

7 Mile Road Property Master Plan

Findings and Recommendations

January 26, 2012

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Project Team

- **Township Staff**
 - Chip Snider, Township Manager
 - Jennifer Frey, Director of Community Development
 - Don Weaver, Director of Public Services
 - Doug Ritter, Director of Information Technology
- **Stantec Consulting Project Team**
 - Mark Pascoe, PE Client Manager
 - Joe Looby, RLA Project Manager
 - Stephen Plunkard, FASLA, Planning Consultant

Agenda

- **Project Overview**
- **Review Planning and Design Process**
 - Previously Prepared Plans
 - Summary of Survey Results
- **Presentation of Findings and Recommendations**
 - Final Master Plan
 - Phasing Plan
 - Estimates of Probable Costs
 - Potential Sources of Funds

Project Overview

- Typical Municipal Infrastructure Projects
 - Roads
 - Linear Infrastructure
 - Parks
 - Governmental Offices
 - Schools and Libraries
 - Water and Wastewater Treatment

Northville Township

15 to 20 years Infrastructure Improvements

- Water and Sewer Projects
- Township Offices
- Roads
- Pedestrian and Bicycle Paths
- Parks and Recreation Facilities
- Land Acquisition
- School and Libraries

Project Goal Statement

Request for Proposals

“Prepare a comprehensive master plan for the development of the 349 acre township parcel. The master plan shall create a dynamic vision for the site and serve as a template for short and long term development of this prime township property.”

Township Staff Meeting February 18, 2011

Brand Statement: Create a community-driven, environmentally responsible redevelopment plan that will create a community asset for decades to come.

Brand Elements

- Recreate
- Sustain
- Preserve
- Educate
- Connect



Meeting with Trustees and GRC

March 4, 2011 - established project, goals and program elements



Opportunities and Constraints Mapping

ECOLOGICAL RESTORATION

The site has a variety of ecological conditions that present an opportunity for native plant restoration. By removing invasive non-native species, installing a diverse community of native plants, and proper maintenance, the site can demonstrate native plant communities throughout the forest. These wilderness areas are generally suitable for wildlife, learning opportunities and an overall aesthetic that will inspire the park's spirit.

Native plant restoration requires a variety of steps to ensure a successful long lasting establishment. Materials and designs that accounts for variations in installations may prove assistance to the township and can be a benefit for road needs. The following activities for a native restoration was mostly content from Native Connections's 2011 Street Cleaning & Restoration Guide. They were a seed producer located in Three Rivers Michigan (2010-2011).

EDP-101: Planting and Seeds

- Research plant numbers relative to the site.
- Order the native species.
- Order seeds and/or seed sources.

EDP-101: Site Preparation

- Conduct existing soil tests and create maps.
- Prepare the seed bed.

EDP-102: Installation

- Apply seed per the recommended sowing strategy (broadcast or drill).
- Water as needed particularly during the first 2-3 weeks after sowing/PLANTING.

EDP-103: Post-Planting Maintenance

- Conducting research on the highest priority during establishment. These will not complete the native seed and weed removal maintenance for restoration. After establishment (2 years) the site plan should be revised and weed removal maintenance for restoration.
- **Site Type:** How the area opportunities vary per month by a height of 4ft inches. This helps the weeds from becoming tall and difficult to be killed and prevent the results from being good. Soil water requirements such as low water and soil.
- **Soil Type:** How the area opportunities vary per month to a height of 8 inches. Soil water requirements.
- **Soil Test:** Research existing in the site and/or soil samples and assess them before planting. Existing weeds are most likely.
- **Site Test:** Existing should also plan some time tests. Large areas should be placed in a test schedule where multiple tests should be done. This means some further research will be required for the possibility of some additional mapping for use as a guide for future work on the site.

WILDLIFE

Sub-categories to this community include wet meadows, emergent wetlands and forested wetlands.

Wetland plants native to Michigan include:

• Spatterdock	• Wild Rice	• Bulrush
• Virginia Blue Sida	• Free Water Umbel	• Swamp Rose
• Common Duckweed	• Joe-Pye Weed	• Spatterdock
• Smartweed	• Common Spurge	• Common Spurge
	• Arrow Arum	• Blue Flag

MEADOWS

Sub-categories to this community include dry meadows, grasslands and forest meadows.

