

**Written
Comments
Received**

Michelle Massel

From: Barbara Ulbrich <barbaraulbrich2@gmail.com>
Sent: Wednesday, August 3, 2022 1:05 PM
To: Dianne Massa
Subject: Downs Development

Planning Commission:

I am very discouraged regarding the Downs Development plan being presented for approval. It does not comply with Northville's surrounding aesthetics. The Master Plan indicates it should. I am also concerned how the current economy will be a factor both in construction and vacancies. The developer has indicated:

1) Commercial space \$35 sq ft. This is well above other surrounding spaces available in or near Northville. Factor in, on street parking only, now that the lot servicing these retailers has been removed.

2) Residential starting price \$525,000. This is NOT a starter home/condo whatever you choose to call it! With interest rates increasing, no one is addressing that there will be association fees on top of the mortgage payment, along with everyday costs skyrocketing, how many of these units will be sold? Does this comply with offering affordable housing? (Master Plan) Current conditions should be taken into account and researched. The data from months ago no longer applies to today's current market. The idea that residences in the city are a million plus, shows how out of touch this development team is.

Your requested realtor, said condominiums are not a desired commodity. What will the timing be to build this out, if they are not desired? How many will stay vacant?

3) Roads:

A roundabout will cure all problems, really? Again, outsiders are not experiencing what is currently happening without this development being built. Trying to turn left at intersections (ie: Hutton to Dunlap, Randolph to Center) with only blinking lights has been an adventure. This will be the same traffic flow (constant with no breaks) once the roundabout is established. Many more intersections (not designated in this development) will have left turn issues. These are not being addressed since it's not in the development. But it's in the surrounding areas. A negative on the current city residents.

7 Mile additional light:

I can't wait to see this. I recently had the pleasure of experiencing the "new" light at the hospital by I275 that was the example supporting this. From the I275 overpass: stopped at the light at the expressway, stopped at the light for the hospital, went through amber at VistaTech and stopped at Haggerty. I decided 8 Mile with its horrible condition (now being improved) was a better option!

So, throw in a train and possibly a Farmers Market? Should be exciting.

Alleys in the development:

Unless I missed an update they are 12 feet. It was stated an 18 foot minimum for garbage trucks. (The purple streets) Are these residents being required to bring their new "Mini Cooper" size trash receptacle out front? That might be quite a challenge.

4) Parks

Central: sounds and looks good on paper. In actual space it's four small areas. Unless there are items to attract current city residents, this will be nice for the development, not an asset for the city.

Walkways other common/park areas:

A youth soccer field needs at least an acre. The Development Team trying to imply (fields) in the small park behind three houses? It isn't feasible.

There are parks throughout the city, those that want to walk or run, will do it with or without these areas.

Fountains in the ponds. Vandalism? Liability? Other communities have fences, not pretty, but is it a possible necessity?

5) Farmers Market

The Farmers Market was a major factor for this PUD to be considered. The survey responses made their wishes known, which it is now being eliminated. How many considered this their main concern?

These are some highlights. Hopefully, you realize this is not the development we need. The river will see day light, but it needs to be done correctly.

Bottom line: this does not follow the Master Plan.

Barb Ulbrich

Sent from my iPhone