

**DOWNTOWN DEVELOPMENT AUTHORITY  
CITY OF WIXOM  
49045 PONTIAC TRAIL  
April 21, 2005**

This meeting of the Wixom Downtown Development Authority began at 7:44 a.m. with the following individuals present:

**MEMBERS:** Eugene Boilore, Sandra Motz, Debbie Schuster, Dave Vanderhovel, and Mark Weller  
**STAFF:** Tony Nowicki

**Determination of Quorum:**

A quorum was present.

**Minutes:**

**MOTION** by Debbie Schuster to approve the March 17, 2005 minutes; seconded by Dave Vanderhovel.

**VOTE: UNANIMOUSLY CARRIED**

**Review of Final Design Plans of Village Center Area's Public Space Areas:**

Mr. Nowicki explained that a number of months ago the DDA hired Hamilton Anderson and Hubbell, Roth and Clark to design the public spaces in the Village Center Area and that is funded by the DDA tax capture. Rick Bogarts is from Hamilton Anderson and is the lead designer on the project. We had a presentation early on the design concepts, now we are to the point where the plans are 90% complete and we are getting ready to move into the bidding phase of the project with construction tentatively scheduled to begin the end of June this year. We would like to present the 90% plans to you for review and comment, the next step will be to go to the Planning Commission on Monday night and the final step will be to go to City Council next Tuesday night.

Mr. Bogarts from Hamilton Anderson stated that earlier on in the process they had prepared concept site plans. It identifies a green space with a water feature between City Hall and the Community Center on the south side of Pontiac Trail. On the north side of Pontiac Trail is what we call Sibley Square, which is a center boulevard running in the north to south direction on either side. At the far south end of the site there will be a detention basin. The plaza at the north end is a combination of concrete and pavers, a gazebo for presentations or programmable space for concerts. There are plantings that run completely around the north side of this structure and plaza. The lawn in front of the gazebo is really to create a park like setting; it is lined with shade trees. The notion is that it is basically a flat lawn, a programmable space and a place where people can sit; there are benches throughout the area.

Mr. Vanderhovel asked how wide Sibley Square will be.

Mr. Bogarts answered that it is about 60'.

Dr. Weller asked where the bathrooms were.

Mr. Bogarts explained that they had a conversation and have gone through a process with the wash rooms. We have attempted to try and locate them somewhere in Sibley Square, approximately two or three weeks ago. The notion was that each washroom has a separate men's and women's, the building would have to be 12 X 20' for each. We came back and showed elevations that start to do a variety of things. The first thing is that you block a lot of the view, as for people sitting on the benches or lining themselves up with the focal point of Sibley Square, and there is a real space constraint, also esthetically it would be quite a challenge. We felt that this space is not programmed for a wash room and there would

be a real esthetic issue with it. The park like setting does not really go with putting a building in the center of it.

Mr. Nowicki commented that they had talked to the developers about putting the restrooms in behind the east building in the parking lot area. We have a meeting tomorrow to try and formalize an agreement.

Dr. Weller commented as long as there are no outhouses.

Mr. Nowicki stated that you will have "port-a-jons" if there is a large event. A small restroom area would not accommodate a large crowd. The Police Department has concerns with security. We have a tremendous problem at some of the parks with vandalism and that is one thing that we really don't want to see in the Downtown. We have gone to great extent to try and design this area so that it is to the extent possible vandal proof and we will continue to do that.

Dr. Weller asked how big the gazebo was.

Mr. Bogarts replied that it is 30'.

Dr. Weller asked if it was open all around.

Mr. Bogarts explained that there are four masonry columns that hold up the structure, so it is all open 180 degrees. In the back of that paved space there is a little knee wall, so if you are at the back of that you could actually use it as a seat, you could sit down and listen to someone make a presentation or whatever.

Dr. Weller asked if there was a thought about redesigning the gazebo to incorporate bathrooms in the back.

Mr. Bogarts stated that there was not at this stage.

Mr. Nowicki stated that there is no room in there.

Dr. Weller explained that he meant enlarging the gazebo. It would take some creative thought.

Mr. Bogarts explained that the problem is that there is a space issue. For one washroom, a men's or woman's washroom, you need 12 X 20', which gives you two stalls, a sink, and a little fold down baby changing area. To have to have two of those buildings put together, you are looking at a considerable amount of space.

Dr. Weller clarified that it was 12 X 20' for one bathroom.

Ms. Schuster asked how many would be built if it was moved over by the parking lot.

Mr. Nowicki explained that it would be the same.

