



CITY of NOVI CITY COUNCIL

Agenda Item 1
February 6, 2017

SUBJECT: Approval of the recommendation from the Consultant Review Committee to enter into a contract with OHM Advisors for consulting services to establish a Corridor Improvement Authority.

SUBMITTING DEPARTMENT: City Managers

CITY MANAGER APPROVAL:

EXPENDITURE REQUIRED	\$ 50,000
AMOUNT BUDGETED	N/A
APPROPRIATION REQUIRED	\$ 50,000
LINE ITEM NUMBER	101-172.00-816.000

BACKGROUND INFORMATION:

The creation of a Corridor Improvement Authority (CIA), stretching the entire length of Grand River Avenue from both ends of the City, is a City Council goal included in the FY 2016/17 Budget. The purpose of a CIA is to promote economic growth and prevent deterioration of businesses in a certain section or district of a municipality. A handful of communities in Michigan, most recently Farmington and Farmington Hills for a section of their portions of Grand River (Eight Mile to Downtown Farmington), have utilized the CIA tool from the state's economic development toolbox. City Administration advertised a Request for Proposal (RFP) in October 2016 for a consultant to assist the City in creating the Authority and developing the Development/Tax Incremental Financing Plan. Similar to a Downtown Development Authority (DDA), a CIA can capture tax revenues over and above the "base" once the taxable value has been "frozen" for the properties in the district. Revenues generated from the tax capture can go toward activities in the district to assist in property development, placemaking, or other pursuits that further the progress of the designated area.

Several firms submitted a proposal and a staff team evaluated the proposals using the Qualified Based Selection (QBS) process. Two firms rose to the top and came before the Consultant Review Committee (CRC) to present their qualifications and experience with assisting communities with CIAs. After hearing from the two firms, the CRC deliberated and eventually arrived on OHM Advisors as the chosen firm to guide Novi on this path to creating this new district. OHM has significant experience with CIAs, most recently assisting Farmington Hills with their new district and tax incremental financing plan.

RECOMMENDED ACTION: Approval of the recommendation from the Consultant Review Committee to enter into a contract with OHM Advisors for consulting services to establish a Corridor Improvement Authority.

	1	2	Y	N
Mayor Gatt				
Mayor Pro Tem Staudt				
Council Member Burke				
Council Member Casey				

	1	2	Y	N
Council Member Markham				
Council Member Mutch				
Council Member Wrobel				

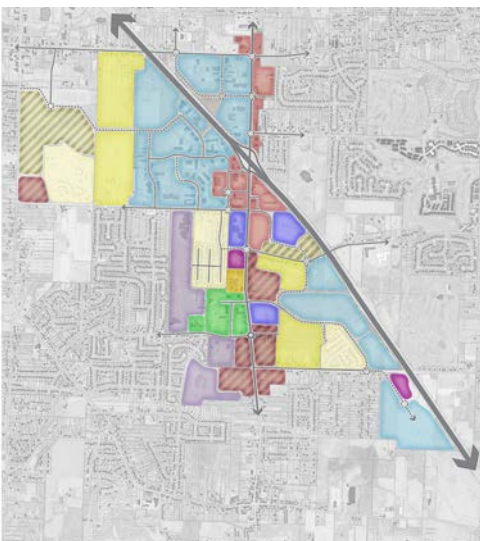
THURSDAY, NOVEMBER 3, 2016

REQUEST FOR PROPOSALS:

CORRIDOR IMPROVEMENT AUTHORITY CONSULTANT



CITY OF NOVI
CITY CLERK'S OFFICE
45175 TEN MILE ROAD
NOVI, MI 48375



PROJECT UNDERSTANDING

GRAND RIVER CORRIDOR IMPROVEMENT PLAN

Build on and reaffirm what has already been done as part of the master planning process.

Develop a plan through a market based approach to ensure the vision and goals for the corridor are grounded in market realities.

Create a unified district through a shared brand identity that includes signature gateways, signage, and streetscape elements.

Identify and plan for target development areas that can be catalysts for economic growth.

Further develop concepts and costs for capital projects outlined in the master plan.

Create a guide with clear priorities that aligns with future funding opportunities.

Engage the community and stakeholders to create a plan that has public and private sector support.



AARON DOMINI
PRINCIPAL
OHM ADVISORS



The market for economic development has never been more competitive, and communities in southeast Michigan, the Midwest, and the Nation are competing for development and economic growth. To be successful in today's marketplace, we believe it is important to have a plan and communicate the economic development opportunities through a clear and compelling strategy that is measurable, and reflects the aspiration of both the public and business communities.

The OHM team offers the best balance of economic development, marketplace understanding, and community planning experience to deliver a plan that achieves layered objectives. Our diverse team of professionals will collaboratively work with the CIA (communities) to create a blueprint for both public and private investment in the corridor. Our goal will be not to create another plan, but rather a strategy to align planned private investment, with anticipated tax revenue and public improvements. Through this approach, we will create a strategy that is tactical and leads to the layering of projects that collectively advance the economic and social success of the corridor.

A handwritten signature in black ink, appearing to read 'Aaron Domini'.



“ONE-STOP SOLUTION.”

LONG-TIME CLIENT

INSIDE

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03 | PROJECT TEAM

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- Key Staff Resumes

04 | APPROACH & FEE

- Project Approach
- Fee Proposal Form
- Hourly Rates

COMPLETED REPORTS (INCLUDED ON DISC AND AS SEPARATE DOCUMENTS)

- Grand River
Corridor Plan
- Westerville Road
Area Plan



PLANNING FOR PEOPLE

— *OHM ADVISORS* —



01 | FIRM BACKGROUND



FIRM BACKGROUND

Company Profile



LOCATIONS

Michigan

Ohio

Tennessee

Contract Office:

34000 Plymouth Road
Livonia, MI 48150
ph. 734.522.6711
fax. 734.522.6427

Key Contact:

Aaron Domini,
Principal in Charge, Project
Manager
aaron.domini@ohm-advisors.
com
614.474.1114

PLANNING PLACES FOR PEOPLE



ABOUT OHM ADVISORS

OHM is a community advancement firm designing award-winning work across the architecture, engineering, and planning spheres. With over 50 years of experience and nearly 400 multidisciplinary professionals across three states, we believe that something incredible grows out of a team of experts with individual specialties - ideas with bigger impact.

HISTORY

OHM Advisors was founded in Detroit, Michigan in 1962, when 30-year municipal engineering veteran John E. Hiltz joined forces with Melvin (Ernie) Orchard to form John E. Hiltz & Associates. Starting with 15 employees, the newly-formed engineering firm served as the consulting engineer for the City of Livonia (our first client) and began forming lasting relationships with municipal governments in Southeast Michigan. By the 90s, OHM Advisors had a strong engineering presence in Southeast Michigan and we were increasingly recognized for our community-centric, proactive culture.

In recent years, OHM Advisors has diversified and expanded its footprint. A 2010 merger with planning and architecture firm Bird Houk Collaborative expanded our offerings and reach – adding architectural staff, planning and landscape architecture services. With clients that included Fortune 20 companies, cities and townships, retailers, and private developers, the merger brought private sector market savvy to our team's public sector expertise.

Today, as we celebrate over 50 years of advancing communities, we do it as a fully-integrated architecture, engineering, and planning firm with nearly 400 professionals.

RELATED PLANNING EXPERIENCE

OHM Advisors has completed a number of corridor planning projects for Cities, Villages, Townships, and Organizations throughout the Midwest to promote economic development, support growth, and retain talent, including:

- Grand River Corridor Plan, Cities of Farmington & Farmington Hills, MI
- Canton Strategic Marketing Handbook, Canton Twp., MI
- Massillon Road Corridor Plan, City of Green, OH
- Northland Mall Redevelopment Plan, City of Southfield, MI
- Hamilton Road Corridor Plan, City of Gahanna, OH
- Detroit Airport Placemaking, Wayne County Airport Authority
- Westerville Road Area Plan, Blendon Township, OH
- Wilson Bridge Road Corridor Plan, City of Worthington, OH
- Michigan International Technology Center, Townships of Northville and Plymouth, MI

FIRM BACKGROUND

Company Profile

We perform the following services in-house, and have solid relationships with partners to provide additional needed services.

