



NORTH VILLAGE MASTER PLAN

Township Board & Planning Commission Meeting
March 28, 2017

McKenna
ASSOCIATES

Introduction

Paul Lippens, AICP, NCI

Director of Transportation
and Urban Design

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- ✓ Author of nationally recognized Complete Streets resources
- ✓ 2016 MAP Transportation Planning Award for Bike Walk Livonia
- ✓ 15 years of multimodal planning in Michigan, Ohio, Indiana and Illinois

Patrick Sloan, AICP, FBCI

Senior Principle Planner

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- ✓ Project Manager for Township Planning and Zoning
- ✓ Master Plan, Zoning, Site Plan Review, Community Development
- ✓ 15 years of planning and analysis experience in SE Michigan

Agenda

- ✓ North Village Master Plan
 - ✓ Formerly called Northfield Community Park
- ✓ Moving Forward > Downtown Whitmore Lake Plan
- ✓ Next Steps > Work Plan for Near-term Planning Activities



North Village Master Plan

Process and Concepts

Study Area

- ✓ 23- Acres
- ✓ Natural Features
- ✓ Lake Access
- ✓ Keyhole Access on Main & Barker
- ✓ Rail Corridor



Public Engagement

- ✓ Downtown Planning Group
- ✓ Business Interviews
 - ✓ Social Media & Events
 - ✓ Lake Access & Amenities
 - ✓ Incubators & Public Partnership
- ✓ Trunk or Treat
 - ✓ ~ 500 to 800 attendees
 - ✓ 92 responses
 - ✓ Public uses - Beach 58%
 - ✓ Business – Bakery/Deli 42%
- ✓ Tax Mailing Surveys
 - ✓ 390 responses
 - ✓ Public uses - Beach 63%
 - ✓ Business – Restaurant/Bar 44%
- ✓ Design Workshop

Downtown Planning Group

Barb Griffith, Chair, DDA Chair
Jeni Olney,
Suzanne Bellore
Tom DeKeyser
Denise Kabisch
Linda Lupi
Tamren Menzel
Tim Saville
Cyndi Secrist
Jack Secrist
Doug Wilbur

Design Workshop

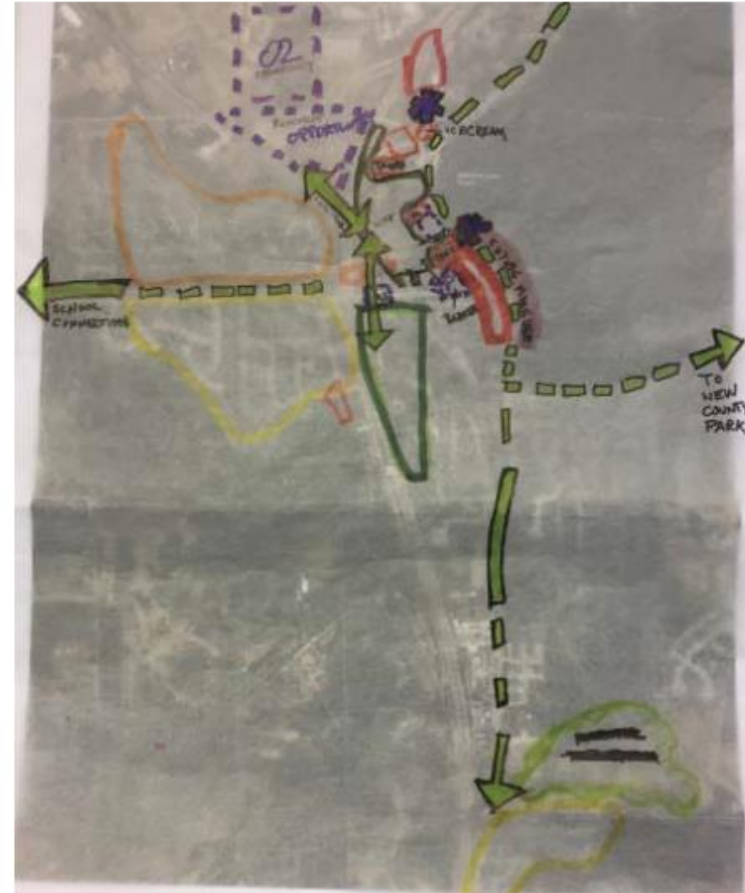
- ✓ Tradeoffs
- ✓ Connections
- ✓ Program



