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**MEMORANDUM**

**TO:** City of Northville Planning Commission

**FROM:** Sally M. Elmiger, AICP

**DATE:** April 7, 2021

**RE:** Master Plan Update – Guiding Principles Exercise Results

The Planning Commissioners participated in an exercise at their April 6 meeting to create “guiding principles” for the Master Plan Update. These principles will be used to guide decision-making while drafting the Master Plan Update. This memo provides the results of this exercise.

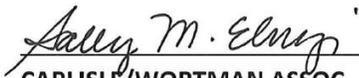
To prepare for the exercise, Commissioners were provided with a list of topic categories that were identified via an analysis of survey comments from Northville residents. The topics represent common themes and preferences of survey respondents. Commissioners were asked to identify which topics they thought were the most important upon which to base guiding principles.

At the beginning of the exercise, Commissioners discussed the list of topics, and consolidated them into the following categories:

1. Design blends seamlessly
2. Walkability/Connections/Traffic/Parking – Circulation/Mobility
3. Public Spaces/Open Space/Daylight River & Johnson Creek/Farmer’s Market/Natural Resources
4. Land Uses (Commercial, Residential, Civic)
5. Density/Form/Massing/Concentration/Height/Architecture/Character
6. Historical Reference/Acknowledgement of existing land uses (Racetrack buildings, racetrack track, log cabin, open space)

Commissioners then broke up into three small groups and each group crafted “guiding principle” descriptions for two topics. The small groups then reconvened into the large group, and presented their guiding principles to the large group. Note that while this was a Planning Commission exercise, meeting audience members were invited to observe the small group discussions, and were given the opportunity to comment on the guiding principles after they had been presented.

The guiding principles drafted by the small groups are attached to this memo, and will continue to be evaluated by the Planning Commission as the Master Plan draft proceeds.



CARLISLE/WORTMAN ASSOC., INC.

Sally M. Elmiger, AICP, LEED AP

Principal

Cc: Patrick Sullivan  
Dianne Massa

## Master Plan Update – Guiding Principles Exercise Results

City of Northville

**Topic Category:** Design blends seamlessly

**Principle Title:** Ensure that New Development is Harmonious with Existing/Historic Parts of Town

**Guiding Principle Description:** Development will blend seamlessly and be harmonious with the existing character of our small urban village, with existing and new development sharing the same underlying principles of space, structure, elements, composition, proportion, ornament, charm, and character, regardless of style, that strengthens or improves the preexisting character, allowing the community to grow and change in accordance with historic patterns and styles, thereby assuring a continuity of character over time, invoking a sense of beauty and harmony while making the city more sustainable and just.

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**Topic Category:** Walkability/Connections/Traffic/Parking – Circulation/Mobility

**Principle Title:** Mobility [Walkability / Connections / Traffic / Parking]

**Guiding Principle Description:** Development will provide safe, vehicular-calming design; integrated, but deemphasized parking solutions; and accessible non-vehicular connectivity that encourages walkable and bikeable circulation into and throughout the existing urban fabric of the city, future development, and adjacent land uses.

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**Topic Category:** Public Spaces/Open Space/Daylight River & Johnson Creek/Farmer’s Market/Natural Resources

**Principle Title:** Public and Open Spaces / Daylighting River / Farmer’s Market / Natural Resources

**Guiding Principle Description:** Development will create public and open space designs that are rooted in the history of Northville, that are purposeful, accessible, welcoming destinations that restore and protect natural systems with green sensitive solutions, concepts of placemaking that encourage gathering, and spaces that allow for multi-purpose events.

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**Topic Category:** Land Uses (Commercial, Residential, Civic)

**Principle Title:** Encourage/Ensure Diverse Land Uses

**Guiding Principle Description:** Development will include a variety of land uses compatible with a small urban village, integrating multiple land uses within a single block or area (versus segregating uses in separate areas), including zoning that permits a range of housing sizes/types within a single zoning district, that creates an active/vibrant interface with the public/sidewalk, preserving a walkable, welcoming, neighborly environment which is affordable for and accessible to a variety of potential residents.

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**Topic Category:** Density/Form/Massing/Concentration/Height/Architecture/Character

**Principle Title:** Sense of Community and Character

**Guiding Principle Description:** Development will promote a Sense of Community that is engaging, neighborly, and promotes social connections - all of which has Character, featuring identity and personality, which is appealing and authentic.

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**Topic Category:** Historical Reference/Acknowledgement of existing land uses (Racetrack buildings, racetrack track, log cabin, open space)

**Principle Title:** Historical Reference/Acknowledgement of Existing Land Uses

**Guiding Principle Description:** Development will recognize Northville's Interesting past, its culture (past, present, and future) and the Significance that the City has had on the area and the surrounding population. Our history is our way to build connections between residents.

Some specific examples to be considered are:

- Equestrian activity
  - Race track
  - Log Cabin
  - Village Workshop and Foundry Flask sites
  - Fish Hatchery Park and Johnson Creek
  - Ford Waterwheel building - connecting neighborhoods by historical sites
  - Stitching Post and Wagon Wheel
  - Ford Field and the Middle Rouge River
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