

From: [mmartin](#)
To: [Dianne Massa](#)
Cc: [Brian Turnbull](#)
Subject: The Downs Proposal
Date: Wednesday, August 24, 2022 10:29:36 AM

Dear Diane,

This letter voices my and my family's strong opposition to the The Downs application as currently rendered.

Such development will permanently alter the Character of Northville, for the worse, and forever. That type of cookie-cutter unimaginative plan would be expected after plowing-under some cornfield in suburbia, not in the center of an historic Midwestern City.

My business in downtown Northville employs 25 people. We have been here in The City of Northville now for 18 years, as has my residence. My interest is in seeing continual enhancements, making Northville a more sought after and unique community. The Downs land provides us enhancement opportunity. I would hate to see us squander it - shoot our own selves in the foot.

Respectfully,

Matthew G. Martin

From: [Cindi Brazen](#)
To: [Dianne Massa](#)
Subject: Dear Planning Commissioners,
Date: Wednesday, August 24, 2022 4:31:52 PM

Dianne,

Please submit to all planning commission members, city council and mayor please.

Dear Planning Commissioners,

As a concerned resident of the Fairbrook street corridor, I am vehemently opposed to several aspects of the Downs development. From the beginning, we have voiced concerns over the excessive traffic issues that already exist on Sheldon and seven mile and the cut off route that Fairbrook provides currently. As the development stands, Fairbrook would be the main entrance into the development and would render Fairbrook a main thoroughfare and, in essence, the new Seven Mile. I would submit that such a change would cause a significant decrease in property values on Fairbrook and surrounding areas. The

zoning ordinance clearly states that new developments should not decrease exist property values.

With our street being the main entrance to the new development, we will create a new Seven Mile road. At the very least, perhaps making Fairbrook a one way street going west may help a bit.

We are also concerned about the very dense building proposed. If 475 residences have at least 2 vehicles, the traffic increase is close to 1000 more vehicles on our already overcrowded roads. A roundabout can't work if traffic has nowhere to go!

And now that the city council has arbitrarily decided to permanently close the downtown streets, what do you think will happen to the added traffic?? Fairbrook street, Wing street, Cady will all become the congested mess none of us want.

The development should reflect the existing

density of the city. The character and style of the city should be paramount. While I appreciate the input from Mr Gibbs, we are not trying to be Birmingham, are we? Contemporary storefronts may be aesthetically pleasing, but are not in keeping with the historical design we all appreciate. The slogan on the city's website reads, "Savor the small town charm". There was no small town feel whatsoever in any of Mr Gibbs renderings. The city services will be strained beyond capacity with a development of this magnitude. Fire, police, garbage, street maintenance, schools. One needs only to look at the monstrous condo complex on north center to imagine the corner of 7 and Sheldon as the entrance to our "charming small town". Not long ago, we were told that Farmers Market would be protected and daylighting the river was part of Hunter Pasteur's plan. Little by little, those items are falling away.

Recently the Farmers market has been

scrapped

Hunter Pasteur has a nasty reputation in the industry and has been involved in numerous legal wrangling along the way. Do we want to be the next litigants?

To be sure, Northville seems to be having an identity crisis. Don't let greed be the deciding factor when looking to the future. We can still have a vibrant community, while maintaining the historical value and charm we have come to know and love.

Edward and Cynthia Brazen
370 Fairbrook st
Northville
248-207-7933

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Sent from my iPhone

From: [Stephen Calkins](#)
To: [Dianne Massa](#)
Cc: [selmiger](#)
Subject: RE: to Planning Commissoin
Date: Wednesday, August 24, 2022 9:05:16 AM

Dear Dianne:

