Nine Mile Road Corridor Study
Southfield, Michigan

City of Southfield City Council Meeting
March 20, 2006
Study Area

- One Mile Segment: Telegraph to Beech Roads
Study Process

1. Inventory & Analysis
2. Vision
   - Open House
   - Online Survey
3. Goals and Objectives
   - Workshop #1
   - Workshop #2
4. Recommendation
5. Implementation
1. Inventory and Analysis

- Existing Land Uses
- Zoning Districts
- Future Land Uses
- Natural Features
- Infrastructure
  - Traffic
  - Utilities
- Context within Surrounding Area
2. Vision

• 34 On-line survey participants
• 120 Open house attendees
• Results: Preserve character
  – Farmer’s markets
  – Peace and quiet
  – Natural features & wildlife
  – Country living in the city
3. Goals & Objectives

• Workshop #1: Issues & Solutions

• Workshop #2: Concept Plan

• Formulation based on public input
Workshop #1

- Approximately 117 attendees
- Issues and Solutions
  - Improvements to markets okay, but no new development that will change the character
  - Development of ‘bowling alley’ lots
  - Preservation of open space, character
  - Big lots / rural character
  - New development should continue rural theme
  - Maintaining residential character
Workshop #2

- Approximately 72 attendees
- Two land use alternatives presented
- Strongly supported aspects the alternatives:
  - Hamlet core (containing uses within)
  - Village green / park
  - Multi-use pathway
  - Open space
Goals & Objectives (6)

A. Master Plan, Zoning Ordinance and Map should reflect the vision
   – Create land use classifications thereby enabling the corridor to develop according to plan
   – Amend ordinances to allow desired development pattern
   – Review current ordinance densities and revise as appropriate

B. Improve vehicular flow and circulation
   – Access management plan
   – Proper signage
   – *Walkable Community* techniques
   – Safety improvements - possible continuous left-turn lane
Goals & Objectives

C. Strengthen the corridor’s existing character

– Establish identity for corridor and unify through consistent lighting, landscaping, signage, fencing and other amenities

– Design and implement gateways near the middle school and Churches Road

– Encourage land owners fronting Nine Mile Road to enhance property through use of unifying components
Goals & Objectives

D. Encourage future development that contributes to the Corridor’s existing character

– Design guidelines for building placement, size, architecture, signage, etc.

– Designs that are sensitive to or feature existing woodlands

– Prohibit designs that have more than one bay of parking in the front yard

– Require future development to be pedestrian-oriented and incorporate multi-use path into the design

– Use landscaping techniques to reduce noise generated by traffic
Goals & Objectives

E. A central gathering space that promotes both planned and spontaneous interactions for residents and visitors

- Create a Hamlet Core that draws people for shopping and socializing
- Create an out-door space, such as a Village Green, where people enjoy solitary activities or planned community events
- Connect the Village Green with other natural features in neighborhood
Goals & Objectives

F. Provide an environment that is safe, interesting and comfortable for both the pedestrian and cyclist
   – Announce crosswalks - striping or pavement change
   – Construct continuous multi-use path on both sides of Nine Mile
   – Ensure multi-use path is well lit and free of debris, potholes and obstacles
   – Provide pedestrian amenities at key locations along path - benches, wayfinding signs, bike racks, drinking fountains
4. Recommendation

- Key Planning Issues
  - Loss of the character to new, incompatible development
  - Traffic congestion and pedestrian safety
  - Non-residential pressure by businesses along Telegraph Road
  - No recognition of corridor assets: farm markets, schools, community facilities, natural features
Nine Mile Road Corridor Study - Recommendation

Concept Plan
A. Hamlet Core
Hamlet Core

- Farmer’s markets are the prominent feature, surrounded by residential and non-residential
- Complementary uses: ice cream shops, cafes, specialty gift stores, bakeries
- Consistent application of architecture, building setbacks, landscaping and pedestrian amenities
  - Crosswalks
  - Lighting (auto & pedestrian)
  - Landscaping: planters, window boxes
  - Benches, fountains, art, trash receptacles
- Consistent application of signs
- Promote rural, country atmosphere & create unique gathering place
Nine Mile Road Corridor Study - Recommendation

Hamlet Core
B. Village Green
Village Green

- Reflect corridor lushness
- Quiet spaces and venue for community events
- Amenities such as playground equipment, picnic tables
- Potential nature trail connection to south contained within conservation easement for protection of woodlands and wetlands
- City-owned or part of a development
C. Hamlet Residential
Hamlet Residential

- Single family and two family residences
- Average density of 6 units/acre (~ 6,000 square foot lots)
- Design standards to ensure architecture is in keeping with the character
- Emphasis on front porches, alley-entry garages
Hamlet Residential - Option
D. Hamlet Gateway
Hamlet Gateway