Design Workshop – Tradeoffs



Design Workshop - Connections



Design Workshop - Program



Low >>>



Mid >>>



High >>>

Design Workshop Summary

- ✓ Site design and uses must support existing Downtown amenities and businesses
- ✓ The site can be a catalyst for connecting current Township and Downtown assets
- ✓ The site can provide parking opportunities for Downtown and events
- ✓ Many participants started thinking only about public uses and left excited about possibilities

Design Purpose

PURPOSE STATEMENT

The North Village development shall complement the surrounding neighborhoods, historic architecture, and traditional character of Downtown Whitmore Lake. Development shall be phased to address public amenities, lake views and natural features, desirable connections to Downtown, parking, site access, and community vitality.

Uses shall be complementary to Downtown Whitmore Lake and mixed use buildings with restaurants, retail, and second floor residential along Main Street are desirable. The site shall be developed to minimize the fiscal impact on taxpayers and new private development, include housing and mixed use buildings, shall be considered if the development will subsidize public amenities.

Design Objectives

Required Design Objectives:

- A small public space / town green (10,000 s. f. or less) fronting the lake and Main Street and framed by retail or mixed use buildings.
- A two to three story mixed use building (foot print of 10,000 to 15, 000 s. f.) fronting on Main Street with site access to a public parking area on the southeast access point north of the Barker Road intersection.
- A public stage / amphitheater on the north end of the site facing US 23 and sited to complement views of the lake.
- A central passive recreation area / field, corresponding to the existing glen with a pavilion structure and restroom.
- The circulation system should be restricted to the perimeters of the central open space and provide site access to Barker Road on the south, Main Street in two locations on the east and Main Street on the north through the existing US 23 exit ramp.
- The four established woodland clusters shall be substantially preserved in the locating of site features and amenities.
- A multimodal path on the western edge of the site tying into a circulation system that accesses the town green and central passive recreation area.
- The multimodal path should connect to the planned path on the south side of Barker, the athletic fields, and potentially follow the rail right-of-way under US 23.
- The passive recreation area should be usable for special event parking.

Design Objectives

Encouraged Design Objectives:

- Housing, of up to four stories, is encouraged to fill gaps between woodlands on the west edge of the site adjacent to US 23 to help create a sound barrier.
- If additional housing is incorporated it should be of a character compatible with nearby single family homes with front porches, pitched roofs, and limited to 2.5 stories in height.
- A new sand beach stabilized by design with dock, fishing, and swimming area to accommodate public access to the waterfront.
- A community garden and farmers market event spaces should be integrated into the site design.