ARCHITECTURE

- Full Service Facility Design
- Facility Surveys & Assessments
- Site & Facility Master Planning
- Space Planning
- Programming
- Design for LEED Certification
- Construction Administration

PLANNING & LANDSCAPE ARCHITECTURE

- Planning & Visioning
- Urban Design
- Zoning & Entitlements
- Land Planning
- Parks and Recreation Master Planning
- Trail/Bike Path, Trail Head Design
- Playground & Athletic Field Design
- Site Planting Design
- Site Grading Plans

MECHANICAL & ELECTRICAL ENGINEERING

- Energy Evaluation & Assessments
- Existing Facility Evaluations
- HVAC System Design
- Plumbing System Design
- Energy Management Systems Design
- Lighting Design

IN HOUSE CAPACITY

26	Architects
27	CADD Technicians
66	Civil Engineers
75	Construction Inspectors/Managers
9	Mechanical / Electrical Engineers
5	GIS Specialists
9	Planners
22	Surveyors
21	Landscape Architects
5	Technicians/Analysts
37	Transportation Engineers
7	Structural Engineers
31	Water Resources Engineers
46	Administrative Professionals

STRUCTURAL ENGINEERING

- Existing Structure Evaluations
- Dams/Retaining Walls
- Foundation Design
- Bridge Design, Scoping & Safety Inspection

CIVIL ENGINEERING & SURVEYING

- Site Evaluations & Surveying
- Sanitary Sewer & Water Systems
- Stormwater Management Design & NPDES permitting
- Roadway & Freeway Design
- Site & Parking Design
- Soil Erosion Control Design & Inspection
- Construction Engineering, Site Observation & Contract Administration
- Wetland Identification & Mitigation Planning
- Water Treatment & Wastewater Treatment Plant Design
- Topographic, Right-of-way, Boundary & Geodetic Control Surveys
- Bicycle Path & Sidewalk Design
- Recreational Facilities & Park Development

OTHER SERVICES

- Technology Assessments & Infrastructure Design
- GIS Database Development & Design Mapping
- Technology Services
- Graphics & Multimedia

OHM ADVISORS SNAPSHOT

15 community plans in the past 2 years

\$267M in funding over the past 3 years

500,000 SF of LEED intended space

2 million SF of office planning and design

65 mixed-use planning projects



ADVANCING COMMUNITIES

OHM ADVISORS



02 | EXPERIENCE



EXPERIENCE
Related Projects

Grand River Corridor Plan

FARMINGTON & FARMINGTON HILLS, MICHIGAN

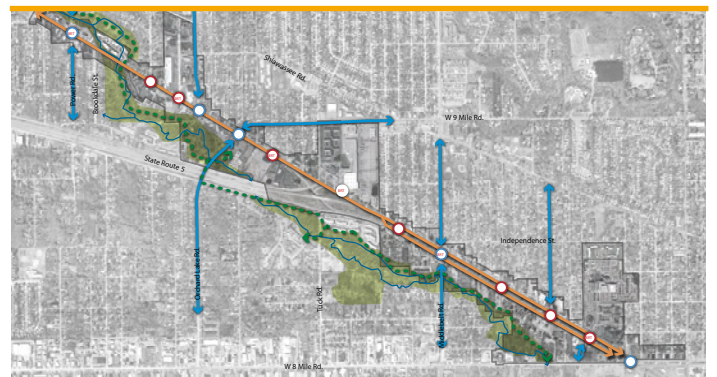
The Grand River Avenue Corridor Plan develops a creative vision and development plan by integrating land use, urban design, transportation and zoning solutions that clearly communicate development opportunities to both the public and private sector. In short, the plan improves the appearance, connectivity and economic competitiveness of the Grand River Corridor.

The plan includes both a vision and development plan for the future of the corridor. The vision defines what the community desires for the corridor while the development plan provides specific solutions to achieve that vision. Four focus areas were identified within the corridor and used as examples to show how the vision will translate to the built environment. The selection of these focus areas takes into consideration how the development of these areas will impact the future economic stability of the corridor. Specific, realistic and actionable recommendations were also included in the plan. The recommendations provide clear guidance to both government and private entities as to how the corridor should be developed in the future.

The final plan offers both short-term and long-range solutions and will be the framework for all capital investment and private development as it occurs within the corridor. It is rooted in community values and aspirations, balanced with today's market realities and proven public and private sector solutions.



CREATING A BLUEPRINT FOR FUTURE ECONOMIC GROWTH AND INVESTMENT



Completion: 2013

Client Information: Farmington, Michigan
Farmington Hills, Michigan
Grand River Improvement Authority

Client Contact: Nate Geinzer (Farmington Hills)
Assistant to the City Manager
ngeinzer@fhgov.com

Kevin P. Christiansen, AIA, PCP
(Farmington)
Economic and Community Development
Director
kchristiansen@ci.farmington.mi.us

Services Provided: Planning
Urban Design
Landscape Architecture
Transportation Planning

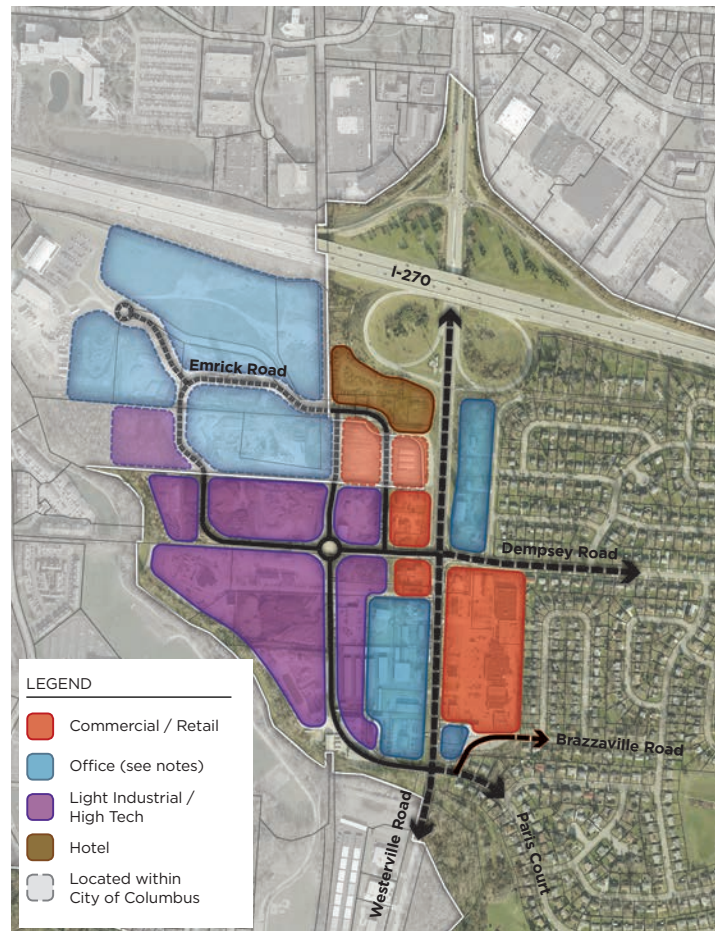
Westerville Road Area Plan BLENDON TOWNSHIP, OHIO

Blendon Township leaders and the Blendon / Westerville Joint Economic Development Zone (JEDZ) Board needed a strategic redevelopment plan to guide future planning and investment decisions in and around the Westerville Road Corridor area. OHM Advisors led the Township and the JEDZ through a planning process to evaluate the current and future development potential for various market segments in the Corridor, identify target development areas, and develop a vision and strategy for these areas that will respond to opportunities in the regional marketplace.

The Plan serves as a guide for future development and policy decisions that reflect the community's long-term vision, goals, and priorities, balanced with an understanding of marketplace conditions. It will assist Township staff in communicating the Township's values to potential residents, developers, and businesses.

The planning process included a full market study, the findings of which were used to create a development vision for the Corridor. This vision demonstrates how proposed improvements to the transportation network and future land use plan will coordinate with future development to add to the overall character and aesthetics of the Corridor while also communicating the Corridor's potential to developers and businesses. The Development Vision outlines three distinct subareas of the Corridor: a Travel Center that caters to commuters and travelers and features a fueling station, hotel, and restaurant, all highly visible from the I-270 exit; a Pedestrian Center that emphasizes pedestrian friendly and identifiable retail and office district; and a Technology Triangle appropriate for businesses that need quick access to the interstate and is ideal for small scale businesses, light industrial users, high tech manufacturers, and a larger-scale call center.

The Plan also features an implementation section that outlines economic development tools and incentives to support the development concepts and overall Plan vision including projects, programs, and actions that can be taken by the Township to achieve the desired outcome of the Plan.



AREA PLAN IDENTIFIES DEVELOPMENT CONCEPTS & PROVIDES IMPLEMENTATION OPTIONS

Cost:	\$23,000
Completion:	2015
Client Information:	Blendon Township Bryan Rhoads, Village Administrator 6350 S. Hempstead Road Westerville, Ohio 43081 614.839.2013
Services Provided:	Planning Urban Design

EXPERIENCE

Related Projects

Northland Mall Redevelopment

SOUTHFIELD, MICHIGAN



OHM Advisors led a national team of architects, planners, market analysts, development consultants, environmental scientists, engineers, and brand strategists in the creation of a redevelopment plan for the 125-acre Northland Mall site. The Mall originally opened in 1954 and was the first and largest shopping mall in the nation. In recent years, economic struggles led to deterioration and decreased business, eventually resulting in the closing of the Mall in 2015. The vacant property was purchased by the City in 2016 with the intent of transforming the once iconic mall into a dynamic mixed-use development that attracts residents and visitors.