-Announces arrival
-Delineate Hamlet boundaries
-Promote identity, neighborhood cohesiveness
-Communicate character through consistent design, materials, landscaping and lighting
E. Corridor
Corridor

- Unified street environment
- Pathway
  - Continuous
  - Paved
  - Lighted
- Pedestrian amenities at key locations
- Landscaping
- Inviting alternative to auto
- Wayfinding signs
F. Medium Density Residential
Medium Density Residential

• Existing zoning designation to remain due to:
  – Existing development
  – Compatibility with existing properties
Other Recommendations

- **Parking**
  - No front yard parking
  - Connections between uses, shared parking

- **Maintenance**
  - Landscaping, pathways, architecture, lighting
  - Reaffirms strong image, safe place

- **Transportation**
  - Planned continuous center left-turn lane
  - Facilitates turning movements, does not increase capacity
5. Plan Implementation

• Action Items
  – Specific strategies to implement the plan
  – Indicate specific zoning amendments

• Zoning Plan
  – Ensures that area would be developed consistent with the recommendations of the study
### Action Items (p. 29-30)

#### Nine Mile Road Corridor Study - Implementation

<table>
<thead>
<tr>
<th>Action Item</th>
<th>Implementation</th>
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</thead>
<tbody>
<tr>
<td><strong>Hamlet Core</strong></td>
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<tr>
<td>Amend the Zoning Ordinance and Map to permit development of the Hamlet Core land use consistent with the Concept Plan.</td>
<td>X</td>
</tr>
<tr>
<td>Design setback requirements that discourage large parking lots within front yards.</td>
<td>X</td>
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<tr>
<td>Adopt a natural features ordinance to ensure that development protects mature trees and existing natural resources.</td>
<td>X</td>
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<tr>
<td>Develop and adopt design guidelines and screening/landscaping standards for residential and non-residential uses within the corridor, consistent with the Concept Plan.</td>
<td>X</td>
</tr>
<tr>
<td>Develop and adopt sign design guidelines for non-residential uses within the corridor</td>
<td>X</td>
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<tr>
<td>Require pedestrian connections between Hamlet Core and existing and future residential developments.</td>
<td>X</td>
</tr>
<tr>
<td><strong>Hamlet Residential</strong></td>
<td></td>
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<tr>
<td>Amend the Zoning Ordinance and Map to permit development of the Hamlet Residential land use consistent with the Concept Plan. Include provisions for open space, pedestrian nodes, and the protection of existing natural features.</td>
<td>X</td>
</tr>
<tr>
<td>Require pedestrian connections within existing and new residential development, where possible.</td>
<td>X</td>
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Ensure the Zoning Ordinance requires parking areas are placed in rear yards, and that they are properly screened from adjacent residential uses.
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<td><strong>Corridor</strong></td>
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<tr>
<td>Amend the zoning ordinance and map to create a Hamlet Corridor overlay district consistent with the Concept Plan.</td>
<td>✔</td>
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<tr>
<td>Complete the bike path from Beech to Telegraph Roads.</td>
<td>✔</td>
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<td>Install lighting along Nine Mile Road from Beech to Telegraph that is consistent with the Hamlet Core theme.</td>
<td>✔</td>
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<tr>
<td>Develop a maintenance plan for landscaping, lighting and bike path.</td>
<td>✔</td>
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<tr>
<td>Develop and adopt Access Management standards to reduce the number of driveways entering onto Nine Mile Road</td>
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<tr>
<td><strong>Hamlet Gateway</strong></td>
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<tr>
<td>Amend the zoning ordinance and map to create a Gateway overlay district consistent with the Concept Plan.</td>
<td>✔</td>
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<tr>
<td>Develop a design for the Hamlet Gateways, including logo, landscaping, sign materials, placement and lighting.</td>
<td>✔</td>
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<tr>
<td>Develop a design for wayfinding signs to be placed at Beech and Telegraph Roads.</td>
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<td><strong>Village Green</strong></td>
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<tr>
<td>Pursue funding sources for purchasing land within the Hamlet Core for development of a public park.</td>
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<tr>
<td>Develop a design plan for the Village Green using the Concept Plan as a general guide.</td>
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<tr>
<td>Incorporate the Village Green and trail into the City's Park and Recreation Master Plan.</td>
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<tr>
<td>Pursue easements from property owners for development of the trail.</td>
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Zoning Plan

- City initiated rezoning or private applications
- Hamlet Core & Hamlet Residential
- Overlay for Corridor and Gateway
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On behalf of Birchler Arroyo Associates, thank you for the opportunity to assist the City with this study

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