



**Carlisle | Wortman**  
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**MEMORANDUM**

**TO:** City of Northville Planning Commission

**FROM:** Sally M. Elmiger, AICP

**DATE:** January 24, 2021

**RE:** Technical Review from Dan Burden, Walkability Consultant

Attached is a technical review memo containing comments from Dan Burden, Walkability Consultant, on the Downs site plans submitted on January 20, 2022. The City Manager and I spoke to Mr. Burden on January 24, 2022 about his comments, and have provided the following clarifications.

**D. Burden Comment 1:** *No additional street connectivity was added. This is a special concern since the historic 49 acres formed a Super Block, and thus became a major transportation system impactor to the greater town and adjacent neighborhoods.*

Clarification: This comment relates to the recommendation to add a vehicular connection across Johnson Creek to 7-Mile at E. Hines Drive.

**D. Burden Comment 2:** *No evidence of increased “eyes on the trail” or other public spaces is evident.*

Clarification: This comment refers to orienting homes so that the front of the buildings overlooks open space, providing opportunities to keep an eye on activities in the open space. Locations of additional opportunities are identified as “A” on the Site Plan image below.

**D. Burden Comment 3:** *Missed opportunity for building orientation to watch over the Hutton Street open space connector.*

Clarification: Location identified as “B” on the Site Plan image below.

**D. Burden Comment 4:** *No further density was added in key locations such as open spaces and no open space perimeter trail or road was added.*

Clarification: Location of additional opportunities for higher density identified as “C” on the Site Plan image below.

**D. Burden Comment 5.** *Off-street parking should not be in view and not interrupt walking enjoyment (corner of Hutton and Cady). Two-story Liner buildings would correct this.*

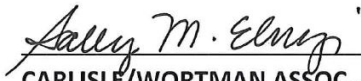
Clarification: This comment refers to the proposed parking lot on the south side of Cady St., across the street from the church.

**D. Burden Comment 6.** Missed opportunity to provide a direct open space connector to the waterfront (by rearranging one housing cluster).

Clarification: Location of additional opportunities for higher density identified as "D" on the Site Plan image below.

