



# LANDINGS PROPERTY LAND USE STUDY

Prepared for  
**City of Novi, Michigan**

August 2009



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## **Introduction**

The Landings Property Land Use Study is intended to provide the Novi City Council with an overview of several land use alternatives for the site. These alternatives range from “do nothing” to extensive commercial development. The goal is to explore the advantages and disadvantages of each option so that the City Council can have an informed discussion about the future of this unique piece of lakefront property.

The Study process included collecting data from a variety of sources including, but not limited to, historic aerial photography, natural features resources, floodplains, past development history, traffic, and the like. The project team also visited the site and walked the surrounding area.

As part of this process, there was an extensive public input process that ranged from an internet survey to stakeholder workshops. The project

team, which included Birchler Arroyo Associates, Inc., Grissim Metz Andriese, and the Chesapeake Group, also discussed the future of the Landings Property with City staff and officials.

The Land Use Study also includes a Conceptual Design and Feasibility Study for a possible public use of the property. Included are construction cost data and operational and maintenance costs.

For the purpose of this report, the subject property is referred to as “The Landings Property.” The Landings name is a carry over from a development proposal from the 1980s, and it has become the commonly recognized reference for the property by local residents and City officials. The use of the Landings name in this report is for reference purposes only and is in no way intended to promote any past or future development of the subject property. Attachments are available in a separate bound report.

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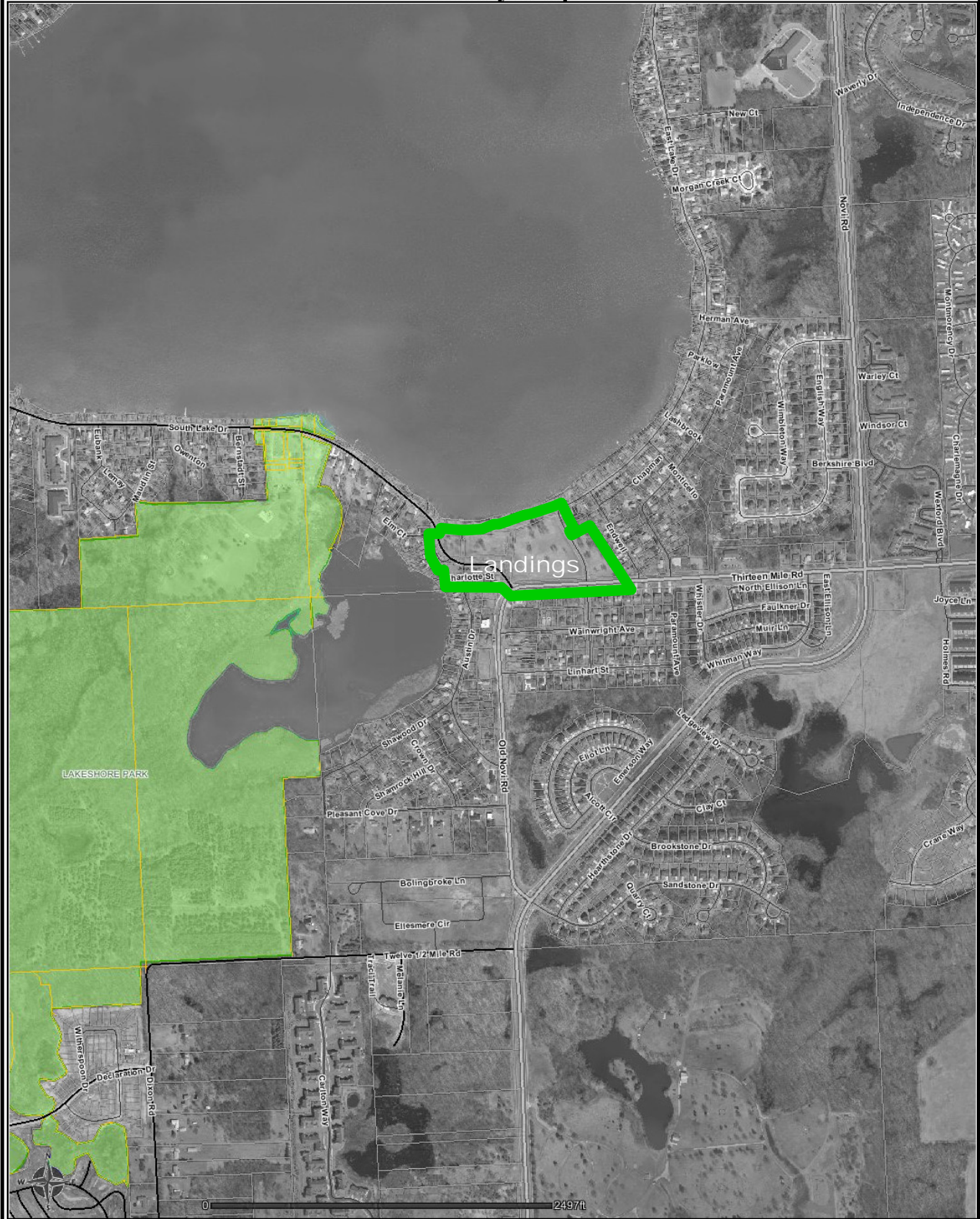
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### Vicinity Map



DISCLAIMER: The information provided herewith has been compiled from recorded deeds, plats, tax maps, surveys, and other public records. The information not intended as a substitute for original or official source information. The City of Novi makes no warranty, express or implied, as to the accuracy, completeness, or SOURCES: City of Novi, Oakland County, Plansight LLC, October 2006 for County Data; October 2006 for City Data; Aerial Imagery as specified





Looking west from South Lake Drive at drain connecting Walled Lake and Shawood Lake (*above*).  
Walled Lake Beach at Lakeshore Park (*below*).



### **Vicinity**

The Landings Property is located in Sections 2 and 3 of the City, north of the intersection of Old Novi Road, Thirteen Mile Road, and South Lake Drive. The property has direct frontage on Walled Lake. The City's Lakeshore Park, which fronts on Walled Lake and Shawood Lake, is located nearby within easy walking distance along South Lake Drive.





**Existing Land Use**

The Landings Property is approximately thirteen (13) acres of undeveloped City-owned open space. Nearby land uses include single family homes, commercial uses, and vacant properties.

The property is generally bordered on the west by single family homes along South Lake Drive and Duana Avenue.

To the south, the property is bordered by single family homes along Charlotte Street, an unoccupied commercial building and the Lakeview Bar and Grill at the intersection of South Lake Drive and Thirteen Mile Road, and vacant land and single family homes along Thirteen Mile Road.

To the east, the property is bordered by single family homes.

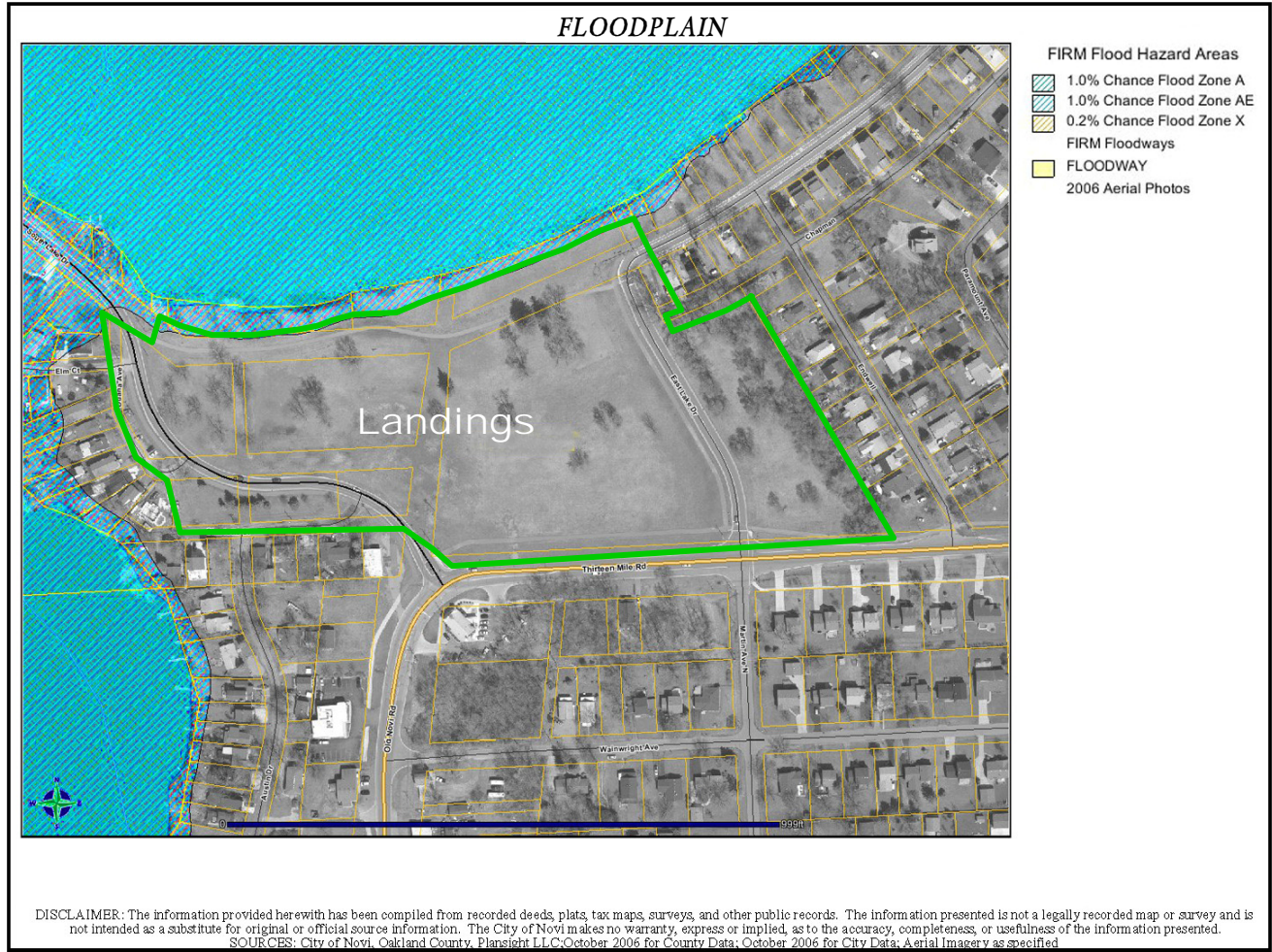
**Site Conditions**

The Landings Property is largely open space with a few stands of mature trees spread throughout the property and over 850 feet of lakefront.

South Lake Drive and East Lake Drive both cut through the property and physically separate portions of it from the approximately eleven (11) acre contiguous portion of the site. The resulting property between South Lake Drive and Duana Avenue and Charlotte Street is primarily comprised of bermed green space which serves as a buffer for the single family homes to the west. The resulting property east of East Lake Drive is approximately two (2) acres of open space. A significant stand of mature trees lines the eastern property line and serves as a buffer between the subject property and the abutting residential neighborhood.

