

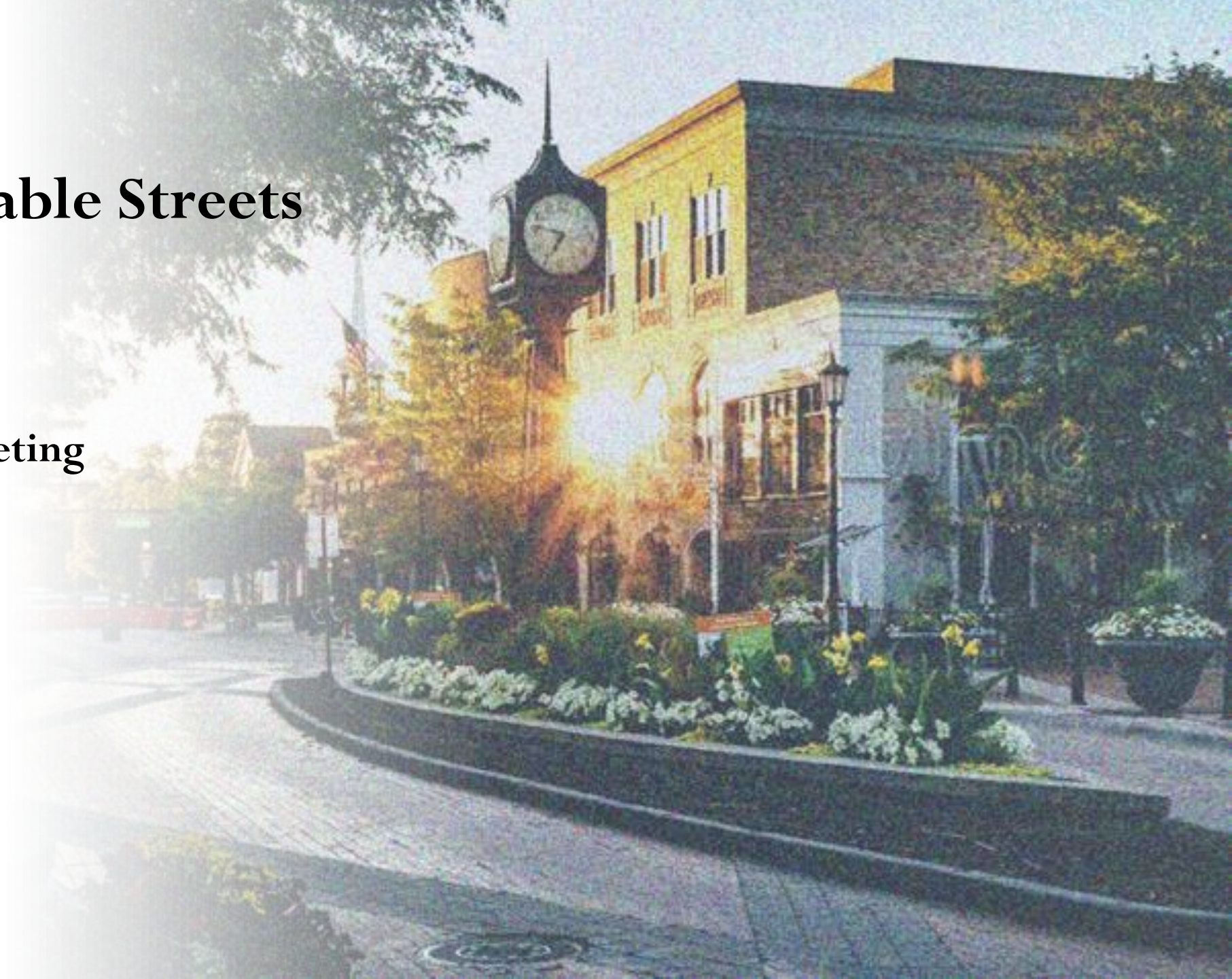
Northville's Livable Streets Pedestrian Plan

City Council/ DDA Meeting

Thursday, January 19, 2023



**GRISSIM
METZ ASSOCIATES
ANDRIESE**
Landscape Architecture



Agenda

- Goals
- Project Overview
- Conceptual Design Basis
- Conceptual Pedestrian Plan
- Conceptual Budget
- Next Steps

Goals

1. Make Northville an engaging and livable Downtown for everyone

“Engage a Downtown area that provides exemplary commercial / retail services to the community’s residents and also stimulates a vibrant interaction between the community’s unique neighborhoods, historic architecture, commercial areas, and cultural opportunities.”

