

From: [K. Koslowski](#)
To: [Dianne Massa](#)
Subject: Downs Development
Date: Sunday, April 3, 2022 9:09:16 PM

Dianne

Please forward to the Planning Commissioners. Thank you

Commissioners,

I have listened to every pitch from Hunter Pasteur (HP) and the City Planning Consultant to date and one thing remains consistent.

The overall plan has not changed much and our planning consultant continues to tell Northville residents that deviations from our ordinances is OK in return for a perceived public benefit. Overall, the residents did not seem to agree, so I question if a park and river walk is a 'public benefit' if we must accept a plan with deviations from our ordinances (FAR, height, lot size, parking)

HP has quietly backed off on the original plan to daylight and restore the river and has passed the risk of such a project onto the city. Sure, they will offer some money but when asked to explain the funding model the question fell on deaf ears both from the developer and the City Administration.

The plan itself is too big, too dense, not in line with the character of the city and violates several ordinances.

However, it is the risk of the daylighting the river and creating a new river park that concerns me the most.

Parking near the proposed river park is minimal and access is not friendly to families pushing strollers, pulling wagons or the physically challenged. Without the daylighting and beautification of the river bank area, this proposed development would overlook a pretty bleak area. So, I ask, why are the citizens being asked to take on the financial and possible environmental risks?

One could make the argument that daylighting the river is good for the environment and provides a connection from the Township and into Novi. If indeed this is the primary benefit, then perhaps it is best the various cities along the river together create a financial plan to make this dream come true. Putting the burden on city taxpayers (if funds can't be raised) is unacceptable.

The City Administration and Council has put you in a difficult position. Almost every week we receive a newsletter referencing the transformation of the river. Just today I read on the city website the following from Mayor Turnbull, "Today we are reimaging this recreational resource with a riverwalk of connected trails and pathways, "

So, I ask with all sincerity, is this development already approved? I surely hope not. There is still much work to be done to downsize the amount of building and the need to get a better understanding of the public benefit funding. The economic outlook is not very favorable at the moment and prices for building supplies continue to rise, which makes the entire development even more risky.

So, I respectfully request you ask the developer the following questions.

- Please explain in detail, the funds they expect to contribute for daylighting the river, including when those funds would become available.
- Are they willing to put the funds in escrow? Is there a minimum amount of money the city must 'fundraise' before HP will contribute to the cost of daylighting the river?
- What if the costs increase significantly? Is there a contingency plan or will the taxpayers be on the hook to pay the balance?

What land are we buying for \$4M

- What is HP willing to do if the City declines the offer to daylight and restore the river?

The city has engaged Neil Geinzer of Double Hall Solutions LLC to assist with Strategic Prioritization for City Projects. Per City Council minutes of March 4, 2022

Geinzer also pointed out that local government has many pressures in trying to reach further and do more with less resources, including fewer financial resources and human resources. The only real money the city has is the money it has. He acknowledged there is interest in obtaining grants; however, grants are not real money until the grant is awarded. It is important to understand that while new grants and programs are out there, Northville's ability to compete for those grants will be written off because it is "Northville" applying for the grant. Forty percent of grant funds are reserved for disadvantaged communities. In deciding which grants to pursue, a pre-analysis is warranted to determine the efficacy of time and effort. The perception of grant writing and what is realistic was reviewed. It is important not to have the false impression that all of the projects are grant fundable.

I consider those comments a fair warning. We own a river front park today, we sit at the edge of Hines Park, and we are considered a well to do community. Why would anyone want to fund a park and river restoration that would clearly benefit a few?

It is impossible to separate the riverwalk from the Downs development, therefore we must have the above-mentioned questions answered before any motion is made to move forward with their plans

Thank you

Ken Koslowski 661 West Main Northville MI

From: [Manfred Schon](#)
To: [Dianne Massa](#)
Subject: Please distribute to the PC Members before tomorrow's meeting
Date: Monday, April 4, 2022 7:14:22 PM
Attachments: [Northville 4Q Density.pdf](#)

