is a big part of
2 Northvilles history and the history of the state of Michigan you have already destroyed the
5 history of all the other tracks in Michigan
- 1 413
2 Modern historical markers, including pictures. Also Wayne State fair, old HS football field, golf
6 course. Might the Downs Racetrack offer to pay for these markers?

- 1 414 Keep it. If not, design the park, roads and theme around that of the track shape and harness
2 racing.
7
- 1 418
2 Garden Park with a horse statue
8
- 1 429
2 Simple but a monument or signage that reference the history of the site.
9
- 1 430
3 Saving some portion of the Downs
0
- 1 434
3 The street name, signage, sculpture historic interpretive signs.
1
- 1 451
3 Recreation and play structures could follow the theme of horses
2
- 1 452
3 A piece from the racetrack with pictures. Something that looks like a monument surrounded by a
3 park/green space.
- 1 454
3 Walking Tour or small Museum
4
- 1 456
3 Somehow retaining/purchasing the existing Downs sign and repurpose it at gateway park with a
5 Welcome sign
- 1 458
3 Restaurant with reference to the track. Tasteful signage.
6
- 1 461
3 sculptures?
7
- 1 467
3 Fountain with sculpture and historic marker. Possible green space with seating and
8 commemorative art sculpture.
- 1 473
3 Per prior comment - common greens in shape of the track. I live at Rayson/Grace and our
9 'commons' is Ford Field - apply same concept, except for south side of downtown.
- 1 475
4 Dedicating new streets names to the track, having a mini one as part of a park
0
- 1 481
4 Make the track the farmers market/ mixed use!
1
- 1 484
4 Preserved elements in green spaces, keeping one of the outbuildings functional for public
2 washrooms - something beyond naming the subdivision (Down's Grove or similar (you know,
naming the area for what was removed to create it!))

1	491	New streets to have names associated with racing / horses. Monuments describing the tracks history.
4		
3		
1	493	Restaurant and retails incorporate the history
4		
4		
1	494	artwork, farm-market, event space.
4		
5		
1	495	plaques, Building/street names, park area
4		
6		
1	498	Take the portion of option #14 for the Farmer's Market and houses around the track area. Preserve the log cabin.
4		
7		
1	503	Part of the track area becomes a park.
4		
8		
1	510	Some street names; Historical marker.
4		
9		
1	514	Keep the track and granstand building if possible. Utilize the buidling for offices or commercial, entertainment. Use the field and track for entertainment or green space. Name roads, parks, buildings after the track.
5		
0		
1	513	Street and park names with horse theme, history story signs in the river walk area. Ideally, it would be great to repurpose part of the Downs Building for community use .
5		
1		

Q27. What is your priority for the height of buildings on S. Center Street? (select not more than two)

SR No.	Response No.	Response Text
1	1	Other (Please specify) : 4 stories would work for 7 & S. Center areas.
2	37	Other (Please specify) : remember its residential right behind it on west side and wouldnt be fair to them
3	102	Other (Please specify) : Taller buildings should not be 'right up' to the road making it feel like a tunnel. (The new condos on N Center street are too close for height)
4	140	Other (Please specify) : Depends on what the downs property looks like.
5	151	Other (Please specify) : office & retail, not more than 2 stories and NOT JAMMED TOGETHER so it feels like you're going through a 'tunnel' on the street!
6	263	Other (Please specify) : One story
7	382	Other (Please specify) : I think it should be based on what is appropriate (aesthetically, practically) based on the rest of the plans and parking needs.

8	393	Other (Please specify) : grade change = w other bldgs on center
9	439	Other (Please specify) : It's critical that a wall of tall building NOT create a tunnel as the entry to the City.

Q29. What type of gateway feature(s) would be most effective? (select all that apply)

SR No.	Response No.	Response Text
1	1	Other (Please specify) : Boulevard. Landscaping between road and curb.
2	2	Other (Please specify) : Not sure what you mean by road layout - I'm not opposed to a traffic circle if it was well designed.
3	6	Other (Please specify) : Let developers propose appropriate feature
4	28	Other (Please specify) : Roundabout
5	107	Other (Please specify) : Roundabout
6	127	Other (Please specify) : Round About
7	131	Other (Please specify) : No roundabout!
8	149	Other (Please specify) : I like the idea of a dynamic sign or other type of display that advertises/highlights downtown events
9	151	Other (Please specify) : Appropriately, the "theme" could prevail here
10	171	Other (Please specify) : Welcome to Northville sign
11	187	Other (Please specify) : maybe some signage
12	192	Other (Please specify) : tree-lined boulevard
13	246	Other (Please specify) : Welcome to Northville, the evolving town that never loses its charm!
14	276	Other (Please specify) : Make it gorgeous, put up a little sign (I like the new design.).
15	291	Other (Please specify) : I like the circle option
16	351	Other (Please specify) : Including a commemoration to the race track with a bronze horse and sulky and jockey would be great.
17	374	Other (Please specify) : No roundabout it will just create a backup at Rogers at main. A roundabout is used to move traffic. There's no place for it to move freely once it gets through the roundabout. Would impact walkability of town
18	382	Other (Please specify) : Keep it unique and interesting
19	407	Other (Please specify) : Could place a racetrack statue here tying to the history of the city. A round-about would be nice. A short, colorful, historical sign would be welcoming. Example would be the one used for Mystic, CT.
20	439	Other (Please specify) : This is so important - I vote for a Boulevard and roundabout at Center and 7 Mile with Sign and Landscape, walkability friendly!

21	456	Other (Please specify) : Welcome sign including the old race track sign
22	482	Other (Please specify) : Roundabout
23	485	Other (Please specify) : round about like plan #13
24	491	Other (Please specify) : something similar to layout 13
25	509	Other (Please specify) : I am in favor of a round-about and lots of trees planted, attractive street lighting, plenty of landscaping

Q32. Which statement best reflects your priorities regarding the Farmers Market? (select one)

SR No.	Response No.	Response Text
1	137	Other (Please specify) : While it is OK in one of the 3 areas it need not be exclusive to them
2	151	Other (Please specify) : How about the Farmers Mkt being in the same place as it now is only a lot 'classier?" We need a Farmers Mkt as people come from all over the Detroit Metro area to shop at Farmers Mkts.
3	164	Other (Please specify) : FM important, in central city somewhere
4	235	Other (Please specify) : City needs FM location tbd
5	275	Other (Please specify) : Any street in the city could be shut down for the farmers Market. I recommend not building a giant paved surface for this when the residents already pay for plenty of them that would work. This is done successfully all around the world.
6	276	Other (Please specify) : Exceedingly important...put it best place best use (Ford???)
7	242	Other (Please specify) : Keep options open for results from FMTF members
8	368	Other (Please specify) : Use one of the parking lots for the farmers market.
9	439	Other (Please specify) : I am open to options for location, hope it's multi-purpose and so it may make more sense to seek other locations like Foundry Flask or 7 Mile/Northville Road property
10	451	Other (Please specify) : The area east of the car wash
11	488	Other (Please specify) : It could be incorporated in the race track area as shown in #14 plan.
12	492	Other (Please specify) : Should be in a readily accessible location in the City.

Q33. Assuming that we continue to have a Farmers Market in Northville, which of the following statements best describes your vision for the Market in the future? (select one)

SR No.	Response No.	Response Text
1	40	Other (Please specify) : open covered structure

2	37	Other (Please specify) : 7 mile and center is still good spot and have second opening off 7 mile
3	150	Other (Please specify) : It depends. If we are going to emulate other successful farmers market like Muskegon than it needs to be dedicated with stalls. Otherwise shared space makes sense.
4	148	Other (Please specify) : Outdoor public space that could also be used for parking and other events
5	117	Other (Please specify) : Indoor/outdoor public space, with a pavilion, that could be used for other events; I am no overly concerned about exactly what this should be located and don't think it necessarily should be in the racetrack/S. Center St/Cady St. area, but do think it should be within the vicinity of downtown- the foundry area near Northville City Car Wash is an intriguing option
6	196	Other (Please specify) : hard surface area for patrons
7	199	Other (Please specify) : Tents in the middle of Cady with no cars allowed
8	225	Other (Please specify) : outdoor covered areas
9	246	Other (Please specify) : Mirror the Grand Rapids market which I was fashioned after Pike place in Seattle. Outdoor covered space for Farmers Mkt., with indoor boutique vendors year round
10	269	Other (Please specify) : I'd prefer indoor/outdoor/covered space for the market on inclement days. Again, WITHOUT Patti Mullen's name/logo associated with the same. That is so tacky and not done elsewhere. It cheapens our market.
11	275	Other (Please specify) : If we must have dedicated space, allow it for every other use. We already have plenty of space with Ford field and the ability to close down streets.
12	292	Other (Please specify) : I like how Plymouth's space is close to downtown and has a covered area and vendors can also use the street
13	439	Other (Please specify) : Multi use venue indoor/outdoor - we need to be careful not to have this be the only community benefit we get from a developer and consider options beyond the sub areas
14	491	Other (Please specify) : Open park space along River Road with parking and permanent covered stands.
15	509	Other (Please specify) : The farmer's market should remain close to town/walkable for people in town.

Q34. When you envision the completed development in these three subareas, what type(s) of architecture do you see? (select all that apply)

SR No.	Response No.	Response Text
1	1	Other (Please specify) : Would like to see diversity as well, not single styles occupying full blocks. Also, as to first option, Fake vintage doesn't work.

2	2	Other (Please specify) : I am most concerned that buildings conform to some type of 'green' code and that they are not too densely packed together.
3	5	Other (Please specify) : Everything should be unique. Sick of the cookie cutter cheap building.
4	37	Other (Please specify) : Keep theme of city and NOT like new condos across from kroger - awful :(
5	128	Other (Please specify) : Don't make them all the same--have some variety in looks, while still having it "fit" with the 19th century architecture.
6	136	Other (Please specify) : Victorian; farmhouse; cottage; bungalow; varying sizes. Reflect all eras of Northville
7	137	Other (Please specify) : While I prefer replication of the 19th century architecture that doesn't mean modern construction methods and materials should not be used.
8	151	Other (Please specify) : Would no be good to lose the 'flavor' of the 19th cent styles - even folks who are building make a new home look 19th Cent...and the "Northville Downs' Theme could be easily worked into the new area - - we have some very talented people in this town!
9	164	Other (Please specify) : Harmony with old, but not replicated 19th century
10	178	Other (Please specify) : It should be somewhat harmonious. We should not end up with 'Old Northville' and 'New Northville'.
11	180	Other (Please specify) : Architectural features that are unique to Northville and are not found /duplicated elsewhere (especially in Northville Township and Canton)
12	263	Other (Please specify) : The renderings from first developer were horrible. Using Miller designs would also be a huge mistake. More public input required. These choices are limited and sound like they came from a developer
13	269	Other (Please specify) : I'c be closer to the first answer, but not stressing "victorian or historic." Just make the area blend and look like it's always been here. The modern buildings on Center Street now are inappropriate and disappointing. We're not Birmingham.
14	275	Other (Please specify) : Traditional looking buildings are great but Northville is in a developed area now. We do NOT need to match the massing of homes from the 19th century unless you want to draw on Victorian London for inspiration. This isn't farmville USA anymore. Sure have pretty buildings but get rid of overly restrictive setback rules and FAR requirements.
15	292	Other (Please specify) : No ultra-modern buildings PLEASE!!!!
16	313	Other (Please specify) : No "barracks" please, see Twnship buildings at 5 Mile and Beck for examples of this.