2. Provide a place for successful and prosperous commerce

“Maintain the health of viable commercial corridors”

A photograph of a city street scene. In the background, a large, multi-story brick building with a prominent clock tower is visible. The clock tower has a white face and a dark, pointed roof. The building is surrounded by trees with green and yellow foliage. In the foreground, there is a landscaped median with a low concrete curb, filled with various green plants and white flowers. To the right, a street sign on a black pole shows a white shield with a black arrow pointing up and then curving to the right. The sky is a clear, pale blue. The overall scene is well-lit, suggesting a bright day.

Project Overview

Functional Requirements

- Accessibility
 - Pedestrian, including ADA, curb transitions
 - Emergency and Fire Access
 - Parking and staging vehicular, motorcycle, bikes, shopping carts
- Infrastructure planning/ organization
 - Tenant and common space support needs – electrical, propane, structure anchors, storage
 - Comfort needs – heaters, fire pits, fans, wind breaks, shade elements, furniture, lighting
 - Support systems for the green – trees, shrubs, perennials, flowers, irrigation
 - Safety and aesthetic lighting
- Operational planning and maintenance
 - Housekeeping, refuse management
 - Streetscape furnishings, landscape, and pavement maintenance
 - Seasonal display change outs
 - Event staging

The background image shows a street scene in Northville. On the left, a large, multi-story brick building with a prominent clock tower is visible. The clock tower has a white face and a dark frame. The building is surrounded by trees and a paved area. In the foreground, there is a street sign on a pole, which is a white square with a black arrow pointing up and to the right. The overall scene is captured in a slightly desaturated, artistic style.

Experiential Placemaking

- Uniquely Northville
- Engaging
- Destination with numerous choices/ activities
- Comfortable
- Safe
- Storefront displays and identity
- Retail merchandising
- Mobile entertainment
- Background sound system
- Lighting effects
- Movable seat options
- Live work amenities
- Seasonal venues and events
- Revolving art and sculpture

Conceptual Design Basis

- Advisory Committee meetings
- Public
 - Advisory Committee meetings
 - Public workshop
- Emergency Personnel
 - Fire Department
 - Police Department
 - Building Official
- Department of Public Works
 - Electrician
 - Electrical Engineer
- HDC Sub-Committee Meeting
- Traffic Engineer
- Case Studies
 - Church Street Marketplace, Vermont
 - Pearl Street, Colorado

