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

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”.

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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
- Previously planned for Public (1999) and Non-Center Commercial (1990, 1993)
Zoning

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

City of Novi | Landings Property Land Use Study
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