

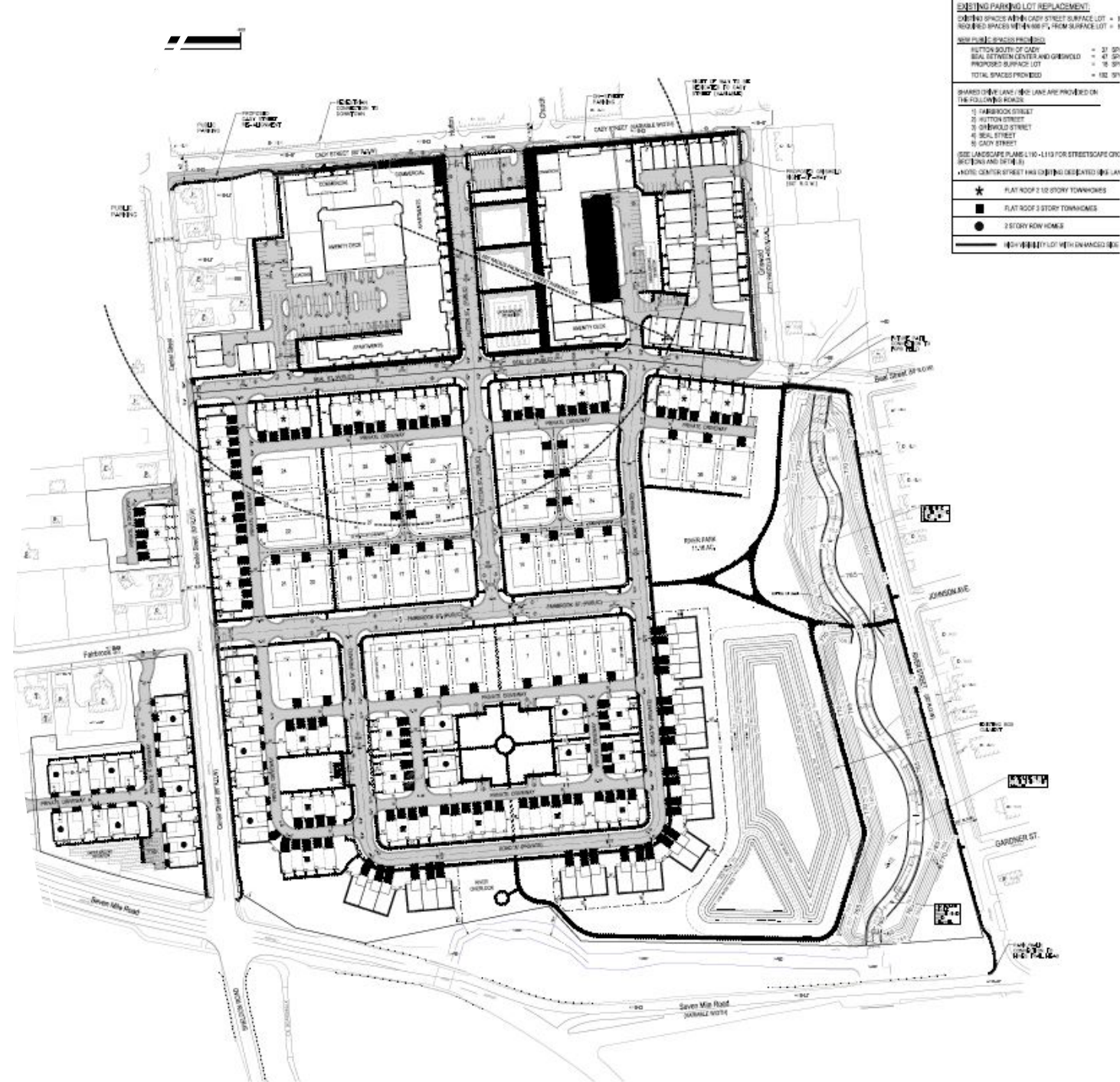
NORTHVILLE DOWNS PUD PRELIMINARY SITE PLAN REVIEW

**CITY OF NORTHVILLE
MAY 3, 2022**



Proposed Road & Pedestrian Design

- Extending Hutton & Griswold St. N/S
- Extending Beal & Fairbrook St. E/W
- Constructing new “U-shaped” road to access southern portion of site.
- All new streets have sidewalks/bump outs both sides; Wide pedestrian promenade on east side of Central Park
- New streets all have shared vehicle/bicycle lanes; Center St. dedicated bike lanes maintained.



