

MEMORANDUM

To: Northville Planning Commission

From: Nancy Darga, Chair Northville River Restoration Task Force

Subject: River Park Design Process

Date: July 1, 2022

The River Restoration Task Force is looking forward to starting the design process for the proposed River Park in the Down's Development. The design of the park and the daylighted portion of the river can not start until the preliminary site plan is approved. It is imperative that preliminary site plan approval take place in August 2022 in order for the Task Force to meet time frames that parallel the permit review process, public hearings, and pending grant deadlines.

In order for the Planning Commission to understand the complicated permit review process and its impact on the design process for daylighting the river, we have attached an outline of the task and their expected schedule. This process will entail services from consulting engineering firms paid for by the developer. The effort will be a collaborative effort between the River Restoration Task Force, the Northville Parks and Recreation Commission, Wayne County, Michigan State EGLE, the Alliance of Rouge Communities and the city. This process will take up to 10 months from concept drawings to build out. (see attachment)

The design premise for the park is to create a passive environment-with nature trails, look out spots, and a pedestrian bridge traversing the daylighted portion of the river from the Fairbrook Street extension to River Street in Bealtown. Landscaping will be plentiful and include native species, wetland plants and bioswales.

Wayne County is recommending a \$ 2.5 million dollar grant through the American Rescue Plan to assist in daylighting the river. The grant requires completion of the project by 2026. Receiving preliminary site plan approval is our first step in meeting this deadline. Please let us know if you have any other questions. Thank you for your support.

Northville Downs Middle Rouge River Daylighting / River Park Schedule [2]

[illegible]

Northville Downs Middle Rouge River Daylighting / River Park Schedule [2]

[illegible]

Northville Downs Middle Rouge River Daylighting / River Park Schedule [2]			
TASK	SCHEDULE		
		MONTH 22	MONTH 23
	Duration		
Task 1: Data Collection and Existing Information Review Gather and review existing data Collect soil borings OAC Kickoff - Budget/programing/visioning Review geotechnical report Review existing civil surveys documenting existing conditions Review existing utility data and information Review hydraulic modeling results for existing conditions Conduct a geomorphic study of reference conditions Assemble feasibility study document Meetings (3)	8 weeks		
Task 2: Design and Municipal Approvals [3] [6] SD Drawings (sketches, channel alignment, planform, floodprone bndy, typ section) 50% SD comments received Provide 50% revised SD drawings to river task force River task force comments received 100% SD plans for prelim SPA submittal SD Pricing incl. (1) meeting (pricing by others) Attend PC preliminary site plan meeting Start DD phase (pending prelim SPA approval) Submit for City Council meeting (pending PC prelim SPA approval) 50% DD drawings 50% DD comments received Provide 50% revised DD drawings to river task force Develop proposed condition hydaulic model Attend City Council Meeting River task force comments received 100% DD plans for final SPA submittal DD Pricing incl. (1) meeting (pricing by others) Attend PC final site plan meeting Meetings (14)	23 weeks		
Task 3. Construction Documents 75% CD drawings 75% CD comments received 100% CD drawings	8 weeks		
Task 4. EGLE Water Resource Permit [1] Prepare joint permit application (JPA) Basis of design memorandum Supporting documents (e.g., hydrualic modeling report) JPA package submittal EGLE Review (minimum of 14 weeks, schedule controlled by EGLE) Agency (EGLE) Coordination Meetings (1)	20 weeks		
	TBD		
Task 5. CLOMR Application [1] [7] Apply for CLOMR (Conditional Letter of Map Revision) Meetings (2)	26 weeks		
Task 6. SESC Permit and Wayne County Approval [5] Apply for SESC permit and Wayne County approval (schedule controlled by county) Meetings (1)	6 weeks		
Task 7. Bid Package 100% Bid drawings Technical specifications Meetings (2)	4 weeks		
	TBD		
Task 8. Bid Assistance Contractor bidding / scoping Prebid meeting (1) Bidder response and addendums Bid tabulation (by other) Post bid interviews (assumes 3 meetings) Recommendation for award Meetings (4)	6 weeks	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div><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Notes

[1] Assumes ECT will permit the river daylighting project only, not including any other part of the development.

[2] Schedule is depent on approval of design team proposals, City approvals, permitting and whether we bid before or after permit issuance. We have proposed an aggressive schedule that could allow construction to start in 2024.

[3] Schedule & proposals assume all stakeholder & community outreach meetings are held & attended by the River Task Force. The River Task Force to download comments to the design team. Schedule shall be adjusted according to the extent of comments rec'd.

[4] (12) Weeks of construction duration / observation assumed for both river park and river opening . The park construction would likely be subsequent to the river opening to provide construction staging area for the overall development.

[5] Assumes SKL will lead permit / approval effort with document support from GMA.

[6] Task 2 and all subsequent tasks can not start until preliminary Site Plan Approval is granted for the overall project.

[7] CLOMR Application assumes (2) FEMA reviews of 90 days each and should be considered a minimum timeframe.

DCM = Design Coordination Meeting

OM = Owner Meeting

RTM = River Task Force Meeting

M = Project Meeting