Synthesis Plan



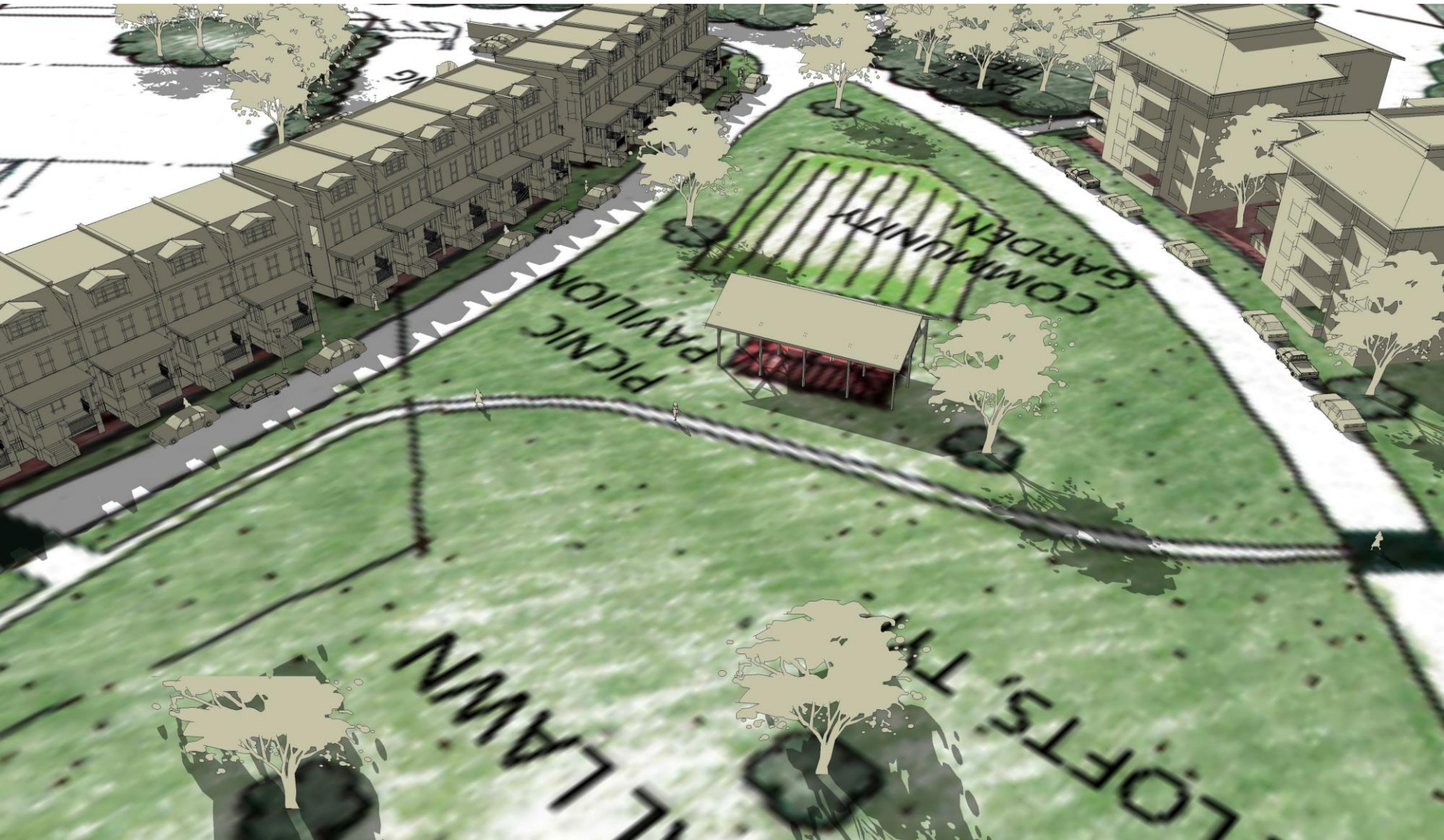
Synthesis Plan



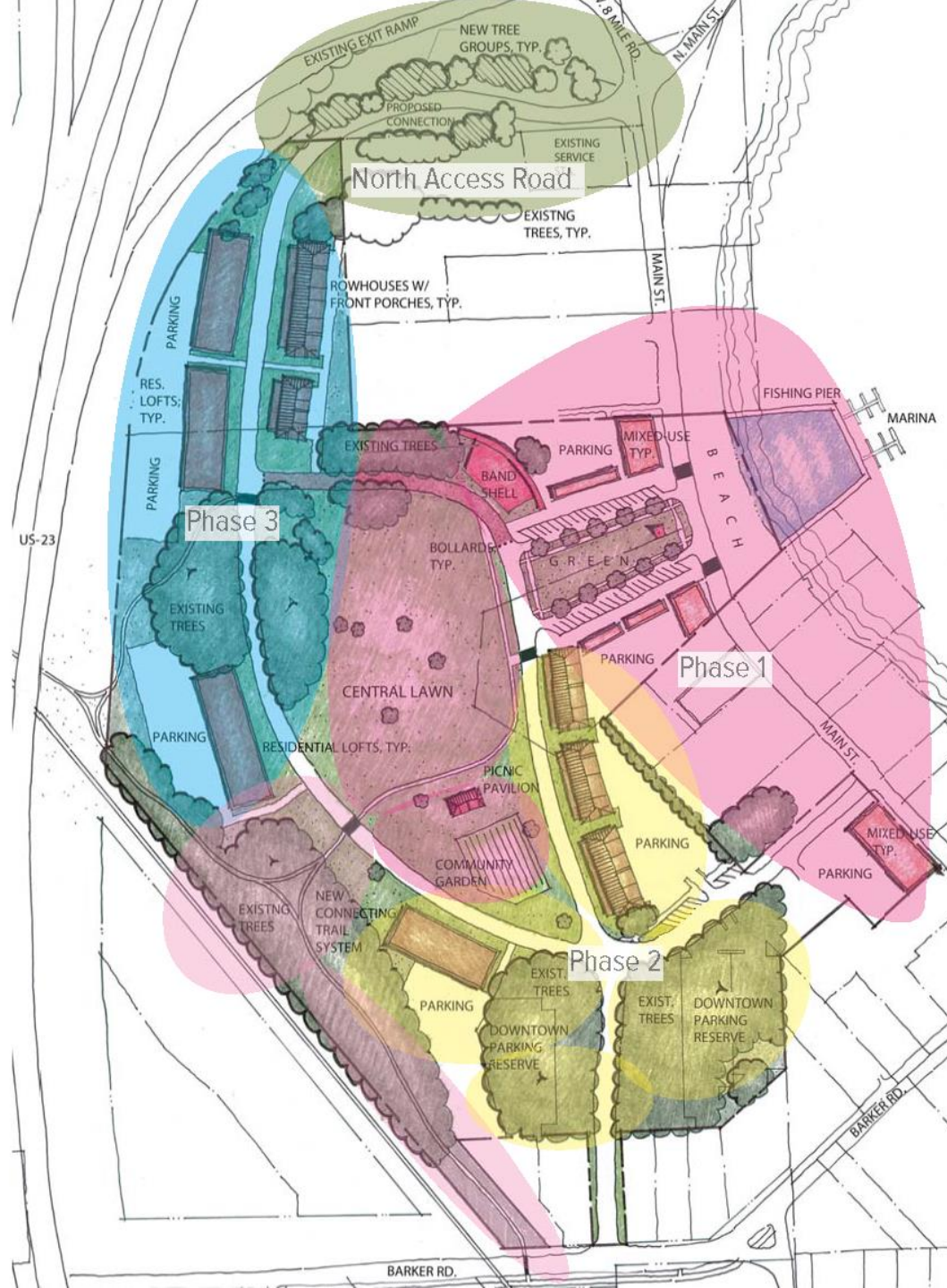
Synthesis Plan



Synthesis Plan



Phasing



Value

- ✓ Housing Units
 - ✓ 35 Rowhouses
 - ✓ 100 Lofts
- ✓ Mixed Use Units
 - ✓ 23 Retail/Office/Apt
- ✓ 94% Taxable