OHM worked with the City, the DDA, and community members to create a plan that will guide development, attract investment, and create a signature destination for the Southfield community. The goals of this project include creating a shovel-ready site by removing obsolete structures and addressing environmental concerns; repositioning the property to its highest and best use; integrating public space to serve community programming; creating physical and social connections to adjoining neighborhoods and businesses; and promote a new image and brand for the project.

OHM led multiple stakeholder and community meetings to ensure the redevelopment plan matches the goals and aspirations of the community. The Plan will be used by the City as a tool to solicit and guide private sector investment.



FORMER SHOPPING MALL TRANSFORMED INTO DYNAMIC MIXED- USE DEVELOPMENT

Cost: \$300,000

Completion: 2016

Client Information: Frederick E. Zorn, CECD
City Administrator
City of Southfield
26000 Evergreen Road, P.O.
Box 2055
Southfield, MI 48037
248.796.5115
fzorn@cityofsouthfield.com

Services Provided: Services Provided:
Community Engagement
Land Planning and
Development Planning
Civil and Transportation
Engineering

Detroit Airport Placemaking Strategy

WAYNE COUNTY AIRPORT AUTHORITY



STRENGTHENING THE CONNECTION BETWEEN DTW & THE CITY OF DETROIT

OHM Advisors developed a Placemaking Strategy for the Detroit Metropolitan Airport to help the airport establish a strong regional presence and a high quality user experience.

For this project, we utilized the Intersect approach, which is an approach that cross-checks data and stakeholder input against BCE criteria (Business Case Evaluation). Through this approach, our team gained an intimate understanding of the airport's functionality, operational constraints, facility needs, and potential for expansion. The Intersect process involved thorough data analysis, extensive firsthand user evaluation, and a deep-dive into the aspirations of facility leaders. This in depth analysis allowed our team to craft a Placemaking Strategy that is both feasible and visionary.

The Placemaking Strategy includes a set of catalyst projects to help spur movement towards reaching the overall vision for the Airport. These catalyst projects are a direct result of the research conducted and feedback received during this planning process, and are designed to support the project

goal of strengthening the connection between DTW and Detroit through artistic expression. Recommendations and catalyst projects included gateways, site furnishings, plantings, roadway treatments, wayfinding and signage, parking garage and terminal facade improvements, a destination park, a multi-use trail, and improvements to waiting areas within the terminals.

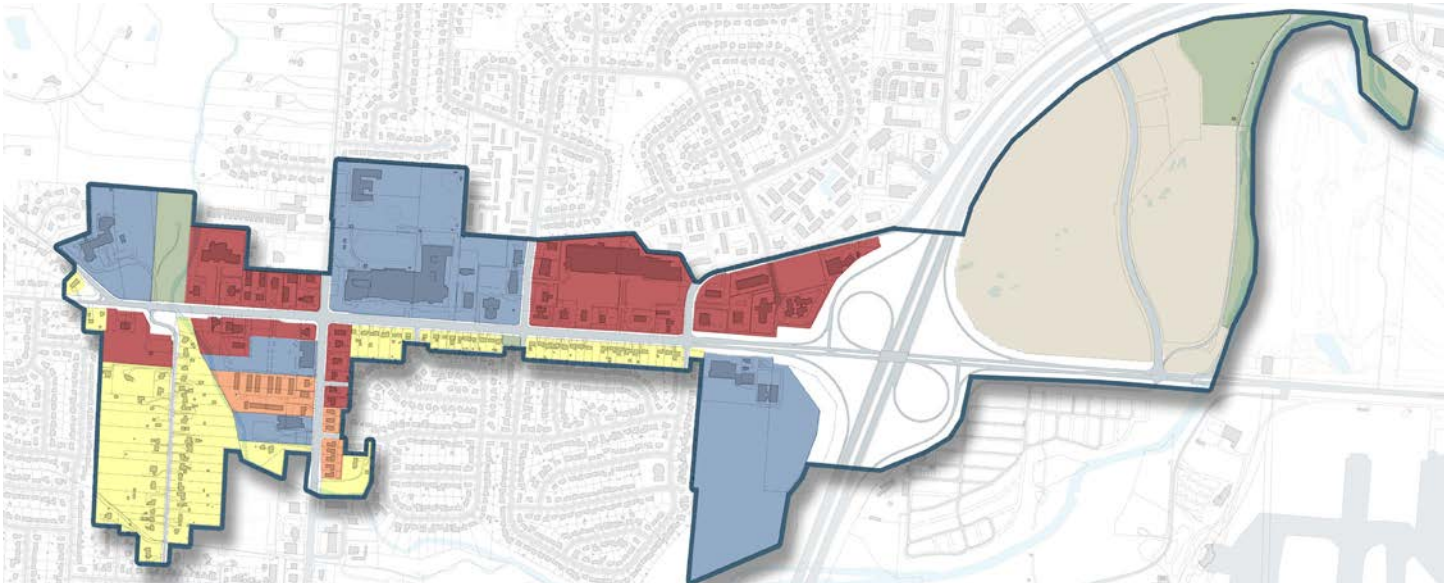
Cost:	\$139,695
Completion:	2016
Client Information:	Kelly Ferencz, Project Manager Detroit Metropolitan Wayne County Airport LC Smith Terminal, Mezzanine Detroit, MI 48242 734.247.7916
Services Provided:	Planning Urban Design Transportation Engineering

EXPERIENCE

Related Projects

Hamilton Road Corridor Plan

GAHANNA, OHIO



A PLAN FOR REDEVELOPING A CORRIDOR AND BUILDING COMMUNITY AMENITIES

Hamilton Road, the corridor connecting US-62/Granville Street in downtown Gahanna to a large commercial area on Morse Road in Columbus, was identified as an area for improvement during a 2009 led community visioning process.

As such, the City asked our team to continue to build on this vision plan and guide them in creating a plan for redeveloping the corridor. With input from the business and residential community, our team selected “hot spots” throughout the corridor as potential development areas (PDA’s). A SWOT analysis of the corridor was performed and goals were established to help set a standard for the PDA sites. Redevelopment plans were created for each PDA site and a variety of uses such as mixed-use, institutional, and residential, were incorporated into the overall design of the corridor. Economic analysis was conducted for each redevelopment area in order for the city to understand the impact and benefits of each PDA.



Cost: \$60,000

Client Information: The City of Gahanna
200 South Hamilton
Gahanna, Ohio 43230

Services Provided: Community Visioning
Zoning Code Update
Overlay District Standards

Wilson Bridge Road Corridor Plan WORTHINGTON, OHIO



REDEVELOPING AN AGING OFFICE CORRIDOR

OHM Advisors developed a corridor plan for the Wilson Bridge Road Corridor in Worthington, Ohio. This aging corridor consisted of underperforming office, retail, and residential development. The purpose of the plan was to promote redevelopment through a market-based approach to addressing land use issues in the corridor.

The planning process was guided by a market study and strategic public input. A full market analysis was performed as part of the plan to determine the development potential in the corridor. The analysis showed strong support for a variety of land use types. The results of the market study were used by the planning team during a two-day design charrette. The outcomes of the charrette were three design concepts which were used to develop a final land use plan for the corridor. The final plan integrated a mix of uses including residential, office, senior housing, mixed-use buildings and centers, and strategically placed and programmed public spaces. The plan also integrated a new multi-use path and a pedestrian bridge that connected the east and west sides of the corridor, which was bisected by U.S. 23.

Following the completion of the corridor plan, the team worked with the city to develop a zoning overlay and design

standards for the corridor. The overlay and design standards effectively codified the corridor plan, and have since led to, and guided, the redevelopment of the corridor.

The subsequent redevelopment of The Shops at Worthington Place (formerly the Worthington Square Mall), included over \$50 million in new investment including 200 apartments, 25,000 sf of class A office space, structured parking, integrated public space, 140,000 sf of retail space, and \$15M in redevelopment of the existing commercial center.

Cost:	\$95,000
Completion:	2011
Client Information:	City of Worthington Matt Greeson, City Manager 374 Highland Avenue Worthington, OH 43085 614.854.7171
Services Provided:	Master Planning Transportation Planning Urban Design

IDENTIFICATION
Services

Wooster Downtown Plan
WOOSTER, OHIO



PLAN HELPS REALIZE FULL POTENTIAL OF DOWNTOWN WOOSTER

In 2015, the City of Wooster initiated a process to create a Downtown Strategic Plan. The City selected OHM Advisors to lead the project which evaluated the current and future development potential for various market segments in the downtown area, identified target development areas that were vacant or underutilized, and developed a vision and strategy for these areas that responded to opportunities in the regional marketplace.

Additionally, the Plan is intended to guide the City in the development of public projects that will enhance the pedestrian realm and promote future growth.