Native plants native to Michigan include:

• Blackberry	• Cowslip	• Black-eyed Susan
• Yellow Wildflower	• Smooth Stonecrop	• Purple Coneflower
• Canada Wild Iris	• Larkspur	• Purple Coneflower
• Little Bluestem	• Hesperis Matronella	• Purple Coneflower
• Prairie Dropseed	• Black-eyed Susan	• Golden Alexander
• Big Bluestem		

WOODLAND AND FOREST

Woodland plants native to Michigan include:

• Chokecherry	• Wild Blackberry	• Dogwood
• Blackberry	• Blackberry	• Blackberry
• Wild Blackberry	• Blackberry	• Blackberry
• Blackberry	• Blackberry	• Blackberry
• Blackberry	• Blackberry	• Blackberry

The central map displays a detailed view of the site with various colored overlays representing different ecological and land use zones. Annotations and photos provide context for the site's conditions and restoration goals.

The right side of the slide features four maps illustrating site analysis:

- PATHWAYS MASTER PLAN:** Shows the layout of pathways and trails across the site.
- ELEVATION ANALYSIS:** Displays elevation contours and data for the site.
- SLOPE ANALYSIS:** Shows slope percentages and directions across the site.
- SOIL TYPES:** Displays different soil types and their distribution across the site.

opportunities & constraints

Public Outreach

- Developed local media mailing list
- Developed media release template for NVT
- News release on availability of Community Surveys
- News release on date for Community Design Workshop
- Media Advisory (invitation) on Community Design Workshop
- News release on EPA Grant
- News release on concept plans
- News release on deadline for feedback on concept plans
- News release on final presentation of findings and recommendations

Website and Direct Mail Support

- Home page links to project information
- Regular project updates
- Two flyers for website and listserv distribution

Questionnaire Results Summary

How Desirable Are Each of the Following Activities for the Park?

Activity	Very Desirable	Not Desirable	Respondents	Av. Rating
Paths and Trails	72.3%	2.7%	1,168	3.60
Playground	42.2%	10.4%	1,149	3.00
Winter Sports	40.3%	9.0%	1,150	3.01
Water Activities	36.5%	24.9%	1,145	2.64
Adult Fitness	32.6%	14.0%	1,139	2.75
Field Sports	20.8%	24.7%	1,134	2.42
Court Sports	20.1%	23.4%	1,136	2.39
Dog Park	12.7%	45.8%	1,142	1.86

Meads Mill Middle School Student Workshop

June 9, 2011



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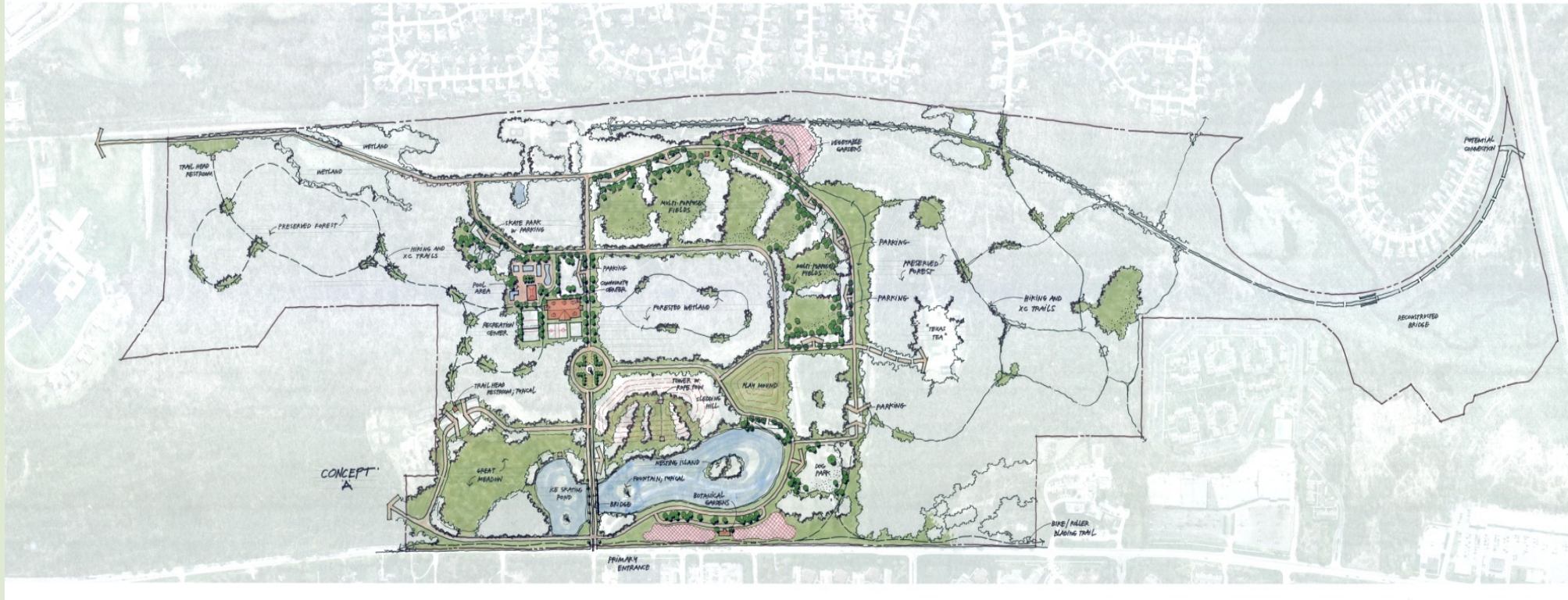


