

To: Mr. Tim O'Brian

cc: Ms. Nancy Darga
Ms. Susan Haifleigh
Mayor Brian Turnbull
Mr. Patrick Sullivan

Tim,

Thank you for your note. While we do recall casually mentioning an effort to provide additional information regarding other residential developments, it occurred to us that information has already been provided thru the planning process and in meetings with Hunter Pasteur.

We understand your team and others in the community are fully aware of the design work in Dexter and would like to see that type of consideration. Ecosystem improvements should strive to support and maintain a balanced, integrated and adaptive community of organisms that resembles the natural habitat, while at the same time enhancing direct connectivity to downtown Northville and surrounding neighborhoods.

In addition, you have shared your extensive experience integrating GSI practices with your time at Ford Motor Company - in our mind a perfect parallel to this project. It is also our understanding that the consulting firms you work with also have this type of expertise and knowledge. This makes us certain that you and your colleagues are in fact very adept at designing progressive, site-wide integrated stormwater management. In addition, the EPA offers extensive examples and best practices for this type of request.

As a local family and foundation, we must lean on your team to be the leaders in offering the community the most state of the art, intentional, social-environmental site plan that holistically considers our community.

We have been involved from the beginning of this process: In meetings with Hunter Pasteur as well as individual meetings with you and others from Northville. The baseline recommendations our foundation made to the Developer have not materialized in any of the updated site plans. While we look forward to site improvements, the notion that it will be "better than it is now" does not satisfy our request to donate the property.

We are looking for a regional *gold standard* for total site improvement that goes much further than the existing plan demonstrates. We see the social-environmental-economic benefits of this request as a long term benefit to the community. Fundamentally, this contribution is about using progressive stormwater management systems that steers away from a dual pond system. Our contribution hopes to return our river to a healthier state as a model for adjacent communities to view. In order to satisfy our requirements for donation, we request a formal agreement from your end to move forward.

Sincerely,

Snyder Family & The Block Foundation

To: Mr. Jeff Snyder
Ms. Marie McCormick
Mr. Patrick Sullivan

cc: Ms. Nancy Darga
Ms. Susan Haifleigh
Mayor Brian Turnbull

I am writing to revive our earlier discussions regarding potential environmental opportunities at the proposed Downs development and the Northville Farmer's Market.

After our last meeting I circulated an email on December 9 summarizing my understanding of our meeting. I did hear back from Pat that he concurred with my summary. I identified three areas for follow-up: 1) OHM was to review, internally, information related to the FEMA floodplain work, 2) Marie was going to provide me benchmark information of other residential developments that have contained all stormwater on each individual property and, 3) I agreed to review riparian buffer. It is my understanding that OHM satisfactorily resolved their questions, but please let me know if that is not the case.

Before addressing riparian buffer, I do want to discuss our current site plan as it relates to storm water management and the characterization, in our December meeting, of the proposed storm water detention basin as "basically, an ecological dead zone". First, as you know, the current Northville Downs site has converted approximately 1100 feet of river in what is effectively a sewer pipe. The site is almost fully paved or gravel with minimal vegetation. Our calculation indicate that this condition results in annual storm water runoff of approximately 45 million gallons. This storm water contributes significant flooding, sediment and contamination to the head waters of the Rouge River watershed. Our currently proposed site plan for the Downs will daylight the river and restore approximately one-third of the site (15 acres) to greenspace and eliminate 95% of the current runoff from storm events including a 100-year rain. An important element of this design is the detention basin, which will be designed to function and appear as a natural wetland feature.

With regard to riparian buffer, the current plan contemplates a river basin of approximately 30 ft. in width to accommodate normal flow, and a bank-to-bank width of approximately 150 ft, in order to accommodate the 100-rain event. As with the storm water features, the riverbanks will be landscaped with natural vegetation.

We believe that the currently proposed ecological aspects of the Downs site represent a generational opportunity and a very significant improvement to current environmental, habitat and flood conditions. We also believe that there may be further opportunities to implement storm water and greenspace enhancements to the Downs site plan. At this point, we are in the preliminary site plan review process so specific site opportunities cannot be finalized but we

know that there will be additional greenspace for potential sites for rain gardens and storm water swales. We have been actively engaged with members of the City's Sustainability Task Force and River Walk Task Force and will continue to work with these forums to identify and implement any further feasible ecological opportunities. We welcome any specific suggestions that you may have.

Sincerely,

Tim O'Brien