The property slopes from its high point along Thirteen Mile Road toward Walled Lake. This





sloping grade results in tremendous views of the lake from the entire property and from Thirteen Mile and Old Novi Roads.

The shoreline of Walled Lake is within the 100-year floodplain. According to the City's maps, there are no wetlands or woodlands located within the study area.





View of Walled Lake from the water's edge (*above*). Looking west of South Lake Drive toward homes fronting on Duana Avenue (*below*).



Looking west across the property from the midpoint of the lakefront (*above*). Looking north across the property from Thirteen Mile Road (*below*).



Looking south toward Thirteen Mile Road along East Lake Drive (*above*). View of existing trees along eastern site boundary (*below*).



Looking southeast from the lake toward the intersection of Thirteen Mile Road and East Lake Drive (*above*). Lakeview Bar and Grill at the intersection of Thirteen Mile Road, Old Novi Road, and South Lake Drive (*below*).











**Parcels and Ownership**

The Landings Property is made up of unplatted land and lots from three (3) platted subdivisions: Chapman’s Walled Lake Subdivision platted in 1913, Pratt Subdivision platted in 1915, and Walled Lake Shores Subdivision platted in 1922.

The property is now described by twelve (12) separate parcel identification numbers and totals approximately thirteen (13) acres (including right-of-way).

- The City of Novi acquired the properties within the study area between 1983 and 1987. Preliminary research indicates that, other than the dedicated rights-of-way, there does not appear to be any deed restrictions on the use of the property within the Landings Property study area. The City of Novi Charter contains several provisions that either restrict or have the potential to restrict the future use of the

property, which should be reviewed in consultation with the City Attorney prior to taking action on any proposed sale or lease of the property.



**Rights-of-Way**

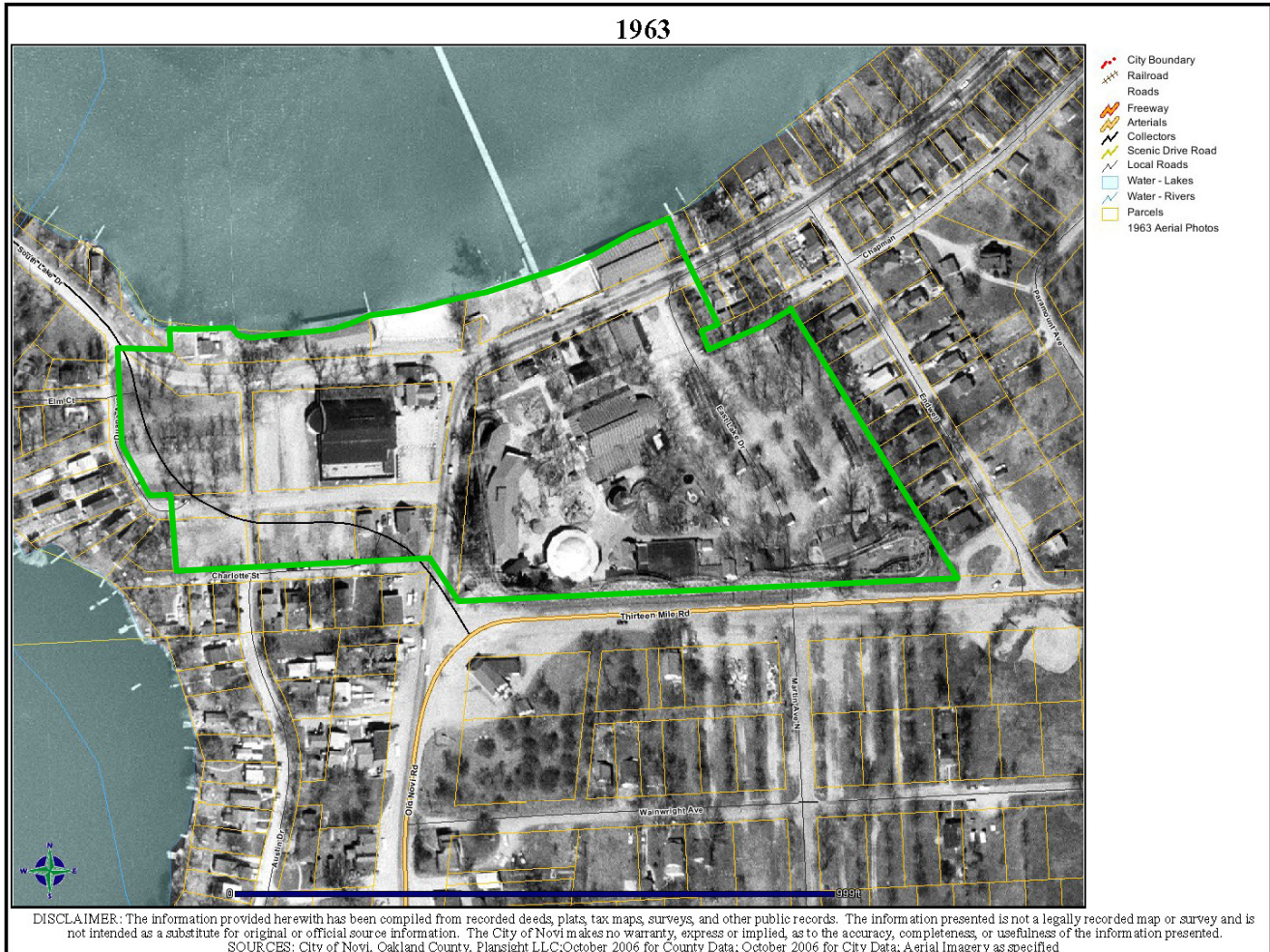
The Landings Property study area includes approximately two (2) acres of dedicated road right-of-way, however, no streets currently exist within the right-of-way. Both South Lake Drive and East Lake Drive were realigned and are not located in the dedicated right-of-way within the Landings Property.

If the property were to be sold or used for anything other than a public park, the City would likely need to initiate Circuit Court proceedings to vacate the right-of-way. It should be noted that the City may choose to undergo this process under any future use scenario including a public park. Doing so would enable the City to create one single legal description for the property.

**Traffic Volumes**

A January 2009 traffic study by Birchler Arroyo Associates, Inc. showed that traffic volumes on Old Novi Road have decreased by over 20 percent since 2004. Traffic has been declining throughout the Metro Detroit region. As of December 2008, it is estimated that Old Novi Road was carrying 2,200 vehicles per day. During the same period, South Lake Drive was carrying 4,000 vehicles per day, and Thirteen Mile Road was carrying 3,400 vehicles per day.





## History

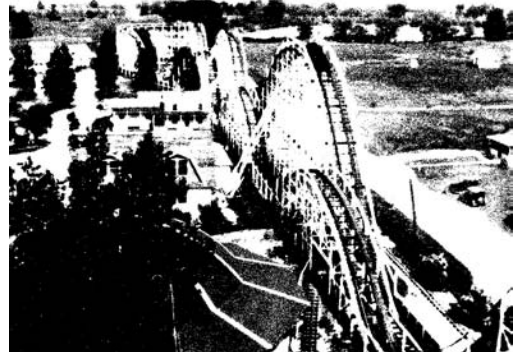
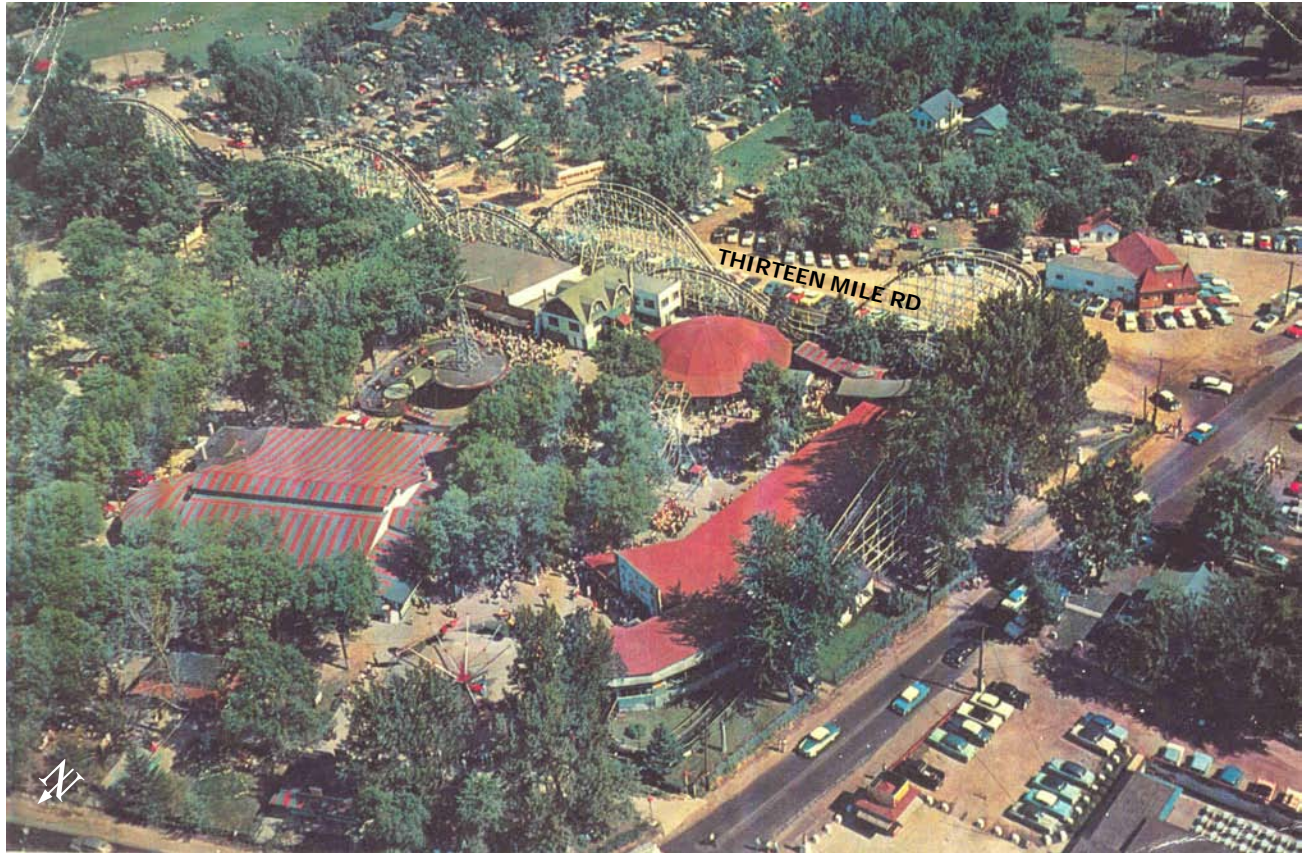
The Landings Property has a rich history that included music, dance and entertainment that began in 1919 with the construction of the Walled Lake Bath House. Shortly after, a second bath house and two dance halls were constructed on the property. In 1925, one of the dance halls was replaced by a larger, steel-framed building known as the “New Casino” which hosted musicians such as Lawrence Welk, Tommy Dorsey, and Louis Armstrong, and later, Stevie Wonder and Chuck Berry. The smaller dance hall was later converted into a roller rink. The Casino was destroyed by a fire in 1965.