17	320	Other (Please specify) : High Quality modern construction methods and materials with good architecture in various styles to honor our true Victorians.
18	382	Other (Please specify) : Incorporate existing structures/renovate. Cherry Hill Village is cute but it looks fake, not like a city with history. The neighborhoods of Birmingham are beautiful precisely because they don't look fake and architecture varies.
19	427	Other (Please specify) : Replication of the 19th century architecture using modern construction methods
20	439	Other (Please specify) : I would love to see the City consider a pattern book approach with guidelines that allow for multiple design approaches while avoiding design solutions that are completely inconsistent with the context of the City.
21	491	Other (Please specify) : Higher quality well thoughtout designs.

Q36. Which of the following public amenities might you be willing to forego in order to achieve lower density? (select all that apply)

SR No.	Response No.	Response Text
1	6	Other (Please specify) : All
2	24	Other (Please specify) : Limit structures to be adjacent to streets.only.
3	25	Other (Please specify) : don't understand how forgoing parks and/or green areas helps achieve lower density. Seems backwards.
4	64	Other (Please specify) :
5	70	Other (Please specify) : So how would "foregoing" the open areas designed to achieve lower density then still help achieve lower density???
6	79	Other (Please specify) : Homes
7	81	Other (Please specify) : I don't see "Limit the number of housing units" as an option here.
8	127	Other (Please specify) : Farmers market could be moved, but we must allocate space somewhere else in the downtown area.
9	128	Other (Please specify) : Through streets
10	130	Other (Please specify) : Whatever it takes to get additional housing down to zero in this area! A nursing home would be OK since residents do not drive and would have minimal impact on the infrastructure.
11	241	Other (Please specify) :
12	263	Other (Please specify) : More public input required. This question reads as if A DEVELOPER WROTE It. It is way to limited in scope
13	276	Other (Please specify) : Blend and variegate the density.Johnson Creek land is unusable elsewise.

14	278	Other (Please specify) : We don't understand the question
15	292	Other (Please specify) : I get frustrated because, as we see in the Cabbagetown area, these developers make money had over fist and it is obviously their first priority. It is sad for me to think that there is not one builder out there who is willing to make less millions in order to keep some charm in the city. How much is an adequate profit? Who makes that determination?
16	302	Other (Please specify) : This question makes no sense with more green space you would necessarily have Lower density. I think there should be lots of green space to balance density
17	364	Other (Please specify) : Confusing question
18	374	Other (Please specify) : The residents have been very clear about density just look at response to other surveys and FAR. Too dense and town will not only become another 'canton or Northville township but it will unfavorably impact current house values. Having space is what makes in town nice
19	382	Other (Please specify) : Developers see huge \$\$ when they think of developing Northville. I wonder if they will really walk away from that? Do developers exist in 2021 that are interested in developing communities with diverse priorities? I think there are some who do. Those who may want to be a part of an important project and appreciate what we are doing here.
20	400	Other (Please specify) : High density does not belong in Northville.
21	423	Other (Please specify) : Residential units
22	491	Other (Please specify) : Opening up the river and designating the areas around this space are enough park space and walkable for everyone.

Q38. Describe any other strategies for challenging choices that you would like to share:

SR No.	Response No.	Response Text
1	1	Increased density in exchange for diverse appearance of each building. Increased density/height in southernmost side of Downs in exchange for rebuild of Center Street amenities, Hines/7 improvements.
2	6	Developer pays
3	12	Donors
4	15	Grants (Federal or otherwise) to daylight the river.
5	17	The city could get a bond and taxpayers would be fine with it. I love our town as is and want to preserve it as is.
6	20	We must keep the integrity of our city. We have already lost too much with those condos on Center and that new thing on the corner of Center and Dunlap that is planned. The City must be tough and hold the line. If a developer want the

		build here they must respect our town, culture and ordinances.
7	24	Let's build a Boston Commons type of development. This will require taxpayer contributions. It is a once in a lifetime opportunity.
8	36	Public donations for a better view of downtown
9	52	Don't give in on density! Not for any reason. If we citizens of N'ville get no public spaces except for a farmer's market, so be it, we didn't have anything to do with that property before this project anyway.
10	68	not at this time
11	82	Get donations from the Ford Foundtion and GM Foundation and other corporate boards or foundations. Preserve the space in Northville. Issue bonds so city can cover cost and control
12	83	Plain green space is cheap to build and more appealing. The more buildings we bring into downtown the more expensive and risky. Keep it simple, affordable and beautiful. We don't want a ghost town if/when an economic downturn happens. Long term sustainability is important and wise.
13	85	remember that often the loud voices are the most motivated, but not necessarily a representation of the majority. Try to do what is best for the long term for the City, not necessarily to appease egos. Good Planning decisions are sometimes difficult, but we should be disciplined about them.
14	93	The racetrack is an eyesore and not what we need in this community. Please don't let the perfect be the enemy of the good. Buildinf two homes and acres of gorgeous parks sound swell (oh and you MUST keep the farmers market that about 500 people attend per week -- eyeroll/sarcastic) but it is not realistic. Be realistic. Get rid of the racetrack -- please. And please know that for every 5 loud historians who cannot fathom anything that isn't 150 years old there are 10 of us who are just busier and less able to make noise about this but we still want to make sure our city isn't stodgy, old and dated.
15	105	Park fee included in taxes. Maximize potential for volunteer/city internships/grants for green development that might be offered to the city. Partner with college/businesses wanting to study or learn from creating better land use/green space. Look for opportunities and partnerships with groups that share the vision. Some payoffs may take longer (increased business, increased home values, increased building in outlying areas) so long-term vision with short-term strategies until you get there. Tlmed tax incentives.
16	106	Don't be concerned with short term financials. Doing it right will pay big dividends down the road. Doing it wrong

		and Northville becomes undifferentiated leading to lower population and slow decline.
17	125	Greater weight on the opinions of the residents in the adjacent neighborhoods
18	130	These decisions cannot be reversed once developers come in and start building. People moved to Northville for the character. If we wanted to live in an area with a zillion homes, we would move to Canton.
19	131	No city money for this development. We can't provide for the streets we currently have. Allow smaller private roads so the cost of replacement isn't on the city. Further we will see an increase for public safety with all the construction. Save the money to pay for legacy costs of the future. Last chance to secure tax base for Northville's future!!
20	133	Would like to see bike pathway over the river if day lighting is too expensive
21	151	Just that we keep in mind that it would be great for Northville to be a "destination place" and folks would want to spend time from around the Detroit Metro area in our town because it's inviting and makes them feel welcome and has what they want.
22	157	Keeping the downs is fine with us.
23	163	land swaps? Prioritizing desires, grants for financial support eg. greening and recreational land use
24	165	a development like Harborage Park in boyne City is a great example of lovely victorian styled homes surrounding a green space that can be used for a farmer's market or other events
25	164	Identify federal, state and county funds for daylighting River to offset costs; HP 2019 River land cost was way too high
26	166	No housing or very little
27	148	Find a balanced mix of above proposed choices.
28	178	I am not concerned with making development profitable for a developer. I am concerned about northville maintaining its small town, walkable, character and livability. To this end, I want to limit the number of additional cars being added to the area and putting further strain on our already full roads and school system.
29	196	Developer gram\nt park land to city. City develop linear river park at public expense and with available grants.
30	200	If developers wish concessions or discounted sale price of City land to make a scheme commercially viable this indicates the project is on the margins and should not be supported. The City should concentrate on building code enforcement and regulatory compliance. Developers, builders and contractors predictably use all the leeway given and then look for more.

31	223	Developer will ALWAYS squeal to get the MOST money they can (and thus highest rate of return). We can NOT be held hostage to this and the Master Plan must be strong. We only get to do this ONCE, and any mistakes or eyesores will be our punishment for generations.
32	230	Leave it alone - your master plan will ruin the town
33	239	Strongly support making public land/green space also usable for events, including revenue-generating events.
34	247	Northville is a very desirable town and builders will fight to have an opportunity to develop this land. We should not make concessions.
35	253	Incentives against Future tax revenues
36	257	What did Birmingham do?
37	258	Naming rights or donations, leasing space from developer such as Farmer's Market space, allowing for green space that isn't necessarily a maintained park
38	262	If a buyer wants to develop he pays for infrastructure and a percent of development is park green area, no bartering.
39	263	MORE PUBLIC INPUT. COVID-19 requires more diverse ideas and inputs. These questions are far to limited and require thinking outside the box as challenges have changed and mr thoughts are required to debate. Empty commercial at 5 mile and beck suppport limiting commercial construction.no apartments as there are far to many apartments within a square mile of town. There are ~ approximately 3,000 apartments nearby. Even the developer wanted parking requirements based on 80% occupancy. Wrong. So they admit they CANNOT have full occupancy so we as a city are stuck with a white elephant. Low income housing would be hard pressed as THERE is NO PUBLIC TRANSPORTATION in the area to support those that rely on it. Developers will not admit to that
40	269	However it's developed, it should not affect the taxes that are already paid by current downtown residents. I'd support nothing that calls for a tax increase.
41	271	More highrises.
42	275	Density is what makes a city vibrant. We do not need to force it, but we can allow it in the whole area. If this is done, we are likely to get a city that can grow naturally rather than be so restricted as much of the city currently is.
43	276	Get detail-dirty, wring it out hard and well.
44	285	I would be onboard for slightly taller buildings on South Cady if we can keep buildings lower on Center. The new townhouses on Center in my opinion are an eyesore and don't reflect our City's character. Please avoid that going forward. Cady is a more industrial feel and if we need to sacrifice density that area would work for higher buildings. Our main concern is losing the charm of our city. It's special. Progress is inevitable but it's critical we don't lose what makes us special in the process. we are also concerned