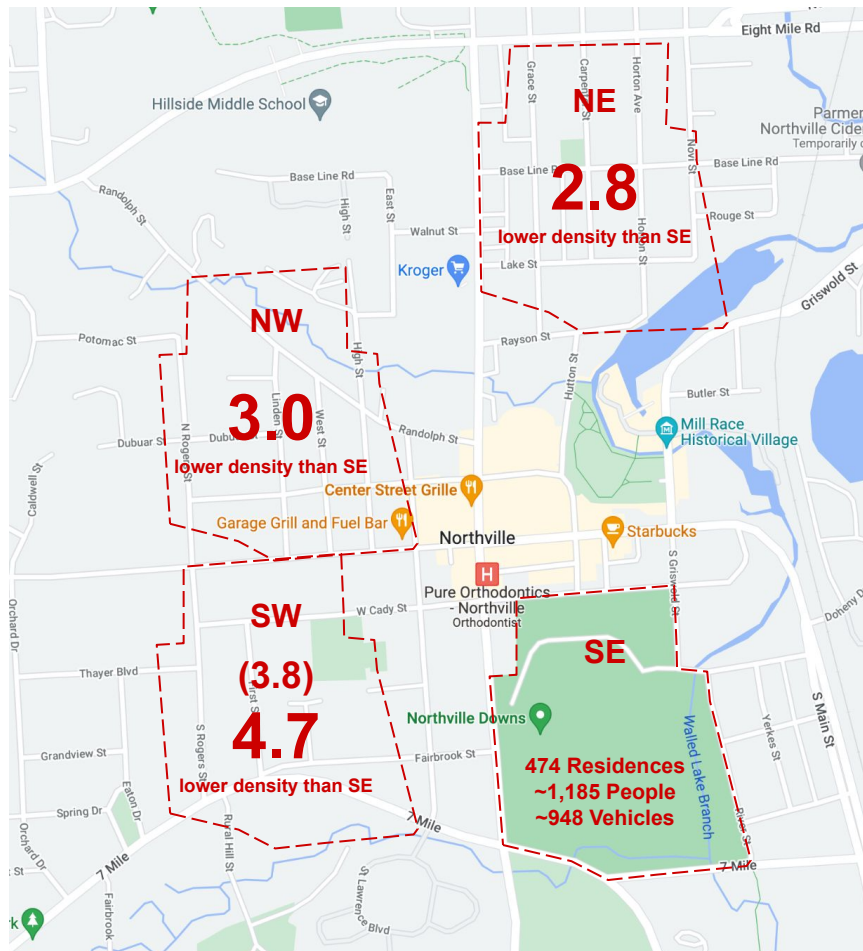
Hi Dianne,

I would very much appreciate it if the attached document could be distributed to the Members of the Planning Commission prior to Tuesday's (tomorrow's) meeting.

Thank you very much,
Manfred

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mostly CEO
+1.734.778.8182



The 4 residential quadrants surrounding downtown

- ❖ The identical surface area of the “Downs Development” site (SE) was applied to the other quadrants surrounding downtown
 - The comparable area was increased in the SW quadrant due to the higher amount (compared to NW & NE) of non-residential structures and open spaces; e.g. south of 7 Mile Rd.
- ❖ The NW and NE areas have no commercial or non-residential structures in the comparable space
 - Truly comparing the SE proposed residential density with the NW and NE neighborhoods would need to be based on excluding the non-residential space of SE
 - ◆ This would likely lead to a NW and NE density number somewhere between 3.5 - 4.0 versus the shown 2.9 average