The property was also the site of the Walled Lake Amusement Park which was constructed in 1929. The park included a rollercoaster built by Fred W. Pearce, The Flying Dragon, which ran along Thirteen Mile Road. Other rides included the

Pretzel and the Tilt-a-Whirl. The Walled Lake Amusement Park closed in 1968.

In the late 1980’s, the City entered into a Memorandum of Understanding with a prospective developer. At that time, potential uses for the site included a restaurant/banquet facility, hotel, boardwalk, public meeting room, and marina. Development of the project never came to fruition, however, it was during this process that the Michigan Department of State’s Bureau of History issued a letter to the developer dated February 12, 1988 that stated, “There appears to be little doubt that a Historic period Indian cemetery was located on or very near to the property proposed for your project... The bulk of the evidence appears to indicate that the area around the common corner of Sections 2, 3, 10 and 11 was an important focus of Historic period Indian settlement and burial activities.” (*Refer to Attachment A.*) No official records or documentation of a burial ground exist.





Images of the Walled Lake Amusement Park and the Flying Dragon roller coaster.

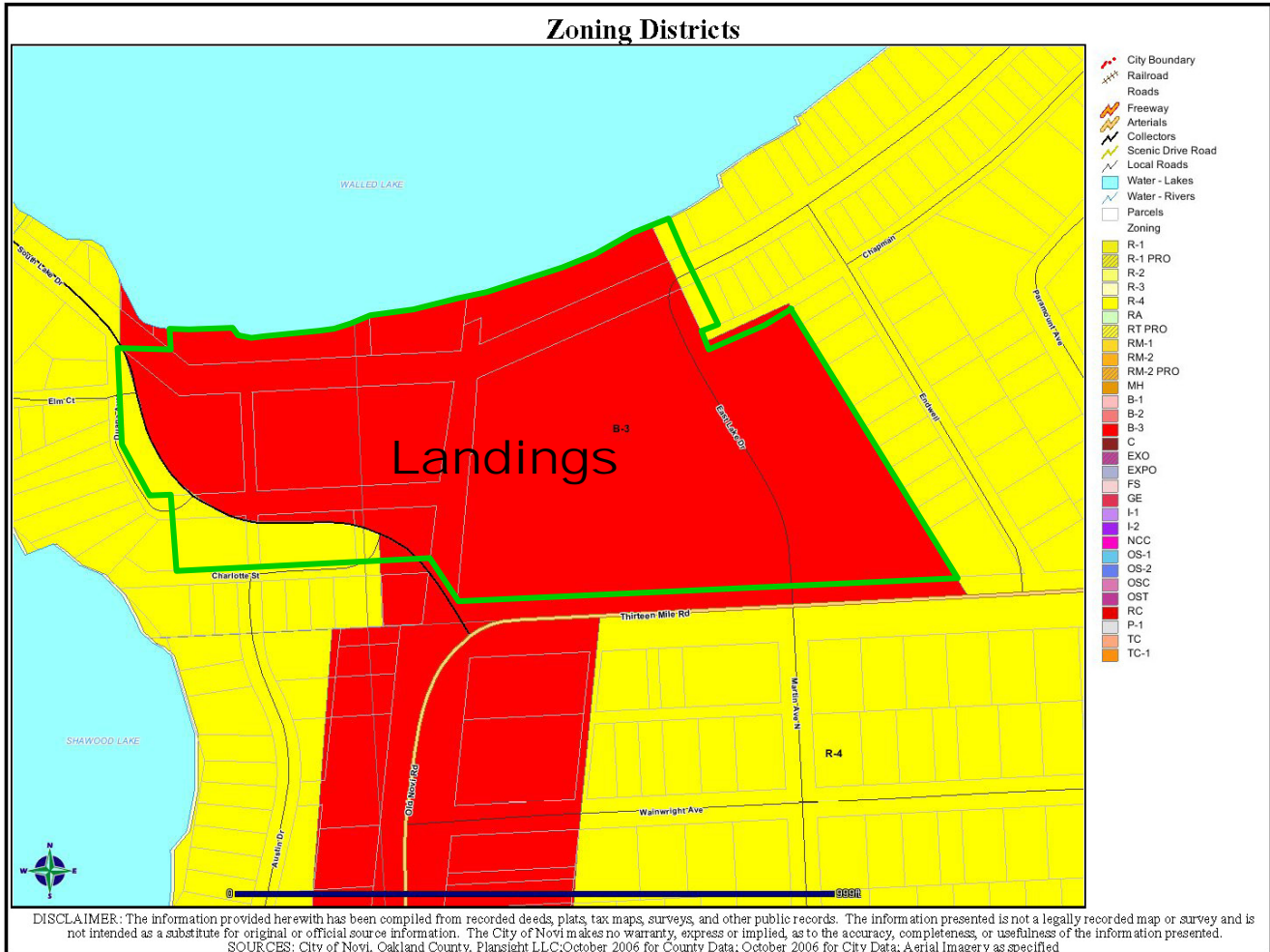
Image sources:

[www.walledlakelibrary.org](http://www.walledlakelibrary.org) (top)

*Images of America Novi* by Barbara G. Louie and Samuel D. Popkin (middle)

[www.lorimarshick.com](http://www.lorimarshick.com) (bottom)





## Zoning

The majority of the Landings Property is zoned B-3 General Business and has been since at least 1970. A small portion of the property is zoned R-4 One Family Residential. Per the City of Novi Zoning Ordinance, the following uses are permitted in the B-3 district:

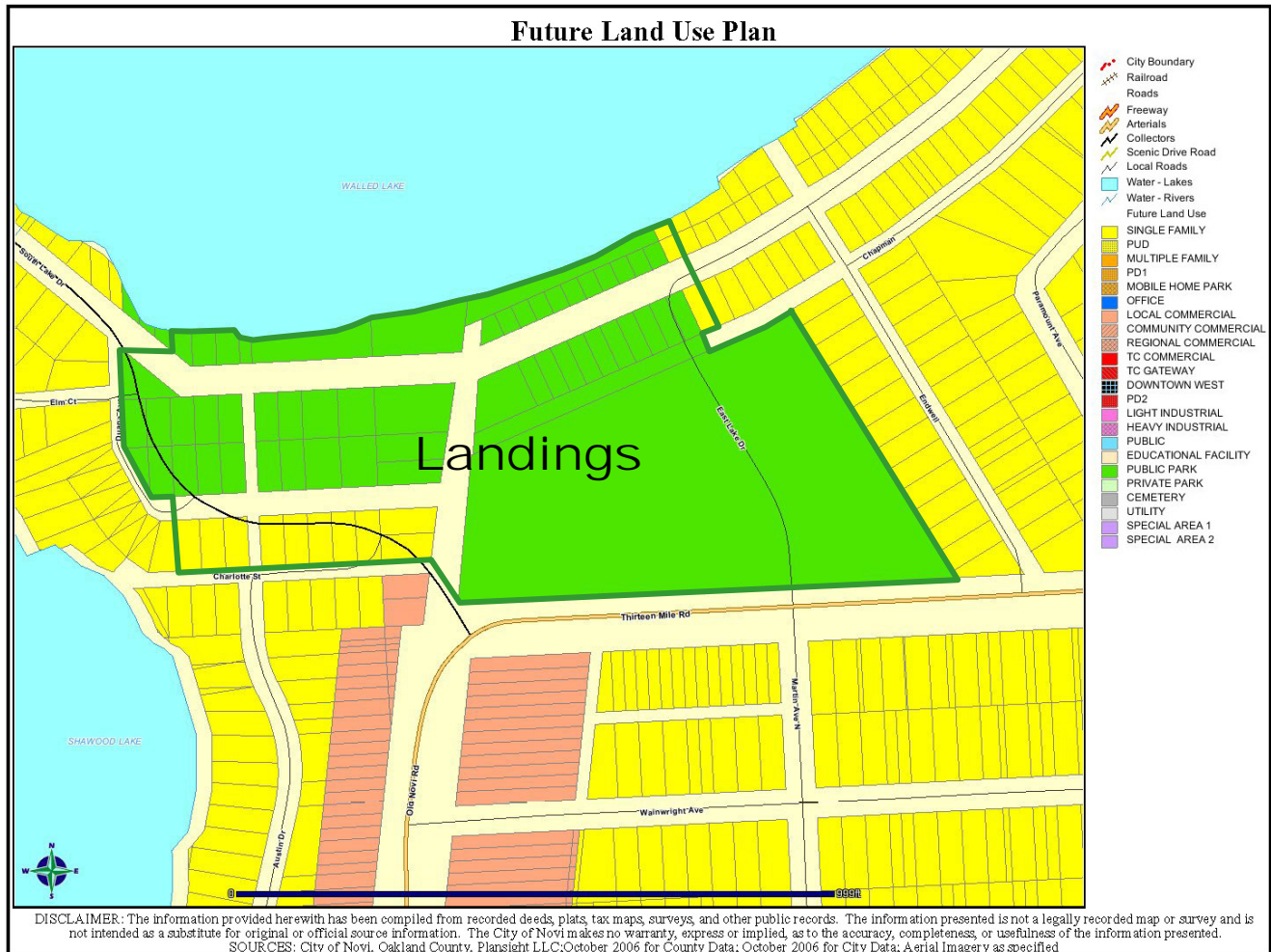
### Principal Permitted Uses

- Retail businesses and personal service establishments
- Dry cleaning establishments
- Post offices and government buildings
- Restaurants (sit-down) and banquet facilities
- Theaters, concert halls, museums, etc.
- Business schools and colleges
- Instructional centers for music, art, dance, etc.
- Day care centers
- Private clubs and lodge halls
- Professional and medical offices
- Gasoline service stations
- Mortuary establishments
- Parking lots
- Auto washes (completely enclosed)
- Bus passenger stations

- Car salesroom and office (new and used)
- Tattoo parlors
- Public parks and recreation facilities
- Health and fitness facilities (public and private)

### Special Land Uses

- Outdoor sales and rental of autos, campers, boats, etc.
- Hotels and motels
- Businesses in the character of a drive-in or open front stores
- Veterinary hospitals and clinics
- Plant materials nursery (retail)
- Indoor recreation facilities (public and private)
- Mini-lube or quick oil change establishments
- Outdoor sales of produce and seasonal plant materials (accessory)



**Master Plan for Land Use**

The City of Novi Master Plan for Land Use, adopted in 2004 and amended in 2008, designates the majority of the Landings Property as Public Park and Open Space. A small portion of the property is planned for Single Family Residential. (*Master Plan page 117.*)

