

From: [Barbara Ulbrich](#)
To: [Dianne Massa](#)
Subject: Meeting, April 19, 2022
Date: Thursday, April 21, 2022 9:16:44 AM

Please forward to all Planning Commissioners

Wow! That sums up last meeting on 4.19.22.

On the City of Northville website pursuant to Public Act 33 of 2008, as amended, it states: It (Planning Commission) promotes land uses compatible with the City's character, conserving property values and long term stability of residential neighborhoods and commercial districts.

I do not understand how you can justify this design of the Downs Development to comply with this statement.

Yes. The developer has designed similar commercial along Cady Street. Also has incorporated a couple of parks. Where does the remainder of this design fit into the city's character?

Northville has condominiums, apartments and duplexes which are disbursed discretely throughout the city. No giant complexes/cookie cutter subdivisions. A couple of the commissioners noted this DOES NOT fit our City's design. Which was then immediately dismissed, apparently due to "the studies show . . ."

Have you not listened to the current residents concerns? This development will have ramifications on all property values. Interesting was the fact of condominiums. You had a well respected realtor speak, indicating, individuals seeking residences in Northville are NOT looking for multiple dwelling properties. This was not "just an opinion" but documented sales data on condominiums. If the current sales times are not comparable to single family home sales, how can you justify adding all the new multi dwellings? This will result to increase the market times even further. Plus why flood the market with properties not being desired by incoming residents? Just because: "the studies show . . ."

The representatives are looking to make the most profit. That's their job, yours is to represent the City under it's Public Act 33.

Why do ideas keep being abandoned?

Having a commercial property at the south end to "lure" residents further into this development seemed to be a popular item. The representatives opinion was negative due to weather and no parking. Several commissioners felt this could still be advantageous. No more discussion, why? Elizabeth's was mentioned, or how about Karl's Cabin (middle of nowhere and always busy) If your product is quality, it will survive. The design would have to be changed to add the commercial, so add parking too. If this is deemed important where is the follow through. Other good observations/ suggestions were brought up, again to be just dropped. But the final statement by the Chairman that she hadn't had a voice yet, noted several concerns of hers, was immediately followed by "there is nothing more to discuss and we need to move on quickly" (why?) This was so dismissive and no one said a word in her defense. I sincerely hope the next meeting is opened with discussing these concerns. Everyone should have their turn. Then to add a comment about not wanting, I believe it was termed, a suburban subdivision? Rushing to close this section, without changes, is exactly what HAS been designed. Apparently, being regarded as cookie cutter unpleasant! To be compatible to the City character: various designs and sizes need to be incorporated. Not the inside footprint, which no one sees, rather varying the lots and house sizes. Again, "with compatible City character," The final design should be a majority of various styles of individual single family dwellings not large multi dwellings that few are seeking to purchase.

This development isn't a surprise. Everyone should have realized what a huge undertaking it is and was aware of a major time commitment. Getting this designed correctly is imperative to all residents, current or future. It's been stated over and over - this needs to be developed correctly. There is only one chance. This is OUR city, there should be no reluctance to continue to request redesigns or to rush. This needs to get into compliance.

The representatives from the companies will eventually leave, we aren't.

Barbara Ulbrich
306 W Main Street

Sent from my iPhone

From: [Chris Stone](#)
To: [Dianne Massa](#)
Subject: The downs
Date: Friday, April 22, 2022 5:18:12 PM

Can we please stop all the Whining from the flat earthers, luddites etc and let Downs project move forward. THis is Northville - NOT NIMBYville.

Thanks

From: [Elizabeth Barnes](#)
To: [Dianne Massa](#)
Subject: Northville Downs Project
Date: Monday, April 25, 2022 8:30:42 PM

To whom it may concern,

I am a current local resident of Northville and I would like to add to the votes and I would say keep Northville as is... It is a great town as it is.. keep the downs as they are.... I vote against the new development.

Thank You,
Liz

Sent from iPhone

From: [Janet Ayers](#)
To: [Dianne Massa](#)
Cc: [Kevin Florey](#)
Subject: Race track development
Date: Saturday, April 23, 2022 5:28:03 PM

My husband and I have lived here for many years and have seen the good and the bad developments. We are unhappy that the small Victorian town that we and visitors came to love is fast disappearing with \$\$\$ being the objective and not tasteful design that keeps that spirit alive. If the track is developed as discussed we will not support the downtown because of increased traffic and loss of open spaces. The track land should be 3/4 park etc and the remainder buildings that support the town, taxpayers and visitors. Please consider these options as we do not want another over developed Birmingham. Think of the wonderful New England small towns and why people visit and live there.

Janet and Jeff Ayers
Sent from my iPhone

From: [Phil Dennis](#)
To: [Dianne Massa](#)
Subject: Northville development
Date: Tuesday, April 26, 2022 8:40:17 AM

Good Morning Diane,

I have read the article in "The Ville" and I have to voice my concerns.

This plan is just heartbreaking. We moved to Northville because of the quaint downtown and the charm that it brings. So different than other cities in the area that have been overrun by expansion and what that expansion brings – traffic, malls, trash, more buildings, no greenspace, and the end result, more money. Because isn't this what all this is about, more money.

How sad that this is what will become of our beautiful downtown Northville if we don't, as a community, stop this train wreck from happening. I look at the drawing in the article and it's absolutely painful to think that the planning commission has allowed this to get this far. I feel that we as residents of Northville have no say in what is going to happen in our own community. This is just shameful and I will continue to fight this even though I know in my heart I have no voice in this matter. It is a done deal and all of the city council, the planning commission and Hunter Pasteur Homes should be ashamed of what they have done, all for the love of money.

Pat Dennis
Northville Resident

Sent from [Mail](#) for Windows

From: [Michelle Massel](#)
To: [Dianne Massa](#)
Subject: FW: Northville Downs Proposed Development
Date: Tuesday, April 26, 2022 9:28:32 AM

Please send to Planning, I spoke to this person last night and they wanted their letter sent to Planning and Council. Thanks!

From: Sandy Merlo <sandrajmerlo@gmail.com>
Sent: Monday, April 25, 2022 4:44 PM
To: Michelle Massel <mmassel@ci.northville.mi.us>
Subject: Northville Downs Proposed Development

We are not totally opposed to some sort of development of Northville Downs, however, what is now proposed is 100% unacceptable for many reasons.

The look and feel of Downtown Northville will be forever gone. Under this proposal, Northville will no longer be "Northville."

This project will assuredly result in greater traffic, congestion, noise-level and inconvenience. Jim Long nailed it when he said "if someone thinks we have to put roundabouts in, that ought to tell you we will have serious traffic issues."

The traffic at Seven Mile and Center Street is already busy enough at rush hour. Can you imagine what it will be like with 450 new residences, with two cars per household, coming and going from that small area all day?

We live in Hills of Crestwood, just west of the high school. Our subdivision has 160 homes and double as much property as the "Downs." Hunter Pasteur is proposing 459 residences, nearly three times as many as Crestwood. It's laughable to think that 459 units is 23% down from their original 599 units. They are getting everything they could have dreamed of with this development. It will look overbuilt and crammed on this piece of property, for sure. This doesn't depict the beauty of most residential developments in our community.

Northville is unique; it's one of the reasons it is so desirable. Even the squared-off drawing that Hunter Pasteur provided us, is boring and uninspiring. Given this proposal option and the track remaining in place - we think it's better to keep things as is until something more appropriate is designed that better reflects our beautiful city.