Existing Conditions

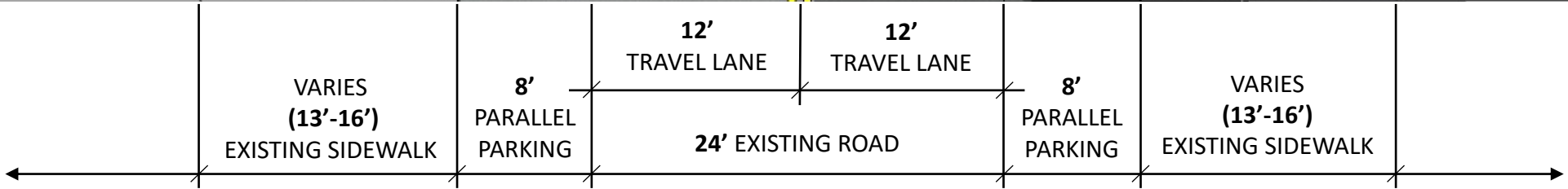








Conceptual Design



EXISTING STREET SECTION



VARIES
(13'-16')
EXISTING SIDEWALK

8'
DECK

24'
PROMENADE

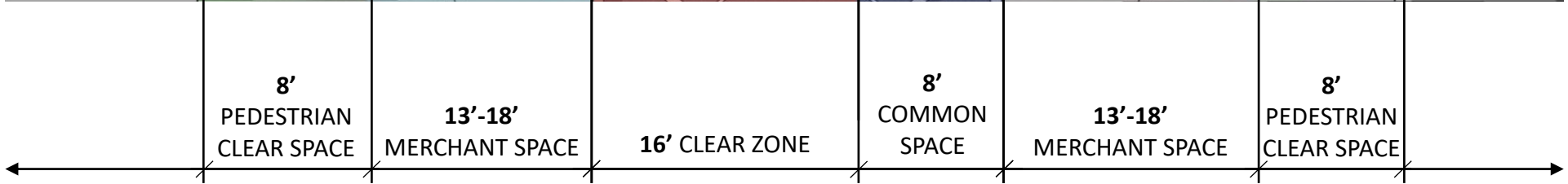
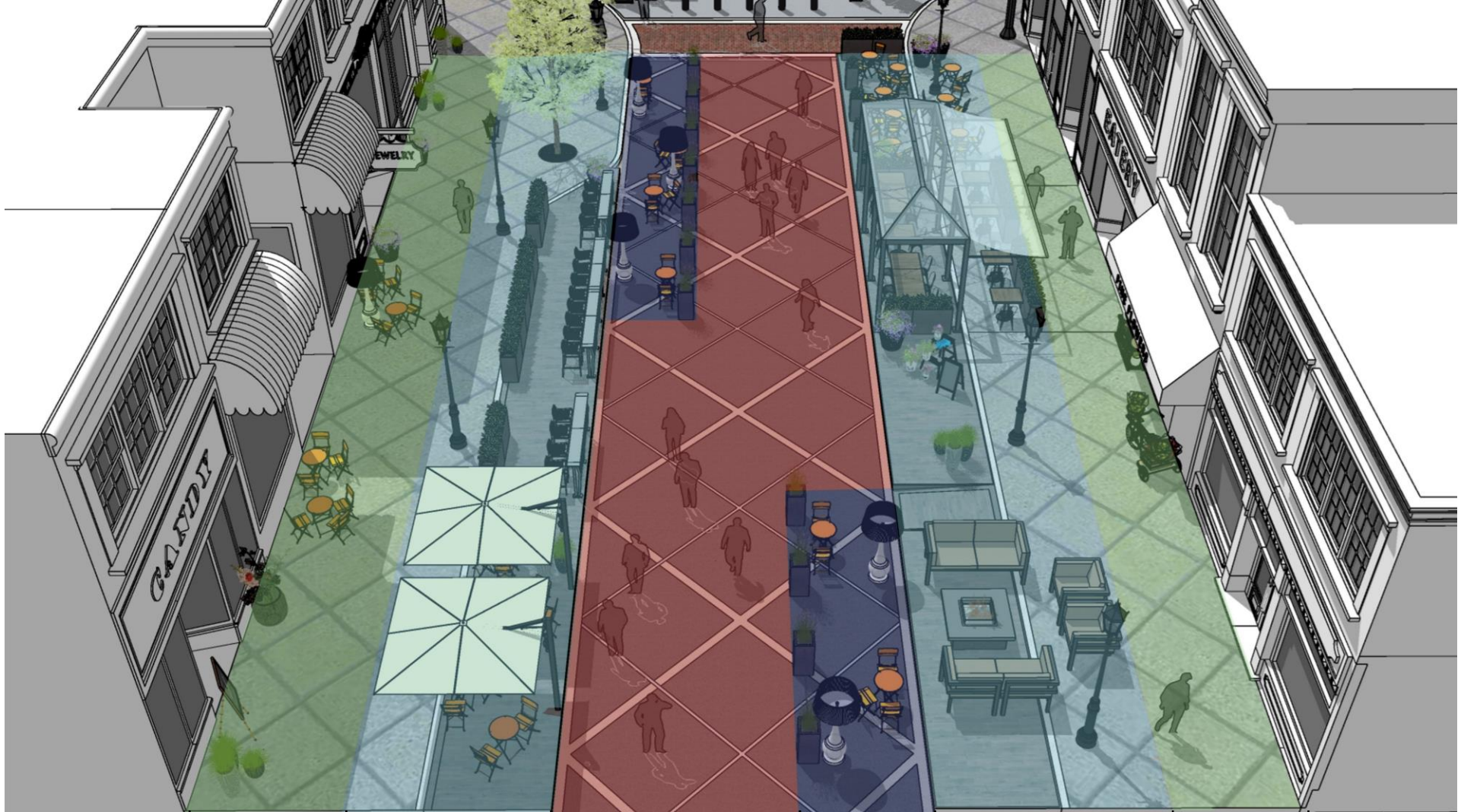
8'
DECK