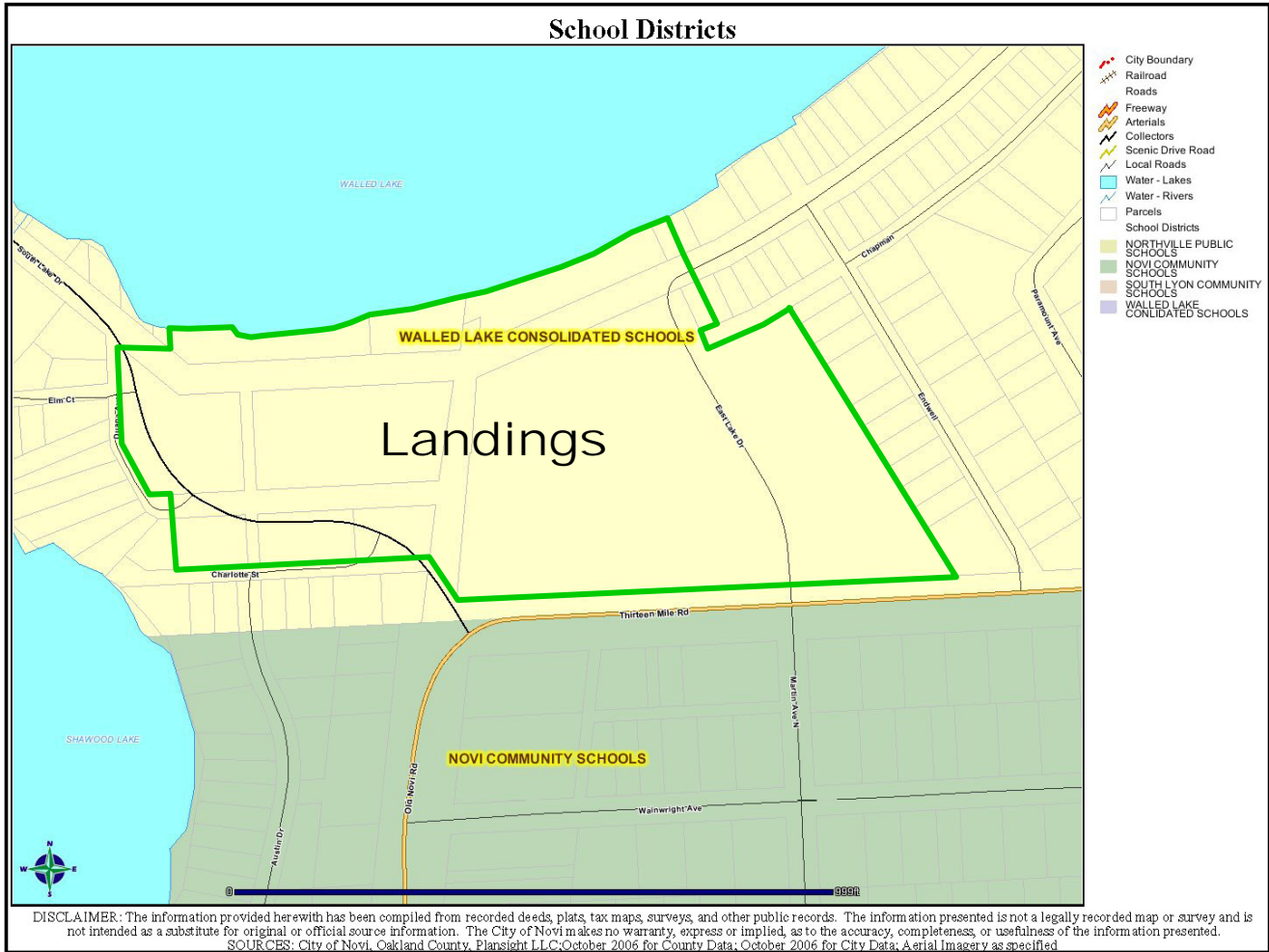
Prior to the current Plan, the majority of the property was designated as Public by the City's 1999 Master Plan for Land Use. Both the 1990 and 1993 Master Plans designated the property as Non-Center Commercial.

The current Master Plan specifies that if land planned for park and open space ceases to be considered for park and open space uses, residential uses would be appropriate if the area is assigned a density on the Master Plan's Residential Density Patterns Map. (*Master Plan page 114.*)

The Residential Density Patterns Map indicates that the Landings Property is assigned a density of 3.3 dwelling units per acre. (*Master Plan page 116.*)

Although the Master Plan specifies that residential use of the subject property could be appropriate, the City would likely need to amend the Master Plan in order to sell all or a portion of the property for any non-park use due to restrictions of the Home Rule City Act (Act 279 of 1909, as amended). Specifically, Section 117.5(e) of the Act states that a city does not have the power "to sell a park, cemetery, or any part of a park or cemetery, except where the park is not required under an official master plan of the city."





### School Districts

The Landings Property is located within the Walled Lake Consolidated Schools District. Thirteen Mile Road serves as the district boundary between the Novi and Walled Lake school districts.

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### Community Input Workshops

The City and project team hosted two (2) public workshops to obtain input from residents, property owners, homeowners associations, Walled Lake Schools, and the City of Walled Lake. The first workshop was held on July 14, 2009 at City Hall and 25 participants attended. The second workshop was held on July 15, 2009 at Lakeshore Park and 38 participants attended.

At both workshops, participants were broken into small work groups and asked to discuss a set of questions. Each group recorded their ideas and comments on worksheets (attached to report).

At the end of the workshop, a spokesperson from each group presented a summary of their group's discussion regarding the following questions:

1. The current B-3 General Business zoning classification permits a variety of retail, restaurant and service uses. Is this appropriate for the entire property, a portion of the property, or none of the property?
2. The City's Master Plan classification is currently calling for Public Park & Open Space uses. Is this appropriate for the entire property, a portion of the property, or none of the property?
3. What uses are appropriate for all or a portion of the property?
4. If all or a portion of the property were developed as a public park, what amenities should be included?

The following is the project team's general overview of the public input obtained at the two workshops:

**Regarding the zoning of the property,** a majority of participants indicated that the current B -3 zoning was inappropriate for the property. Their concerns with commercial development include:

- Parking
- Blocking the view of the lake
- Loss of open space / parkland on the lake
- Enough commercial development elsewhere in the City
- Possible Native American burial ground

**Regarding the Master Plan designation of the property,** a majority of participants indicated that the current designation of public park and open space was appropriate for the property. Their concerns with a public park use include:

- Public boat launch (most participants were opposed)
- Parking (keep to a minimum)
- Preserving view of the lake
- Use by non-Novi residents
- Duplication of facilities and amenities at other existing City parks

A couple of groups suggested that the property east of East Lake Drive could be used for parking or offered for sale to adjacent property owners.

**Regarding appropriate uses for the property,** a majority of participants indicated that the property should remain public open space/park. Additional comments included:

- Minimal (or even no) parking
- Maintain the view of the lake
- No public boat launch
- Add amenities to encourage greater use and enjoyment of the property
- Acknowledge history of the property (Native Americans, casino, amusement park)
- Keep it a passive park, don't overdevelop
- Limited retail/services could support the park needs

**Regarding the type of preferred amenities for a public park,** the majority of participants indicated that the following amenities may be acceptable:

- Fishing pier
- Boardwalk
- Picnic tables, benches
- Walking/biking/fitness paths
- Small pavilions/gazebos
- Garden areas
- Historical marker or memorial
- Shuffleboard courts, bocce courts

Amenities that were favored by some groups but opposed by others include:

- Swimming beach
- Entertainment pavilion
- Dog park
- Parking
- Playground
- Restrooms
- Kayak/paddleboat/canoe rental
- Spray park/splash pad
- Basketball courts
- Beach volleyball

Their concerns with developing the property for a park include:

- Maintenance
- Environmental conditions of site
- Parking
- Public boat launch (opposed)
- Maintaining view of the lake



### Internet Survey

The City hosted an online survey open to all to solicit additional input into the Landings Property Land Use Study. The following tables and graphics summarize the final survey results. Responses to open ended questions and all additional comments that were received via the survey are attached to this report.

<b>Do you feel a variety of retail, restaurant and service uses on this property are appropriate for:</b>				
<b>Answer Options</b>	<b>Agree</b>	<b>Disagree</b>	<b>No Opinion</b>	<b>Response Count</b>
the entire property	16	199	6	221
a portion of the property	88	146	5	239
none of the property	149	59	12	220
Other (please specify)				42
<i>answered question</i>				<b>272</b>
<i>skipped question</i>				<b>4</b>

<b>Do you feel a public park or open space is appropriate for:</b>				
<b>Answer Options</b>	<b>Agree</b>	<b>Disagree</b>	<b>No Opinion</b>	<b>Response Count</b>
the entire property	188	35	7	230
a portion of the property	150	48	6	204
none of the property	13	141	12	166
Other (please specify)				36
<i>answered question</i>				<b>274</b>
<i>skipped question</i>				<b>2</b>

<b>In your opinion, future use and the development of the property should include:</b>				
<b>Answer Options</b>	<b>Agree</b>	<b>Disagree</b>	<b>No Opinion</b>	<b>Response Count</b>
undeveloped open space	147	56	27	230
public park	240	14	2	256
single-family detached residential	5	219	7	231
two-family attached residential	3	222	5	230
townhouse residential	10	216	5	231
multiple-family residential	4	219	7	230
retail and service	33	198	5	236
office space	4	218	5	227
restaurant	81	150	6	237
outdoor entertainment	152	76	11	239
indoor entertainment	59	168	12	239
Other (please specify)				37

**If all or a portion of the property were developed as a public park, the amenities you would like to see included are:**

<b>Answer Options</b>	<b>Agree</b>	<b>Disagree</b>	<b>No Opinion</b>	<b>Response Count</b>
boardwalk	212	30	5	247
pier	150	65	12	227
boat dock and launch	101	121	12	234
kayak / paddleboat / wind surfer rental	118	99	16	233
picnic areas	211	28	4	243
picnic pavilion	160	64	5	229
gazebo	176	42	11	229
entertainment pavilion	142	74	15	231
playground / tot lot	140	69	23	232
spray / splash pad	85	115	24	224
outdoor skating area	104	104	23	231
walking / jogging paths	203	27	6	236
fitness stations	96	100	27	223
shuffleboard courts	60	130	29	219
bocce courts	91	99	32	222
sand volleyball courts	106	102	23	231
basketball courts	50	152	25	227
flower gardens	190	32	18	240
chess garden	93	94	35	222
maze garden	64	117	38	219
dog park	78	134	15	227
memorial park	87	102	38	227
recognition of the land's history	159	42	28	229
Other (please specify)				41





Community Input Session at Lakeshore Park, July 15, 2009 *(above and below)*



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## **Alternatives**

This report presents several possible alternative land uses for the Landings Property. The alternatives were developed after consideration of the existing Master Plan and zoning classifications for the site, as well as input from residents and City officials. The alternatives range in intensity from “do nothing” (the existing use) to full commercial development of the site (consistent with current zoning). The other alternatives fall between these two uses in terms of intensity.

The City Council has recognized that this is an important piece of property in the City because of its historical significance and lakefront access. This study is intended to give the Council input and information that can be used to determine the most appropriate use of the Landing property. The study does not include a specific land use recommendation.

