



cityofnovi.org

## CITY of NOVI CITY COUNCIL

**Agenda Item 3**

**July 11, 2016**

**SUBJECT:** Adoption of a Resolution Authorizing Distribution of Proposed City of Novi Master Plan for Land Use and Thoroughfare Master Plan for distribution to neighboring communities, Oakland County, railroads and public utilities for a 63-day review and comment period.

**SUBMITTING DEPARTMENT:** Community Development - Planning Division *Bauer*

**CITY MANAGER APPROVAL:** *[Signature]*

### **BACKGROUND INFORMATION:**

On June 22, 2016, the Planning Commission completed its review of the Draft Master Plan for Land Use and Draft Thoroughfare Master Plan. The Master Plan for Land Use is reviewed every five years with the intent to illustrate the City's vision for the future. The document contains guiding principles that help create land development policies and make land use decisions. The City of Novi last updated the Master Plan for Land Use in 2010. The City of Novi Community Development staff and the Planning Commission's Master Planning and Zoning Committee have been working with Clearzoning, a Planning and Traffic Engineering consulting firm, since August 2015 on the Master Plan update for the City of Novi.

Simultaneously, a stand-alone Thoroughfare Master Plan has been prepared with the intent to provide a means to establish physical and cultural environments that support and encourage safe, comfortable, and convenient travel by a variety of modes - vehicle, bicycle, or pedestrian. The development of the Thoroughfare Master Plan began in October of 2015 with the City's Consultant, The Corradino Group, resulting in a comprehensive analysis of the multi-modal transportation network in the City of Novi.

Both documents were reviewed by the Planning Commission at the meeting of June 22, 2016, at which time the Planning Commission recommended to the City Council that the draft documents be released for distribution and comment as required by state law.

The City Council is now asked to consider approval of the attached resolution related to the distribution of the Master Plan for Land Use and Thoroughfare Master Plan. The statute authorizing and requiring adoption of amendments to the Master Plan for Land Use, [MCL 125.3841 and MCL 125.3843], states that final adoption of the proposed amendments to the plan is to be by the Planning Commission "unless the legislative body by resolution has asserted the right to approve or reject the plan." In the past, such as for the 2004 and 2008 Master Plan for Land Use updates, the City Council made a determination that the Planning Commission was responsible for the final adoption of the proposed plan. If the City Council chooses to be the body responsible for formal approval of the plans, a separate resolution would need to be approved at this time, specifically reserving that authority to the Council.

The attached resolution provides City Council authorization to the Planning Commission to distribute the proposed Plans to adjacent communities and certain other governmental or public agencies for review and comment. These entities will have 63 days to provide comments. During this same time period, additional comments can be received from the public. After receiving and reviewing these comments, the Planning Commission may revise the Plans before adopting them.

**RECOMMENDED ACTION:**

Adoption of a Resolution Authorizing Distribution of Proposed City of Novi Master Plan for Land Use and Thoroughfare Master Plan for distribution to neighboring communities, Oakland County, railroads and public utilities for a 63-day review and comment period.

	1	2	Y	N
Mayor Gatt				
Mayor Pro Tem Staudt				
Council Member Burke				
Council Member Casey				

	1	2	Y	N
Council Member Markham				
Council Member Mutch				
Council Member Wrobel				

**SUGGESTED RESOLUTION**

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**RESOLUTION AUTHORIZING DISTRIBUTION OF  
PROPOSED CITY OF NOVI  
2016 MASTER PLAN FOR LAND USE  
THOROUGHFARE MASTER PLAN  
JULY 11, 2016**

City of Novi  
County of Oakland, Michigan

Minutes of a regular Meeting of the City Council of the City of Novi, County of Oakland, Michigan, held in the City Hall in said City on July 11, 2016, at 7:00 o'clock P.M. Prevailing Eastern Time.

PRESENT: Councilmembers \_\_\_\_\_

\_\_\_\_\_

ABSENT: Councilmembers \_\_\_\_\_

\_\_\_\_\_

The following preamble and Resolution were offered by Councilmember \_\_\_\_\_  
\_\_\_\_\_ and supported by Councilmember \_\_\_\_\_.

WHEREAS, the City of Novi is engaged in the process of amending its Master Plan for Land Use of the entire City and reviewing its existing thoroughfare plans; and

WHEREAS, the City of Novi Planning Commission has prepared a draft of the "2016 Master Plan for Future Land Use" and a "Thoroughfare Master Plan" in accordance with the requirements of MCL 125.3801 *et seq*; and

WHEREAS, pursuant to MCL125.3841, upon completion of the proposed amendments the Planning Commission is required to submit the same to the City Council for review and comment, and for approval of distribution of the proposed

amendments to adjacent communities and certain other governmental or public agencies for their review and comment, as described in MCL 125.3841; and

WHEREAS, the City Council has reviewed and approves the attached "2016 Master Plan for Future Land Use" and "Thoroughfare Master Plan" for distribution as required;

NOW, THEREFORE, BE IT RESOLVED, pursuant to MCL 125.3841(1), that the Secretary of the City of Novi Planning Commission and all other necessary administrative personnel are hereby notified to cause a copy of the proposed plans to be submitted to those entities and agencies described in MCL 125.3841(2), for review and comment within the time limits set forth in MCL 125.3841(3).

BE IT FURTHER RESOLVED, that pursuant to the foregoing authority, such review and comment is advisory only.

AYES: Councilmembers \_\_\_\_\_  
\_\_\_\_\_

NAYES: Councilmembers \_\_\_\_\_  
\_\_\_\_\_

RESOLUTION DECLARED ADOPTED.

\_\_\_\_\_  
CORTNEY HANSON, City Clerk

**CERTIFICATION**

I hereby certify that the foregoing is a true and complete copy of a Resolution adopted by the City Council of the City of Novi at \_\_\_\_\_ meeting held this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
CORTNEY HANSON, City Clerk



# PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI

Regular Meeting

**June 22, 2016 7:00 PM**

Council Chambers | Novi Civic Center | 45175 W. Ten  
Mile (248) 347-0475

## CALL TO ORDER

The meeting was called to order at 7:00 PM.

## ROLL CALL

**Present:** Member Baratta, Member Giacometti (arrived at 7:05), Member Lynch, Chair Pehrson, Member Zuchlewski

**Absent:** Member Anthony (excused), Member Greco (excused)

**Also Present:** Barbara McBeth, City Planner; Sri Komaragiri, Planner; Kirsten Mellem, Planner; Adrianna Jordan, Planner; Rick Meader, Landscape Architect; Jeremy Miller, Engineer; Dave Gillam, City Attorney

## APPROVAL OF AGENDA

**Motion to approve the June 22, 2016 Planning Commission Agenda. Motion carried 4-0.**

## CONSENT AGENDA

### 1. PINE RIDGE JSP16-17

Approval at the request of Acquire Realty Holdings for Preliminary Site Plan and Section 9 Façade Waiver. The subject property is located in Section 22, north of Ten Mile Road and west of Novi Road. The subject property is approximately 4.54 acres and in the B-3, General Business District. The applicant is proposing to remodel the existing façade for Pine Ridge, a multi-tenant shopping plaza, along with some landscaping improvements.

**In the matter of Pine Ridge Façade JSP 16-17, motion to approve the Preliminary Site Plan and Section 9 Façade Waiver, based on and subject to the following:**

- a. To allow the overage of EIFS material (25% allowed; 57% & 51% provided) and the underage of Brick material (30% minimum; 29% provided) because the proposed alteration will significantly improve the overall appearance of the building and is consistent with the intent and purpose of the Façade Ordinance, which is hereby granted;
- b. The findings of compliance with Ordinance standards in the staff review letter and the conditions and the items listed in that letter being addressed. *Motion carried 4-0.*

## PUBLIC HEARING

### 1. ROSE SENIOR LIVING AT PROVIDENCE JSP13-81

Public hearing at the request of Edward Rose and Sons for recommendation to the City Council for approval of a revised Planned Suburban Low-Rise (PSLR) Overlay Development Agreement application and revised Concept Plan, and conditional approval of the Preliminary Site Plan. The property is located on the west side of Beck Road north of Eleven Mile Road. The applicant is proposing to add a seven-bay garage building to the west side of the property which is currently being developed as a 182 unit senior living facility with both congregate care and assisted living accommodations.

