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CONTENTS

ACKNOWLEDGMENTS

1 ACTION SUMMARY: enLiVen Lathrup
Action Agenda

5 WHY PLAN FOR PLACE?
Connection to Statewide Initiatives
Specific Project History
Strategic Placemaking Need

9 METHODOLOGY and Public Input
Steering Committee and Anchor Institution Roles
Public Design Process
National Charette Institute's Charette System
Placemaking Assessment Tool
Community Input
Public Meetings
 Phase One: Community Visioning Kick-off Workshop
 Phase Two: Design Workshop
 Additional Engagement Activities
 Phase Three: Preliminary Draft Review
 Phase Four: Final Open Space Concept
Additional Engagement Activities

17 DESIGN CONSIDERATIONS
City Hall Site Redevelopment Evaluation

21 RECOMMENDATIONS for Design Implementation
Coordinate Active Village Center with Park Development
Bridging the Through Road/Main Street Gap on Southfield
Continue the Conversation with Ongoing Engagement
Hosting the Party: The Power of Volunteers
Pop-up Experimentation

22 MAKING A WELL-ROUNDED PLACE

33 FUNDING OPPORTUNITIES

37 APPENDIX
Lathrup Village PlacePlan Design Images
RRC City Hall Site Redevelopment Scenario and Feasibility Report
Mplace Placemaking Assessment Tool
Public Comments

ACKNOWLEDGMENTS

Mlplace Partnership

PlacePlans is supported by Michigan State University and the Michigan State Housing Development Authority as a component of the Mlplace Partnership. The Mlplace Partnership is a statewide initiative with the purpose of keeping Michigan at the forefront of a national movement known as placemaking. It is based on the concept that people choose to live in places that offer the amenities, resources, social and professional networks, and opportunities to support thriving lifestyles. The partnership helps communities create and strengthen those places. Learn more at mlplace.org.



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ACTION SUMMARY

enLiVen Lathrup

The attractive historic homes that make up Lathrup Village’s intimate neighborhoods stand in stark contrast to Southfield Road—a major suburban highway that slices the community in half, lined primarily with unremarkable convenience retail and office strips. While the city has updated its master plan and zoning ordinance to support the creation of a “village center” that re-establishes a sense of place appropriate to the historic small-town feel of the residential neighborhoods, it also understands the importance of leading the way with the properties that the city owns.

This PlacePlan provides a conceptual plan for the public green spaces that run parallel to Southfield Road, behind the city hall and privately-owned historic school, showing how this parkland can be enhanced to best serve its role as the emotional center of the community. Developed through a series of public workshops, the concept builds on what works while seeking to better serve activities like the summer concert series and farmers market, which are popular in spite of the space rather than because of it.

The process also included a collaboration with the state’s Redevelopment Ready Communities program to identify options for the aging city hall building facing Southfield Road. This evaluation led the city to discussions with the owners of the Annie Lathrup School, to consider how an adaptive reuse of that property might include relocated city facilities.

This report includes the concept plan for the green spaces, the findings from the RRC consultant team, and recommendations for implementation opportunities and policy actions that can support these visions. While the full vision is likely to take several years to achieve, and the details will evolve as the city moves forward, the League and MSU provide the following as a short-term strategy for Lathrup Village to pursue in 2016.



ACTION AGENDA

1. Adopt Vision and Set Scope of Public Space Improvements

This vision for the parkland and open spaces around the city hall and historic school has been developed with extensive input from the community, as a design that preserves and enhances important existing features while improving the parks' ability to serve both prominent community gatherings and more passive, contemplative uses. With this master concept in mind, Lathrup Village can move forward with an incremental implementation approach, as opportunity and resources permit.

First, however, the city should incorporate the concept—either in the form presented or with modifications—into its master plan and recreation plan. A formal adoption of the concept will set a predictable direction for the space so that an incremental approach to improvements can proceed with confidence. Without an adopted guiding scheme for the space, as community members noted, the various park uses and features will continue to trip over each other over time.



2. Identify Short-Term Improvements for DNR Grant or Crowdfunding Campaign

With an adopted direction for the park spaces in place, Lathrup Village should prioritize a piece of the plan to implement quickly, building momentum for the area. Based on the repeated emphasis of citizens that the summer music series is both a central, defining feature of Lathrup's sense of community togetherness, and the simultaneous assertion that the current park layout is inadequate for that function, the construction of a more permanent stage space—and the relocation of the existing gazebo to create a more open events lawn—could be an appropriate first project.

This project could be the subject of a grant request to DNR, which would require application by April 1, 2016, for the 2017 funding cycle, or could be the subject of a community crowdfunding campaign with a potential match by the Public Spaces, Community Places grant program. Lathrup Village's completion of the Redevelopment Ready Communities program qualifies the city to use this "crowdgranting" program, and the involvement of residents through crowdfunding can help build a sense of ownership over the new space.

3. Continue Working Towards Historic School/City Hall Reuse Scenario

Because the original goal of the PlacePlan was to explore opportunities with the properties that the city had direct control of, the Annie Lathrup School was not initially part of this project's scope. Throughout the public process, though, the current condition of the school was named a major liability to the improvement of the park spaces adjacent to it, and residents stated their strong support for the school building's inclusion in any discussion of city hall's future. As a result, the city and PlacePlans team re-opened communications with the school owners, and is pleased that the process created an opportunity to examine the school building as a new home for civic functions.

As Lathrup Village works with the Surnow Company to evaluate this opportunity, the future of the city hall site must also be a part of the public conversation. Many supporters of a school reuse scenario were also skeptical of a redevelopment of the city hall site, but our development

consultant's evaluation suggests that the city cannot afford to relocate city offices and community functions into the rehabilitated school building without the sale and redevelopment of the current site. The interdependence of these two properties should be central to the discussion so that any concerns can be addressed early in the process, rather than sinking a plan for the school at a later date.



4. Advocate Through+Local Design For Southfield Road

With the reconstruction of Southfield Road likely to take a decade or more to complete, the village center will continue to be challenged by this dividing feature. However, that timeline also creates opportunities to engage the Road Commission on solutions that meet both the regional interest in through traffic flow and the local access needs. A design for Southfield Road that does not serve local access will directly hinder the city's efforts at placemaking and local economic development.

The expansive Southfield Road right-of-way offers room for a boulevard solution where the right-of-way to either side of the through traffic lanes is used for local access lanes, potentially serving parking and loading needs for the adjacent properties within the Southfield Road ROW, without creating direct conflicts between those uses and through traffic. The city should continue to advocate for the through traffic portion of the road to be kept as narrow as practical within the current planning phase, to maintain the flexibility to include these local access components as design progresses.



WHY PLAN FOR PLACE?

Lathrup Village is one of 19 cities participating in the PlacePlans pilot program, which began in 2012 as a collaboration between the Michigan Municipal League and Michigan State University (MSU), with funding support from the Michigan State Housing Development Authority (MSHDA). PlacePlans assists communities with their efforts to carefully invest in key locations that will drive additional economic development and help them attract and retain residents and businesses.



MSU and MSHDA define placemaking as the process of creating quality places where people want to live, work, play, and learn. Successful placemaking is a dynamic, strategic approach to community and economic development based on an individual community's strengths. PlacePlans is a joint effort between MSU and the League to demonstrate some elements of this process, working through and supporting the leadership of local governments, nonprofit organizations, and businesses.

The PlacePlans process is customized to each project and community, but each involves selection of a priority site in the community, an intensive community engagement strategy, and direct work with key community stakeholders along the way. Products of the PlacePlans projects include conceptual designs, market studies, analysis of community assets and opportunities, and better connections to

state agency support tools. The goals are to positively impact each participating community's ability to leverage their place-based assets as economic drivers and to provide lessons large and small for other communities across Michigan. For more information about placemaking in Michigan and the PlacePlans program, visit placemaking.mml.org.

Connection to Statewide Initiatives

The MIplace Partnership (www.miplace.org) is a statewide initiative to keep Michigan at the forefront of the national placemaking movement. The partnership helps communities create and bolster their places through education, technical assistance, and implementation tools. It is led at the state agency level by MSHDA, and coordinated through a public/private leadership collaborative known as the Sense of Place Council. MSU and the League, the partners in the PlacePlans program, are part of the Sense of Place Council.

In parallel to PlacePlans demonstration projects, the League developed Partnership for Place, a policy agenda that proposes to change the way local and state governments invest

in and support quality places. It is built on the idea of a partnership between the state of Michigan and its municipalities that will support sustainable economic growth and investment in key places. The agenda focuses on four fundamental areas of action:

- **Funding for the Future**

Making sure that appropriate funds and tools are available to operate efficiently and work regionally in order to succeed globally.

- **Michigan in Motion**

Shifting from near-exclusive vehicular-based investment to alternative modes of transportation that will accommodate all users.

- **Place for Talent**

Partnering with the State to attract and retain talented workers in our communities through placemaking policies.

- **Strength in Structure**

Seeking out solutions to invest in infrastructure and development where it will produce the best results and target resources with maximum outcomes.

You can find more information about the Partnership for Place at placemaking.mml.org



A growing farmers market and summer concert series bring community members together in the park.



While the current city hall is readily identifiable along Southfield, the mid-century building does not serve the city's needs, and requires major renovation to remain usable.

Specific Project History

The City of Lathrup Village requested assistance in evaluating how strategic placemaking could support the development of its “village center.” The city has included the creation of a distinct, walkable center of the community in its master plan and recently adopted a form-based code that would support this goal, but still needs a catalyst to kick off its development.

The city initially proposed a PlacePlan that would consider how its city hall property could be positioned for redevelopment, and how the adjacent park spaces would interact with a new use on this site. The aging city hall building serves a variety of community center and “third place” roles within Lathrup Village, but it is functionally obsolete: the city asked whether redevelopment of the site through a mixed-use public/private partnership could be a better alternative to major rehabilitation of the existing structure.

The open spaces examined include three segments: the existing, triangular park behind city hall is a popular gathering space for community events as well as daily use, but some of the existing features need repair or replacement, and it lacks infrastructure for some of its most popular uses, such as a stage for weekly summer concerts. The thin linear parcel running north from the park, behind the currently vacant Annie Lathrup School, has been planted in parallel rows of trees as a memorial grove, and sees only incidental use. To the north is a second triangular parcel, which is vacant, overgrown, and not actively used for park or recreation purposes. Taken together, these parcels present an opportunity for both active and highly visible recreation in addition to more hidden and tranquil park opportunities.

Initially, the project did not include the privately-owned historic school building—a prior effort to engage its owners had fallen through, and the city wished to focus its efforts on the property it controlled. However, the schools’ owners

were re-engaged in the course of the PlacePlans process. As a result of that renewed interest and public feedback, the redevelopment analysis component shifted focus from the city hall building to consider an adaptive reuse scenario for the school that would include the city hall and community center uses.

Strategic Placemaking Need

The Michigan Municipal League and Michigan State University School of Planning, Design, and Construction selected Benton Harbor's proposal for technical assistance in the 2015 round of the PlacePlans program based on its potential to support the revitalization of downtown Benton Harbor. Dwight Pete Mitchell City Center Park is centrally located, has high visibility, and plays an important role in the community. Successful implementation of a broadly-shared vision will serve residents' quality of life and sense of community pride as well as support nearby economic development.

The park is just across Main Street from the Arts District, flanked by the Benton Harbor Public Library and City Hall, and just a few blocks down Main Street from the new Whirlpool Riverview Campus and recent adaptive reuse mixed-use projects such as the Saranac Flats building. Several historic buildings adjacent to the park and in the surrounding blocks remain vacant, however. A successful placemaking effort focused on the park and these surrounding streets can tie together the various strands of development in downtown Benton Harbor and carry that momentum to these vacant spaces, creating additional housing and employment opportunities.



The vacant Annie Lathrup School overlooks the park, making residents reluctant to use parts of the open space.



The city's master plan envisions a traditional main street at the center of the community, replacing highway-oriented commercial uses.

METHODOLOGY and Public Input

The enLiVen Lathrup process involved a new and unique partnership between the MSHDA-supported PlacePlans and MEDC Redevelopment Ready Communities technical assistance programs. Traditionally, the physical design process led by the MSU PlacePlans group has focused on the outdoor public realm, considering new private development primarily in how buildings fit into spaces like streets and plazas. The RRC program's site-specific planning support engages with experienced real estate developers to evaluate an opportunity, taking into consideration factors like market demands, construction costs, and local regulations. For this project, RRC provided the support of Ann Arbor-based development firm Peter Allen & Associates.



Together, these two programs seek a realistic picture of public-private reuse scenarios for the school and city hall sites, as well as a consideration for how that development could support and reinforce the valued open space and programs that the park provides. Importantly, neither of these provides a “last word” on the sites: they provide important refinements on the master plan’s high-level concept of the village center, but they are meant to inform the community’s implementation, not force it.

Steering Committee and Anchor Institution Roles

To produce a plan that reflected the true public vision and had a number of champions to lead it to implementation, the city convened a group of community leaders to serve as a steering committee. Creating a local steering committee allowed the city to raise project awareness, guide the PlacePlan process, and improve capacity for implementation. A diverse sample of the community engaged in the process to build a broad base that would offer varying perspectives in decision making.

At the start of the grant term, municipal partners convened a small group of representatives from the city council, planning commission, downtown development authority, business community, and the local community foundation to form the steering committee. The group met regularly to plan, market, and evaluate the project’s public events; the city administrator and assistant city administrator worked closely with League staff to facilitate meetings and manage tasks. The group further developed the project’s direction by:

- Educating the broader community on placemaking and the village center concept;
- Planning and facilitating outreach and engagement activities;
- Guiding and participating in public events related to the project; and
- Documenting and promoting events, activities, and the project's progress to the community.

The steering committee was heavily involved in including the Annie Lathrup School site in the scope of the project. Committee members sat down with Peter Allen originally to discuss redevelopment possibilities on the current city hall site, but welcomed his thoughts on how to include the school property in an overall strategy. They endorsed the change of scope to include discussion of the school property, due to the tremendous impact that the school's vacancy has on the face of the Lathrup Village community. It constantly was a subject of conversation at the public meetings and the current condition deemed unbearable by many residents. That feeling came through with the committee member preferences and allowed the consultants to begin conversation with the owners of the Annie Lathrup School.

Public Design Process

In order to provide carefully considered asset, planning, and design recommendations for implementation of a redevelopment project in Lathrup Village, the PlacePlans team carried out the following process for gathering the necessary information and input:

- Reviewed local/regional land use plans and relevant data
- Inventoried policies against the MPlace Partnership's Placemaking Audit Tool
- Conducted interviews with stakeholders
- Held four public community meetings:
 - Phase One: Community Visioning
 - Phase Two: Design Workshop
 - Phase Three: Preliminary Draft Review
 - Phase Four: Final Design and Implementation
- Facilitated local steering committee meetings at critical stages in the process



National Charrette Institute's Charrette System

These phases were carried out following many practices recommended by the National Charrette Institute's (NCI) Charrette System. With objectives that include creating a safe environment in which all members can participate in planning their community; planning for scenarios at the neighborhood scale; bringing an on-the-ground reality to community planning by creating demonstration projects that often turn into real catalytic development; and anchoring public involvement with realistic constraints, the Lathrup Village community was engaged in planning phases inspired by NCI that helped to guide meeting development with meeting needs tailored to the Lathrup Village community.