The following pages present seven (7) possible options or alternatives for use and development of the property. For each option, the report includes a conceptual drawing to illustrate the use and a list of pros and cons to assist the City Council in their evaluation of each potential use.

It is important to note that the pros and cons, as presented, may not be equal in terms of their importance and weight in decision making. The intent of this report is not to assign or imply weight to any of the pros and cons, but rather to present the information in a clear and straightforward manner. Prioritizing the pros and cons will be the discretion of City Council as they evaluate each alternative presented.

**Summary of Alternatives**  
Pros and Cons

Refer to following pages for detailed discussion of pros and cons of each option.

		Option A: Residential & public waterfront	Option B: Mixed use & public waterfront	Option C: Commercial & public waterfront	Option D: Public park	Option E: Public park & residential	Option F: Public park, residential & restaurant	Option G: Do nothing
<b>PROS</b>	<b>FINANCIAL</b>							
	Increases tax base	⊕	⊕	⊕		⊕	⊕	
	Generates one-time revenue	⊕	⊕	⊕		⊕	⊕	
	Potential to generate annual / ongoing revenue		⊕	⊕	⊕	⊕	⊕	
	Low long-term operation costs for the City	⊕	⊕	⊕				
	Minimal increase in operation costs for the City							⊕
	Low capital improvement costs for the City	⊕	⊕	⊕				
	Minimal capital improvement costs for the City							⊕
	<b>PUBLIC USE</b>							
	Maintains public waterfront access	⊕	⊕	⊕	⊕	⊕	⊕	⊕
	Maintains all or majority of property as public open space				⊕	⊕	⊕	⊕
	Maintains primary view of lake				⊕	⊕	⊕	⊕
	Gives Novi a "place" on the lake		⊕	⊕	⊕	⊕	⊕	
	Increases public use of property		⊕	⊕	⊕	⊕	⊕	
	<b>LAND USE COMPATIBILITY</b>							
	Consistent with Master Plan	⊕			⊕	⊕		⊕
	Consistent with existing zoning			⊕	⊕			⊕
	Positive impact on nearby nonresidential uses	⊕	⊕	⊕	⊕	⊕	⊕	
	Compatible with nearby residential land uses	⊕			⊕	⊕	⊕	⊕
	No impact on nearby residential land uses							⊕
No increase in traffic							⊕	
<b>CONS</b>	<b>FINANCIAL</b>							
	Tax revenue not provided				⊖			⊖
	No one-time revenue generated				⊖			⊖
	No ongoing revenue generated	⊖						⊖
	Significant increase in ongoing operation costs				⊖	⊖	⊖	
	Significant capital improvement costs				⊖	⊖	⊖	
	<b>PUBLIC USE</b>							
	Loss of open space	⊖	⊖	⊖		⊖	⊖	
	Impacts view of lake	⊖	⊖	⊖			⊖	
	Minimal or no significant increase in public use of property	⊖						⊖
	<b>LAND USE COMPATIBILITY / ENVIRONMENT</b>							
	More intensive than nearby residential area		⊖	⊖			⊖	
	Potential environmental impacts		⊖	⊖			⊖	
<b>OTHER</b>								
Increase in traffic	3	3	3	3	3	3		
Master Plan amendment required	1	⊖	⊖		1	⊖		
Zoning change required	⊖	⊖			⊖	⊖		
Requires archaeological investigation of site	⊖	⊖	⊖	⊖	⊖	⊖		
Requires right-of-way vacation	⊖	⊖	⊖	2	2	⊖	2	

<sup>1</sup> As discussed on page 15, residential use of the property is generally consistent with the Master Plan; however, an amendment is likely still necessary due to restrictions of the Home Rule City Act.

<sup>2</sup> As discussed on page 11, the City may choose to vacate the right-of-way under any of the use alternatives.

<sup>3</sup> Increases in traffic are often viewed as a negative impact by nearby residential uses and as a positive impact by commercial uses.



**Option A**  
Single Family Residential with Public Waterfront Access



**Description**

- Single family residential development similar to existing residential neighborhoods to the west, south, and east.
- New neighborhood streets could be constructed within existing dedicated right-of-way.
- Public waterfront park.

**Feasibility**

The development of this property as single family residential would likely be a marketable use of the property if it is priced and designed to meet market demand. As the area economy moves out of a recession and returns to a more typical economic conditions, market conditions for residential should improve.

**Ownership**

- City would retain ownership of waterfront park for public use.
- Balance of property would be sold for development.
- Existing dedicated right-of-way could remain as originally platted and used for new streets, or the City could vacate all unused right-of-way to provide greater flexibility.

## Pros

- **Increased Tax Base:** This option would return the majority of the property to private ownership, and therefore, add it to the tax rolls. The City would receive the annual tax revenue as a result.
- **Generates Revenue from Sale:** This option would generate a one-time sum of money (sales price) for the City. This revenue could be used to fund capital improvement and ongoing operation costs associated with the public portion of the property. Sale of any of the property would require an affirmative vote of five (5) members of Council.
- **Maintains Public Waterfront:** The City-owned waterfront would provide public access to the lakefront and a pedestrian/bicycle connection between South Lake Drive and East Lake Drive.
- **Consistent with Master Plan:** Use of the property for public park/open space and single family residential at a density of 3.3 dwelling units per acre is generally consistent with the Master Plan. (Note: a non-park use would likely require a Master Plan map amendment.)
- **Positive Impact on Nearby Nonresidential Uses:** Additional residential units in the neighborhood would potentially generate patrons for nearby commercial uses and likely have a positive impact on these businesses.
- **Compatible with Nearby Residential Uses:** Single family residential development similar to existing neighborhoods nearby is, just that, similar to and compatible with nearby residential uses.
- **Low Long-Term Operations Cost:** Sale of the majority of the property results in a much smaller piece of City-owned property. While maintenance of the waterfront park would result in ongoing operating costs to the City, these costs would likely be relatively low compared to the alternative public park scenarios.
- **Low Capital Improvement Costs:** Capital improvement costs to the City would depend upon the type and amount of amenities provided within the waterfront park. Due to the size of the City-owned property, it is likely that capital improvements within this area would be limited and their associated costs would be relatively low compared to alternative scenarios that include a larger public park.

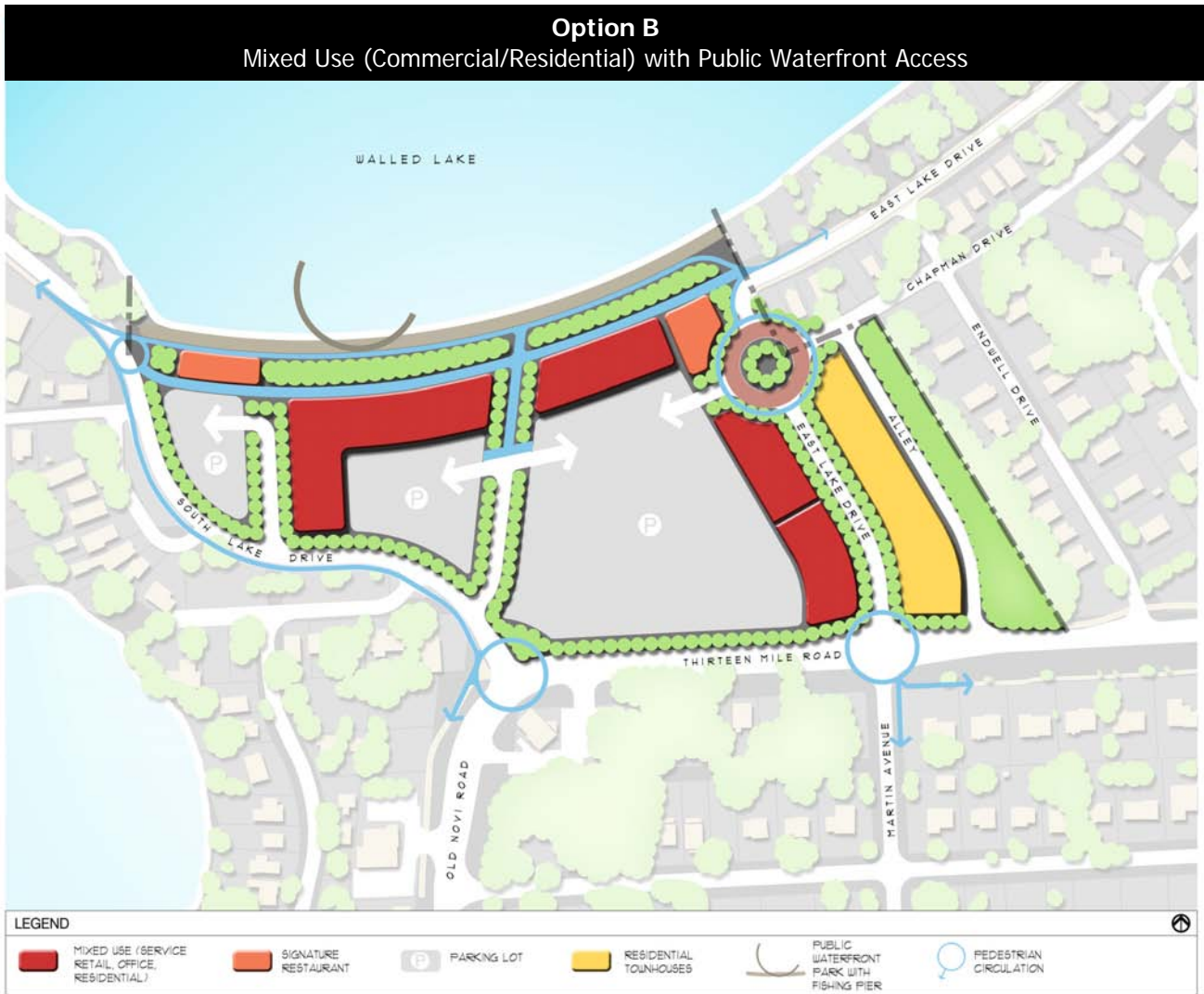
## Cons

- **No Future (Non-Tax) Revenue:** The waterfront park in this scenario is likely to be limited in size and range of amenities—resulting in no significant opportunities for ongoing revenue generators such as leases to recreation and concession vendors.
- **Loss of Open Space:** This option would result in a significant loss of public open space.
- **Impacts Lake View:** Development of the property for single family homes would significantly impact the view of Walled Lake.
- **Inconsistent with Zoning:** Residential use of the property would require rezoning most of the site to a single family residential district, such as R-4. In order to achieve a residential density similar to nearby neighborhoods, it may be necessary to create a new zoning district or utilize a flexible zoning option.
- **Minimal Increase in Public Use:** This option would likely result in some minimal increase in public use of the City-owned property due to the increase in residents within walking distance, as well as the addition of amenities to the lakefront.