**In the matter of Rose Senior Living at Providence, JSP13-81, motion to recommend approval of the Revised Concept Plan and to conditionally approve the Preliminary Site Plan (pending City**

Council's action to approve the Revised Concept Plan and Revised PSLR Overlay Agreement) based on the following findings, City Council deviations, and conditions:

- a. The PSLR Overlay Development Agreement and PSLR Overlay Concept Plan will result in a recognizable and substantial benefit to the ultimate users of the project and to the community;
- b. In relation to the underlying zoning or the potential uses contemplated in the City of Novi Master Plan, the proposed type and density of the use will not result in an unreasonable increase in the use of public services, facilities and utilities, and will not place an unreasonable burden upon the subject property, surrounding land, nearby property owners and occupants, or the natural environment;
- c. In relation to the underlying zoning or the potential uses contemplated in the City of Novi Master Plan, the proposed development will not cause a negative impact upon surrounding properties;
- d. The proposed development will be consistent with the goals and objectives of the City of Novi Master Plan, and will be consistent with the requirements of the PSLR regulations;
- e. City Council deviation for the following:
  1. City Council approval of a deviation of the ordinance standards to reduce the setback of the proposed garage from the property line; and
- f. The findings of compliance with Ordinance standards in the staff and consultant review letters and the conditions and the items listed in those letters being addressed on the Final Site Plan;

This motion is made because the plan is otherwise in compliance with the approved PSLR Overlay Agreement and PSLR Overlay Concept Plan, Section 3.1.27, Section 4.19, Section 4.20, Section 4.70, Section 4.73, Article 5.0, Article 6.0, and all other applicable provisions of the Ordinance. *Motion carried 5-0.*

#### **MATTERS FOR CONSIDERATION**

**1. DRAFT UPDATE FOR MASTER PLAN FOR LAND USE**

Consideration of the Planning Commission for recommendation to City Council to approve the release of the 2016 Master Plan for Land Use Update to all the neighboring communities and interested parties for a 63-day review period as required by State Law, and in conjunction with the Thoroughfare Master Plan (TMP).

**Motion to recommend that the City Council approve the release of the 2016 Master Plan for Land Use Update to all the neighboring communities and interested parties for a 63-day review period as required by State Law, and in conjunction with the Thoroughfare Master Plan (TMP). *Motion carried 4-1.***

**2. DRAFT FINAL REPORT FOR THOROUGHFARE MASTER PLAN**

Consideration of the Planning Commission for recommendation to City Council to approve the release of the 2016 Thoroughfare Master Plan to all the neighboring communities and interested parties for a 63-day review period in conjunction with the 2016 Master Plan for Land Use Update.

**Motion to recommend that the City Council approve the release of the Thoroughfare Master Plan to all the neighboring communities and interested parties for a 63-day review period as required by State Law and in conjunction with the Master Plan for Land Use 2016 Update. *Motion carried 5-0.***

**3. APPROVAL OF THE MAY 25, 2016 PLANNING COMMISSION MINUTES**

**Motion to approve the May 25, 2016 Planning Commission minutes. *Motion carried 5-0.***

#### **ADJOURNMENT**

The meeting was adjourned at 7:30 P.M.

Please note: Actual Language of motions subject to review.

## MEMORANDUM

DATE: June 15, 2016  
TO: Barb McBeth, City Planner  
FROM: Rod Arroyo, President  
Jill Bahm, Principal Planner  
Joe Tangari, Associate Planner  
Clearzoning, Inc.  
SUBJECT: Draft Master Plan – For Distribution

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Over the past year, the City has been working on the 2016 Master Plan Update. The plan includes the following:

1. Introduction
2. Updated demographics and discussion of existing conditions
3. An overview of the city's environment and open space
4. Market assessment
5. Public input summary and updated goals and objectives
6. Future land use plan, including residential build-out and a housing plan; retail goods and services plan; and office technology and industry plan
7. Grand River Corridor – this subarea plan assessed existing conditions and recommends strategies for improving the streetscape and creating a sense of identity for the city
8. Redevelopment strategies to address three specific areas within the city that are ripe for redevelopment
9. Implementation strategies for advancing Master Plan goals and objectives

### Existing Conditions

Key findings of this chapter include:

- The city's population is estimated at 60,000
- The median age of Novi residents increased from 35.2 years in 2000 to 39.1 years in 2010 (US Census)
- Between the 2000 and 2010 US Census, the City's median household income rose from \$71,918 to \$80,151 (about 11.5%), compared to the Michigan median household income of \$48,519
- In 2010, approximately 23.6% of Novi residents held a graduate degree, compared to 17.6% of Oakland County residents and 9.6% of all Michigan residents. The US average is 10.3%.
- In 2010, the City of Novi had 24,164 housing units. Of those, about 50% were single-family detached homes.
- The top industries for employment in 2010 were retail trade (20%), knowledge-based services (18%), private education and healthcare (14%), and leisure and hospitality (13%).



- In 2001, the City had 22% vacant land. By 2009, that number dropped to 12.9%. In 2013, the City had 2,371 vacant acres, or just about 12%. It is noted that not all vacant land has the potential for development, however, due to wetlands, woodlands, topography, and other concerns

### Market Assessment

The market assessment finds that the addition of entertainment uses offers a significant opportunity to capture the spending of Novi residents within the community. There is also room for an increase in retail uses, provided that there is an increase in housing to support retail spending. The assessment suggests four potential objectives that that could be accomplished through the pursuit of the economic opportunities for Novi:

1. Hold current residents within Novi as they age, both Baby Boomers and young adults who grew up in the community.
2. Continue to provide for activity that meets the needs of current and future residents to the extent possible.
3. Capture growth opportunities that will enhance short- and long-term viability of the community.
4. Mitigate traffic and transportation impacts associated with the capture of the economic opportunities by mitigating commuting and providing alternative transportation options for internal and external commuting.

### Public input

All meetings of the Planning Commission and Master Planning and Zoning Committee are open to the public and several meetings included discussions with residents and property owners. In addition, an open house was held in the Novi Civic Center on October 21, 2015. Residents and property owners in attendance were fairly consistent with stating the need for making the city more vibrant to attract young professionals and keep empty nesters. Walkability is important, as is creating an authentic identity for the city.

### Goals and Objectives

The 2010 Master Plan Goals and Objectives were refined for clarity. This resulted in five main goals for the 2016 Master Plan:

1. **Quality and variety of housing.** The City of Novi is known for its high-quality residential neighborhoods and should strive to ensure the availability of a wide range of attractive housing choices that are protected from noise, traffic, and other impacts of non-residential development. Encourage the development of neighborhood open space and neighborhood commercial goods and services to minimize motorized travel.
2. **Community identity.** The City's identity is largely based on its high-quality residential neighborhoods and schools, destination retail and convention space, and its parks. The City should supplement that identity by enhancing the preservation of the City's historic resources and expansion of its cultural opportunities. New development of land should continue to be of high-quality design and materials.
3. **Environmental stewardship.** The City of Novi is significantly enhanced by the preservation of natural resources in both residential and non-residential areas. Maintain public and private stewardship of the natural environment through the preservation of open space, protection of woodlands and wetlands, and utilization of low-impact development techniques.
4. **Infrastructure.** Invest wisely into the ongoing maintenance and improvements to existing infrastructure, including utilities and the transportation network. Ensure that new development

minimizes the demands placed on the City's existing infrastructure. Support the City's entire transportation network through the development and enhancement of non-motorized transportation facilities and amenities.

