Carlisle | Wortman Associates, Inc.

GRATIOT AVENUE GROESBECK HIGHWAY REINVESTMENT PLAN

City of Roseville

PROPOSAL

November 2012

CARLISLE | WORTMAN
associates, inc.

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GRATIOT/GROESBECK CORRIDORS UNDERSTANDING OF THE PROJECT

The City of Roseville desires to develop a Corridor Reinvestment Plan for Gratiot Avenue and Groesbeck Highway. The Plan will consider urban design elements, future land use, transportation, and potential economic incentives for redevelopment. Both Gratiot Avenue and Groesbeck Highway are in need of long-term planning assistance. Many of the existing commercial establishments along the corridors are vacant or are in need of redevelopment. The changing nature of retail uses has concentrated retail amidst many of the big box or larger-scale retail chains. This has left numerous smaller commercial establishments struggling. Likewise, industrial uses have also undergone a change. Many of the smaller industrial shops and automotive-related small manufacturers have disappeared, leaving numerous vacant industrial parcels. These commercial and industrial vacancies will require an innovative plan which can provide for revitalized land uses.

Both Gratiot Avenue and Groesbeck Highway are major surface highways with traffic volumes approaching 50,000 trips per day and vehicle speeds between 40 and 45 miles per hour. These conditions create an uncomfortable pedestrian atmosphere. In many areas, sidewalks and street crossings are deficient.

Both Gratiot Avenue and Groesbeck Highway are state highways with extremely high traffic volumes. Both corridors are deficient in terms of non-motorized modes of transportation. There are opportunities for the potential development of a regional light rail system which could have a future impact particularly on Gratiot Avenue. Access management strategies and consolidation of the numerous curb cuts will need to be addressed via the creation of a corridor and access management plan. A plan is required which will address transportation issues and provide an attractive pedestrian corridor.

The plan will also require extensive participation and community outreach. Input from property owners and stakeholders will have a key role in the planning process. Public input will be a key component in the development of broad concept plans and preferred themes for improvement.

A COMPREHENSIVE APPROACH

Carlisle|Wortman Associates, Inc. (CWA) is a multidisciplinary firm composed of professional planners, landscape architects, architects, professional engineers, code officials, and plan reviewers. The majority of the staff have advanced certifications, including the following:

Twelve registered/certified planners (AICP/PCP)
Two registered landscape architects (RLA)
One professional engineer (PE)
One registered code official (BO, BI, PR)

Maintaining a long-term relationship with our clients is our goal. We view our clients as our partners in the planning and design process. Each client is personally represented by a principal of the firm. A close working relationship with our clients provides us with a clear understanding of our clients' needs.

BACKGROUND AND STATEMENT OF QUALIFICATIONS

Carlisle/Wortman Associates, Inc. (CWA) has been providing community planning services across Michigan since 1988. Our goal is to establish on-going and long-term relationships with our clients, working with them to address the ever-changing community-building environment. Since 1988, the firm has serviced over 70 communities within Michigan, and currently has continuing service relationships with more than 40 communities. Our continuing success, even in the most difficult of times, is a direct result of the philosophy to which we adhere: responsiveness, commitment, and trust.

CWA is responsive. We believe in constant contact with our clients via telephone, email, and mobile communication, and at hours beyond standard business practice. This allows us to meet our clients' needs, and to be nimble and flexible. Responsiveness can also be transferred to timeliness of organizing and then implementing a project.

Carlisle/Wortman Associates, Inc. is committed to providing a solid product and service. This comes as a result of having an experienced staff who are committed to both our company and our clients.

We earn the trust of our clients. We believe that providing honest and professional direction toward the betterment of the communities we serve is the best way to build a relationship of trust.

We think the best demonstration of our capability to assist you is the work we have already done. The following is a representative list of projects our team has completed. Client references can be found later in this proposal. We encourage you to call them to discuss our professional performance and skills.

- City of St. Clair Shores Comprehensive Plan
- Ann Arbor Transportation Authority Five-Year Transit Program Implementation
- City of Howell D-19 Corridor Concept Plan
- City of Saline Non-Motorized Transportation Plan
- Scio Township Non-Motorized Transportation Facilities: Share-Use Pathways
- Macomb Orchard Trail Master Plan, Macomb County
- Bangor/Bay City Rail Trail Plan
- City of Troy Big Beaver Roadway Buffer
- City of Riverview Strategic Vision Plan
- MEDC Redevelopment Ready Communities Best Practices
- City of St. Clair Downtown Redevelopment District Form-Based Code

CARLISLE | WORTMAN ASSOCIATES, INC. EXCELS AT OFFERING PERSONALIZED SERVICE FOR EVERY COMMUNITY

AN EQUAL OPPORTUNITY EMPLOYER

Carlisle|Wortman Associates, Inc. interviews interested applicants and maintains a file of resumes and applications for employment. Race, color, age, sex, creed, or national origin shall not be considered in evaluating any person for employment, merit increases, promotion, termination for cause, or reduction in force, or any other such action affecting employees.

Our staff members are experienced in providing both comprehensive and innovative solutions to complex problems, regardless of the size of the community.

PROJECT TEAM

DON WORTMAN, PRINCIPAL-IN-CHARGE, is a registered Landscape Architect and Professional Community Planner with over thirty years of experience. His planning practice is characterized by long-term relationships with communities of varying sizes and types, assisting each with unique growth management strategies. His design capabilities have enhanced planning projects and provided creative approaches to development issues. With planning and design expertise, he integrates both into solutions that work for positive community change.

DAVE SCURTO, PRINCIPAL AND PROJECT MANAGER, is a community planner with 27 years of experience in municipal planning. He focuses on urban places, central place cities, inner-ring suburbs, and economic redevelopment. He has worked with the nationally acclaimed Redevelopment Ready Communities program, sat on boards for state and national planning associations, and is chair of the Macomb County Brownfield Redevelopment Authority. Mr. Scurto works with several municipalities on economic development projects including business retention and recruitment, tax increment financing, incentives, partnering, public property acquisition and approval processes. The Michigan Association of Planning, Michigan Municipal League, and Michigan State University Extension retain Mr. Scurto for basic and advanced training on planning, land use, and zoning topics.

SALLY ELMIGER, PLANNER, is trained in both community planning and landscape architecture, and has focused her 10-year planning practice on sustainable development and natural area preservation. Her wide-ranging experience includes master planning, zoning, corridor design, recreation and park planning, environment/watershed planning, and wetlands consulting. Most recently, she has completed training in the National Charrette Institute's (NCI) Charrette System.

LUCIE FORTIN, URBAN DESIGN AND GIS, is both a Landscape Architect and Planner. She has been a practicing professional since 1985 and has extensive experience in planning and design. Ms. Fortin is involved in a wide range of projects focusing on recreation planning, site and land use planning, natural resource management, and on preserving and enhancing community character. Her experience includes master plans, recreation plans, park plans/designs, trail plans/designs, design guidelines, corridor plans, streetscape design plans, feasibility studies, and parking studies for both private and public sector clients. Her abilities span the areas of public engagement, oral presentation, report writing, graphics, and Geographic Information Systems.

