

Northville Downs – Response Open Space Deliberations List

Dear Planning Commission of Northville,

The Northville Downs development team has reviewed CWA’s Open Space Deliberation list and has provided a written response to each of the items below. As directed in the July 5th Planning Commission meeting by Sally Elmiger, the final design of landscaping and specifically the Central and River Parks are part of the Planning Commission’s purview at Final Site Plan rather than Preliminary Site Plan. That being said, we recognize the critical importance of the ultimate implementation of these landmark public amenities and will continue to work in close coordination with the various stakeholders to ensure their successful final design and execution.

Characteristics of the Daylighted River

- **Access to the River (Vollick)**
 - *The developer is committed to incorporating access points/walkways along the daylighted river. Detailed specifications to be provided prior to Final Site Plan approval and coordination with the River Task Force will be part of the engagement and design process.*
- **What is the River going to look like (Maize)**
 - *The river design to date is conceptual, please reference prior presentation materials to understand the metrics of the daylighted river design. Updated visuals will be provided during the River design process. The River Park will be designed in coordination with Seiber Keast, the city’s engineering consultant, Grissim Metz, and the River Task Force along with public input. Furthermore, as outline in previous meetings, the river design will be reviewed by the appropriate city, county, state, and federal agencies. As such, we expect the design and approval process to take approximately 85 weeks.*
- **Constructability/Construction logistics: i.e. how is the soil removed, logistics of river construction (Barry)**
 - *Based on initial conversations with Barr Engineering and EGLE during 2018 and 2019, the following construction sequence was discussed:*
 1. *Actual Construction Sequencing is a “Means and Methods of Construction” activity by the river contractor and could vary accordingly.*
 2. *Demolition of Existing Buildings in area prior to excavation.*
 3. *Excavate proposed river to the east of the existing box culvert and establish river channel.*
 4. *Construct as much of the river restoration as possible, in the dry, prior to diverting the river flows.*
 5. *Demolish 100ft – 200ft of the existing box culvert at the upstream and downstream ends.*
 6. *Install cofferdams / sheet piling at each end of the remaining box culvert to divert flows into the new river channel.*
 7. *Utilize pumping to divert existing flows on an as needed basis during demolition and river diversion.*
 8. *Demolish remaining portions of the existing box culvert.*

9. Complete the river channel excavation and river restoration activities at box culvert location.
10. Stabilize all river slopes when they are completed with specified planting materials.
11. Construction of river crossing bridge may occur when feasible.

- **Bridge: Who is responsible to maintain? What does the bridge look like i.e. size of bridge? (Kirk)**

- o The bridge will be designed during the design of the River Park and be constructed by the developer, the Northville Dept of Parks & Rec will be responsible for maintenance upon expiration of the warranty period of the bridge. Further design details will be submitted during Final Site Plan approval in coordination with the River Task Force and various public stakeholders.

- **Public v. Private Control of the River (Gaines)**

- o Please reference the diagram below which shows the entry points into the park which further emphasizes the connectivity and public access into the park. Additionally, the majority of the perimeter of the park is adjacent to public roads creating an inviting condition. The developer's intent is to have a dedicated public open space deeded to the City of Northville.

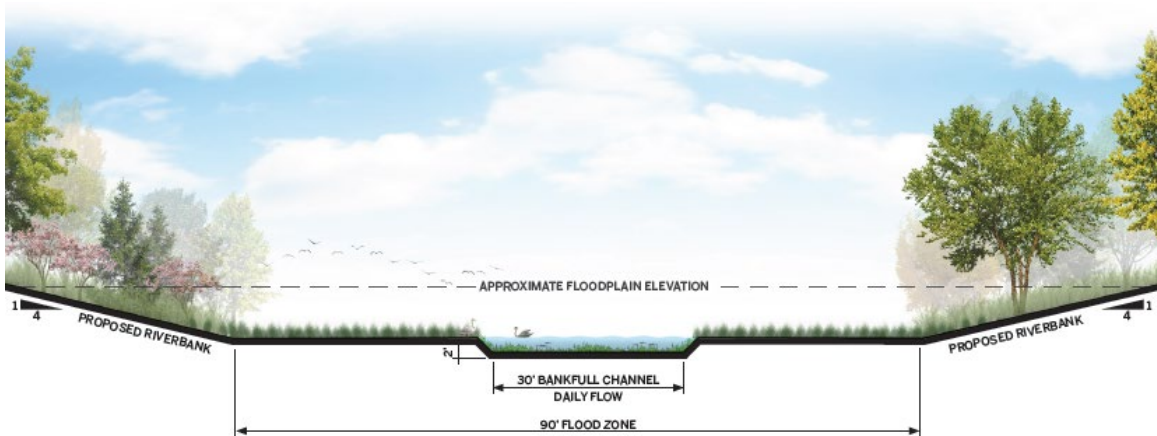


- **Major Pedestrian Connections – in reference to the GMA diagram (Vollick)**

- o Please reference the diagram above.

- **What is HP proposing in terms of vegetation removal, regrading, replanting and associated stages of vegetation growth (how long will it take to look "natural") and visibility of the river itself?**

- o Intent is to re-naturalize the riverbanks with native seed mixes, trees and other plant material of various sizes that will give an immediate and transformational impact. The plant material will mature over the initial establishment period. The river itself will be visible from multiple vantage points throughout the park.