		about traffic going North. Cabbagetown may become a thoroughfare which is very concerning. It's a quiet city neighborhood right now. It's important we fear residents to main roads like 7 Mile and Center. Poor Grisw
45	291	Keep the racetrack or include an off track betting venue for people to enjoy / dine / gather and play the sport of kings - Horses are part of the Northville heritage and should be kept
46	292	You would be hard-pressed to convince me that the developers of these properties won't make a ton of money. I would need to see numbers. Recently I saw that they are asking over \$800,000 for the condos across from Kroger. These people are going to be making money hand over fist no matter how this goes.
47	299	To deal with the north/south through traffic, I suggest use of a bypass road between S. Center and Griswold, similar to the bypass that connects Sheldon to Canton Center south of Joy Road in Canton. It would begin between 7 Mile and Fairbrook and connect to Griswold south of Cady. Gameboard #6 has a road that is similar, but it ties into 7 Mile and Center as a fifth leg to the intersection. That complicates the flow and signalization. It isn't clear if it is intended as a through traffic route or just a road in the new development.
48	302	The builder should not have free rein but should be required to take into account results of the survey and keep in line with existing Northville while improving. Residents moved here for its quaintness and do not want to be overhauled into something very different
49	306	Embrace urban/density....
50	307	Overdevelopment is crux, reasonable trade-offs to maintain the small town feel is paramount. A crammed space of monetized units will destroy what is Northville & it will become an isolated eyesore
51	313	Public restrooms.
52	315	Make the developers support more of the costs for public amenities
53	329	avoid corporate welfare
54	331	Taxpayers should have a vote in what is to be developed.
55	333	Taxpayers that live in the city should be the ones to make these decisions.
56	336	Please separate condos from apartments. I would like to see high end single floor privately owned condos.. is a townhouse a condo or rental. Not clear.
57	337	Much can be done to beautify our town without added business and residential million dollar investment
58	339	Need detail on specific options/negotiations
59	342	Is it possible to incorporate bike trails/lanes and push the bike trails to the fish hatchery park?

60	346	Create community supported funding programs, especially for the park areas; e.g. named brick pavers for the riverwalk, path names, benches, etc. This may (should) work better than broad taxation.
61	358	Developer can build on Cady Street in exchange for building a public square, fountain, and indoor/outdoor marketsite for public. More greenspace and less water daylighting since we have this already in Mill Race Village.
62	362	Don't develop the land all at once. You are proposing to double the downtown area. There is no way this looks unified with the rest of the downtown if you do this all at once. Don't focus on the short term....rather think forward 50 years from now. We don't need another eyesore similar to Northville Square. Have a master plan but only develop the Cady section initially.
63	363	Continue to get input from residents
64	372	/
65	374	City should float proposal to buy. And act as lead developer in order to control what's built. As developers buy in the monies from the sale could be used to pay down the bond/millage May cost us a little more upfront but payback is there
66	389	A stagered approach of building hieght satarting wilower buildings and moving toward higher as it approached Cady st would allow be a sweeping (vista view) as opposed to taller buildings in the Racetack area, that would create a (walled off) climate
67	391	A more detailed definition would help in the discussion of this important topic. For example having 5 stories at corner of Center and Cady instead of saying 5 stories in a whole sub area is helpful. This is why I said above not to make a 'wall' effect of having 3 and higher stories allowed along all of Cady or all of Center St. is important.
68	398	Don't let the developer change the feel of the city
69	400	There shall be no high density housing. Limit 3 story buildings, nothing higher.
70	401	Public/private donation, fundraising, naming rights to purchase public greenspace parks
71	407	Keep as a racetrack, clean it up (modernize it), set up food trucks on race days, and developers will earn more money than if turning the space into parks and rivers. Clean up what is there, make it inviting, hold special events or add on a small casino. Saratoga Springs has harness racing with a small casino/restaurant, placed some hanging flowers and gardens outside and people go. Why take it away when it can be enjoyed and earn revenue? If you want to add in a round-about at 7-mile, that would be nice. A pathway from Hines Park to downtown would be nice, but how often does a developer get the opportunity to draw a magnitude of

		people in to pay for and enjoy something? Gets kids off the streets, too.
72	412	The residents and business owners of northville are already struggling from the pandemic why would you expect them to pay money for your stupidity
73	423	Fundraising events to offset costs
74	424	Pass a bond
75	434	Site has some environmental clean up .
76	435	We need to maintain and preserve green space. In the last 22 years I've seen NV turn to brick and mortar.
77	439	I do not consider density a problem for the City. The best small cities have density. To be afraid of density is a logical reaction, but it often offers the best outcome both economically and from a sustainability standpoint. Too much single family housing is NOT going to make Northville more walkable or better in the long run. The correct grid/street plan will go a long way to solving this, allowing for some density and keeping the street grid and aesthetics we love.
78	447	1) How much avg. revenue does the racetrack generate? Can we look at other options that produce similar revenue? What are those options? And let people choose from that list of options. 2) The whole coloring on the map idea was well intentioned but hard to use. I am worried people will vote not knowing what they voted for. It was difficult to see what was meant with very similar colors for different things. 3) Create an excel sheet with types of land uses in rows, amount of area needed, Number, etc. in columns, which generates cost & revenue, so people can play around and see for themselves. For me I want a park, but I don't want to city to suffer either, but right now there's no other way to calculate.
79	449	Create events to generate income for future amenities
80	432	Pass a bond in order to obtain a quality solution that will be a major part of the town forever.
81	455	Private fundraising and donations. Memorial/name brick pavers in park to generate funds (similar to Maybury Park)
82	459	Create any kind of TIF or similar incentives for developers to realize high quality projects that allows Northville to differentiate itself as a legitimate modest sized city of the future. This will only add substantial value to the entire community, and encourage other high quality developments as market feasibilities reflect the higher value.
83	473	This survey itself is good to get community feedback, encourage ongoing transparency in the process and forcing the community to recognize trade-offs. Not everyone will be happy but if the development stays consistent with the reasons why people love coming to/living near downtown Northville, things will work out.

84	491	The development has to be good for the seller and buyer. Density will be necessary in areas not associated with the park land around the waterway. Tax incentives to the developer could allow quicker turnaround with less city money being used.
85	492	Within our vision, the market should determine density. Density will lead to diversity, which I desire. Density will require some amount of green space.
86	495	Should not let a developer extort the City given the damaging impact; Public/private agreements, potentially a Park bond to fund
87	498	All I ask is, if this does occur, and indeed it will, the issue(s) be brought before the citizens of the city.
88	510	Consider forming nonprofit "Friends of the Park" to enable willing residents to support them. help support parks along river and creek.
89	514	Leave the race track. Update it and improve the restaurants. Invite MGM or other casinos to support the track and gaming.
90	515	No more residential
91	513	Instead of letting developers put in dense structures to realize a high profit, the city should consider buying the property. We don't have a great community center. It would be nice to have something like the Summit in Canton or the Livonia Rec Center.

Q39. Following is a list of elements that could be included in the Master Plan. Please choose the top five items that are most important to you to be included in the Master Plan.

SR No.	Response No.	Response Text
1	20	Other (Please specify) : Condos should be a separate choice from apartments. I would support one and not the other. The are two very different residential usages.
2	80	Other (Please specify) : I do not want increased density that will effect school class sizes and a small town feel.
3	117	Other (Please specify) : A river walk path along the daylighted river and creek to eventually connect Ford Field to Fish Hatchery Park
4	174	Other (Please specify) : Dedicated right, left and thru lanes for North and South Sheldon/Center
5	180	Other (Please specify) : Mandating development character, land uses and patterns that are unique to Northville (prohibiting cookie cutter and prototypical development)
6	187	Other (Please specify) : senior housing
7	197	Other (Please specify) : Expansion of all roads leading into downtown Northville (Ex: 7 mile road, Sheldon/Center street, etc.)
8	202	Other (Please specify) : There must be parking available for the Farmer's Market. Too often we have found that

		Customers may not come to a Farmer's Market because of the lack of parking or unrealistic distance between parking and Market when carrying their purchased items.i
9	218	Other (Please specify) : COMMERCIAL DEVELOPMENT
10	227	Other (Please specify) : Flexibility on density/eight in exchange for public common area
11	243	Other (Please specify) : No very large, expensive housing affordable only to very well off.
12	275	Other (Please specify) : All roads should connect like a traditional city.
13	306	Other (Please specify) : Bigger downtown and businesses integrated with a river walk
14	362	Other (Please specify) : Minimize the residential development; Multiple builders; Avoid building a township subdivision in the city
15	408	Other (Please specify) : keep streets closed
16	430	Other (Please specify) : A good traffic plan, not a roundabout
17	439	Other (Please specify) : Connections in all directions to neighborhood without too many streets. Mobility options/walkability/mix of housing to promote placemaking and build on the context we already have.
18	451	Other (Please specify) : Office and R/D
19	504	Other (Please specify) : Boutique hotel, and no left turn at 7 mile

Q40. Please share any other thoughts/comments that would be helpful as the Planning Commission develops a community vision relative to the Cady St., Racetrack, and S. Center subareas of the Master Plan.

SR No.	Response No.	Response Text
1	1	If developer proposes a handful of building types, then he complies with diversity requirement. Need to ensure that a single building type (implemented multiple times) should be diverse in appearance. Extremely important to avoid a suburban, subdivision type of development... Concerned that the approach to separating Cady St. and Downs planning will lead to lower quality result. The integration of these two areas is extremely important. Would like to see more fronts of buildings facing the street This would allow parking south of Cady to be screened and increase eyes on the street.... Green space between sidewalks & curbs. Don't duplicate N. Center sidewalks. Mitigate traffic by hyper focus on walkability and bicycle infrastructure
2	2	Thank you for all your hard work and for the opportunity to have input into the process.
3	6	Time for experts to take input and come up with best solution.

