



# BUILDING AUTHORITY

CITY OF NOVI

Building Authority Meeting

Wednesday, March 5, 2008 | 5:30 P.M.

Council Chambers | Novi Civic Center | 45175 W. Ten Mile Road

Meeting was called to order at 5:38 p.m.

**Members Present:** Larry Czekaj, Julie Farkas, Rob Hayes, Clay Pearson, Steve Rumble, Kathy Smith-Roy, Mark Sturing

**Others Present:** Mary Ellen Mulcrone, Melissa Place

## APPROVAL OF AGENDA

**Motion by Smith-Roy, seconded by Pearson; CARRIED UNANIMOUSLY: To approve the agenda as presented.**

## PURPOSE OF THE MEETING

### 1. Discuss presentation of schematic designs with Diamond and Schmitt Architects

Mr. Kittides opened the discussion by requesting approval on one of the two proposed options distributed to the Board at their February 28, 2008 meeting. He stated option 2 appeared to be the preferred option at the February 28 meeting. Mr. Sturing favors option 2. Mr. Kittides explained option 2 was recommended by the City Traffic Consultant, Steve Dearing, which has an elevated crosswalk with pedestrian signage. Mr. Czekaj asked for the difference between an elevated crosswalk and a speed bump. Mr. Kittides explained a crosswalk is flatter, wider, and elevated. The plus and minuses of option 2 are simple vehicle passage, an easy route for traffic flow, an east/west pedestrian path, parking and loading areas are separate, and traffic is diverted from front door to the parking lot.

Mr. Kittides started the discussion by giving a brief synopsis of the alternate site plans:

Alternate Site Plan Option 1 – Basic plan with the building moved to the southwest. Mr. Czekaj asked about the canopy design, and why it did not reach the drive. Mr. Kittides said the canopy is wider because the building was edged back. Another feature of this option is that the loading zone is separate from the public parking.

Alternate Site Plan Option 2 – Traffic is directed to the parking lot to park or drop off materials. There is a separate loading dock. This option has longer traffic routes.

Alternate Site Plan Option 3 – Materials drop-off area is along Ten Mile Road. This could create traffic jams. The island would accommodate 9 vehicles.

Alternate Site Plan Option 4 – Materials drop-off traffic is routed through the parking area and would not cross the main entrance.

Alternate Site Plan Option 5 – Basic schematic with a larger book drop-off area. The materials drop-off area and related traffic would be closer to the main entrance.

These options were developed because Diamond and Schmitt was asked to develop plan alternatives. Proposed Site Plan Options 1 and 2 are the best. Plan 2 probably would be the best. BEI/Diamond and Schmitt are comfortable with the both plans.

Mr. Rumble asked if the speed bump was for pedestrian traffic. Mr. Kittides said yes, and that it actually is an elevated crosswalk. The entrance will include signage for pedestrians and vehicles. However, the traffic pattern allows vehicles to flow into the parking lot and the elevated crosswalk is 10 feet wide. Mr. Hayes interjected the 2% cross-slope is fine. Mr. Sturing commented the Board will probably make a decision at the morning meeting following the joint Library Board/Building Authority, public comment meeting. Does the walkway from the high school have to intersect twice over the material drop off area? His proposal would be to move the high school walk to cross only once and move to the east. Mr. Czekaj commented the natural instinct would be to take the shortest distance. Ms. Farkas commented the student walk should not be directing students to the materials drop-off area. Mr. Kittides said this issue will be reviewed.

Mr. Sturing said the outdoor children's area should be moved to the southwest corner. Mr. Pearson commented there needs to be consideration of an aisle with the parking expansion, and the parking stalls to the south may need to be moved to avoid vehicles backing into the material drop-off area. Ms. Farkas commented the turnaround needs to be wider. Mr. Hayes said the curved drive in Plan Option 2 may be a disadvantage for snow plow drivers and may be seen as an obstacle. Mr. Czekaj said if the parking lot is moved to the south it gives a larger green belt along Ten Mile. Mr. Pearson indicated there needs to be a sidewalk connection to get into the property from the east and the west Mr. Czekaj said the path between the Civic Center campus and the high school is a connection that has been talked about for some time. Mr. Schmitt will reflect these changes in the schematic plans.

## **Discussion**

Ms. Farkas mentioned a decision will be made by the end of March regarding the material sorting system. Mr. Rumble continued that there are two options: 1) a drive through service window for drop-off, pick-up and holds; or 2) drop-off only. A third of materials will circulate through the service window. Mr. Czekaj suggested all this information would be shared on-line. He also suggested that all Board Members will sit in the auditorium as the audience for the public forum.

**Motion by Smith-Roy, seconded by Hayes, CARRIED UNANIMOUSLY: To adjourned the meeting at 6:31 p.m.**

**Minutes approved March 20, 2008**