Topic:

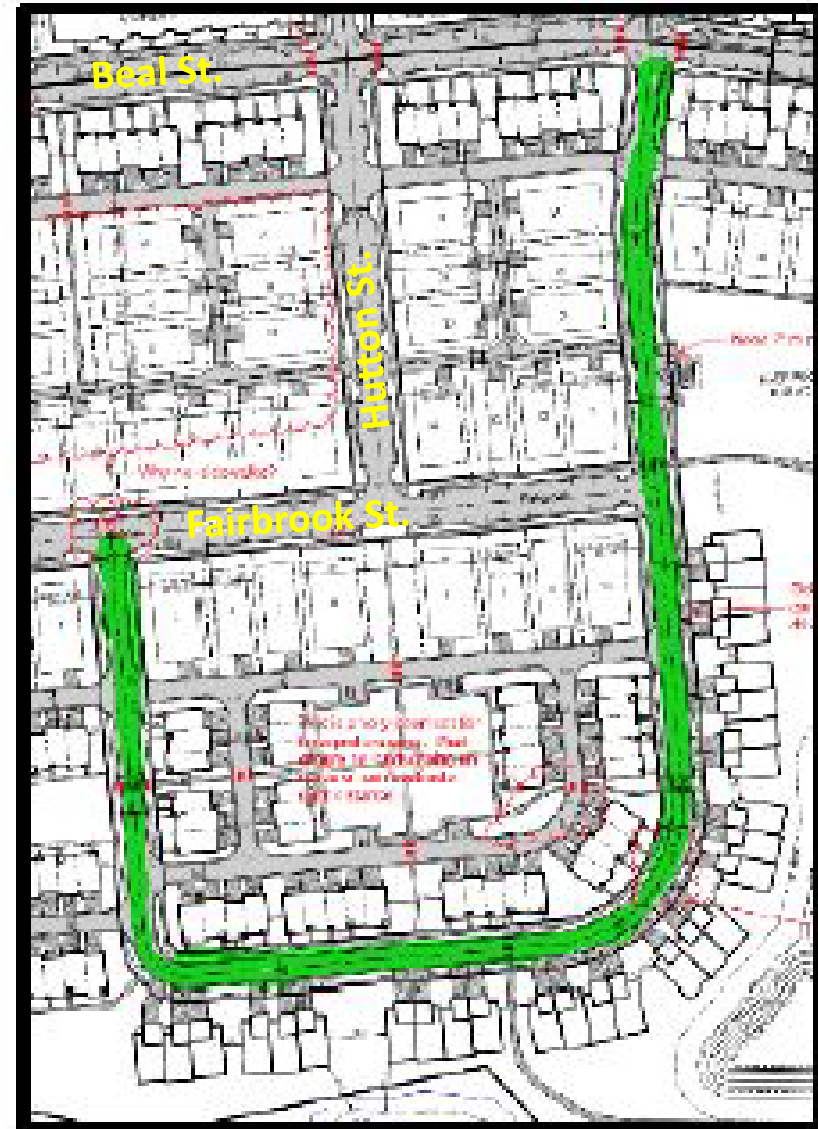
Roads, Pathways, Connections & Parking

1. Designation of public and private roadways.
2. North/South vehicular connections between Main St. and 7-Mile
3. East/West vehicular connections to Bealtown, Fairbrook and other neighborhoods west
4. Traffic dispersion strategies and management of critical intersections.
5. Bicycle lanes/amenities
6. Parking lot locations
7. On-Street parking locations/types

Topic: Roads, Pathways, Connections & Parking

1. Designation of public and private roadways.

OHM recommends that one additional street be considered public jurisdiction, as shown in the adjacent sketch highlighted in green.