I would appreciate your communicating to the Planning Commission my hope that they saw that Ann Arbor abolished parking minimums, essentially deciding that it had been devoting too much space to parking. Stories can be found at:

https://www.planetizen.com/news/2022/08/118322-ann-arbor-votes-eliminate-parking-minimums?utm_source=Outlier+Media&utm_campaign=aa74ff4432-The+Dig%2C+08%2F24%2F22&utm_medium=email&utm_term=0_07bad0d52b-aa74ff4432-170346707&mc_cid=aa74ff4432&mc_eid=edccdc302d

and

https://handbuiltcity.org/2022/08/17/ann-arbor-axes-parking-minimums-in-michigan-thats-huge-parking-reform/?utm_source=Outlier+Media&utm_campaign=aa74ff4432-The+Dig%2C+08%2F24%2F22&utm_medium=email&utm_term=0_07bad0d52b-aa74ff4432-170346707&mc_cid=aa74ff4432&mc_eid=edccdc302d

Stephen Calkins
317 West Dunlap Street
Northville, MI 48167-1404
(248) 946-9313 (mobile)

From: [Susan Walsh](#)
To: [Dianne Massa](#)
Subject: Downs Project
Date: Friday, August 26, 2022 2:22:29 PM

Good afternoon,

I am writing to strongly urge the planning commission not to rush to make a motion regarding the Downs Project at the next planning commission meeting. Although the representative from Hunter Pasteur spent a great deal of time during his presentation on August 16, 2022, talking about how long this process has taken, it would not have taken as long if their first proposal had been reasonable. Even now, they are proposing 4 story buildings and no long term location for the farmer's market, among other important issues. These 4 story buildings are not in harmony with the character of Northville and the surrounding neighborhoods as required by the Master Plan. I attended the Master Plan meetings and the farmer's market was always intended to be a part of the project.

My family moved to Northville in 1965 and I cannot think of any bigger issue that has occurred in this town since that time. If Hunter Pasteur had presented a reasonable plan from the start, maybe this would have been done months ago. But they didn't. Therefore, they should be made to wait for our community to have the time to thoroughly review the proposal from the August 16th meeting making sure that a project of this magnitude does not end in ruin like the Main Street project in Novi at Grand River and Novi Roads.

Please don't let the builders wear us down or rush us to a decision. There is too much at stake.

Sincerely,
Susan Walsh
512 Baseline Rd.

From: [Donna Tinberg](#)
To: [Dianne Massa](#)
Subject: Fwd: FW: Save Northville from The Downs proposal
Date: Thursday, August 25, 2022 4:11:59 PM
Attachments: [image002.png](#)
[current applicant site plan.pdf](#)
[City Park Concept.pdf](#)
[The Downs Comparison Chart.pdf](#)

Hi Dianne,
Jim Long has asked that this be forwarded to all commissioners as correspondence. Thanks.
D.

----- Forwarded message -----

From: **Jim Long** <jlong@longmechanical.com>
Date: Thu, Aug 25, 2022 at 2:59 PM
Subject: FW: Save Northville from The Downs proposal
To: Donna Tinberg <thayernorth@gmail.com>

Hi Donna,

Please find attached:

1. Current applicant site plan
2. City Park concept
3. Comparison Chart for items #1 & #2

Items:

- A. A comment made: "well HP has spent so much time and money on this presentation it seems that it should approved" My comment- there are no entitlements here, developers get denied all the time.
- B. A comment made: "If the HP plan gets denied they will sue the city" If the answer is yes it will be worth the fight to try to save Northville as we all know it. Plus, with the potential other option floating around (City Park) the money people for HP may walk. I have heard they are a little anxious.

- C. Let's say the PC votes yes and the Council votes no. If this does go to litigation the HP attorneys may very well raise the argument, "Well the PC spent x number of months and x meetings, they know our project better than anyone and they approved our plan". Will this scenario benefit HP in litigation? If the PC is on the fence then a no vote will negate that argument if the situation arises.
- D. The question comes up, why does anyone who has to present multiple 4-hour presentations and is now talking about the 20 or so meetings, over many months that they have attended, why would they have to go through all this to convince a municipality that their proposal will be good for the city? I understand there is complexity but still.... Too many downsides that the PC has had to deal with. Narrowing the streets, FAR Bonus etc.
- E. The uniqueness to interpret the PUD items. Bottom line they are still in place to protect the City.