Respectfully,
Sandy and Dennis Merlo
Hills of Crestwood
Northville Township

From: [Donna Tinberg](#)
To: [Dianne Massa](#)
Subject: Fwd: Road Cross Sections
Date: Tuesday, May 3, 2022 3:30:07 PM
Attachments: [L110-L113 Streetscape Sections-L112.pdf](#)
[L110-L113 Streetscape Sections-L113.pdf](#)
[L110-L113 Streetscape Sections-L110.pdf](#)
[L110-L113 Streetscape Sections-L111.pdf](#)
[Downtown Strategic Plan 107.pdf](#)
[Downtown Strategic Plan 109.pdf](#)
[Downtown Strategic Plan 108.pdf](#)

Hi Dianne,
Could you please forward this to the PC? Thanks!
Donna

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

From: **Kathy Spillane One** <kspillane1@comcast.net>
Date: Tue, May 3, 2022 at 2:16 PM
Subject: Road Cross Sections
To: Sally Elmiger <selmiger@cwaplan.com>, Donna Tinberg <thayernorth@gmail.com>
Cc: Nancy Darga <ndarga@fortunateland.com>, Dave Gutman <dgutman@xperience-det.com>, susan@diamontedesignllc.com <susan@diamontedesignllc.com>, John Roby <johnroby@luxsci.net>

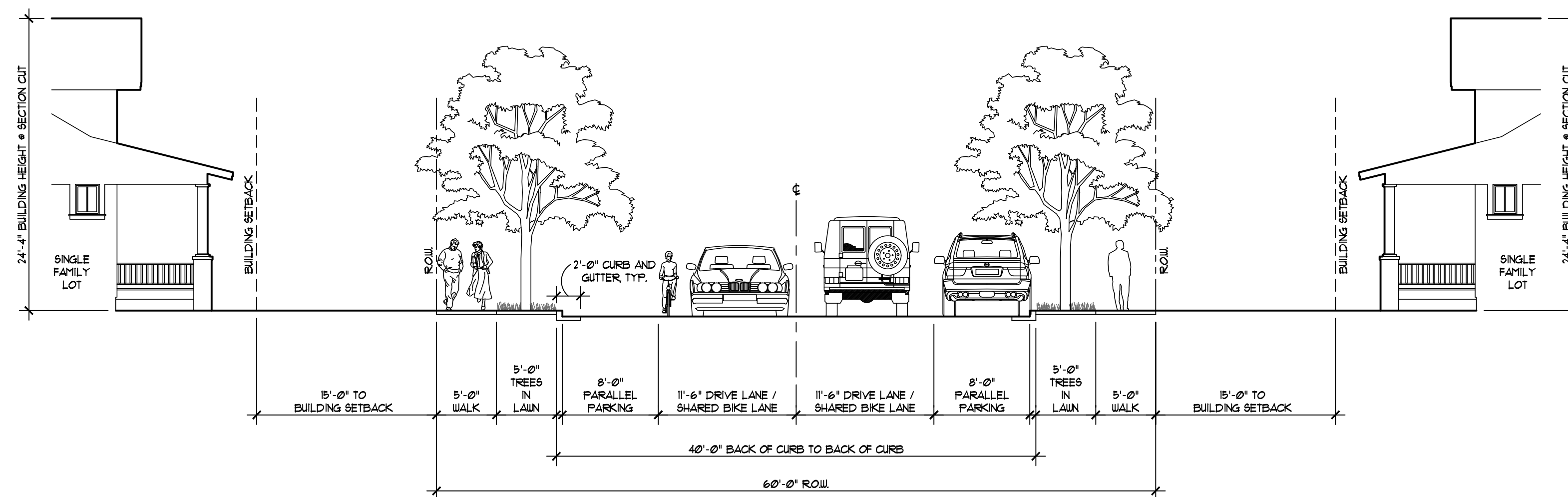
Dear Sally and Donna:

I am still in Florida and will not be able to attend tonight's meeting. However, most of my colleagues noted above will be there.

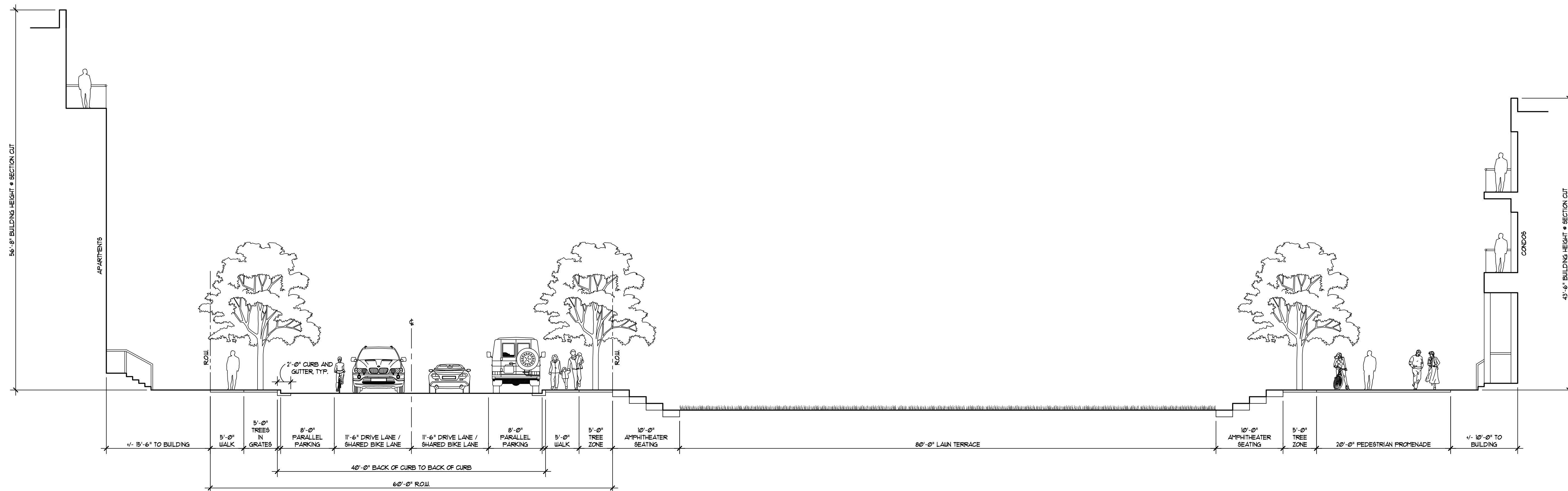
Our group has been discussing at length our concerns about a 60 foot right of way for the major roads within the Downs development. These concerns stem from our walkability research that suggests that when lanes are too large, they encourage speeding. Also, from a sustainability perspective, we prefer less impervious surface whenever possible. Lastly, as the amount of impervious surface decreases, so does the size of the detention pond (which is a positive). We plan to raise this topic tonight.

In the event the Commissioners would like to discuss this matter, I have attached the cross sections for the roads that were in the December site plan.

Lastly, as reference, I also attached specific cross sections identified in the DDA's strategic plan. These cross sections show proposed dimensions which are narrower than what is planned for the Downs development.