Cost:	2015
Completion:	\$40,000
Client Information:	City of Wooster Joel Montgomery, Director of Administration 538 N. Market Street Wooster, OH 44691 jmontgomery@woosteroh.com 330.263.5244
Services Provided:	Planning Urban Design Community Engagement

Auburn Hills Downtown Redevelopment AUBURN HILLS, MICHIGAN



A VISION FOR TURNING NEW OPPORTUNITIES INTO FUTURE DEVELOPMENT

Downtown Auburn Hills, at the time of this study, was a small downtown beginning a resurgence into a vibrant mixed-used district. Some public investment was made in the Downtown through transportation, streetscape, and public space improvements. Collectively, these improvements set the stage for future redevelopment in the area. There was also some private sector investment that occurred over the last several years that serves as a catalyst to encourage and complement future investment in the downtown.

One of the primary opportunities in the Downtown that was a driver for conducting this study was the City's purchase of a large manufacturing site north of Auburn Road and east of Squirrel Road. Surrounding this site were two other underutilized properties that when looked at collectively created a large area to support future economic development, and continue to build on the downtown as an attractive destination within the community.

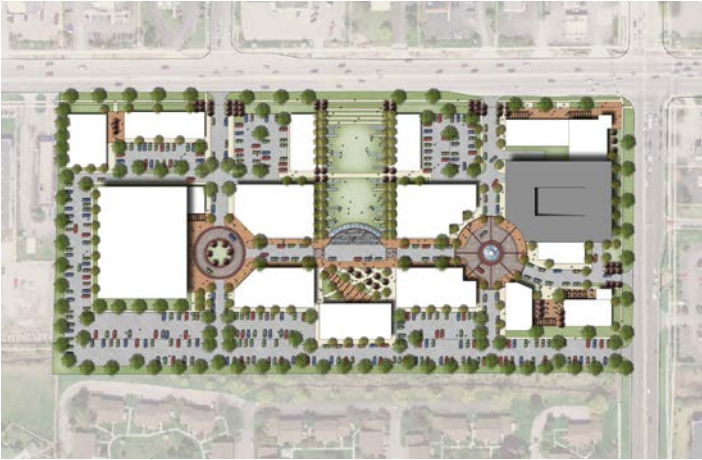
In looking at this area, and the existing Downtown development pattern and infrastructures, it was clear a vision and development plan were needed. The vision that was developed through this planning process for the future of the Downtown was simple - attract and promote future development by marketing new development opportunities. Following this vision six primary development goals were developed to implement the vision.

Cost:	Design : \$30,000
Completion:	2011
Client Information:	City of Auburn Hills Steve Cohen 1827 N. Squirrel Road Auburn Hills, MI 48326 248.364.6900
Services Provided:	Visioning Land Use Planning

EXPERIENCE
Related Projects

Canton Economic Development & Strategic Marketing Handbook

CANTON TOWNSHIP, MICHIGAN



HANDBOOK ATTRACTS AND GUIDES FUTURE INVESTMENT IN COMMUNITY

Our planning team worked with Canton Township to create a market-based strategic development plan. The goal of this plan is to attract and guide future private investment in two primary commercial corridors in the community including Ford Road, home of IKEA. The final product is a sleek economic development tool that is intended to attract and guide private sector investment. The document, informed by a complete market assessment study, identifies market opportunities, outlines the potential development areas within the community, and includes capacity studies for each potential development area that were designed to accommodate the target users identified in the market study. In essence, the document serves as the “front-end” for future development deals for the targeted sites and communicates that Canton is open for business to the private sector.

Economic Development & Marketing Handbook Market Overview

LOCAL DEMOGRAPHICS

Canton is one of the premier communities within the Southeast Michigan region. As of the 2010 census, the township had a population of 90,173 making it Michigan's second largest township and eleventh largest community. Canton is one of Michigan's fastest growing communities, and has experienced healthy population and economic growth over the last decade.

In the township, the population was spread out with 29.0% under the age of 18, 8.0% from 18 to 24, 34.9% from 25 to 44, 22.1% from 45 to 64, and 5% who were 65 years of age or older. The median age was 33 years. For every 100 females there were 98.0 males. For every 100 females age 18 and over, there were 96.2 males.

According to a 2007 estimate, the median income for a household in the township was \$82,669, and the median income for a family was \$95,267. Males had a median income of \$61,570 versus \$35,615 for females. The per capita income for the township was \$28,609. About 2.9% of families and 3.7% of the population were below the poverty line, including 4.2% of those under age 18 and 5.5% of those age 65 or over.

As of the 2010 census, the township had a population of 90,173 making it Michigan's second largest township and eleventh largest community. Canton is one of Michigan's fastest growing communities and has experienced healthy population and economic growth over the last decade.

MARKET AREA DEMOGRAPHICS



Housing	
Owner Occupied - 2010	70.3%
Average Home Value - 2012	\$106,601
Avg. Household Net Worth - 2012	\$464,377



Demographics	
Population - 2010	344,032
Households - 2010	131,616
Median Age - 2010	38 years



Income	
Median Household Income - 2012	\$51,898
Average Household Income - 2012	\$65,505
Per Capita Income - 2012	\$26,088

Completion: 2013

Client Information: Canton Township
Kristen Thomas, Economic Development Manager
1150 S. Canton Center Rd.
Canton, MI 48188
734.394.5229

Services Provided: Urban Design
Planning

MITC Branding, Wayfinding, and Signage

PLYMOUTH TOWNSHIP AND NORTHVILLE TOWNSHIP, MICHIGAN



ROADWAY IMPROVEMENTS AND BRANDING ENHANCE ECONOMIC VITALITY OF CORRIDOR

The Five Mile Road Corridor project is project that involves the planning and design for upgrades to Five Mile Road that will help to facilitate the development of the Michigan International Technology Center (MITC). The 800 acre MITC development initiative repurposes the former Detroit House of Corrections and the Robert Scott Prison for private development, and could support five million square feet of facilities, \$630M of investment, and provide more than 9,000 jobs. This project will enhance the economic vitality of the Corridor and development initiatives in the area, primarily the MITC.

The planned roadway improvements include to help facilitate the anticipated increase in traffic in and around the area associated with the development of the MITC. In addition to the roadway improvements, an image and branding initiative for MITC is being implemented. This includes gateway treatments, wayfinding signage, and streetscape enhancements. The goal is to create a unique and identifiable brand that will create a sense of place that complements the goals and objectives of the MITC.

The OHM Advisors team worked to create multiple options for a new 'corridor brand'. The corridor brand includes the following: gateway signage, wayfinding, streetscape

elements, and iconic landmark features/symbology. Collectively, this design package will work to create a unique brand throughout the corridor that further reinforces MITC's image and visibility to patrons and tenants, and creates a lasting impression for visitors.



Cost: \$150,000

Completion: 2015

Client Information: Thomas A. Casari, PE
Director of Public Services
Northville Charter Township
44405 Six Mile Road
Northville, MI 48168-9670
248.662-0495
tcasari@twp.northville.mi.us

Services Provided: Roadway Design
Planning
Urban Design

EXPERIENCE

Related Projects

Massillon Road Corridor Plan

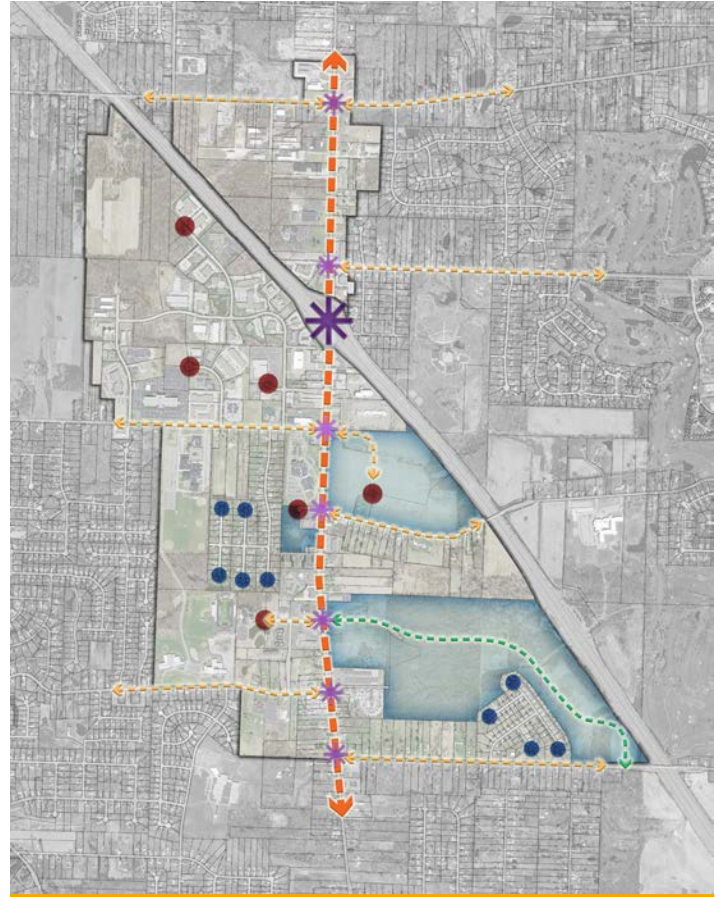
GREEN, OHIO

Our team assisted the City of Green, Ohio to create a corridor plan for Massillon Road, a primary corridor within the community and region. The plan created a variety of economic development and placemaking strategies aimed at attracting investment to the corridor, grounded in transformational ideas of what the corridor could be in the future.