4	8	The commission really needs to think about increased traffic flow. Also the impact on schools and city resources with the influx of additional residents. The 'look' of the new development should seem to flow into the city architecture and not look out of place or so obviously 'new'. Delighting the river with park areas is also a must for me.
5	12	Go Big it stay home. Our community needs a refresh. Let's do this change!! I'm happy to contribute any design ideas whenever you see fit. Northville deserves this shift. It will pay off from visitors coming to see our classic. Streamline, inviting, chic, cool town. Rene Bohlen
6	13	Please limit new housing to the area
7	15	Opening the river. Creating a river walk to highlight the river as well as connect Hines to the City. Consider Potential kayak use along opened river. Safe sidewalks, pathways, and bike lanes throughout the development connecting it to all four sides is a must.
8	17	Please do not destroy our town. The planning commission has a responsibility to us the residents. Do not let large planned developments that have no charm, individualism as our town currently has. Our town is historic and the new homes that have been built are in keeping with that theme. A planned new development will look new and it will diminish our history.
9	19	Downtown Northville should remain livable with features that draw people to both want to live, work, and play there. This means keeping the central downtown as a shopping, dining, and entertainment area and expanding to Cady Street to support the additional residents. A livable downtown includes appropriate amounts of green space for kids and adults to enjoy and to help maintain the beauty of the area.
10	20	I am not opposed to unearthing the River just not at City/tax payers expense.
11	24	I will repeat that we should have a bold vision for this uniquely situated property. Let's build a Boston Commons/Central Park vision. The park can have very attractive water features. It can also have mixed use structures on the perimeter.
12	27	None
13	28	Surfacing the river is our responsibility as stewards of the land, and single family housing is not a responsible use of this site- there is enough of it in the area and we must deliver utilities and shared resources (new roads) in a more efficient manner.
14	32	Please keep the small town feel with a year-round farmers market, no modern buildings
15	33	Please don't be afraid to raise taxes, creatively use incentives or subsidize the development to ensure we get a low density, beautifully designed development that drives

		long term retention of current residents/businesses and builds demand for future attraction of residents and businesses for Northville. Our community can and should invest in this development. Our leaders should not be afraid to pay for it with taxes, incentives or subsidies to make it happen. Be courageous and don't worry about getting "reelected." Now is the time to make difficult decisions that will have an impact long after your tenure in office expires.
16	35	Rec center incorporated into plan. No apartments! Fix Center street traffic into town
17	36	Thank you for reaching for our opinion!
18	39	keep the charm of Northville, no high rise buildings, no apartments, but condo's instead. definitely daylight as much of the river as possible with parks throughout, and build multi use buildings with residential, commercial, office spaces on on ground and upper levels, depending on the building site. NO roundabout at 7 & Sheldon--too steep and dangerous upon approach north of 7 mile
19	37	Keep it simple - less is more. if must residential then single family so keep # of extra cars down because center from 7-main crowded enough. Keep to one story to let light in area (extra stories blocks sun). Add public restrooms. Make farmers market area paved and covered and can use for other events with onsite parking. Keep racetrack for walking and nature aspect with nearby daylight of river and connect to hines park. We have small town charm but need gathering area that looks inviting to passerby's. Senior living and ranches would work in this area - not apts, townhouses to crowd the area. We've lived here 30 years and sad to see the size and cost of housing and lack of green space in town.
20	45	Please take this opportunity for meaningful development of the property. I was sorely disappointed that the last developer pulled out of the project. In my opinion, the Downs adds nothing to the character of this wonderful city. Please do not pass up another opportunity to develop this property. Thank you.
21	47	Thank you for seeking our input. Please make the results available online and in meetings.
22	23	A successful development of the racetrack property would fit seamlessly into the city of Northville. It would be wonderful if people could enter and exit the area without knowing exactly where the racetrack property began or ended.
23	52	Low density, no high density options please! No tall buildings, this isn't Southfield! Make them look like older homes, craftsman, cottages, queen anne, shingle, or any Victorian style house. Must have a farmer's market in a useful location. Mixed use can look great, look at our downtown. If you make it look like that, great. If it looks like the new condos where the Sawmill used to be, forget it they

		are butt ugly. It isn't hard to understand! If people want to live downtown, they need to love traditional architecture, if they don't, they can live elsewhere! Lots of options, just stay away from Northville PLEASE!
24	53	I am against apartments and anything over two stories.
25	55	Please save Northville from over building; we can't replace QUAIN. Thanks.
26	58	I want a nicely designed extension of the downtown district with residential and commercial use incorporating the creek and river along with green space. The space should be pedestrian and bike friendly and have a unique quaint architecture design that incorporates Northvilles victorian heritage. Please do not build townhouses similar to the design on the east side of north center street just north of dunlap street. The condominiums at the the southwest corner of center and main also look out of place.
27	59	As stated previously, we should use the Plymouth area as model for what works, or other areas such as Aspen or Vail. they incorporate a good mixed use of residential and businesses, but maintaining a park feel and wanting to go out to eat or use the businesses in the area.
28	61	If we are going to add more residential space closer to downtown, we need more restaurants and bars in the downtown area to bring people downtown on the weekends. We need to recreate a second Main Street with parking.
29	65	A mix of builders would offer a varied look, we don't want this area to look like so many of the new developments where all the homes look the same.
30	66	A robust multi-city traffic plan should be developed in support of the Master Plan and prior to any re-development in the sub-areas
31	68	The most important thing is eliminating things that increase traffic in any one area. eliminate thoughts about a roundabouts because of recent Government study's.
32	71	Please consider improved traffic management on existing roads where possible. For example, no left turn from north/southbound Center St onto Main St.
33	76	Thank you for considering all of this input from the community! Please plant a lot of trees and encourage inclusion of local businesses, parking structures, and safe living options for independent seniors.
34	77	Please avoid any plan that would increase traffic headaches for Northville residents.
35	80	I love that the downtown brings the community together with shops, restaurants, events, exercise classes etc. I support developing more business that do this. Our family moved to Northville because of the small town feel and strong community. I am happy with the size of the schools and would not like to see them get bigger. I would not like

		to see apartments or condos making population density an issue. Daylighting the river is an amazing idea to let everyone enjoy nature. I would love to see more paths and parks. I love the farmers market and making a multi-use space for this is brilliant. I support any development that adds an amenity that the existing Northville community can enjoy.
36	81	Bost wishes to the decision-makers for this project. I believe that "less is more" with this project. It is appropriate to pursue development, but only with the community's best interest in mind.
37	82	Please NO Roundabout at 7/Sheldon. This will destroy walkability. This will increase pedestrian accidents. There will never be traffic breaks on Sheldon or Center street because of continuous flow. Please no roundabout.
38	83	Avoid cronyism and use multiple builders / architects. It is no secret Northville has favorites. Don't over build. Don't build gigantic or super costly homes. Make it beautiful.
39	85	It is great that there is so much work being done on comprehensively planning this area. I hope in addition to listening to the community, you pay very careful attention to your very capable consultants, who are professional and have a deep understanding of these issues. Sometimes unpopular decisions are the best ones.
40	89	Thanks for allowing input! This development cannot allow for the density that was originally discussed. It must reflect the relaxed character of Northville. Is there any chance to partner with Township to bundle together some of the township 7 mile hospital property to 'swap' with developer to address some of the density issues and allow for a larger part of Downs property to be open space?
41	92	I appreciate all of the work the Planning Commission is doing for our lovely city. It means a great deal to me that you are asking for my input.
42	93	Please get this deal done. Find a way. Don't let a committee of 500 stop progress and development. The racetrack must go!!
43	94	I'm still super disappointed in Northville allowing the development to happen and have made the decision to move out because of this.
44	97	Maintain the quiet neighborhoods to the East and West. Include pedestrian access to River Park from neighborhoods to East and West. Fourth of July and other parade and event staging areas? Fix traffic issues at Seven Mile/Rail Road Crossing, Seven Mile and South Main, Seven Mile Hines Park crossing and Seven Mile at North Center before commercial or residential development breaks ground.
45	101	Please look at other downtown areas in Metro Detroit. We do not want to end up like Royal Oak, too much traffic, not enough green space and not pedestrian safe. Growth for our

		town is good, but it does not necessarily need to be bigger, taller and more people. Look what we have done in a pandemic with our Main St. Lets create space that can adapt with changing seasons and economy. A green space/central park for festivals, concerts, food trucks, farmers market, playground, paved walkway- for year round use. Single family homes and ranch homes for seniors, a small amount of condos above commercial space- our roads and town cannot support more traffic on a daily basis.
46	102	Thank you for providing details and taking feedback. I am mainly concerned that the new development should balance developer profit (clearly the developer should profit) with keeping Northville a pleasant and livable place. It will be exciting to see the upcoming changes. I hope everyone appreciates all of your efforts.
47	103	In keeping with the lovely community we have, I would like to see plenty of green space, architecture that is compatible with existing architecture, and buildings that are not too tall. The end goal should be to create an attractive, inviting space with minimal negative impact to the community, e.g. traffic.
48	104	- Important to have ample park space - L-shaped park space (Johnson Creek space and next to Beal Town); pocket parks; green space throughout the three subareas - Daylighting the river is very important - Important to keep architecture in line with classic Northville city architecture (19th century) - Important to keep density low, and keep traffic moving at a leisurely - not efficient - pace - A gateway to Northville at 7 Mile and Center St would be very nice (think nice landscaping, good traffic flow, tasteful signage) - Important to keep buildings no more than 2 stories, to keep in line with historic mixed-use buildings scale along Center & Main Streets
49	105	It looks like there are lots of good ideas and thought being put into the Master Plan which is fantastic. Hope that green space and a Community Square and Farmers Market are given priority. It is so important to build connections and community. The payoffs can be enormous in a happy, vibrant, healthy community for everyone. People (young and old) seem to want connection, small-town feel, smaller manageable shopping living experiences. Been spending time/dollars in Plymouth but live here. Plymouth seems to offer more variety of medical/business services (dental, vision, legal, tax, etc.) and also more varied shopping and restaurant choices. Would like to spend more time/money in Northville but Plymouth seems to offer more of what I like/need
50	106	I would like full disclosure of any planning commission or ANY other government local, state, city... that have ANY ties to companies or entities related to this redevelopment. A simple list with affiliations will suffice, We the people should know what influences our elected officials.

51	113	Traffic at 7mile and Sheldon. Will roundabout fix it, or just stack up traffic from Main Street.
52	116	More restaurants, retail, places for people to enjoy and hang out. Less townhomes, apartments, homes etc.
53	126	Add businesses and festivals. Make Northville more vibrant than Plymouth.
54	128	Height and density should be kept on the lower side. Emphasis on walking, both to town and to Hines Park. Variety in looks, but in keeping with victorian character of town. Hopefully, nothing as UGLY as those condos on Center St north of Main.
55	130	Thank you for doing this survey!
56	135	I would support a millage/bond issue to purchase land for parks for green space and to limit population in the downtown area.
57	136	I think the downtown pedestrian district should remain as such, and the surrounding development should accommodate this change.
58	138	the most important part of any development is the people... both current residents and future . the developer should be well funded so that they can weather fluctuations and not be tempted to skimp and cut corners with any aspect of the project.
59	144	Must be respectful of current historical feel of downtown. Mix single family homes with local shops/restaurants that create a "second" downtown feel while controlling traffic speed/noise levels with roundabout and nature features to maintain a biking/walking friendly city space. Let's capitalize on the rivers and natural features currently hidden. That's a special thing few city's have.
60	150	Thank you for taking input this is important to our enjoyment of our city!
61	151	I have to say that I hope this new development does not go down the same paths as the new condos/apts on center street as one goes South into town - and sooooo close to the sidewalk! Sorry, but looks like our local "no-tell, motel!" Also, in the same vein, the "Enclave' subdivision on 7 mile....those are beautiful houses and don't deserve to be crammed into the so small lots so each household can hear what's going on next door! I have actually taken visitors through there and they have gasped at the small lots with the huge beautiful houses! Yes, this is a hard task, but we have brilliant minds that can figure it out & make it all work! Also, does it have to be "hurried?" Was there a master plan for Northville many years ago or natural dev
62	152	Thanks for your efforts!
63	157	Putting in a sportsbook at the track seems like the best possibility.
64	158	Please preserve large areas of open space. Once land is developed, it is rarely if ever again available for parkland or