5. **Economic development.** The City's developed land, infrastructure, and natural resources are interconnected and collectively impact the daily lives of the City's residents and business owners. The City should strive to maintain the balance between the economy, the environment, and the community to ensure sustainable development that meets the needs of today while ensuring the needs of future generations can be met.

### Future Land Use

The Future Land Use Map has been updated with four changes (Please refer to Map FLU-6 on page 60):

1. 12 Mile/Beck Road: Change from Community Commercial to Single-Family Residential for Berkshire Pointe subdivision
2. Grand River/Beck Road: Change from Office RD Tech, Office RD Tech w Retail Overlay, and Industrial to City West
3. 13 Mile/Old Novi Road: Change from Single-Family Residential to Pavilion Shore Village
4. 12 Mile/Meadowbrook: Change from Single-Family Residential to Educational Facility

In addition to these changes, the residential density map has also been updated to reflect planned rezoning overlay (PRO) that have taken place since the previous Master Plan. It should be noted that the map includes a disclaimer that the "actual maximum number of dwelling units permitted per acre may be less due to the site conditions and City of Novi Code of Ordinance requirements and the specific recommendations of the Master Plan for mixed use areas."

### Grand River Corridor

This chapter provides an assessment of the land use, transportation options, and feel for the corridor. Goals for the corridor are presented along with concepts for redevelopment. This corridor offers the city a unique opportunity to create a true sense of identity through streetscape enhancements and other placemaking tools.

### Redevelopment Sites

1. **Pavilion Shore Village.** The intersection of Old Novi Road and Thirteen Mile Road has been identified by the City as a potential redevelopment area. It is envisioned that redevelopment of this 8-acre area could establish a unique sense of place at the corner of Old Novi Road and Thirteen Mile Road by providing housing and commercial uses that are inspired by the natural and recreational features of the park and lake.
2. **City West.** Grand River Avenue between Taft and Beck includes the Suburban Collection Showplace, a convention center that plans to expand with additional convention space and an entertainment venue. Other development in this section of the Grand River Corridor is a mix of commercial, office, and industrial uses. Many sites are underutilized, disused, or vacant. This area offers the potential for the creation of a prominent new district combining entertainment, convention, commercial, office, and residential uses in a cohesive, high-density, walkable pattern. Structured parking and diagonal on-street parking along circulation roads will help to reduce the amount of land devoted solely to pavement. This plan envisions three to five story buildings for most of the area, while buildings with

frontage on I-96 may rise as high as ten stories, similar to the city's existing Conference District.

**The Anglin Property (Town Center/11 Mile).** This site is located at the northeast corner of Grand River Avenue and Town Center Drive and has been known as "The Anglin Property." The property is approximately 10 acres in size and had been used as a car wash and garden supply yard. This parcel and surrounding parcels are part of the Town Center Area, the future land use designation for the parcel is Town Center Gateway, and, as noted in the Future Land Use chapter, it is envisioned as an area "for mixed-use development that provides an appropriate transition and a sense of arrival into the Town Center Commercial land uses." As part of the 2016 Plan's market assessment, this parcel was considered and, despite the challenge of the pond on the site, the vision for future land development on this parcel is refined to recommend a mix of residential, commercial, and office uses in single-purpose or mixed-use structures that are walkable and have a range of services.

### **Implementation – Action items**

This chapter includes action strategies that advance the goals and objectives of the Master Plan. Completed and irrelevant strategies have been removed. The format of the strategies is intended to provide better understanding of the kinds of strategies needed, which bodies might do the work, and allows priorities to be placed on each strategy.

### **Next steps**

The Planning Commission should consider recommending that the City Council approve the distribution of the Draft 2016 Master Plan to adjacent communities and the required reviewing agencies. Following this required 63-day review period, the Planning Commission will hold a public hearing, which will allow residents and property owners the opportunity to provide additional input. Adoption of the Master Plan follows the public hearing and any needed revisions.



# 2015 MASTER PLAN UPDATE

Presentation of Draft Master Plan to Planning Commission

May 11, 2016

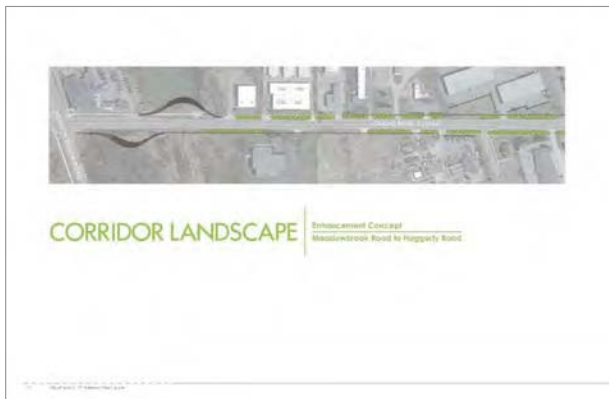
## Presentation Overview

- Format of the Master Plan
- Existing Conditions
- Environment & Open Space
- Market Assessment
- Goals & Objectives/Public Input
- Future Land Use
- Grand River Corridor
- Redevelopment Strategies
- Implementation
- Next Steps

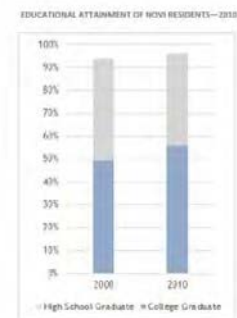
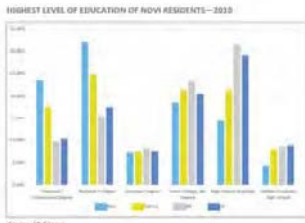


# Format of the Master Plan

- Presented in 11 x 17 format, primarily to accommodate the linear concepts for the Grand River Corridor.



# Existing Conditions



## Housing

In terms of housing, in 2010, the City of Novi had 24,164 housing units. Of those, about 50% were single-family detached homes. Apartments comprise 31.52% of the housing types, while townhomes (12.65%) and mobile homes (five percent) make up the rest of the housing stock. This is fairly consistent with the composition of the housing types in 2000. Home ownership declined between 2000-2010 from 71% to 68%. This may be related to the recession as well as the aging population.

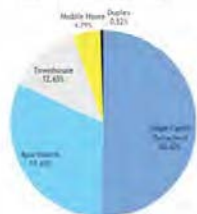
Diversity of housing types is important for a balanced community; while families with children may prefer a single-family detached home in a neighborhood, young professionals and empty-nesters may seek a smaller home with lower maintenance.

While the recession took a toll on housing values between roughly 2007 and 2012, it appears that between 2000-2010, the median housing value increased from \$236,300 to \$259,656 – a change of over nine percent. The Consumer Price Index (CPI) for the Detroit-Ann Arbor-Livonia region increased by 20.0% during this time period, meaning that housing values did not keep up with inflation between 2000-2010.

Median rent has increased as well, from \$818 in 2000 to \$944 in 2010, or over 15%. While the City of Novi's median housing value is higher than nearby Commerce Township (\$229,300), Farmington Hills (\$236,000), Livonia (\$182,700), Lyon Township (\$242,400), Walled Lake (\$143,700) and Westland (\$214,500), it is lower than Northville Township (\$350,300) and West Bloomfield Township (\$291,200). Rental rates are higher in Commerce Township (\$991), Lyon Township (\$933), Northville Township (\$991), and West Bloomfield Township (\$1,425).