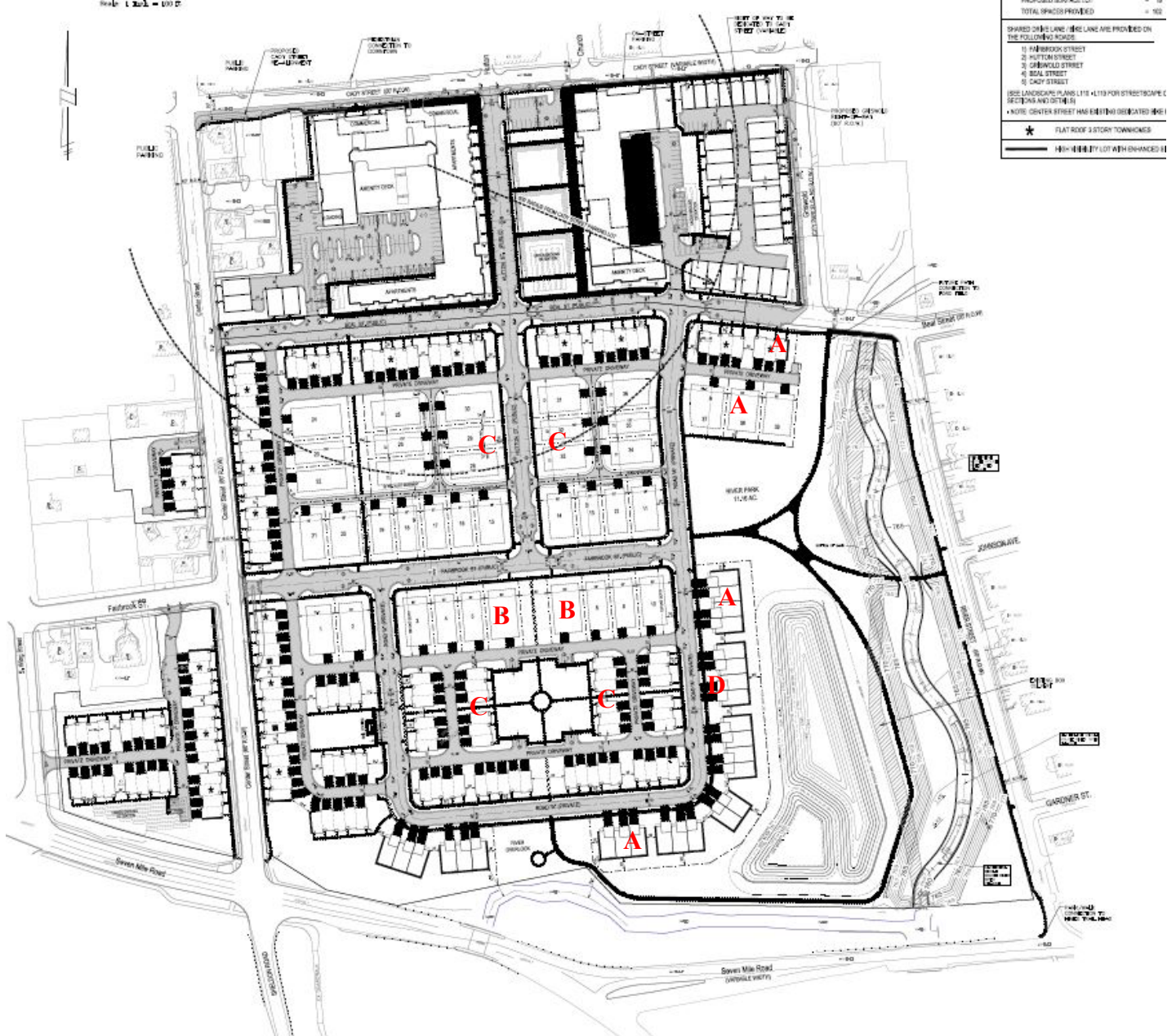
**D. Burden Comment 7.** *No changes explored the concept of a festival street.*

This information will be included in the Planning Commission packet for February 1, 2022.

  
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CARLISLE/WORTMAN ASSOC., INC.  
Sally M. Elmiger, AICP, LEED AP  
Principal

Cc: Patrick Sullivan  
Dianne Massa

Figure 1: Downs Preliminary Site Plan (1-20-22)





## Re: Northville Downs Technical Memorandum (01-25-22)

To the Northville Planning Commission:

With this technical memo I wish to review the opportunities taken and not taken to make the NORTHVILLE DOWNS a more walkable and livable contribution to the downtown center. I was able to review changes made between the 12-08-21 submittal and the 1-20-22 revision. A number of minor walking connectors were made in this 1-20-22 revision. In addition to many features of this project that are restorative to nature, enhance biophilic elements, and build walkability and livability, there are a number of missed opportunities that would correct significant impactful historic land use/transportation errors, add value and an economic return to the project. This memo addresses on site opportunities only. Significant walkability value continues to be missed. It is my observation that further corrections to the 1-20-22 revision would add value to adjacent neighborhoods, to the town tax base and to the development company investment. Items 1, 2 and 3 are considered crucial omissions, while 4-7 are less critical, but beneficial, if corrected.

### MISSED INTERIOR OPPORTUNITIES:

1. No additional street connectivity was added. This is a special concern since the historic 49 acres formed a Super Block, and thus became a major transportation system impactor to the greater town and adjacent neighborhoods;
2. No evidence of increased “eyes on the trail” or other public spaces is evident;
3. Missed opportunity for building orientation to watch over the Hutton Street open space connector;
4. No further density was added in key locations such as open spaces and no open space perimeter trail or road was added;
5. Off-street parking should not be in view and not interrupt walking enjoyment (corner of Hutton and Cady). Two-story Liner buildings would correct this;
6. Missed opportunity to provide a direct open space connector to the waterfront (by rearranging one housing cluster);
7. No changes explored the concept of a festival street.

Thank you for your consideration.

Sincerely,

Dan Burden  
Director of Innovation and Inspiration  
Blue Zones, LLC