Much has been said about the lack of public comment from the PC. Much has been said about the lack of convenience to make a public comment by the public. In my case, I stuck around once and near 10:15 I got my chance to speak. Granted the PC members were polite and looked at me during my comments, but when I walked out I thought, these folks just sat through close to a 4-hour meeting, they are understandably very tired, how much did they hear of what I had to say. This is the reason I then started to drop of letters prior to the start.

An item that will need some attention, consideration. I see that the special meeting on Monday, early in the agenda there will be public comment, but not related to anything on the agenda. Very good chance there will be a lot of citizens at that meeting, who would like to be heard. They want to be heard. The PC needs to hear them.

Please look into a solution on this.

You may want to consider moving the meeting to the Senior Center.

Donna, you are to be commended for your time and leadership in this arduous process.

I am always up for comments and a civil discourse. Hope you are feeling better soon.

Thank you,

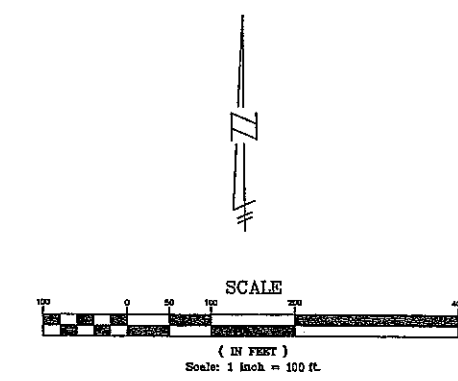
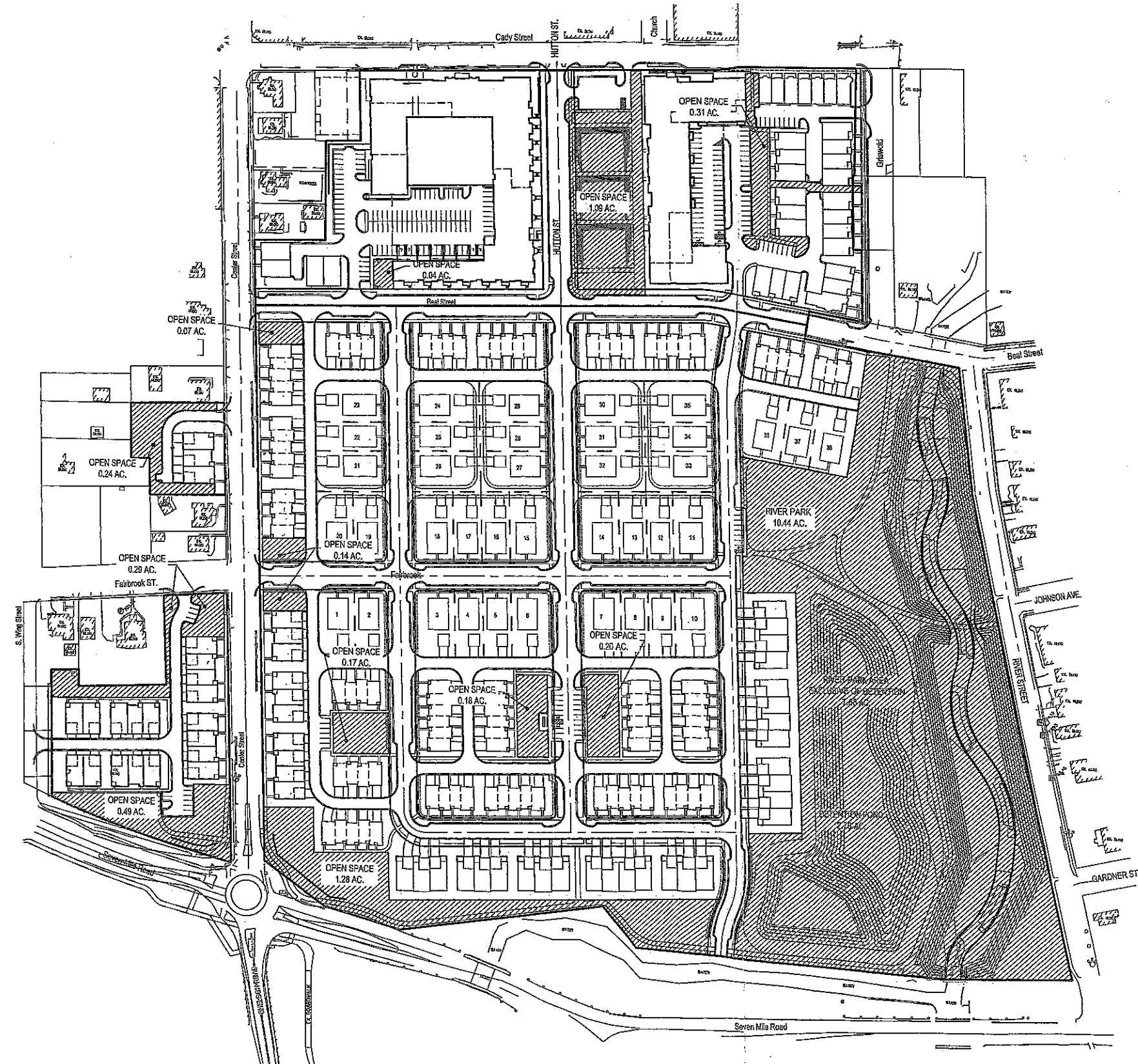
Jim Long