Mr. Boilore stated that he doesn't personally see why we need them at all. We are getting a new law that says businesses have to let the public in to use their restrooms. There are people with medical problems that need a bathroom and they are going to pass a state law. Of course there are exemptions, but for the general public to use a general business where a lot of people come in, they have to open their bathroom. We have all kinds of businesses down there that people can use. If you are concerned about vandalism you are going to have it no matter where you go or what you do.

He then pointed out when you go to Downtown Milford; they don't have anything down there.

Mr. Vanderhovel continued by stating nor do they in Plymouth, nor do they in Brighton or any other place that you go.

Ms. Schuster stated that was kind of different because they are talking about a park and Milford has the facilities in Central Park.

Mr. Nowicki stated that he thought they were over estimating the size of the park. He wouldn't even call it a park, it's Sibley Square. It is more of what a downtown square would be. It's not that large, it's no larger than the pond area between City Hall and the Community Center.

Dr. Weller asked if there were bathrooms across the street.

Mr. Nowicki explained that there are bathrooms in the Community Center and in the Library.

Dr. Weller stated that as far as he was concerned we have the Community Center and if people can't walk 200 feet across the street, and you will have port-a-potties, he doesn't see the big need across the street for restrooms. Reading it in the paper was the first he had heard about it and he was just wondering what the design was on that.

Mr. Nowicki commented that typically restrooms have not been included in civic squares.

Dr. Weller asked so are we going to put one in there now?

Mr. Nowicki explained that their direction was to investigate the feasibility of installing restrooms.

Ms. Schuster asked who directed them to do that.

Mr. Nowicki answered Council did.

Mr. Bogarts stated that in the drawings Sibley Square looks like a good size space, but in reality it is going to be pretty intimate. On the south side the pond that you currently have will be formalized into a low and very shallow water basin. The upper portion of the pond, at the far south end, will be elevated so that you will create a waterfall from the upper basin to the lower basin. Both sides of this civic area will be filled with trees. The parking will be reconfigured in front of City Hall and the Community Center. The detention basin will be used for storm water. We are very close now to the ability to bid these projects.

Mr. Vanderhovel asked if the pond and the waterfall were going to be a re-circulating system.

Mr. Bogarts responded that nothing else falls into that pond, except for rain water. There will need to be some supplement in July and August and in really warm weather because of the evaporation, but no ground water or storm water will be directed into this pond.

Mr. Vanderhovel asked if there was a parking lot drain sewer that runs from the municipal building around the pond.

Mr. Darga from Hubbell, Roth and Clark confirmed that was correct.

Mr. Vanderhovel asked if that was an old retention pond on the back side of the Community Center.

Mr. Nowicki explained that where a parking structure will be going.

Mr. Vanderhovel asked if everything was going to be filter to drain off to the back of the tracks.

Mr. Darga explained that right now all the storm water is draining to the pond and it drains out north across Pontiac Trail. We will be taking the storm water out of the pond, but it will still drain to the north under Pontiac Trail. The new detention pond is going to be built in the back where there is a hill right now; there will be a little bit of earth work there. The good news is there will be no storm water in the reflection pond.

Mr. Nowicki commented that this basin provides the draining for the entire civic center site. They have projected the volume of this for any future needs within the civic center complex.

Mr. Vanderhovel questioned if it goes north, what happens once it gets across Pontiac Trail.

Mr. Darga stated that it will be just as it does today, it will go through the VCA to their detention pond and then it will go with their storm water out to Norton Creek.

Mr. Vanderhovel asked how much of that storm water from the south side is going to end up on the north side.

Mr. Darga replied all of it.

Mr. Nowicki stated that everything flows that way, we detain it and then it flows to the north. We have emergency outlet along the railroad tracks, and the rest of it flows northward like it normally does.

Mr. Vanderhovel asked how it gets there.

Mr. Nowicki explained that there is a large pipe right across Pontiac Trail, opposite the pond.

Mr. Vanderhovel reiterated that everything drains to the retention pond and then there is a pipe to take it north.

Dr. Weller asked if they were bringing the roads in or widening them.

Mr. Darga explained that those are one way roads; they are going to conform to what is going on across the street to complete the circle.

Mr. Schuster asked if there was going to be a traffic light there.

Mr. Nowicki stated that there will be two traffic lights for each roadway at the intersection of Pontiac Trail.

Mr. Darga commented that they were looking at angled parking along Pontiac Trail; the concept here is to mirror what the VCA is doing on the north side. They are still working with the Road Commission and the VCA. Essentially it will be pretty close, there will be a few spaces out in front of City Hall and more parking in front of the Library. There are also plans for future retail as well.

Mr. Nowicki stated that we are trying to look into the future and have plans to market property north of the Community Center and City Hall. We are planning for infrastructure construction to have all of our water, sanitary sewer, utility connections and everything else so we would minimize disruption in the future and not have to destroy any of the infrastructures that we put in now in order to run utility lines, everything will be available

Ms. Schuster asked if the City owns the property to which Mr. Nowicki replied yes.

