

## CITY COMMISSION AGENDA ITEM

<b>TITLE</b>	<b>Approval of Fifth Street Plaza concept designs</b>
<b>SUBMITTING DEPARTMENT</b>	<b>Community Development - Planning</b>
<b>PRESENTER</b>	<b>Daniel Solomon</b>
<b>MEETING DATE</b>	<b>January 27, 2025</b>
<b>SECOND READING REQUIRED</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>CERTIFIED RESOLUTION</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

**EXECUTIVE SUMMARY** *(include history of previous Commission action/discussion, background, scope of work, etc.):*

As the City Commission may recall, the DDA introduced a concept design for converting two portions of W. Fifth Street (between S. Lafayette Ave. and S. Washington Ave., and between S. Washington Ave. and S. Center St. west of the CN railroad) into a pedestrian plaza, at the regular meeting on February 12, 2024. While no official action was taken on finalizing the design, three City Commissioners did agree to participate in design discussions. The three Commissioners included Commissioner Douglas, Commissioner Herzog, and Commissioner Kolo.

The participation of the City Commissioners with the design committee (the DDA Infrastructure Committee,) yielded positive discussion and planning that have resulted in a new final concept design for review by the City Commission. The new concept design has been altered from the previous version in the following ways:

- **Hardscape:** Design has been refocused on hardscape elements to build a base for future additions and programming elements
  - The hardscape now includes a boardwalk design to bring a unique character to the plaza.
  - Future additions may include shade structures, enhanced seating, art, and additional placemaking pieces.
- **Furniture:** Movable seating elements have been removed from the concept design to allow for progress on hardscape. The DDA will utilize already owned seating that is currently used in this area during the warmer months and may employ pop-up engagement to test future furniture options.
- **Green Space:** All synthetic turf area has been planned for sod lawn
- **Lighting:** String lighting feature has been continued from the western portion of the project over to the eastern portion.

The following elements from the initial design remain:

- **Intersections:** Tabletop intersections and removal of curbs to create one unified plaza that can be accessed by those with mobility needs and/or the use of strollers.
  - These intersections will also be narrowed which will also serve as a traffic calming measure to increase pedestrian safety.

- **Multimodal parking:** Increased bicycle loops to encourage multimodal transportation to the plaza and surrounding businesses.
- **Safe Lighting:** Enhanced lighting that is decorative and aesthetically pleasing, which also supports the goals of the ROPD in ensuring a safe area during the evening hours.
- **Emergency Access:** Thickened pavement along northern area of plaza and moveable bollards to ensure emergency vehicle access when needed

The DDA has already secured a grant totaling \$311,761.51 from Main Street Oakland County.

The DDA is also requesting from City Commission the approval and support to apply for a Revitalization and Placemaking (RAP) grant from the Michigan Economic Development Corporation (MEDC) in an amount of \$1,000,000.

The DDA unanimously approved this concept design and now seeks approval from the City Commission to move forward with the concept and begin the bid and construction phases of the project within the public right-of-way owned by the City of Royal Oak.

## Fiscal Impact

<b>BUDGET SUMMARY</b>	
<b>EXPENDITURE REQUIRED</b>	<b>\$3,377,000.00</b>
<b>AMOUNT CURRENTLY BUDGETED</b>	<b>\$1,500,000.00 (FY 24/25)</b>
<b>BUDGET AMENDMENT REQUIRED</b>	<b>\$0.00 (BA between dept; net -0- effect on FB)</b>
<b>FUNDING SOURCE/ GL NUMBER</b>	<b>247-729-82500 (FY24/25) = \$1,500,000.00</b> <b>247-729-82500 (FY25/26) = \$240,238.49</b> <b>MSOC Grant = \$311,761.51</b> <b>Water Fund = \$325,000</b> <b>Additional Grant* = \$1,000,000.00</b> <b>(*Contingent on application and approval)</b>
<b>WAS THIS A BUDGETED EXPENSE?</b>	<input checked="" type="checkbox"/> <b>Yes</b> <input type="checkbox"/> <b>No</b>

**OTHER FISCAL IMPACTS:** (Select all that apply.)

- |   |   |
|---|---|
| <input type="checkbox"/> No fiscal impact                           | <input type="checkbox"/> Revenue impact (details below)               |
| <input checked="" type="checkbox"/> Workload impact (details below) | <input checked="" type="checkbox"/> Operations Impact (details below) |

**REVENUE IMPACT:** *Provide a description of how this item will impact revenue. (Is this item expected to create additional/new revenue? Will this item have a negative impact on revenue? Which funds would be impacted? Provide additional details, as necessary.)*