The work plan proposed by Carlisle/Wortman Associates, Inc. (CWA) recognizes that Gratiot Avenue and Groesbeck Highway are vastly different corridors with the types of business, traffic, land use, infrastructure, level of maintenance, and other important factors. The CWA work plan has four specific tasks identified. Task 1 ***ASSESSMENT OF BACKGROUND INFORMATION AND PUBLIC INPUT*** and Task 4 ***FINAL PRESENTATIONS*** combine efforts for both corridors together. Recognizing differences in the Gratiot and Groesbeck corridors, Task 2 ***GRATIOT AVENUE*** and Task 3 ***GROESBECK HIGHWAY*** separate the two to best organize redevelopment approaches.

TASK 1.0 ASSESSMENT OF INFORMATION AND PUBLIC INPUT

The CWA team will acclimate itself to current conditions and past history through assessing documents such as the City's Master Plan and Zoning Ordinance, Macomb County's access management plan, Zoning Board of Appeals and code enforcement files, and other reports as obtained from the City. A photo essay of each corridor will be prepared. Findings will be organized by corridor.

Public involvement will be multi-faceted, with multiple approaches from more generalized larger group events to personalized interviews. It will be important for CWA and the City to reach out and make the process convenient. The approaches are described below.

The initial step involves interviews with City staff and key business leaders to probe into the in-depth workings of each corridor. In addition, the Michigan Department of Transportation and Macomb County staff will be contacted for their input. This effort will reach out to the investors to meet at their convenience. The interviews will discuss their vision and seek input into transformative change such as new types of non-manufacturing industries, mixing of uses, redesign of centers, the use of form-based coding, flex zoning, and similar placemaking techniques. CWA will rely on the City to establish contact and accompany the team. Interviews will be limited to six per corridor, based on current budget.

Following the interviews, a joint corridor open house style meeting for the public will be held to collect viewpoints and information from all businesses, customers, and residents. The information will help identify patterns in how the corridors are used on a daily basis. The City Council, Planning Commission, and department staff will be invited to the sessions.

To improve access to the process, CWA will use its MiRemarks electronic information gathering tool. This tool synthesizes aerial photography with ability for residents, business owners, and others to electronically record thoughts and observations through an internet link on the City's website. Anyone can access the tool at anytime, from the comfort of their business or home. CWA will assist the City staff in making the public aware of this tool through website, cable TV, newspaper, schools, and other venues.

A summary report on findings will be issued to the City Manager.

Meetings: Staff interviews
Gratiot Avenue interviews
Groesbeck highway interviews
MDOT and Macomb County interviews
Public open house

Schedule: Months 1 and 2

TASK 2.0 GRATIOT AVENUE: TRANSFORMATIVE CHANGE AND HIGH-VISIBLITY PROPERTIES

Initial impression shows the Gratiot corridor to adequately function and to be maintained fairly well. However, there are signs of age and wear. An image boost is important, but reflection and commitment to how the corridor can reenergize is needed to stay competitive.

The approach is to engage property owners of highly visible sites or areas to discuss transformative change. Discussion will include the owners' short-range and long-range development vision; sharing of comparative examples on redevelopment of like properties by the team; and the steps needed to make change happen. The team will rely on City staff to help select the properties and make initial contact. A land use concept and implementation tasks will be created for each site, node, or critical area. Concepts and recommendations will be presented to the property owners through telephone calls, e-mail , or face-to-face meetings. Solutions will be a joint effort. The land use concepts are not urban design plans. Three representative high-visibility blocks, or prototypes in conjunction with major intersections, are included in the proposed budget. This could include Macomb Mall, Eastgate Mall, and Utica Road intersection areas.

The health of the overall corridor is equally important. Recommendations will be provided for street improvements (recognizing right-of-way widths, traffic volumes, and speed); development patterns (recognizing current land use and block and parcel sizes); identifying focal points; off-street and on-street parking; and public improvements (landscape, streetscape, and amenities). Transportation issues for local and regional connection, complete streets and multi-modal movement, and management will be provided. Mixed use and "flex zoning" options will be identified to help promote redevelopment of vacant or under-utilized sites. The use of development authorities, identifying grant opportunities, assessing code enforcement and maintenance issues, and connecting to the Michigan State Housing Development Authority MiPlace program will be provided. Modifying the land uses allowed by the Zoning Ordinance, crafting design standards for land uses, and promoting placemaking regulations will be evaluated. In addition, the team will assist the City to prepare a "Complete Streets" ordinance.

A summary report with land use concepts and prototype redevelopment strategies will be issued to the City Manager.

Meetings: Initial property owner work session
Follow-up meetings with property owners
Redevelopment Team meeting (combined with Task 3 meeting)

Schedule: Months 3 - 6

TASK 3.0 GROESBECK HIGHWAY: LAND USE STRATEGY AND EMERGING INVESTMENT

Groesbeck Highway is distinct from Gratiot Avenue. The immediate need for this corridor is capturing investment. A fresh perspective on the land use strategy and policy and identifying new types of industry and investment is vital. Design and image are important but less reliance is needed in the near-term.

The initial step is to identify the pattern of vacant, underutilized, and troubled properties. A simultaneous step is to research the types of new investment being realized in similar places. Review of critical site sizes and locational needs will lead the team to compare which uses meet Roseville's inventory. Information provided through business interviews in Task 1 is vital during this step. Using this collection of data, development patterns can be assessed and a transformative strategy of policy and regulations put in place.

Infrastructure improvements, maintenance, and incremental change are important to keeping the corridor neat and presentable. Recommendations will be provided for street improvements (recognizing right-of-way widths, traffic volumes, and speed); development patterns (recognizing current land use and block and parcel sizes); identifying focal points; off-street and on-street parking; and public improvements (landscape, streetscape, and amenities). Transportation issues for local and regional connection, complete streets and multi-modal movement, and management will be provided. Using development authorities, identifying grant opportunities, assessing code enforcement and maintenance issues will be provided. Mixed use and "flex zoning" strategies will also be developed to help promote economic development.

A summary report on recommendations will be issued to the City Manager.

Meetings: Redevelopment Team meeting

Schedule: Months 3 - 6

TASK 4.0 FINAL PRESENTATIONS

CWA will personally present its findings and recommendations at the joint City Council, Planning Commission, and staff meeting. The purpose of the presentation is to get approval of a unified vision supporting zoning and implementing actions. The plan will be linked to the City website to provide convenient viewing to residents and business owners. The final report will be issued to the City Manager.

Meetings: Redevelopment Team meeting
Joint public City Council and Planning Commission presentation

Schedule: Months 7 and 8

CITY RESPONSIBILITY

The City of Roseville is viewed as a partner with CWA on this proposal. The budget anticipates the City to provide maps and GIS information, background studies, documents, and reports; be an integral part of the interviews; coordinate with the City Council and Planning Commission; provide the location and refreshments for the public open house; and assist CWA with posting the draft reports on the City's website and to provide a link to the MiRemarks public input page.

ADDITIONAL SERVICES

CWA can provide the following additional services. Cost will be determined through agreement.

- **URBAN DESIGN CONCEPTS** - landscape and paving improvements, architectural renderings, access and site changes and new building location can be provided by site or for the entire corridor.

- **SURVEYS, CHARRETTES, and OTHER EXTENSIVE PUBLIC PARTICIPATION EFFORTS** – CWA can provide telephone, written or electronic surveys or facilitate charrettes. The budget for each may exceed the City's current budget for the entire project.

- **ADDITIONAL MEETINGS** – CWA is available to attend additional meetings at the request of the City Manager.