Office: 248-349-0373

Cell: 248-330-5201



www.longmechanical.com



OPEN SPACE SUMMARY

SITE AREA	48.12 ACRES
OPEN SPACE SHOWN	14.94 ACRES
OPEN SPACE PERCENTAGE	31.05%
OPEN SPACE EXCLUDING DETENTION	12.18 ACRES
OPEN SPACE PERCENTAGE	25.31%
OPEN SPACE AS SHOWN ON MASTER PLAN	9.31 ACRES (19.3%)

LEGEND

EXISTING	PROPOSED	
		PAVEMENT (ASPHALT)
		SIDE WALK (CONCRETE)
		CONCRETE CURB AND GUTTER
		STORM SEWER
		SANITARY SEWER
		WATER MAIN
		MANHOLE
		CATCH BASIN W/STREAM GUARD
		CURB INLET 1/2 SLY SAC
		END SECTION
		GATE VALVE
		HYDRANT
		FLOOD PLAN
		CONTOURS
		SPOT ELEVATION
		SURFACE DRAINAGE
		OVERFLOW ROUTE
		TREE FENCE
		SILT FENCE
		PROPOSED DRIVEWAY LOCATION
		LIMIT OF DISTURBANCE

THE DOWNS

SECTION 3, T1S, R8E, CITY OF NORTHVILLE
WAYNE COUNTY, MICHIGAN

REVISIONS

NO.	REVISION	DATE
1.	REVISION PER CITY REVIEW	1-20-22
2.	REVISION PER CITY REVIEW	5-20-22

UTILITY WARNING

UNDERGROUND UTILITY LOCATIONS AS SHOWN ON THIS PLAN WERE OBTAINED FROM UTILITY OWNER AND NOT FIELD LOCATED.

811 Know what's below. Call before you dig.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF AND/OR RELOCATION OF ALL UTILITIES THAT MAY INTERFERE WITH CONSTRUCTION.