Placemaking Assessment Tool

The design team also used the short form of the Placemaking Assessment Tool developed by MSU's Land Policy Institute¹ to identify potential placemaking strengths and areas for improvement. This tool is focused on high-level plans and policies that can support or hinder placemaking, and can provide a starting point for discussions on additional, downtown-wide actions that would support and build from the work on Dwight Pete Mitchell City Center Park. The assessment can be found in Appendix 3.

Community Input

The conceptual designs were developed and refined through the feedback of over 200 in-person contacts over the course of the PlacePlans process, as well as additional online feedback and general awareness through traditional news and social media outlets.

¹ Available online at http://landpolicy.msu.edu/uploads/files/Resources/Tools/MPlace_Partnership_Initiative/PlacemakingAssessmentTool_LPI_updated_041515.pdf



PUBLIC MEETINGS

Phase One: Community Visioning Kick-Off Workshop

At the onset of the Lathrup Village City Hall Site PlacePlan Project, the City of Lathrup Village hosted a kick-off community visioning meeting. The visioning session was held in February 2015 with approximately 70 community members in attendance. During the meeting, attendees were challenged to think about and discuss the site in small groups. This included what about Lathrup Village makes them proud, what they are sorry about, and what they would like to see in Lathrup Village (especially within the development site) in the future.

To encourage creative visions over the long term, questions were posed such as, “Imagine you’re in a hot air balloon over the site 15 years from now: what would you like to look down on?” Participants were provided sheets of drawing paper and markers to encourage not only written comments, but an opportunity to share visuals. Figure 1 on page 14 summarizes the findings from the community visioning meeting.

Phase Two: Design Workshop

In March 2015, a design workshop was held to gauge stakeholders’ feelings towards the city hall site. Prior to the meeting, an array of design images were produced to visualize the many directions in which the site could go. While developing initial concepts, designers followed several key themes taken from the kick-off meeting. These were:

1. Respect the scale of the site
2. Garden City character in a contemporary setting
3. Sustainable design practices
4. Green city center, retreat, reflection
5. Setting for activities
6. Year-round opportunities
7. Lathrup Village identity
8. Mixed-use city center
9. Community hub
10. Opportunities for all ages and abilities
11. Cohesive design
12. Public art
13. Multiple use facilities and areas
14. Beautification

Based on this design feedback, two potential design scenarios were developed to elicit further input from the community. These designs broke down into two types:

1. **Urban Bold:** A new design for the city hall site predicated on mixed-use development with multi-story buildings, a central plaza, apartments, retail, offices, open and garden space, and a renovated community center at its core. This would be a dramatic change for Lathrup Village, and a much more aggressive development scenario than the adopted “village center” Master Plan concept.
2. **Preservation with Slight Alterations:** A city hall slightly expanded upon with considerably more greenspace, open areas for events, and more consistent with the current layout of the area, but would not significantly advance the village center concept.

After all of the images and concepts were introduced, participants broke off into small groups and sat down at tables where facilitators led discussions about the project. Participants recorded their preferences, concerns, and recommendations for design improvements and returned this input to the planning team. In addition, sticky notes were placed on dozens of design images and feedback was recorded. Nearly 400 notes were placed on images and each recorded individually to ensure that citizen feedback was included in the final planning processes. Common feedback developed around the following areas:

1. Ensuring that greenspace was preserved for popular community events and to give nearby homeowners a place to relax with family, friends, and children.
2. Embracing a more walkable and connected vision for Lathrup Village, similar to the vision laid out in the village center concept in the Master Plan, by softening the relationship with Southfield Road and capitalizing on the site’s location at the geographical center of the community.
3. Requiring that new, dense development does not have a detrimental impact on nearby residences in the form of noise, congestion, lights, etc. and that mixed-use development be more on the scale of two-three stories, rather than the five displayed in the design.

These themes, and the overall feedback from community stakeholders, informed the next step in the design process.



Phase Three: Preliminary Draft Review

In July 2015, the design team presented a single, near-complete draft concept for the city hall site and park spaces, and asked for feedback on how well the concept reflected the goals and priorities developed at prior meetings. Attendees provided significantly mixed feedback that helped the PlacePlan team and steering committee adjust the scope of the remaining work.

While many participants appreciated the improvements proposed to the park spaces, some still expressed strong reservations about redevelopment of the city hall parcel. In particular, the vacant school building remained a concern from several angles—both a blight and safety hazard to the adjacent park spaces, as well as a detriment to attracting positive investment on the city hall site.

Phase Four: Final Open Space Concept

The feedback from the public design review process, the preliminary feasibility analysis of a redevelopment on the city hall site, and concurrent discussions with the school’s owners led to some shifts in the final project scope. On the direction of city staff and steering committee members, the MSU design team focused attention on the green spaces, while Peter Allen’s team coordinated additional conversations between the city and the school’s owners. Additional

design work on the redevelopment of the city hall site was deemed premature, with any future work on that component to be performed by the city as discussions around the school building progress.

Additional Engagement Activities

The steering committee passionately promoted public events and led engagement initiatives. The group named the project enLiVen Lathrup, reflecting the unified goal of bringing more people and activity into the village center and creating a more identifiable brand to lead outreach and promotion for the process. The steering committee also reached a wider group of community stakeholders by supplementing MSU's public meetings with more on-the-ground engagement tactics.

The steering committee members put significant emphasis on bringing as many diverse opinions to the table as possible. They specifically incorporated a number of community groups into the formal process by including them in small group discussions to give more targeted feedback on the designs presented at the design workshop on March 26. The steering committee invited the Women's Club, Community Foundation, local high school students, Historical District Commission, Lawrence Technological University and Oakland Community College students, Lions Club, Homeowners' Association, Timebank, regional developers, brokers, local property owners, MEDC, MSHDA, and local business owners.

While not all of these groups participated, the steering committee was particularly successful in attracting the regional developers, property owners, and state agency staff to the design process and built partnerships that will be essential to the implementation of the final designs. In particular,

representatives of the vacant school building's owners attended this discussion and learned of the broader plans for the area. Initial conversations at this time grew into the eventual consideration of a public/private adaptive reuse of the school building.

The steering committee developed an online survey to get an additional 50 perspectives on the design team's ideas and concepts after the design workshop. This survey was created and marketed in order to capture the input of a younger demographic residents and/or potential residents who did not attend the public meetings. The feedback received was reported back to the city and the design team to incorporate into the draft designs.

In order to reach out to more local businesses, the steering committee members attended a business networking session held by the local Chamber, and took concept materials to a business stakeholders meeting held by the Oakland County Road Commission in order to talk about the project and collect more feedback. The members gave the opportunity for additional stakeholders to view and comment on the design concepts from the community workshop.

The steering committee also utilized the press and existing activities to spread the word about the public meetings. The Southfield Sun promoted, attended, and covered the public design meetings. The committee also created flyers to be passed out at the popular farmers market in advance of the preliminary draft review meeting.

These activities allowed over a hundred extra perspectives to be provided on the MSU team's initial designs after the design workshop. These generally fell into the same themes as the comments of the workshop participants, providing some additional validation of those comments.



FIGURE 1: Community Visioning Summary Findings

This overview of community input is not an exhaustive list of comments received by the PlacePlan team, but rather serves as a snapshot of the overall themes of comments provided by the nearly 70 community stakeholders in attendance at the kick-off. A more extensive listing of community input may be found in Appendix 4 of this report.

PROUD

- Greenspace like trees, the children's garden, walking paths, and rain gardens.
- Activities like summer concerts, the farmers market, festivals, and other recreational activities.
- Gathering spaces such as the gazebo, playgrounds, the veteran's memorial, and fitness and athletic spaces.
- The location at the center of the city and the opportunity of the site to be a catalyst for new development.

SORRY

- Site is not very accessible due to the size of Southfield Road and poor sidewalk infrastructure.
- The site lacks complimentary uses in adjacent parcels that could be realized in a downtown development and lacks accessibility on weekends. The site also does not currently take advantage of the zoning potential in the village center concept.
- City Hall's design is not universally loved and land is not used as well as it could be (could be more cohesive in design) in addition to the ongoing issue of the adjacent Annie Lathrup School.

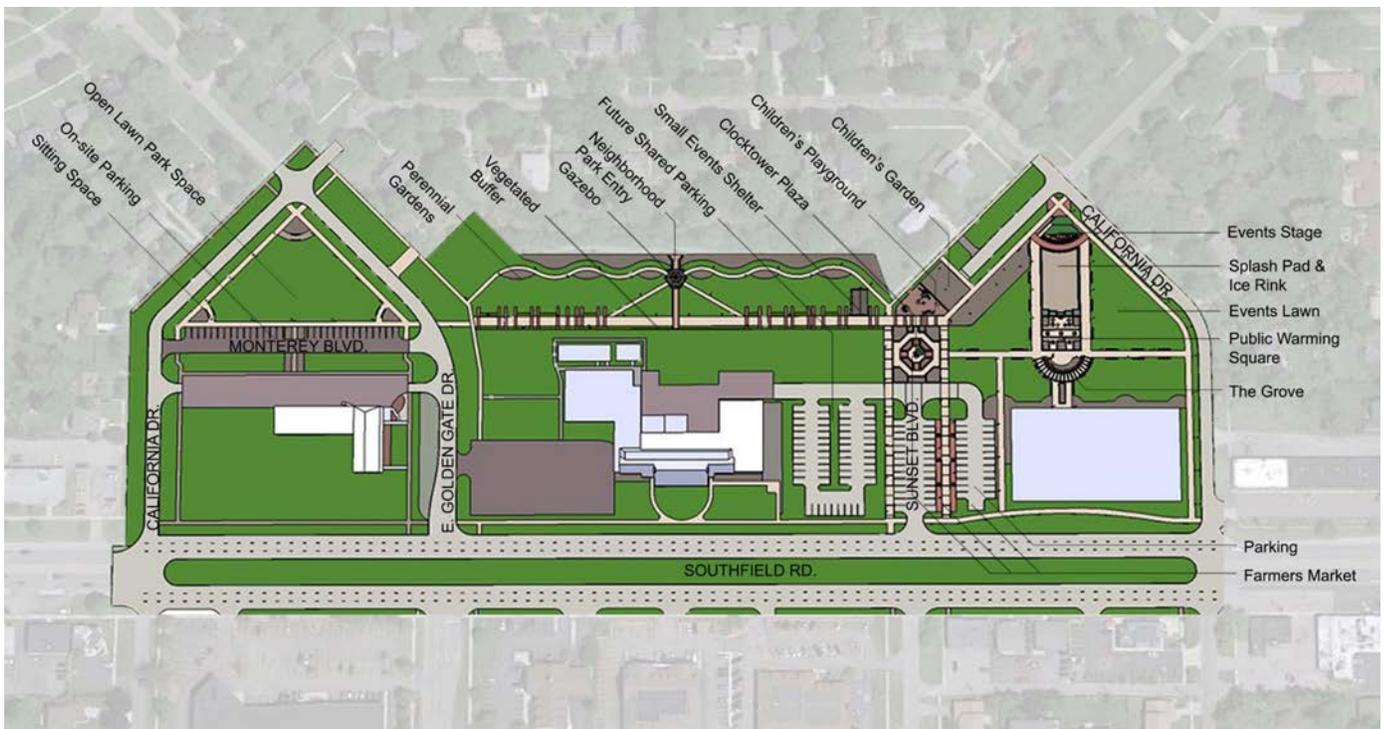
VISION

- A site that is walkable with crosswalks/sidewalks in improved condition and a redesign of Southfield Road with better site lighting as well.
- Renovated and enhanced greenspace with community gardens, playgrounds, and a dog park.
- Dense development in the form of mixed-use development, walkable retail, a permanent farmers market shed, and constant busy activity.
- A community center that has multiple uses and serves as a community hub.

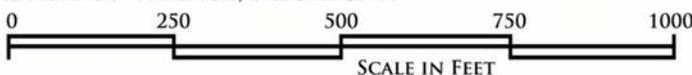


DESIGN CONSIDERATIONS for enLiVen Lathrup

The design for the city hall site open space includes an outdoor plaza that has been designed to allow for sitting and relaxing as well as incorporating the memorials and Grove. A splash/skate/sitting plaza continues to the east, together with an outdoor fireplace that can be used during the winter as well as cooler spring and fall weather. The playground remains where it is although it is recommended that it be renovated. The children's garden also remains where it is currently located. An events stage has been located at the east end of the park, facing west. This location provides for the maximum use of the park for musical and other productions while facing the stage and sound projection away from the residential area.



FINAL DESIGN CONCEPT
CITY HALL SITE
LATHRUP VILLAGE, MICHIGAN



MICHIGAN STATE UNIVERSITY
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Extension

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A clock tower plaza has been developed at the end of Sunset Boulevard. The area behind the former school is now a series of display gardens with shrubs, perennials, and annuals. Sitting areas, a meandering pathway and the relocated shelter/fireplace complete the setting. The gazebo has also been relocated to this area and provides a focal point for the pedestrian entrance from the adjacent neighborhood.

At the north end of the project site, a small neighborhood park with sitting areas and an open green lawn area has been designed.

When taken all together, the three park areas provide for connectivity/walkability and a buffer between the residential areas to the east and more intensive land uses along Southfield Road.

The farmers market is located in the surface parking lot off from Southfield Road, the promenade between the parking lot and Sunset Boulevard, and the clock tower plaza. Some of the lawn area south of the clock tower plaza could also be utilized as well as the park area behind the school. The farmers market thus has a presence along Southfield Road, providing visibility to visitors, but also interfaces with the more “private” neighborhood park spaces behind the buildings.

The entire site would be re-landscaped, with appropriate lighting for safety, but with no spillage of light into adjacent residences. New signage completes the redesign.

As the plans for improvements to Southfield Road develop, it will be important that the streetscape through the village center be reflective of the character, scale, and historical period of Lathrup Village. A pedestrian experience and visual appearance is important. This would mean that although the lighting, signage, landscaping, crosswalks and other streetscape improvements should be harmonious with the overall design intent of the Southfield Road corridor, they must be distinctly pedestrian and “Lathrup Village” as to their visual character and scale. Lower light fixtures, signage with a Lathrup Village “look,” early 1900’s landscape character, and impressioned/colored concrete crosswalks that look like brick are all examples of streetscape character that would distinguish the village center as uniquely Lathrup Village.

Appendix 1 contains additional images of the final concept design.



City Hall Site Redevelopment Evaluation

In parallel to the MSU design team's public process examining site design, the team from Peter Allen & Associates (Allen) considered redevelopment scenarios for the city hall parcel. Allen's team used the city's adopted village center plan and development code, an assessment of the usage of the current city hall building, and the concepts and feedback from each stage of the MSU team's work to consider the opportunities for the city hall site.