- **REDEVELOPMENT READY CERTIFICATION (RRC)** – As CWA understands that Roseville is in the process of receiving RRC certification through the Michigan Economic Development Corporation, we can assist the City in making required changes to reach certification. The team is on the MEDC RRC advisory board and has been an evaluator of the program.

PROJECT TIMETABLE

		Task 1		Tasks 2 and 3				Task 4	
Task		January 2013	February 2013	March 2013	April 2013	May 2013	June 2013	July 2013	August 2013
1.0	Assessment of Background Information and Public Input								
2.0	Gratiot Avenue								
3.0	Groesbeck Highway								
4.0	Final Presentations								

R. DONALD WORTMAN, RLA, AICP, PCP, VICE PRESIDENT is a registered Landscape Architect and Professional Community Planner with over thirty years of experience. His planning practice is characterized by long-term relationships with communities of varying sizes and types, assisting each with unique growth management strategies. His design capabilities have enhanced planning projects and provided creative approaches to development issues. With planning and design expertise, he integrates both into solutions that work for positive community change.

EDUCATION

MLA, Landscape Architecture | University of Michigan

MA, Urban and Regional Planning | University of Colorado

BA, History | University of Michigan

EXPERIENCE

Vice-President, Carlisle|Wortman Associates, Inc.
Ann Arbor, MI, 1991-Present

Associate, Manager of Planning Department, Ayres, Lewis, Norris & May, Inc.
Ann Arbor, MI, 1985-1991

Department Manager, Ayres, Lewis, Norris & May, Inc.
Ann Arbor, MI, 1982-1985

Planner/Landscape Architect, Ayres, Lewis, Norris & May, Inc.
Ann Arbor, MI, 1978-1982

CREDENTIALS

Registered Professional Community Planner, State of Michigan | License No. 585

American Institute of Certified Planners | Membership No. 6997

Registered Landscape Architect | License No. 881

PROFESSIONAL ACTIVITIES

University of Michigan School of Natural Resources and Environment | Adjunct Professor, Guest Lecturer

MAPA Planners in Private Practice

Friends of Greenview and Pioneer Nature Area | Vice President

HONORS

Michigan Society of Planning, Honor Award: 1981, 1990, 1992, 1996

American Society of Landscape Architects, Michigan Chapter Merit Award, 1988

*FULL CV AVAILABLE UPON REQUEST

DAVE SCURTO, AICP, PCP, PRINCIPAL is a community planner with 27 years of experience in municipal planning. He focuses on urban places, central place cities, inner-ring suburbs, and economic redevelopment. He has worked with the nationally acclaimed Redevelopment Ready Communities program, sat on boards for state and national planning associations, and is chair of the Macomb County Brownfield Redevelopment Authority. Mr. Scurto works with several municipalities on economic development projects including business retention and recruitment, tax increment financing, incentives, partnering, public property acquisition and approval processes. The Michigan Association of Planning, Michigan Municipal League, and Michigan State University Extension retain Mr. Scurto for basic and advanced training on planning, land use, and zoning topics.

EDUCATION

MArch, Masters of Architecture | University of Detroit Mercy
(emphasis on community development)

BArch, Architecture | University of Detroit

EXPERIENCE

Principal, Carlisle|Wortman Associates, Inc.
Ann Arbor, MI, 2011 - Present

Associate, Carlisle|Wortman Associates, Inc.
Ann Arbor, MI, 2007 - 2011

Project Manager/Senior Planner, Hamilton Anderson Associates, Inc,
Detroit, MI, 1995-1998; 1999-2007

Senior Planner, The Strader Group
Royal Oak, MI, 1998-1999

Vice President/Planner, Gerald Luedtke and Associates, Inc.
Detroit, MI, 1985-1995

CREDENTIALS

American Institute of Certified Planners |
Registration No. 008484

Professional Community Planner,
State of Michigan | Registration No. 622

PROFESSIONAL AFFILIATIONS

American Planning Association | Member No. 077753

Michigan Association of Planning,
Board of Directors, Immediate Past President

American Planning Association Chapter President's Council. MAP representative to the American Planning Association,
2006 - Present

Macomb County Brownfield Redevelopment Authority,
Chairperson

SALLY ELMIGER, AICP, ASSOCIATE is trained in both community planning and landscape architecture, and has focused her 10-year planning practice on sustainable development and natural area preservation. Her wide-ranging experience includes master planning, zoning, corridor design, recreation and park planning, environment/watershed planning, and wetlands consulting. Most recently, she has completed training in the National Charrette Institute's (NCI) Charrette System.

EDUCATION

MLA, Landscape Architecture | University of Michigan

BS, Organizational Behavior | University of Illinois

CREDENTIALS

American Institute of Certified Planners
Membership No. 21715

EXPERIENCE

Landscape Architect/Associate, Carlisle|Wortman Associates, Inc.
Ann Arbor, MI, 1999-Present

Landscape Architect, Beckett and Raeder, Inc.
Ann Arbor, MI, 1996-1999

Teaching Assistant, Department of Landscape Architecture
University of Michigan, 1996

PROFESSIONAL AFFILIATIONS

American Society of Landscape Architects,
Michigan Chapter, ASLA

Wild Ones Natural Landscapers

American Planning Association

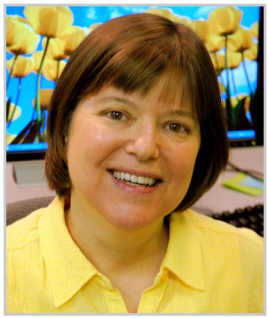
Michigan Association of Planning

HONORS

Sigma Lambda Alpha, National Landscape Architecture
Honor Society, Alpha Xi Chapter

American Society of Landscape Architects
Honor Award

LUCIE FORTIN, LLA, AICP is both a Landscape Architect and Planner. She has been a practicing professional since 1985 and has extensive experience in planning and design. Ms. Fortin is involved in a wide range of projects focusing on recreation planning, site and land use planning, natural resource management, and on preserving and enhancing community character. Her experience includes master plans, recreation plans, park plans/designs, trail plans/designs, design guidelines, corridor plans, streetscape design plans, feasibility studies, and parking studies for both private and public sector clients. Her abilities span the areas of public engagement, oral presentation, report writing, graphics, and Geographic Information Systems.



EDUCATION

MSLA, Master of Science, Landscape Architecture | University of Wisconsin

BAP, Landscape Architecture | Université de Montréal

EXPERIENCE

Landscape Architect, Carlisle|Wortman Associates, Inc.
Ann Arbor, MI, 1991-Present

Landscape Architect, Atwell-Hicks, Inc.
Ann Arbor, MI, 1987-1991

Landscape Architect, Environment Canada-Parks
Ottawa, Canada, 1986

Landscape Architect, Poirier Cardinal
Montréal, Canada, 1985

Teaching Assistant, Department of Landscape Architecture
University of Wisconsin, 1983-1985

PROFESSIONAL ACTIVITIES

Historic District Commission, City of Monroe, 1999-2002

Secretary, Michigan Chapter, American Society of Landscape Architects, 1998

Adjunct Professor, University of Michigan, Department of Landscape Architecture, 1996

Adjunct Professor, Lawrence Technological University, 1995

CREDENTIALS

Registered Landscape Architect,
State of Michigan

American Institute of Certified Planners,
Membership No. 274319

HONORS

Michigan Society of Planning Officials,
Honor Awards: 1995

Outstanding Graduate Publication Award, 1988 (Department of Landscape Architecture, University of Wisconsin-Madison)