VARIES
(13'-16')
EXISTING SIDEWALK

TYPICAL STREET SECTION



CONCEPTUAL SITE PLAN



TYPICAL STREET SECTION



LEGEND

- 8' PEDESTRIAN CLEAR ZONE
- MERCHANT SPACE
- COMMON SPACE
- 16' MIN. EMERGENCY CLEAR ZONE
- PEDESTRIAN ACCESS

MINOR GATEWAY

MAJOR GATEWAY

MINOR GATEWAY

FUNDAMENTAL USE DIAGRAM

A street scene featuring a historic clock tower, a brick building, trees, and a landscaped area with flowers and a sign. The clock tower is a prominent feature on the left, with a large clock face. The brick building is a multi-story structure with a flat roof. The street is paved with cobblestones, and there are trees and a landscaped area with flowers in the foreground. A sign with a shield and an arrow is visible on the right. The text "Merchant Space" is overlaid in the center of the image.

Merchant Space



TYPICAL STREET SECTION – MERCHANT SPACE

UTILITIES HIDDEN UNDER DECK
(STORM DRAINAGE NOT IMPEDED)

FLUSH TRANSITION
WITH EXISTING CURB



DISCERNABLE DECK EDGE

MERCHANT SHELTER ATTACHED TO
DECK SUB-STRUCTURE BELOW

CURB RAMP
BUILT
INTO DECK



DECKING SYSTEM

TRANSPARENT TOP TO
MAINTAIN VIEWS OF SIGNAGE



RAILING BETWEEN DINING
AND PROMENADE

HIP ROOF
OPTIONAL AWNING



SHADE TO
BLOCK SUN

METAL FRAMED SHELTER

SHELTERS

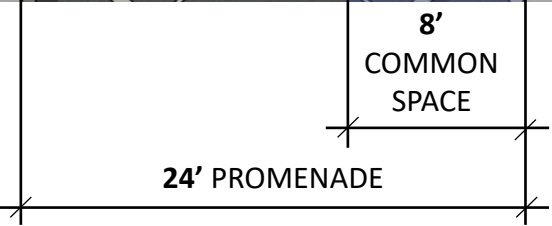
REMOVABLE PANELS ADDED
TO ENCLOSE DURING WINTER/
BAD WEATHER



SHELTERS (WINTER)

A street scene featuring a clock tower, a brick building, trees, and a landscaped area with flowers and a sign. The clock tower is a prominent feature on the left side of the image. The brick building is a large, multi-story structure with a flat roof. The trees are lush and green, with some showing signs of autumn. The landscaped area in the foreground is filled with white and yellow flowers. A sign with a shield and an arrow is visible on the right side of the image. The overall scene is a well-maintained urban environment.

Common Space



TYPICAL STREET SECTION – PUBLIC COMMON SPACE

FLEXIBLE FURNITURE TO
DELINEATE SPACE

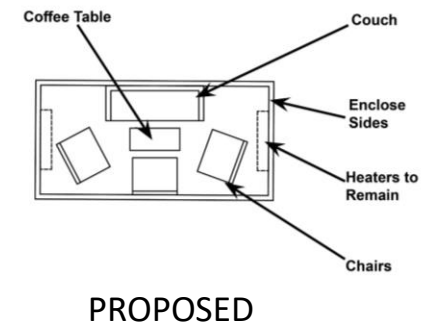
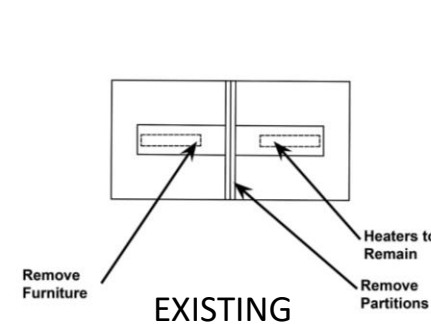
SPACE FOR GAMES