DATE: 12-05-21 DESIGNED BY: A.A. JOB NUMBER: 21-051
CHECKED BY: R.B. DRAWING FOR: 10-2101-06.DWG

OPEN SPACE PLAN

SEIBER KEAST LEHNER
ENGINEERING | SURVEYING
39205 COUNTRY CLUB DRIVE, SUITE C8
FARMINGTON HILLS, MI 48331
PHONE: 248.308.3331

SHEET
10



LEGEND

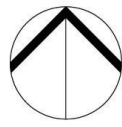
- A All-Seasons Market with Open-Air Plazas
- B Park Gateway
- C Inclusive Playground
- D Picnic Pavilion
- E Open Lawn Area
- F Pavilion and Public Restrooms
- G Plaza with Interactive Fountain
- H Forebay and Detention Pond
- I Johnson Drain
- J Daylighted River
- K Wading Area Adjacent to River
- L Accessible Terraces
- M Center Street Gateway
- N 7 Mile Road Gateway
- O Raised Accessible Pedestrian Crossing
- P Parking Lot

CONCEPTUAL MASTER PLAN

CITY PARK

NORTHVILLE, MI

GRAPHIC SCALE



AUGUST , 2022

"The Downs": Current Applicant Proposal vs. Citizens for Northville "City Park" Concept