The plan was initiated by the city in response to tremendous growth within the Massillon Road Corridor. Three new health care businesses and a large Fortune 500 company were considering moving to the corridor. The corridor plan served as a tool to attract these economic opportunities by illustrating a clear picture of how the city would guide future development in the corridor, and invest in public projects that will define the character of the community, and contribute to improving the overall quality of life.

Our team was selected to create the corridor plan based on a proven track record of both public and private sector planning, including a long history of planning and designing corporate headquarters, and understanding what it takes to attract and retain high-quality investment in a community through both the public and private sector lens.

The plan resulted in all three health care facilities and the Fortune 500 company selecting Green as their community to expand in and call home.



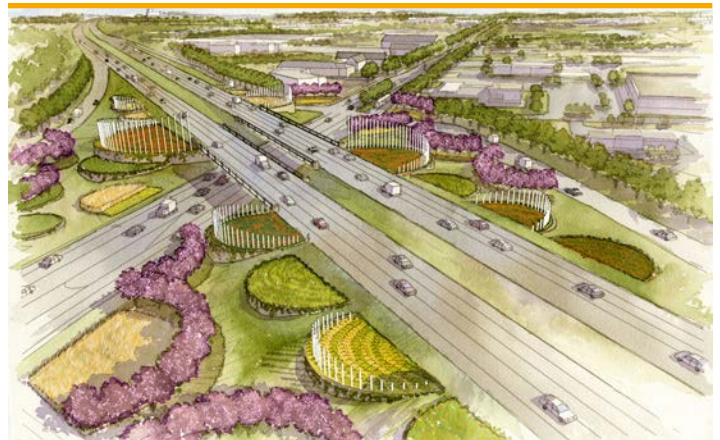
A VISION FOR TURNING NEW OPPORTUNITIES INTO FUTURE DEVELOPMENT

Cost: \$300,000

Completion: 2011

Client Information: The City of Green
Wayne Wiethe, Director of
Planning & Development
1755 Town Park Boulevard
Green, OH 44232
330.896.6614

Services Provided: Planning
Urban Design
Landscape Architecture
Transportation Planning



Massillon Road Streetscape

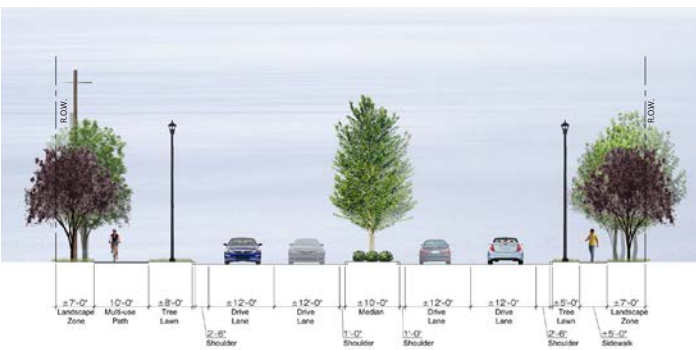
GREEN, OHIO



STREETSCAPE DESIGN PROMOTES CONNECTIVITY IN PRIMARY CORRIDOR

OHM Advisors led the City of Green through a corridor plan for Massillon Road, a primary Corridor within the community and region.

The Massillon Road Streetscape Study resulted from this plan and provides pedestrian connections and transportation enhancements including roundabouts. A multi-use path is proposed on the west side of the road with a sidewalk along the east side. Public meetings were held to gather input on lighting design, streetscape design, landscape design, median design, and roundabouts.



Cost: \$50,000

Completion: 2015

Client Information: The City of Green
Wayne Wiethe, Director of
Planning & Development
1755 Town Park Boulevard
Green, OH 44232
330.896.6614

Services Provided: Urban Design
Landscape Architecture
Traffic Engineering
Planning

EXPERIENCE
Related Projects

Streetscape and Transportation Plan NEWARK, OHIO



IMPROVING THE AESTHETICS AND FUNCTIONALITY TO DRIVE ECONOMIC SUCCESS

Despite its quintessential Midwestern charm and enviable architectural pedigree, downtown Newark has not avoided the problems of waning business interest and vacancy. Eager to revitalize and stabilize its core for the long-term, nearly 500 people participated in a six-month dialog and planning process led by OHM Advisors to create a vision for downtown Newark.

The vision called for a more pedestrian and business-friendly downtown. Informed by this vision, OHM Advisors redesigned the streetscape of the four-block area encompassing the town square. Much care was taken to preserve and enhance Newark's history in the design, while incorporating site elements with modern appeal.

This \$5.5 million streetscape project is being constructed in 11 phases, and although the project is still in the early stages of construction, interest and investment in downtown Newark has skyrocketed. Several buildings are undergoing

restoration, and residential demand has increased to the point that all units of one newly-restored building are occupied. By all accounts, this project has excited the community and has already shown its potential to create real and lasting value for Newark.

Cost: Planning/Study: \$50,000
Design Fee: \$62,570

Completion: Design: September 2014
Construction: February 2017

Client Information: Newark CIC
Fred Ernest
31 North 3rd, Suite 400
Newark, OH 43055
fred@newarkcic.com

Services Provided: Planning
Landscape Architecture
Urban Design
Traffic Engineering

Westland's Strategic Master Plan WESTLAND, MICHIGAN



IMPROVING THE CORE OF THE CITY

OHM Advisors was hired to lead the City of Westland through a visioning process to determine the opportunities along the Central City Parkway corridor. Our team worked in conjunction with Westland's DDA to conduct a strategic master plan. The project team explored areas within the corridor that could be targeted for future public improvements to enhance and strengthen the core of the city. Through the creation of this plan, the following public improvements have developed:

- The Mile
- Central City Park Master Plan
- Tattan Park Improvements
- Farmers' Market
- City Hall Relocation
- Veterans Memorial Garden



Cost: Planning: \$106,000

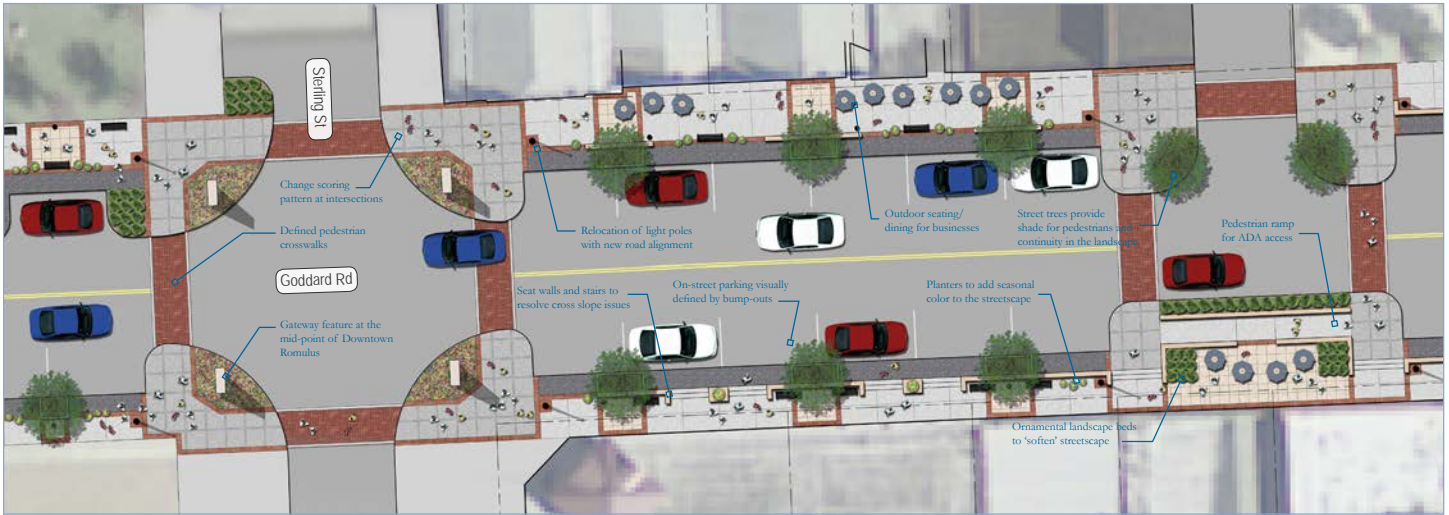
Client Information: City of Westland, MI
Lori Fodale
36601 Ford Rd.
Westland, MI 48185
734.467.3264

Services Provided: Planning
Site Design
Landscape Architecture

EXPERIENCE
Related Projects

Goddard Road Streetscape Master Plan

ROMULUS, MICHIGAN



STREETSCAPE DESIGN CREATES 'BRAND' FOR DOWNTOWN AND ATTRACTS VISITORS



The Downtown Romulus streetscape master plan addresses the existing state of safety and aesthetics and sets the goals and design framework for future improvements.