MOVEABLE SEATING

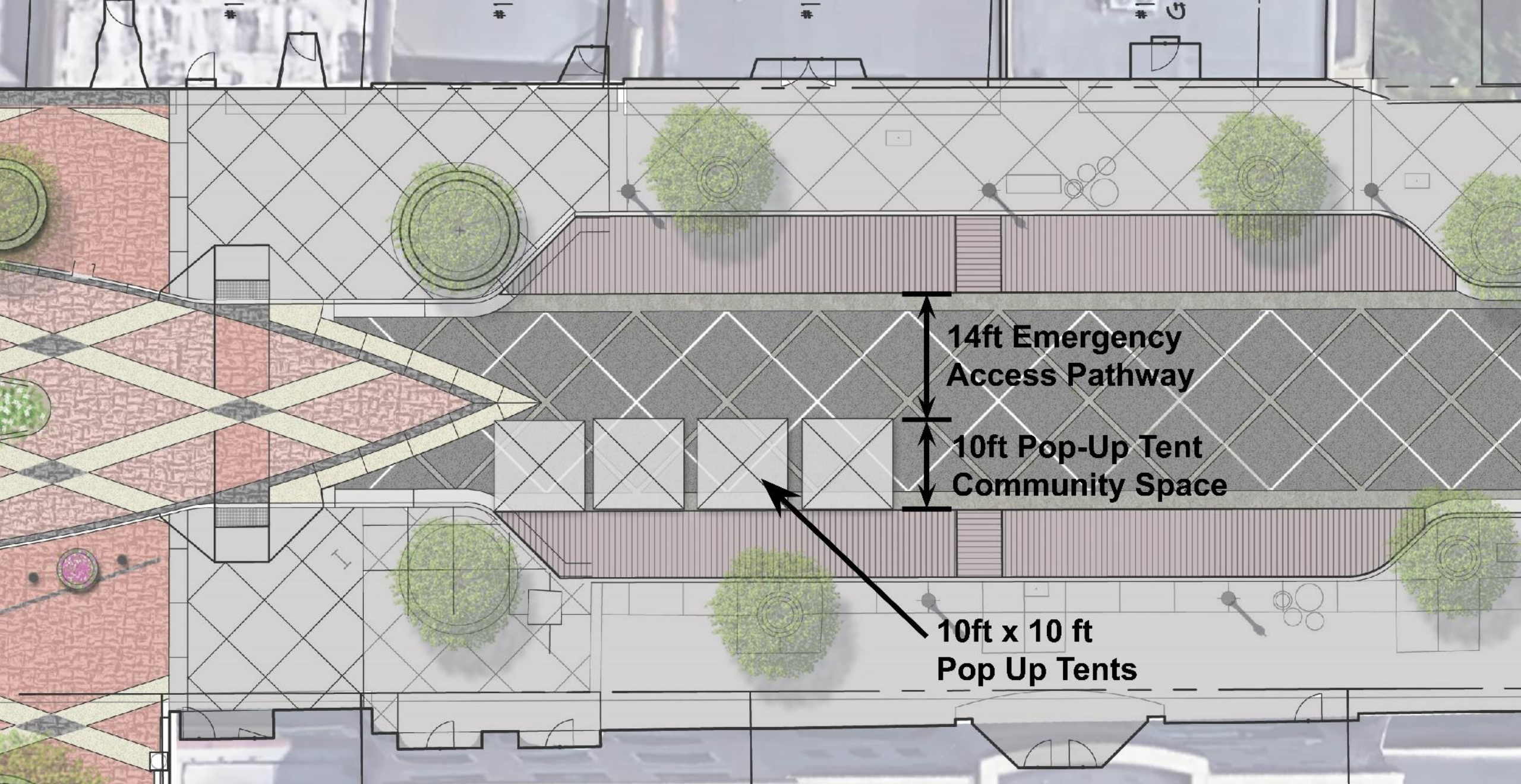
DECORATIVE HEATERS AND LIGHTS



STREET LAYOUT



AMENITY AREAS



**14ft Emergency
Access Pathway**

**10ft Pop-Up Tent
Community Space**

**10ft x 10 ft
Pop Up Tents**

Gateways





GATEWAYS



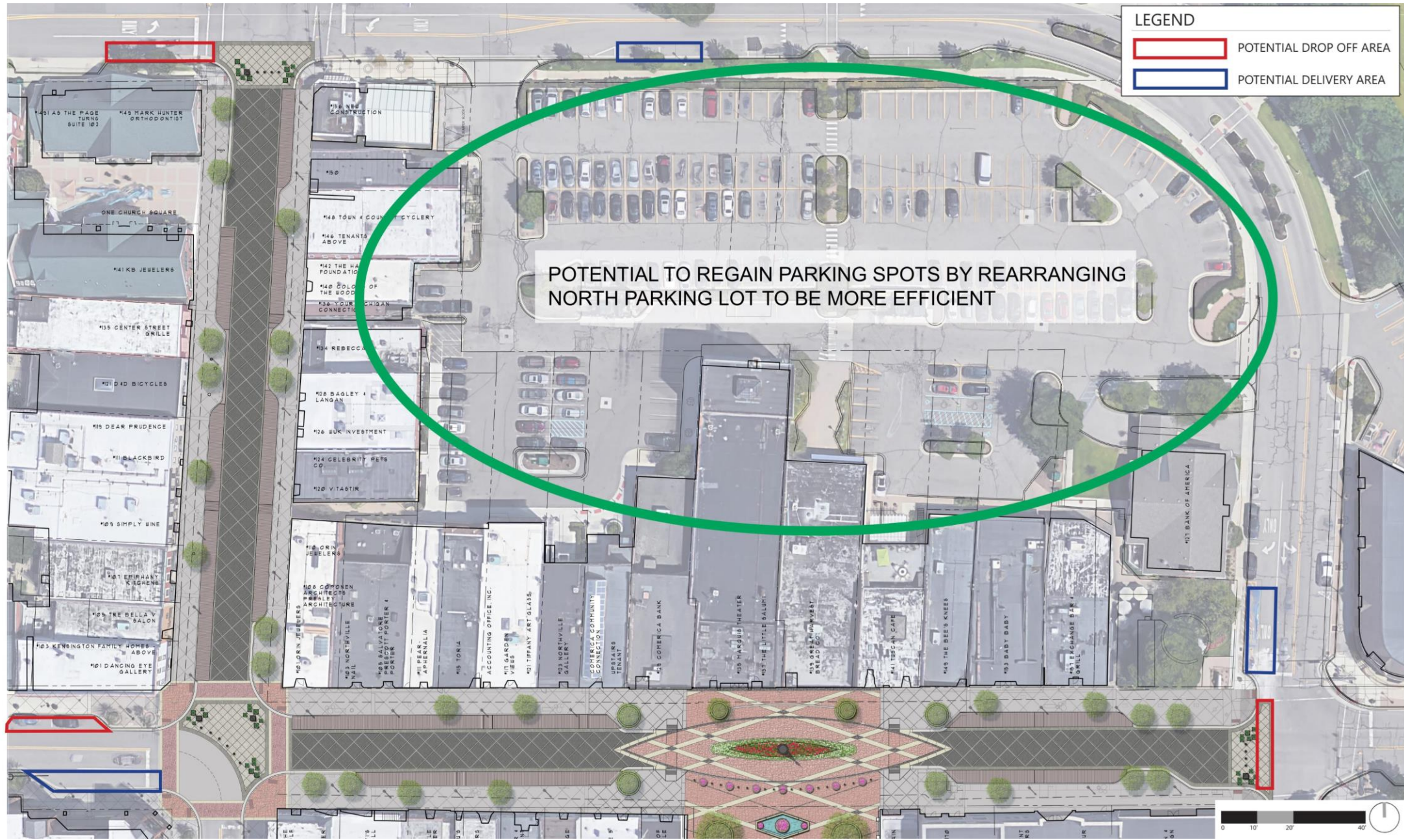
GATEWAYS

A street scene at dusk. In the center-left, a tall clock tower stands in front of a brick building. The scene is illuminated by warm, golden light from the setting sun, casting long shadows. A street sign with a shield and an arrow is visible on the right. The foreground shows a paved area and a planter box with flowers.