Design Workshop

Approximately 150 Citizens Participated in Two Day Event



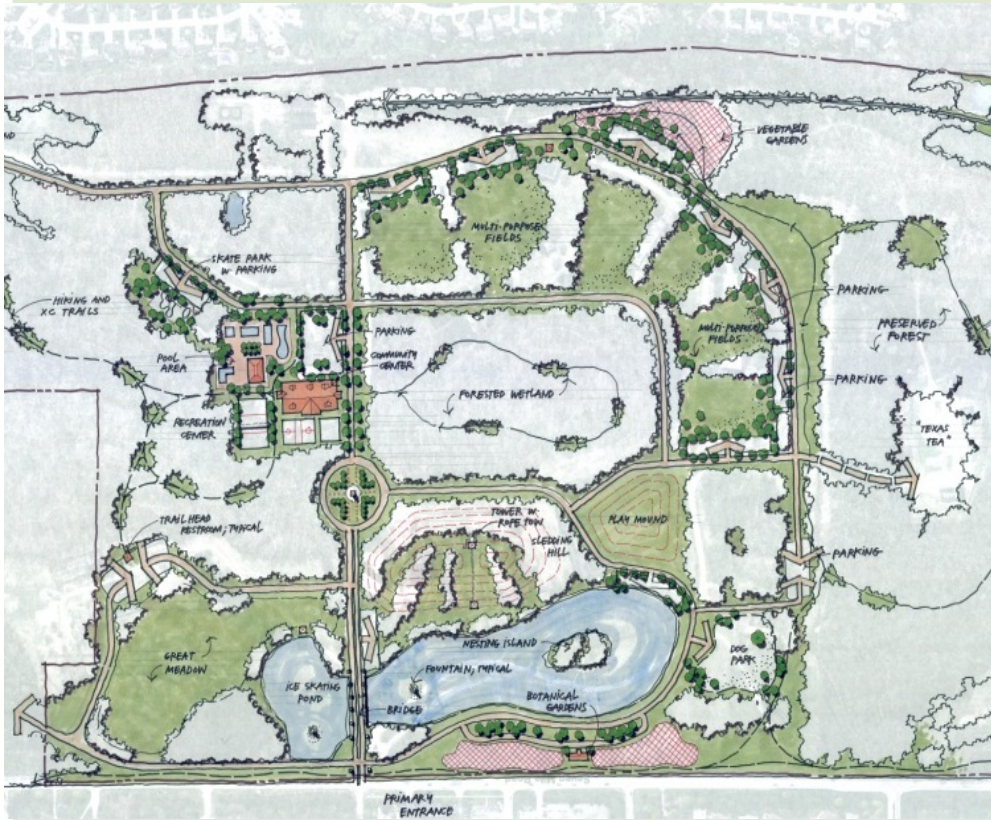
Concept A – Turn of the Century Park



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Concept A – Turn of the Century Park



- One main entry off 7 Mile – terminates in roundabout
- Winter festival – sledding hill, warming hut
- Meadows with potential for sports fields in future
- Trail head only at Winchester Dr.
- Community center with pool
- Large pond at entry

Survey Results – Concept A

Top 3 Category Comparison

Very Desirable	Not Desirable	Top Priority
Hiking Trails	Dog Park	Hiking Trails
Naturalistic Pond	Outdoor Skate Park	Aquatic Center
Running Trails	Multi-purpose Fields	Botanic Gardens