COMPARISON CHART

	Items For Consideration	Current Applicant Proposal	"City Park" Proposal	Comments
1	City of Northville Master Plan - July 2018. Goals, Objectives & Strategies	Does not conform	Conforms	Master Plan states: "Preserve, protect and enhance existing housing, residential areas and neighborhood character", (P 34). "Discourage development which significantly increases neighborhood traffic", (P 41). "The Cady Street, South Center Street and Northville Downs area should be an attractive entry into the City of Northville", (P 46). "The south fringe of the downtown should continue to retain a location of the Farmers Market", (P 47). "...there are issues involving neighborhood preservation which will need to be addressed in upcoming years", (P 63).
2	2018 Master Plan Section 1.02 Intent and Purpose	Does not conform	Conforms	1.02 states "adequate provision for traffic": Please see comments below in item #9 "Healthful and balanced distribution of housing and population": The applicant's proposal will result in approximately 9.9 homes per acre; surrounding neighborhoods are closer to 5.8 homes per acre. Is this a "healthful and balanced distribution"? "It is designed to lesson congestion on public streets"; If this is the case, then why are roundabouts going to be required?
3	2018 Master Plan Section 20.01 Purpose and Intent	Does not conform	Conforms	20.01 states "to preserve...open space"; This is interesting as other than the River Park area the open spaces provided are scattered small areas meeting the bare minimum required by the Zoning Ordinance. "To minimize adverse traffic impacts"; again please see the comments below in item #9
4	2018 Master Plan, Section 20.04 General Design Standards	Does not conform	Conforms	20.04 states "...designed and completed with the objective of achieving an integrated and controlled development, consistent with the character of the community..."; Is Current Proposal's massive development consistent with Northville's small-town charm and the essence of the character of this community?
5	2018 Master Plan, Section 20.05 Procedure For Review	Does not conform	Conforms	20.05 states "The proposed use shall be of such location, size, density and character as to be in harmony with the zoning district it is situated, and shall not be detrimental to the adjoining zoning districts"; Density of Current Proposal is 2x greater than adjoining zoning districts. Current traffic issues of the surrounding neighborhoods are well known. The expected additional traffic problems will be unmanageable. Is there any concern with the "FAR Bonus" being granted this applicant? The push to implement FAR restrictions over the past couple of years will seem all for naught if this bonus is allowed to be used.
6	Daylight the river and provide a Riverwalk	Yes	Yes	
7	Create a City Park community task force	No	Yes	The creation of the City Park Task Force will be an exciting time to bring knowledgeable, creative and interested Citizens together to fine tune this concept plan, for the enjoyment of the citizens and the families of Northville for generations to come.
8	Favorable entrance view of Northville from Sheldon Road and Seven Mile	No	Yes	Under Current Applicant Proposal, travelers coming down the Sheldon Road hill will be greeted by the back sides of many, many town houses and the Center Street canyon. The other option? Travelers will be greeted by the City Park, trees (many trees!), and landscape features - a friendly, welcoming entrance to our community. What a wonderful first impression of our town. An important gateway to Northville.
9	Increase in traffic congestion	Yes	No	Traffic is a real issue right now with no relief in sight. With additional development on West Seven Mile Road, it will continue to be an issue. If 400 plus residences are added, what will the immediate negative traffic impact be like? What will traffic be like 10-15 years from now? Cut-through traffic in our existing neighborhoods, currently a real safety issue, will unfortunately increase and be unrepairable. Will police, fire and rescue services be impacted? Per City statistics, Wing Street traffic is up 40% since 2020.
10	Potential roundabouts creating walking, biking, mobility challenges	Yes	No	A roundabout and continuous traffic flow will create serious issues for many Northville residents and their ability to access Seven Mile Road from Wing Street and St Lawrence Estates. Access to Center St. from Fairbrook and the large residential area to the west will be seriously impacted. Cyclists, walkers, and runners going to and from the walkway along Sheldon Road, which also permits access to the many Hines Park wooded trails, will be faced with an uncomfortable, potentially hazardous, unfriendly walkability experience. In the case of Seven Mile and Sheldon, continuous traffic flow? To where? A couple of blocks to stop signs?
11	Provide random parallel parking along residential streets for "River Park Area" access	Yes	No	Will most likely be a challenge to find a parking space along the streets of a high density residential area. Residents' cars parked in the street, residential driveways close together, dodging fire hydrants. Not a friendly access to the "River Park Area" that is supposed to be for the benefit of the citizens of Northville and visitors to our area.
12	Provide parking lots with ample parking for access to the riverwalk and the community park known as City Park	No	Yes	Plenty of parking with close, easy access to the River Walk, the River Walk wading pool area, the playscape and water feature for kids (big and small), an open lawn area for events, and without a doubt other features the City Park Task Force will recommend.
13	Public Restrooms	No	Yes	Rumor has it that a local Mechanical Contractor will provide the plumbing and mechanical system for this facility at no cost to taxpayers (similar to what they did at Millennium Park in the Township in 1999).
14	Relocate Farmers' Market to south side of highly travelled Seven Mile road (Across from Good Time)	Yes	No	From our understanding, total estimated costs for the City, just for land and storm water management, is over \$2M. The crossing of Seven Mile for pedestrian access will be challenging, unwelcoming, and most likely avoided. Walkability will be an issue.
15	Year round Market Facility similar to the Farmers' Market Task Force renderings	No	Yes	With the City Park plan and year-round Market Facility, the Farmers' Market will still, as it is now, be accessible to the citizens of Northville to safely and conveniently walk to. Close and convenient to the center of our community. Eastern Market vibes? A lot of opportunities for activities, year-round. Walkability, indeed!
16	Current applicant's proposed east bank for the relocated river to the edge of River Street	Yes	No	From the latest site plan we have seen, dated 5-31-22, the river bank slope on the east side of the river is very close to the edge of River Street, and it runs almost the full length of River Street. Will a guard rail be required?
17	Provide significant buffer area between the river and River Street	No	Yes	The City Park plan will provide a significant buffer from the edge of River Street to the start of very gradual slope to the river that in some areas will be pedestrian friendly. There will also be a pedestrian-friendly walkway along the west side of River Street from Seven Mile to Beal street. Walkability, again!
18	Provide a large family-friendly public area for the enjoyment of future generations	No	Yes	This pretty much says it all. We, the citizens of Northville, are all the current Stewards of our town. It is up to us to protect our community for the future generations, protect our legacy, the history, the quaintness, the small town charm we all enjoy.
19	Provide staging area for community parades	No	Yes	The NHS band, the pom pom teams, the proud members and veterans of the military, the floats, the music groups, the civic groups, the little league football, softball and baseball teams, the vintage cars and trucks, horses, fire engines, winter lighted parade, and we cannot forget the return of Santa Claus! These are classic "Small Town America" events that are so popular in Northville.
20	Infrastructure concerns with large density increase	Yes	No	Big numbers floating around right now, \$22-33M.
21	Minimal infrastructure requirements	No	Yes	Under the City Park plan, managing what storm water will be left after permeable surfaces etc. are explored will be minimal and will be designed and installed per Wayne County regulations. The only domestic water and sanitary system required will be for the year-round Market Facility and the public restrooms.
22	Retain current asphalt parking lot on south side of Cady across from the parking deck	No	Yes	Parking on the south side of town is in very short supply. This parking lot is very important as it adds to the convenience of visitors for dining, shopping, and attending events in the Downtown. This lot will become more critical when the dirt lot south of the Presbyterian Church is developed. Please keep in mind that the current dirt parking lot (~30 spaces) to the west of the Church on Hutton will someday be developed. The community needs this current asphalt parking lot on Cady to be saved.
23	Potential taxes on current residents to cover infrastructure improvements for a private developer	See A	See B	A: Costs yet to be determined. As noted above, big numbers floating around. B: Road improvements not applicable. Minimal sanitary and water, potential to connect to existing services for the race track.
24	Relocation of the current log cabin	Yes	Yes	In the 1960's the McClain family lived there and raised their three kids. We are familiar with this family and are sensitive to the preservation of this unique structure.
25	The example of Northville Township			A very important parcel of land in Northville Township, on Seven Mile Road, across from Rocky's Restaurant was being aggressively pursued by a developer. In their foresight, Township officials and citizens recognized this parcel of land would have great public value for the Township for many years to come. Township officials worked out a process where the Township would acquire the land and then make plans for "Legacy Park" - protecting the land from an unwanted development through a careful development process. Public land, for public enjoyment, for generations to come. The creative thinking, actions, and overcoming of financial hurdles by our friends in Northville Township can be a template of what the City of Northville can accomplish.