## HOUSING TYPES IN THE CITY OF NOVI—2010



## HOME OWNERSHIP IN THE CITY OF NOVI—2010



# Environment & Open Space

- Update of 2000 study
- Overview of:
  - Soils
  - Surficial geology
  - Topography
  - Surface water and groundwater resources
  - Watersheds, streams, and drains
  - Floodplains
  - Environmental conditions
  - Woodlands
  - Wetlands
  - Green Infrastructure



# Market Assessment

- **Local factors impacting Novi:**
  - The school districts associated with Novi have maintained an excellent reputation.
  - The number and value of residential sales in Novi has increased since the peak of the Great Recession.
  - Manufacturing and related industrial space vacancy rates for the highest quality space have been and continue to be low.
  - There is a diversity of industrial activity that has both national and international linkages.
  - The City has one of the most unique event operations in the entire country, drawing large numbers of people to Novi. It is among the largest financially successful event centers in the country and is privately owned and operated.
  - Area medical institutions have grown and are likely to continue to grow.

# Market Assessment: Housing

- An increasing share of the City's residents and larger market want a different housing pattern in future.
- 50% to 60% of new units should be oriented toward capturing active adults.
- New, smaller market rate units (rentals and owner-occupied) should target the upscale market.

# Market Assessment: Economy/Industry

- Creative Clusters with growth potential:

- Contractors
- F.I.R.E.
- Services
- Education/Training
- Health & Fitness
- Food/Beverage Manufacturing
- General Manufacturing
- Food Wholesaling
- Arts & Entertainment

Projected Future Non-Retail Goods and Related Service Space 2015-2025		
Related Developable Space (square feet)	Model A (Lower Household Growth)	Model B (Greater Household Growth)
<b>2015-2020</b>		
Service	117,600	132,000
Manufacturing	205,800	231,000
Other office	73,500	82,500
<b>Total 2015 to 2020</b>	<b>396,900 sf</b>	<b>445,500 sf</b>
<b>2020-2025</b>		
Service	102,400	115,200
Manufacturing	179,200	201,600
Other office	64,000	72,000
<b>Total 2020 to 2025</b>	<b>345,600</b>	<b>388,800</b>
<b>Total: 2015-2025</b>	<b>742,500 sf</b>	<b>834,300 sf</b>

# Market Assessment: Retail

- Residents of Novi generated about \$1.7 billion in retail goods and related services sales in 2015.
  - These sales are sufficient to support roughly 5.5 million square feet of space.
  - By 2025, the community can support about 590,000 additional square feet of retail goods space. The surrounding areas can support about 200,000 additional square feet of retail goods space.



Image of "Buckhead Atlanta" by OlliverMcMillan

# Market Assessment: Entertainment

- The average Novi household spends between \$4,100 and \$4,500 annually on entertainment.
- More than 90% of all entertainment spending by residents occurs outside of Novi.
- There are clear gaps in entertainment opportunities in Novi:
  - Regular performance theater
  - Regular comedy and other club activity
  - Small music and dining



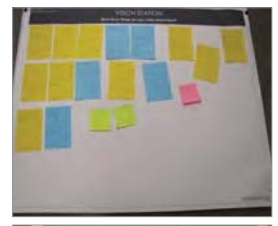
Rockville, Md., Federal Realty Investment Trust/Courtesy of WDG Architecture



# Market Assessment: Economic Policies

1. Hold current residents within Novi as they age, including seniors and young adults.
2. Continue to provide for activity that meets the needs of current and future residents.
3. Capture growth opportunities that will enhance short- and long-term viability of the community.
4. Mitigate traffic and transportation issues by providing for alternative modes for intra-city and inter-city travel and commuting.