Allen advised that a stand-alone public/private redevelopment of the city hall site would pose operational difficulties for the city. A financially viable redevelopment scenario would likely require the demolition of the existing building as an initial step, which would require relocating city offices and functions twice—once initially off the site, and then again back into the new structure. The costs and disruptions of this temporary relocation would add to an already complex scenario.

However, the city's re-engagement of the school building's owners at Surnow Company during the PlacePlans design workshop allowed Allen to reopen conversations about the future of the school building. Allen recommended



that the city and Surnow pursue a partnership that would rehabilitate the school building to permanently house the city offices and community center functions, possibly with additional private uses sharing excess space in the building. This would allow the city hall site to be reused more easily, as well as restore the historic school building to once more serve as a civic center.

Allen's recommendations, including a financing strategy and sample floor plan for the school building's reuse, are found in Appendix 2.



RECOMMENDATIONS

for Design Implementation

The planning and design team developed several additional recommendations based on the input received and conversations with the general public and various representative organizations of Lathrup Village, a review of the project area using the MIplace Partnership's Placemaking Audit Tool, and the PlacePlans team's experience in other communities.

1. Coordinate Active Village Center with Park Development
2. Bridging the Through Road/Main Street Gap on Southfield

3. Continue the Conversation with Ongoing Engagement

As the city and its partners pursue the implementation of the design concept, and the village center vision as a whole, keep in mind that physical design is only one aspect of placemaking. The section of this report entitled "Making a Well-Rounded Place" describes eight asset areas that the League has identified as necessary for successful communities. Lathrup Village should use this framework as it moves forward to identify new opportunities that build on the physical design of the park.

»» Coordinate Active Village Center with Park Development

»» Bridging the Through Road/Main Street Gap on Southfield

»» Continue the Conversation with Ongoing Engagement

»» Hosting the Party: The Power of Volunteers

»» Pop-up Experimentation

Making a Well-Rounded Place

While the bulk of this report is focused on proposed changes to the built environment in and around Dwight Pete Mitchell City Center Park, creating a quality place requires a focus on more than just physical design. The League has identified eight assets that each thriving community must build in today's global competition for residents, visitors and businesses. Physical design is only one of the eight. A brief summary of the other seven follows.

ENVIRONMENTAL SUSTAINABILITY

Placemaking is strongly connected to environmental concerns because of the critical role that Michigan's waterways, parks, and green spaces play in defining our communities. Whether through access to healthy local food, recreational trails, streets that prioritize walking and biking, or clean air and water, the environment is a vital part of healthy vibrant communities. Young educated workers consistently express preferences for living and working in communities that value the environment and communicate those values.

CULTURAL ECONOMIC DEVELOPMENT

Arts and culture are essential components of a thriving, knowledge-based economy. A healthy creative sector attracts and retains residents and businesses, and produces economic benefits including jobs, a stronger tax base, downtown and neighborhood revitalization, and tourism.

WELCOMING TO ALL

Successful 21st century communities are inclusive and welcoming to all, embracing diversity and multiculturalism as a competitive advantage. These types of communities are most attractive to new businesses, and today's fluid, mobile, and global workforce seeks out places that embrace people of all ages, religions, ethnicities, national origins, and races.

ENTREPRENEURSHIP

Growing jobs by ones and twos is key to creating strong local economies in the 21st century. Local communities are fueled by small start-ups and growth on main street and economic gardening strategies aimed at developing the talent and potential that already exists right at home. Also central to success are social entrepreneurs, who act as change agents within a community, seizing opportunities others miss to create social value rather than profits. This type of entrepreneurial activity resonates especially with students and Millennials looking to apply their optimism, energy, passion and skills for a positive, tangible impact, as well as Baby Boomers looking for new business opportunities.

MESSAGING AND TECHNOLOGY

People communicate, connect, and engage differently today than they did ten years ago, or five years ago, or last year, or even last month! Rapidly evolving Internet and communication technologies are allowing people to share information in the virtual world in unprecedented ways. Communities that use cutting-edge strategies in their approach to branding, engagement, and communication with new demographics, businesses, cultural institutions, and philanthropic communities are ahead of the game.

TRANSPORTATION OPTIONS

Thriving regions offer a range of transit options, from walking and biking to buses and other modes of transit. Developing effective transportation options is a necessary tool for all communities interested in attracting and retaining residents, workers, and businesses. Research shows that people across the nation are choosing communities that offer various modes of transportation, with easy access to the places they live, work, and play. Multimodal transit can be as complex as rail systems and as simple as trails and bike paths.

EDUCATION

Education is critical to competing in a global, 21st century economy, and centers of education are vital anchor institutions within communities. From K-12 schools to community colleges, and technical schools to state universities, educational institutions bring innumerable benefits to a community. They are the hub not only for learning, but sports, entertainment, arts and culture, healthcare, and recreation, and serve as engines of economic development. Vibrant communities successfully collaborate with a full range of educational institutions to develop intellectual, human, and physical capital. Collaboration can be as simple as sharing physical facilities such as ballparks and swimming pools, or as complex as formal town-gown strategic plans.



Coordinate Active Village Center With Park Development

Across the country, communities are seeing an increased demand for human-scaled, pedestrian-friendly places, beginning to reverse a half century of auto-dominated development. The City of Lathrup Village embraced this trend in its recent comprehensive master plan, which is built around the village center concept to create a small-town downtown area in Lathrup Village. Not only would a traditional village center provide a central sense of place worthy of Lathrup's neighborhoods and history, but it would provide an opportunity to diversify the city's housing stock, providing attractive options for new residents not yet ready for home ownership, or for empty nesters who are ready to downsize but want to stay local.

During the public engagement for the PlacePlan process, we heard some pushback from residents to the

idea of creating a mixed-use village center, despite this concept being in the city's adopted plans. The concept should be reaffirmed when proceeding with any reuse or redevelopment, and also consider the concerns for softening the neighborhood-facing edges heard in this process.

Incorporate "Life Cycle" Housing Options in Village Center

Lathrup Village residents take significant and well-justified pride in their family-friendly neighborhoods and homes. However, Census data show the city's households aging at nearly twice the rate of the region as a whole: the number of households with children dropped over 18 percent from 2000 to 2010, while the number of households with seniors aged 65 and up increased by nearly 22 percent in that period.²



Accessory Dwelling Units could be another option for creating housing options without changing the character of Lathrup's neighborhoods. As in this example, ADUs allow for extra space in a home or garage to be converted into a small apartment, giving an aging homeowner some extra income, or creating a first home in the Village to a recent college graduate. (Photo courtesy City of Grand Rapids)

While no formal housing market study has been done, anecdotal data suggest that the city's housing stock, which is of high quality, but nearly exclusively single-family homes, is actually contributing to this demographic shift.

As families age and children move out, Lathrup Village seems to have done a very good job of retaining its empty nesters. However, this can inhibit new families from moving in—if older residents who want to age in place in their community do not have options available locally for downsizing, they must stay in their current homes, reducing the availability of housing for new residents who might wish to move in. The AARP recommends communities diversify their housing stock to provide a range of housing sizes and styles for aging residents.³ These will often be smaller, lower-maintenance housing units that are also appropriate for “entry-level” households—younger residents who may not yet be interested in a single-family home, but who want to put down roots in the community before they later have children and grow into the existing housing stock. Currently, Lathrup Village offers few options for households at either end of this life cycle—more than 90 percent of the city's housing units are detached single-family homes. Since changing this pattern would be a largely inappropriate action to take in the city's historic neighborhoods, any new development in the village center should consider how to fill these gaps in the city's housing options.

Case Study: Milwaukee Public Library Goes Mixed-Use

When the Milwaukee Public Library (MPL) was looking to construct a replacement for its Villard Square Branch, much like Lathrup is considering for its city hall, rather than build a single use structure the library looked to a partnership to develop a mixed-use municipal building. After making a deal with a local developer, the library built a shared four story building that now houses the local branch in addition to subsidized apartments aimed at grandparents raising their grandchildren. The library has since seen a 126 percent increase in visits, a further display that residents of the Great Lakes region enjoy visiting mixed-use spaces that display the placemaking sensibilities that this PlacePlan attempts to enact.⁴

Coordinate Shared Parking Across Civic, Private, and Park Uses

Car parking is a necessary part of park access, reuse of the school, and any future use of the city hall property, but the amount and location of parking must be managed to prevent it from overwhelming these destinations. Construction and management of parking should be shared and coordinated across these sites.

The concept plan shows surface parking around the dead-end portion of Sunset Blvd, between the historic school and city hall sites; parking at this location can serve all three of those sites, though a portion of this would be used by the farmers market—itsself a destination that generates car traffic—so it probably

cannot be the only parking provided for these sites. Discussions of reusing the school building should also consider the area parking at its north end, along Goldengate, in discussion with the adjacent church. A shared parking area here could increase access to the northern portion of the park space, as well as providing overflow parking when the southern parking lot is occupied by the farmers market, or during concerts in the park.

Depending on what form eventual redevelopment of the city hall site takes, additional parking needs should be addressed in some form of structured parking, to minimize the amount of space it takes up. If possible, this should be done as a second-floor “slice” of a mixed-use structure, with the first floor maintained as active uses that can engage with and activate the park, farmers market, and adjacent streets.

Consider Green Walls or Roofs to Soften Building Edges

Because some residents expressed concern about the bulk of mixed-use structures in the village center, vertical landscape elements could be incorporated to help transition from building to park space. Green roofs are a well-established green design element that help reduce building heating costs and stormwater runoff, but have limited visibility. Some buildings have begun including green walls—vertical landscape surfaces that grow on cable or mesh affixed to the exterior of the structure. Such design features along the park edge of new buildings could help mitigate visual impacts and connect the two uses.

2 SEMCOG Community Profiles. <http://semcog.org/Data-and-Maps/Community-Profiles#Housing>

3 Refer to the AARP's “Aging in Place Toolkit for Local Governments” for additional recommendations: <http://www.aarp.org/content/dam/aarp/livable-communities/plan/planning/aging-in-place-a-toolkit-for-local-governments-aarp.pdf>

4 For more examples, see Marta Murvosh, “Powerful Partnerships: Mixed-Use Development,” *Library Journal*, Spring 2012. Access online at http://lj.libraryjournal.com/2012/05/buildings/lbd/powerful-partnerships-mixed-use-development-library-by-design-spring-2012/#_



Bridging the Through Road/ Main Street Gap on Southfield

Regardless of how plans for the parkland, vacant school, and city hall progress, Southfield Road will remain a challenge to creating a cohesive sense of place in Lathrup Village. The road slices through the middle of the village center area, carrying nearly 50,000 vehicles daily, and there is no expectation of this roadway’s role changing. The Oakland County Road Commission (OCRC) is planning for a future reconstruction of the road: it will remain a high-traffic throughway, though the city’s preferred option in the current discussion would actually increase the number of signalized crossings within the village center area. It will likely be a decade or longer before the reconstruction occurs. During this time, the city and road commission should continue working in coordination to ensure the roadway is an asset to Lathrup Village, not just to through traffic.

These conversations should recognize the inherent conflict—pushed to serve both as a street that provides access

to destinations in the village center and as a road that carries through traffic quickly and efficiently, Southfield Road risks becoming a “strood”—a hybrid that doesn’t serve either purpose well. Lathrup Village will need to work with OCRC to ensure adequate multimodal connections both east to west across Southfield to tie the two halves of the city together, as well as north to south along the roadway, while acknowledging the need to limit the number of direct access points onto where crashes could occur.

The Oakland County Road Commission is considering a range of potential designs for the travel lanes on Southfield Road; the final decision will affect the character of the Village Center area.

Separate Through and Local Travelers Within Right-of-Way

The extremely wide right-of-way offers an opportunity to address, but separate, different needs. The representative cross-section shown for Alternative 3A, for example, shows 50 feet of right-of-way on either side of the vehicular lanes—enough to fit an entire urban street on either side of the through travel lanes! As the Southfield Road process moves from the alternatives analysis into design, the city should work with the Road Commission to identify opportunities to serve local access needs within this

ALTERNATIVE 2



ALTERNATIVE 3A



ALTERNATIVE 4



area, while keeping them separated from the main travel lanes. Within the village center area, the right-of-way can provide ample sidewalks and cycle amenities for local users to access buildings, as well as providing separation from through traffic with substantial trees or other elements.

Currently, many businesses along Southfield have parking areas within the right-of-way, accessed from the travel lanes—a pattern that the Road Commission will not continue in the reconstruction due to concern for potential conflicts between parking cars and high-speed through travelers. However, the final road design should consider including parking in the ROW that is accessed only from the parcel side, to separate low-speed cars accessing parking from conflict-

ing with through traffic. Note that this would be inappropriate within the village center area, and would also require maintenance and liability contracts between private owners and the Road Commission.

As Lathrup Village has recently opted into the SMART transit system, Southfield Road has local bus service. Past regional planning efforts have not indicated this corridor for rapid transit service, but detailed design of the road's reconstruction should take transit access into account, such as pullouts to minimize traffic disruptions during boarding, locating stops to minimize the time the bus is delayed (preferably just after the vehicle has passed through a signalized intersection), and providing accessible pads and shelters connected to the side-

walk network.

Telling people about upcoming events as they drive past the park on Main Street or visit the library or city hall would help build the success of those events and bring people together. This topic came up repeatedly in the

Reconsider Where the “Front” of Buildings Should Be

The high-speed, high volume nature of Southfield Road poses a challenge to creating a pedestrian-oriented storefront experience in the village center area. Additionally, development in this area will need to consider delivery and loading access—with the buildings facing towards Southfield Road, these service functions will likely be pushed towards the park space and surrounding neighborhood.

As an alternative, the city could treat the Southfield Road frontage as a “side” of parcels and buildings, within the village center, rather than the “front.” Any future use of the city hall site, for example, might face towards the Annie Lathrup School, directing pedestrian access towards the school and the park space, rather than towards Southfield Road. This would allow resources to be focused on activating the interior streets, rather than attempting to create a high-quality pedestrian space in the Southfield Road frontage. Additionally, when combined with the above recommendation to consider local access lanes within the right-of-way, this building layout could allow service access from the Southfield Road side, away from the view of residential areas.



Where adequate right-of-way exists, different road users can be separated horizontally to prevent crashes, as shown here with a “bike boulevard” separated from car traffic.



Continue the Conversation with Ongoing Engagement

The residents of Lathrup Village display profound pride in their community's rich history and sense of community, and engaged energetically with the PlacePlans process. The broad and diverse community involvement seen here is a substantial asset to ongoing placemaking efforts, and Lathrup's citizens should be a part of

implementing any parts of this vision. Not only will community engagement be an important part of refining the current concepts into their final, built form, but effective implementation relies in part on the initiative of community members in adopting pieces of the plan and moving them forward.