## Other

- **Increased Traffic:** This option would increase traffic to and from the subject property. (For example, an 11-acre site developed at 3.3 dwelling units per acre could yield 36 homes which would generate approximately 375 daily trips.) Increases in traffic are often viewed as a negative impact by nearby residential uses and positive impact by commercial uses.
- **Right-of-Way Vacation:** In order to provide the greatest flexibility for development and ensure clear title to the property, the City would likely want to vacate any undeveloped street right-of-way within the portion of the property to be sold.
- **Archaeological Investigation of Site:** Any development of the site would require either preconstruction archaeological study or ongoing monitoring during construction.





**Description**

- Mixed use development of majority of the property. Uses could include retail, service, office, restaurant, entertainment, upper-story residential, and parking.
- Attached residential development east of East Lake Drive.
- Public waterfront park.

**Ownership**

- City would retain ownership of waterfront park for public use.
- Residential portion would be sold for development.
- Balance of property could be either sold or leased for mixed use development.

**Feasibility**

The development of the subject property as commercial may be difficult due to the low adjacent traffic volumes and location of the property. Certain destination uses such as a signature restaurant could potentially be successful because of the lakefront views.

Regarding the residential component, the development of this property as single family residential or attached single family would likely be a marketable use of the property if it is priced and designed to meet market demand. As the area economy moves out of a recession and returns to a more typical economic conditions, market conditions for residential should improve.

## Pros

- **Increased Tax Base:** This option would return either some or a majority of the property to private ownership, and therefore, add it to the tax rolls. The City would receive the annual tax revenue as a result.
- **Generates Revenue from Sale:** This option would generate a one-time sum of money (sales price) for the City. This revenue could be used to fund capital improvement and ongoing operation costs associated with the public portion of the property. Sale of any of the property would require an affirmative vote of five (5) members of Council.
- **Potential for Future (Non-Tax) Revenue:** In this scenario, the City could sell or lease the mixed use portion of the site. Under a long-term lease arrangement, the City would receive ongoing revenue from the lease payments while retaining overall ownership and control of the property. Lease of the property for a period longer than three (3) years would be subject to referendum procedures.
- **Maintains Public Waterfront:** The City-owned waterfront would provide public access to the lakefront and a pedestrian/bicycle connection between South Lake Drive and East Lake Drive.
- **Positive Impact on Nearby Nonresidential Uses:** Additional residential units in the neighborhood and increased traffic generated by the nonresidential uses likely have a positive impact on nearby businesses.
- **Low Long-Term Operations Cost:** Sale or lease of the majority of the property results in a much smaller piece of City-owned and maintained property. While maintenance of the waterfront park would result in ongoing operating costs to the City, these costs would likely be relatively low compared to the alternative public park scenarios.
- **Low Capital Improvement Costs:** Capital improvement costs to the City would depend upon the type and amount of amenities provided within the waterfront park and the specifics of the lease arrangement. It is likely that capital improvements to the park area would be limited and their associated costs would be relatively low compared to alternative park scenarios.
- **Creates a "Place" on the Lake:** Development consistent with this option would create a destination on the lake within the City of Novi.
- **Increase in Public Use:** This option would likely result in significant increase in public use of the park area due to the increase in residents and customers, as well as the addition of amenities to the lakefront.

## Cons

- **Loss of Open Space:** This option would result in a significant loss of public open space.
- **Impacts Lake View:** Development of the property for mixed use and attached residential would significantly impact the view of Walled Lake.
- **Potential for Environmental Impacts:** The increase in impervious surfaces under this scenario could potentially impact the water quality of the lake.
- **More Intensive than Nearby Residential Uses:** This option would result in more intensive land uses than nearby residential neighborhoods.

## Other

- **Zoning Change Required:** Mixed use and attached residential use of the property would require a change in zoning of the site. In order to achieve a mixed use development with attached residential component, it would likely be necessary to utilize a flexible zoning option.
- **Master Plan Amendment:** Use of the property for mixed use and attached residential is inconsistent with the Master Plan. An amendment to the Master Plan would be required.
- **Increased Traffic:** This option would increase traffic to and from the subject property. (Assuming 20 percent lot coverage by buildings, approximately 96,000 square feet of commercial space could be built which would generate approximately 6,600 daily trips. Residential uses would add to this total; approximately 6 daily trips per condominium unit.) Increases in traffic are often viewed as a negative impact by nearby residential uses and positive impact by commercial uses.
- **Right-of-Way Vacation:** In order to provide the greatest flexibility for development and ensure clear title to the property, the City would want to vacate any undeveloped street right-of-way within the portion of the property to be sold or leased.
- **Archaeological Investigation of Site:** Any development of the site would require either preconstruction archaeological study or ongoing monitoring during construction.



**Option C**  
Commercial with Public Waterfront Access



**Description**

- Commercial development of majority of the property. Uses could range from neighborhood retail and service to office to destination restaurant and entertainment.
- Public waterfront park.

**Ownership**

- City would retain ownership of waterfront park for public use.
- Balance of property could be either sold or leased for commercial development.

**Feasibility**

The development of the subject property as commercial may be difficult due to the low adjacent traffic volumes and location of the property. Certain destination uses such as a signature restaurant could potentially be successful because of the lakefront views.

## Pros

- **Increased Tax Base:** This option would likely return a majority of the property to private ownership, and therefore, add it to the tax rolls. The City would receive the annual tax revenue as a result.
- **Generates Revenue from Sale:** If commercial property was sold rather than leased, this option would generate a one-time sum of money (sales price) for the City. This revenue could be used to fund capital improvement and ongoing operation costs associated with the waterfront park. Sale of any of the property would require an affirmative vote of five (5) members of Council.
- **Potential for Future (Non-Tax) Revenue:** If commercial property was leased rather than sold, the City would receive ongoing revenue from the lease payments while retaining overall ownership and control of the property. Lease of the property for a period longer than three (3) years would be subject to referendum procedures.
- **Maintains Public Waterfront:** The City-owned waterfront would provide public access to the lakefront and a pedestrian/bicycle connection between South Lake Drive and East Lake Drive.
- **Consistent with Zoning:** Commercial use of the property is consistent with the existing B-3 zoning of most of the site.
- **Positive Impact on Nearby Nonresidential Uses:** Some potential uses, such as destination restaurants, could increase traffic to the area which could have a positive impact on nearby businesses.
- **Low Long-Term Operations Cost:** Sale or lease of the majority of the property results in a much smaller piece of City-owned and maintained property. While maintenance of the waterfront park would result in ongoing operating costs to the City, these costs would likely be relatively low compared to the alternative public park scenarios.
- **Low Capital Improvement Costs:** Capital improvement costs to the City would depend upon the type and amount of amenities provided within the waterfront park and the specifics of any lease arrangement. It is likely that capital improvements to the park area would be limited and their associated costs would be relatively low compared to alternative park scenarios.
- **Creates a "Place" on the Lake:** Well-designed development consistent with this option could create a destination on the lake within the City.
- **Increase in Public Use:** This option could result in significant increase in public use of the park area due to the increase in customers, as well as the addition of amenities to the lakefront.

## Cons

- **Loss of Open Space:** This option would result in a significant loss of public open space.
- **Impacts Lake View:** Development of the property for commercial uses would significantly impact the view of Walled Lake.
- **Potential for Environmental Impacts:** The increase in impervious surfaces under this scenario could potentially impact the water quality of the lake.
- **More Intensive than Nearby Residential Uses:** This option would result in more intensive land uses than nearby residential neighborhoods.

## Other

- **Master Plan Amendment:** Commercial use of the property is inconsistent with the Master Plan. An amendment to the Master Plan would be required.
- **Increased Traffic:** This option would increase traffic to and from the subject property. (Assuming 20 percent lot coverage by buildings, approximately 96,000 square feet of commercial space could be built which would generate approximately 6,600 daily trips.) Increases in traffic are often viewed as a negative impact by nearby residential uses and positive impact by commercial uses.
- **Right-of-Way Vacation:** In order to provide the greatest flexibility for development and ensure clear title to the property, the City would want to vacate any undeveloped street right-of-way within the portion of the property to be sold or leased.
- **Archaeological Investigation of Site:** Any development of the site would require either preconstruction archaeological study or ongoing monitoring during construction.



**Option D**  
Public Park



**Description**

- Public waterfront park.
- On-street parking along Thirteen Mile Road and East Lake Drive.

**Ownership**

- City would retain ownership of entire property for public use.

**Feasibility**

The development of the subject property as a public park would likely attract surrounding residents and could draw residents from other parts of the City. The “draw” of this public use will ultimately depend upon the facilities and uses developed and programming offered on the property.

## Pros

- **Potential for Future (Non-Tax) Revenue:** A waterfront park of this size has potential for a number of revenue generating uses, such as lease arrangements and permits for recreation and concession vendors, pavilion rental, and user fees. Lease of any portion of the property for a period longer than three (3) years would be subject to referendum procedures.
- **Maintains Waterfront and Majority of Property as Public Open Space:** This option maintains the entire property and lakefront for public park use.
- **Maintains Primary View of Lake:** This option can have a minimal impact on the view of the lake—depending upon the final park design.
- **Consistent with Master Plan:** Use of the property for public park/open space is consistent with the Master Plan.
- **Consistent with Zoning:** Public parks are principal permitted uses in the B-3 zoning district.
- **Positive Impact on Nearby Nonresidential Uses:** The park as a destination could increase traffic to the area which could have a positive impact on nearby businesses.
- **Compatible with Nearby Residential Uses:** Currently, the property is public open space with residential neighborhoods to the west, south, and east. Public parks are often located within residential areas, and improvement of the property with park amenities would be compatible with nearby residential uses.
- **Creates a “Place” on the Lake:** A well-designed park would create a public space and destination on the lake within the City of Novi.
- **Increase in Public Use:** Improvement of the property with park amenities would likely increase the use of the property by the public.

## Cons

- **Tax Revenue Will Not Be Generated:** This option would keep the entire property under City ownership; therefore, the City would not receive any annual tax revenue.
- **No Revenue Generated from Sale:** The City would retain ownership of the entire site.
- **Increase in Long-Term Operations Cost:** Maintenance of the entire property as a public park would likely result in an increase in the City's long-term operating costs. The amount of increase would depend on the type and amount of recreation amenities incorporated into the park.
- **Capital Improvement Costs:** There would be capital improvement costs associated with improvement of the entire property as a public park. The total development costs will depend on the type and amount of recreation amenities incorporated into the park.

## Other

- **Increased Traffic:** This option would increase traffic to and from the subject property. (City and County parks have been documented to generate between 6 and 12 trips per acre on weekend days and 1.5 to 2.25 trips per acre on weekdays. Trip generation for parks is highly related to the intensity of activities—facilities and programming—on site, weather, and time of year.) Increases in traffic are often viewed as a negative impact by nearby residential uses and positive impact by commercial uses.
- **Investigation of Site:** Any development of the site would require either preconstruction archaeological study or ongoing monitoring during construction.

**Option E**  
Public Park with Single Family Residential



**Description**

- Public waterfront park.
- On-street parking along Thirteen Mile Road and East Lake Drive.
- Single family residential lots east of East Lake Drive—similar to abutting residential properties.

