

CITY of NOVI CITY COUNCIL

**Agenda Item Presentation
December 7, 2009**

SUBJECT: Presentation of the Land Use Study of City-owned property at the northeast corner of South Lake Drive and Old Novi Road on Walled Lake commonly known as “the Landings Property”.

SUBMITTING DEPARTMENT: Parks, Recreation and Cultural Services

CITY MANAGER APPROVAL: *[Signature]*

BACKGROUND INFORMATION:

In June 2009, the City contracted with Birchler Arroyo Associates, Inc. (BA) in association with Grissim Metz Andriese and The Chesapeake Group for the preparation of a Land Use Study of City-owned property at the northeast corner of South Lake Drive and Old Novi Road on Walled Lake commonly known as “the Landings Property”. The purpose of the study was to complete a comprehensive land use study to evaluate the City’s full range of options at the site, along with a conceptual plan for a public use option and a cost / feasibility study for this alternative.

A critical part of the process was receiving input from the public. BA and City staff facilitated community input utilizing two public input sessions, an online survey, as well as individualized meetings with pertinent stakeholders. This information, along with a historical review and site analysis were key factors in the development of the report.

Individuals that participated in the public input sessions were notified of the presentation to City Council via email during the week of November 30, 2009. In addition, the report and summary will be available for Community Review on Thursday, December 3, 2009.

The report and findings will be presented by BA and staff at the meeting. The FY 2009/10 budget includes \$50,000 for planning or development purposes of the property once City Council determines the use of the property.

RECOMMENDED ACTION: Presentation of the Land Use Study of City-owned property at the northeast corner of South Lake Drive and Old Novi Road on Walled Lake commonly known as “the Landings Property”.

	1	2	Y	N
Mayor Landry				
Mayor Pro Tem Gatt				
Council Member Crawford				
Council Member Fischer				

	1	2	Y	N
Council Member Margolis				
Council Member Mutch				
Council Member Staudt				



landings property



Land Use Study
2009

Project Team

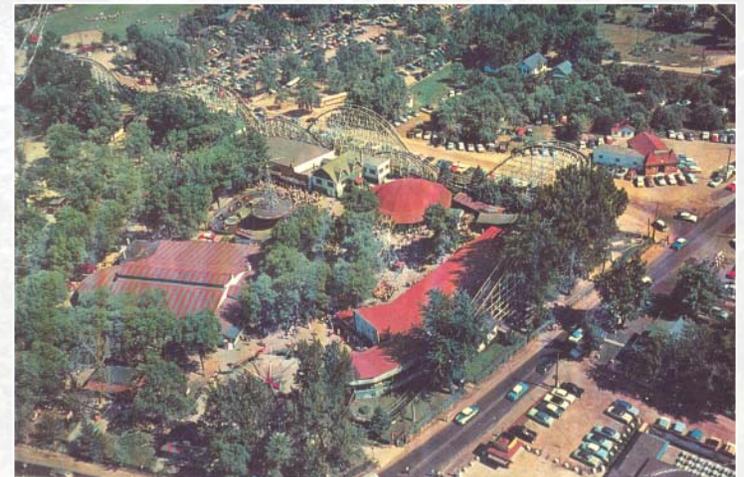
- Birchler Arroyo Associates, Inc.
Land use and transportation planning
- Grissim Metz Andriese Associates
Landscape architecture and park design
- The Chesapeake Group
Market analysis and economic development

Purpose of Study

- Provide Council with an overview of **land use alternatives** for the site
- Explore the **advantages** and **disadvantages** of each option
- Offer a **concept plan** for the public use option

History

- 1919 Walled Lake Bath House
- 1925-1965 “New Casino” dance hall
- 1929-1968 Walled Lake Amusement Park
- 1980s “Landings” Project



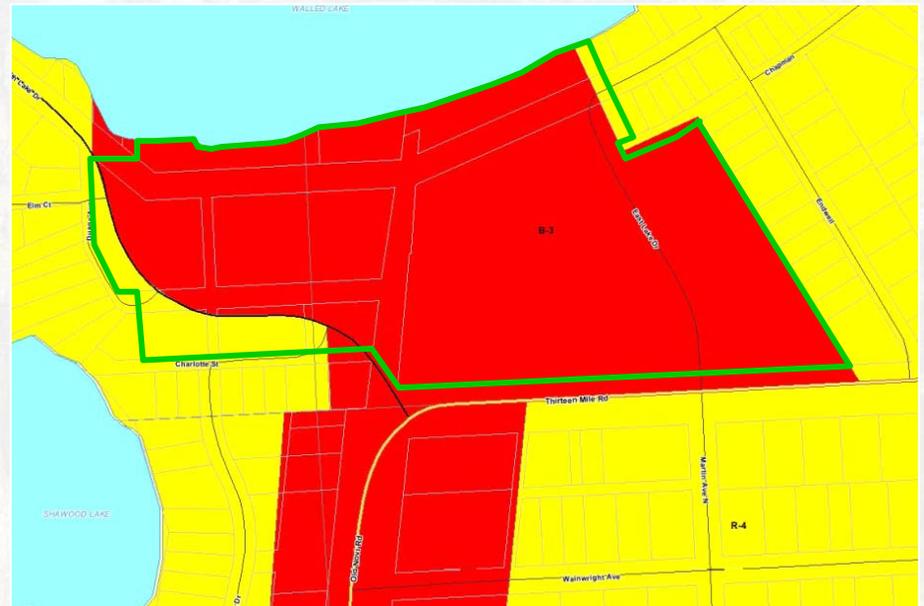
Master Plan for Land Use

- Small portion - Single Family Residential
- Majority - Public Park & Open Space (2004, 2008)
- Previously planned for Public (1999) and Non-Center Commercial (1990, 1993)



Zoning

- B-3 General Business
- R-4 One Family Residential



Site Analysis



Other Considerations

- Rights-of-way
- Floodplain
- Nearby land uses
- Traffic



Public Input

- Internet survey
(270+ responses)
- 2 public workshops
(60+ participants)



Option A Single family residential with public waterfront



Option B Mixed use with public waterfront



Option C Commercial with public waterfront



Option D Public park



Option E Public park with single family residential



Option F Public park with single family residential & restaurant



Option G Do nothing



Concept Plan Phase 1

Public Use



Concept Plan Phase 2

Public Use