		green open spaces. Please resist the urge to make this just a development for rich, white people. Single moms, older people, low income folks, all should be able to at least have a chance to find a place to live in Northville.
65	162	Appreciate the opportunity to give input. With this being so large a piece of property, thoughtful input and ideas are needed, as this will have a huge impact on the city for future generations.
66	163	This was a great survey! It made me reflect and think about the Master Plan in an informed way. It will help residents to look at the big picture and understand that we cannot have everything but we can still control what is most important to us as a community. I am so glad the survey did not ask "old questions". -ones that we as a community have been discussing and agreeing upon for over 10 years-rather it was an avenue to push community members to share opinions that will drive our message when working with developers. Thank you!
67	164	Please be descriptive, not prescriptive, in this Master Plan subarea update. Use pattern books and pictures to convey general concepts and desired outcomes related to the 'feel' and use of private and public Placemaking. This is sorely lacking in the current MP, as evidenced by the HP and PC disconnect in the 2018-2019 PUD/development submissions.
68	166	Please no residential or very little
69	117	Not fully daylighting the river and Johnson Creek is a non-starter for me. Any plan must include opening that up for our entire community to enjoy. Developing this area will bring increased traffic and will have other negative impacts on citizens who live here and have lived here for decades. Daylighting the river is one way to make this development beneficial for those who lives will be negatively impacted. I also think it is important to incorporate and honor the history of the Northville Downs and Wayne County Fairground. After all, they have been racing horses there for more than 100 years, longer than nearly every current Northville resident.
70	74	My biggest concern is the parking and road use congestion. Also not a fan of town houses and apartments. Too often these cheapen the look of the area.
71	170	Traditional suburbs that buyers admire are often characterized by tidy, linear street. Please don't let this developments become a jumbled mess of buildings facing different directions! By implementing skinner streets with tighter angles of corners... We may be able to avoid the issue of fast drivers/cut- throughs. I feel as the goal is protect the living conditions of the community surrounding this new development as well as gain money.

72	171	We do NOT want a "sub-division" look and we want whatever is planned to enhance our current downtown, not compete with it.
73	177	i fear that we will overlook the need for additional parking in our reach for more development, more housing, more tax dollars
74	178	First goal should be to limit the number of additional cars added to the community. Roundabout is a terrible idea which will not solve even the existing traffic issues. We really have enjoyed the walkable downtown during COVID. We think making any Cady street development also walkable is a fine idea. Please keep the Farmer's Market (the addition of a covered area, like Plymouth, would be a welcome addition.
75	179	Support economic growth by enhancing space for small businesses and restaurants. Northville is drably populated with single family homes and condominiums. Our downtown should not be focused on redundant housing but rather drawing community members and those in surrounding areas to enjoy the amenities. There is no reason Northville's downtown should be second to Plymouth.
76	180	Sustainable development practices must be included, which include smart growth principle, renewable energy solutions, low-impact development stormwater design, complete streets with a bias toward pedestrians, and character that preserves AND promotes uniqueness.
77	182	Please don't let this valuable part of city become condos and apartments. Let's focus on commercial and single family homes with space for community use.
78	185	Northville is a very desirable place to live, as we all know. If this new area is overbuilt, the Northville that people have come to love will no longer exist. We MUST keep the density low or we will destroy what we all came here for in the first place.
79	186	Just be sure this area doesn't turn Northville into a parking lot. The traffic now is crazy. Every living space added, adds at least two cars. We won't be able to get through town at all. Take a look at Birmingham, it has turned into wall to wall buildings and you can barely get through the town. Any charm the city had is gone. I sure wouldn't want that to happen in Northville..
80	187	I would love it to be a park to hold events, farmers market, and have a parking area, walkkng paths, event pavilions.
81	189	This is valuable land. The city should not be desperate for developers to add to the tax base. Yes, I understand the city needs new tax revenue, but selling out to a developer to put up 3 story faux modern apartments and condo architecture will do an extreme disservice to the future stewards of Northville.

82	190	Thanks for your in-depth research and inviting the public to have input.
83	195	No other comments or suggestions.
84	192	Would like to see a downtown vehicular traffic bypass, similar to Birmingham. Please do not put more stress on the historic district — your oldest, most fragile homes— with more traffic. The lowest priority to me is efficient vehicle traffic — make it inefficient and unattractive to come through Northville unless you live here. Number one priority is daylighting and restoration of the river. They'll never be another opportunity — important for the environmental health of the community. Please move the Farmers Market to the Ford Field or elsewhere. Downtown has too many competing neighborhood-impacting events as it is.
85	198	Finding one developer to take on the entire project may not be possible. As such, since the land along River St, as well as the land with higher water table, isn't as valuable as the other portions of the space (not easily developed), the city should consider the purchase of this land. This way, multiple developers could then work within the master plan guidelines to develop the remaining portion of the land. Once developed, the city could utilize the increased tax revenue from the development on daylighting river/public parks.
86	197	Northville has a welcoming, unique charm to it today that is at great risk with a plan for downtown that emphasizes residential, commercial and mix use building development. In my opinion the roads in and around Northville are simply not capable of supporting some of the plans being discussed. All the traffic will make Northville less desirable to live. Moving forward with this plan, it's critical density/congestion is kept to an absolute minimum, buildings remain tasteful (two stories or less), parking accessible, homes remain high end, spaced out and with architectural charm, and most importantly, open space and parks are emphasized everywhere. Less is truly more in this case! Thanks for your time!
87	199	Density does help support our good small businesses.
88	200	Northville is a desirable community, amenity-wise and economically privileged relative to others in the locality. If builders and developers cannot turn a profit from owning these parcels of land and building on them, no subsidy or financial concession, or acquisition of or mitigation of risk by the City and paid for by the residents will materially affect that dynamic. I'd personally like to see a diverse mix of dwellings including family homes priced within reach of families below the current City of Northville average - but the market may dictate otherwise. Housing for elderly independent-living and assisted living would also contribute to the downtown life.

89	201	Make it modern . . . a place for the future for our children and their families . . . make it modern with cool spaces for dining, entertainment, cultural experiences . . . world class retail with new makers spaces as well . . .
90	202	- Farmer's Market current location or the west corner of the track are the only options that should be considered for best traffic - An indoor/outdoor space provides more opportunity for income throughout the year, pavilion addition - If the Market does change locations, the change could only happen once the new location is ready for "move-in". Lost in a season or two would greatly hurt the reputation of the Market. - Please consider the location for Farmer's Market specific to getting a semi in and out of the space (limit curbs) - Consider the residential areas around the Market, would a time frame be installed to limit early morning unloading that could wake residents? - Large spaces for farmer's gives Northville unique inventory.
91	205	The area needs to be an extension of what Northville is now. Single family homes, tree lined streets, some open green areas.
92	215	The Farmer's Market is very important to our city. It would be amazing to incorporate a seating area or benches, landscaping, an indoor area for winter time, and an area for music during the markets. Access to electricity for farmers markets would be greatly appreciated.
93	218	I am in support of mix used, multistory development to add additional residential and commercial options to downtown. Daylighting of the river is also very important to bring in more green space for mixed recreational use. Northville is a high end city and I do feel that we need to incorporate more diverse retail, dining and commercial options to make our city a one stop destination for shopping, dining and living. I would strongly support the addition of a quality market, an Emagine theatre as well as some high end fashion and home retail. My family has also enjoyed the social district and I think Northville would benefit greatly by keeping a social district in tact going forward!
94	219	Let's use this space to enhance our down town. Green space, parks walking and bike trails along a river would be wonderful.
95	223	Good luck. This is not once in a generation opportunity, it is truly ONCE IN A CITY opportunity given just how large this land is especially compared with the historic downtown that is right next to this.
96	227	Need to engage with developer HPH, who has a multi-year PA on the Downs, during the Draft Language process, not after. Master Plan should reflect developer financial realities that PC agrees are valid issues/concerns.
97	230	You're going to turn Northville into Royal Oak. This will cost the town millions in infrastructure upgrade, and the schools

		will suffer. Terrible idea. Also the new apartments being built now are an eyesore. You're ruining the town.
98	235	The potential of permanent closure to vehicular traffic of portions of Main Street and Center Street need to be planned in conjunction with all other traffic issues, road design, function, amenities and new road locations. Strong opposition to a roundabout at Sheldon and & 7 Mile Road intersection due to grade, sight lines, proximity to trailhead and concern for safety for pedestrians and bicycles.
99	239	Really opposed to single family housing or other only-housing options - feel all housing should be mixed use with businesses in the lower level. Lots of parks and multi-use spaces, 1 large park. Connection to 7 mile is vital, so many residents want to walk or bike along 7 mile to downtown and it's dangerous without a sidewalk! Paving roads in Northville and Northville township also contributes to feel of community - crappy roads feels like we don't have our stuff together.
100	240	My vision for the area is a large central park / plaza flanked by mixed use development, with ground level shops, restaurants, and specialty shopping, with office and residential above. I support increased building heights to make the economics work, and enable as much green space available for hanging out, biking, walking, and community activities. I think we should strive to maintain architectural consistency with the rest of downtown, making the development an extension of that area, with a 'high-end' yet quaint feel. Also, sidewalks down 7 Mile to Beck / Maybury would tie in those neighborhoods with safe pedestrian access to downtown and support more business activity, and community interaction.
101	246	You are all amazing and I am so proud to be a resident of this unique city! I understand the economics to make all of this work please just always keep charm and character at the forefront with all decisions. Don't create an atmosphere that attracts transient renters! This an "adult and family oriented" town which is why I moved here in 2012. Please keep it that way and we will flourish! Keep the boomers in your vision that want to grow old here for a several more decades too. I hope we add a Boutique hotel and can add an amazing Market venue. I mentioned GR earlier in the survey but so many towns have amazing indoor boutique vendor facilities supplemented with an outdoor covered space for the farmers.
102	247	This should be a substantial improvement of our land and require developers to maintain open spaces and build high end retail and housing.
103	248	It's a delicate balancing act to limit the density, provide desired green space and make the project financially viable to a developer. I trust the city to balance these to maintain the "charm" of Northville while growing in a smart and informed manner.