# Goals & Objectives/Public Input

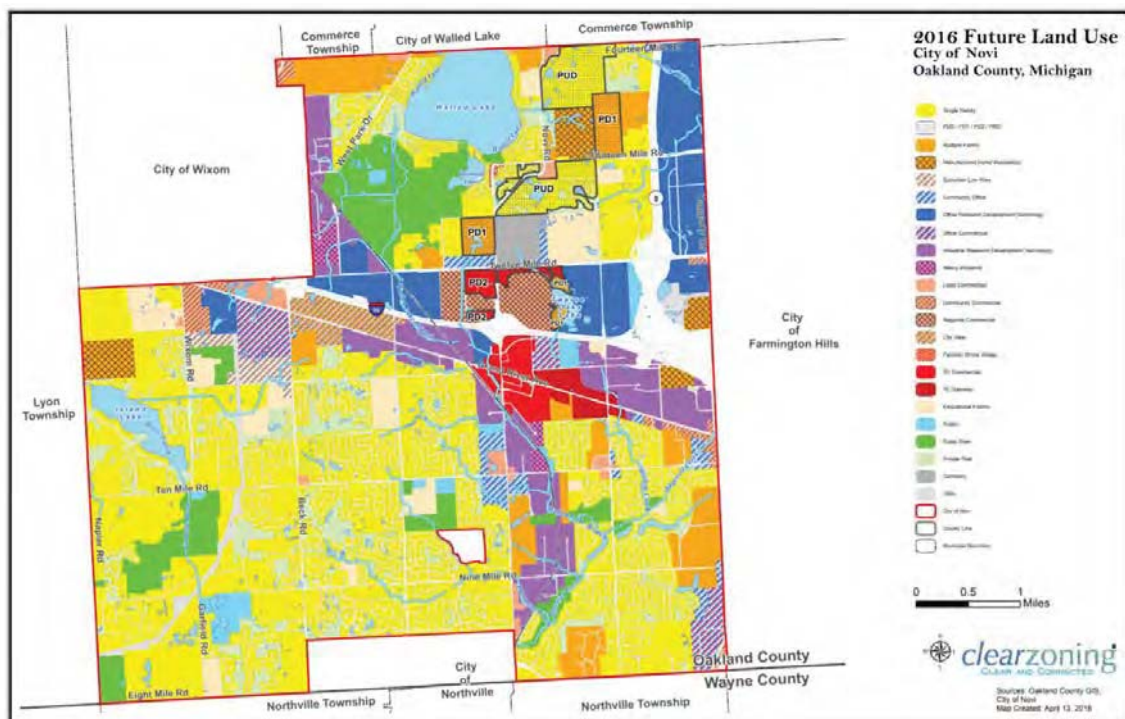


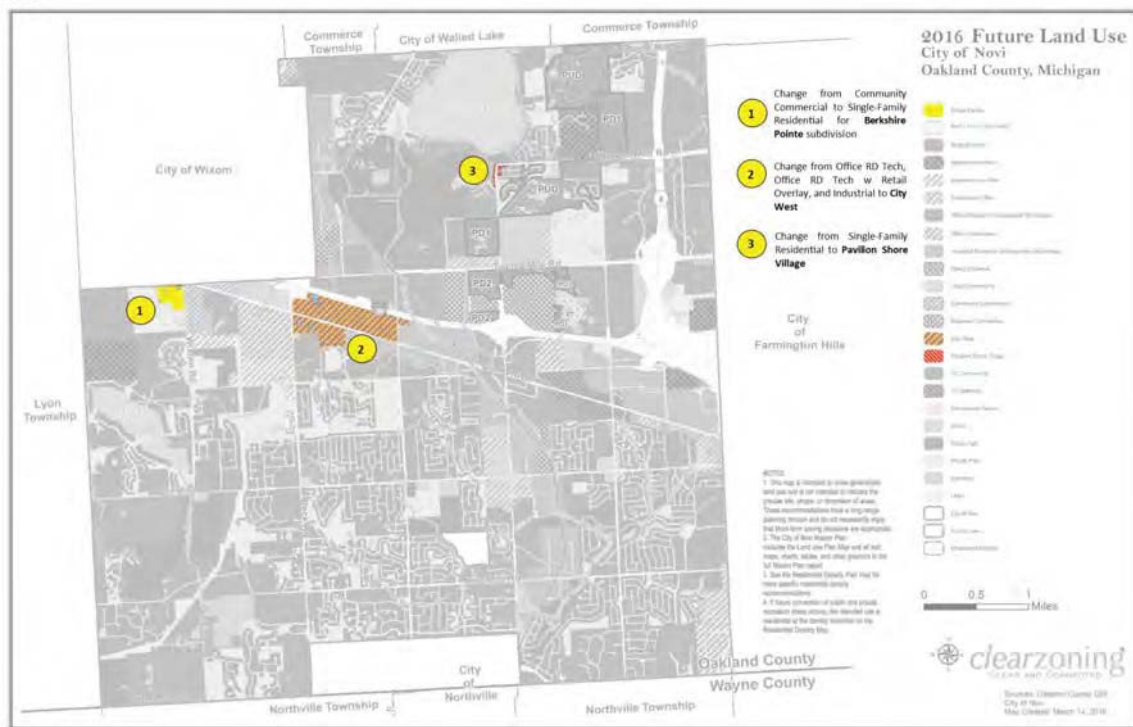
# Goals & Objectives/Public Input

2016 Master Plan Goals: Consolidate previous planning goals/objectives into five categories:

1. Quality and variety of housing
2. Community identity
3. Environmental stewardship
4. Infrastructure
5. Economic development

Public input gathered from open house, meetings, and surveys supports these goals.





5/11/2016

City of Novi Master Plan Update

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## Future Land Use Map - Changes

**City West:** This new mixed-use designation replaces the previous “Office, Research, Development and Technology with Retail Service Overlay” designation and occupies a larger portion of the Grand River corridor, much of which was previously planned for office uses only.

**Pavilion Shore Village:** This new mixed-use designation is focused on the Old Novi/13 Mile area south of Pavilion Shore Park.

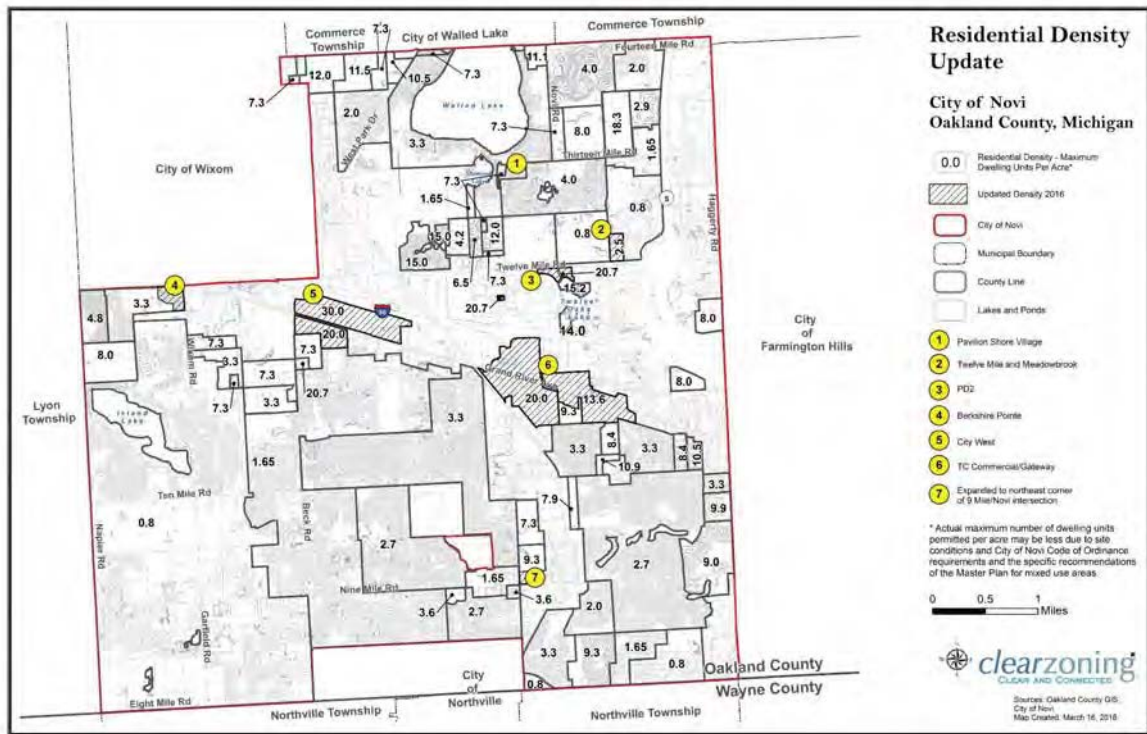
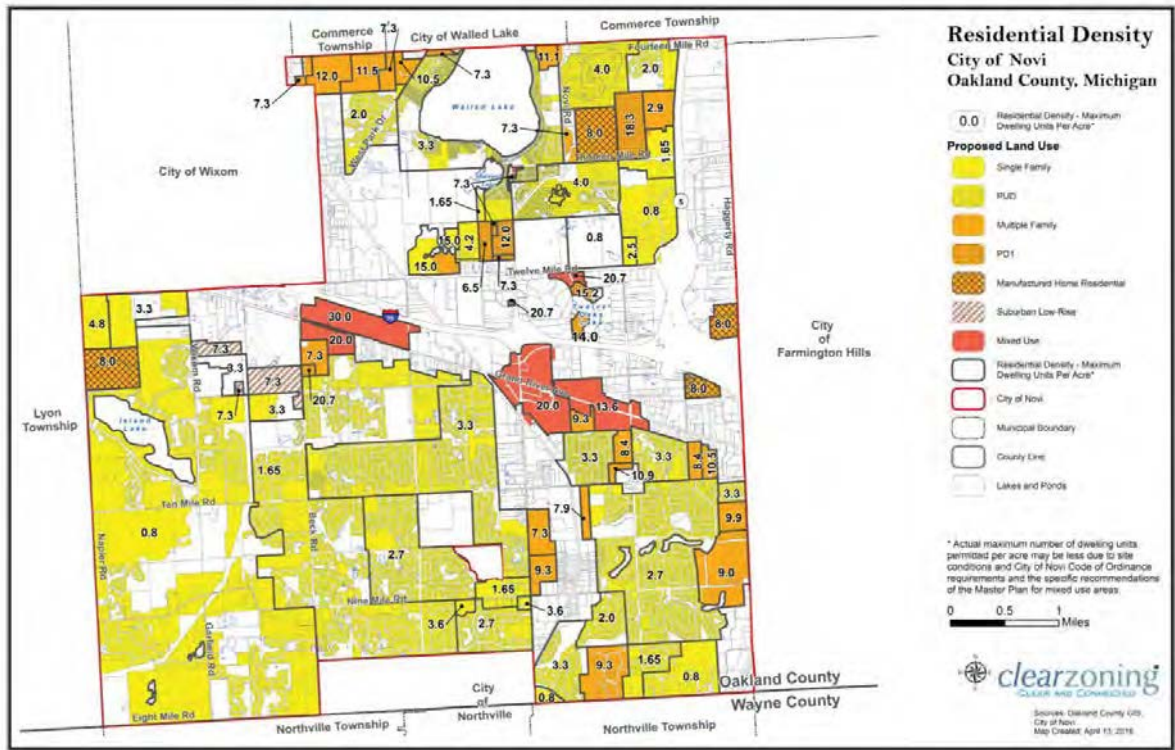
**Berkshire Point:** An area previously planned for commercial use has been re-designated for residential use to reflect the development of the Berkshire Point subdivision.

**Tollgate Farms/Americana Foundation:** This land was previously designated residential and has been re-categorized as an educational facility.