2 Fairbrook Street Cross Section
L100 SCALE: 1/8" = 1'-0"



1 Hutton Street and Central Park Cross Section
L100 SCALE: 1/8" = 1'-0"

GRISSIM METZ ANDRIESE

Landscape Architecture

15000 Edwards N. Hines Dr., Suite A
Plymouth, MI 48170

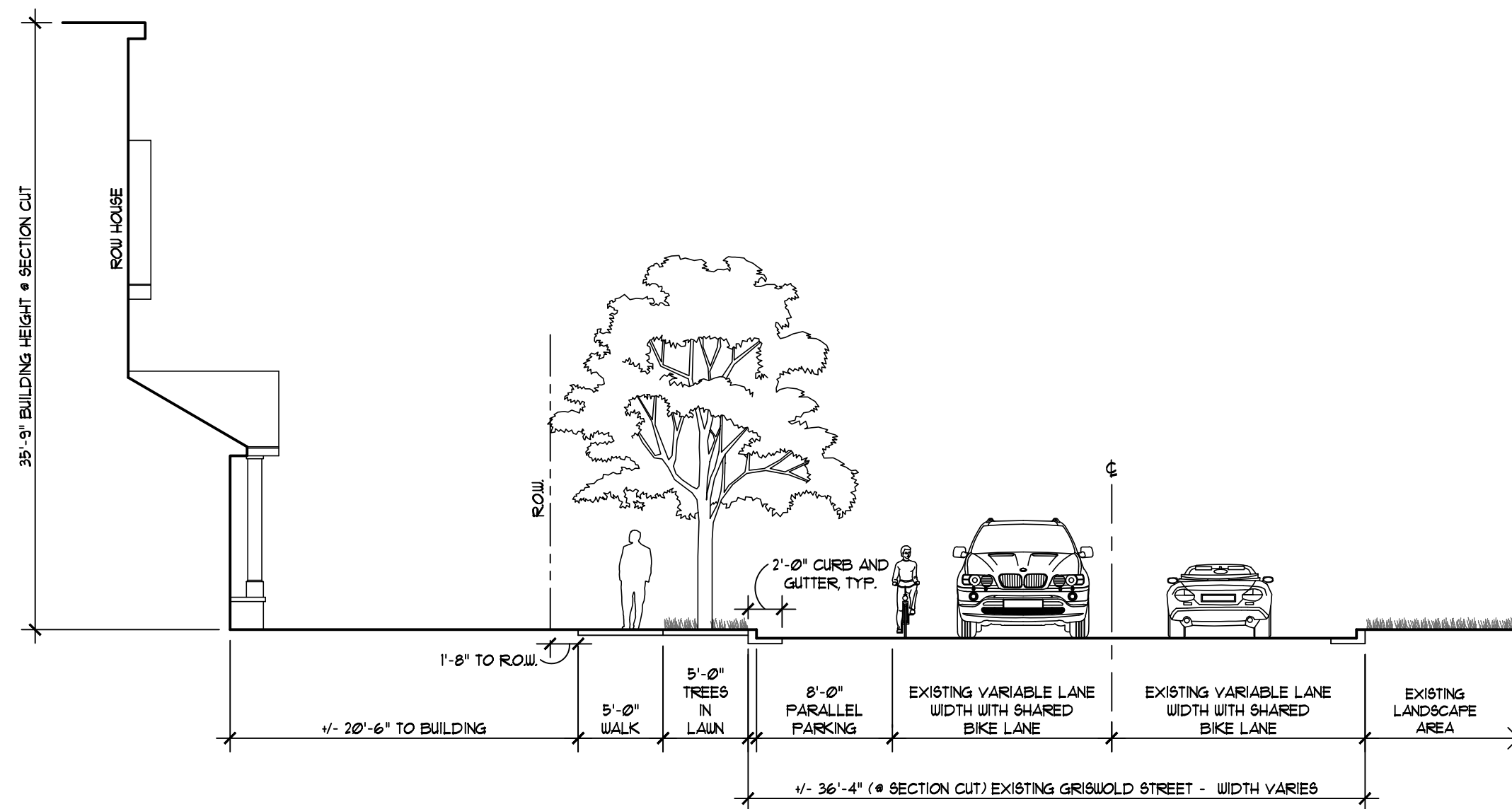
Ph: 248-347-7010

Project:
The Downs
Northville, MI

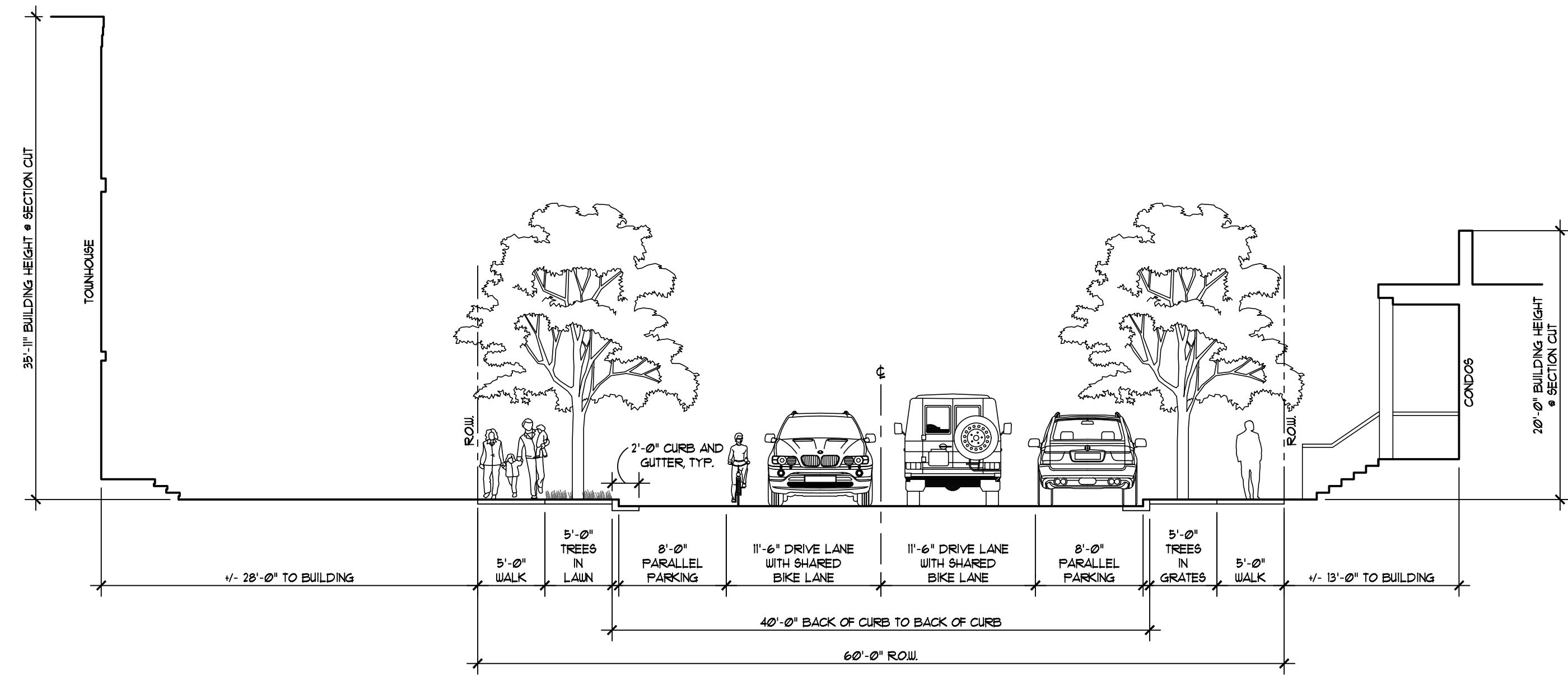
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Streetscape Cross Sections