104	250	Traffic and avoiding apartments/condos are my two biggest issues.
105	251	lets move slowly and carefully to get it right. Consistent Northville architecture, traffic control, green spaces and walkability are key. Don't let developers bully us into too much density claiming they need it make money - there's plenty of opportunity within reasonable limits of density..
106	253	If the most preferred form of development is not being economically feasible for the developer, tax incentives and other ppp support are great ideas. We only have one chance to get it right. The tax and other revenues can be generated subsequently as well.
107	257	The space is a fantastic opportunity to create a sense of community through parks, connecting the river, giving the proper space to be the PREMIERE farmers market. Mixed use commercial space that keeps the integrity of downtown while connecting it . Create commerce, create connection, create community. Don't make this the condos off of 696 and main street in Royal Oak. We already have ford field that is not used enough green space. Needs to have a very strong entry. The name should incorporate the racetrack/downs somehow since we all already call it that. Northville needs more restaurants.
108	258	I want to thank everyone who is working on this. This is not an easy job and not a way to make friends, but it is appreciated. Please consider the entire town when making decisions, not just this area (both in looks and function) & please look at trends in how people of the future will work, play and shop so that Northville has the same vibrant feel then as it does now.
109	263	Sorry but this survey asks for justification of items that are not inline with the town. Look at heat on the streets the community came together to help keep its businesses afloat. Greed like the last developer that came for the racetrack will not be acceptable to residents. Open meetings are required. These meetings held without public input shows the narrow choices that are being forced upon the citizens to choose. These are not viable choices. More public input is required and should be granted.
110	269	I think it's most important to offer some smaller, individual homes that can access the downtown via walking. If you included an area for "boomers" to downsize; high quality, smaller homes with smaller lots - you would sell out in one day with just people we know! People want to stay another 30 years, but there's no where to go! Also, I'd discourage the use of any one home builder in the area, be it national or local builder, so that we don't end up with all one style or "look." Condos above commercial buildings (like those on Penniman across from the market there) would be great, as well. We have no "downtown" condos available under almost a million dollars, currently. Another way to keep those who want to downsize.

111	270	Diversity in building styles and uses should be a focus as this is how "organically" grown UNIQUE downtowns/cities were built over many decades. My biggest fear is the whole area being developed in style that doesn't match Northville and looks like a typical suburban or "forced downtown" area (think Novi). That doesn't mean it has to copy the old downtown area style (which is bound to fail), but mixing in old elements with modern style will be critical. We have a unique city and it will be challenging to keep that uniqueness with the new development, especially with such a large portion of the city being redeveloped at once. The appearance of organic growth is hard to replicate in large new developments.
112	274	In order to keep Northville a desirable area to live in, we do not need to add tons of housing. A well thought out downtown area is what will people move to and travel to the area to spend money. Quality over quantity.
113	275	As far as parking, parking minimums have been found to be harmful and are now getting removed from many city zoning codes in favor of parking maximums. Parking serves only drivers when we have at least 30% of our population not driving. In walkable areas, why require any parking at all? If people/businesses want to add it, fine, but do not require. Make the entire area allow, but not require, anything from commercial to single family. It doesn't all need to be built in one go. The more rules there are the more likely it is for a giant developer to be doing the development and the less able a little guy is to do it. Also slow down cars. If we want to make it safe for everyone that is the only way to go.
114	276	Thanks for doing this. Please drive to make this hugely powerful hole a thing our descendants will thrive in and cherish.
115	277	I think the key point is not to create too much density so that it negatively impacts the current community, and to keep the feel of the existing downtown area.
116	242	I lived in Cherry Hill Village for 6 years. My experience was a lack of sense of community because of the transient nature of apartment and condo renters. People come and go in short periods of time and do not become invested in community. I met more people in the 1st 3 days of moving to NV than I did my entire 6 yrs in Cherry Hill Village. Condos and apts. (rentals) are important to bring diversity to NV but it would be best to not mix them into areas of housing that have more stable ownership.
117	278	We would not support roundabout at Seven Mile and Sheldon.
118	281	Density is going to screw up this beautiful town of ours . Keep it classic/ historical looking not cheap like the Center Street Condos ! Very worried about traffic flow.

119	282	Even though apartments and condos are going to be expansive in Northville, they should still be built. Farmers Market brings a lot to the town. Keep parks and bike trails.
120	284	Northville desperately needs affordable, quality housing
121	285	Preserving feel of community and containing increase in traffic so we don't ruin our peaceful existing city communities. Our home is in Cabbage Town and we fear the increased traffic avoiding Center Street will spoil our neighborhood. We also have a son at Griswold and Butler and between the current street closures and increased traffic, they will be living on a highway. Traffic and street side feel of new community are major concerns.
122	291	I suggest adding a high end hotel similar to the Townsend in Birmingham and keeping (investing in) the race track so Northville is a destination people will visit and enjoy / maybe even sports teams would stay at this type of hotel / As the horse culture is infused with Northville if the race track goes we should open an off track betting parlor for all to enjoy / I also suggest eliminating the townhouses and apartments and replacing these type of housing with Brownstone type condos amongst single family housing / Farmers market and day lighting the river and creek is important / The Farmers market set-up in Farmington is nice and can be used for concerts, dancing, etc. I think something like that would be great. Thank you!
123	292	I think that with the new popularity of Northville due to the Heat in the Street, etc., I do not think that the council needs to worry too much about finding a developer(s). I think this gives us the chance to make demands and to guarantee that these areas are areas everyone can be proud of.
124	293	Keep any development in the theme of historic Northville, with emphasis on no adverse impact on pedestrian safety or having increased traffic congestion unduly burden the residents of Northville, which would have to deal with the headaches on a daily basis.
125	295	Lets create a real Northville Town Square not just a bunch of more housing. Thank you for your work
126	299	GB#2, 5, 7, 10 & 15. connects a straight through road connecting Fairbrook and Johnston which would negatively impact two residential neighborhoods. GB#3 adds too many intersections to S Center in short distance. GB#11 connects Griswold to 7 Mile, but requires any through traffic to make a left turn to use the route between 8 Mile and Sheldon south of 7 Mile. The distance shown may not provide enough area for the que of left turn traffic going both directions. Several GB show an extension of Hutton into the new development and some through to 7 Mile. This could encourage through traffic into the residential area north of Dunlap. The proximity of the church/school, other buildings and parking south of Main Street create hazards.

127	302	I think there are some very good ideas. I just hope that it stays in character with the existing downtown. Parks and small shops and office space and residential together would like a beautiful space but overly residential or overly commercial would not be in line with why residents like to live here. Walk ability to shops and Restaurants but also lots of green space and farmers market. Some art would also be great sculpture or mural by local artists especially
128	304	I think this is the first public project I have seen that has over-informationed the subject to a degree that the most important things are completely lost. I do not even want to participate anymore. Way too much. Confusing, too detailed, losing track of the top 5 things that matter. We are residents not project engineers. I'd step back please and look at how this is being done. What do people care about. We have a small footprint. We care about probably money first the tax base, 2 story buildings and the ambience, etc. Make this simple for people to participate, a flexible process that adapts to changing circumstances and centers people, and a nice downtown will be result.
129	305	Low density is key to help maintain traffic flow. This area both architecturally and from a small town charm standpoint should feel like an extension of downtown Northville. Also the river walk and green belt areas are vital to this development plan.
130	306	Think ahead - most likely less cars in future or self driving cars that will drop off families than drive themselves home until pickup needed. Think autonomous uber mind set with visitors... any parking structure development should also consider alternative use when parking becomes obsolete.
131	307	All seem to agree that Quaint Northville must be maintained as much as possible; it is what drew residents here & draws thousands of visitors.
132	310	Do not want to see large apartment buildings or apartment style condos that take away the ability to see the downtown and park area.
133	313	Thank you for involving the public.
134	315	Make the developers pay their fair share. It can't be about their profits alone. Include expanding the downtown commercial area and incorporating more. Park and green space and adding as much residential as possible as a second priority.
135	322	No more traffic to Griswold without an investment into the safety of pedestrians from Griswold Street residences, visitors to Mill Race, Ford Field, and surrounding amenities.
136	324	Keep the Farmers Market as a standing presence in this area - with offerings of indoor/outdoor spaces. Would be really cool to see a miniature version of Eastern Market in Northville, that could allow Farmers Market to be year round. Please and thank you!

137	325	please dont let the grumpy old people in our city keep northville from being a great place with many attractions for younger generations to raise their children. Food options are a must! additional parks! Mixed use buildings! Bike Lanes! Shopping! Farmers market!
138	329	East side of Riverwalk Detroit along the river from Hart Plaza to Belle Isle is beautiful. Parks, wetlands, concert venues a State Park and residential condos and apartments shooting off the Riverwalk. That is a good example of combining residence, close to commerce, and nature at its finest.
139	331	Would prefer more paved sidewalks for walking, biking. No additional roads. Northville should be a walkable town. There is enough parking around town that is always vacant. The current parking structures are not fully utilized. They could change the current parking structures into two story. The most used parking structure is at north of Main Street near the Garage Restaurant. This could become a two story parking structure.
140	333	The taxpayers should select the elements for their city since they have to live next to these new structures. No additional parking structures or additional roads. No roundabouts. More restaurants and retail. No new residential buildings, apartments or senior housing is required. There is enough available in the northville area at this time.
141	334	I would really love to see an indoor/ outdoor farmers market to be used as a venue as well, with restaurants surrounding along with retail.
142	335	Not to put too fine a point on it, but Northville shouldn't turn over a jewel to a developer that is only interested in maximizing profit and stuffing any many people as possible in this space. Once that happens, it will never turn back. Create open and green space that draws residents in!
143	336	Too much commercial /retail space at this time with our economy. One story ranch homes or condos would benefit many seniors in our area.
144	337	Thank you for allowing us to be part of this critical discussion. I ask that you sit back , relax and see the the beauty and value we have today in ; small, quaint and unique. If you “develop” that away, we will have only just another town overcome by greed.
145	338	I would really like to see more public spaces and amenities and commercial business. This is how we will grow our city and attract people to visit and support our businesses. There are already a lot of residential spaces. I understand the use of some to offset costs but this downtown space could make Northville one of the top destinations in Michigan for families, retirees, etc.
146	339	My desire is to develop the area to complement the historic nature of Northville while drawing business and people to Northville for shopping/dinner/entertainment to drive tax

		revenue ala Birmingham, MI. This opportunity should focus on drawing younger people who will live in the area, stay in the area to raise families as well as high end condos for singles and empty nesters who enjoy an active life style.
147	340	More green/park/public use. Less residential. Worried about traffic interfering and causing congestion in the area. I would be less likely, and maybe others feel the same way, to use and would avoid downtown Northville's businesses and services because of traffic.
148	342	Thank you for the opportunity to take the survey. Please consider bike lanes/trails to connect the downtown and parks like the fish hatchery park and the new development.
149	346	As we have experienced over the past 9 months, creating walkable spaces creates a vibrant community. A significant share of traffic-free space is necessary to maintain this throughout Northville. A balance of green space (parks) and pedestrian areas such as the current blocked-off parts of Center & Main St. needs to be maintained while further developing the city. Connecting the walkable areas is essential to extend their overall value for the community. The current times show us how vital walkable space is for a community. We are offering people the chance to socialize because we have created a safer place for them to do that. This spirit will be carried forward past the pandemic as long as we provide the spaces.
150	347	Any development should look like historic Northville. The modern design of the condos on North Center Street should be avoided! This look does not fit in with historic charming Northville!
151	349	My biggest concern is that the addition of a large number of new residences will exacerbate already strained infrastructure. Any redevelopment must adequately address this issue.
152	350	The opportunity to develop this large area of the city is exciting for Northville. As a small business owner in Northville, I hope the vision will seek to complement what the City (and Township) already have by increasing the amount of commercial, mixed-use, higher-density residential and park space. Such changes will make Northville a more enticing destination for business, dining and entertainment, as well as make it a more affordable place to live. I believe this can be done without losing Northville's small town charm.
153	351	Parks, green, and hilighting the natural beauty w respect to the deep Victorian and equine industry of the area sb the overriding and ultimate priority.
154	352	Think there is a need for housing for active seniors to be able to walk to amenities....for example some Ranch homes of 2-3 bedroom.