Mr. Bogarts then reviewed the Final Design Plans. He explained that there is a combination of concrete and pigmented concrete that make up the sidewalks and the plaza near the gazebo.

Mr. Vanderhovel commented that it looked like they were going to do the same medallion concrete work up by the road.

Mr. Bogarts stated that it is actually concrete work and concrete pavers. The color and the style of pavers are exactly the same as what is in front of the retail space across the street and we have been coordinating that with the consultants who are putting that together. We are trying to tie everything together between what they are doing, what their consultants who are doing residential to the north, and what we are trying to do in what we call the public spaces north and south of Pontiac Trail. He continued by explaining the material layout plan of the south side of Pontiac Trail which included, asphalt, concrete and pigmented concrete at the north and south walkway and the entrances to City Hall, the Library, and the Community Center. In front of City Hall there are currently three raised planters that will be removed, but we are going to propose to put three trees back in there. Instead of the raised planter it would have a tree grate so that everything is at one plane. There is nothing sticking up out of the ground, or for skateboards to have a hay day with, when someone is dropped off or parks in front of City Hall or the Police Station they have the ability to walk diagonally in any direction that they want.

He continued by explaining the columns that will hold the gazebo up. They are identical to what the columns and walls will look like immediately to the north where the residential gateway begins. The columns will be steel and will be completely covered with masonry.

Dr. Weller asked if it was going to be a metal roof.

Mr. Bogarts replied that it will be shingled and will match the residential shingle as well as the bricks matching.

Ms. Schuster asked who was going to decorate all of this for Christmas.

Mr. Nowicki replied that the DPW would do the public spaces and take care of that as well as most of the decorations along the commercial and along the road with the street lights and the trees.

Mr. Bogarts wanted to point out that the L.E.D. sign and the masonry that would be constructed around the current building. He has had meetings with people that have built the current one that is out there and they are coordinating in terms of that masonry matching.

Dr. Weller asked if you have to put up and take down Christmas decorations year after year, has anybody thought about incorporating rope lights for all year around.

Ms. Schuster commented that the only thing she was saying is that with all of these trees and all of the areas that we are going to have to decorate for Christmas, she doesn't want to wait until December 1<sup>st</sup> to

make a decision on what they are going to do. You go into Ann Arbor, or Milford there trees are all lit. We could do this really well and maybe this is something that the DDA should pay the initial expense of getting the lights and the DPW does it annually.

Mr. Nowicki replied that it isn't that way at all, in fact they have been planning for all the electrical to begin with. They will have light fixtures on top of each of the light polls; there will be some up lighting of various areas where we can put filters of different colors. We can up light some of the trees. We have thought of that to begin with and it will be well decorated.

Ms. Schuster commented that it is all year round for all of the events that you are going to have. Flags on the flag poles that the business will sponsor.

Mr. Nowicki stated that they have fixtures for the banners that the businesses can sponsor. We haven't gotten to the point of putting the lights up year round. We are talking about that primarily during the holidays.

Ms. Schuster explained that she meant different themes for what ever you are doing as far as the community events. Now you have all the spaces to use.

Mr. Bogarts commented that there will be an appreciable amount of lighting that will be year round. At the north end of the gazebo there are 8 trees, we have 8 up lights, one under each tree. Those are there all the time. There is a certain amount of ambient light from the north or the south. One thing that we have discussed at one of our meetings was can the filter be removed and replaced so that if you want to change the color of the light and Christmas time, Halloween, or Forth of July, it can be done. On the south side there are also up lights. The pond has under water lights in it as well. They are L.E.D.; the life on those is 10-12 years. You don't have to lift the light out of the water to change the color, it is programmable by computer. So when Halloween comes you can change them to orange, Forth of July you can alternate them to be red, white and blue. You can do whatever you want; they can be on a cycle and continue to change. It needs to be discussed in terms of how far do you take that and how far do you take putting them up and leaving them year round above and beyond what he had already described.

Ms. Schuster stated that this is a new issue that the DDA has to deal with and it is one that is welcomed.

Mr. Nowicki commented that their concern right now is to get all of this built within the budget that we have. Some of the lighting, depending how much money we have left, if any, we can get into that and begin inquiring.

Mr. Bogarts pointed out that there are certain wishes and wish lists and it is there challenge to put together not only a good design, but something that can be built within a period of time and within the budget in 2005. What we need to do as designers is to try and proactively think what are some of the things that you might want to, or could need down the road and how do we implement some of the infrastructure so you can do some of those things down the road without tearing everything back up. That is a bit of a guessing game.