Frederick Law Olmsted Scholarship, 1982 (Corporation Première Québec)

PUBLICATIONS AND PRESENTATIONS

Co-author with Peter Jacobs, "L'histoire du paysage urbain au Quebec" | Habitat, Vol. 27 No. 3, 1984

Author, "The Evolution and Persistence of Three Land Division Systems in the Green Bay Region of Wisconsin" | Landscape Journal, Vol. 7 No. 1, 1988

Author, "Community Parks and Recreation Master Planning" | Michigan Planner, Vol. 2 No. 10, 1998

Presenter, "How to Develop a Recreation Plan"
SEMCOG University, 2010

SUMMARY OF COUNTY CLIENTS

	General Planning	Development Review	Master Planning	Ordinance Revisions	Special Studies	Expert Testimony	Recreation Planning
Clinton County		■		■	■		■
Calhoun County					■		
Eaton County	■		■		■		■
Huron County							■
Macomb County	■			■	■	■	■
Oakland County					■	■	■
Shiawassee County	■	■	■	■			
St. Clair County			■		■		
Washtenaw County				■	■		
Wayne County	■	■			■		

SUMMARY OF CITY + VILLAGE CLIENTS

		General Planning	Development Review	Master Planning	Ordinance Revisions	Special Studies	Expert Testimony	Recreation Planning
Oakland County	City of Clawson	■				■		
	City of Clarkston	■	■	■	■		■	
	Village of Holly	■	■					
	City of Huntington Woods							■
	City of Keego Harbor	■	■	■	■	■		
	City of Lake Angelus							
	City of Northville	■	■	■	■	■		■
	City of Rochester							
	City of Royal Oak			■		■		
	City of Troy	■	■	■		■		
	City of Wixom	■		■	■	■		
	Village of Wolverine Lake							■
Washtenaw County	City of Ann Arbor						■	
	Village of Barton Hills							
	Village of Dexter	■	■	■	■	■		■
	Village of Manchester	■	■	■	■	■		■
	City of Milan	■	■	■	■	■		■
	City of Saline	■	■	■	■	■		■
	City of Ypsilanti	■	■	■	■		■	■
Livingston County	City of Brighton	■	■	■	■			
	City of Howell	■	■	■	■	■	■	■
	Village of Pinckney	■	■	■	■	■		■

SUMMARY OF CITY + VILLAGE CLIENTS, CONTINUED

		General Planning	Development Review	Master Planning	Ordinance Revisions	Special Studies	Expert Testimony	Recreation Planning
Wayne County	City of Dearborn							■
	City of Grosse Pointe Woods	■	■	■	■	■		
	City of Hamtramck		■					
	City of Plymouth	■	■	■	■	■		
	City of Riverview	■	■		■	■	■	■
	City of Southgate	■	■	■	■	■		
	City of Wayne							
	City of Woodhaven	■	■	■	■	■		■
Monroe County	Village of Dundee	■	■		■	■		■
	City of Monroe				■	■	■	
	City of Petersburg		■		■			
Macomb County	City of Center Line	■	■	■	■	■		■
	City of Mt. Clemens			■				
	City of St. Clair Shores		■	■	■	■	■	■
Other Michigan Counties	City of Alma	■	■	■	■			
	City of Alpena	■		■		■		
	City of Bay City	■		■		■		■
	Village of Byron			■	■	■		
	City of Cheboygan							
	Village of Clinton	■	■	■	■	■		
	City of Coldwater			■	■			
	City of East Jordan							
	City of East Tawas	■	■	■	■			■
	Village of Jonesville							
	Village of Lexington		■					
	City of Marshall			■				

SUMMARY OF CITY + VILLAGE CLIENTS, CONTINUED

		General Planning	Development Review	Master Planning	Ordinance Revisions	Special Studies	Expert Testimony	Recreation Planning
Other Michigan Counties	City of Midland					■		
	City of Mt. Pleasant			■		■		■
	City of St. Clair	■	■	■	■	■		■
	Village of Stockbridge		■					
	City of Tawas City			■				■
	Village of Westphalia			■	■			

SUMMARY OF TOWNSHIP CLIENTS

		General Planning	Development Review	Master Planning	Ordinance Revisions	Special Studies	Expert Testimony	Recreation Planning
Oakland County	Brandon Charter Twp							
	Highland Charter Twp							■
	Holly Township	■	■	■	■	■		■
	Independence Charter Twp	■	■	■	■	■		■
	Orion Charter Twp	■	■	■	■	■	■	■
	Oxford Charter Twp	■	■	■	■	■	■	■
	Springfield Charter Twp	■	■	■	■	■		■
	Waterford Charter Twp							
	West Bloomfield Charter Township							
Washtenaw County	Ann Arbor Charter Twp	■	■	■	■	■		■
	Augusta Charter Twp	■	■	■	■	■	■	
	Bridgewater Twp	■	■		■	■		
	Lima Township	■	■	■	■	■	■	
	Lodi Township				■	■		
	Lyndon Township	■	■	■	■	■		■
	Manchester Township	■	■	■	■	■		■
	Northfield Township	■	■	■	■	■	■	
	Pittsfield Charter Twp	■	■	■	■	■	■	■
	Saline Township				■			
	Scio Township	■	■	■	■	■		■
	Superior Charter Twp					■		
	Webster Township						■	
	York Charter Twp				■	■		

SUMMARY OF TOWNSHIP CLIENTS, CONTINUED

		General Planning	Development Review	Master Planning	Ordinance Revisions	Special Studies	Expert Testimony	Recreation Planning
Livingston County	Green Oak Charter Twp	■	■	■	■	■	■	■
	Handy Township	■	■	■	■	■		■
	Howell Township	■	■		■	■		
	Iosco Township	■	■	■	■	■	■	
	Marion Township	■	■	■	■		■	■
	Putnam Township	■	■	■	■			■
	Unadilla Township	■	■	■	■	■		■
Wayne County	Canton Charter Twp							■
	Huron Charter Twp	■	■	■	■	■	■	■
	Plymouth Township					■		
	Sumpter Township	■	■	■	■	■		
	Van Buren Charter Twp							
Other Michigan Counties	Adrian Charter Twp				■			
	Argentine Township	■	■	■	■	■		■
	Baldwin Township			■	■			
	Berlin Charter Twp	■	■	■	■	■		
	Blissfield Township			■	■			
	Bunker Hill Township			■				
	Clayton Charter Twp							
	Fenton Charter Twp			■				
	Ida Township	■	■	■	■	■		
	Leslie Township	■	■	■	■	■		
	Lexington Township			■	■			
	Sandstone Charter Twp	■	■	■	■	■		
	Sanilac Township	■		■	■	■		
	Sheridan Township	■	■	■	■			
	Stockbridge Twp			■	■			
	Tecumseh Township	■	■	■	■	■	■	■

REFERENCES

The following people are some of the clients we have worked with on [describe type of project] within southeast Michigan. We encourage you to call them to discuss our professional performance and skills.