Crowdfunding: Matching Emotional Investment with Financial

Access to capital may be a significant challenge for the type of village center that Lathrup Village wishes to create. From a remote investor's perspective, there is little to differentiate this particular segment of Southfield Road from any of the other miles of commercial arterial road in the vicinity, and therefore to justify the cost of new, high-quality development here.



The first business in Michigan to leverage the MILE investment crowdfunding provisions, Tecumseh Brewing raised \$175,000 from community investors to enable their startup, creating a new downtown gathering place. For more details, see full case study at <http://placemaking.mml.org/how-to/crowdfunding-tecumseh-brewing-company/>

This should not deter Lathrup Village from pursuing its vision, however: metro Detroit has a relative dearth of walkable places of all scales, and the closest of any scale is downtown Berkley, two miles away. An investment crowdfunding approach under the Michigan Invests Locally Exemption (“MILE,” PA 264 of 2013) could be another tool for backing development on the city hall site—and for securing businesses that reflect the community’s interests and fill holes in the local economy. The new crowdfunding tools allow small investors to be part of a local businesses’ financing, both addressing needs that traditional business lending might not as well as providing the business with some certainty that the community is quite literally bought in to their success.

For example, considering repeated comments during the visioning session that Lathrup Village needed more places to meet neighbors for a social drink—and the existing role of the park spaces as the community’s gathering place—establishing a brewpub or similar use nearby could be an appropriate target for investment crowdfunding. This would provide an anchor tenant for redevelopment as well as another “third place” for community members to gather. Depending on location and site design, it could offer the potential for outdoor seating overlooking concerts in the park or other events.



The first business in Michigan to leverage the MILE investment crowdfunding provisions, Tecumseh Brewing raised \$175,000 from community investors to enable their startup, creating a new downtown gathering place. For more details, see full case study at <http://placemaking.mml.org/how-to/crowdfunding-tecumseh-brewing-company/>



Hosting the Party: The Power of Volunteers

Lathrup Village has a strong culture of civic volunteerism and mutual aid: the city has its own community foundation and a timebank allowing residents to swap services, and many of the existing park improvements have been conceived of and crowdfunded by residents. This strong spirit of community—especially considering the relative lack of an identifiable central place—is an important asset in supporting a future village center: new businesses and residents will have a community to fit into, rather than needing to establish one in a vacuum.

The current children's garden has been built and maintained through the sweat equity of motivated volunteers. There was also substantial interest in community garden space that the residents could take care of. The city should look into aspects and events that

can be put on by volunteers to make the space truly reflect the community. They should also make it as easy as possible for their residents to reserve and change the park space.

Case Study: Leveraging Public Art for Community Branding

Developing effective community branding and organizing cultural events can be an effective way to increase resident quality of life and increase tourism. A group of city

leaders and concerned residents came up with the St. Joseph, MI, Public Art project to re-energize the community. A theme is selected each year and local artists paint and decorate unique sculptures, which are placed around the downtown. Past themes include Horses on the Beach, Beach Bears, Hot Cars, Cool Beaches, and more. The Public Art initiative has helped increase downtown storefront occupancy, tourism, downtown foot traffic, and an overall change in attitude among local residents.⁵ A similar pop-up public art initiative could help provide visual cues that Lathrup's village center is a distinct place and community—not simply just another section of Southfield Road.



Blank side walls of buildings can serve as canvasses for wayfinding, as seen in the Old Market District of Omaha, NE. While that district uses these hand-painted signs to point the way to individual businesses, Benton Harbor could also use this technique to highlight the neighborhoods that lie beyond downtown in various directions.

⁵ "St. Joseph Public Art," Michigan Municipal League: Placemaking, 2014, accessed June 11, 2014, <http://placemaking.mml.org/st-joseph-public-art/>.



Pop-up Experimentation

Communities are highly encouraged to pursue pop-up placemaking projects as part of the implementation process. A pop-up is a temporary transformation of a place to meet the desired goals of the placemaking project. By changing the appearance, use, and/or feeling of a particular place, one can test the feasibility of a long-term change, solicit feedback from the public, and have fun bringing a sense of vitality to a new area. For

Lathrup Village, it would be natural to do pop-up experimentation around existing events. The design proposal includes new ideas for the farmers market and event stage that can be tested through temporary installations before committing to a final location or design.

This is a unique and essential opportunity to further connect with members of the public and to reach out to residents that may not have

attended the previous public meetings. The members of the steering committee could then identify and partner to select a site, date, and method to activate the space. The most successful and informative pop-ups would be inspired by community members and tailored to the specific character of the community. During the pop-up, a system for collecting feedback should be put in place.



Case Study: Experimenting with Place in Berkley

Before spending capital to make necessary infrastructure improvements to an intersection in downtown Berkley, city leaders decided to explore the idea of placemaking and see if residents might want more creative enhancements to the public space. A steering committee of local leaders rented colorful patio furni-

ture, brought in local art, and programmed the space with a yoga class during an annual art fair event to collect ideas from attendees. After collecting hundreds of ideas and positive feedback from residents and business owners, the city is now moving forward with a complete transformation of the intersection, a pedestrian plaza, which would have never been considered before the pop-up event.

Building Capacity for Implementation

The enLiven Lathrup steering committee provided many benefits to the PlacePlan process and its involvement should continue after the grant term ends. By raising awareness, gathering feedback, and promoting placemaking throughout the process, steering committee members are now project experts and have a unique position to take on further leadership roles through implementation. Using the steering committee model can help improve communication, enhance transparency, and facilitate community ownership of the project. Keeping the group involved will help ensure activities that reflect the community's interests continue throughout the implementation process, as well as providing a dedicated venue for members of elected and appointed bodies to ensure they're working in concert on this project. This group should be used to keep the conversation going, test ideas, and continue civic engagement, and could also be expanded to include other groups critical to the village center's future, such as specific representation from the children's garden, or the local business community.

One group that was unsuccessfully targeted during the design process was the younger, high school and college-aged demographic. The steering committee recognized that capturing the preferences of young talent would help in attracting the next generation of Lathrup Village residents. The steering committee should continue to coordinate with local school district leaders and LTU and OCC administration to set up on-site focus groups to refine their assumptions on what would attract young residents to the village center.



FUNDING OPPORTUNITIES

The improvements envisioned to the Annie Lathrup school building, city hall site, and surrounding park spaces will likely require phasing over time and leveraging of multiple funding sources. Lathrup Village should expect local dollars to be a part of this mix, but can also tap into a number of state grant programs and other funding opportunities. The following considerations have been compiled from conversations with city staff, state agency representatives, and other Michigan cities that have undertaken similar projects.

Michigan Department of Natural Resources (MDNR) Recreation Grants

The MDNR administers several annual grant programs for development of recreation facilities. These would obviously be appropriate to making improvements to the park spaces. The city could apply to any of three DNR-administered programs for “development” funds for this purpose; all have annual application deadlines of April 1, with awards announced late in the calendar year (i.e. April 1, 2016 application for funding that could be used for the 2017 construction season).

- Michigan Natural Resources Trust Fund: maximum \$300,000 award for development projects, with separate category for applications under \$50,000; local match of at least 25 percent of total project cost
- Michigan Recreation Passport: maximum \$45,000 award; local match of at least 25 percent of total project cost
- Federal Land and Water Conservation Fund: maximum \$100,000 award; local match of at least 50 percent of total project cost

The city should discuss with DNR grants staff how multiple applications over time for different portions of the plan would be treated. DNR staff have additionally noted that trail and greenway projects are high priorities for some of these programs—this could make improvements that connect the park spaces together and to the adjacent neighborhoods and civic uses a good target for applications.

For all three programs, the city must have an up-to-date five-year recreation plan and include the proposed project in its capital improvement plan. The facilities funded must all be located on publicly-owned property, and operate for recreational use in perpetuity. See <http://www.michigan.gov/dnr/0,4570,7-153-58225---,00.html> for additional information and application materials for these programs.

Michigan Economic Development Corporation (MEDC) Community Revitalization Program

The MEDC-administered Community Revitalization Program is an incentive program intended to accelerate investment that supports traditional commercial centers, especially through the creation of mixed-use, walkable development and projects that act as a catalyst for further reinvestment in these communities. The program may offer a combination of grant and loan funding of up to 25 percent of a single project’s eligible costs.

This program may be able to support an adaptive reuse and redevelopment scenario for the school and city hall site: the school building could qualify as a historic resource, and the city hall site as “adjacent or contiguous” property; both are likely qualified as functionally obsolete. The city’s specific intent to catalyze the creation of a traditional walkable, mixed-use village center with this work also points to this program as appropriate.

The discussions of those sites are too preliminary at this point for formal application to the CRP program, but the city and Surnow Company should engage MEDC staff in discussions about this and other incentives as they proceed. Additional details are available at <http://www.michiganbusiness.org/cm/files/fact-sheets/communityrevitalizationprogram.pdf>.

Public Spaces Community Places Crowdfunding Match Program

The Public Spaces Community Places program provides a 50/50 match of up to \$50,000 to successful crowdfunding campaigns by the community for public space improvements. Proposals are reviewed on an ongoing basis, with no deadline, but a limited amount of match funding available statewide each year.



To qualify, communities must submit a proposed project for review by MEDC, MSHDA, and crowdfunding partner Patronicity. Projects must be located in a traditional downtown, activate a public space, and demonstrate that the funds raised through the campaign will be adequate to implement the project. (Projects that are larger than the maximum \$50,000 match + \$50,000 crowdfund must demonstrate that the other required funds have already been committed, so that the funds raised through this program will be the “last dollars” needed for implementation.)

Lathrup Village’s participation in the Redevelopment Ready Communities program qualifies the city to participate in this program, and many elements of the open space concept plans could make good crowdfunding campaigns. Those elements that bring people together and activate the site both best fit the program intent and also have the best chance of tapping into community support. Consider crowdfunding for such ideas as:

- Construction of permanent stage for summer concert series
- Capital improvements necessary to support expanded farmers’ market; and
- Build-out of community rooms as part of adaptive reuse of school building.

A crowdfunding campaign may be sponsored by a local unit of government (the city, DDA, or county) or by a 501(c)3 nonprofit. In any case, the project proposed should have a realistic expectation of hitting crowdfunding goals; while Patronicity will help project sponsors craft their outreach campaign, the sponsoring organization should select projects that local residents and businesses will rally behind and contribute to monetarily. Nearly 50 campaigns have been successfully completed through the program, providing good case studies of successful asks. More information and application materials are available at <https://www.patronicity.com/puremichigan>.

Michigan Department of Transportation (MDOT) Transportation Alternatives Program

The TAP program uses federal dollars, administered by MDOT and SEMCOG, to fund pedestrian and bicycle infrastructure, streetscaping, wayfinding, and similar amenities. These are typically awarded annually—SEMCOG is accepting applications until May 2, 2016, for Fiscal Year 2017 TAP funds—and require a minimum 20 percent match from non-federal funds. (SEMCOG notes that recent years’ projects have averaged 35 percent matches.)

TAP funds could be appropriate for implementing the connections through the open spaces that support bicycle and

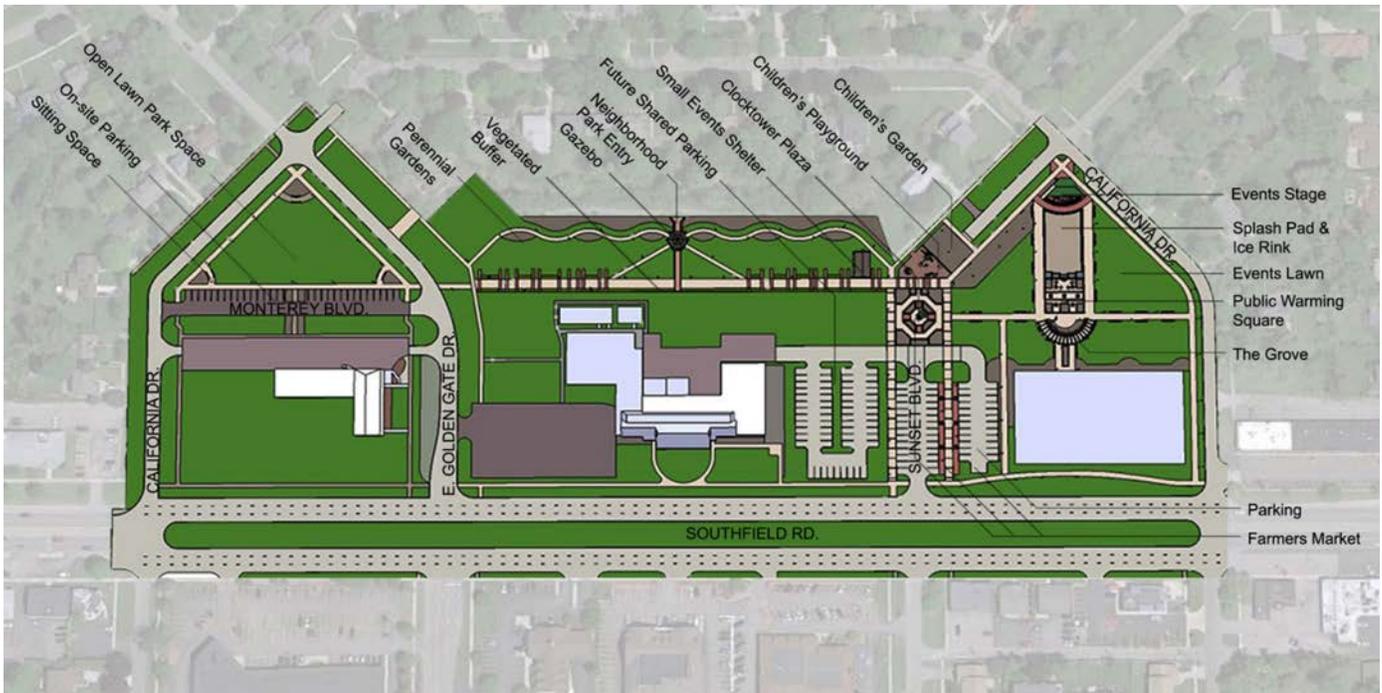
pedestrian access to and from the Southfield Road uses. They could also be used to support streetscape improvements in conjunction with reuse of the school and city hall sites—though any such improvements along the Southfield Road frontage of these sites may be premature, considering the future configuration of that road is still uncertain.

TAP funds could also be used to implement some of the complete streets and connecting pathway recommendations discussed in the city’s 2015 Recreation Plan and 2011 Non-Motorized Transportation Plan. This could help activate the park space by increasing access from further away neighborhoods, and connecting it to regional greenway networks.

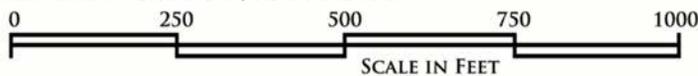
More information on the TAP program can be found at <http://www.semco.org/plans-for-the-region/transportation/transportation-alternatives-program-tap>.