Phase 1				
Feature	Analysis Units	Measure	Cost Per Unit	Cost Estimate
Sewer / Utilities	3,600	l. ft.	\$ 136.00	\$ 489,600
Roads / Circulation / Street Parking	3,600	l. ft.	\$ 50.00	\$ 180,000
Parking Areas with Landscaping	27,460	sq. ft.	\$ 7.15	\$ 196,339
Central Lawn – Grading / Seeding / Planting	118,800	sq. ft.	\$ 0.94	\$ 111,672
Central Lawn – Pathways	480	l. ft.	\$ 12.00	\$ 5,760
Central Lawn – Market Roadway	6,450	sq. ft.	\$ 18.00	\$ 116,100
Central Lawn – Market Roadway Bollards	6	per	\$ 600.00	\$ 3,600
Central Lawn – Band Shell	1	per	\$ 375,000.00	\$ 375,000
Central Lawn – Pavilion / Restrooms	1	per	\$ 155,000.00	\$ 155,000
Green – Grading / Seeding / Planting	14,000	sq. ft.	\$ 0.94	\$ 13,160
Green – Sidewalks	8,800	l. ft.	\$ 9.00	\$ 79,200
Green – Flagpole / Sculpture	1	per	\$ 7,000.00	\$ 7,000
Marina – Docks	385	l. ft.	\$ 400.00	\$ 154,000
Marina – Beach / Sand System	1	per	\$ 228,000.00	\$ 228,000
Mixed Use Buildings – Main Street	20,400	sq. ft.	\$ 250.00	\$ 5,100,000
Mixed Use Buildings – On Green	7200	sq. ft.	\$ 250.00	\$ 1,800,000
Connecting Trail System	1520	l. ft.	\$ 12.00	\$ 18,240
Phase 1 Total				\$ 9,032,671
Phase 2				
Feature	Analysis Units	Measure	Cost Per Unit	Cost Estimate
Rowhouses	24,000	sq. ft.	\$ 175.00	\$ 4,200,000
Loft Buildings	24,000	sq. ft.	\$ 250.00	\$ 6,000,000
Parking Areas with Landscaping	10,000	sq. ft.	\$ 7.15	\$ 71,500
Parking Areas with Preserved Trees	36,600	sq. ft.	\$ 14.50	\$ 530,700
Phase 2 Total				\$ 10,802,200
Phase 3				
Feature	Analysis Units	Measure	Cost Per Unit	Cost Estimate
Rowhouses	17,600	sq. ft.	\$ 175.00	\$ 3,080,000
Loft Buildings	96,000	sq. ft.	\$ 250.00	\$ 24,000,000
Parking Areas with Landscaping	38,400	sq. ft.	\$ 7.15	\$ 274,560
Phase 3 Total				\$ 27,354,560
Phase 1, 2, 3, Total				\$ 47,189,431

Next Steps for North Village

- ✓ Resolution to issues RFP – get developer feedback
- ✓ Issue RFP for site development proposals
- ✓ Incorporate concepts into Downtown Plan, Parks Plan and Master Plan
 - ✓ Redevelopment Ready Community
 - ✓ MEDC and MDNR funding opportunities
- ✓ The plan as presented is consistent with current Master Plan and Zoning ordinance
 - ✓ DPG recommends incorporating it North Village Plan into Downtown Plan and Master Plan, rather than adopting it separately

DISCUSSION

Forward > Downtown Strategic Plan

- ✓ Step 1: Alternatives
 - ✓ Look at key sites
 - ✓ Step 2: Development Framework
 - ✓ Gateways
 - ✓ Future land use
 - ✓ Parking standards
 - ✓ Architectural standards
 - ✓ Step 3: Connectivity Framework
 - ✓ Non-motorized plan
 - ✓ Street circulation and crossings
 - ✓ Cross sections
 - ✓ Parking plan
 - ✓ Step 4: Downtown Design Guidelines
 - ✓ Landscaping
 - ✓ Wayfinding
 - ✓ Downtown Identity
 - ✓ Step 5: Strategic Action Plan
- ✓ Public Engagement to include:
 - ✓ DDA and DPG meetings
 - ✓ Focus Groups
 - ✓ Pop-up Workshops

And Beyond > Work Plan

- ✓ McKenna Attendance at DPG Meetings and Other Ongoing Assistance
- ✓ Master Plan Update
 - ✓ Incorporate Northfield Community Park Master Plan
 - ✓ Nonmotorized Transportation Plan
 - ✓ Agricultural Production and Preservation
 - ✓ Redevelopment Ready Communities
 - ✓ Zoning Plan
 - ✓ Public Participation
- ✓ Whitmore Lake Downtown Strategic Action Plan and Design Framework
- ✓ Zoning Ordinance Updates
 - ✓ Amendments to encourage more development activity downtown
 - ✓ Amendments to encourage more agricultural tourism
 - ✓ Land Use table to simplify uses and fix discrepancies
 - ✓ Sign Ordinance updates for content neutrality
 - ✓ Medical Marihuana
- ✓ Parks and Recreation Master Plan Update to incorporate North Village
- ✓ Capital Improvement Program (CIP) Assistance



THANK YOU

McKenna
ASSOCIATES