155	354	Where is the water going to come from to support this development, since we are already on a permanent water restriction?
156	357	The proposed redevelopment offers a unique opportunity to link all three subareas with the existing downtown corridor's feel and aesthetic, while also providing the chance to build statement public amenities which could become defining aspects of the City. I hope the Planning Commission prioritizes the opportunity to enhance Downtown with innovative public parks and spaces, as the City will likely never have such a large-scale opportunity to do so again.
157	358	Please make a large green square for public to access and enjoy, maybe with open access to Center Street (a natural welcome gate) with retail and housing all around (see Amherst, Mass Commons or with two beautiful cross bridges--something that stands out to folks.) Retail all around to grab a lunch and go.
158	359	Balancing all options I hope there is not too many homes/condos/apartments. I prefer less of those and more commercial, restaurants, Farmer Markets, etc. I'm also concerned about adding too much density to the downtown area.
159	361	Need to figure out how to pay for improvements on Sheldon Road, Northville Road, Seven Mile Road that feed the district from the south and west. Widening will be highly likely after traffic studies are completed for the increase in traffic flow into the downtown area. The developer will not be able to afford the roadway improvements that will be inevitable.
160	362	While I appreciate the upfront planning, it would appear the city is handing the keys to the developers to double the size of the downtown overnight. You are going to have an eyesore in 5 years time that significantly increases the traffic and density without getting anything in return. Recommendation is to only build out the Cady portion first with a focus on adding significant commercial development (think a second restaurant/retail section with offices and residential on the 2nd/3rd floors) and then think about adding residential years later in the racetrack area. Even then, the racetrack should be developed over a 10-15 year timeframe via multiple builders, not 1-2 developers.
161	363	Please do not make Northville into a busy area. Some of the positive attributes of Northville are the small town feel, safety, and family orientation. Too much development takes that away.
162	364	Greatest concern is traffic congestion if there is too much density.
163	365	Concerned about traffic and preserving the unique experience Northville offers that made it such a popular place for families and businesses. Ugly architecture that's

		too close to the road (building with the brewery on Center and the building planned for the corner of Dunlap and Center) chip away at what made Northville so popular to begin with. Landscaping, trees, parks all enhance the community.
164	368	No residential rentals.
165	372	Green space is important. Opportunities for lower income housing and improving diversity in the community is important.
166	378	Need more walkable areas and bike oaths. Limit use of vehicles in the city. Less parking. Current parking areas are not utilized. The city needs more retail and restaurants,. The city dues not need more housing, apartments or senior housing.
167	381	River can be 'partially' uncovered and retail business buildings near it on boardwalk area and allow 'rooftop' dining areas. Maybe allow small portable retail areas or Kiosks on the boardwalk.
168	385	I want to avoid a massive amount of residential housing that would turn the area into a subdivision. It should focus on making an extension of the downtown area and provide new restaurants and stores (less offices at street level) and green space for walking/biking.
169	389	Thank you for taking the concerns of the citizens seriously. It is my vision to see a more European type of community when the development is completed. But, one that address our sorely needed parking issue. Thanks again
170	391	Please take the input from this survey and then do it again only now with more details for each sub area so that each sub area has nuances in its 'layout' so they are not so 'monolithic' and broad but start to have some detail ideas starting to be part of the their conceptual design.
171	394	Let's keep the Northville character and not try to be like Canton
172	395	More single housing
173	397	Need to make it inviting and appealing to attract people for dining, shopping and entertainment. City needs more bodies walking around. Very challenging times for any type of business to survive.
174	400	Hlgh density residential housing and tall office buildings will kill the feel of our community. Retail along Caddy is important to connect to downtown retail area. Offices should not be permitted in downtown or the new Caddy area. Keep office space on South Main. At the old track, green space for mix use and farmers market are important features to attract consumers to retail areas. High density housing or office space will be parking and traffic issues.
175	401	It was extremely difficult to match up the "gameplates" (or whatever they're called) with preferred choices on the first page. It was also difficult to understand the powerpoint

		presentation layouts (e.g. what type of development is proposed in the blue area in slide 2?). It will be hard to get an accurate gage of what the public recommends in the first question without the presentation being more clear.
176	402	the less; the better in regards to adding any buildings to the area
177	407	Build a small casino & keep as a racetrack, clean it up (modernize it), set up food trucks on race days, & developers will earn more money than if turning the space into parks and rivers. Clean up what is there, make it inviting, & hold special events. Saratoga Springs has harness racing with a small casino/restaurant, placed some hanging flowers and gardens outside & people go. Why take it away when it can be enjoyed & earn revenue? Charge for parking, if you want. A round-about at 7-mile & a pathway from Hines Park would be nice. There are plenty of businesses, living spaces, & parking. Why not do something different, yet the same, for the community? Adding a casino, would be closer so patrons can gamble there rather than going to D.
178	408	Thank you for asking and options
179	409	Development of the race track should avoid creating increased traffic flow onto Fairbrook street.
180	410	We need to take the opportunity to make our City even more walkable. Take advantage of Mixed-Use properties to support a more sustainable town that is good for everyone, not just the developers https://www.youtube.com/watch?v=y_SXXTBypIg
181	412	This is stupid to even consider at this time with the businesses of downtown struggling from all that the DDA and our stupid Governor and no backbone city mayor and manager has put them through
182	417	Please take care to limit residential density. Our beautiful little town's warm & comfortable feel would suffer a great deal if the streets become overrun with traffic and our population becomes more transient due to large multi-unit dwellings. Thank you.
183	418	The areas should blend with the existing historical downtown. We don't want to have buildings that detract from a welcoming small town that feels quaint. We should maintain a historical vibe.
184	419	We need to be flexible and adapt to the market demands while incorporating history into the development. We need to expand the tax base and amenities offered to residents. At the same time, we need to plan and prepare for the increased costs of a large scale, dense development in regards to police and fire resources.
185	422	No apartments, stand-alone Condos or townhomes. Incorporate owner occupied residential in mixed-use buildings only. Ensure single family builds maintain same building restrictions, lot sizes, set-backs, and easement

		requirements as current R1B neighborhoods. New development needs to feel like an extension of current city with sidewalks, yards, street width, etc. Not a bunch of site condos packed together into an ugly house farm. It would be better to leave the area as an open field rather than to rush into an agreement with a developer that harms the city's image in the long run.
186	423	Unique and high-quality dining options will bring repeated visitors and their dollars into Northville. Outdoor seating ideal. It has been wonderful to have the Main St. area closed off to cars during Covid. Let's keep and expand that. We see no need for residential housing in the new area. Focus on making the River an attractive feature, with benches, bike paths, skating places and dining with views of moving water. How about a duck race in spring? A waterfall?
187	424	Day lighting the river and connecting it to Johnson Creek to have a river walkway is very important. Farmers Market is also very important and a gateway into the city.
188	425	Be sure to consider current Northville resident's desires into the plan. We love this city and moved here for what the city provided prior to this development plan. Don't alienate us just to boost the tax base. Maintaining the Home Town Feel is Job #1
189	427	Please separate condominiums and apartments as they are two different types of housing. Apartments should be strictly limited to mixed use buildings along Cady Street. They would be wholly inappropriate within the confines of any of the other residential areas.
190	430	Don't allow a high density project just so the builder can make money. All present building requirements should be enforced the same as they are in the city. We don't want a subdivision in the middle of our historic town.
191	431	We currently experience traffic and parking issues. Need to avoid a plan that substantially increases the density. The streets and parking are not adequate to accommodate the increase in auto traffic. The visual effect of high density housing and unlivable traffic will keep visitors away from the current and new retail outlets and restaurants. Just look at Beck between 6 and 8 mile, most of the day the traffic is excessive going Northward. Need to keep the Victorian character and make it attractive for people that want to walk, shop, and eat in our restaurants.
192	434	This is a costly project . The City needs to be flexible in working with who ever the developer is to get the river day lighted, public park lands established, walk ability and green infrastructure.
193	435	Please maintain the historic relevance and respect nature.
194	437	I hope you actually use feedback from the community Often times, it seems like a gesture to make people feel heard rather than in a legitimate way of gathering data that you will incorporate into the plan I also hope that there is

		transparency in the process so that there's limited amount of cronyism and corruption in the process
195	438	Since we have Ford Field a large park space is not required but dedicated walkway there would be great. Would love to see the existing downtown brought to new area (mixed space) with green space pockets and daylighting river.
196	440	You have a tough job ahead to please the majority of people, What Would be important to me is that various income levels could live in enjoy the area.
197	443	Northville is becoming overdeveloped. It's losing it's old Victorian charm, which was the reason we moved here. With Seven Mile and Sheldon Road new construction, traffic will increase exponentially. A smaller amount of a residential area and a larger green space area incorporated on the race track property is what I prefer.
198	439	I hope the PC will keep placemaking, walkability and sustainability foremost in this process. Don't shy away from density, however watch building heights as they related to the slope across the sites and the views from various points. Cross linking to all the neighborhoods and the park and rivers is critical. Be open to mobility solutions, reforming our parking requirements and minimizing impermeable surfaces. Stormwater and infrastructure planning can't be driven by Wayne County, we need to protect and not do the right thing so we don't have more of what is occurring with development in the neighborhoods. Keep doing the great work you are doing and asking these questions throughout the process!
199	444	Covid 19 has created an overabundance of vacant office buildings as more of our working population is allowed to work from home. I do not want office buildings built that will be empty in the future. I prefer more green space and no townhouses or apartments. Condos are acceptable as they attract a different clientele. My preference is the smallest amount of single family homes that are under 3000 sq ft.
200	446	I chose to live in Northville because of the charm, gentrification, walkability to town, low crime and low diversity. I would be really upset if the city made diversity a priority and allowed low income housing and/or apartments
201	447	Do we want to become another Birmingham or Royal Oak downtown? What makes NV special is the history and cultural aspect. if we lose that we're just another downtown.
202	449	Traffic and high density are huge concerns. We don't want downtown Northville to become another Haggard Rd. The land use must be tastefully designed that will stand the test of time.
203	451	I have mentioned several times the suggestion of office and R/D. These facilities would increase the much needed tax