**Ownership**

- Residential portion would be sold for development.
- City would retain ownership of the balance of the property for public use.

**Feasibility**

The development of the subject property as a public park would likely attract surrounding residents and could draw residents from other parts of the City. The “draw” of this public use will ultimately depend upon the facilities and uses developed and programming offered on the property.

The development of a portion of this property as single family residential would likely be a marketable use if it is priced and designed to meet market demand. As the area economy moves out of a recession and returns to a more typical economic conditions, market conditions for residential should improve.



## Pros

- **Increased Tax Base:** This option would return some of the property to private ownership, and therefore, add it to the tax rolls. The City would receive the annual tax revenue as a result.
- **Generates Revenue from Sale:** This option would generate a one-time sum of money from the sale of the residential portion. This revenue could be used to fund capital improvement and ongoing operation costs associated with the public park. Sale of any of the property would require an affirmative vote of five (5) members of Council.
- **Potential for Future (Non-Tax) Revenue:** A waterfront park of this size has potential for a number of revenue generating uses, such as lease arrangements and permits for recreation and concession vendors, pavilion rental, and user fees. Lease of any portion of the property for a period longer than three (3) years would be subject to referendum procedures.
- **Maintains Waterfront and Majority of Property as Public Open Space:** This option maintains the majority of the property and the entire lakefront for public park use.
- **Maintains Primary View of Lake:** This option can have a minimal impact on the view of the lake—depending upon the final park design.
- **Consistent with Master Plan:** Use of the property for public park/open space and single family residential at a density of 3.3 dwelling units per acre is generally consistent with the Master Plan. (Note: a non-park use would likely require a Master Plan map amendment.)
- **Positive Impact on Nearby Nonresidential Uses:** The park as a destination could increase traffic to the area which could have a positive impact on nearby businesses.
- **Compatible with Nearby Residential Uses:** Currently, the property is public open space with residential neighborhoods to the west, south, and east. Public parks are often located within residential areas, and improvement of the property with park amenities and residential lots along East Lake Drive would be compatible with nearby residential uses.
- **Creates a “Place” on the Lake:** A well-designed park would create a public space and destination on the lake within the City of Novi.
- **Increase in Public Use:** Improvement of the property with park amenities would likely increase the use of the property by the public. In addition, the residential component in this scenario may increase safety by providing “eyes” on the park, and therefore increase use of the property even more.

## Cons

- **Loss of Open Space:** This option would result in a loss of public open space on a portion of the site.
- **Increase in Long-Term Operations Cost:** Maintenance of the majority of the property as a public park would result in an increase in the City's long-term operating costs. The amount of increase would depend on the type and amount of recreation amenities incorporated into the park.
- **Capital Improvement Costs:** There would be capital improvement costs associated with improvement of the property as a public park. The total development costs will depend on the type and amount of recreation amenities incorporated into the park.

## Other

- **Zoning Change Required:** Residential use of a portion of the property would require rezoning to a single family residential district, such as R-4. In order to achieve a residential density similar to nearby neighborhoods, it may be necessary to create a new zoning district or utilize a flexible zoning option.
- **Increased Traffic:** This option would increase traffic to and from the subject property. (City and County parks have been documented to generate between 6 and 12 trips per acre on weekend days and 1.5 to 2.25 trips per acre on weekdays. Trip generation for parks is highly related to the intensity of activities—facilities and programming—on site, weather, and time of year. Single family detached development would add approximately 10 daily trips per unit to the park total.) Increases in traffic are often viewed as a negative impact by nearby residential uses and positive impact by commercial uses.
- **Investigation of Site:** Any development of the site would require either preconstruction archaeological study or ongoing monitoring during construction.



**Description**

- Public waterfront park.
- On-street parking along Thirteen Mile Road and East Lake Drive.
- Single family residential lots east of East Lake Drive—similar to abutting residential properties.
- Waterfront restaurant and parking.

**Ownership**

- Residential portion would be sold for development.
- Restaurant site could be either sold or leased.
- City would retain ownership of the balance of the property for public use.

**Feasibility**

The development of the subject property as a public park would likely attract surrounding residents and could draw residents from other parts of the City.

The development of a portion of this property as single family residential would likely be a marketable use if it is priced and designed to meet market demand.

A signature restaurant on the subject property has the potential to capture the unique lake views as part of the dining experience. The low traffic volumes on the surrounding roads is a negative factor for this use.

## Pros

- **Increased Tax Base:** This option would return some of the property to private ownership, and therefore, add it to the tax rolls. The City would receive the annual tax revenue as a result.
- **Generates Revenue from Sale:** This option would generate a one-time sum of money from the sale of the residential portion and possibly the restaurant site. This revenue could be used to fund capital improvement and ongoing operation costs associated with the public park. Sale of any of the property would require an affirmative vote of five (5) members of Council.
- **Potential for Future (Non-Tax) Revenue:** A waterfront park of this size has potential for a number of revenue generating uses, such as lease arrangements and permits for recreation and concession vendors, pavilion rental, and user fees. The City could also lease the restaurant site providing ongoing revenue from lease payments while retaining ownership and control of the property. Lease of any portion of the property for a period longer than three (3) years would be subject to referendum procedures.
- **Maintains Waterfront and Majority of Property as Public Open Space:** This option maintains the majority of the property and the entire lakefront for public park use.
- **Maintains Primary View of Lake:** This option can have a minimal impact on the view of the lake—depending upon the final park design and restaurant location.
- **Positive Impact on Nearby Nonresidential Uses:** The park and restaurant as a destination could increase traffic to the area which could have a positive impact on nearby businesses.
- **Compatible with Nearby Residential Uses:** Currently, the property is public open space with residential neighborhoods to the west, south, and east. Public parks are often located within residential areas, and improvement of the property with park amenities and residential lots along East Lake Drive would be compatible with nearby residential uses.
- **Creates a “Place” on the Lake:** A well-designed park and signature restaurant would create a destination on the lake within the City.
- **Increase in Public Use:** Improvement of the park property and addition of a destination restaurant would likely increase the public use of the property. In addition, the residential component in this scenario may increase safety by providing “eyes” on the park, and therefore increase use of the property even more.

## Cons

- **Loss of Open Space:** This option would result in a loss of public open space on a portion of the site.
- **Impacts Lake View:** Development of the restaurant would impact the view of Walled Lake.
- **Potential for Environmental Impacts:** The increased impervious surfaces under this scenario may impact the water quality of the lake.
- **More Intensive than Nearby Residential Uses:** The restaurant is a more intensive land use than nearby residential neighborhoods.
- **Increase in Long-Term Operations Cost:** Maintenance of the majority of the property as a public park would likely result in an increase in the City's long-term operating costs. The amount of increase would depend on the type and amount of recreation amenities incorporated into the park.
- **Capital Improvement Costs:** There would be capital improvement costs associated with improvement of the property as a public park. The total development costs will depend on the type and amount of recreation amenities incorporated into the park.

## Other

- **Zoning Change Required:** Residential use of a portion of the property would require rezoning to a single family residential district, such as R-4. In order to achieve a residential density similar to nearby neighborhoods, it may be necessary to create a new zoning district or utilize a flexible zoning option.
- **Master Plan Amendment:** Commercial use of the property is inconsistent with the Master Plan. An amendment to the Master Plan would be required.
- **Increased Traffic:** This option would increase traffic to and from the subject property. City and County parks have been documented to generate between 6 and 12 trips per acre on weekend days and 1.5 to 2.25 trips per acre on weekdays. Trip generation for parks is highly related to the intensity of activities—facilities and programming—on site, weather, and time of year. Single family detached would add approximately 10 daily trips per unit to the park total. A 9,000 square foot high turnover sit down restaurant would add approximately 1,150 daily trips to that total. Increases in traffic are often viewed as a negative impact by nearby residential uses and positive impact by commercial uses.
- **Right-of-Way Vacation:** The restaurant may require vacation of some existing right-of-way.
- **Investigation of Site:** Any development of the site would require either preconstruction archaeological study or ongoing monitoring during construction.



**Option G**  
Do Nothing



**Description**

- Public open space.

**Ownership**

- City would retain ownership of the entire property for public open space.

### Pros

- **Maintains Waterfront and Entire Property as Public Open Space:** This option maintains the entire property and lakefront for public open space.
- **Maintains Primary View of Lake:** This option has no impact on the view of the lake.
- **Consistent with Master Plan:** Use of the property for public open space is consistent with the Master Plan.
- **Consistent with Zoning:** Public parks are principal permitted uses in the B-3 zoning district.
- **Compatible with Nearby Residential Uses:** Currently, the property is public open space with residential neighborhoods to the west, south, and east. This condition would remain.
- **Minimal Increase in Long-Term Operations Cost:** Under this scenario, no improvements are proposed; is expected that there would be no increase in operating costs.
- **Minimal Capital Improvement Costs:** Under this scenario, no improvements are proposed; therefore, it is expected that there would be no capital improvements costs.
- **No Increase in Traffic:** Under this scenario, no improvements are proposed; therefore, it is expected that the property would have no impact on traffic conditions.

### Cons

- **Tax Revenue Will Not Be Generated:** This option would keep the entire property under City ownership; therefore, the City would not receive any annual tax revenue.
- **No Revenue Generated from Sale:** The City would retain ownership of the entire site.
- **No Future (Non-Tax) Revenue:** In this scenario, the conditions would not change. There would be no more opportunities for ongoing revenue than what currently exists.
- **No Increase in Public Use:** In this scenario, the conditions would not change– no formal parking areas, no programmed activities, and minimal amenities. It is expected that there would continue to be little public use of the property. Under this “do nothing” scenario, the City-owned property would likely remain an underutilized public resource.

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CONCEPT PLAN

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## **Concept Plan**

As part of the scope of services for the Landings Property Land Use Study, the City Council requested development of a public use Concept Plan. This concept plan, which includes two potential phases, is shown on the following pages.

The majority of the subject property is shown with a public park use including a boardwalk, picnic pavilion, turf paver parking lot, waterfront promenade with fishing pier, rest rooms, and a historical marker. The second phase adds a splash pad area, amphitheater, and two volleyball courts.

The portion of the Landings Property located east of East Lake Drive is shown as single family residential. This area is separated by the main portion of the Landings property by a public road. Because it is not physically connected to the larger piece and funding of park improvements was raised as an issue during the public input process, the concept plan includes selling this approximately 2-acre portion of the site (see pages 34-35 for pros and cons associated with this option). Revenues from the sale of the smaller portion of the site may cover 10-15 percent of the Phase 1 development cost depending on market conditions and the designated zoning classification at the time of sale. There are State grants available to potentially assist in funding a significant portion of the balance of the property (see page 46). In the event the City chooses not to sell off this piece, it can remain in its current open space condition or further developed to add recreation amenities.