Concept B – A Place of Discovery



Concept B – A Place of Discovery



- **Community based agriculture: greenhouses, plots, botanical gardens**
- **Park entrance shared with future development**
- **Woodland and wetland Nature Centers**
- **Sculpture**
- **Pond and sledding hill**
- **Connect Winchester Dr.**

Survey Results – Concept B

Top 3 Category Comparison

Very Desirable	Not Desirable	Top Priority
Paved Multi-purpose Path	Baseball Fields	Amphitheater Performance Pavilion
Cross Country Ski Trails	Soccer Fields	Mountain Bike Trails
Sledding Hill	Woodland Interpretive Center	Paved Multi-purpose Path

Concept C – Place for Community Gathering



Concept C – A Place for Community Gathering



- **Community gathering space at front**
- **Community Center, sidewalk vendors, outdoor internet café**
- **Amphitheater, wedding pavilion, botanical garden**
- **Pedestrian connection only at Winchester Dr.**
- **One main entry off 7 Mile**

Survey Results – Concept C

Top 3 Category Comparison

Very Desirable	Not Desirable	Top Priority
Hiking	Baseball Fields	Community Center/ Aquatic Center
Multi-purpose paved path	Soccer Fields	Hiking Trails
Picnic Grove	Interactive Display	Amphitheater

Concept D – A Balanced Approach

Preserve – Restore - Develop



Concept D - A Balanced Approach Preserve-Restore-Develop



- 50 Acres of revenue generating area
- Linear Plaza with outdoor dining and sculpture
- Great Street – head in parking, street trees, pedestrian elements
- Amphitheater, great lawn, court sports
- Two access points of 7 Mile
- Cul-de-sac style parking at Winchester Dr

Survey Results – Concept D

Top 3 Category Comparison

Very Desirable	Not Desirable	Top Priority
Hiking Trails	Tower – Architectural Feature	Hiking Trails
Multi-purpose paved path	Future Revenue Generating Uses	Amphitheater – Performance Space
Picnic Areas	Interactive Displays	Mountain Bike Trails

Summary of Negative Findings for Plans A,B,C,D Program Elements not to include or to Mitigate for the Final Master Plan

- Dog Park
- Skateboard Park
- Multi-purpose Practice Fields
- Soccer Fields
- Woodland Interpretive Center
- Baseball Fields
- Future Revenue Generating Uses

Summary of Positive Findings Plans A,B,C,D Program Elements to include in Final Master Plan

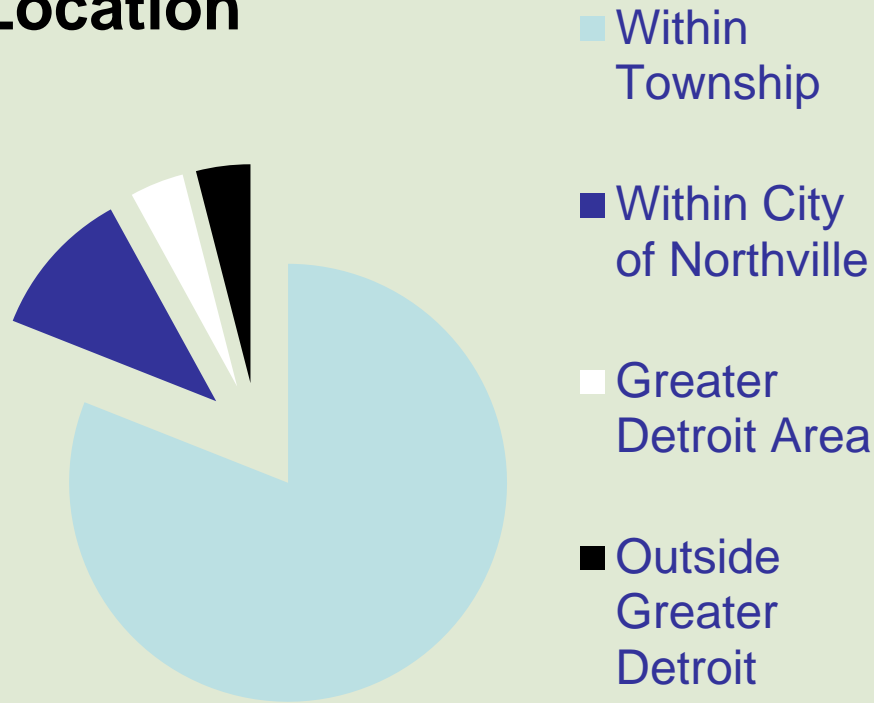
VERY DESIRABLE	TOP PRIORITY
Hiking Trails	Hiking Trails
Paved Multi-Purpose Path	Amphitheater Performance Space
Naturalistic Pond	Outdoor Aquatic Center
Cross Country Ski Trails	Mountain Bike Trails
Picnic Grove – Areas	Community Center
Running Trails	Botanical Garden