PAT SULLIVAN
City of Northville
215 West Main Street
Northville, Michigan 48167
(248) 449-9905

MARK MILLER
City of Troy
500 West Big Beaver Road
Troy, Michigan 48084
(248) 524-3330

CHRIS RAYES
City of St. Clair Shores
27600 Jefferson Avenue
St. Clair Shores, Michigan 48081
(586) 447-3337

DEAN WORKMAN
City of Riverview
14100 Civic Park Drive
Riverview, Michigan 48193
(734) 281-4200

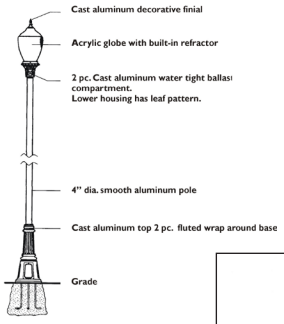
SASHABAW ROAD CORRIDOR DESIGN PLAN
Independence Township

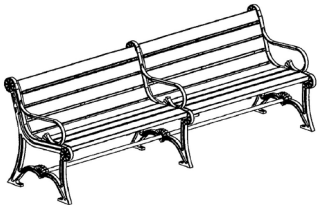
Project Highlights:

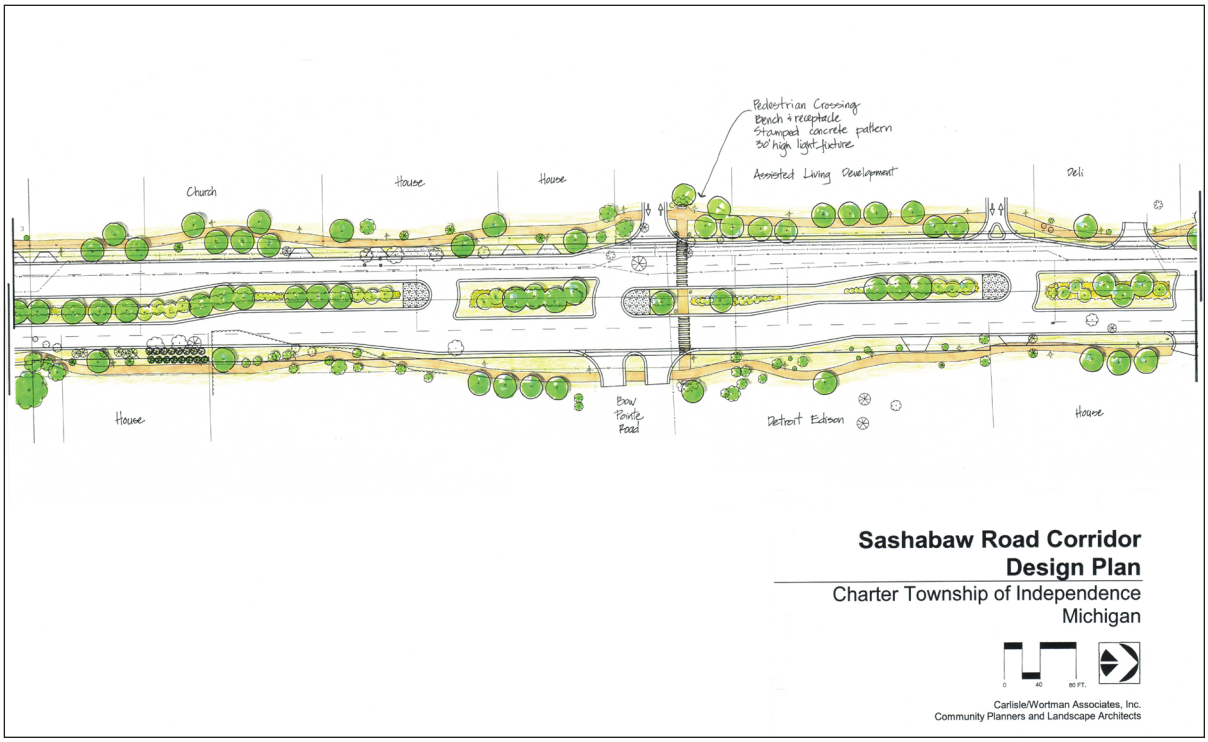
- *Create a pedestrian-friendly environment which invites people to stop, is pleasant and safe to walk around*
- *Develop a coordinated design theme which ties the entire corridor together*
- *Provide an incentive for private investment*

The Sashabaw Road corridor area has been identified as the center for new economic development and community identity for Independence Township. The Vision 2020 Strategic Plan called for the Sashabaw Road corridor area to become a Town Center by encouraging mixed-use developments, vehicular, and pedestrian-friendly circulation patterns, and appropriate architectural styles. Later, the Sashabaw Overlay District and Town Center Design Guidelines were further developed to carry out this idea.

In 2000, Independence Township and the Road Commission of Oakland County, began an engineering project that would expand Sashabaw Road to four lanes and add a median to the road. Concurrently with this engineering project, Carlisle/Wortman Associates prepared a design plan to guide the development of the pedestrian and aesthetic design of the corridor. The design plan includes an analysis of the corridor as well as proposals for development design features including pedestrian pathways, pedestrian crossings, pavement, site furnishings, landscaping, and lighting.