Lighting



LIGHTING



LEGEND

- POTENTIAL DROP OFF AREA
- POTENTIAL DELIVERY AREA

POTENTIAL TO REGAIN PARKING SPOTS BY REARRANGING NORTH PARKING LOT TO BE MORE EFFICIENT

PARKING / LOADING CONCEPT

(In Progress)

A street scene featuring a historic building with a clock tower, trees, and a pedestrian crossing sign. The scene is set in a city with a mix of old and new architecture. The clock tower is a prominent feature, and the street is lined with trees and a pedestrian crossing sign. The overall atmosphere is one of a well-maintained urban environment.

Immediate Items

- Clean up, repair, and removal of any items not being used
- Activate street with merchant displays and common space activities
- Remove all traffic and parking references

A conceptual rendering of a city street scene. In the background, a multi-story brick building with a prominent clock tower stands. The clock tower has a white face and a dark, pointed roof. The building is partially obscured by trees with green and yellow foliage. In the foreground, a landscaped median with a low concrete curb contains various plants, including white flowers and green shrubs. To the right, a street sign on a black pole shows a white shield with a black arrow pointing up and then curving to the right. The overall scene is set during the day with soft lighting, suggesting a clear or slightly overcast sky.

Conceptual Budget

Pedestrian Promenade

Promenade Pavement Treatment	\$ 30,000
Repair existing pavers, concrete, and asphalt pavements	\$ 155,000
Main Street Deck System	\$ 420,000
Center Street Deck System	\$ 360,000
Conversion of elevated tree planters to tree grates	\$ 150,000
Lighting Projection System	\$ 50,000
Total	\$ 1,165,000

Infrastructure Improvements

Electrical Phase 1 Engineering Study/ Budgeting \$ 14,000

Electrical System – Construction TBD

Total **\$ 14,000**

Gateways

Major Gateway

Pavement Treatment	\$ 6,000
Planters	\$ 45,000
Iconic Monuments	\$ 100,000
Bollard System (2 removable and 4 deployable)	\$ 190,000
Decorative modifications to masts	\$ 60,000
	<hr/>
Total	\$ 401,000

Minor Gateways

Pavement Treatment	\$ 11,000
Planters	\$ 60,000
Iconic Monuments	\$ 100,000
Bollard System (2 removable and 4 deployable)	\$ 230,000
Decorative modifications to masts	\$ 60,000
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Total	\$ 461,000

Items Excluded from Initial Budget

- Removal of temporary barricades
- Removal of traffic/ parking signage
- Removal of merchant structures/ furnishings, etc.
- Gateway intersection control, striping, signage, etc.
- Electrical System Construction
- Pedestrian connection improvements
- Merchant shelters (design, fabrication, installation, and guidelines)
- Lighting on architectural features, street trees
- Wayfinding – Informational signage
- Pod renovations
- Common space furnishings, planters, etc.
- Town Square improvements (pavilion repairs, fire pits, amenities)
- Parking, loading, service renovation/ relocation

High Priority Items

- Electrical Phase 1 engineering and Construction (\$14,000)
- Gateways (\$862,000)
- Merchant Shelter design, engineering, and guidelines
- Parking, loading, service, and renovation/ relocation
- Promenade Pavement Treatment (\$30,000)
- Repair existing pavers, concrete, and asphalt pavements (\$155,000)

Next Steps

- Determine budget to spend toward Priority Items
- Start Design Development Phase on selected Priority Items
- Incorporate Traffic Study into Conceptual Design
- Work with Historical District Commission on gateways, shelters, and other pertinent items
- Develop Operations/ Maintenance/ Guidelines