Written Comments

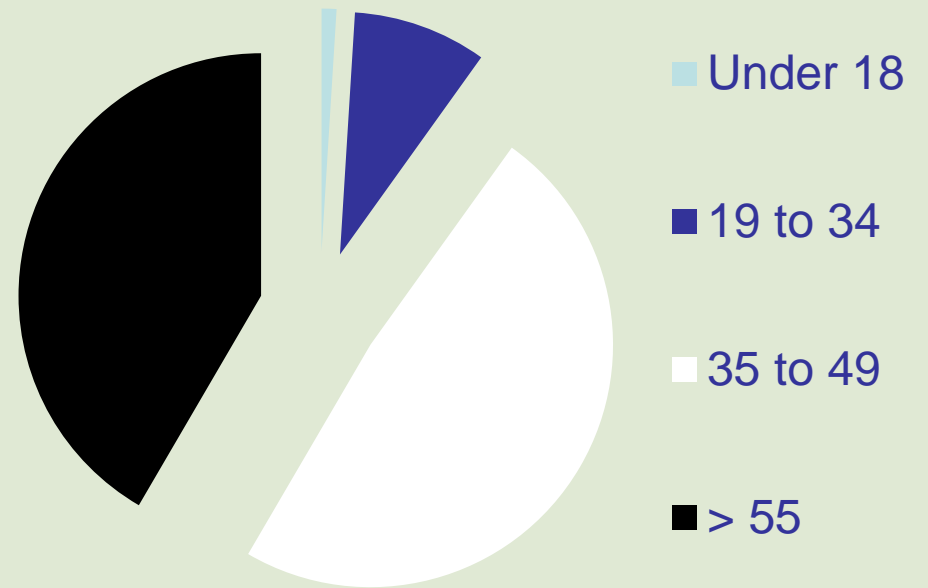
- 918 Surveys were received and analyzed
- The written comment portion of the survey is available to be reviewed in a separate document
- For the most part the written comments reflected the survey data with detailed emphasis based on individual preferences and opinions
- The subjectivity of the written comments provided a valuable and added dimension to the raw survey data
- Comments were reviewed and incorporated into the final master plan document were applicable

Breakdown of Survey Respondents

Location



Age



Directives from joint meeting with Northville Township Trustees and GRC Committee

November 10, 2011

- The final plan should:
 - reinforce the “sense of community”
 - include the top 2/3 from survey of desired program elements
 - be 85% passive recreation
 - not be trendy and should get better with age
 - be dynamic and not solely driven by cost
 - make the community proud
 - be a memorable experience that makes people want to come back

Final Master Plan



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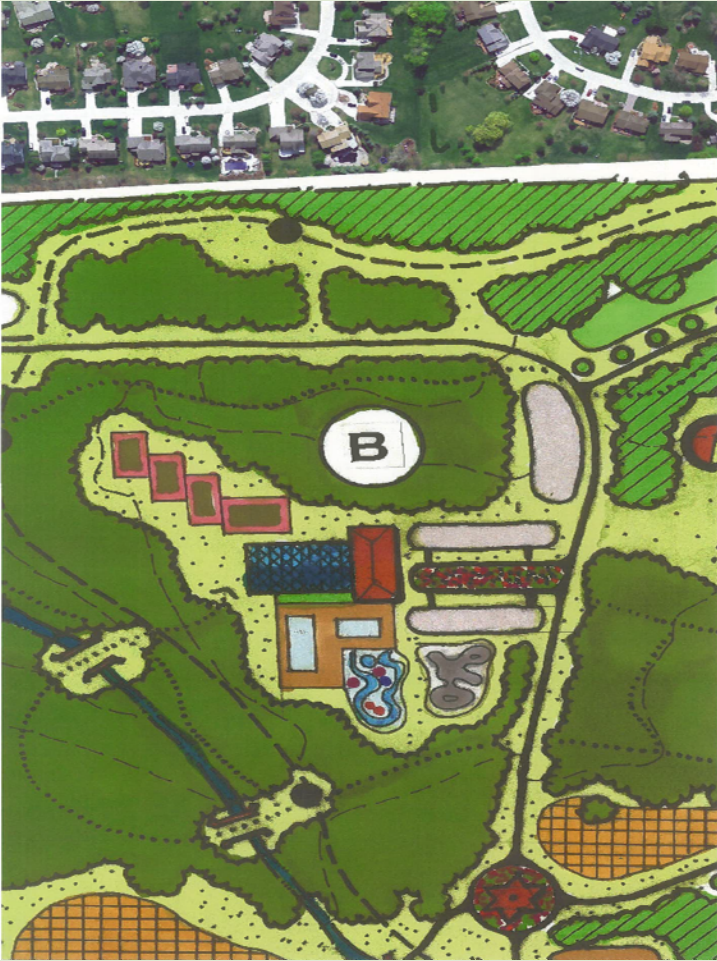