**Concept Plan — Phase 1**  
Public Park with Single Family Residential





Concept Plan — Phase 2  
Public Park with Single Family Residential



**Budget Projection**  
Public Park Concept Plan Phase 1 — Project Cost

Quantity	Item Description	Unit Cost	Total Cost
45,000 sf	Clear area at center front edge	\$ 0.50	\$ 22,500.00
3,500 cy	Strip and stockpile top soil	\$ 4.00	\$ 14,000.00
5 ea	Tree removal	\$ 1,000.00	\$ 5,000.00
Allowance	Site grading		\$ 40,000.00
Allowance	Utilities		\$ 30,000.00
900 lf	Waterfront sea wall (gabions)	\$ 50.00	\$ 45,000.00
22,500 sf	Promenade walkway (pavers)	\$ 8.00	\$ 180,000.00
Allowance	Fishing pier		\$ 75,000.00
20,000 sf	Sidewalks	\$ 5.00	\$ 100,000.00
24,000 sf	Grass paver parking lot	\$ 8.00	\$ 192,000.00
2 ea	Curb cut drives	\$ 30,000.00	\$ 60,000.00
Allowance	Park pavilion		\$ 80,000.00
Allowance	Landscaping		\$ 100,000.00
Allowance	Irrigation system (11 acre parcel)		\$ 125,000.00
10 ea	Giant umbrellas	\$ 2,000.00	\$ 20,000.00
Allowance	Historical icon		\$ 15,000.00
Allowance	Site electrical including lighting		\$ 50,000.00
Allowance	Restroom building		\$ 180,000.00
	<b>Subtotal</b>		<b>\$ 1,333,500.00</b>
	<i>15% Contingency</i>		\$ 200,025.00
	<b>Total Construction Cost</b>		<b>\$ 1,533,525.00</b>
	General conditions, contractor overhead and profit (15%)		\$ 230,028.75
	DEQ permitting and other permits		\$ 15,000.00
	Soil borings		\$ 5,000.00
	Surveying		\$ 10,000.00
	Engineering and design costs		\$ 90,000.00
	<b>Total Project Cost</b>		<b>\$ 1,883,553.75</b>

**Budget Projection**  
Public Park Concept Plan Phase 1 — Yearly Cost

Yearly maintenance of the park grounds (13 acres) would consist of bi-weekly lawn mowing, fertilizing (2 times/year), spring and fall cleanup, bi-weekly debris clean up, yearly tree pruning (as required), and irrigation

Yearly Cost **\$ 33,000.00**

**Budget Projection**  
Public Park Concept Plan Phase 2 — Project Cost

Quantity	Item Description	Unit Cost	Total Cost
45,000 sf	Clear area at center front edge	\$ 0.50	\$ 22,500.00
3,500 cy	Strip and stockpile top soil	\$ 4.00	\$ 14,000.00
5 ea	Tree removal	\$ 1,000.00	\$ 5,000.00
Allowance	Site grading		\$ 40,000.00
Allowance	Utilities		\$ 30,000.00
900 lf	Waterfront sea wall (gabions)	\$ 50.00	\$ 45,000.00
22,500 sf	Promenade walkway (pavers)	\$ 8.00	\$ 180,000.00
Allowance	Fishing pier		\$ 75,000.00
20,000 sf	Sidewalks	\$ 5.00	\$ 100,000.00
24,000 sf	Grass paver parking lot	\$ 8.00	\$ 192,000.00
2 ea	Curb cut drives	\$ 30,000.00	\$ 60,000.00
Allowance	Park pavilion		\$ 80,000.00
Allowance	Landscaping		\$ 100,000.00
Allowance	Irrigation system (11 acre parcel)		\$ 125,000.00
10 ea	Giant umbrellas	\$ 2,000.00	\$ 20,000.00
Allowance	Historical icon		\$ 15,000.00
Allowance	Site electrical including lighting		\$ 50,000.00
Allowance	Restroom building		\$ 180,000.00
Allowance	Sand Volleyball Courts (2)		\$ 20,000.00
Allowance	Splash Park		\$ 150,000.00
Allowance	Amphitheater w/Auxiliary Electrical Power		\$ 125,000.00
	<b>Subtotal</b>		<b>\$ 1,628,500.00</b>
	<i>15% Contingency</i>		\$ 244,275.00
	<b>Total Construction Cost</b>		<b>\$ 1,872,775.00</b>
	General conditions, contractor overhead and profit (15%)		\$ 280,916.25
	DEQ permitting and other permits		\$ 15,000.00
	Soil borings		\$ 5,000.00
	Surveying		\$ 10,000.00
	Engineering and design costs		\$ 90,000.00
	<b>Total Project Cost</b>		<b>\$ 2,273,691.25</b>

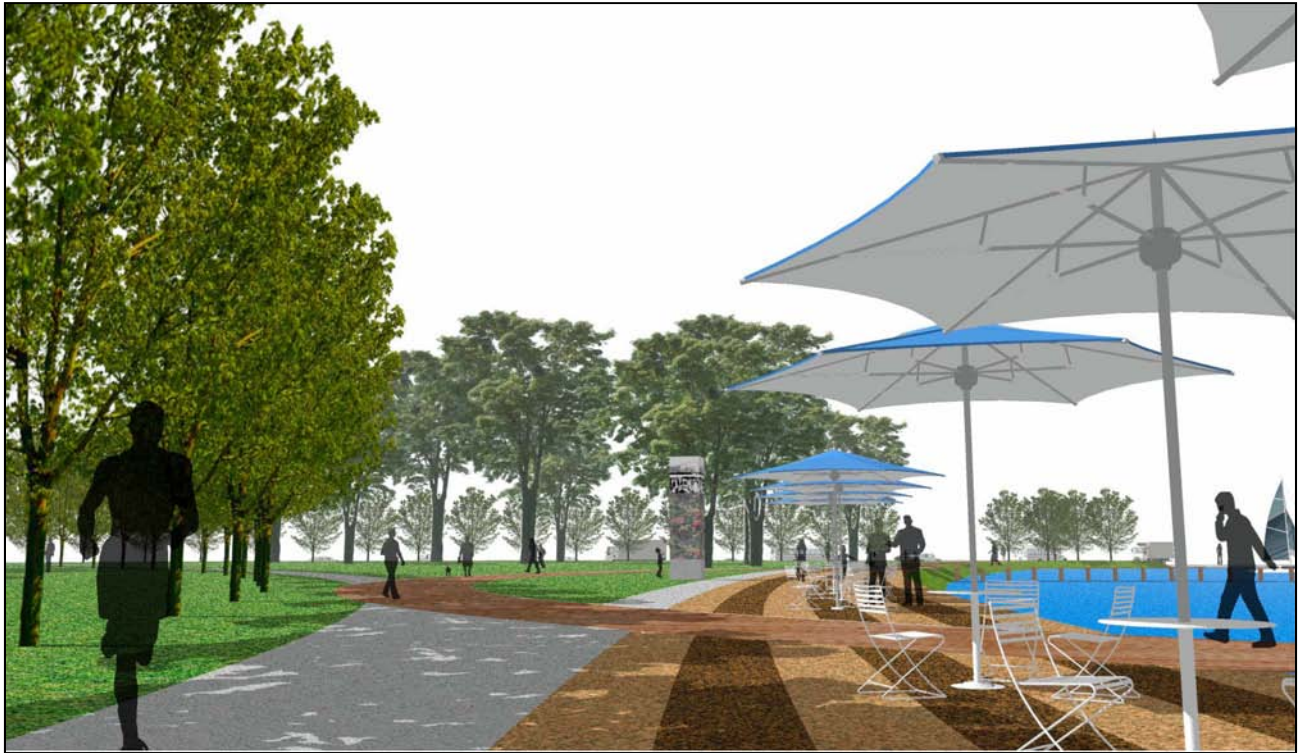
**Budget Projection**  
Public Park Concept Plan Phase 2 — Yearly Cost

Yearly maintenance of the park grounds (13 acres) would consist of bi-weekly lawn mowing, fertilizing (2 times/year), spring and fall cleanup, bi-weekly debris clean up, yearly tree pruning (as required), toilet rooms, maintenance of splash park, sand volley ball courts and amphitheatre

Yearly Cost **\$ 60,000.00**



**Concept Plan**  
Perspective Renderings



**Design Impact on Natural Features and Existing Infrastructure**

The proposed passive park concept will have minimal impact on the existing natural features of the site. Most existing (healthy) trees will be preserved and the topography will be maintained in its existing natural condition. The waterfront would be reinforced to stabilize the land edge and provide structure to the waterfront promenade. New pathways and walkways will integrate with the existing topography with minimal disturbance.

The impact on existing utility infrastructure will also be very minimal given the proposed use. A water source, minimal storm sewer and electrical services are required.

**Funding Opportunities**

Several of the alternatives presented in this study include the sale or lease of all or portions of the Landings Property. The revenue that could be generated from either a one-time sale or an ongoing lease arrangement could be used to fund all or a portion of park development and operations costs.

There are also opportunities for the City to secure grant funding for park development. The Michigan Department of Natural Resources (MDNR) offers grants to local municipalities for park and recreation development projects through the Michigan Natural Resources Trust Fund (MNRTF) program. To be eligible to apply for these grants, the City must have a locally-adopted 5-Year Recreation Plan approved by the MDNR. The MNRTF program requires a minimum 25 percent local match; and the maximum grant requests is \$500,000. Only costs directly associated with construction are eligible for grant funding, including engineering and permitting costs. Overhead, maintenance, administration, and contingency costs are not eligible.

While the MNRTF scoring criteria (*refer to Attachment D*) are subject to change each grant cycle, it is worth noting several criteria from the 2009 cycle and their potential impact on the overall total possible application score of 540 points. Those criteria are:

- Applicant has not closed, sold, or otherwise transferred use or control of any park or recreation facility for non-public recreation purposes within the past 5 years; OR applicant

has closed, sold, or otherwise transferred use or control of any park or recreation facility for non-public recreation purposes within the past 5 years but has provided a compelling reason for the action OR applicant has completed mitigation. Points = 10

*If the City chooses to sell or lease any portion of the Landings Property (or any other City parkland), it could potentially impact scoring of future MNRTF grant applications. The latest scoring criteria, however, allow for no loss of points if the City could prove a compelling reason for the sale or lease. For example, the City may be able show that selling or leasing a portion of the property generated the needed revenue to develop the park or contribute toward the required local match.*

- Natural Resource Based Recreation Opportunities (Examples include fishing, nature observation, water access for boating, swimming, etc.):

Project proposes the highest quality natural resource based recreation opportunities or will provide an opportunity that is rare or nonexistent in the applicant’s service area. Points = 40

Project proposes good quality natural resource based recreation opportunities or will provide highest quality opportunities that are already present in the applicant’s service area. Points = 20

Project proposes fair quality natural resource based recreation opportunities or will provide good quality opportunities that are already present in the applicant’s service area. Points = 10

*The Landings Property has rare potential to provide natural resource based recreation opportunities within the City of Novi. While Lakeshore Park also offers access to Walled Lake and Shawood Lake, the City may be able to show that higher quality opportunities exist at the Landings Property. The number of points awarded for this criterion would depend upon specific amenities/opportunities provided for under a final park development proposal.*