Job Number: H70-201
Drawn: GMA
Checked: ATP
Scale: As Shown

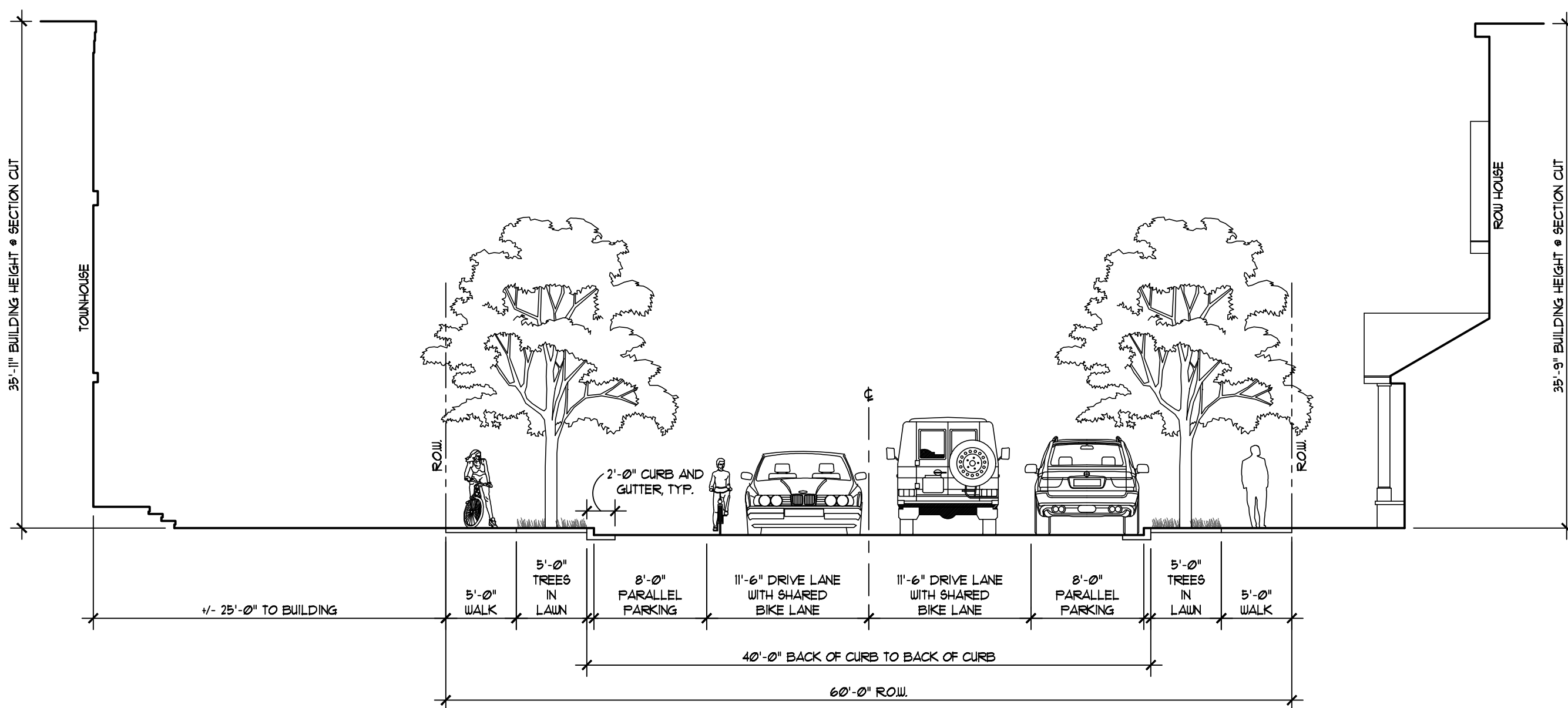
Date: 12/14/2021 Issued for: Preliminary Site Plan Approval



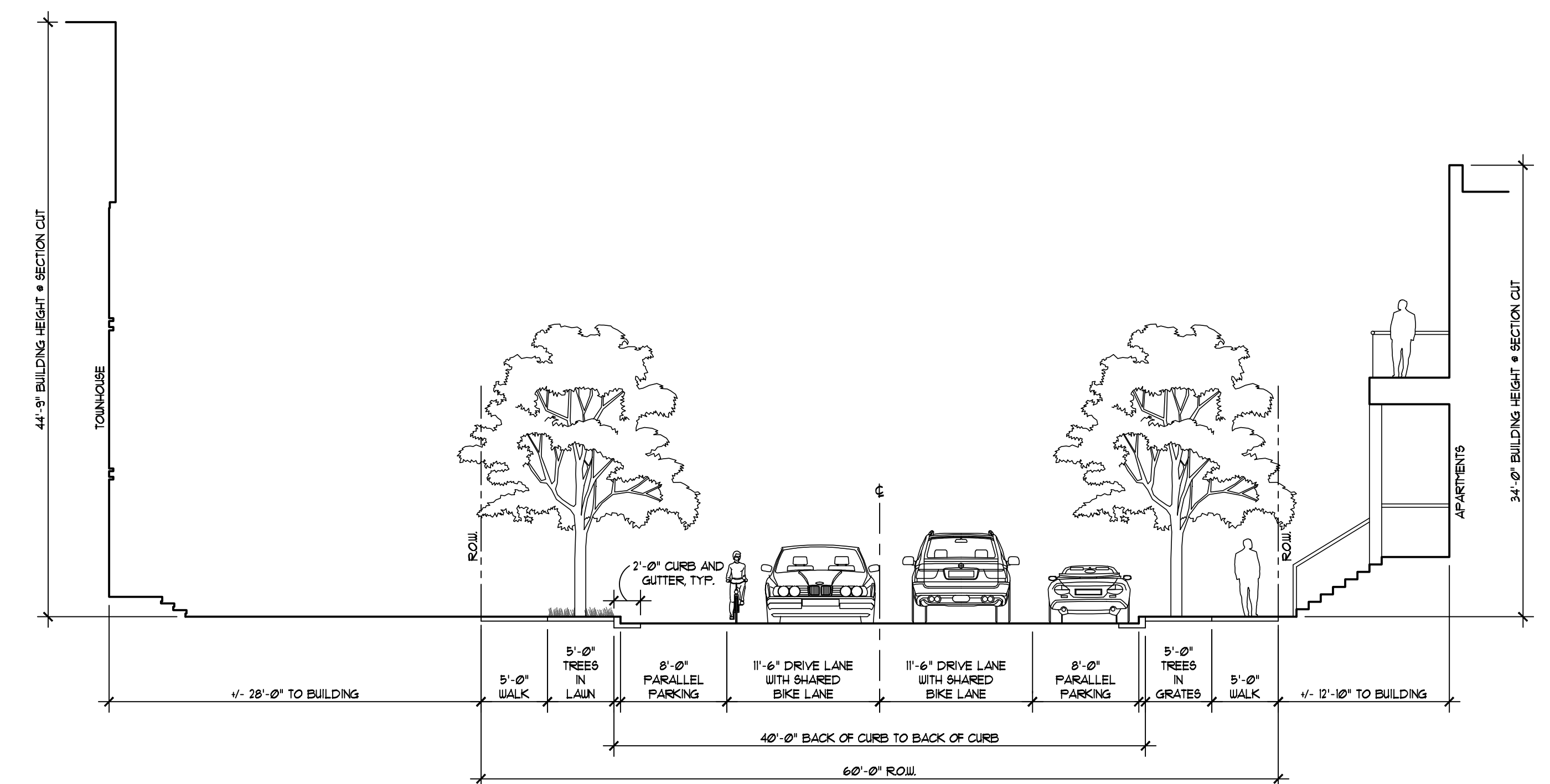
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L100 SCALE: 1/8" = 1'-0"