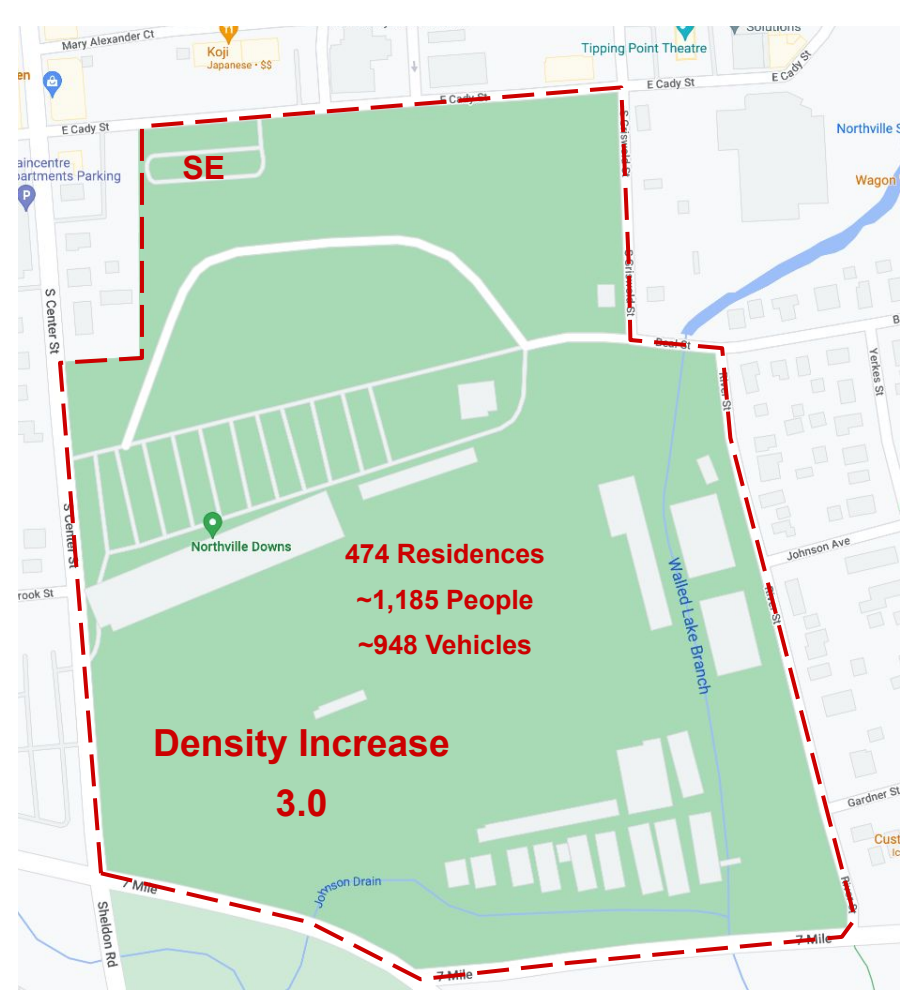
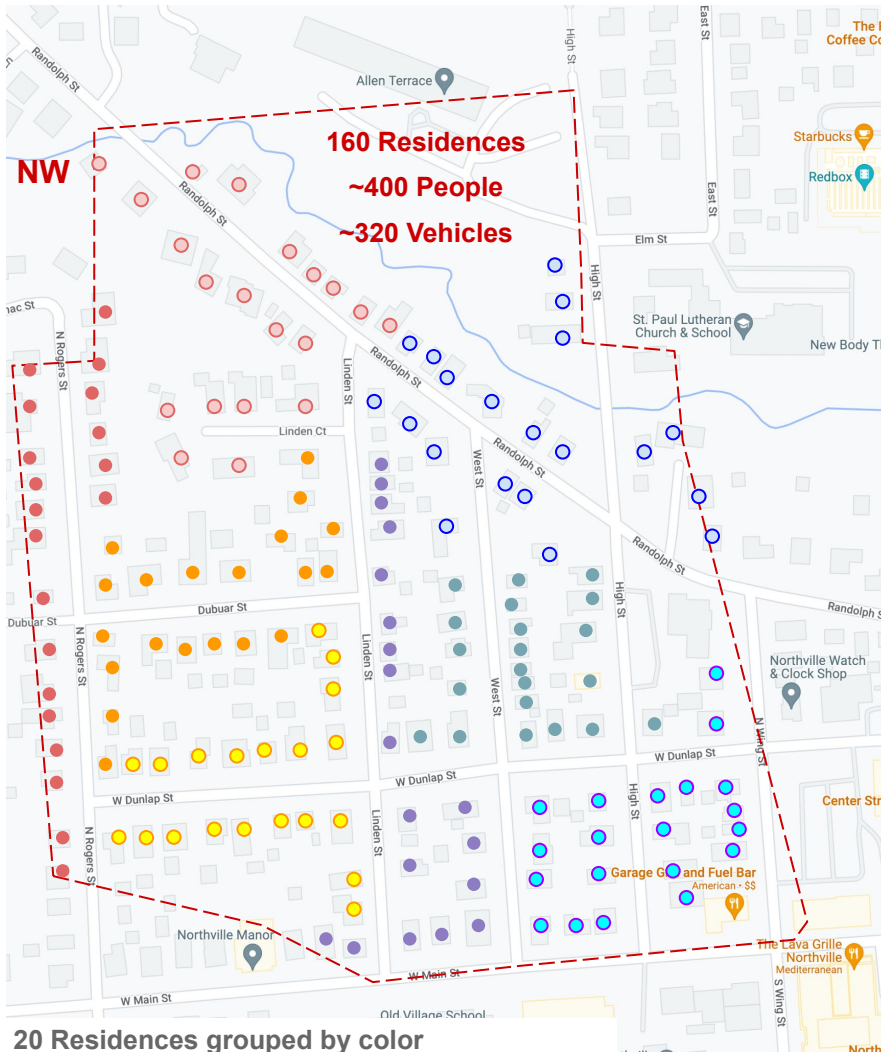
Conclusion