APPENDIX

APPENDIX 1: Lathrup Village PlacePlan Design Images



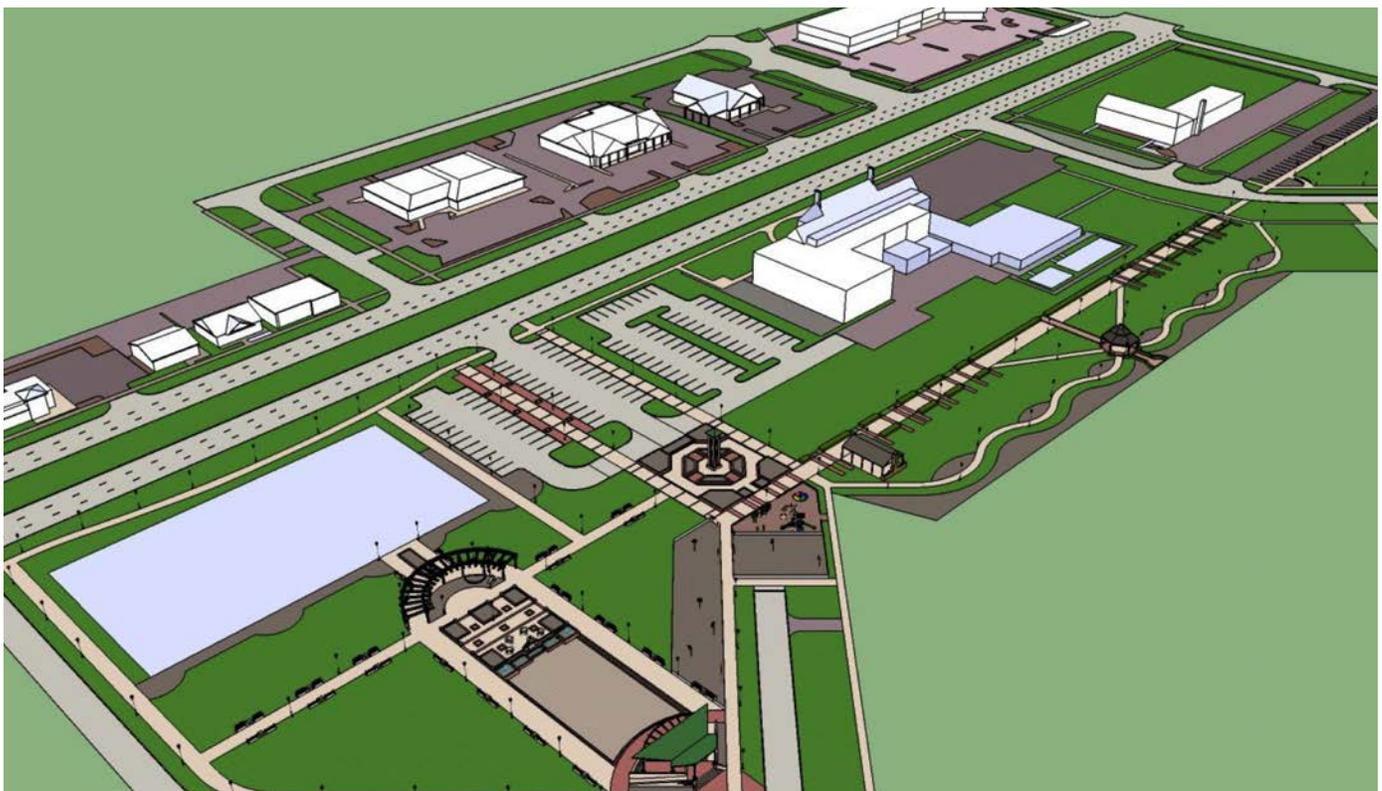
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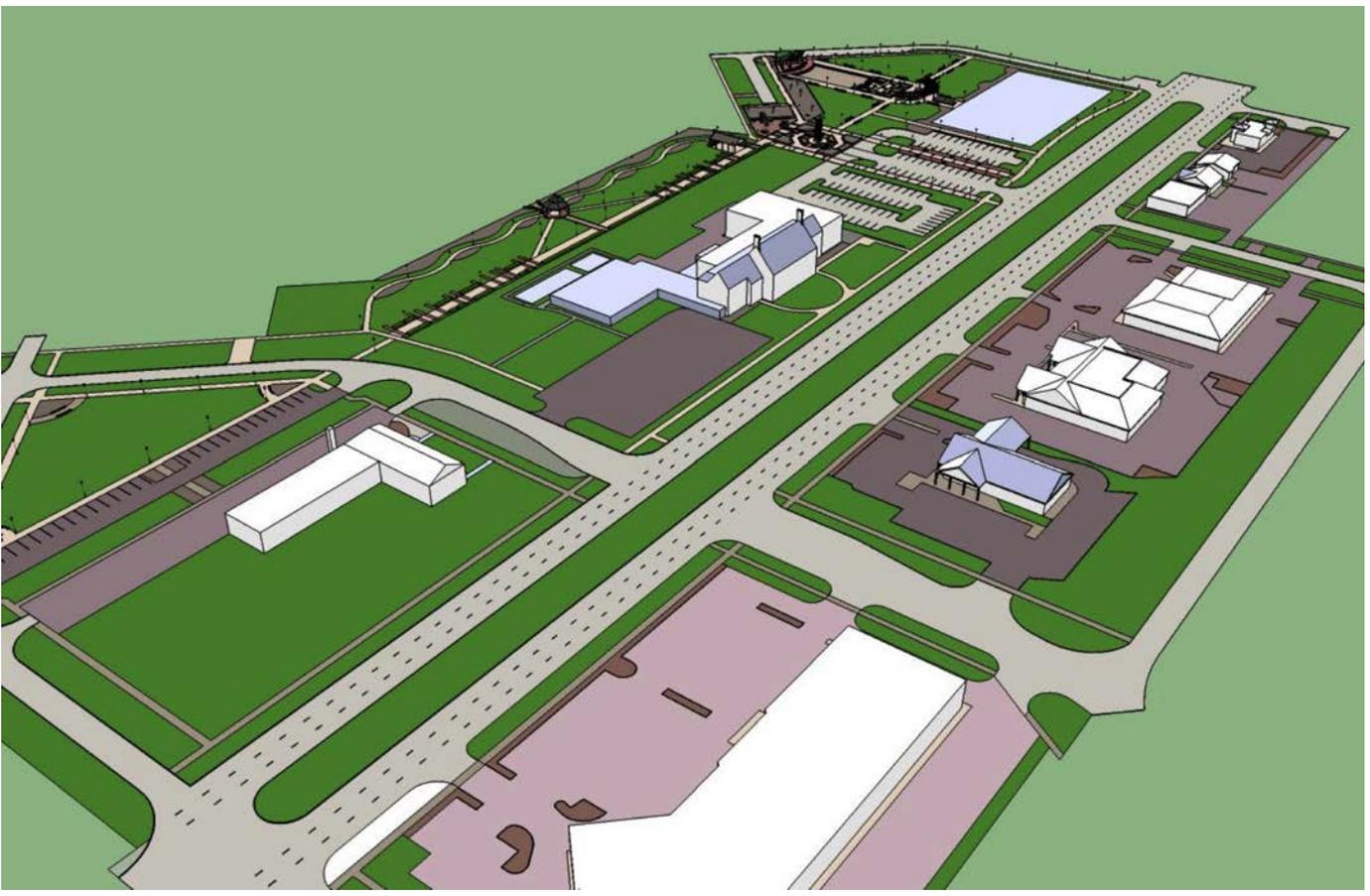
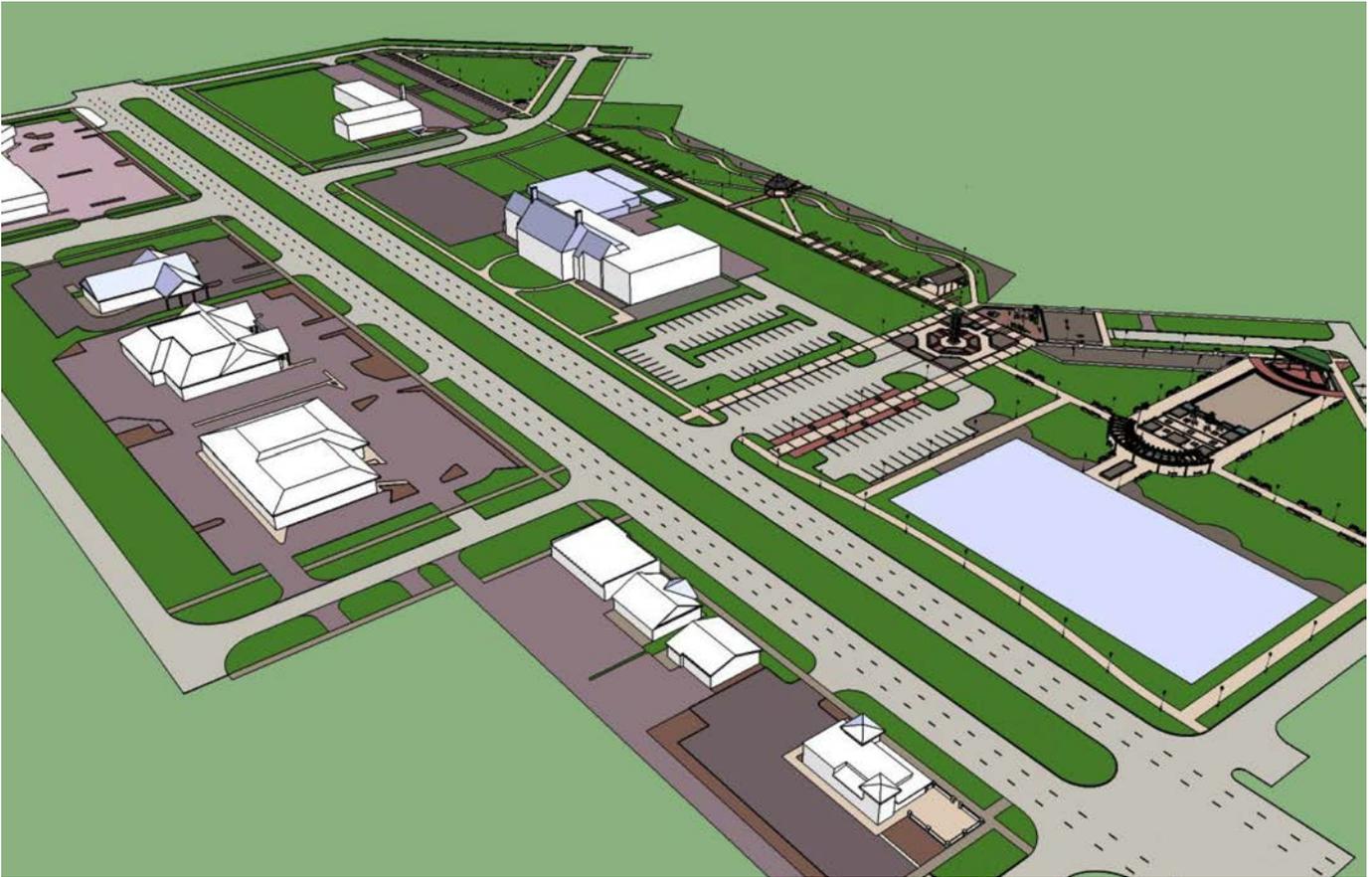