2 Beal Street Cross Section
L100 SCALE: 1/8" = 1'-0"



3 Beal Street Cross Section
L100 SCALE: 1/8" = 1'-0"



1 Beal Street Cross Section
L100 SCALE: 1/8" = 1'-0"

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Landscape Architecture

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Plymouth, MI 48170

Ph: 248-347-7010

Project:
The Downs
Northville, MI

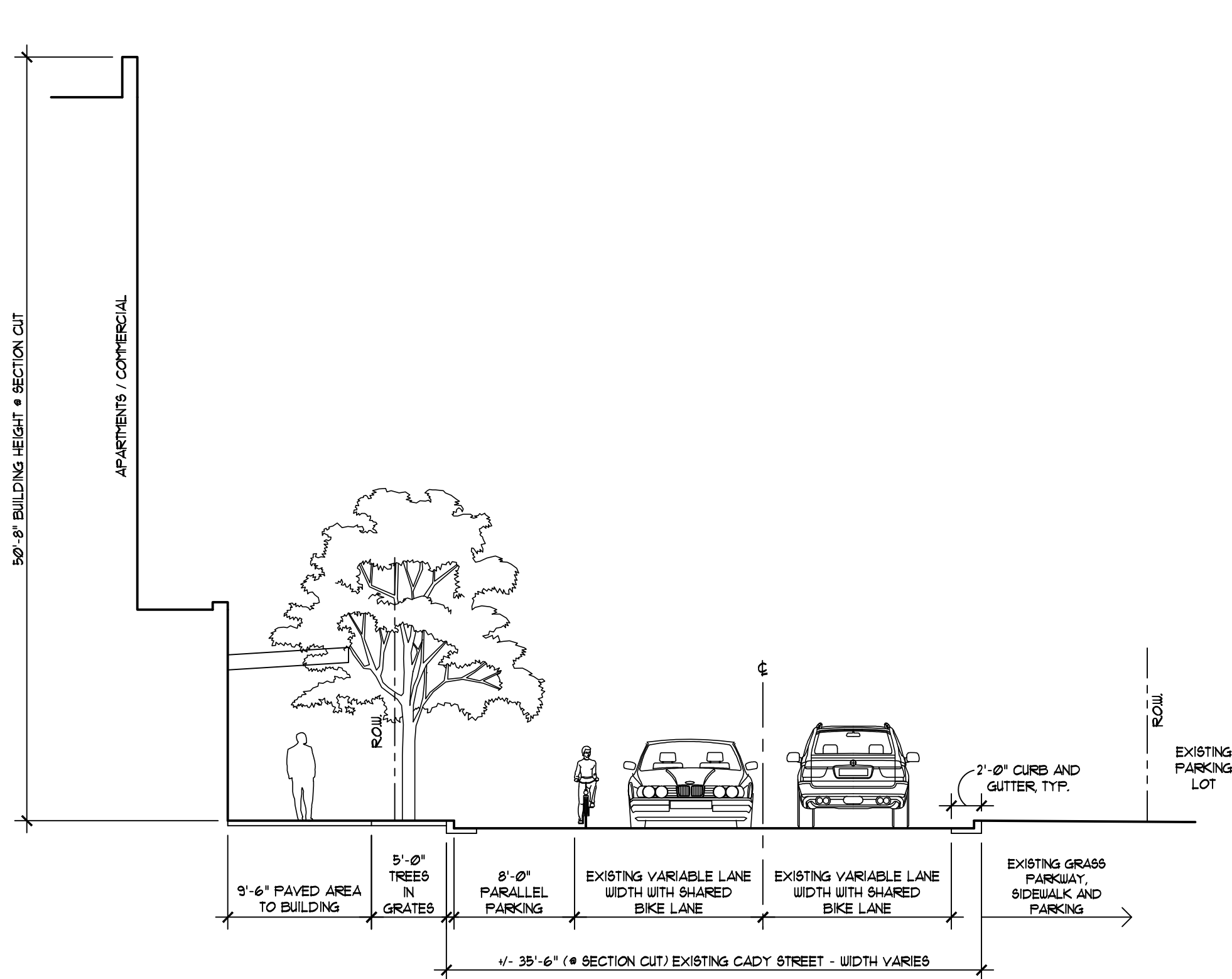
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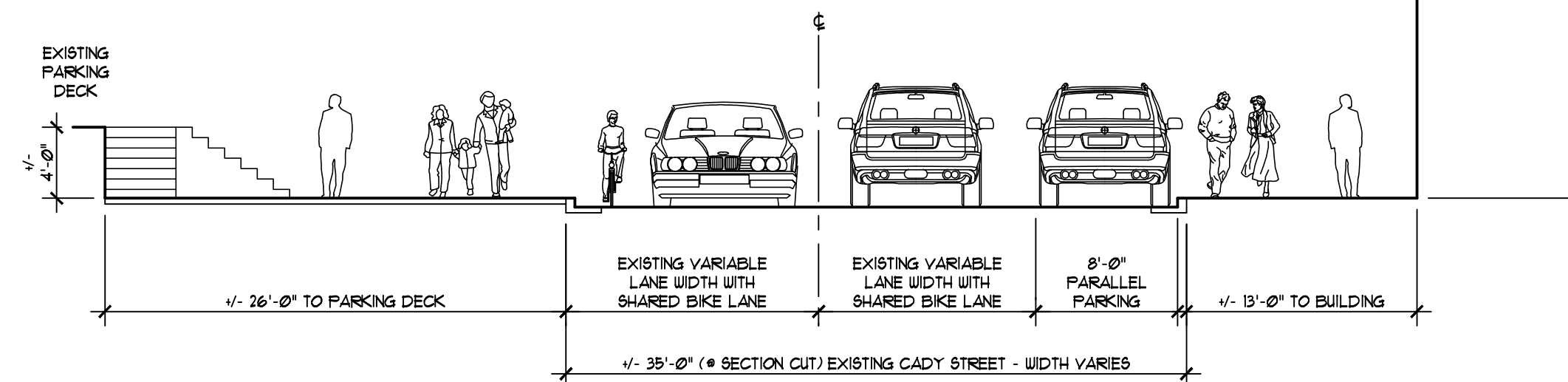
Date: 12/14/2021 Issued for:
Preliminary Site Plan Approval

Sheet Number:
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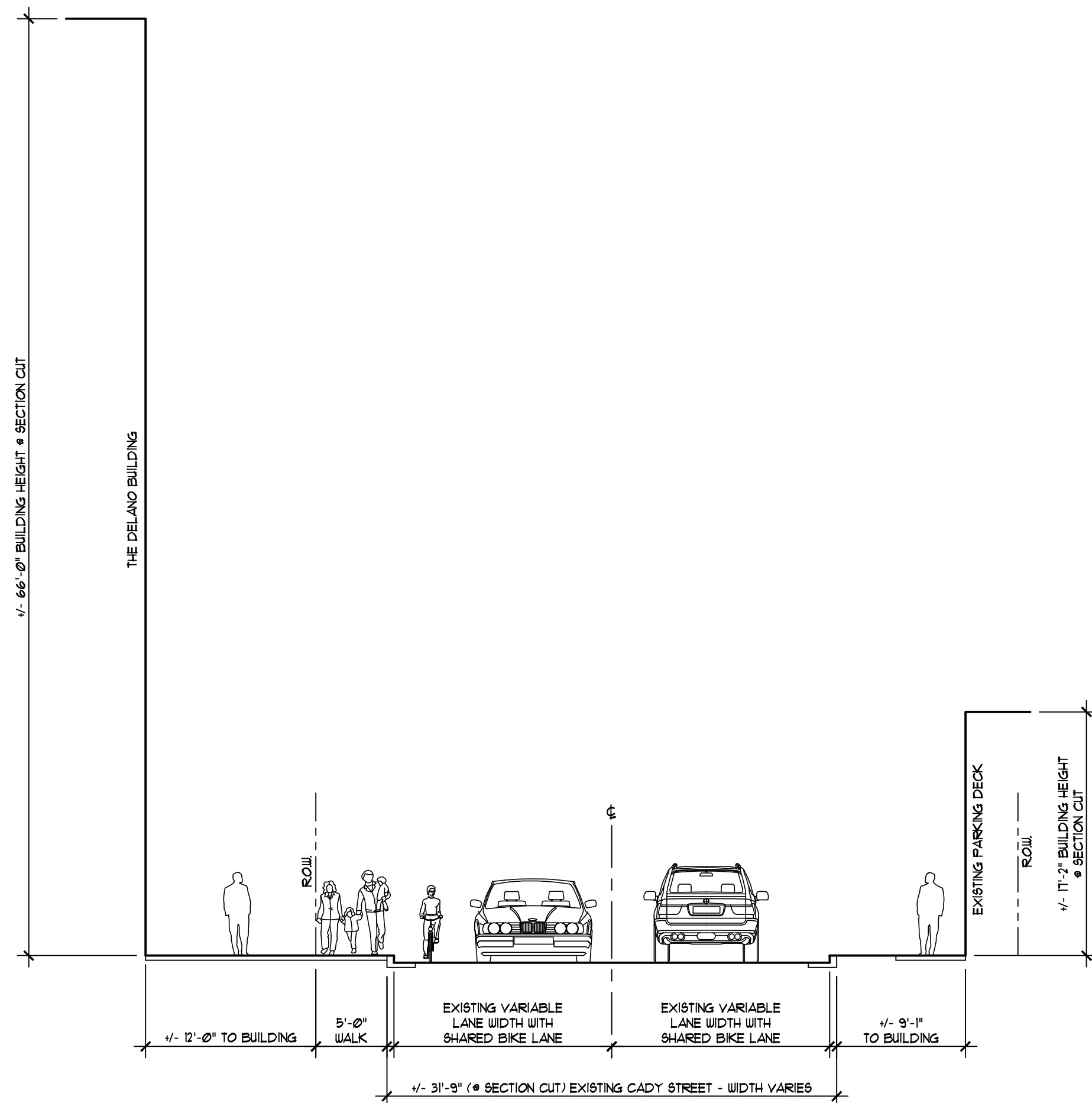
L111