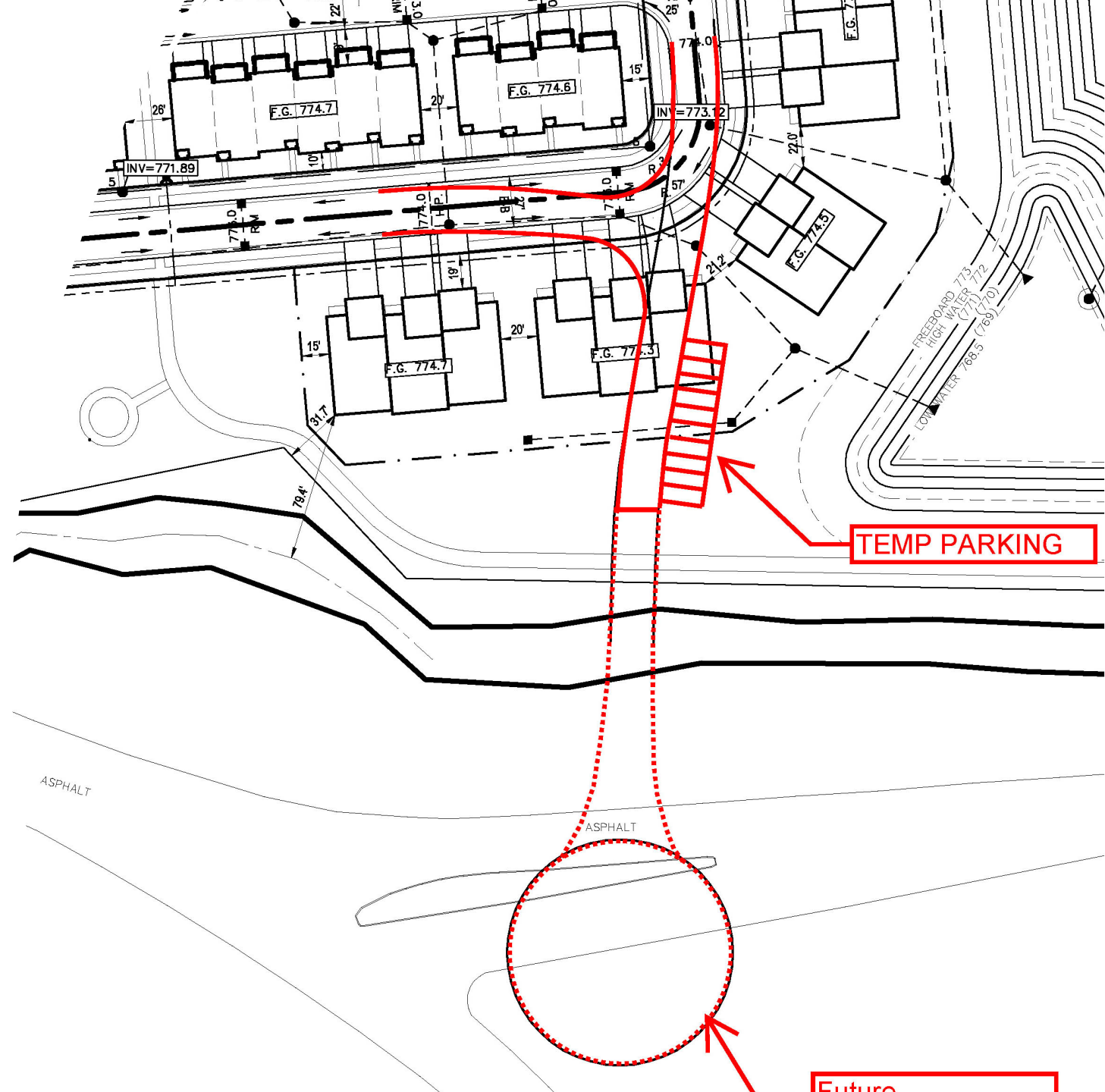


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2. North/South vehicular connections between Main Street and 7-Mile.

Recommendations:

- Adjust location of carriage homes and add a “stub” that clearly indicates the intention of a future connection south.
- Add small parking lot for River park use.