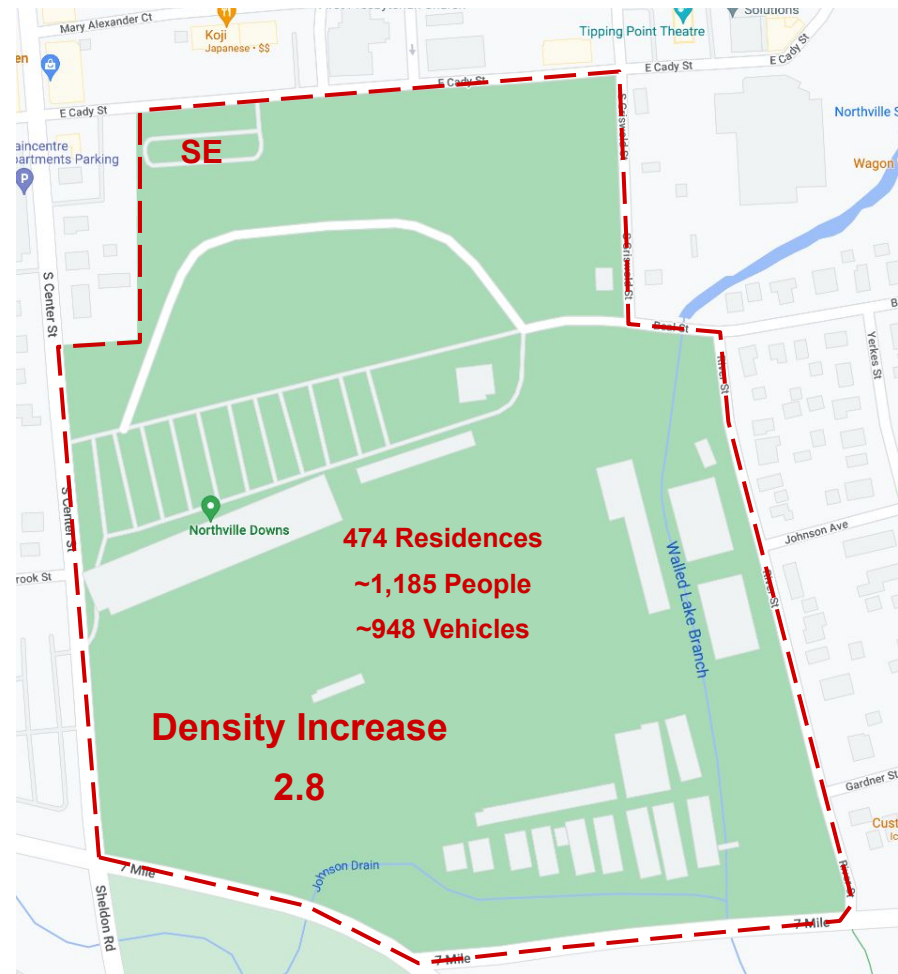
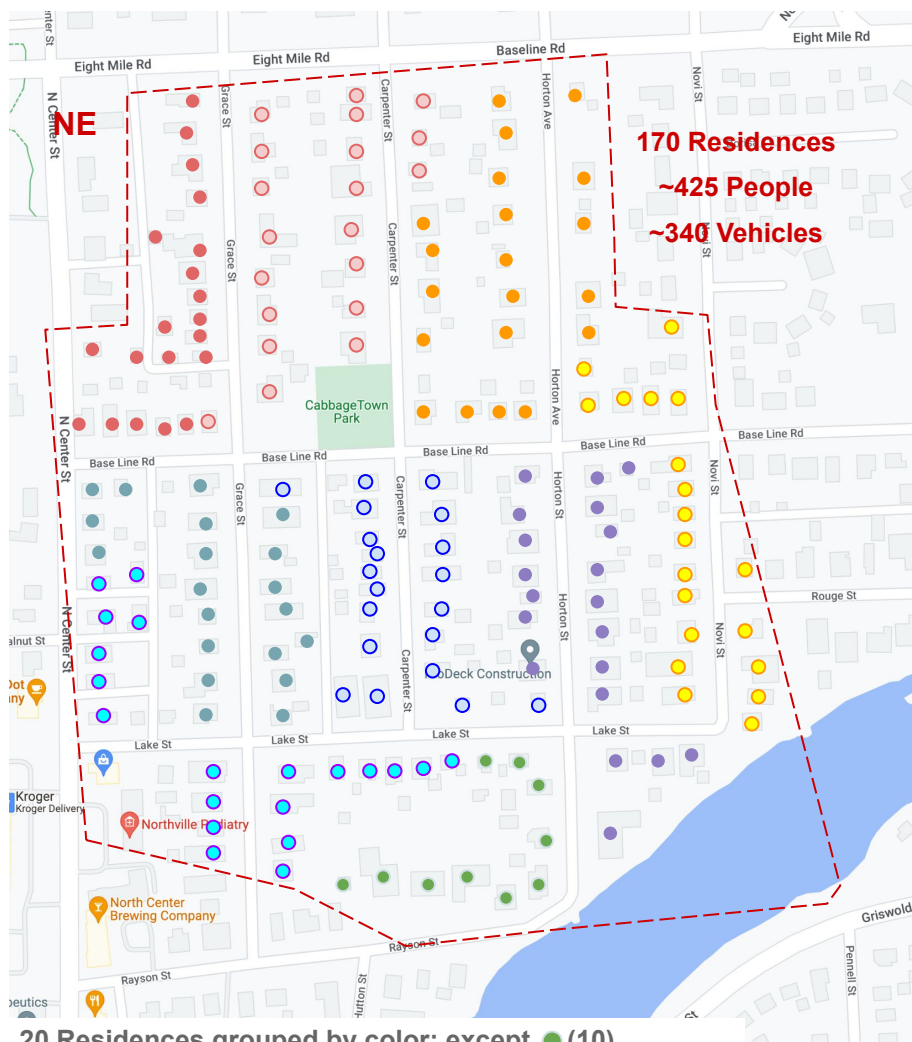
- ❖ Conservatively stated, the SE development will represent the equivalent of residences, people and vehicles of the other three quadrants **combined**; Northville would more than double in many aspects
 - Factoring in commercial spaces with the SE development would further increase the impact on the city overall, especially from a vehicular traffic and parking perspective