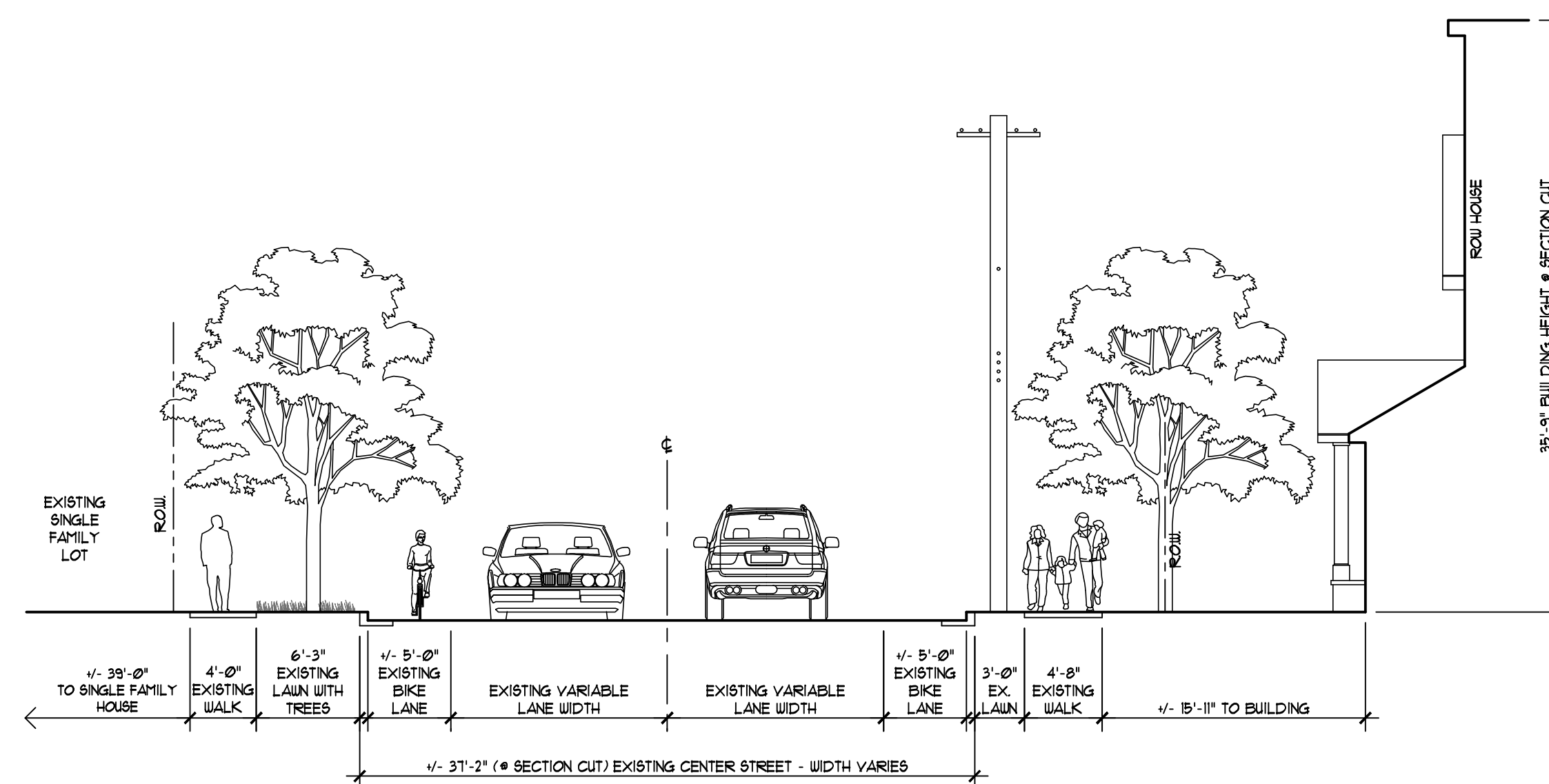
4 Cady Street Cross Section
SCALE: 1/8" = 1'-0"



