

December 22, 2019

To Mayor Turnbull, Northville City Council and Planning Commission:

As you are aware, Watermark along with their local agent, Greg Presley, met the week of December 16 with several City government bodies, the Citizens For Northville and the First Presbyterian Church to solicit feedback on their Cady Street Apartment Concept that was presented to the Planning Commission at their November 19, 2019 Meeting. Members of the Citizens For Northville were present at every meeting. After gathering feedback from our members who attended these meetings, we are presenting to you what we heard collectively as common themes/concerns voiced by our citizens at each meeting.

- 1- Impact on traffic/roads: This is the primary constraint to any development for which a well studied solution must be found to overcome current traffic issues as well as the exacerbation of added density to the downtown area. This solution will then be a key limiter as to what degree of added density in The Downs 49 acres can be tolerated. Such a study and solution, of necessity, must precede any development project. The limited suggestions to date such as making Hutton street a through street which would interfere with the Church 120 student pre-school or a roundabout at 7 mile and Center St. are wholly inadequate.
- 2- Parking- the current WM concept has insufficient underground parking by a wide margin, some feel as much as 100 parking spots short. Furthermore, current parking available to the First Presbyterian Church would no longer be available which could put the viability of the Church at risk.
- 3- Proper consideration for the Watermark proposal of some 300 apartments and townhomes and commercial units on 9 acres

along Cady Street without having a well developed concept for the balance (39 acres) of the Downs Property is impossible or at a minimum unwise. Watermark in association with Hunter Pasteur appears to be presenting an improved version of a portion of the same high density HP June proposal but only for the Cady Street 9 acres. Again, approving The Downs projects in a piecemeal fashion puts the City at risk for unintended outcomes far worse than the Watermark density build-up.

- 4- What is the best use of the Cady St property? There is no data supporting the Watermark apartment centric concept as the best use of the Cady Street property. The rationale presented thus far states that Northville empty nesters want to downsize to an apartment and that young people want affordable apartments in downtown Northville (Is \$1500-\$2500/month affordable?). We know of no empty nesters that wish to do so and young people have plenty of apartment opportunities within a mile or two of downtown. Watermark has stated that they do have data regarding housing trends. But even if there is a demand for additional apartment units in and around Northville, such units should be built elsewhere, not on the Cady Street property. Further, additional well thought-out proposals that might include one or more of the following: a limited number of apartments, condos, single family homes and/or commercial should be considered before a determination can be made regarding the best use of this property. Furthermore, do high end condo (aka The Cady St Delano project) and home owners want to live adjacent to a sprawling apartment complex?
- 5- Watermark is apparently a fine company but with only one product – apartments. However, there are many other fine companies that offer a wide array of potential concepts. Watermark is not the only game in town. We should not be

looking at this proposal as the only way to achieve an adequate revenue stream to the City.

6- If the Watermark proposal were to move forward, who would own and operate the apartment complex? Watermark stated that they do own and operate only some of their developments.

Bill Poulos and John Jameson for the Citizens For Northville