Area “A” The Front 40



- Naturalistic pond
- Sledding/tubing hill
- Skate/tube rentals/restroom
- Picnic areas
- Hiking/running/XC ski trails
- Botanical gardens
- Entrance gateway feature
- Reforestation zone
- Rustic bridge
- Round-a-bout monument

Area “B” Community Center



- Indoor and outdoor pools
- Splash pad and lazy river
- Tennis courts
- Basketball courts
- Skate park
- General purpose rooms
- Locker and restrooms
- Forest management zone
- Outdoor barbeque area
- Hiking/running/XC ski trails

Area “C” The Hundred Acre Wood



- Naturalistic pond
- Babbling brook
- Waterfall
- Rustic woodland shelter
- Interpretive signage
- Forest management zone
- Pedestrian bridges
- Hiking/running/XC ski trails
- Wetland boardwalk
- Picnic areas
- Trail head/interpretive center

Area “D” The Great Lawn



- Multi-purpose lawn
- Conservatory/winter garden
- Picnic areas
- Hiking/running/XC ski trails
- Band shell – amphitheater
- Kite lawn
- Grass overflow parking
- Tree lined drive
- Sculpture
- Forest management zone

Area “E” Mountain Bike Park



- Mountain bike course
- Bike rentals
- Restroom and refreshments
- Hiking/biking/XC ski trails
- Forest management zone
- Maintenance shed
- Paved walking path
- Paved parking area
- Neighborhood connection

Plan “F” Energy Park



- Energy monitoring station
- Indoor/outdoor classroom
- Interpretive signs and displays
- Existing oil and gas facility
- Wind turbine
- Solar field
- Bus parking
- Hiking/running/XC ski trails
- Forest restoration zone