- **What are the PC's specific expectations relative to characteristics of the daylighted river, and does the preliminary site plan meet those expectations or are there additional items that should be noted on the site plan? (Tinberg)**
 - o *N/A, the developer defers to the PC.*

Amenities in the Central Park and River Park

- **Response to the suggestions/feedback from the Central Park Study Group (Hay)**
 - o *The developer is committed to working the Central Park Study Group and the various stakeholders to further explore the conceptual suggestions and feedback to incorporate into the Central Park design.*
- **Parks use from a Child's eyes – not emphasis on safety (Barry)**
 - o *The developer will work with the River Task Force and the Central Park Study Group to incorporate child-friendly amenities, and limit safety concerns throughout the parks, more specifically the design of the amphitheater seating which was a suggestion from the Central Park Study Group.*
- **Stub utilities/Preps for future uses (Kirk)**
 - o *Stub utilities will be included in the design of the Central and River Parks. Further design details will be submitted during Final Site Plan approval which will include detailed information on stub utilities.*
- **Different Stages of Life – what/how do the park features apply to all ages of life (Tinberg)**
 - o *The overall design of the Central and River Parks will incorporate a multi-usable design to accommodate usage of the park by a wide range of users. For example, the parks will incorporate ADA accessibility to provide handicap-impaired and elderly visitors to experience as much of the public spaces as possible.*
- **Public Art (De Bono)**
 - o *We believe public art will provide tremendous value in the overall park design and to the Northville community. We will seek collective stakeholder input as we proceed to final site design.*
- **Promenade Integration (Gaines)**
 - o *The promenade will be integrated into the adjacent Central Park through consistent paved pathways to offer ADA accessibility into the 4 tiers of the park via the promenade, while applying consistent materiality to intertwine the promenade and Central Park together.*
- **Pocket Parks, particularly along Center Street (Gaines)**

- *The developer intends the design of the pocket parks throughout the site to be passive spaces with landscape, seating and site furnishings.*
- **River Park: Movement and/or Gathering**
 - *The developer is providing a pedestrian network system connecting different locations throughout the site while also incorporating seating and gatherings spaces throughout the River Park. Detailed specifications to be provided prior to Final Site Plan approval and coordination with the Northville Parks and Recs and various community stakeholders will be part of the engagement and design process.*
- **Future Use Planning (Vollick)**
 - *The developer will take into consideration future use planning as the developer works with Northville Parks and Recs and the community stakeholders during the design process of the River and Central Parks.*
- **Maintenance of Hardscape (Vollick)**
 - *The Northville Dept of Parks & Rec will be responsible for maintenance upon expiration of the warranty period of the hardscape.*
- **Responsibility: paying/maintaining/liability (Maize + Kirk)**
 - *Ownership will be transferred to the City of Northville upon completion of the Central and River Parks, and maintenance will be the responsibility of the City following expiration of the warranty period.*
- **What are the PC's expectations relative to each quadrant of the central park?**
 - *N/A, the developer defers to the PC.*
- **Considering the suggestions from the central park committee along with tonight's input from the PC, what components would developer choose to incorporate into the design? (Hay)**
 - *The developer will take into consideration all input provided by the Central Park Study Group and the PC during the design process for the Central and River Parks.*
- **Considering the scope of infrastructure improvements that would promote the plan for the central park, what is the appetite of the developer for supporting some of that? (Barry)**
 - *The developer's intent is to provide utility stubs to a location for a future pavilion provided by the city. That location will be determined as part of the design process in collaboration with the stakeholders.*

Repurpose Cabin

- **Appropriate Use and Location (Gaines + Vollick)***
 - *N/A, The developer will defer to the city and the planning commission on the appropriate use of the log cabin.*
- **PC should provide preferred direction on location (Tinberg)**
 - *N/A, the developer defers to the city and Planning Commission.*
- **Ownership and maintenance responsibility (Hay)**
 - *N/A, the developer intends to transfer ownership and maintenance responsibility to the appropriate city agency. Again, the developer has committed 50% (up to \$125,000) of the cost to reconstruct and relocate the log cabin. In return, the developer respectfully requests the appropriate city agency or task force manage relocation and reconstruction of the log cabin.*

Farmers Market

- **General deference to the farmers market task force.**
 - *N/A, the developer defers to the PC.*

- Given that the 2018 Master Plan suggests location of the Farmers Market within the Downs site, what is the disposition of the PC relative to the FM Task Force recommendation that the market not be located on the Downs site? (Tinberg)
 - o N/A, the developer defers to the PC.
- If the PC supports a temporary relocation of the FM within the Downs site, what considerations must be had relative to that location, i.e., what should be noted on the preliminary site plan? (De Bono)
 - o N/A, the developer defers to the PC.

Misc.

- Understand scope of the infrastructure improvements – what is the developer willing to do and not do (Barry)
 - o The scope of the infrastructure improvements will be established through the Developer’s coordination efforts with the Downs Project Advisory Committee (DPAC).
- Making sure public parks are public – wants the public spaces to be inviting for the public (Kirk)
 - o The Central and River Parks will be public parks. The developer will work with the River Task Force and the Central Park Study Group to ensure the design of the public parks are inviting to all park guests. The pocket parks will be privately owned and maintained by the to-be-formed condo association but will be designed for public use and enjoyment.
- Compare Darga Map (Parks and Rec Master Plan) with River Park Pathway Plan – overlay to determine where there is alignment and where there is deviation (Gaines)
 - o Below is a side-by-side comparison of the pedestrian connectivity at the River Park. The connectivity diagram on the left is from the River Task Force’s proposed connectivity diagram which shows 5 points of entry. On the right is the developer’s proposed connectivity produced by Grissim Metz, which shows 7 points of entry.