The primary goals of the Goddard Road streetscape improvements are to develop an ADA compliant streetscape concept, while providing a wide and comfortable pedestrian zone and improvements to the sidewalk appearance through paving techniques. The integration of the bulb-outs allow for the addition of landscaping, define on-street parking, provide additional sidewalk area, and reduce the pedestrian crossing distance.

A primary gateway for Downtown Romulus has been located on the four corners of the Sterling Street intersection, adding an artistic element and reinforcing the Romulus brand within the Downtown.

The incorporation of streetscape enhancements along Goddard Road will help to create a welcoming and desired place to travel. Designing a streetscape that has walkable and safe streets is critical to the success of Downtown Romulus, as viewed by residents, business owners, and visitors.

Cost:	Design: \$27,000
Completion:	Design: 2013
Client Information:	City of Romulus Tim Keyes, Economic Development Director 734.942.7545
Services Provided:	Urban Design Landscape Architecture Planning

Grand River Streetscape FARMINGTON, MICHIGAN



STREETSCAPE DESIGN CREATES 'BRAND' FOR DOWNTOWN AND ATTRACTS VISITORS

This project was a complex streetscape project in a downtown area that experiences heavy traffic, as it is an MDOT trunk line road. The project involved detailed coordination with the MDOT, RCOC, as well as the City's DDA. The project involved the removal of a lane of traffic on both the north and south side of the road to facilitate the construction of parking stalls (bump outs) and the widening of the sidewalk area along Grand River Avenue in certain locations. Due to these changes in the grading additional storm sewer was designed and constructed to help facilitate drainage.

New sidewalk was placed from the proposed back of curb to the building fronts, partially comprised of brick pavers. Signal modernization with mast arms were designed and installed at two main intersections.

The existing building facades posed difficult design and construction constraints due to their proximity to the roadway, as well as the variation of the brick ledge elevations from building to building. Old infrastructure from the turn of the century such as basements and stairwells

that extended beneath the proposed sidewalks and brick pavers posed difficult design and construction constraints. Two-way traffic was maintained in this downtown area throughout construction as well as access to all businesses, which was a key concern for the DDA.

Cost:	Construction: \$1,400,000
Completion:	2010
Client Information:	City of Farmington Kevin P. Christiansen, AICP, PCP Economic & Community Dev. Director 23600 Liberty St. Farmington, MI 48335 248.474.5500
Services Provided:	Sewer Design Sewer Const. Sidewalk Const. Signal Modernization



**TRUSTED THEN.
TRUSTED NOW.**

*OHM ADVISORS,
CIRCA 1962*

EXPERIENCE

References



We encourage you to contact the references listed below who can speak to the quality of our work and the effectiveness of our collaborative approach.

Anthony Jones

Director of Development
City of Gahanna
200 South Hamilton Rd.
Gahanna, OH 43230
614.342.4015

Fred Ernest

Executive Director
Newark Development Partners
PO Box 4532
Newark, OH 43055
740.403.6907

Sandra Hull

Executive Director
Main Street Wooster
377 West Liberty Street
Wooster, OH 44691
330.262.6222



“From engineering projects, vision plans to an ongoing Economic Development Plan, OHM Advisors uses an inclusive process, creative approach and produces high quality products. They are a great partner that seeks to understand the goals of the community, before proposing solutions.”

-Anthony Jones, Director of Development, Gahanna, OH



“The entire OHM staff is stellar. They recognize each other’s strengths and they utilize the individual’s strength. I have examples from public presentation to design to individual discussion. They are all pleasant and well accepted by professionals and various public personalities.”

-Fred Ernest, Executive Director, Newark Development Partners, Newark, OH



“What makes OHM stand out among consulting firms is their planning and consulting is unique to each community. They treat it with the respect, and also the respect of your particular resources that you have as a community.”

-Sandra Hull, Executive Director, Main Street Wooster, Wooster, OH



“LONG-TERM COLLABORATION
AND HOLISTIC APPROACH”

OHM ADVISORS



03 | PROJECT TEAM



PROJECT TEAM
Organization Chart

Project Team

We're a team of designers, planners, engineers, project managers, and visionaries. We provide a multidisciplinary and holistic perspective. Something incredible grows out of a team of experts with individual specialties—ideas with bigger impact. With nearly 400 multidisciplinary staff members firm wide, we have the resources and experience needed to lead the City of Novi through this project.



**Paul LeBlanc is an independent contractor working with OHM Advisors*

Aaron Domini

Principal in Charge / Project Manager



Background

Aaron has played a key role in developing a variety of plans for urban, rural, suburban, and regional areas throughout the country. With over 14 years of experience in community planning, economic development, and public policy, Aaron leads planning projects that build community and promote new economic opportunities for his clients. Passionate about including citizens at the heart of the planning process, Aaron excels at leading and facilitating public participation to build stewardship, consensus, and support throughout the communities he serves. His emphasis on engaging the public yields plans that are rooted in market realities balanced by community values and aspirations.

Relevant Experience

Grand River Corridor Plan, Farmington Hills, MI

Project Manager for the Grand River Corridor, a mixture of auto-oriented development that is lacking a strong vision for the future. This plan will provide a framework for the corridor to develop and redevelop in a cohesive and coordinated manner. Additionally, it will make recommendations for streetscape improvement and future land use, and provide development scenarios based on those recommendations.

Massillon Road Corridor Plan, Green, OH

Senior Planner; Aaron assisted the City of Green with a corridor plan for Massillon Road, a primary corridor within the community and region. The plan created a variety of economic development and placemaking strategies aimed at attracting investment to the corridor, specifically in response to three new health care businesses and a large Fortune 500 company considering moving to the corridor. The corridor plan served as a tool to attract these economic opportunities by illustrating a clear picture of how the city would guide future development in the corridor, and invest in public projects that will define the character of the community, and contribute to improving the overall quality of life.

Granville/Hamilton Road Corridor Plan, Gahanna, OH

Senior Planner; Aaron worked with a planning team to develop a plan for the Granville/Hamilton Road corridor. This corridor connects US-62/Granville Street in downtown Gahanna to a large commercial area on Hamilton Road. This area was identified as an area for improvement during a 2009 OHM Advisors-led community visioning process. Aaron helped create the plan for the corridor from the ground up by working with local businesses and residents. Through this process, potential development areas (PDAs) were identified, and goals were established to guide the redevelopment for the PDA sites. Aaron guided the planning team to create redevelopment plans for each PDA site which incorporated a variety of uses such as institutional, office and residential. Aaron also helped to conduct an economic analysis for each redevelopment area in order for the city to understand the impact and benefits of each PDA.

Education

- Master of City and Regional Planning, The Ohio State University, 2004
- Bachelor of Science, Fort Lewis College, 2002, Cum Laude

Experience

14 years

PROJECT TEAM

Key Staff Resumes

Education

- Master of Urban Planning, University of Michigan, 2004
- Master of Social Work, University of Michigan, 2004
- Master of Arts in Sociology, Central Michigan University, 1996
- Bachelor of Arts, Alma College, 1994

Experience

11 years

Heather Seyfarth, AICP

Project Planner



Background

With over 10 years of experience working across non-profit, private, and public sectors, Heather possesses excellent interpersonal skills that are effective at guiding communities through difficult decision making processes. She has experience working with a variety of people from business leaders to elected officials to the media and public, alike. Heather is effective at project development, management, budgeting, and work plan execution. She is highly analytical with an aptitude for conducting research and resolving complex problems. Beyond her unmatched skills and experience, she has multiple master's degrees, is AICP certified and exhibits sound knowledge of the planning process, principles, and regulations.

Prior to joining OHM Advisors Heather served as a Program Supervisor at Clean Energy Coalition. Her role included supervising staff and overseeing planning processes. Before then, she worked for Land Information Access Association (LIAA) as a Community Planner. With LIAA, Heather managed projects under Partnerships for Change – Sustainable Communities and performed a full range of professional planning duties in support of community and inter-jurisdictional cooperation initiatives. In addition, Heather was a Planner for the Washtenaw County Road Commission and assisted with community engagement, led studies and road condition assessments, and developed planning documents.

Relevant Experience

Project Oasis: Placemaking the Detroit Metropolitan Airport

Planner; Heather worked with the Wayne County Airport Authority to develop a unique placemaking guide designed to improve the quality of experience for travelers, workers, and all others that visit the Detroit Metropolitan airport. The guide offers a set of catalyst projects to help spur movement towards reaching the Oasis vision and set the stage for all future projects. The recommended catalyst projects were derived from research conducted and feedback received from multiple airport departments during the planning process.