**WORKLOAD IMPACT:** *If this item will require staff time to implement, operate or maintain, provide a description of the workload impact. (Will more staff be needed? Is this workload able to be absorbed by existing staff? If new FTE(s) are needed, provide details of position classification and duties. Provide additional details, as necessary.)*

Staff will need to absorb oversight responsibilities of the newly built plaza which includes ensuring proper annual maintenance, this added maintenance will be similar to that of oversight exercised over the upkeep of Centennial Commons but over a smaller footprint. Staff will need

to prepare programming events and activations and align with current private event producers to ensure the proper use of newly built assets.

Additionally, staff will be required to submit regular grant reports to MSOC and MEDC (if awarded).

**OPERATIONS IMPACT:** *If the item requires a budget adjustment, please identify source of additional funds and any proposed cuts to other operations, programs and services.*

The DDA will need to plan for additional maintenance funds for regular maintenance of lawns, trees, and other needs as they arise. The DDA maintenance contractor already maintains other downtown district public areas including lawn care, plantings, power washing, debris removal, and the like.

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## **ALIGNMENT WITH COMMISSION APPROVED PLANS, POLICIES, AND PROGRAMS**

*Provide a description of how this item aligns with the strategic plan, aging in place plan, and sustainability and climate action plans. Include any specific goals or action steps it supports.*

This item supports the following strategic plan initiatives:

- Welcome, Engaged, and Livable Community
  - This project will provide an accessible public space in downtown, west of the railroad.
  - Enhanced intersections will improve safety for pedestrians and provide more time to cross these three roadways. This is something also identified in the Aging in Place plan.
- Environmental Leadership: this project will reduce the current amount impervious surface to this area by installing large lawn area, small lawn area, and perennial plantings.
  - This project will also allow for better stormwater management as a result.
  - This project will promote non-motorized transportation by expanding bicycle loops to the area.
- Vibrant Local Economy
  - The plaza project started as an idea presented by multiple business owners on S. Washington. Public input and feedback was also utilized for the plan
  - Added plaza will create another space to explore alternating event locations in downtown.
- Reliable Infrastructure
  - Replaces water utility that will improve water delivery and ensure an efficient water system in this area of downtown.
  - Incorporate non-motorized transportation options.
  - Increases pedestrian safety on major arterial roadway which may significantly reduce the chance of a fatal traffic interaction between an automobile and pedestrian.

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## **COMMUNITY ENGAGEMENT**

*Provide a description of any community engagement efforts made for this item. Include information on tools used, participation information, and general sentiments.*

The design process for this plaza design included multiple open house style sessions which were covered by news media and well attended. The question of the plaza has been included in

the DDA's annual engagement surveys since 2023. The vendor, Fleis and Vandenbrink, conducted a priorities survey and visual preferences survey in 2023.

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## **BOARD AND COMMISSION FEEDBACK**

*Was an advisory board or commission engaged in discussion on this item? If yes, please provide a summary of feedback received:*

The ad hoc design committee including the DDA Infrastructure Committee and members of the City Commission unanimously recommended the plaza design during final review.

The DDA unanimously approved the plaza design at its regular meeting on November 20, 2024.

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## **LEGAL COMMENTS**

### **PROPOSED COMMISSION RESOLUTIONS:**

**BE IT RESOLVED**, the Royal Oak City Commission hereby approves the presented concept designs for the Fifth Street Plaza project and authorizes the Downtown Development Authority to engage in bidding the project for construction within the public right of way including portions of West Fifth Street and adjacent roadway intersections between South Lafayette Avenue and South Washington Avenue, and between South Washington Avenue and South Center Street, West of the railroad.

**BE IT RESOLVED**, the Royal Oak City Commission hereby authorizes the Royal Oak Downtown Development Authority and associated staff to submit an application for a Revitalization and Placemaking Program grant in the amount of \$1,000,000 from the Michigan Economic Development Corporation for the purpose of funding the Fifth Street Plaza project design and construction.

**BE IT RESOLVED**, the Royal Oak City Commission hereby authorizes the City Manager to submit a letter of support for the grant application indicating support for the RAP grant application and the construction of the Fifth Street Plaza project.

### **ATTACHMENTS:**

**Fifth Street Plaza Concept Design – East**

**Fifth Street Plaza Concept Design – West**

**Fifth Street Plaza Concept 3D Visuals**

**Fifth Street Plaza Probable Costs**