From: [Tom Watkins](#)
To: [David Stirsman](#)
Cc: [Dianne Massa](#); [Roger & Beti Kempa 422](#)
Subject: Re: Northville Downs Development
Date: Friday, August 26, 2022 4:46:47 PM

Suggest we work with city manager, our county Commissioner and senate and House rep to approach county for this.

It will take time and it is clear to me that A traffic circle May help with flow across 7 mile from Sheldon in a car it will create a hazardous situation for this development.

Our position is we should not be harmed by a new development and being pro active before someone is hit and killed would be in everyone's best interest.

With the removal of the light at 7 mile and Sheldon we have created no safe way for us to cross as pedestrians and a challenge in a vehicle. One of the great assests of our community is the walkability yo downtown— we should not be robbed of this.

Raising the issue now at the planning meeting and with the City and asking for our city, county and state reps to help now is in our best interest.

Tom

Sent from my iPhone

On Aug 26, 2022, at 3:59 PM, David Stirsman <dstirsman@aol.com> wrote:

From Resident of St Lawrence Estates expressing common concern of our 96 homes community. See email below.

Exiting our community onto 7 mile is already tenuous but the traffic lights help to create an opening for us to turn right or left. A continuous flow through the traffic circle will negate the opportunity to enter traffic. If this is a County suggestion, what can City PC and Council do to lobby for a change. How can citizens help? Petition the County?

David Stirsman

From: Tom Watkins <tdwatkins88@gmail.com>
Sent: Friday, August 26, 2022 12:18 PM
To: David Stirsman <dstirsman@aol.com>
Cc: Dan Herriman <dherriman@herriman.net>; Donald & Diane Rivard 420 <don@donrivardlaw.com>; Fran & Pat Collins 127 <farangiss@sbcglobal.net>; Kirk and Nanette Yuhasz 326 <kyarch@yahoo.com>; Roger & Beti Kempa 422 <aa1636@wayne.edu>; joette george <Joette03@gmail.com>
Subject: Re: Northville Downs Development

Thank you.

Assuming this is going to eventually be built...

Two ideas I would like the association to advocate for on behalf of us all - would be

1) having a **cross walk and island median built** at our exit to safely navigate 7 mile. Placing a traffic circle at 7 and Sheldon will make it both dangerous and difficult to cross

Having a button to push to stop traffic and an island between the East/West traffic would go a long way for resident safety and would not be used that often to impede traffic.