Moving Pontiac Forward: An Economic Recovery Strategy

Planner; Working with Oakland County and the City of Pontiac, Heather was instrumental in helping the community complete a strategy that builds upon existing assets while identifying the merging opportunities that can position Pontiac for continued economic growth. Project funded by the EDA.

***Partnerships for Change – Sustainable Communities, Traverse City, MI**

Community Planner II; A 6-year, innovative, multi-jurisdictional community planning and technical assistance program that fosters new and expanded cooperation between cities, townships, and villages. In an effort to encourage urban redevelopment, this project helped local governments collaborate to develop and carry out land-use policies and programs that contribute to the preservation of cultural and natural resources. Sample projects include: Suttons Bay Master Plan, Gratiot County Master Plan, Lansing Area Urban Service District Plan, Eaton Rapids Master Plan, Fremont Master Plan, Lake Superior Community Heritage Trail Study, Farmington/Farmington Hills Corridor Improvement Authority

**Completed at another firm prior to joining OHM Advisors.*

Justin Robbins, AICP

Planning



Background

Experience in community planning, urban design, and architecture have given Justin an understanding of the physical, spatial, and policy aspects needed to create successful places. Justin's position as a planner/urban designer at OHM Advisors have focused on the connection between planning and the built environment, with a strong emphasis on communicating the future opportunities within a community. Working with numerous communities throughout Ohio and Michigan, Justin has played a key role in the development of plans ranging from comprehensive, city-wide community plans down to site specific plans.

Relevant Experience

Grand River Corridor Plan, Farmington/Farmington Hills, MI

Assisted with the existing conditions analysis throughout the length of the corridor. As it stands currently, the corridor is a mixture of auto-oriented development that is lacking a strong vision for the future. This plan will provide a framework for the corridor to develop and redevelop in a cohesive and coordinated manner. Additionally, it will make recommendations for streetscape improvement and future land use, and provide development scenarios based on those recommendations.

Hamilton Road Corridor Plan, Gahanna, OH

Assisted with planning the Granville Street and Hamilton Road corridor. Responsibilities included graphic displays, documentation, and community coordination assistance. The corridor was identified as an area for improvement during a 2009 community visioning process for the Gahanna Vision Plan led by our team. During the community process, potential development areas (PDAs) were identified and goals were established to guide the redevelopment for the PDA sites. Redevelopment plans for each PDA site which incorporated a variety of uses such as institutional, office and residential were produced. Economic analysis for each redevelopment area was provided in the Corridor Plan in order for the city to understand the impact and benefits of each PDA.

Wooster Downtown Plan, Wooster, OH

Lead Planner, Prepared a Downtown Plan for the City of Wooster. The plan involved extensive community outreach and engagement to create a plan that would lead to the continued success of this successful Main Street Community. The plan resulted in a menu of public and private development projects which included funding and incentive strategies to implement each project.

Canton Economic Development and Strategic Marketing Handbook, Canton Township, MI

Planner; Responsibilities included graphic displays and documentation for this plan created to attract and guide future private investment in two primary commercial corridors in the community. The final product is a sleek economic development tool that is intended to attract and guide private sector investment. The document, informed by a complete market assessment study, identifies market opportunities, outlines the potential development areas within the community, and includes capacity studies for each potential development area that were designed to accommodate the target users identified in the market study.

Education

- Masters of City and Regional Planning, The Ohio State University, 2012
- Bachelor of Science in Architecture, The Ohio State University, 2003

Experience

10 years

PROJECT TEAM
Key Staff Resumes

Education

- M.P.A., Public Administration, Western Michigan University
- B.A., Urban Analysis, University of Wisconsin

Experience

45 years

Paul LeBlanc, AICP*

Zoning



Background

Paul’s background in all aspects of community planning is extensive, having worked throughout the country with a multitude of public and private-sector clients. During his distinguished career, Paul has performed in a variety of general and specialized areas of planning practice – comprehensive planning, corridor studies, zoning, project reviews, parks & recreation, and public involvement, making him a valuable contributor on many varied assignments.

Most recently, Paul has been actively involved in a wide array of projects for county and municipal clients in Pennsylvania, Indiana, Kentucky, Ohio, Georgia, Tennessee, Alaska, and Michigan. In recognition of this extensive experience, he is frequently called upon to testify as an expert in zoning litigation.

Relevant Experience

Zoning and Development Regulations

- Georgetown Twp. (MI)
- Niles Twp. (MI)
- Spring Lake Twp. (MI)
- Steuben Co. (IN)
- Oldham Co. (KY)
- Ogemaw Co. (MI)
- Isabella Co. (MI)
- Ionia Co. (MI)
- Gratiot Co. (MI)
- City of Palmetto (GA)
- City of Wyoming (MI)
- Town of Cedar Lake (IN)
- Lexington/Fayette Co. (KY)
- Cannon Twp. (MI)
- City of Rockford (MI)
- City of Kentwood (MI)
- La Porte Co. (IN)
- New Buffalo (MI)
- Richmond Hill (GA)
- Fort Mill (SC)
- Wilmington (NC)
- North Olmsted (OH)
- Bay Village (OH)
- Kennedale (TX)
- Hilliard (OH)
- Yellow Springs (OH)
- Porter County (IN)

Corridor Plans

- Grand Rapids (MI) 28th Street Corridor Plan
- Kentwood/Wyoming (MI) 44th Street Corridor Plan
- Rockford (MI) Ten Mile Road Corridor Plan
- Georgetown Twp. (MI) Chicago Drive Corridor Plan

Business District Plans

- City of Crown Point (IN) Downtown Parking/Circulation/Traffic Study
- City of DePere (WI) Downtown Development Plan
- City of East Grand Rapids (MI) Gaslight Village Master Plan
- Lexington/Fayette Urban County Government (KY) Non-residential Infill & Redevelopment Study

**Paul LeBlanc is an independent contractor working with OHM Advisors. Projects included on Paul’s resume were performed when Paul was a planner at other firms.*

PROJECT TEAM
Key Staff Resumes

Stephen Dearing, PE, PTOE

Transportation / Traffic



Background

Steve Dearing is responsible for all aspects of transportation planning and traffic engineering services for our clients. He works with the clients to identify their needs, prepares proposals, project scheduling, budget tracking and quality control for all the studies and plans produced by OHM's traffic group.

Steve is a registered professional engineer in Michigan and Ohio and is also a Professional Traffic Operations Engineer. Prior to joining our team, Steve was a City Traffic Engineer for a total of 13 years, first with Naperville, IL and then at the City of Rochester Hills, MI.

Education

- Bachelor of Science in Civil Engineering, University of Michigan, 1976

Experience

40 years

Ronald Cavallaro, PE

Stormwater



Background

With 26 years of experience in state, Ron has extensive experience in successfully managing a variety of projects from inception to construction completion. Ron has a wealth of experience in the environmental regulating agency permitting process and is a key resource for any challenging stormwater management, stream restoration or floodplain issue.

Ron's experience includes development of design and construction standards for municipalities including Green Infrastructure ordinances, watershed management planning, general municipal engineering, grant writing, hydrologic and hydraulic investigations, streambank stabilization design, scour analysis, dam and bridge design/inspections, floodplain studies and ordinance writing.

Education

- Bachelor of Science in Civil Engineering (Water Resources Option), Michigan Technological University, 1988

Experience

26 years

Sarah Huddas

Urban Design



Background

Sarah has diverse experience with a variety of projects, including municipal and private planning, site design, campus site design, urban redevelopment, streetscape design, cemetery master planning and marketing efforts. She has assisted in the development and completion of many projects in all aspects of the design phases, from conceptual development to construction documentation.

Sarah has experience with public meetings, helping to orchestrate and develop presentations as well as presenting design ideas to clients and the public. She has a proficiency in graphic communication and is highly utilized for the creation of artistic renderings in all phases of the design process.

Education

- Bachelor of Landscape Architecture, (BLA) Michigan State University, 2009

Experience

6 years



ADVANCING COMMUNITIES

OHM ADVISORS



04 | APPROACH & FEE



APPROACH & FEE

Project Approach

PRELIMINARY APPROACH

OHM Advisors has created a preliminary approach aimed at soliciting feedback and insight from the key stakeholders and the community throughout the planning process. An inclusive approach helps build the consensus and community support needed to implement the recommendations that result from the planning process. Work steps of our approach are outlined in detail below and consist of activities aimed at gathering feedback from three participatory groups:

ENTIRE COMMUNITY / PUBLIC

Community members can participate in the entire planning process through online engagement as well as through the public open house.

STEERING COMMITTEE (SC)

The Steering Committee will include 10-15 members that are key stakeholders such as local residents, business owners, as well as elected and appointed officials; the SC could also include the CIA board.

STAKEHOLDER GROUPS (SG)

The Stakeholder Groups will be made up of local community members that have significant interest in or the ability to shape the future development or redevelopment of the corridor (brokers, developers, financial institutions, local leadership).



