



ST. LAWRENCE ESTATES

October 23, 2018

Mr. Steve Kirk, Chair

Northville Planning Commission
215 W. Main Street
Northville, MI 48167
Re: Current Northville Downs Development

Dear Mr. Kirk,

On behalf of the Co-Owners of St. Lawrence Estates Condominium Association (SLECA), I would like to express that the potential and impending development of the Northville Downs properties is of particular interest to the Board of Directors that represent 96 Co-Owners, some of whom have resided in our great and unique City for over 25 years.

As a neighbor to this property, we look forward to dialog and input to development issues affecting the opportunities and challenges that affect our daily life and assurances of the reinforcement of the qualities and values that allow us to enjoy life in Northville.

At the October 6, 2018 Planning Commission Meeting, it was discussed that the proposed development corporation was in contact with and had engaged with neighboring residential districts to discuss common goals. As a property neighbor, St. Lawrence estates has not been contacted by any stakeholder of the proposed development.

We are especially concerned about the impacts and benefits to our SLECA community related to:

- Vehicular Traffic Impacts
- Non motorized vehicle pathways and circulation
- Maintaining our property values by complementary development
- Noise and Dust control
- Public Safety
- Adherence to the Northville Master Plan in all aspects
- Impacts to our school system
- Impacts to our utilities and cost of services
- Preservation of the Farmers Market
- Development and opportunity for neighborhood retail and commercial growth.

We would like to make ourselves available for discussions and request our Association be kept informed about the development planning progress for a successful and mutually beneficial project.

Regards,

Kirk D. Yuhasz, Vice President

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