2 Cady Street Cross Section
SCALE: 1/8" = 1'-0"



3 Cady Street Cross Section
SCALE: 1/8" = 1'-0"



1 Center Street Cross Section
SCALE: 1/8" = 1'-0"

**GRISSIM
METZ
ANDRIESE** ASSOCIATES

Landscape Architecture

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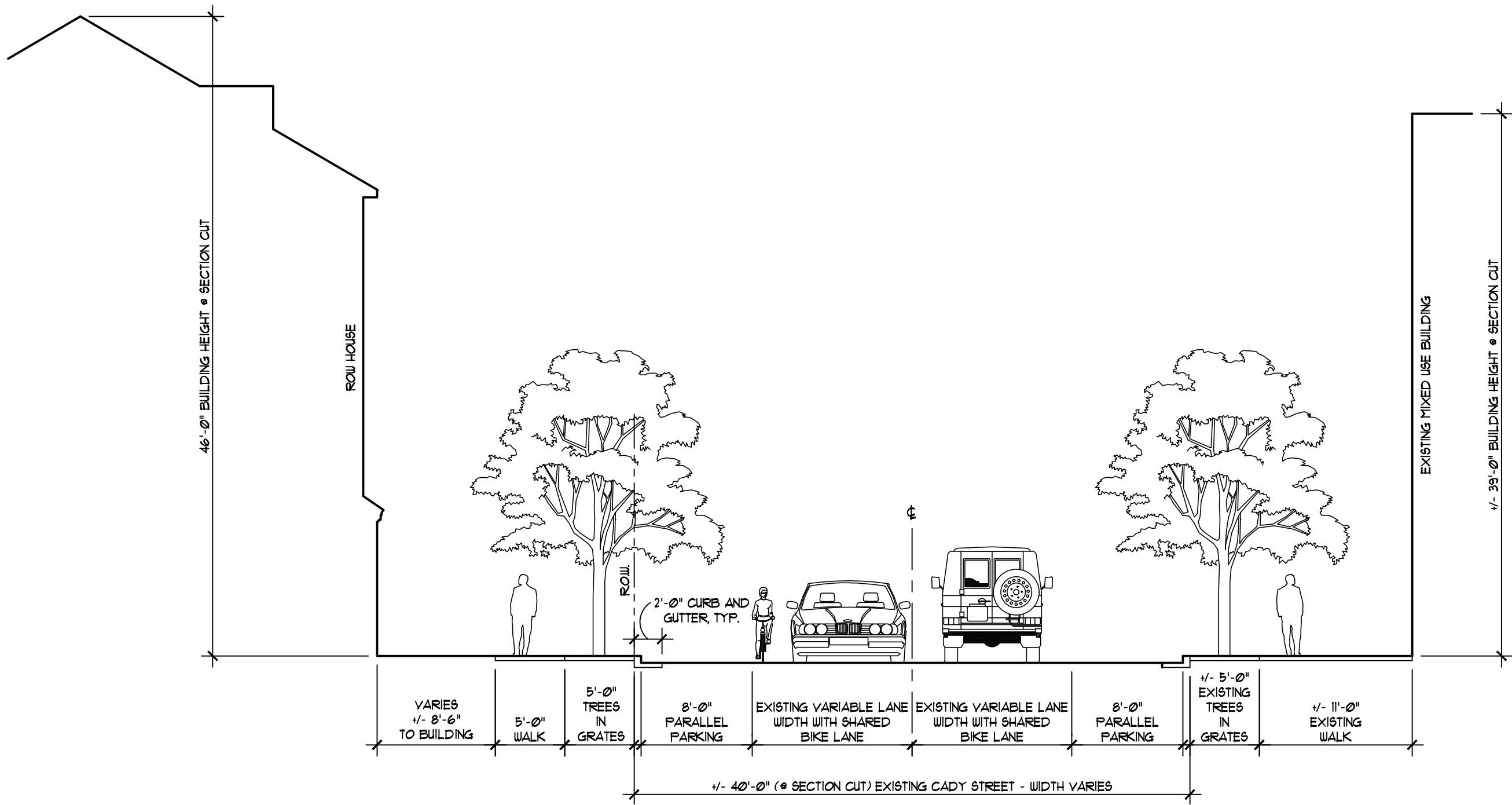
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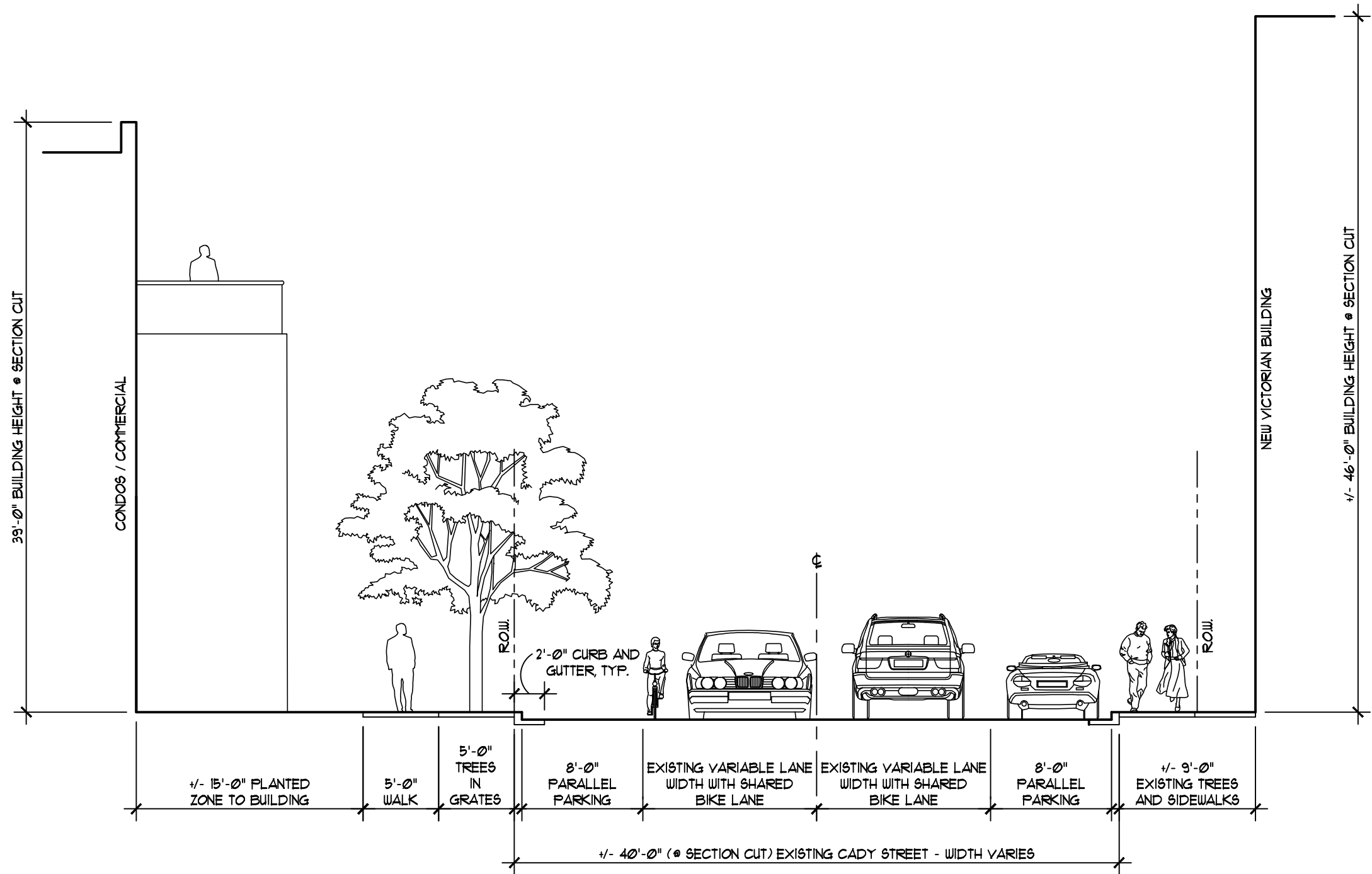
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Streetscape Cross Sections

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2 Cady Street Cross Section
SCALE: 1/8" = 1'-0"