5/11/2016

City of Novi Master Plan Update

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# Housing – Missing Middle

- “Well-designed, simple Missing Middle housing types achieve medium-density yields and provide high-quality, marketable options between the scales of single-family homes and mid-rise flats for walkable urban living. They are designed to meet the specific needs of shifting demographics and the new market demand, and are a key component to a diverse neighborhood. They are classified as “missing” because very few of these housing types have been built since the early 1940s due to regulatory constraints, the shift to auto-dependent patterns of development, and the incentivization of single-family home ownership.”

--Daniel Parolek of Opticos Design, Inc. (2010)

# Housing – Missing Middle

- Walkable (homes are set in walkable context)
- Medium density but lower perceived density
- Smaller, well-designed units
- Smaller footprint and blended densities



MissingMiddleHousing.com is powered by Opticos Design, Inc. Illustration © 2015 Opticos Design, Inc.



# Housing – Missing Middle



With its dense, walkable form that provides access to nearby amenities, the Mainstreet Village apartments are an example of Missing Middle housing in Novi.



This example of proposed townhomes by Freed Development in Toronto is designed in the Missing Middle form.

# Retail Goods & Services

Future Land Use	Total Acres	Acres Developed	% Developed	Acres Vacant	% Vacant
Local Commercial	169	140	83%	29	17%
Community Commercial	194	128	66%	66	34%
Regional Commercial	248	216	87%	32	13%
Pavilion Shore Village	6	3	50%	3	50%
PD2	92	74	81%	18	19%
City West	200	151	76%	49	24%
TC Commercial	200	176	88%	24	12%
TC Gateway	134	83	62%	51	38%
<b>Totals</b>	<b>1,243</b>	<b>971</b>	<b>78%</b>	<b>272</b>	<b>22%</b>
Office Commercial	318	282	89%	36	11%
<b>Totals with Office Commercial Included</b>	<b>1,561</b>	<b>1,253</b>	<b>80%</b>	<b>308</b>	<b>20%</b>

# Office, Technology, and Industry Plan

Future Land Use	Total Acres	Acres Developed	% Developed	Acres Vacant	% Vacant
Suburban Low-Rise	127	115	90%	12	10%
Community Office	232	162	70%	71	30%
Office Research Development Technology	1,178	628	53%	551	47%
Office Commercial	318	282	89%	36	11%
Industrial Research Development Technology	1,160	893	77%	266	23%
Heavy Industrial	92	89	97%	3	3%
City West	200	151	76%	49	24%
TC Commercial	200	176	88%	24	12%
TC Gateway	134	83	62%	51	38%
<b>Totals</b>	<b>3,641</b>	<b>2,581</b>	<b>71%</b>	<b>1,061</b>	<b>29%</b>

# Inclusion of Previous Plans

- **Thoroughfare Master Plan** - The City of Novi is currently in the process of updating
- **Non-Motorized Plan** - The City of Novi adopted its Non-Motorized Plan in 2011.
- **Older Adult Services Strategic Plan (2013-2015)**
- **Strategic Community Recreation and Master Park Plan (2015-2019)**
- **Town Center Area Study (2014)**
- **Sustainability Plan**

# Grand River Corridor



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## Grand River Corridor – General Goals

- Improve Transportation Connections
- Expand and Improve Open Spaces
- Create Pedestrian-Oriented Development
- Create Sustainable Development
- Promote Economic Diversity
- Promote Retail, Entertainment, and Culture
- Provide Housing Options
- Maintain standards for high quality building design and materials
- Create an identity for the City

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# Grand River Corridor – District Plan

- **Gateway Shopping West:** Enhance western gateway with civic art, signage, lighting, and streetscape treatments in a way that signifies entry into the City.
- **Hospital Center:** Support the growth and expansion of Providence Park Hospital, its affiliated medical offices, and associated housing.
- **City West:** Create a district that offers the densest housing, along with retail, office, and entertainment uses.
- **Flexible Industry Center:** Support the growth and expansion of manufacturing and light industrial uses and accommodate transitional development.
- **Town Center District:** Support the City’s “main street” area per the City’s 2014 Town Center Area Study.
- **Grand River East:** Encourage the ongoing maintenance and utilization of the existing office/industrial buildings in this district, including adaptive reuse.



## OBJECTIVES

- To establish the corridor as a progressive and sustainable symbol of modern commerce.
- To create an identity consistent with the commercial importance and scale of the corridor.
- To create an image that conveys aesthetic quality, sense of place, celebrates Novi, and that is unique, fresh and artful.
- To introduce a diverse mix of enhancements that promote development opportunities and beautifies the corridor as a whole.
- To develop a permanent funding source for a maintenance program consistent with the quality of the enhanced corridor.

## OPPORTUNITIES

- Supportive of the enhancement objectives, some of the design opportunities include:
- Provide gateways at city limits promoting the Novi brand and a ‘sense of place’.
  - Enhance the bridge west of Novi Road, making it an iconic landmark within the corridor.
  - Develop a palette of amenities used throughout the corridor reinforcing its unique character.
  - Incorporate street trees to provide scale and reinforce corridor edges.
  - Improve pedestrian connectivity, as well as provide places for people.
  - Create a unified approach for parking lot/service area screening.
  - Improve the aesthetic appeal of the corridor using landscape, hardscape, lighting and site amenities.

## LEGEND

- Grand River Corridor Right of Way
- Novi Town Center Boundary (NIC)
- Main Corridor Gateway / Identity
- Corridor Threshold / Significant Intersection
- District Boundary
- Pedestrian Circulation
- Corridor Pedestrian Lighting Locations
- Corridor Pedestrian Seating Locations
- Natural Feature Enhancement
- Visual Screening
- Street Trees
- Bridge Enhancement / Feature



**RECOMMENDED TREE SPECIES**

Large Trees



Red Maple



Swamp White Oak



Ginkgo

**LEGEND**

- Grand River Corridor Right of Way
- Novi Town Center Boundary (NIC)
- Main Corridor Gateway / Identify
- Corridor Threshold / Significant Intersection
- District Boundary
- Pedestrian Circulation
- Corridor Pedestrian Lighting Locations
- Corridor Pedestrian Seating Locations
- Natural Feature Enhancement
- Visual Screening
- Street Trees
- Bridge Enhancement / Feature



**RECOMMENDED TREE SPECIES**

Narrow Trees (R.O.W or Power Line Easements)



Regal Prince Oak



Columnar Tulip Tree



Chanticleer Pear

**LEGEND**

- Grand River Corridor Right of Way
- Novi Town Center Boundary (NIC)
- Main Corridor Gateway / Identify
- Corridor Threshold / Significant Intersection
- District Boundary
- Pedestrian Circulation
- Corridor Pedestrian Lighting Locations
- Corridor Pedestrian Seating Locations
- Natural Feature Enhancement
- Visual Screening
- Street Trees
- Bridge Enhancement / Feature



## PRECEDENT IMAGES

Identity / Signage

### SIGNS

Examples of large scale text identity signage, similar to the 'Novi Gateway' concept.



### WALLS/SCREENING

Examples of 'artful' backdrop walls as proposed for the "Novi Gateway" concept. Perforated masonry screen wall examples shown on the far right top and bottom are possible parking lot screen walls in lieu of planted hedges. Walls to be 30"-36" in height.



# PRECEDENT IMAGES

Identity / Bridge Enhancement

## OVERHEAD

These examples illustrate ideas for the bridge enhancement. Images A, B, C, D, and E illustrate the cable supported overhead color panel system as illustrated in the bridge concept. They also show how color is projected from the panel onto the road surface.