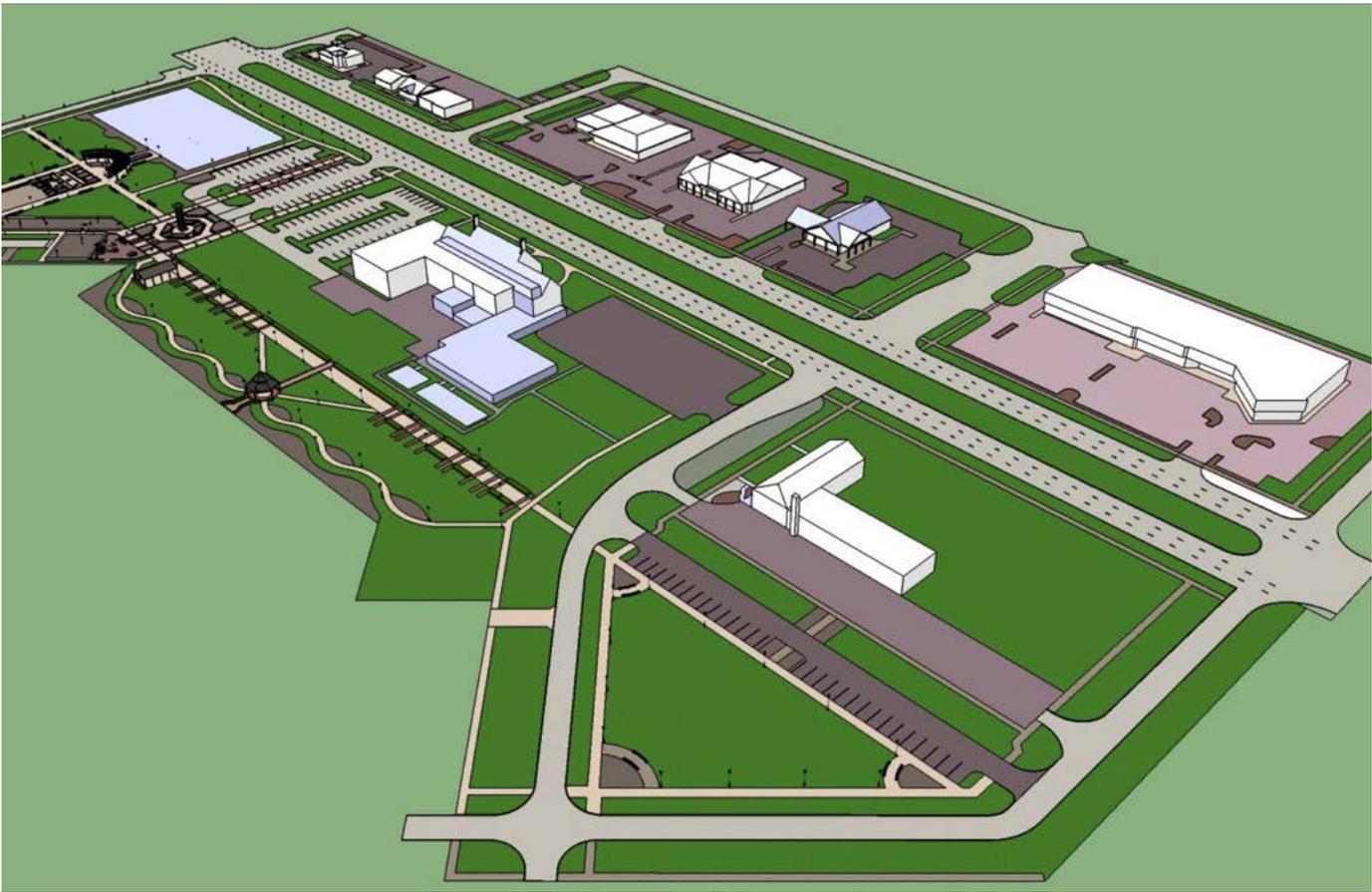
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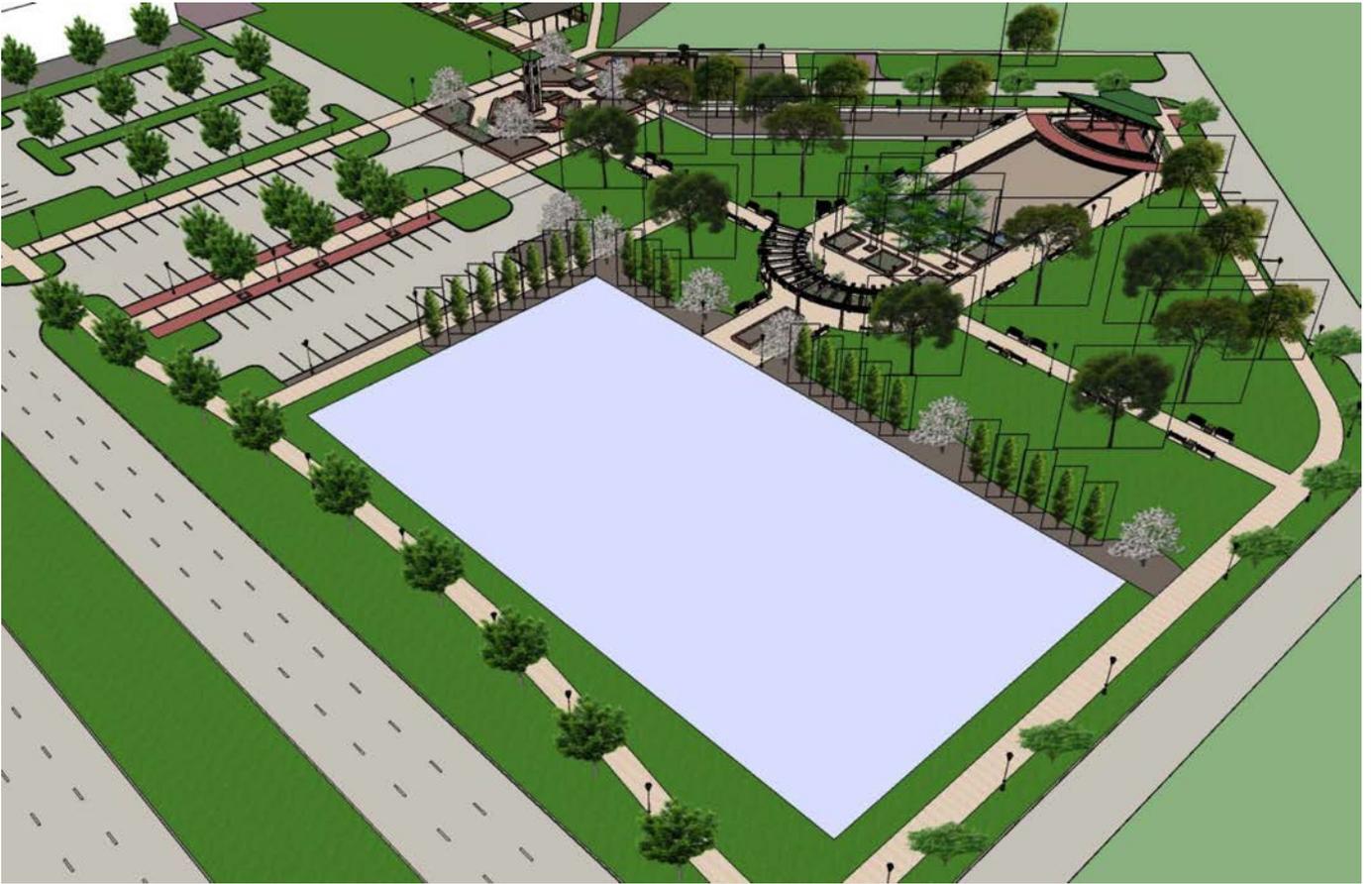
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School of Planning, Design and Construction







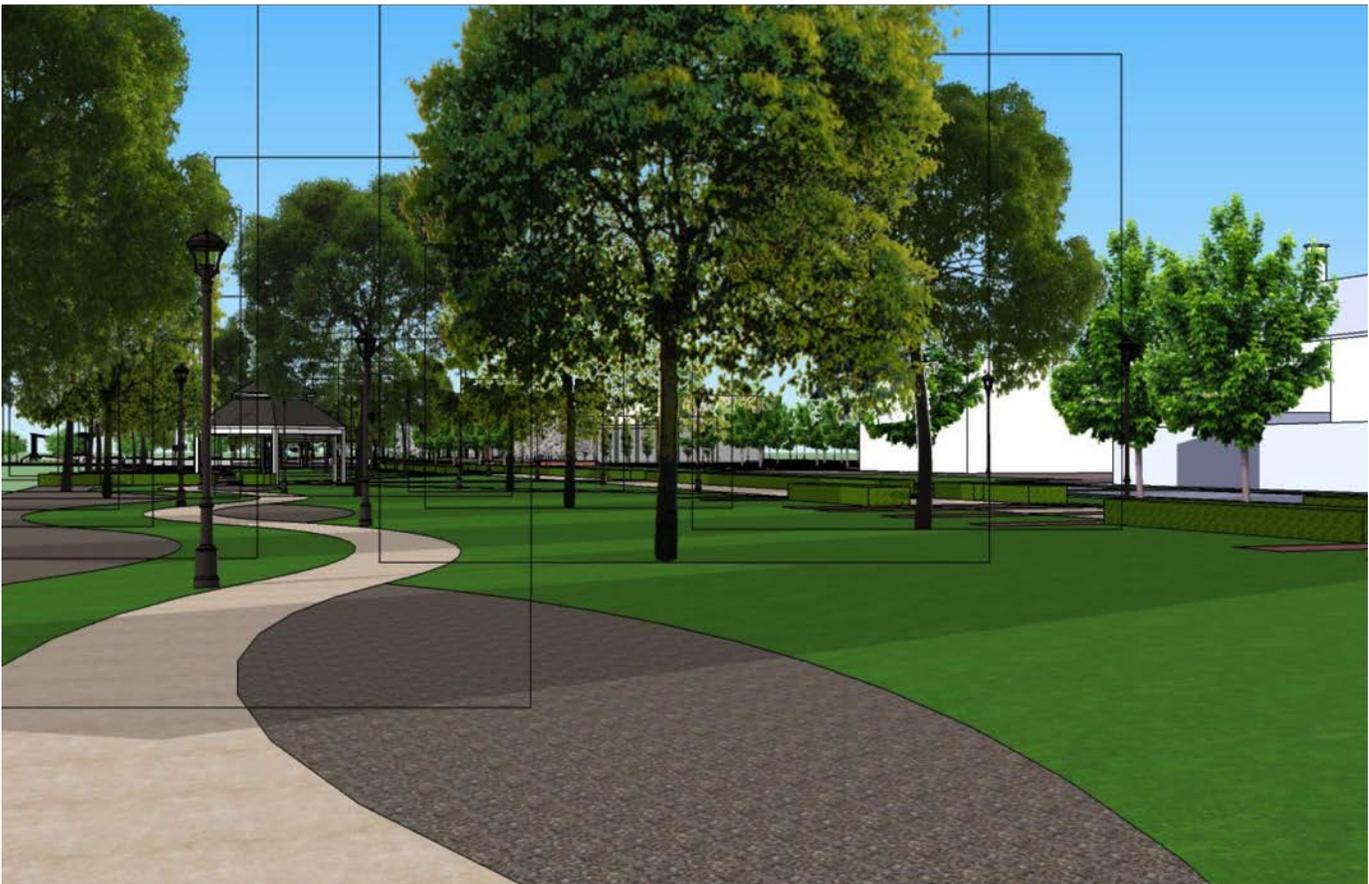


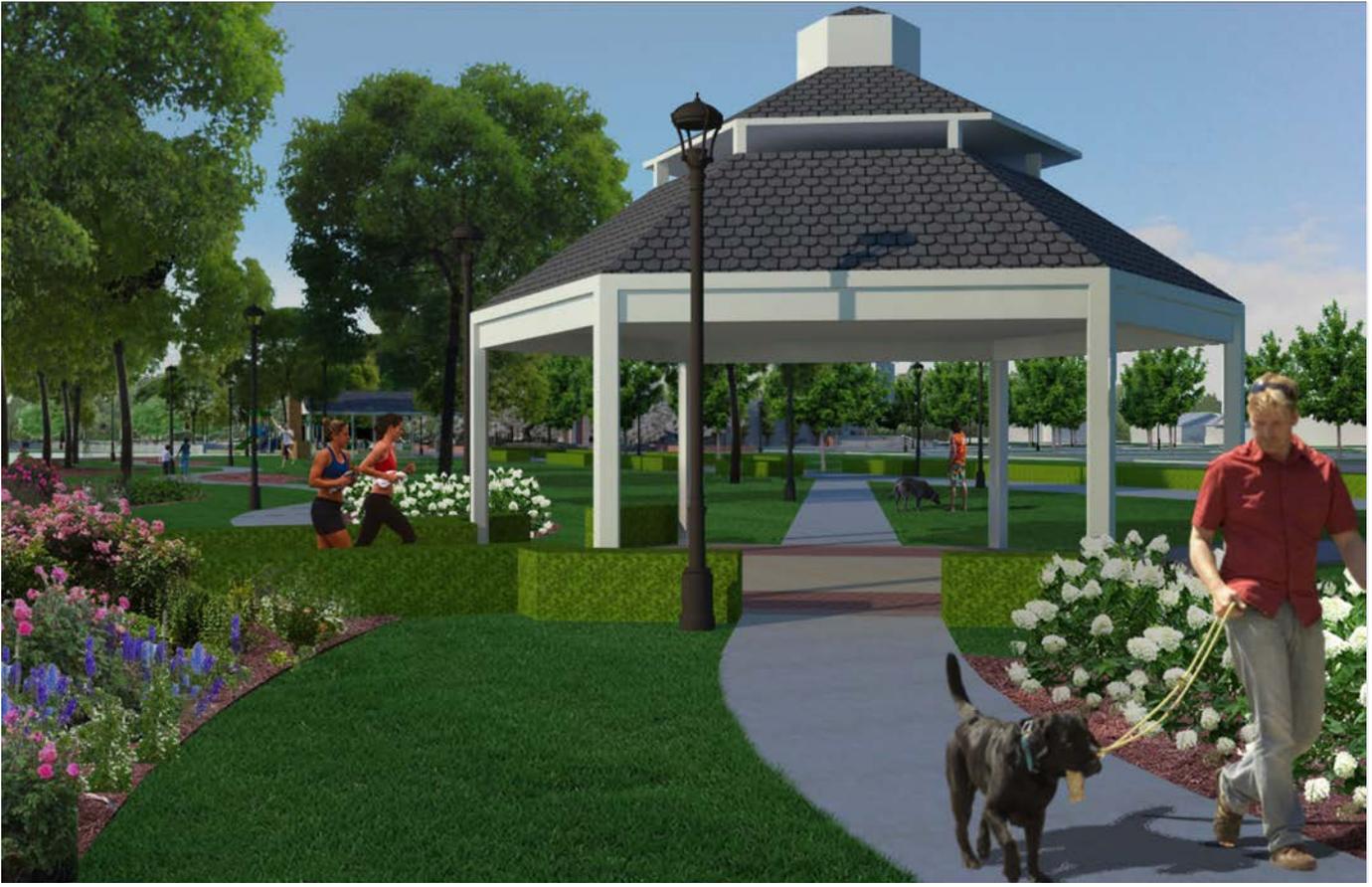
































APPENDIX 2: RRC City Hall Site Redevelopment Scenario and Feasibility Report



February 6, 2016

Jennifer Rigterink
MEDC
Redevelopment Ready Communities
300 N Washington Sq
Lansing, Mi., 48913

RE: Executive Summary for Lathrup Village

This summary explains the final recommendations and status for our work with Lathrup Village.

Peter Allen & Associates made a final presentation to the Lathrup Village City Council on Jan 6, 2016. Our recommendation were as follows:

- 1) Move the city hall into the 2nd floor of the school and perhaps the Police Dept into the 1 story addition behind the historic school. Use a 5 year lease in order to use the historic tax credits with an option to buy thereafter.
- 2) Move the community functions such as the wedding/banquet/meeting facilities and the other community recreation functions into the first floor of the school. Tenants lease from the city under a master lease or from the Landlord Surnow, to be determined.
- 3) Then bulldoze the existing functionally obsolete city hall and sell it thru an RFP process.
- 4) Using an RFP to find a developer--perhaps Surnow—to redevelop the current city hall site with new residential over retail development as part of the stoplights and complete street amenities slated for the highway in front.
- 5) Peter Allen & Associates has been retained by the city as an Owner's Representative to help them with the legal steps of leasing with an option to buy and to conduct an RFP process on their current building.

See the attached for our specific recommendations to City Council. They approved moving ahead with negotiations with Surnow. We are now trying to set up that first formal meeting.

Sincerely,



Peter Allen

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Ann Arbor, MI 48104

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Real Estate Brokerage, Consulting & Development

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Notes for Lathrup Village December 2015 Regarding new City Hall use in Academy Building:

- 1) Approximate space needs for the city and community uses.
- 2) Square footage opportunities of the historic school and how the city hall could best fit upstairs, the police in the 1 story addition and the community uses on part of the first floor.
- 3) City Council vision for the rest of the site--perhaps including the church to the north-- and the repurposing of the current city hall building
- 4) My proposal for accomplishing all these changes financially and fairly without a millage or out of pocket expense by
 - a) leasing the new space for 5 years at fair market rent to be established by an appraiser
 - b) using historic tax credits to attract equity and to justify an authentic historic restoration of the former school
 - c) selling their current city hall building and land at Fair market value in order to buy out the lease in the new building when the tax credits expire in 5 years,
 - d) master planning of the whole area to be redeveloped over phases.
 - e) Using the DDA TIF to finance public parking and to assist with implementing new mass transit on Southfield

Segment 3- Cambridge to Edwards

EXISTING RIGHT-OF-WAY * ADDITIONAL MEDIAN CROSSOVERS MAY BE ADDED FOR ACCESS WHEN DETAILS ARE FULLY DEVELOPED IN FUTURE DESIGN PHASE



ALTERNATIVE 2

Two through lanes each direction with 40 ft. medians



ALTERNATIVE 3A

Two through lanes each direction with intermittent 12 ft. median



ALTERNATIVE 4

Two through lanes and bike lane each direction, separated on-street parking and 30 ft. medians





Exclusive Tenant/Purchaser Representation Agreement

1. PARTIES: The parties to this agreement are as follows: Lathrup Village ("Client"), and Peter Allen and Associates, Inc. ("Broker").