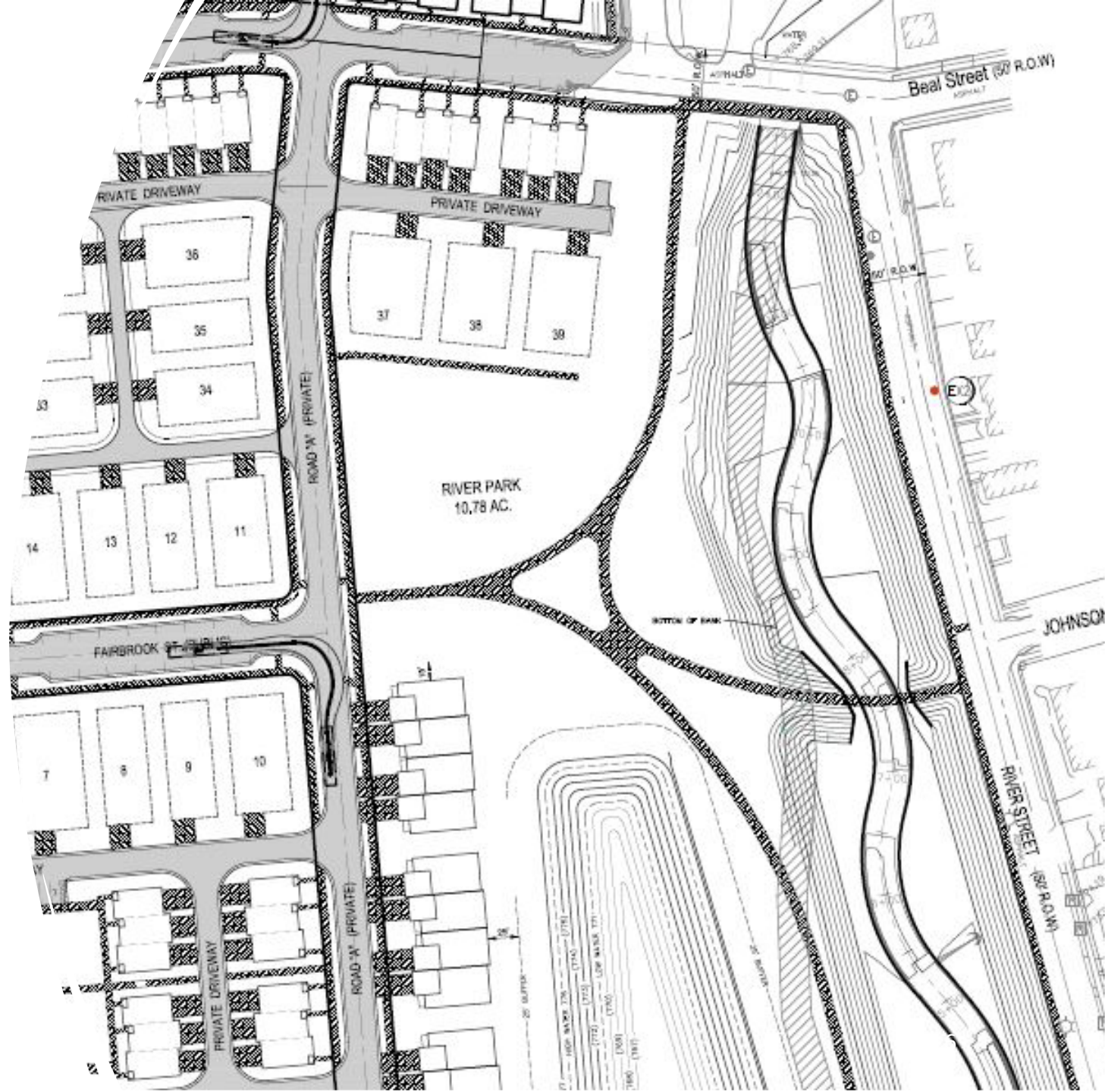


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3. East/West vehicular connections to Bealtown, Fairbrook & other neighborhoods to west.

Recommendation:

- Vehicle bridge over daylighted river NOT necessary.
- Wide (10-14 foot) pedestrian bridge desirable.



Topic:

Roads, Pathways, Connections & Parking

4. Traffic dispersion strategies and management of critical intersections.

Recommendation on 7-Mile & S. Center:

- Add a roundabout to improve level of vehicular service & improve pedestrian safety.
- Roundabout design be a “one-lane” roundabout, if traffic volumes allow, and include pedestrian refuge islands and accommodations for bicycles.



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4. Traffic dispersion strategies and management of critical intersections.

Recommendation:

- Leave design of traffic improvements at 7-Mile & S. Main St., and 7-Mile & Northville Road to applicant's traffic engineers.



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4. Traffic dispersion strategies and management of critical intersections.

Recommendation for River St.:

- Reconstruct street after installing new watermain.
- Include curbs on both sides of street, drainage on west side, and continuous pedestrian pathway on west side.



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6. Parking lot locations

Recommendation for Cady St.:

- Leave parallel parking on Cady St.



Recommendation for 18-Space Lot on Cady St.:

- No consensus.
- Potential compromise replaces parallel spaces with “back-in” angled spaces.