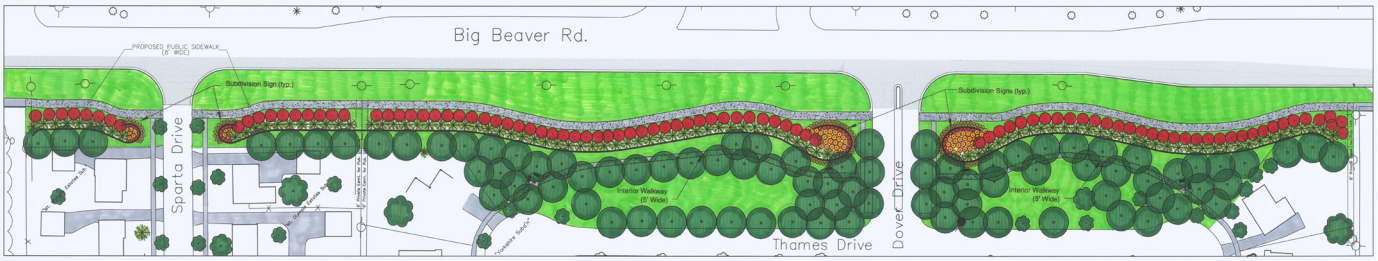




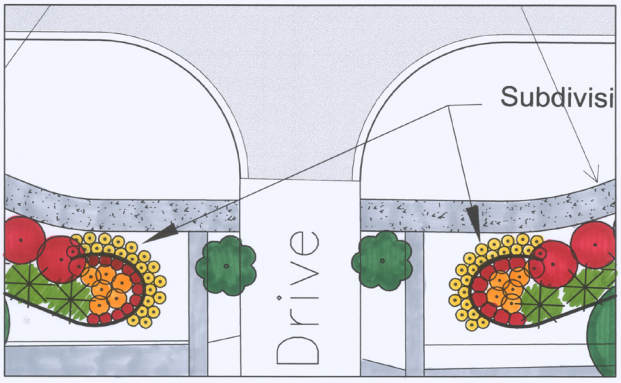


BIG BEAVER ROADWAY BUFFER
City of Troy

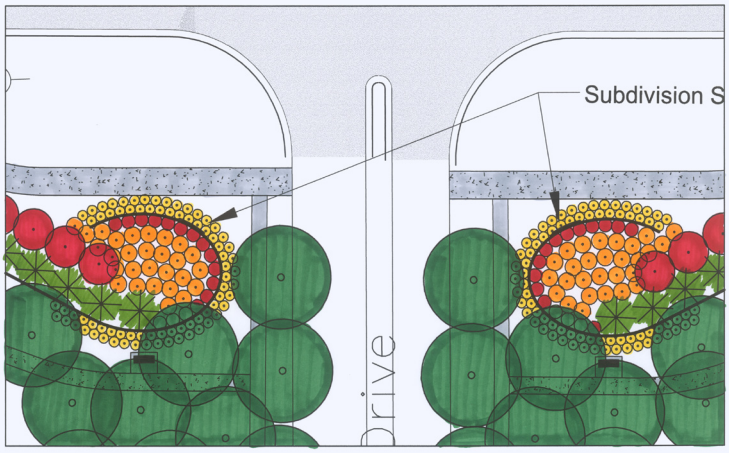
Over the past several decades, the Big Beaver corridor in Troy has grown to an eight-lane boulevard carrying tens of thousands of cars daily. As a result, a well-established residential community along Big Beaver was experiencing ever increasing levels of traffic noise and lights from the roadway. When a recent road widening project was proposed, it provided the City with the opportunity to purchase open space along the corridor and build a buffer consisting of a large berm along Big Beaver and a retaining wall along the internal residential street. Carlisle/Wortman was retained to design an attractive landscaping scheme for the berm to screen the road from the homes, and buffer the street noise and lights. An added benefit of this project was the creation of a neighborhood park on the residential side of the berm.



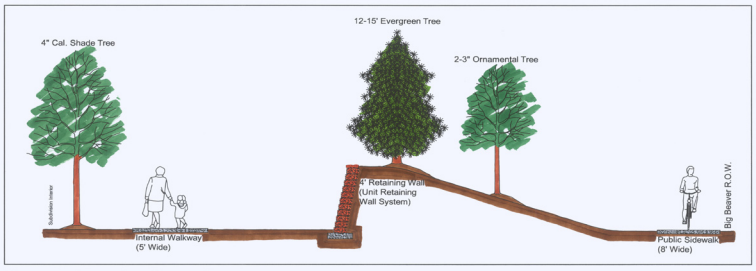
Overall Site Plan (Scale 1" = 30')



Sparta Drive Entrance (1" = 20')



Dover Drive Entrance (Scale 1"=20')



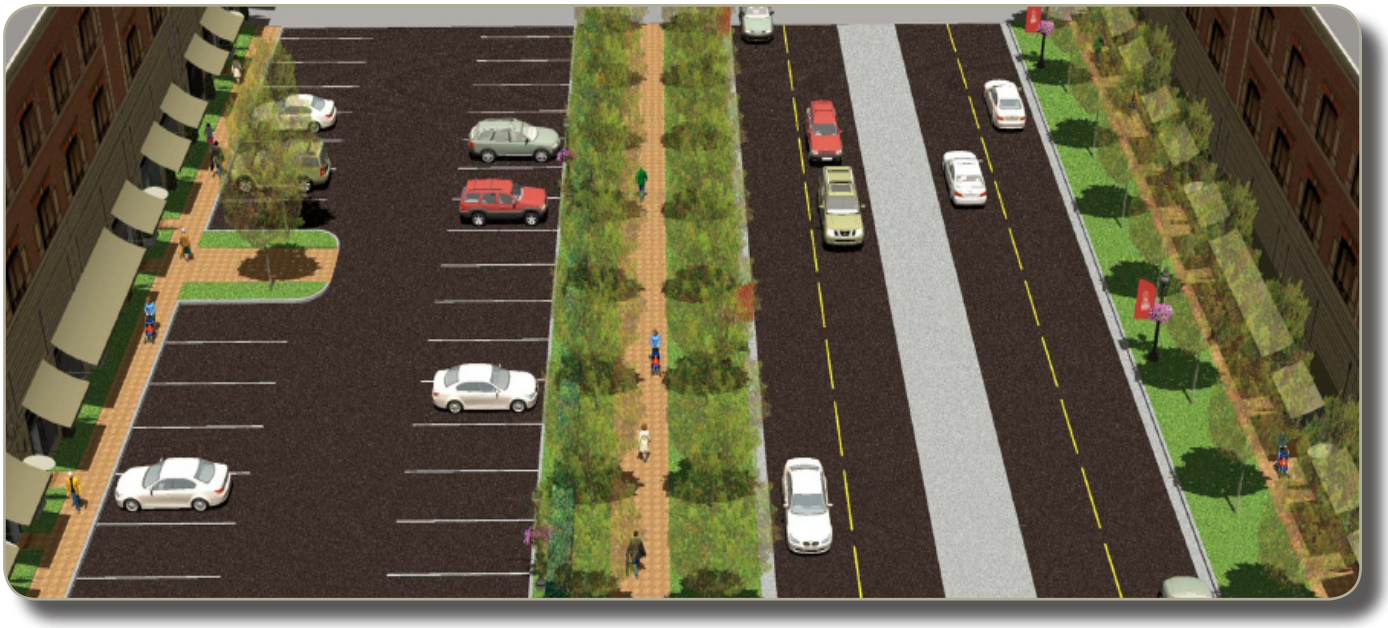
Typical Wall Elevation (Scale 1/4" = 1')

The D-19 (Pinckney Road) corridor welcomes residents, business owners and visitors into Howell from the I-96 interchange. This important gateway was the focus of a planning and design project that would improve the corridor's aesthetics, and assert greater control over traffic congestion. The City concluded that a well-designed streetscape alone would not provide the desired comprehensive change. The haphazard private development pattern and large vacant tracts needed to be addressed, and offered an opportunity to guide a total change to the corridor.

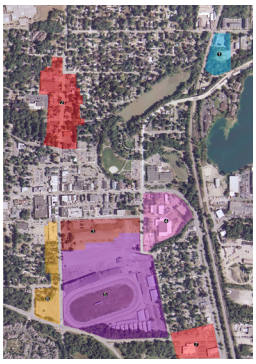
Carlisle/Wortman Associates, Inc. partnered with Grissim Metz Andriese Associates, Inc., and Birchler Arroyo Associates, Inc. on a planning process to review the current development pattern of D-19, and provide recommended action steps to create identifiable districts, alleviate the worst traffic congestion, and increase the tax base.

The resulting plan was created through a day-long design work session, or charrette, which started with morning presentations to City officials and the DDA. This was followed by a team tour of the corridor, and preparation of planning and design concepts. An evening presentation to the public culminated the day. The plan was then refined over the following month.

Three distinct districts were envisioned, each with its own purpose and character. Design standards, including land use, architectural features, site design features, and street design features were developed for each. Implementation strategies and access management techniques were also included in the plan.