2. APPOINTMENT: In consideration for services to be performed by Broker, Client grants to Broker the exclusive right to act as Client's real estate agent under the terms of this agreement to locate and acquire property for Client in the market area as defined below. The term "property" means any interest in real estate whether freehold, leasehold, nonfreehold, or an option.

3. MARKET AREA: Market Area is defined as that area located within Lathrup Village, Michigan.

4. TERM: This agreement lasts 12 months and shall commence on: 1/25/16 and terminate at the earlier of: (i) 365 Days later (Termination Date); or (ii) the closing and funding of Client's purchase of property in the Market Area, or upon Client's execution of a binding lease for property in the Market Area. If at the time this agreement is to terminate there is a pending contract for the purchase of property in the Market Area in effect between Client and a seller and the transaction described in such a contract has not closed, Broker's Compensation is earned and shall be payable according to paragraph 8. If no contract is reached within the Term this Agreement shall be extended for an additional 365 days. Either party may cancel this contract with just cause at anytime.

5. BROKER'S OBLIGATIONS Broker shall assist Client in negotiating the lease and/or purchase of 27700 Southfield Rd. commonly known as the former Lathrup School Academy property. Special services to be negotiated by Brokers on behalf of Lathrup Village include the following:

- 1) Negotiate the size of the space needed by the city and by other city vendors in the new location.
- 2) Negotiate the rent and pass through expenses
- 3) Negotiate the level of landlord improvements
- 4) Negotiate the option or purchase price
- 5) Negotiate the sale of the existing city hall building and land.

6. CLIENT'S OBLIGATIONS: Client shall: (a) refer to Broker all communications about purchasing or leasing property in the Market Area received from real estate brokers, salesmen, prospective sellers or landlords, or others; (b) inform other real estate brokers, salesmen, and prospective sellers or landlords with whom Client may have contact during the term of this agreement, that Client is subject to this agreement; and (c) timely pay to Broker all due compensation in accordance with this agreement.

7. CLIENT'S REPRESENTATIONS: Client represents that: (a) the undersigned person has the legal capacity and authority to bind Client to this agreement; (b) Client is not now a party to another Buyer or Tenant Representation Agreement with another real estate broker for the purchase or lease of property in the Market Area; and (c) all information relating to Client's ability to purchase or lease property in the Market Area given by Client to Broker is true and correct.

8. BROKER'S COMPENSATION:

Fee Structure

Client shall pay an amount not to exceed ten thousand dollars (\$10,000) for the performance of all things necessary for or incidental to the performance of work as set forth in Paragraph 5. Remuneration to Peter Allen and for Basic Services rendered shall be compensated on an hourly basis per the attached Standard Fee and Reimbursement Schedule.

Peter Allen, Broker	\$190/hr, to be paid monthly
Lisa Suave, Designer	\$120/hr, to be paid monthly
Douglas Allen, Broker	\$90/hr, to be paid monthly

Broker agrees to log hours and bill monthly with an itemized detail of services rendered.

Sales Brokerage Fees to Peter Allen & Assoc., payable at closing by the owners of the Lathrup Village school owners, shall be equal to 2.5% of the gross sales price, aggregate lease amounts or tangible value awarded to Lathrup Village.

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All hourly fees paid to the Brokers shall be reimbursed to Client at time of closing on the sale or lease of either more than 50% of the vacant land, or the sale of existing building, whichever comes sooner.

9. BEST EFFORTS: Each Party will use its best efforts to take all actions and to do all things necessary, proper, or advisable to consummate, make effective, and comply with all of the terms of this Agreement.

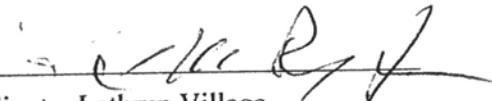
Retainer

Upon execution of this contract, a Retainer in the amount of \$2500 will be due. This will be credited against the last invoice presented under this contract.

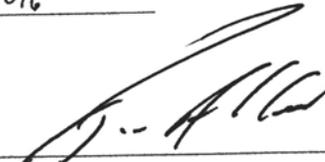
Client agrees to add and enforce language in the purchase or lease the Client signs that states that the Client agrees to pay the Broker's fee in lieu of rent if the Property Owner/Landlord refuses to pay the Broker's fee as outlined in Paragraph 8.

Broker's fee under this paragraph is earned when Client enters into a binding written contract for the purchase or lease of property in the Market Area and is payable upon the earlier of: (i) the closing of the purchase of the property; (ii) the execution of a lease of the property; (iii) Client's breach of a written contract to purchase or lease a property; or (iv) Client's breach of this agreement.

Executed this 25 day of January in the year 2016



Client, Lathrup Village



Broker, Peter T. Allen

Acknowledged:

Surnow companies

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APPENDIX 3: Mlplace Placemaking Assessment Tool



City of Lathrup Village Assessment

Table 4. Short Assessment	Yes	No	Source	Comments
Does your community encourage art in public spaces through coordination with local arts organizations, schools and external funding opportunities?	X		Master Plan, Pg. 32	Brief mentioning of public art, but it is encouraged and touched on several times throughout the plan.
Does your community plan and put on festivals, fairs, or outdoor concerts?	X		http://www.summerinthevillage.com/	Summer in the village appears to be a major summer festival in LV.
Does your community provide public space for a Farmers' Market?	X		Master Plan, Objective 5.2 (pg. 47)	
Does your community intentionally make its institutional buildings (government offices, libraries, schools, etc.) a focal point in the community, maintained well and landscaped, oriented toward the streets and pedestrian traffic, and complemented by amenities, such as bike racks, lighting, benches, etc.?		X	PlacePlans LOI	The PlacePlans Letter of Intent is centered on transitioning City Hall from its current form into a more pedestrian focused center. There is a current lack of walkability but the Village Center is planned to fix this.
Does your community engage in cooperative, historic preservation efforts through coordination with historic preservation boards, education to increase public awareness and build support, and maintaining a historic resources inventory that is consistent with or more extensive than that maintained for your community by the Michigan State Historic Preservation Office?		X	No proof that this is done.	No proof that this is done.
Does your community have an active arts organization?		X	Not locatable.	Could not locate a specific arts organization within LV.

Table 4. Short Assessment	Yes	No	Source	Comments
Does your community have public spaces (plazas, parks, institutional building entry areas or front lawns, wide sidewalks, or downtown street parking spots) that could be transformed into small sites for temporary or extended recreation or commercial activities?		X	Master Plan: Village Center Concept, Pg. 31.	The LOI discusses transforming the land around City Hall into this sort of public space.
Does your community have buildings or sites of historic significance, either on an historic registry or not?	X		Master Plan, Pg. 11	
Does the community's Master Plan include standard, creative or tactical placemaking as strategies for community improvement?	X		Master Plan Goal 5 and Objective 1.4.	The Village Center concept and the Zoning Ordinance are both developed entirely around this placemaking concept.
Does your community have a business organization (Chamber of Commerce, Visitors and Convention Bureau, Downtown Business Association, etc.) that has expressed an interest in placemaking or downtown improvements?	X		http://www.southfieldchamber.com/pages/BoardofDirectors	The Southfield Area Chamber of Commerce briefly discusses placemaking and seems to be supportive. No mention in City documents.
Does the Master Plan include the creation of quality public spaces as a goal, objectives and strategies?	X		Master Plan, Pg. 21, Goal 1	The entire Village Center Concept is built around this concept.
Does your Master Plan encourage the development of 3 rd Places/Spaces in dense areas of the community for social gathering opportunities with a strong sense of place?	X		Master Plan, Pg. 21, Goal 1	The entire Village Center Concept is built around this concept.
Has the community adopted a capital improvement plan, coordinated with the Master Plan, with a six-year minimum projection and reviewed it annually?	X		http://www.lathrupvillage.org/DocumentCenter/View/1334 Lathrup Village Draft 2014 CIP	This is a new document, just produced in 2014 and includes the Village Center Concept and streetscaping improvements are prioritized.
Total this page (sum of the number of Yes and No responses):	9	4		

Table 4. Short Assessment Question	Yes	No	Source	Comments
Does your community have a sign ordinance that permits decorative banners, and appropriate temporary signs to advertise festivals or other activities?	X		Code of Ordinances, Section 52-28 https://www.municode.com/library/mi/lathrup_village/codes/code_of_ordinances?nodeId=PTIIC0OR_CH52SIRE_ARTIISIRE_S52-28TESI	Only on a temporary basis.
Are there any codes that specifically enable placemaking, such as allowing sidewalk seating for restaurants, or public gathering permits for outdoor activities by right?	X		Ordinance 425-12 in addition to Zoning Ordinance Section 4.8.	Requires that outdoor seating be reviewed through the site plan review process.
Does your community permit food trucks or carts on public property?		X	Zoning Ordinance	These are not mentioned in the Zoning Ordinance.
Does your community's Zoning Ordinance permit related commercial activities near recreation and heritage sites (rivers, lakes, parks, trails, historic districts, etc.), such as kayak or canoe rentals, bike or Segway rentals, walking tours, etc.?		N/A	Zoning Ordinance	No such sites exist in the community.
Does your community's Zoning Ordinance permit community gardens or small urban farms?		X	Zoning Ordinance	No mention of urban farms/gardens in the ZO.
Does your community have an active garden club, which may include a Master Gardener education program that devotes efforts toward plantings in civic spaces?	X		City Website	The Lathrup Village Gardeneers seems to be an active organization in the city that promotes gardening education and events.
Does your community have, or is it in the development stages of an entrepreneurship incubator, innovation incubator, kitchen incubator, or similar program?		X	Master Plan	There is no mentioning of such a development in the Master Plan.
Does your community have, or is it planning to develop fiber cable, broadband, or community Wi-Fi?		X	Master Plan	There is no mentioning of such a development in the Master Plan.
Does your community have, or is it planning to develop a Bus Rapid Transit (BRT) line or smaller-scale bus/trolley along a major corridor or fixed route? If so, where will it run?	X		Master Plan, Obj. 4.4, Pg. 46	Currently SMART runs through Lathrup Village, but does not stop. The city is moving towards adding SMART stops in the City. Also, the new RTA is planning a BRT route on Woodward Avenue nearby.

Table 4. Short Assessment Question	Yes	No	Source	Comments
Is your community implementing complete streets?	X		Master Plan, Goal 4, Pg. 46	The plan calls for Lathrup Village to implement Complete Streets.
Do your community's economic development officers understand and practice private-public partnerships as an investment strategy for new development and redevelopment?	X		Master Plan, Objective 1.1, pg. 43.	The plan recognizes that public-private partnerships will be essential in developing the Village Center.
Is Low Impact Development (LID) the default approach for stormwater management?		X	Master Plan	This is not mentioned in the Master Plan
Does your community have a green building ordinance, or require submission of a LEED-ND checklist for proposed projects?		X	Master Plan	LEED is not mentioned whatsoever in the Master Plan.
Do your community codes permit green roofs and living walls on buildings?		X	Code of Ordinances	There is no mentioning of Green Roofs in the Code of Ordinances.
Does your community employ Charrette-type public planning sessions for its key centers, nodes and key corridors, or other methods, including through a Community Involvement Plan? (this question relates to the Redevelopment Ready Community Best Practice Review Process)	X		Master Plan, Pg. 19	The Master Plan process included extensive public input as has the 2014 update.
Does your community engage in activities to promote community interaction between merchants and residents in mixed-use areas?		X	Master Plan	There are currently no mixed-use areas. The Village Center concept seeks to alter that.
Does your community have, or help organize, ride-share, car-share, or bike-share programs?		X	Master Plan	There is no mentioning of such a program in the Master Plan.
Does your community participate in a Main Street program, at either the Associate, Selected, or Master level?	X		Advantage Oakland	Lathrup Village is an Associate in the Main Street Oakland program.
Does your community have high standards for the type and quality of building materials used on all public buildings (especially no to cement block, split block, corrugated metal, vinyl siding, and yes to brick, rock, and cut stone)?	X		Zoning Ordinance, Section 5.4	

Table 4. Short Assessment Question	Yes	No	Source	Comments
Is your community enrolled in the Redevelopment Ready Communities Program? (this question relates to the Redevelopment Ready Communities Best Practice Review Process)	X		MEDC http://www.michiganbusiness.org/press-releases/medc-announces-2014-redevelopment-ready-communities-program-participants/	Lathrup Village was approved as an RRC in 2013.
Total this page:	10	9		
Total from both pages:	19	13		

APPENDIX 4: Public Comments



Lathrup Village PlacePlan Visioning Session (City Hall Site) – February 26, 2015

Feel free to use space on the back to continue discussion

What are you proud of about the project site and immediate area?

- Greenspace (7)
 - Trees (5)
 - Children’s Garden (20)
 - Walking Paths (5)
 - Flower Garden
 - Flowers
 - Rain Gardens (4)
 - Well Planted
- Activities
 - Concerts (15)
 - Family Activities
 - Farmer’s Market (15)
 - Fall Festival (3)
 - Summer Activities
 - Festivals (2)
 - Events that bring the community together (2)
 - Christmas Bazaar
 - Tennis
 - Activities
- Gathering space (7)
 - Gazebo (10)
 - Community Room
 - Picnic Shelter (3)
 - Community Event Area
 - Playground destination place.
 - Bandstand (2)
 - Fitness space
 - Tennis Courts
 - Ice Rink (3)
 - Kids Zone
 - Veterans Memorial (3)
 - Book drop exchange
- Landscaping
- Parks (5)
- Lathrup Village Time Bank
- Lathrup Village Summer Stroll
- Benches



- Community Activities
- Art in the Park
- Markers on the trees.
- It reserves and enhances existing very useful and inviting natural spaces and unites them. Also, it makes more valuable the immediate area where I live.
- Attractive homes line the area. (2)
- Community spaces exist both inside and outside.
- Location at the center of the city (7)
- Allows for upward development of a new building.
- Close to all highways
- Police department is located here (2)
- City Hall is on site (3)
- Easily accessible (3)
- Community hub (2)
- Catalyst to start development of the city center.
- Well known.
- Infrastructure available.
- Proud of municipal building.
- Community Room (2)
- Community Participation
- Length behind school
- Community feel
- Location
- Intangible qualities of sophistication and a down to earth quality.
- Most updated of any part of the LV Corridor
- Well utilized for activities
- City hall is an imposing building from the front.
- Parking is in back, not on the frontage (mostly)
- Easy to park
- Provides the stage for every major event
- Serene atmosphere
- Community
- Place for children, families. A place to honor and remember and gather.

What are you sorry about for the project site and immediate area?

- Amid properties that need repair and maintenance.
- Makes no use of the ground of Annie Lathrup School
 - Leaves little provision for parking and alternative access to Southfield Road.
 - Land behind the school is secluded with no visibility.
- Annie Lathrup School (10)
 - Former school is an eyesore
 - City hall exists in the shadow of the school.