		base, far above single/multi family. They would place less strain on our roads. Buildings could be built with unique architect designs and encompass walking paths along the river. Also, since the water table is high in this area, they would be ideal, being built on a slab.
204	432	Day lighting the river and connecting it to Johnson Creek to have a river walkway the full length of both streams is very important. A pavilion-style Farmers Market is also very important, as is a beautiful, aesthetic gateway into the city. Architecture in keeping with the Victorian flavor of the downtown and close neighborhoods is essential. If the architecture isn't in keeping with the Victorian flavor, it will ruin the whole project. The boxy monstrosity being interminably constructed on N. Center was the biggest mistake ever - hopefully it will serve as a bad example for what NOT to do in the Downs redevelopment.
205	453	Northville is a wonderful "Hallmark movie" town that will draw visitors and residents for years to come. As such, we do not need to appeal to any developer to come and save us, or agree to terms that aren't beneficial to us. Yes, the developer will need to make a reasonable profit for it to be a worthwhile business venture. But, we need to find the one(s) that will adhere to our residents requests-- and not bully us into compromising on our community values and aesthetics.
206	454	To continue to grow, our town needs diversity. We should develop a plan that would enable those starting their careers to remain in Northville, an move up over time as they progress in their career and start families. Then, as people age, assisted and senior living is also available in Northville (beyond Allen Terrace).
207	456	Do not accept promises. Hold developer with a performance bond to ensure what is promised is delivered. Especially promised public incentives. Work with county road commissions to divert traffic with better signage towards Griswold for N/S commuters and 8mi and 7mile for E/W traffic to ease commuter traffic through downtown
208	457	Stop trying poor recreation of victorian era buildings. Original buildings should be preserved but cheap copies just look lame. In their time, victorian construction was modern, not a copy of something in the past. Let new modern buildings come in that are well done. Let't not dishonor the Victorian era by cheap junk.
209	459	As a business owner and resident of Northville, I would ask significant considerations to be made. First, increased density through mixed-use development is critical to the future sustainability of our city. Second, encourage architecture that is of a more progressive and contemporary nature to compliment the high caliber historic architecture that currently exists. A city fabric that reflects the character of its progression over time is a far

		richer city than that which embraces historical imitation. Think of Northville 100 years from now.
210	62	Ties into downtown. No apartments or senior living. Single family homes with some business areas for expanded shops and restaurants. Keeping with the look of Northville
211	467	Thank you for putting so much thought into this survey!
212	471	Please please please. Low density housing. Appropriate style housing architecture that fits Northville charm. NO ROUNDABOUT ON 7 MILE and SHELDON. OMG. PLEASE. NO. That road needs to be fixed with designated turn lanes and left turn signals. Lot's of green space. Maybe a water feature. Pedestrian friendly with lots of safe walking paths and bike lanes.
213	473	Thanks for taking my input! Look forward to seeing how the situation 'develops'.
214	476	Please be sure to consider the traffic mess at 7 and Sheldon with this new development. If you have to put a North/South road or similar through the development to add another possibility to mitigate traffic so it. Also as someone who lives in Kings Mill and walks to downtown--- don't forget those sidewalks. On Northville road sidewalks are lacking and off 7 mile from Hines to Sheldon it's dangerous to walk.
215	477	More parks and trails
216	478	We walk downtown from 5 mile every weekend. Anything that supports walking and outdoor dining is good. Less traffic and parking can be far away.
217	483	Emphasize "city-sized" lots versus a suburban approach. I like the way Cherry Hill Village mixes different housing types in one block with green space interspersed. I like corner stores and neighborhood coffee shops or pubs. Words like charming quaint, cozy, and neighborly should describe the area. Keep garages/parking to rear (alleys) and porches to front for all housing types. No offices on main streets at sidewalk level. No trendy, industrial chic architecture and no Joanna Gaines fake farmhouses. Emphasize classic, high quality architecture that will wear well over time. Should not look like "Disney does Northville." River should be more "citified" (less rustic/natural) than what is at the Cider Mill--think European style.
218	482	As a 20 year resident I have concerns of increased traffic through the center of town directly affecting walkability. Provide connection to Griswold to allow traffic to migrate around the city center.
219	485	Limit density so traffic and parking aren't more of a problem. Increase traffic flow on outskirts of downtown to limit traffic going thru downtown.

220	487	Ensure ample green space is incorporated into the master plan, without it Northville will forever lose it's small hometown feel and appeal.
221	490	Day light river!!! Mixed use to support people of ALL types. Density is OK so long as balanced by lots of thoughtful green space. Pedestrians more important than cars!! Community matters. Diversity matters. Nature matters. Find ethical developers who understand that. Many thanks to all who have been working on this. Would be cool to save that old cabin.
222	491	Great work so far! Let's get this finalized and moving forward :)
223	493	We have to have night life and a reason to stay in our own community. More housing will weaken our infrastructure and then we create more problems. We already have senior living on Five and Sheldon and it's empty. Why build more in an over capacity business? We need a venue for music. For fire pits in the winter. For social fun activities where families can come. Learn from Plymouth. The space they have is filled every Friday. The retail benefits. The city benefits. Our city continues to lose. The time to change is now.
224	494	My wish is that this development does not look like a "subdivision" that is plopped down into the City of Northville. Diversity is the key: in housing, style, use. If it's all "same-same", will look too modern.
225	497	Please build Bealtown into the vision, but in a way that does not erode the neighborhood feel
226	498	Please ensure the appearance of the buildings is true to Northville. Please...no more structures like the condos across from Kroeger. What an eyesore that is!!! Gathering places, social areas, family areas, Farmer's Market, riverwalk, these are the areas I would love to see. Please limit the housing spaces to what this city can handle from vehicle traffic standpoint.
227	496	Daylight the river and give us a park. Tough decisions will need to be made but we will need to accept additional housing to ensure we can lock in a developer. With that said, I would be willing for a tax increase to fund Northville owning and managing parks.
228	499	I think this is very thorough. I would say that this is an amazing opportunity to create the BEST downtown in Michigan by taking all of the best that we have seen in other towns and turn them into our own.
229	504	Thank you for an outstanding job of getting the residents involved. We must keep and improve (Indoor/outdoor & rental for other events) our farmer's market, and whatever single-family housing goes in make sure that several different builders are involved to prevent generic-looking over-sized houses and keep a close eye on proposed density. Do not allow for new areas to expand streets north

		to cut through Cabbage Town and the Historic District. No Roundabouts either. This is a pedestrian friendly town. Offer approx 2200 - square foot ranch homes for current residents that are baby boomers to age in place. Daylighting the River is a nice idea but Do NOT put it on us homeowners, we are taxed very high already. Thank you! age in place.
230	507	Our residents and visitors love the look and 'feel' of small town Northville. I am hopeful that the development will reflect our heritage and style and appear as if it has always been part of our town. I am thrilled that the racetrack and immense/ugly parking areas will be gone. I am willing to pay some millage or one-time tax increase to support doing it right. I would direct attention to U of M law school where they built a new building south of the quad in the same style as the older area so it is seamless. I would be greatly disappointed if that beautiful area becomes a large 'subdivision' like we already have all over Northville. I moved 'downtown' to be part of the look/feel of our quaint town. Thank you for asking and doing thi
231	508	Don't make it look trendy/modern like the awful condos on N. Center. Keep in mind that this community was built by working class people. Don't make everything huge/expensive/luxury. Be faithful to the small town aesthetic that draws people here. We aren't Royal Oak or Novi or Birmingham. Avoid snob appeal. Build for real people who are likely to come and stay, not for those who want the biggest and newest and then they move on.
232	509	Extension of downtown, preserving character and walkability. Plenty of green spaces, parks/gardens, trees and landscaping. Definitely not a Pulte neighborhood. More restaurants, boutique shops, (no chain stores!). Large town square/park for entertainment and walking paths along river.
233	510	Impact on public schools should be considered both as to density and transportation.
234	511	Please make it something that will draw all Northville residents into all parts.
235	512	Whatever plan we decide on should be inviting to all residents of Northville from all parts of the city. It should be an integrated area that people from all over the city want to come to and can enjoy the area - especially green spaces.
236	514	It would be great if there was a long term vision to connect hinds park to Ford Field, Mill Race and then continue along south side of the Mill Race Pond to the Cider Mill. It would be a great connection of Zone 1 and would be great for pedestrian and bicycle traffic. A nature trail along the shore of Mill Race Pond would be nice for the residents.
237	515	We don't need more homes
238	513	I realize that the Downs area development is a huge undertaking for the Planning Commission.. However, the

decisions we make today will affect Northville for a long time to come. I feel that the commission needs to take its time to draft a plan that reflects the desires of the community rather than the desires of a developer. I understand the need to make a profit, but profit should not come at the expense of the people. There is no need to rush the process once a adequate master plan has been put in place.

Q41. What is your relationship to the City of Northville? (select all that apply)

SR No.	Response No.	Response Text
1	28	Other (Please specify) : Live on 9 mile, steward of river system
2	40	Other (Please specify) : active in city programs
3	56	Other (Please specify) : Non city resident
4	81	Other (Please specify) : Regular supporter of Northville businesses.
5	105	Other (Please specify) : Included in Northville School system on the border with Novi/Northville.
6	130	Other (Please specify) : Frequent use of downtown shops, parks, and restaurants.
7	151	Other (Please specify) : On the border of Northville & Novi & mostly shops in Northville; frequently walk into town.
8	178	Other (Please specify) : Northville School family and frequenter of downtown businesses/restaurants/activities
9	202	Other (Please specify) : I am Mark Prielipp Greenhouse & Mohr that has been a vendor at Northville Farmer's Market for 42 years.
10	222	Other (Please specify) : Farmer's Market Vendor
11	227	Other (Please specify) : Member of DDA, EDC subcommittee
12	266	Other (Please specify) : I live 1.5 miles from downtown Northville. Spend a lot of time in Morthville.
13	306	Other (Please specify) : Moved recently
14	318	Other (Please specify) : No-ville resident
15	322	Other (Please specify) : immediate family of business in the City of Northville
16	334	Other (Please specify) : Owner of a couple buildings in town
17	374	Other (Please specify) : Own several properties in town
18	391	Other (Please specify) : Owner of Condo in New Vic

Q44. 16. Please select the term that best describes your residence.

SR No.	Response No.	Response Text
No responses found.		