1 Cady Street Cross Section
SCALE: 1/8" = 1'-0"

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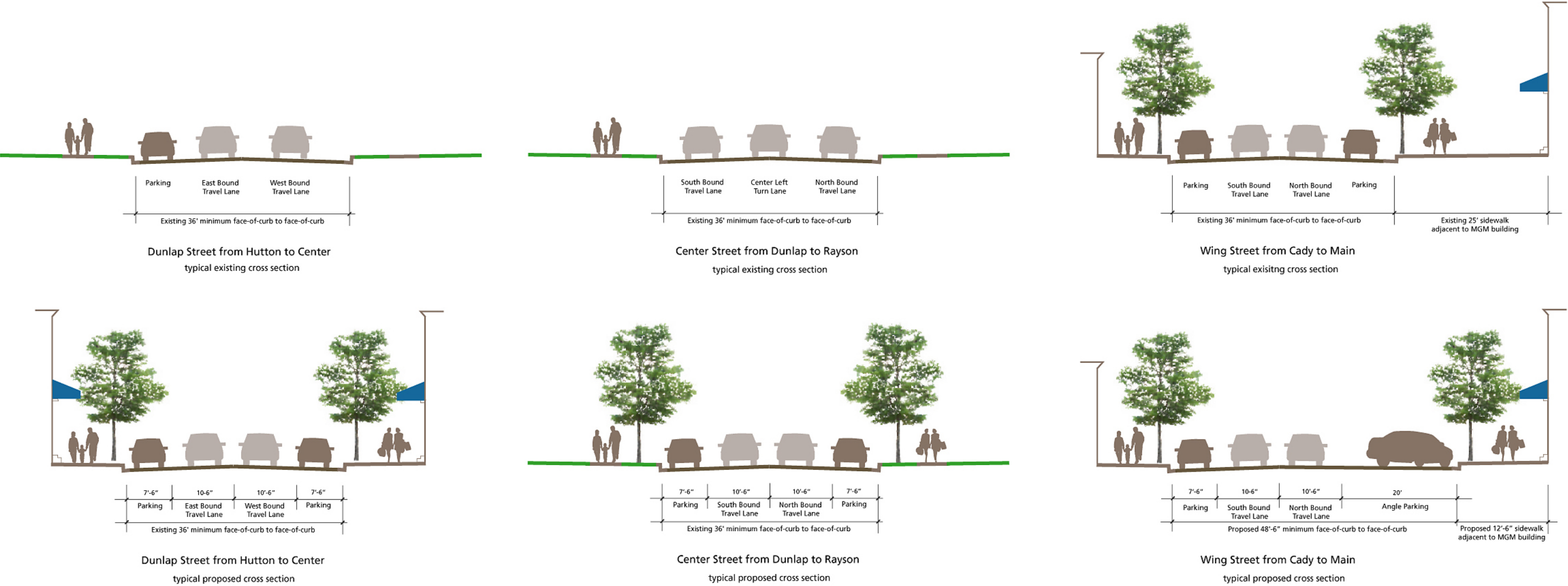
Project:
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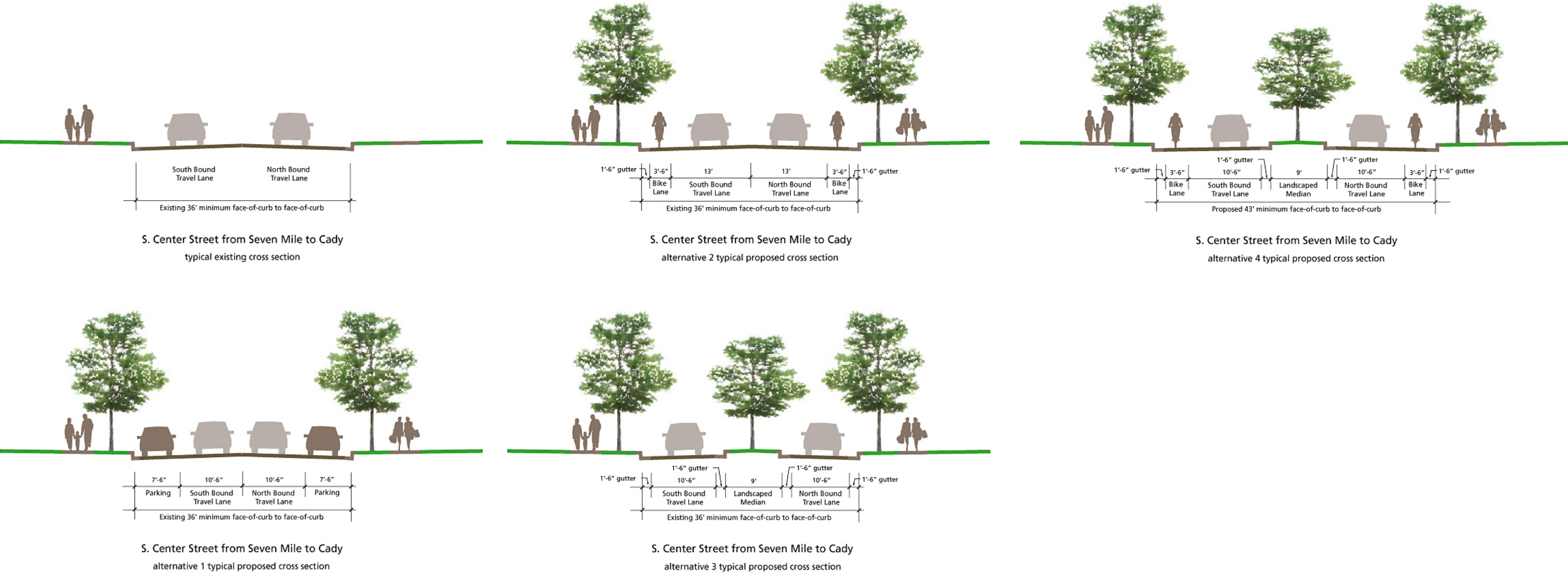
Figure 12



Street Cross Sections - Sheet 1

City of Northville
Downtown Strategic Plan

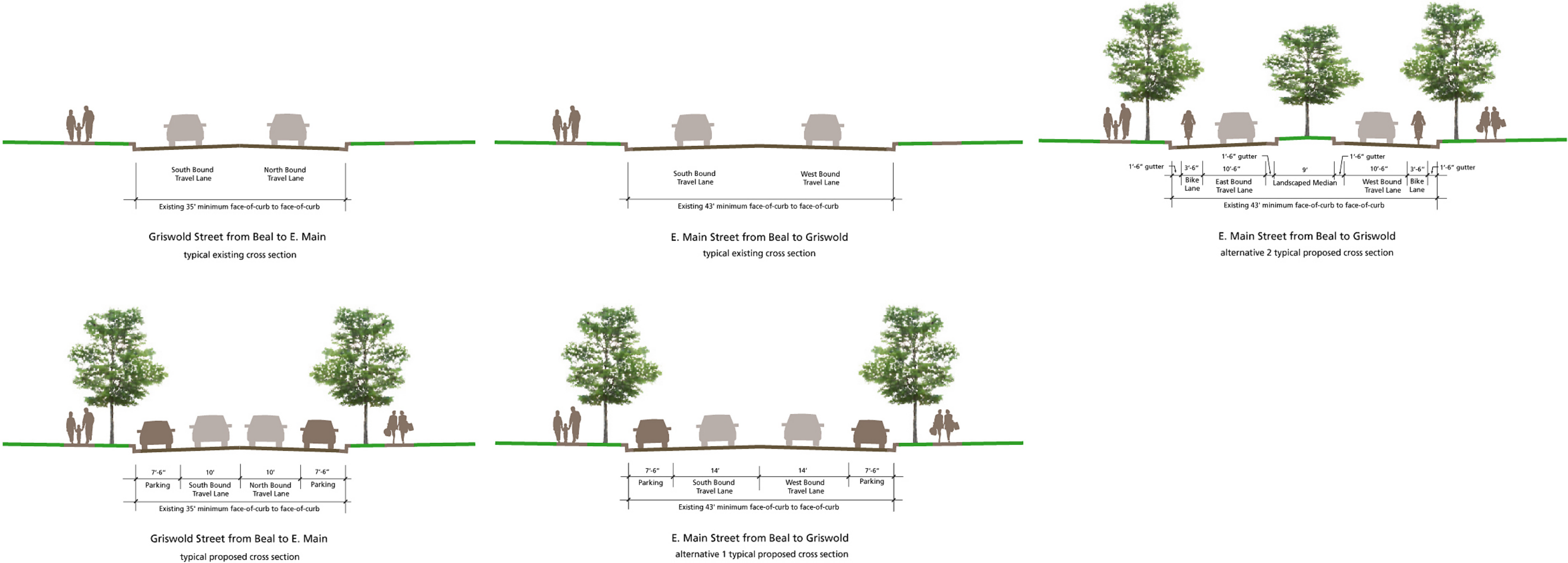
Figure 13



Street Cross Sections - Sheet 2

City of Northville
Downtown Strategic Plan

Figure 14



Street Cross Sections - Sheet 3

City of Northville
Downtown Strategic Plan