- Parking (7)
 - Not enough parking (2)
 - Parking is disjointed
 - Needs more parking, but not at expense of open greenspace.
 - Parking inadequate for special events.
- No wasted space, but not a cohesive area
 - Not confined as a “space,” disjointed, unplanned.
- Picnic shelters.
- Reconfigured 2nd Floor
- Not bike friendly (no bike lanes, no bike racks @ city hall)
- Tennis court (2)
- Building not adequate for services provided
 - Front door is always locked (2)
 - The space is well used in spite of poor CH design.
- No storage (2)
- Electrical system is poor
- Wasted land space that could be better utilized (2)
- Not enough space for kitchen rental.
- Traffic (2)
- Not accessible from the West Side (2)
- Very hard to get across Southfield Road (5)
 - Southfield Road is unattractive. Needs to reflect community ambiance.
 - Cannot see the events that occur on the site from Southfield Road. Blocked off.
- Mostly hidden from view, not just from visitors, but also residents.
- Old Look of City Hall
 - White columns look important from road but not part of image.
 - Need to update interior
 - City hall is ugly.
 - Building is dated, inside and out.
- Not pet friendly
- Does not take advantage of zoning ordinance potential
- Refer to the keep Michigan beautiful application and the award itself.
- Sorry old Town Hall was torn down (3)
- Lack of community center.
- Police department facility too small.
 - PD facility and city hall separated.
- No local artwork in the area (i.e. 2D sculptures).
- Trees and plants could be botanically labeled.



- Nothing to denote Lathrup Village (we're not Southfield) (4)
- Community room does not match the rest of the building.
 - Poor design.
 - Not large enough (2)
- City hall is not a historical building, it shouldn't pretend to be.
- Ugly facades.
- Not a walking/biking city.
 - Not walkable site (4)
 - Walking path needs to be more visible/user friendly. (2)
- Lackluster TV Channel (2)
- No community calendar.
- Under-usage of the northern city-owned property.
 - Area behind school is underutilized. (3)
 - Area behind school is ugly. (2)
- Drinking fountain.
- No merry-go-round.
- Gazebo is not used well (2)
- Lack of winter activities on site.
- No Downtown.
- Falling apart rinks/fences (3)
- No venue for teens
- Surrounding properties not maintained
 - Lack of pride by landlords in their properties.
 - Lack of investment in neighboring properties.
- No development for a long time.
- Retail
 - Lack of retail/mixed use.
 - Lacks a retail element on the east side of Southfield Road.
- City Hall lagging behind in technology (2)
- Entrance is ugly.
- Lighting is poor (2)
- Need pet waste bags.
- Need pavement improvements.
 - Sidewalks are poor
 - Southfield sidewalk is poor.
- Memorial trees need improvement.
- Run down facilities





What would you like to see as you float over the site in a hot air balloon 15 years from now?

- Unity
- Cohesive site. (3)
 - Contiguous space.
 - Connected and utilized public spaces.
 - “Overall design” is created.
 - Link public spaces to Southfield Road.
 - Better utilization of space by spreading out more over the land.
- Walkability (4)
 - Crosswalks
 - Sidewalks all over Lathrup
 - Easy crossings of Southfield Road. (3)
 - Visible walking/bike path
 - Traffic calming (2)
- Project that includes the present school building and property.
 - School space used.
- Lots of greenspace (3)
 - Site designed as “Award Winning Park Space.”
 - Community garden (5)
 - Flowers (2)
- Recreation
 - Riding
 - Dog walk (2)
 - Playground with natural elements
 - Tennis courts
 - Ice Rink
 - Dog park (2)
 - Community pool
 - Park (2)
- Parking (2)
 - More parking (2)
 - Bountiful parking
 - Careful consideration of more parking so as not to overwhelm the site.
 - An alternative to more surface parking lots.
- Downtown (3)
- Lighting (4)
- No Southfield Road
- Recreation Building in the far North Triangle.



- Active businesses that work well with residences.
- School property used.
- Looks like a community
 - Community hub (2)
- Trees
 - More trees around city owned property.
- Permanent Farmer’s Market Shed (6)
 - Used for farmer’s markets and other uses.
 - Permanent roof but open air structure placed behind the church.
 - City market/rec center.
 - Community garden selling at the Farmer’s Market.
 - Enough room for a farmer’s market.
- Pavilion for outdoor activities (2)
 - Grills.
- Landmark
- Buildings that incorporate retail and housing in same space (Mixed Use) (6)
 - Walkable retail/commerce
 - More retail/walkable shops.
 - Multi-family developments
 - Clear city center with mixed use.
 - Coffee Shops (3)
 - Attached to new city hall.
 - Ice cream
 - Active variety of successful businesses
 - Bakery
 - Flower shops
 - Trader Joe’s
 - Aquarium
 - Art Museum
 - “Northville-like”
 - Small town commerce
 - Newer storefronts
 - Run down businesses gone
- School occupied or demolished
 - The school
- Northern triangle developed
- Fountain (2)
 - Water features (6)
 - Koi Pond (2)
- More seating.

- Swapped city hall site and school site.
- Fancy resort with pools
- New modern city hall. (3)
 - More usage of city hall such as a gym by improving facilities.
- Separate community activity building and new city hall.
- Solar energy
- More flowers
- Small greenhouse
- Interesting permanent structures
- Drinking fountains
- Public butterfly house
- Art walk
- A community area where people gather all time of the day.
 - Lots of pedestrian activity and interaction
 - A place that's always humming.
 - More people living/working/playing 24 hours a day. (3)
 - Area has more active nightlife.
 - Activities for residents of all ages.
- Wind Turbines
- Public plaza contained and open at the same time. (2)
 - European plaza
- Food truck rallies
- Destination Attraction
- Weekend venue for teens
- Cross over – two sides can go back and forth.
- Design spaces that are flexible.
 - Connecting glass structures and greenspace
- A reimagined City center w/ bustling activity
- Boulevard on Southfield Road w/ Greenery, Trees.
- Signs, benches.
- Christmas time events
 - Lighting of the Christmas tree (2)
 - Winterfest
- Festivals
 - Theatre w/in the park (2)
- Veteran's memorial in the same place with the City hall still in the same place



Lathrup Village PlacePlan Design Workshop (City Hall Site) – March 26, 2015

Feel free to use space on the back to continue discussion

What do you like about the designs presented today?

- It is a step in the right direction. The layout seems to speak to what can happen in LV
- I like the enhancements to Alternative 1 because LV still will maintain most of its uniqueness. One of the reasons I moved here.
- I like how some of the proposals include a significant amount of greenspace and garden areas. It should be a welcoming space where people gathering naturally in a scenic area
- Liked the splash pad/ice rink behind the church in Alternative 2.
- Liked the city hall configuration of Alternative 2
- Lots of park areas and green spaces.
- Really like the splash pad/skate
- Some nice ideas. Overall I prefer Concept #1 I like that it has more greenspace.
- I'm attached to #1 because of all the green space and small town residential feel.
- I do like #2 for the possibility of apartments and condos – more tax revenues.
- #1 has a good space for concerts.

What do you dislike about the designs presented today?

- The scale of the buildings are too large for LV
- The layout is set up to compete w/ Birmingham and Royal Oak. That is NOT us!
- Most did not move into LV to compete. The attraction of LV is “Small Town Feel”, “Sleepy but Strong Community.”
- I don't like alternative 2 at all!
 - Too commercial with 5 story buildings, blocking my view!
 - We lost a lot of Green with this option.
- I don't like the proposals for large buildings with over two stories. People should not have to look out of their windows and look see retail buildings.
- Not enough greenery
- Too many buildings.
- Underground parking? Sounds expensive! Its cool, but is it necessary?
- #2 is too big. There seems to be an overabundance of concrete.
 - #2 too urban – invites more traffic – too much for Lathrup
- Where will concerts be held? Are we going to lose all of Lathrup's community traditions?





What improvements/additions would you like to see regarding the designs presented today?

- Tamp down the very large City Center buildings.
- Make the municipal building 2 buildings and make the center part a canopy – walk-through.
- Centralize & surround with Green Space.
 - The vets memorial. Look at where the current veterans memorial is to get an idea.
- My focus is on Alternative 1.
 - Its pretty close to what I'd like to see.
 - Caution moving the warming shelter over.
- More enhancement of greenspace.
- I would like to have a dog park.
- Would like to see alt 1(C) with addition green space.
- Start w/ something achievable?!
- Renovate city hall, improve parking.
- We need walkable access from the West Side to the East Side of LV and Southfield.
- More parking for events?



Lathrup Village PlacePlan Preliminary Draft Presentation Meeting– July 16, 2015

Throughout the session residents recorded feedback that could be categorized into four overall areas: Parts of the plan that were liked, parts that were disliked, proposed improvements to the plan, and unanswered questions about the plan. Understanding these comments in these four categories allows for continued improvement of the proposal before the Final Presentation.

Parts of the Plan that were Liked

- Design team did good job explaining their plan but overarching goal seems a little grandiose for such a small community – it is still the municipal center of our community and should reflect the dignity of that!
- Good ideas to incorporate sense of green areas and playground upgrades.
- Having a controllable fountain is a good idea.
- Excellent representation of feedback from other meetings. (Balance of Greenspace, Hard Surfaces)
- Yes- reflects the community feel. (Creates a sense of Identity for LV)
- Great job listening to the feedback and creating a comprehensive plan for the city that keeps the community feel and makes it a place for everyone!
- The proposal viewed today is much more in line with the aesthetic of Lathrup greenspace and architecture.
- The pedestrian space is nice however this plan is highly dependent upon a plan that addresses the traffic volume and speed along Southfield Road.
- Like ice skate rink, splash, parks, etc.
- Yes on green, play, park, garden space!
- Yes on mixed use/shopping at restaurants (better/upscale retail)
- Love the balance of green space w/ other
- Like community spaces
- Good w/ splash pad and ice rink along with retention of gazebo and stage addition
- Better for sustainability of event (Farmers Market)
- Use of green space is better than previous proposed plan
- Splash pad / ice rink is great for communities

Parts of the Plan that were Disliked

- City hall is too big. It is not in keeping with the historical feel of Lathrup Village.
- The gazebo is in a dead space and is breaking up the stage view.
- The splash and ice skating area is NOT a good idea based on location.
- The stage area and audience area does not have a clear line of sight.
- Still too much concrete.
- Bldg still too large. Architecture not in keeping with our historical bedroom community.



- Do not move the Children’s Garden or playground.
- Still feels like a step backwards 50s-60s concrete jungles created. Communities are attempting to regain greenspace and ecofriendly spaces.
- The footprint of this building is too massive. It seems like the original Renaissance Center – a fortress that is imposing as you near it from the road.
- I also do not see how the current problems of entry and egress from Southfield are addressed including crossing from the biggest part of Lathrup to the city hall. And with the move-in of parking towards the residences, those problems look to be worsened.
- Goldengate and Sunset parking doesn’t seem sufficient for market and festivals without sacrificing lawn areas.
- Overall the plan is not bad but the gazebo will cause an obstruction of the stage.
- City Hall = 3-4 stories, didn’t address parking issues.
- This part seems like the weakest to me. I don’t like how it is split. Also, it limits the number of possible vendors (Farmers Market)
- There is no safe walking passage from east to west and back.
- The single light at Goldengate is poorly timed and does not permit safe crossing at a walking pace.
- Noise and speed make the walk along the current sidewalk unpleasant at best. Moving the walkway closer to the road is a bad idea unless traffic issues are addressed.
- Did not really get a sense of identity. Maybe an idea to explore in architecture/building design.
- Area directly behind city hall building seemed really busy. Conflicting things grabbing/blocking attention.
- The city bldg. is on the road – that is not representative of a community walking/gathering area.
- The parking is tight.

Proposed Improvements to the Plan from Residents

- Put sitting areas along the trail in the ‘vegetated buffer’ so that the trail becomes a destination not just a “pass-through” like Southfield.
- Secluded lunches, reading, or conversations could occur in the sitting areas.
- Move the Children’s Garden back to the current (real location) or in the main area and not on the side.
- Put the splash park and playground in close proximity.
- Parking and access from Southfield Road for voting purposes/uses of the building should be at the top of list!
- Perhaps the school site should be separated out from the city hall and community usage site – it is not at a red light and might control traffic issues better.
- Original plan was simpler. Might have been more feasible then this current one size fits all.
- Splash park can go or locate to behind Annie Lathrup School
- Don’t see investors coming, Southfield Corridor needs to be revamped first.
- Create a walkway over Southfield for East/West pedestrian traffic.

- The back of the building and gardens, etc. are ok but I believe the front and sides should have greenspace as well, giving you a sense that it is part of what is behind it.
- Traffic wise, whole project must be coordinated with Southfield Road improvement/upgrade.
- More greenspace instead of cement around stage = events lawn.
- Don't need stage and gazebo – have one covered stage in center.
- Leave children's garden where it is located.
- Need common space for farmers market, not parking areas around building.
- Move the gazebo east so it does not block the view of the stage. If not the gazebo needs lighting good enough for a band, however the pillars of the gazebo will always offer an obstructed view so it makes a poor stage wherever it is located.
- Put a horseshoe pitch in the park proposed for the North Side.
- Slope the green area east of the stage to help seated views (and draw water away from building).
- Love how the building is open. The flow is good. The splash pad and ice skating rink are awesome. I'm not sure how the stage works in the design. It seems like the gazebo could block the view (Implementation of VC Concept/Multi-Seasonal and all age groups)
- City Hall/bldg. don't like open thruway under bldg. Close entry from Southfield Road from privacy and intrigue.
- Availability of space for pop-up bakery, farmer's product.
- Attract unique retail stores, restaurants, etc.
- Possible office use for incubator business opportunity.
- Lathrup School and development of city center (hall) would spur true development along with Southfield Road development.
 - Get school owner join with development. Use as business incubator.
- I would like the location of the children's area closer to the stage area.
- Add pickleball courts.
- Would be nice not to move children's garden though layout seems reasonable as projected
- New building should retain historical individualistic character of Lathrup residential stock. Individual homes and historic architecture are a key consideration for those that move here.
- Village center with mixed use is not that important – funds should be used for more detail in the green space; there are enough retail shops along Southfield Road
- The building should reflect the unique character of the historic district

Outstanding Questions from Residents after Presentation and Discussion

- Mixed use development of the city hall site is not clearly explained, nor is the possible/likely increase in taxes and security issues.
- How will retail-tenant parking be handled when farmers market and festivals take place?
- Keep in mind Lathrup has a lot of retirees!
- Also, do we want the music from the stage pointed towards homes?
- Questions on business those of the building/space because I live across the street.
- Does the master plan call for 4-5 story buildings?
 - Who pays for the building if there is a lot of vacancy?



- Who pays for the water area, including maintenance cost?
- Who maintains the parking structure?
- Does the plan allow for Southfield Road to turn into a boulevard?
- How specific can the requirements from tenants be for the non-city bldg. portion of the bldg. – condos rather than apartments. Specific types of businesses (coffee shop, etc.) not some specific types of businesses (McDonalds, etc.)?