To get a “SE feeling” for what the above means; for those living in SW, NW or NE quadrants you would experience an increase **3-4 times above what it is today**

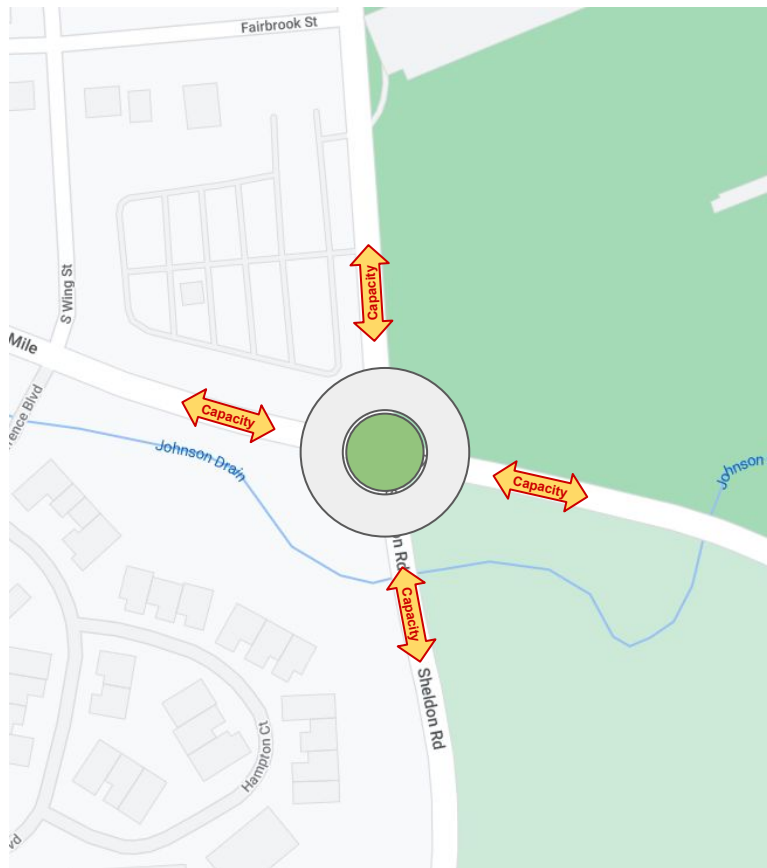
... will that create a **desirable neighborhood** to move to?