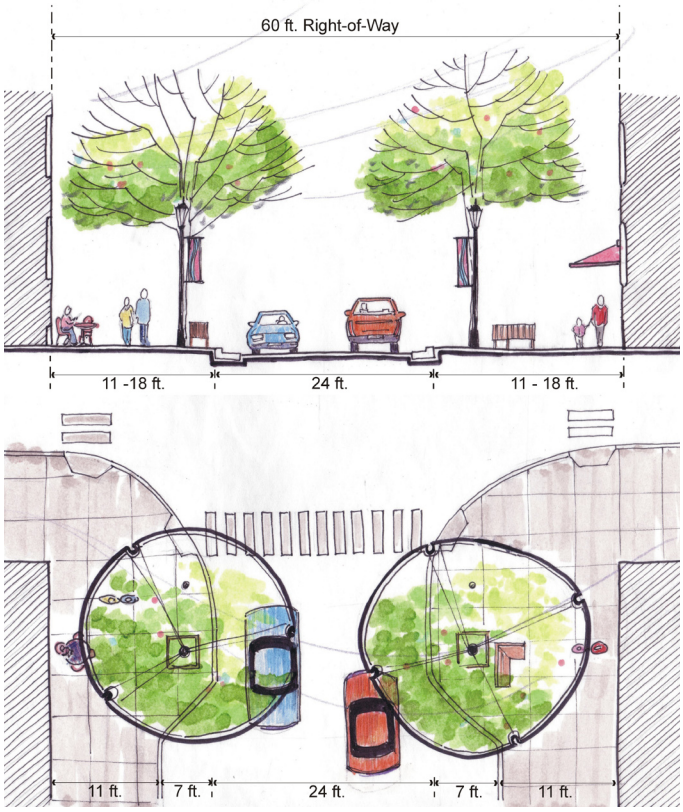
Graphic courtesy of Grissim Metz Andriese Associates, Inc.



The City of Northville is an established community spanning both Oakland and Wayne counties. Its two square miles are built out in a traditional pattern of tree-lined residential streets and a downtown that also acts as the community's central gathering place. Given its existing character and assets, the project team concentrated on developing sub-area plans that address areas throughout the City that are in transition, vacant, or underutilized. Carlisle/Wortman Associates facilitated the process and assisted the City in conceptualizing improvements for various areas of the community.

The Master Plan articulates sub-area plans for six distinct sections of the City, each with unique long-term development policies. These policies consider land uses, as well as desired design elements that complement Northville's existing character. Policy categories include:

- Opportunities and constraints
- Preferred land use: Future land use potential and arrangement of land use patterns, mix, and density.
- Form based policies: Direction for scale, height, and architectural character of future land uses.
- Site design and pedestrian policies: Guidance for pedestrian and vehicular circulation, and future connections between destinations in and outside the City.



CARLISLE/WORTMAN ASSOCIATES, INC.

City of Northville Sub Area Plan Update
Cady Town

Opportunities/Constraints

- The vacant or underutilized properties of Cady Town provide opportunities for redevelopment.
- Parcels within Cady Town are on the downtown fringe and are logically situated for growth and new investment.
- The Middle Rouge River and connection to the Mill Pond provide opportunities for riverfront development and walkways.
- The historic significance of the Belanger Building should be preserved.
- Re-construction of the Beal Street Bridge will aid circulation and connection to Beal Town.
- Former industrial sites may present environmental challenges.
- Floodplain may present constraints for a portion of the site.
- The City may consider zoning incentives such as height or density in exchange for developments which offer community benefits, historic preservation or environmental enhancement.

Preferred Land Use: Mixed Use/Planned Development

- May include single use development or mixture of residential, retail, restaurant, office or other compatible uses.
- May also include public or quasi-public uses such as parks, farmer's market, theatres or other civic uses.

Form Based Policies

- Ten feet of additional right-of-way should be obtained.
- Buildings along Cady Street should maintain a "build to" line within ten (10) feet of the right-of-way.
- Height, scale and mass shall be similar to the New Victorian or Belanger building (historic structure).
- Buildings shall *not* exceed three (3) stories in height.
- High quality architecture shall be emphasized with generous window areas, recesses, projections and architectural details.
- Primary building entrances shall be clearly defined with sheltering elements such as an awning, arcade, or portico.
- First floor architecture shall be compatible with sidewalk areas and provide an attractive interface between buildings and pedestrian areas.

Site Design and Pedestrian Policies

- Shared parking shall be encouraged.
- Parking shall be located in the rear and screened from views along Cady Street.
- Where possible, the City shall promote shared parking arrangements and/or City/DDA public parking.
- Sidewalks shall be provided on both sides of Cady Street and shall foster connection to the downtown within a pedestrian friendly atmosphere.
- A riverfront walkway should be incorporated along the Middle Rouge River.
- Pedestrian linkage/pathways should be explored between the former Ford Plant, Hines Park and along the route of the Rouge River.
- The City shall extend the City streetscape improvements with brick pavers, landscaping, public art/sculpture, pedestrian lighting and street furniture.
- The City should develop a plaza with pedestrian amenities at the corner of Cady Street and Main Street.
- The intersection of Cady Street and South Main should be re-configured for traffic safety and sight visibility.
- The plaza area could display historic signage or photos of the Belanger ~~or Ford Plant complex~~ Plant, Stinson ~~Airplane~~ Aircraft Manufacturing and American Bell Manufacturing.

CITY OF NORTHVILLE MASTER PLAN

The City of Plymouth recently updated their Master Plan in order to provide long-term guidance for the City's growth and development. While much of the City is already developed, redevelopment and the maintenance of a quality urban environment is a priority.

The Master Plan focused upon four City subareas which included a detailed examination of land use and redevelopment opportunities. For each subarea, form-based policies were established which addressed issues of land use mix, setbacks, streetscape, parking, and general urban design. Circulation policies were also established for auto and pedestrian arrangements within a complete streets context.

The City of Plymouth Master Plan also includes an implementation section regarding capital improvements, future zoning adjustments, and corridor planning. An environmental and sustainable development section addresses Low-Impact Development (LID) strategies for future development.

The master planning process for the City of Plymouth successfully engaged elected officials, planning commissioners, and subcommittee members, and created a document which will provide long-term guidance for the City of Plymouth.

City of Plymouth - South/North Main Sub Area Plan
Master Plan 2010

PLANNING FRAMEWORK & LAND USE

- South and North Main Street should be a mix of residential, office and commercial uses arranged in a compatible framework with adjoining single-family neighborhood areas.
- Intensive commercial uses such as drive-thru restaurants, gas stations and large-format retail are not allowed.
- Local Business (B-1) type uses are permitted, which can be situated on limited-size lots and which provide appropriate buffers to adjoining single-family residential uses.
- South and North Main shall serve as an attractive, well-designed gateway to the downtown area.

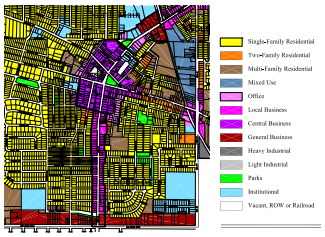
FORM, SITE DESIGN

- Where possible, the following streetscape improvements should be implemented:
  - Additional street trees,
  - Decorative street lighting,
  - Public art, and
  - Gateway or welcome signs.
- Parking within the front yard should be discouraged.
- Landscape strips or decorative knee walls should separate front yard parking and

CARLISLE/WORTMAN ASSOCIATES, INC. 11-2-10

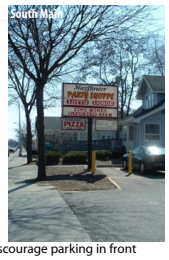
Include a mix of residential, office, and commercial uses

