

Downs Project Preliminary SPA Application

Thom Barry – Monday August 29, 2022

SUBJECT:

Lane Widths, Parking Space, Vehicle Speeds & Pedestrian Safety

Alleys

Current Road Widths for Private Project Alleys & Private Drives

- **18ft.** Per Northville DPW Director -Mike Domine (*to support GFL trash pick-up requirements*)
- **22ft.** Per City Fire Marshal -Matt Samhat (*to support Ladder truck requirements for 3 story buildings*)

Public Streets

Current Width of Public Streets - as shown on SPA Proposal Drawings.

- **39ft** - inside curb dimension [8.0-11.5-11.5-8.0] Parking width-lane width (as shown on L-100 series) for Beal St. East/West Extension & Hutton to Beal [[Clarification Requested](#)]
- **35ft** - inside curb dimension [7.5-10-10-7.5] Parking width and lane width. All other public designated roads [[Clarification Requested](#)]

Current Existing City Connector Road Widths (inside curb)

Cady	36ft.
West Main	35ft.
Randolph	31ft.
Wing	35ft.
Average	34.25ft.

Current City Residential Road Width

Average	29ft.
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Current City of Northville Design Standards for Construction Road

Requirement	27ft.
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Travel Lane Width Information

Consultant Opinions Received by the Commission during the PUD and Preliminary SPA process

OHM	11.5 ft.
Jeff Speck	10 ft. maximum
Dan Burden	10 ft. maximum

Traffic Engineering Association Recommendations for City Public Streets

National Association of Transportation Officials	10 ft.
Institute of Traffic Engineers	10 ft.

Questions for the Commission:

- *Which roads if any in the new design should be considered connectors? If so what should their width be?*
- *Are slow flow and yield flow street design widths (those similar to what exist in the City residential neighborhoods (ie.29ft-30ft inside curb) applicable to the new public residential roads in the Downs project?*