

From: [Andrew Daily](#)
To: [Dianne Massa](#)
Subject: THE DOWNS Returning - PUD Eligibility submitted 11/27/18 - PUD SITE PLAN
Date: Friday, December 14, 2018 12:48:14 PM

City Council & Planning Commission,

Church Street and East Cady Street has become increasingly more popular over the past few years with regards to parking and traffic volume alike.

For example:

- First Presbyterian Church of Northville can provide services to hundreds at Worship, throughout the week, evenings and holidays. Special events and non-church related factions are held at the site. The church relies on public parking and has no self parking what-so-ever. The church provides an educational program, cars are instructed to line-up and wait to be summoned to the church door one-by-one for drop off due to the busy traffic environment on East Cady and Church Street.
- Starbucks has hundreds if not thousands of customers per day that travel on Church Street on to East Cady Street.
- East Cady Street provides a main thoroughfare for the City of Northville's Emergency Fire, Medical and Police Services.

I believe it is imperative that Church Street is provided continuity into THE DOWNS for any proposed development project at THE DOWNS.

THE DOWNS PUD Site Plan development demonstrates that the developer shows the need for the additional traffic flow within THE DOWNS between the single family home lots 39 - 52, however the unnamed road fails to continue to provide a northern point of ingress and egress for the community.

It would be reasonable to anticipate, with only one northern public street access point planned of ingress and egress onto East Cady Street, which is the continuation of Hutton Street, for the whole THE DOWNS development, peak flowing times of traffic are likely to create congestion along East Cady Street.

An additional point of concern is that the proposed apartment building from Hutton Street to Griswold Street is located within the Historic District; the current conceptual designs last provided to the public did not seem compliant with the Historic District Building Design Standards.

The massing of such a large apartment building is reminiscent of Main Center; a building that many in Northville if they had the chance, perhaps would have made alternative decisions

regarding in terms of size and style.

The large apartment building also appears to create a 4 to 5 story massive street scape walled effect; the Master Plan call for this building style to be avoided. This is an often discussed, feared and opposed architectural design outcome among committees.

With Respect,

Andrew Daily
Andrew@AndrewDaily.com
734-560-7000

Home
300 East Cady Street, Condo 303
Northville, MI 48167

Real Estate Office
120 West Main Street, Suite 201
Northville, MI 48167

Delano Development Building
106 East Cady Street
Northville, MI 48167