Myth-Buster ... around a roundabout



Roundabouts **don't change capacity**

Roundabouts are beneficial ...

- ❖ Improve efficiency of how **existing capacity** is utilized; less stop & go, more flow
- ❖ Provide traffic navigation solutions where conventional intersections with traffic lights can't work; more than 4 streets meeting, e.g. the Arc de Triomphe roundabout in Paris has a total of 12 streets entering and existing
- ❖ Eliminate head-on collisions; unless a driver roundabouts in the wrong direction
- ❖ Reduce noise and emissions associated with stop & go traffic

They have some downsides ...

- ❖ Pedestrians street crossings are self-navigated; no lights to help control/secure the passage
- ❖ Unfamiliar drivers typically cause the stop & go situations of conventional intersections

Conclusion

A roundabout can be helpful in increasing the traffic flow. However, this also depends on the surrounding intersections. Conventional intersections that surround a roundabout can negate much of the advantages gained from the increased flow through a roundabout.

The increase in residents and vehicles that would result from the "Downs Development" would be **challenging the capacity of the roadways**. Increasing the efficiency of flow through a roundabout has **no effect on the total lack of capacity** to deal with a 2-4 fold increase in traffic.

The main options for increasing capacity is increasing road widths (more lanes). A roundabout can help optimize the utilization of existing capacity, as long as the overall capacity is sufficient. If the capacity is insufficient a roundabout **can't contribute at all**.

The roundabout discussion should be removed from the "density discussion" because it will mislead citizens to believe that the roundabout will help with the increase in traffic. It can't to that unless the capacity challenge is addressed first.

From: [Cale Johnson](#)
To: [Dianne Massa](#)
Subject: Support for Redevelopment of Northville Downs
Date: Tuesday, April 5, 2022 1:01:23 PM

Dear Ms. Massa:

My name is Cale Johnson. I am writing to you today as a Northville resident to express my support for Hunter Pasteur and for their proposed redevelopment plan for Northville Downs.

My wife and I are proud homeowners within the Dunhill Park community, where we have resided since our home construction was completed in September 2019. My wife is a native Northville resident. My family has an extensive history in Northville as well, as my great grandparents used to bring in their horses for harness racing at Northville Downs many, many years ago. I served as a board member of the Dunhill Park HOA for the first year of its existence, prior to the transition of control from Hunter Pasteur. In short, I feel very connected to the community here and proud to be a resident of Northville and Dunhill Park.

I am not certain how or why Dunhill Park was brought into the spotlight in connection with the Northville Downs redevelopment plan, as I see no reason for us to be involved as a community other than through our tie to the common developer, Hunter Pasteur. Last month, we received an anonymous flyer in our mailbox, spreading malicious and demonstrably false rumors about the community and about Hunter Pasteur. I was very surprised to receive this flyer, as it is certainly not reflective of the Dunhill Park community. As an attorney, I had reviewed the property records myself extensively prior to purchasing our parcel in the community, so I knew the statements contained in the document were false. I learned through Facebook that others in the community had also received these flyers, and quickly corrected the factual record through our Facebook group to avoid any further misinformation from spreading. This thinly veiled, per se libelous flyer was an obvious smear campaign, and in my opinion, one that is not warranted or accurate.

I worked extensively with Seth Herkowitz and Hunter Pasteur in the purchase of our parcel from them back in 2018, and in my role as a board member of the Dunhill Park HOA. As a board, we always had open, honest, and direct communication regarding HOA management issues and any concerns that were expressed by the homeowners. Of course, the community had concerns about specific issues as is only natural in any development; however, in my opinion, Seth personally did his best to address those concerns in a timely, professional manner. I have the utmost confidence in Seth, and in Hunter Pasteur, and their ability to work with all parties involved to reach mutually agreeable resolutions on any issues as they arise. They are an extremely professional operation that is well suited to take on this redevelopment project.

Finally, I want to note that I have reviewed the plans for the redevelopment of Northville Downs, and I strongly approve of them. Despite my family's history with the facility, I think the entire community will benefit from its proposed redevelopment. The influx of people in close proximity to the downtown heart of the city will only further enhance the area, with an increased presence to support local businesses. The plan has my full support.

If you have any questions, or would like to discuss this matter further, please don't hesitate to contact me.

Best regards,

Cale A. Johnson