Mr. Nowicki asked Mr. Bogarts to talk a little bit about sound.

Mr. Bogarts stated that they have been speaking with the staff of HRC with respect to sound. The whole issue is going wireless or not going wireless, depending on what you want in the future. The notion is all you need if you go wireless, is a little wire that goes to a speaker. We need to think as much as we can into the future so that we have an infrastructure there either with conduit that comes from the north side of

Pontiac Trail. So if you want to play Christmas music or pipe music through at various other times of the year, you can do that and it can be the same music on both the north side and south side of Pontiac Trail. In terms of immediate audio we are going to build into the system on the gazebo. We will put in the infrastructure and speakers so that they are there when the gazebo is built. If someone walks up and says o.k. I need to make a presentation the audio is there. It is a matter of plugging some stuff in, into either the wall receptacles that are there or into an electrical box behind the gazebo. There is going to be electrical boxes along the back side of the gazebo attached to the column. In terms of what we need and what we are going to do for the rest of the development, that isn't 100% solved yet, but we do have to put in the infrastructure.

Ms. Schuster asked if the decision was wireless.

Mr. Bogarts replied in all likelihood they were going in that direction. From an infrastructure prospective it is a lot less.

There was then a discussion about different outdoor speakers.

Dr. Weller asked when they were going to begin on the south side of Pontiac Trail.

Mr. Nowicki explained that it will go out as soon as they get the final nod by City Council next Tuesday. Construction is tentatively scheduled to begin by the end of June.

Dr. Weller stated that he would probably do the north side first then the south side.

Mr. Bogarts explained that it is going to be bid the first week of May. Bids will closed the 2<sup>nd</sup> or 3<sup>rd</sup> week of May, so by the time it gets awarded and the contractor starts, we are not going to tell him where to start. He may want to start at the north side, but the notion is that both north and south will start near the end of June.

Mr. Nowicki added that completion is scheduled for November with the exception of some landscaping.

Ms. Schuster asked when the retail was expected to be completed.

Mr. Nowicki replied that the retail is expected to be at the stage where the tenant/owners can move in September of this year, with an anticipated early December opening.

Mr. Bogarts commented that they wanted to provide that retail opportunity for the Christmas season.

Mr. Nowicki stated that it has been an interesting series of projects to coordinate. When you look at what we have managed to put together with all the private utilities in the private sector, from the early sale of the property across the street to the sight plans, to the sale of \$5.7 million dollars in bonds by the City to the underground location of utilities to the Johanna Ware project and to try and maintain access to the business it has been a challenge. Especially when you think of utilities, there is Detroit Edison, which is a huge organization to try and deal with to begin with, and then we have SBC, and McCloud. They are a fiber optic cable company, and what they do is the backbone of the Oakland County fiber optic system, all of the schools and all the governmental facilities. So when they do something they have the potential of shutting down the entire county if they make a mistake. Then we have Comcast Cable.

Dr. Weller asked if they were all going to coordinate this work together.

Mr. Nowicki explained that SBC brought in the conduits for themselves and McCloud and also Comcast Cable. SBC's contractor came in and they ran additional boring because they have additional leads that go out separately. There is a coordination of efforts all the way around.

Mr. Bogart stated that the last thing he wanted to mention was that they are showing the location of trees to be transplanted. There is something like 50 trees that we want to transplant. We have identified that most of these are going to go in the vicinity behind the Library and then up the grassy knoll and at the edge of the existing forest. The other larger evergreens that are at the south end of the existing pond, as well as the white pines that sit at the back of the grass; we feel that they are alive and movable. We are going to recommend as an add alternate to this contract that we get a cost from a contractor. They can be moved with a 96" spade, instead of mowing them down and adios, and it is feasible, then there is a great benefit to planting them at the back of the property and continue the screening that is currently there.

Ms. Motz asked how the timing of the movement of the trees is going to work. Usually there is a season to be pulled up and then are they going to be planted some place and pulled up and planted again.

Mr. Bogarts explained that they are going to go directly to the location where we want them. The issue is that it might be June; there is an anti-desiccant spray that you can spray the trees with. There are better times in the year to do this, but unfortunately our schedule is what it is. These trees have been here for a while and suddenly everyone is like where are our trees.

**MOTION** by Debbie Schuster and second by Mark Weller to approve the Final Design Plans of Village Center Area's Public Space Areas as presented.

**VOTE:**

**UNANIMOUSLY CARRIED**

**ADJOURNMENT:**

The meeting adjourned at 8:37 a.m. on motion and second by Mark Weller and Dave Vanderhovel.

Elizabeth A. Rowe  
Recording Secretary