



March 2, 2022

City of Northville

Department of Public Works
215 W Main St,
Northville, MI 48167

Attn: Mr. Michael Domine, DPS Director

Re: The Downs – Traffic Impact Study, Engineering Acceptance
OHM Job No. 0152-21-1020

Dear Mr. Domine,

We have completed our review of the revised traffic impact study for the proposed development study in City of Northville, Michigan. The Downs project site is located adjacent to the south side of Cady Street, between Center Street and Griswold Street on the property that was previously occupied by Northville Downs. The proposed development includes the construction of a mixed-use retail and multi-family residential units.

The traffic impact study was prepared by Fleis & VandenBrink Engineering, Inc., the original TIS reviewed was dated December 14, 2021. This review includes the most recently revised TIS dated February 20, 2022. Synchro traffic modeling files were also provided for review.

Fleis & VandenBrink Engineering, Inc. has addressed all of the concerns raised in our previous memos, including those dated January 13th, January 26th, and our subsequent review the TIS submitted for the PC public meeting. **We note that the TIS follows accepted professional traffic engineering practices, and we concur that it is a complete and accurate depiction of the potential traffic impacts from the proposed Northville Downs development.**

Sincerely,
OHM Advisors

A handwritten signature in black ink that reads "Stephen B. Dearing". The signature is written in a cursive style and is positioned above a horizontal line.

Stephen, Dearing PE, PTOE
Senior Technical Leader- Traffic

cc: Patrick Sullivan, City Manager, via email
Sally Elmiger, CWA, City of Northville Planner, via email
Dianne Massa, City Clerk, via email
Matthew Samhat, City Fire Marshall, via email

Brent Strong, City Chief Building Official, via email
Nicholas Bayley, OHM, via email
George Tsakoff, OHM, via email
John Katers, OHM, via email