2) **environmental protection** the best they are able to control noise and dust during construction. This would include reasonable hours of moving heavy equipment, hammering etc. While I don't know the specifics of what can be done, but I expect with all this construction there will be silt, dust, dirt flying constantly. Advocating for noise reduction and environmental reduction would be helpful on behalf of all of us

Thanks for your consideration.

Tom

Sent from my iPhone

On Aug 26, 2022, at 11:45 AM, David Stirsman <dstirsman@aol.com> wrote:

Dear Co-owners,

Hopefully you have been following the approval process for the Northville Downs development in City Newsletters which is nearing the final approval steps. Your Board has not undertaken any initiative to get involved in the process, trusting the Planning Commission, and in the future, the City Council, to do their due diligence for Northville residents.

I am forwarding this information for those who would like to be heard before approval and some urgent steps that may be taken. There has been little public input to date.

Dave Stirsmann



Virus-free www.avg.com

From: [A.J. Sefcik](#)
To: [Dianne Massa](#)
Subject: Save Northville
Date: Sunday, August 28, 2022 11:22:35 AM

Hi Diane, I was trying to send the "Save Northville" letter to you that was prepared by the Concerned Citizens but after filling out the required info it would not allow me to submit it. Is there another way I can submit that info to you?

We are very concerned about the Downs Development with the additional traffic, housing density and basic disregard of our beautiful quaint city. We fully support the concept of a Central Park, what a wonderful addition for Northville that would be.

Thank you,

Ann and Joe Sefcik, 313 St. Lawrence Blvd.

From: [Jill Farris](#)
To: [Dianne Massa](#)
Cc: jlong@longmechanical.com; bandonicreative@gmail.com
Subject: Tuesday PC Meeting
Date: Sunday, August 28, 2022 9:11:29 PM

8/28/22

To: Diane Massa
Re: The "Downs Project"

Dear Diane,

I am aware that my letter comes to you well past the deadline for the PC meeting on 8/29/22. However, I am hoping that my concerns will be admissible at any future planning meetings. I did not know until yesterday that there was a meeting and I plan to stay better informed in the future. My life has been turned upside down since April 24th of this year when my husband passed away. We moved to Northville in 2011 from the Township because we enjoyed so many things that downtown had to offer and we wanted to be closer to town as we were getting ready to retire. The walkability of living in Cabbagetown was such a plus for us, and being able to walk and enjoy the ambience of a small town was just what we were looking for.

When we first heard of the plan to sell Northville Downs we were excited about what that would mean for our enjoyment as current residents. But as I look over these plans that have been submitted I'm more than alarmed about several things. It appears to me that the only thing this plan has that will benefit a current resident is a park. I think there might be additional plans to improve the Farmers Market but it's hard to tell on the drawing.

My husband and I attended one of the first meetings held on the sale of Northville Downs and at that meeting there was clear definition made to the participants about what the PUD criteria was and what the Master Plan said, which needed to be adhered to. The Master Plan in particular talks repeatedly about enhancing existing residential areas and discouraging developments that significantly increase neighborhood traffic. Every part of this "Downs Project" as it stands now, ignores those basic requirements. The density of the homes, apartments and townhouses alone defy the Master Plan and will hinder current residents from enjoying the town in the way that we have become accustomed.

The biggest problem in Northville right now as I see it is the lack of retail and above all the lack of grocery shopping alternatives. The Kroger on Center St. is barely large enough to keep enough inventory now for the current residents. What will happen with this residential expansion? Northville has fewer and fewer retail stores and/or speciality shops, it would be in keeping with the "Master Plan" if these things were addressed in the "Project". Did anyone on the planning commission think about an Aldi, Whole Foods, Trader Joes, Westborn Market or Joe's Market.

This development is not in keeping with the character of our community at all and goes against many of the requirements of the city's Master Plan. I am hoping that the planning commission will consider the faults I have expressed and not approve this plan as it currently stands.

Best Regards,
Jill Farris
550 Grace St