Parking Lot Screening - Hedge



Parking Lot Screening - Wall

# STREETSCAPE ENHANCEMENTS

Enlarged Conceptual Streetscape Cross Sections



## Grand River Corridor - Implementation

- **Corridor Improvement Authority (CIA):** A primary benefit of forming a CIA is the ability to capture the incremental increase in property taxes that results from improvements in the district to finance public improvement projects within the district, as a means for jumpstarting economic growth.
- **Economic Development & Marketing/Branding:** The City should evaluate its city-wide economic development and marketing/branding strategy and create a specific program for the Grand River corridor.
- **Placemaking:** Utilize public art, signature gateway structures, and lighting and street furnishings to provide a cohesive feel to the corridor. Encourage property owners to enhance front yard landscaping with the addition of benches, art, or unique plantings. Encourage bike- and car-sharing programs to facilitate non-motorized transportation within the corridor.

# Redevelopment Strategies



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## Site 1: Pavilion Shore Village

- Establish a unique sense of place at the corner of Old Novi Road and Thirteen Mile Road
- Housing and commercial uses that are inspired by the natural and recreational features of the park and lake.



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# Site 1: Pavilion Shore Village

- **Housing:**

- Two- to three-story mixed-use buildings oriented to W. 13 Mile and Old Novi Roads
- One-story “cottage court” style homes aimed at young professionals and empty-nesters.

- **Commercial, Restaurant, and Entertainment Uses:**

- Recreation-related goods and services such as equipment sales, service, instruction, and rentals; fitness-related clothing; and healthy food and dining.



Source: CWD Real Estate



Source: Cottage Company

# Site 1: Pavilion Shore Village

- **Transportation & Parking:**

- Surface parking lots behind the mixed-use buildings and on-street parking along Old Novi Road.
- Highlight bicycle parking

- **Character of Development & Placemaking:**

- High-quality architectural design and natural materials
- Sensitive to adjoining residential neighborhoods.

- **Sustainability:**

- low-impact development techniques, storm-water mitigation and native, low-maintenance landscaping.



# Site 1: Pavilion Shore Village

## Development of the District

- Create a simple form-based district that defines building forms and architectural elements.
- Prioritize implementation of the Non-motorized Transportation Plan in this area, particularly as it relates to connections with the nearby parks.



# Site 2: City West

- Combine entertainment, convention, commercial, office, and residential uses
- Cohesive, high-density, walkable pattern
- Three to five story buildings for most of the area, while buildings with frontage on I-96 may rise as high as ten stories





## Site 2: City West

- **Residential Uses:**

- Upper floors of mixed use buildings, row houses, and live-work units with a variety of floor plans, including micro-apartments (small efficiency units) and small one-bedroom units.

- **Commercial, Restaurant and Entertainment Uses:**

- Specialty retail or a cluster of similar uses, such as high-fashion stores or art galleries
- Uses that serve nearby residents

- **Office Uses:**

- Limited to upper floors, serving as a transition from retail and restaurant uses on lower levels to residential uses above.



Source: Roark Premier Team



Source: Elvert Barnes, Wikimedia Commons



Source: Carmel City Center

## Site 2: City West

- **Character of Development & Placemaking:** High quality building materials, landscaping, lighting, public furniture, and signage along with a mix of public plazas and parks.

- **Transportation & Parking:**

- Connect to existing and planned non-motorized pathways
- On-street parking, small surface lots, and structures
- Safe, secure, and visible bicycle parking
- Public transportation in the form of bus rapid transit (BRT) can serve the greater corridor and provide expanded mobility options for residents.

## Site 2: City West

- **Sustainability:**

- Stormwater mitigation: rain gardens and bioswales, and permeable pavement.
- Consider LEED-ND certification
- Landscaping with native plants
- Incorporation of alternative energy systems: solar collectors or geothermal heat pumps
- Accommodate electric vehicles, bicycle facilities, and, mass transit



## Site 2: City West



## Site 2: City West

### Development of the District

- New zoning classification
- Form-based standards - a stand-alone district rather than as an overlay to existing zoning.



## Site 3: The Anglin Property

- A mix of residential, commercial, and office uses in single-purpose or mixed-use structures that are walkable and have a range of services.
- Highlight the pond as unique amenity



# Site 3: The Anglin Property

- **Housing**

- Attached single-family buildings, such as townhomes, multiple-family mid-rise buildings, and as upper floors within a mixed-use building
- Focus on professional workforce as well as empty nesters

- **Commercial Uses**

- Limited commercial uses to serve the adjacent office users and residents of the area.



Above and below: Modest setbacks offer opportunities for greenspace and landscaping to create a pleasant walkable space. (Photo above by Opticos Design; photo below by Cypress Real Estate)



# Site 3: The Anglin Property

- **Office Uses**

- Along Grand River in single-purpose, multi-story buildings or as part of mixed use buildings

- **Character of Development & Placemaking**

- Focus on water feature
- Pond overlook areas, boardwalks, and other public and private open spaces should be encouraged
- Connecting pond overlook areas to sidewalks on Town Center Drive and 11 Mile Road



# Site 3: The Anglin Property

- **Transportation**

- Connect to adjacent sidewalks, roadways and sites
- Vehicular access and parking for the non-residential uses on Grand River
- Residential access and parking on 11 Mile Road

- **Sustainability**

- The use of low-impact design, pervious paving materials, and native landscape materials should be prioritized



# Site 3: The Anglin Property

## Development of the District.

- Rezone to TC (Town Center)
- Amend the TC district to fully incorporate creative attached residential alternatives and ensure that reduced setback recommendations are reflected in the district standards.



# Implementation



# Zoning Plan

Future Land Use Categories with No Corresponding Zoning District	
Future Land Use Category	Explanation/Action Needed
City West	City West and Pavilion Shore Village are both targeted strategies for the redevelopment of certain specific underutilized areas of the City. Both call for mixed uses and some degree of building form regulation in order to achieve the creation of a cohesive district that supports long-term vitality and projects a sense of place. The Zoning Ordinance should be amended to add two new form-based districts or overlays to accomplish this.
Pavillion Shore Village	
Environmental Areas	Each of these future land use categories is accounted for under other districts in the Zoning Ordinance, and the creation of districts to match these categories is not required.
Public	
Educational Facilities/ Property	
Public And Private Parks And Open Space	
Utility	

# New Implementation Action Items

- **Quality & Variety of Housing**

- Consider ordinance amendments that encourage residential uses in mixed use developments.
- Enable residents to age in place by enabling development of active adult housing in a variety of styles, including single-family homes and mixed use development. Work to complement these developments with entertainment and community recreation opportunities.
- Encourage younger residents to remain (or return) by providing housing options within walking distance of shopping, dining, entertainment, recreation, and employment.

# New Implementation Action Items

- **Economic Development/Community Identity**

- Develop a new form-based City West zoning district or overlay to enable the development of this area in a cohesive manner that results in a walkable, mixed-use district.
- Develop a new form-based Pavilion Shore Village district to enable the development of a small mixed-use village in this area that complements the surrounding neighborhoods.
- Rezone this parcel to TC (Town Center) to enable a broader mix of uses and incorporation into the Town Center district.
- Consider amendments to the TC district that would permit a greater mix of uses, including innovative attached housing types; amendments may also consider the preservation of some public or open space and the relationship of buildings to the street in order to create a subdistrict that emphasizes walkability.

# New Implementation Action Items

- **Infrastructure**

- Mitigate traffic and transportation issues by providing for alternative modes for intra-city and inter-city travel and commuting.

- **Economic Development**

- Review standards for development in business/office/research/industrial parks, amend as necessary to ensure that these developments maintain high standard for design, landscaping, buffering.
- Consider strategies to ensure the ongoing sustainability of existing office and industrial buildings.
- Capture growth opportunities that will enhance short and long-term viability of the community:
  - Develop a marketing effort to attract "creative clusters" with high-quality, flexible work space.
  - Enable development of concentrations of office space blended with residential.
  - Expand entertainment activity and options through business attraction and community programming

# Next Steps

- Planning Commission recommends City Council action to distribute the draft plan to adjacent communities and other agencies for the required 63-day review period.
- Following the review period, the Planning Commission will hold the required public hearing and takes action to adopt the Master Plan.