Final Master Plan



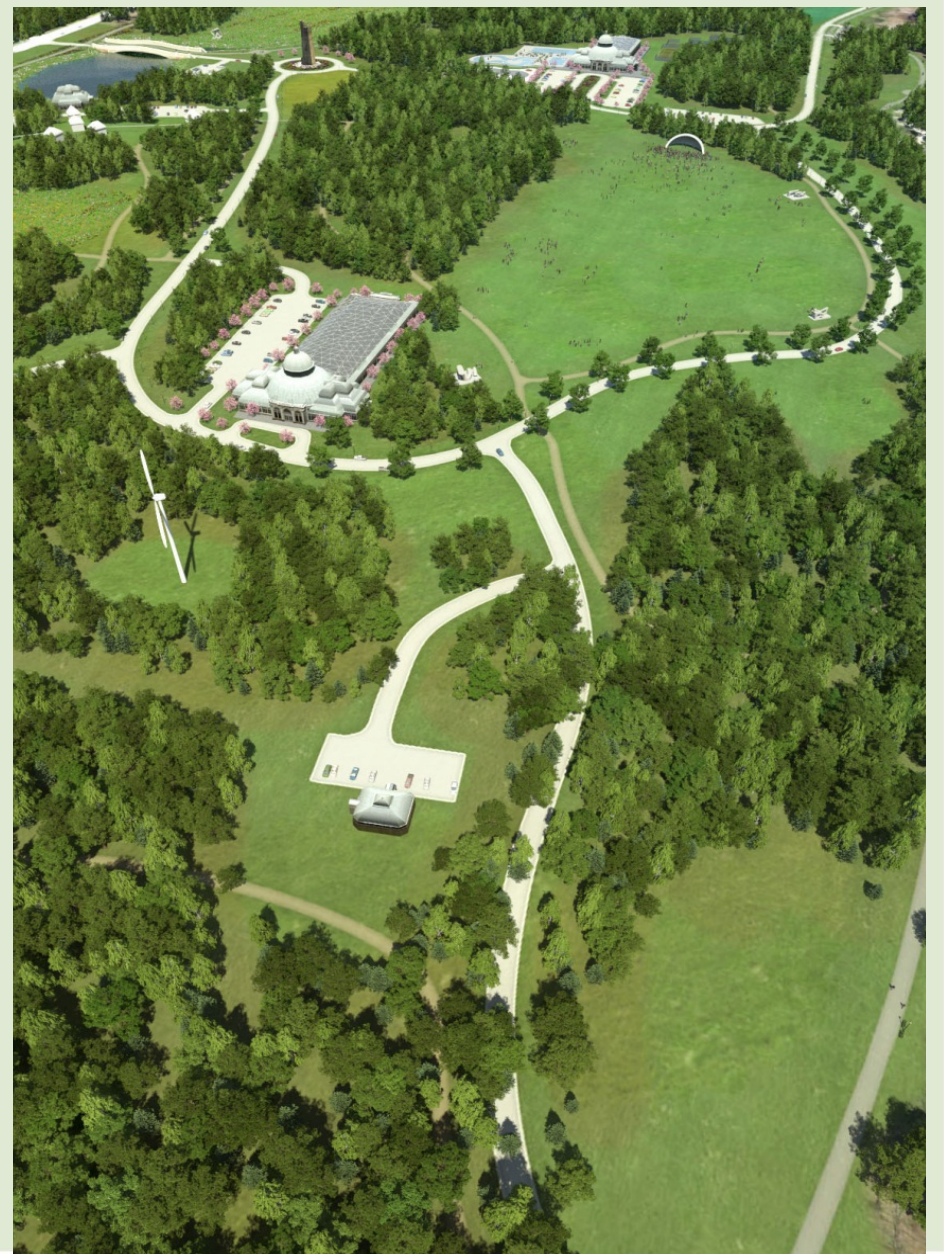
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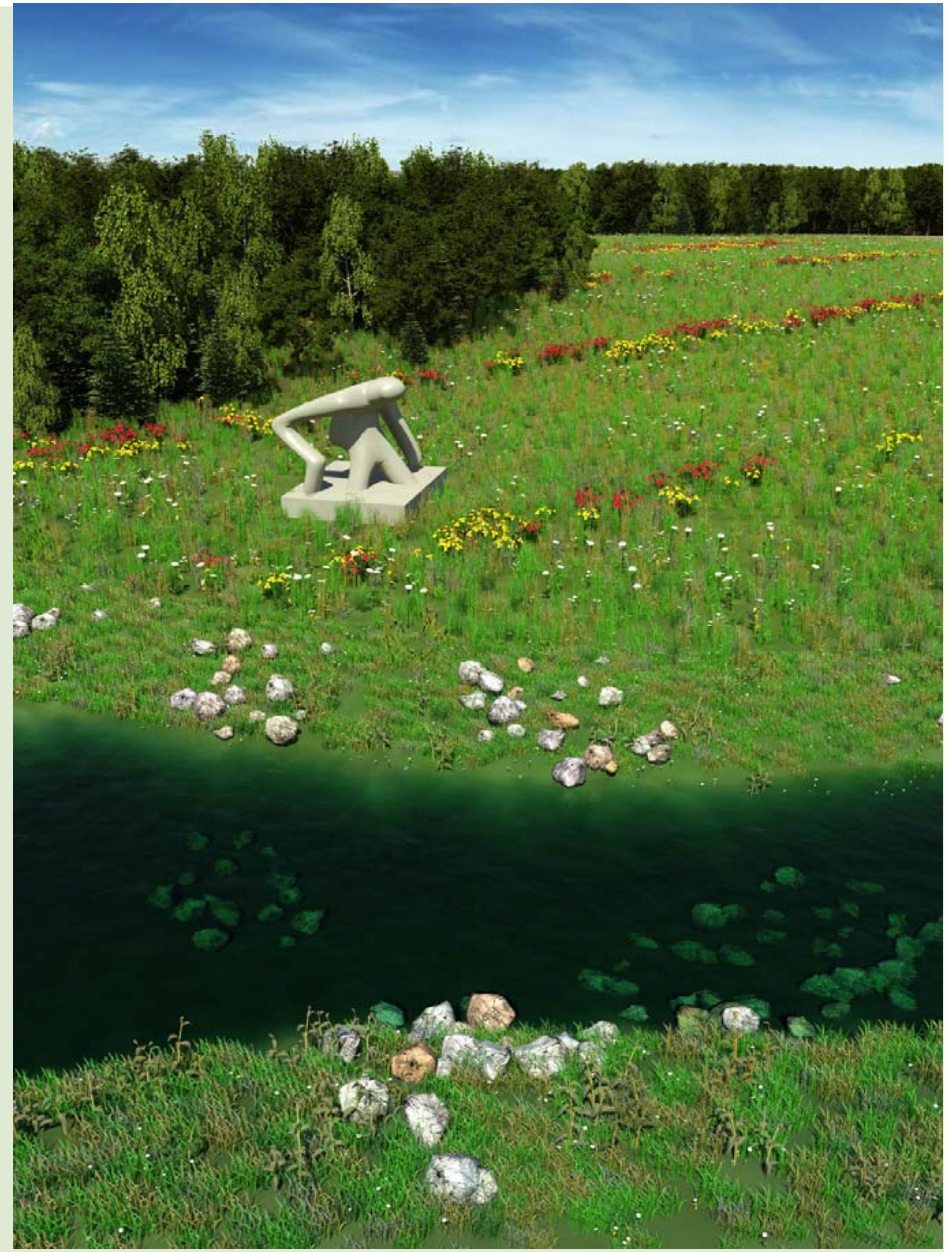
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How Much and When?