PLAN LAUNCH

- Finalize scope and schedule
- Develop project brand
- Create project website
- Define Steering Committee members

SC1

STEERING COMMITTEE MEETING #1: GOAL AND VISION DISCUSSION

- Review project scope and schedule
- Review what has been done and identify specific project goals
- Conduct workshop activities focused on the BIG vision for the corridor
- Prepare for small group meetings

SG1

STAKEHOLDER ROUND 2: ISSUE & OPPORTUNITY IDENTIFICATION

- Conduct workshop activities focused on the BIG vision for the corridor
- Prioritize future public and private projects identified in the visioning activities

SC2

STEERING COMMITTEE MEETING #2: DRAFT VISION & PRINCIPLES

- Develop draft vision and development principles from SG 1 and SC 1
- Review and validate target development areas identified by OHM (identified by OHM prior to meeting)
- Review and validate priority capital improvements (identified by OHM prior to meeting)
- Pre-Workshop Design – SC to work with OHM to set the framework for future public and private projects (projects to be developed/illustrated in SC3 Design Workshop)

SC3

STEERING COMMITTEE MEETING #3: DESIGN WORKSHOP (CHARRETTE)

- Small group work - Concept development with OHM design team
- Present and review concepts as a group
- Prioritize public and private development projects

SG2

STAKEHOLDER ROUND 2 / PUBLIC OPEN HOUSE - REVEAL PLAN CONCEPTS

- Invite the general public and stakeholders from SG Round 1
- Present plan concepts in an open house format
- Interactive feedback activities designed to engage and excite local stakeholders

PREPARE FOR IMPLEMENTATION

- Refine plan concepts
- Develop marketing and communication tools/graphics for target development areas
- Develop cost estimates, implementation, and funding strategies for public projects
- Develop implementation matrix identifying timeframe, cost, and parties responsible for implementation

SC4

STEERING COMMITTEE MEETING #4: REVIEW FINAL STRATEGY

- Review final plan concepts, development strategies, and cost estimates for public projects
- Group review and finalization of implementation matrix
- Prepare for adoption

ADOPTION

- OHM to assist the CIA and city staff in the adoption process and attend meetings as needed/requested by the client team



CITY OF NOVI

RFP Corridor Improvement Authority Consultant

FEE PROPOSAL FORM

We, the undersigned as proposer, propose to furnish to the City of Novi, according to the specifications, terms, conditions and instructions attached hereto and made a part thereof:

A. Corridor Improvement Plan \$ 50,000 Lump Sum

B. Evening Meetings (public, Council, Planning Commission, Corridor Improvement Authority, etc.)

\$ 1,500 Per Meeting

We acknowledge receipt of the following Addenda: #1
(please indicate numbers)

NON-IRAN LINKED BUSINESS:

By signing below, I certify and agree on behalf of myself and the company submitting this proposal the following: (1) that I am duly authorized to legally bind the company submitting this proposal; and (2) that the company submitting this proposal is not an "Iran linked business," as that term is defined in Section 2(e) of the Iran Economic Sanctions Act, being Michigan Public Act No. 517 of 2012; and (3) That I and the company submitting this proposal will immediately comply with any further certifications or information submissions requested by the City in this regard.

THIS PROPOSAL SUBMITTED BY:

Company (Legal Registration) Orchard, Hiltz & McCliment, Inc. (dba OHM Advisors)

Address 34000 Plymouth Road

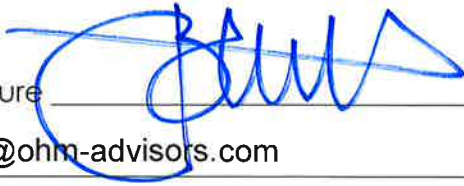
City Livonia State MI Zip 48150

Telephone 734-522-6711 Fax 734-522-6427

Representative's Name James M. Houk, RLA

Representative's Title Vice President, Planning, Design and Development

Authorized Signature _____

A handwritten signature in blue ink, appearing to be 'Jim Houk', written over a horizontal line.

E-mail jim.houk@ohm-advisors.com

Date 10/31/16

APPROACH & FEE
Hourly Rates

2016 HOURLY RATES

Classification	Rate
Professional Engineer IV/Architect IV	\$ 160.00
Professional Engineer III/Architect III	\$ 140.00
Professional Engineer II/Architect II	\$ 129.00
Professional Engineer I/Architect I	\$ 116.00
Graduate Engineer III	\$ 119.00
Graduate Engineer II	\$ 112.00
Graduate Engineer I	\$ 103.00
Graduate Architect III/Landscape Architect III	\$ 112.00
Graduate Architect II/Landscape Architect II	\$ 91.00
Graduate Architect I/Landscape Architect I	\$ 81.00
Technician IV	\$ 113.00
Technician III	\$ 103.00
Technician II	\$ 89.00
Technician I	\$ 68.00
Engineering/Architectural Aide	\$ 53.00
Professional Surveyor III	\$ 145.00
Professional Surveyor II	\$ 128.00
Professional Surveyor I	\$ 115.00
Graduate Surveyor	\$ 104.00
Surveyor III	\$ 100.00
Surveyor II	\$ 93.00
Surveyor I	\$ 72.00
Surveyor Aide	\$ 53.00

Classification	Rate
Planner IV	\$ 140.00
Planner III	\$ 124.00
Planner II	\$ 105.00
Planner I	\$ 72.00
Planner Aide	\$ 53.00
Graphic Designer	\$ 102.00
Data Base Developer	\$ 180.00
IT Technician III	\$ 166.00
IT Technician II	\$ 145.00
IT Technician I	\$ 88.00
Administrative Support	\$ 57.00
Clerical Aide	\$ 47.00

Classification	Rate
Principal	\$ 185.00
Senior Associate	\$ 175.00
Associate	\$ 165.00

Classification	Rate
3-Man Survey Crew w/Equipment	\$ 240.00
2-Man Survey Crew w/Equipment	\$ 210.00
1-Man Survey w/Robotic Equipment	\$ 170.00

CORRIDOR IMPROVEMENT AUTHORITY

The Corridor Improvement Authority (CIA), Public Act 280 of 2005, is designed to assist communities with funding improvements in commercial corridors outside of their main commercial or downtown areas.

WHO IS ELIGIBLE?

Any city, village or township may establish an authority.

HOW DOES IT WORK?

The provisions of the CIA generally mirror those of the Downtown Development Authority (DDA) Act, Public Act 197 of 1975. The authority would be created and operated in a similar manner to a DDA. Once created, a Corridor Improvement Authority may hire a director, establish a tax increment financing plan, levy special assessments and issue revenue bonds and notes.

A corridor, as defined as a development area, must comply with the following criteria:

1. The corridor must have at least 51 percent of existing first floor space classified as commercial.
2. The corridor must have been in existence for the past 30 years.
3. The corridor must be adjacent or is within 500 feet of a road classified as an arterial or collector according to the Federal Highway Administration.
4. The corridor must contain at least 10 contiguous parcels or at least five contiguous acres.
5. The corridor must be zoned to allow for mixed-use and high density residential.
6. The corridor must presently be served by municipal water or sewer.
7. The municipality must also agree to expedite the local permitting and inspection process in the development area and to modify its master plan to provide for walkable non-motorized connections, including sidewalks and streetscapes throughout the area.

WHAT IS THE PROCESS?

Note: The following steps are offered as general guidelines only and the legislation should be reviewed by local officials prior to starting the designation process.

1. Municipalities may have multiple authorities and an authority may contain multiple municipalities.

2. The governing body determines that it is necessary in the best interests of the public to redevelop its commercial corridors and to promote economic growth.
3. The governing body sets a public hearing, based upon its resolution of intent, to create a CIA.
4. Notice must be given of a public hearing by public posting, publication and mail to taxpayers within a proposed district and to the governing body of each taxing jurisdiction levying taxes that would be subject to capture of tax increment revenues.
5. Public hearing is held.
6. Not less than 60 days following the public hearing, the governing body may adopt by resolution the creation of the CIA and designate the boundaries of the development area.
7. The resolution must be published at least once in the local newspaper and filed with the Secretary of State.
8. The governing body of the municipality that has created an authority may enter into an agreement with an adjoining municipality that also has created an authority to jointly operate and administer those authorities under an interlocal agreement.

OTHER IMPORTANT NOTES

While this program is similar in nature to a Downtown Development Authority, differences between a DDA and Corridor Improvement Authority include:

- More than one authority is permitted within a municipality.
- A Corridor Improvement Authority cannot levy an ad valorem tax.
- A Corridor Improvement Authority may enter into interlocal agreements with adjoining municipalities.

SUPPORTING STATUTE

Public Act 280 of 2005: Corridor Improvement Authority

CONTACT INFORMATION

For more information contact the Michigan Economic Development Corporation customer contact center at 517.373.9808.