Main Street should be an attractive gateway to downtown



South/North Main Sub Area

Decorative knee walls and plantings for screening parking

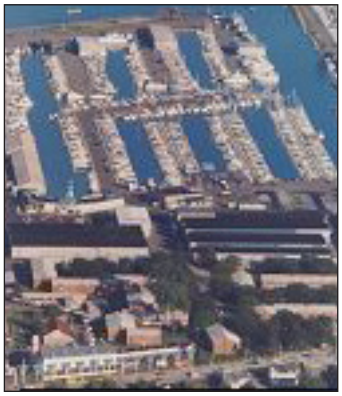


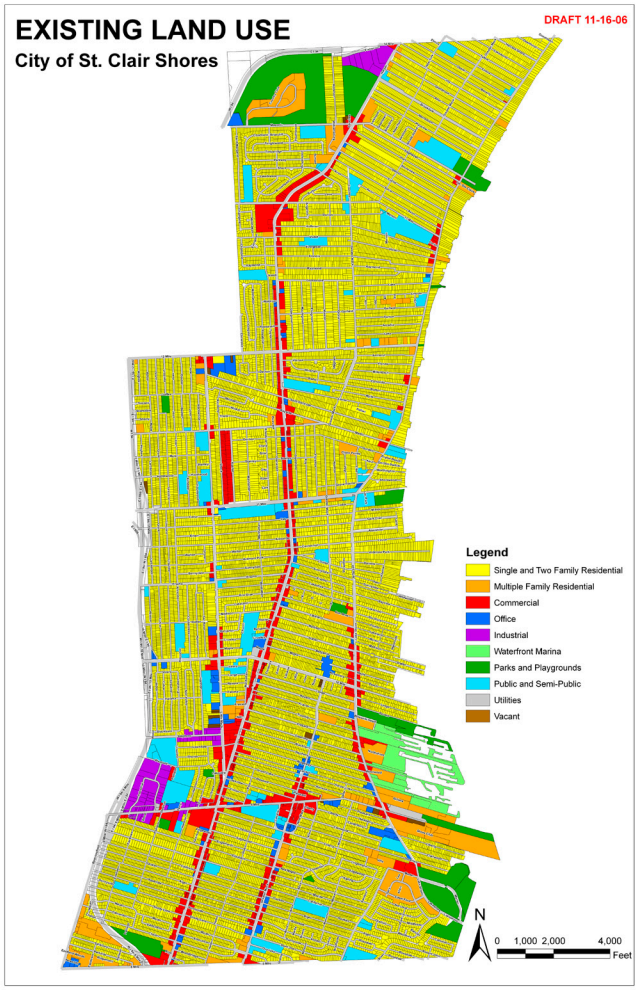
Improve streetscape and discourage parking in front

Potential street trees, lights, furnishings and public art

The purpose of the Comprehensive Plan is to identify the goals, policies, programs, and strategies which the City and its residents wish to pursue. The Comprehensive Plan has involved a thorough investigation of past trends, current conditions, and alternative futures for the City. The overall process has been structured to allow for broad participation, expression of new ideas, and creation of new concepts that will carry the City of St. Clair Shores well into the 21st century.

A number of studies have been conducted to evaluate existing and future conditions in the City of St. Clair Shores. Although much of the background data is updated information from previous City plans, new information that is relevant to current conditions in the City has been added. To date, background studies have been accomplished and the work is currently moving forward with public participation and formulation of the goals and strategies.





[Sample Agreement]

CARLISLE | WORTMAN associates, inc.
605 S. Main Street, Ste. 1
Ann Arbor, MI 48104
(734) 662-2200
(734) 662-1935 Fax

AGREEMENT FOR CONSULTING SERVICES

THIS AGREEMENT, Entered into this _____ day of _____, 2011, by the _____ hereinafter referred to as the "Client" and Carlisle/Wortman Associates, Inc., a Michigan Corporation of 605 S. Main Street, Suite 1, Ann Arbor, Michigan, hereinafter referred to as the "Consultant."

WHEREAS, The "Client" desires to engage the "Consultant" to provide certain services to and for "Client" as hereinafter set forth under "Scope of Work."

NOW, THEREFORE, In consideration of the foregoing and of the mutual agreement hereinafter set forth, the parties intending to be legally bound do hereby agree for themselves and their respective successors and assigns as follows:

SECTION 1.0 SCOPE OF WORK

The "Consultant" agrees that the "Scope of Work" and services provided to the "Client" shall be as follows:

SECTION 2.0 COLLECTION OF DATA

It is understood that the "Consultant" will have the cooperation of the "Client" in collecting and providing basic data and other information required by the "Consultant" for the above work. This shall include the transmittal of all pertinent documentation in "Client's" possession, including base maps in electronic files and mylar files.

SECTION 3.0 COMPENSATION

3.1 **Ordinance Preparation** - For preparation of the _____, the "Consultant" shall be paid a sum of _____.

3.2 **Additional Services** – Additional services requested and authorized by the City/Township/County shall be billed at hourly rates set forth in the _____.

3.3 Terms of Payment - The "Consultant" shall invoice the "Client" at the end of each month based on work performed. Invoices shall be paid within thirty (30) days after receipt by the "Client."

SECTION 4.0 REPRESENTATION

It is understood and agreed that _____ will represent the "Consultant" in all matters pertaining to this Agreement. From time to time, the "Consultant" may utilize other of "Consultant's" staff and/or employ additional personnel or sub-consultants to assist in the execution of matters pertaining to this contract.

SECTION 5.0 OWNERSHIP OF MATERIALS

All documents or other materials prepared by the "Consultant" under this Agreement shall be considered the property of the "Client".

SECTION 6.0 LIMITATION OF LIABILITY

"Client" and "Consultant" shall have no liability to each other for any claim relating to this agreement in excess of the fees and expenses paid to the "Consultant" except pursuant to indemnification obligations concerning third party claims under Section 7.0. In no event shall "Client" and "Consultant" be liable to each other for indirect, special, incidental or consequential damages, even if "Client" and "Consultant" have been advised of the possibility of such damages. Neither party's liability to the other party under this Agreement shall exceed the total amounts paid or payable by "Client" under this agreement.

SECTION 7.0 INDEMNIFICATION

"Consultant" shall not be liable to "Client" for any loss incurred by third parties in the performance of services hereunder unless caused by "Consultant's" willful misconduct. "Client" agrees, to indemnify and defend "Consultant" from and against any damages, claims or suits by third parties against "Consultant" arising from the performance of "Consultant's" Services hereunder unless caused by "Consultant's" willful misconduct.

SECTION 8.0 INDEPENDENT CONTRACTOR

"Consultant's" status under this Agreement is that of an independent contractor. "Consultant" shall not be deemed an employee, agent, partner or joint venture of "Client" for any purpose whatsoever, and "Consultant" shall have no authority to bind or act on behalf of "Client."

SECTION 9.0 TERMS OF AGREEMENT

The term of this Agreement shall be for a period from the date of execution until completion of the "Scope of Work" and shall not exceed ____ days unless mutually extended.

This Agreement may be terminated by either the "Client' or "Consultant" upon sixty (60) days written notice. Compensation shall be paid by the "Client' to the "Consultant" for all services rendered to the "Client", including services rendered during the sixty (60) day notice period referenced in this paragraph.

IN WITNESS WHEREOF, the "Consultant" and the "Client" have executed this Agreement as of the date first set forth in this Agreement.

WITNESS	**CLIENT**
_____	_____ Title:
_____	_____ Title:
	CONSULTANT
_____	_____ Richard K. Carlisle, AICP, PCP President **Carlisle/Wortman Associates, Inc.**
_____	_____ R. Donald Wortman, RLA, AICP, PCP Vice President **Carlisle/Wortman Associates, Inc.**