- During the past 15 years Northville Township has conservatively spent approximately \$50m on infrastructure improvements
- The master plan is a guide not a prescription for the next 20 to 30 years for improving the park
- If you decide you would like one or more of the elements described in the master plan – this document gives you an idea of where locate it and how much it might cost
- The master plan is simply a menu of choices

Conceptual Lump Sum Cost Estimates by Master Plan Area – A,B,C,D,E & F

Program Element	Probable Cost
Infrastructure	\$16,403,000
Area “A” The Front 40	\$5,642,000
Area “B” Community Center	\$24,559,000
Area “C” The Hundred Acre Wood	\$7,324,000
Area “D” The Great Lawn	\$15,703,000
Area “E” Mountain Bike Park	\$5,315,000
Area “F” Energy Park	\$7,625,000
TOTALS	\$82,571,000

Funding and the Organization?

- Part of Northville Township's government?
- Not for profit 501(c)(3)?
- Professional grants person as a salaried employee?
- Professional grants person on a commission basis?
- Staffing? Workspace? Resources?

Potential Sources of Funds

- Public Funding
 - Federal Funds
 - State Funding
 - County Funding
 - Local Funding
- Private Funding
 - Foundations
 - Corporations
 - Naming Rights
 - Concession Fees
 - Individual Donations
 - User Fees

Types of Assistance

- Annual Campaigns
- Building Funds
- Capital Support
- Challenge Monies
- Consulting Services
- Continuing Support
- Employee Matching
- Endowments
- General Operating Expenses
- Matching Funds
- Program Development
- Seed Money
- Technical Assistance

Short-Term Potential Sources of Funds

Source	Use	Eligibility	Time Frame	Amount	Match
Federal - MDOT	Trails	Transportation	Quarterly	No Preset Amt	20% min.
Federal - SRTS	Trails	Walk/bike to school	Quarterly	\$200,000	
Federal - EPA	Brownfields	Brownfields	November	\$1,000,000	20% min.
State - MNRTF	Parklands	Recreation	April 1	Up to \$300,000	25% min.
State - LWCF	Recreation		April 1	\$75,000	50% min.
State - Passport	Recreation		May 1	\$30,000	25% min.
State - MEDC	Econ. Dev.		TBD	TBD	



Next Steps

- Adopt the master plan
- Establish organization and structure
- Recruit leadership panel
- Confirm mission, goals and objectives
- Prepare a funding plan roadmap
- Identify public and private funding opportunities
- Apply for private and public funding

Thank you!

Questions and Comments
Are Welcomed and Appreciated