## October 21, 2015 Master Plan Update Open House Comments

### Existing Conditions

#### *Comment sheets*

- Economic development group statement that current unemployment rate is great news ignores the fact that per capita income dropped 6.8% and household income dropped 11.9% from 2000-2010
- Am in support of rezoning 42400 12 Mile; corner of 12 Mile and Novi Road. I am the court-appointed receiver over this property. We propose a use by Community Choice Credit Union. Please provide notice of any meetings involving the property.
  - Anthony Guerriero, 6828 Park Avenue Allen Park MI 48101  
313.388.0500. guerriero.law@sbcglobal.net
- 52%....do no need to use a car very often. This is counter to trend in Novi development.
- The age range of 35-64 includes two generations challenging to accurately picture needs and interests.
- Millennial group under-represented in Novi because there is nothing here for them. Live in Novi, Ann Arbor, Grand Rapids, or even Detroit and they will not choose Novi. How do you attract the generation that makes cities vibrant?
- When I retire, where can I move to in Novi that allows me to walk or ride a bike a mile or two and access activities and shopping as Ann Arbor or Northville or Plymouth offers?
- Healthy food and green space are listed as top priorities yet no agricultural zoning or interest mentioned.
- Suggest the northeast corner of 9 Mile and Novi Road be zoned RM-2 instead of RM-1 – Irwin Arkin
- Midrange housing stock for Millennials and young families. The more they can be mixed into existing developments, the better. Let's think about near senior centers, walkable destinations. Should our subdivision ordinances reflect a component of a duplex or other small attached units within single family plans?

## Future Land Use

### *Comment sheets*

- Novi Road at 13 Mile development should consider mixed housing styles. It also should include a park of fairly good size, as was anticipated when the original Vistas/Sandstone developments were designed. That density of people in that area deserve a walkable gathering space with some level of public amenities.
- Novi needs a community recreation center.
- I am the court-appointed receiver of the property at the northeast corner of Novi Road and 12 Mile Road. The other three corners are commercial, while this corner is residential zoning. We believe the property should be zoned commercial and would propose a use by Community Choice Credit Union. **See above contact information for Anthony Guerriero.**

### *From Post-its on board:*

1. *Not used*
2. (dot at Tollgate) Michigan State University facility will remain & should be designated as educational use./Michigan State University Tollgate should appear in land use documents as an educational facility.
3. (dot at Novi & 12 Mile) Interested in NE corner of 12 Mile & Novi Rd for credit union.
4. (dot on large area of public land marked “vacant” near Garfield & 9 Mile) What is this all about?
5. (dot just south of 96/696/275 interchange) This site should remain I-1. Potential uses: Office research, corporate HQ, Office/warehouse, Hi tech
6. (dot at 10 Mile & railroad tracks) East-west pathway along 10 Mile Rd like Indy’s Cultural Trail—a “destination” pathway to tie the city together.

## Grand River Corridor

### *Comment sheets*

- Would like to see bike lanes in corridor or something that helps separate walking traffic a little better from possible future cycling use.
- Possible to connect up to lanes on Town Center Drive and build a biking corridor for future development.
- Ferndale is a great model for this.

### *From Post-its on board:*

1. *Not used*

2. (dot located on south side of GRA, halfway between Beck & Wixom, partly vacant land alongside high line corridor) We would like it to remain I-1. Potential uses: Medical office, corporate HQ, Office/warehouse, Hi tech
3. (dot located in Town Center) More lighting in business areas (Novi Town Center and Grand River corridor) to encourage walking between businesses. Also, it's more friendly.
4. (dot located in Town Center) Cleaning up and maintaining weed control and other cleanups within the sidewalks. This would also include Novi Rd & 10 Mile Rd intersection.
5. (dot located at Novi & Grand River) Add NB & SB dedicated turn lanes on Novi Rd.
6. (dot located in Town Center) With a ring road in place in NE quadrant, this stretch of Grand River could be made more ped-friendly w/ complimentary businesses.
7. (dot located near NE Town Center future ring road) Ring Road to GR to divert traffic from area between Main Street & Novi Rd.

## Vision Station: What three things do you value about Novi?

### *Comment sheets*

- Keep up the good work developing bike paths and sidewalks.
- 1. Develop affordable housing 2000-2500 sq ft. or 2 attached condo complex. [Sdickow10@gmail.com](mailto:Sdickow10@gmail.com) for 1-8.
- 2. Bring gourmet stores/market like Papa Joe's or Whole Foods or similar stores.
- 3. Visit other communities in the US to gather ideas and suggestions and learn from them. See what's popular out there.
- 4. Bring unique shopping experience like small clothing boutiques or wine tasting place or specialty foods or unique restaurants.
- 5. Do similar things like outdoor open shopping experience like Partridge Creek in the east side or in Rochester Hills.
- 6. City of Novi lost a big opportunity to have a fantastic attraction at Fountain Walk. "A premier Novi location." Now it's just restaurants and bars.
- 7. Housing: Houses should be by more popular areas. I think that younger generations want to live near the city or in the city with the most big, modern houses. Also, they want to live with people their age. 13 years old, grade 9.
- 8. They should build more places that go with each other, like: Novi high and Novi Public Library, so we can act as a community. Joining together is being a community and we need to do that. 13 years old, 9<sup>th</sup> grade ☺
- A recreation center similar to Livonia's (multi-level).
- Parks, green spaces add to the community.
- Grand River corridor- could offer opportunity to an aging population, younger folks just out of college and be suitable living for people with special needs. Exciting idea.

- The north end of town needs a more permanent facility for city services. We should hold public meetings and festivals north of I-96.
- 1. Preserving natural area. 2. Parks. 3. Bike Paths.
- What are plans for Beck Rd from 8 to Grand River? Widen, boulevard, repair?
- We need an artistic district, possibly near Main Street, to include performing arts, galleries, studios, potentially small, unique jewelry & art stores. Give residents a place to gather organically. No art, no heart!
- Maintain green space and open feeling along Meadowbrook Rd between 12 Mile & 13 Mile. Use existing MSU property as an anchor for this idea. Once development comes in and Natural Beauty Rd feel is lost it cannot be recovered.

## Vision Station: What would make Novi better ten years from now?

### *Comment sheets*

- A community recreation center.
- A central shopping entertainment place where people gather.
- An area to live in Novi where I can walk or ride a bike a mile or two and access entertainment and shopping while still living in a home.
- This is on Meadowbrook: what can you do about stronger enforcement for enforcing the city by-laws of Novi? Example- many large logs laying on the ground instead of on a pallet, 2. Also tree branches in back yard laying on the ground with no pallets under them. The pile is as large as a length/width a large car.
- 1. Natural area preservation 2. Walkability/bikeability 3. Find a way to attract millennials.
- We need an artistic center for people to gather for concerts, etc.
- Cottage style homes, bungalow/courtyard style housing. 1. Affordable housing to keep students in Novi 2. Accessible housing for seniors. 3. More green space in the industrial parks. 4. More green space in restaurant areas.

## Additional Thoughts

### *Comment sheets*

- Give the residents in Novi a place to gather with their friends during the day. To do a puzzle, talk, and play a pick-up game (ex: board games, Mexican Train or a game of Rummy). The Senior Center does not accommodate anyone who just wants to get together and talk.
- We need more semi-detached condos in the are that has a first floor bedroom (ex: Briarwood Condos on Beck Road). Also the “cottages” on Meadowbrook Road are quite nice for seniors that want to downsize. These are the ones on the grounds of the Senior Center. Can’t you get someone to build these with a garage? They would be perfect for people who would like to live in a ranch

style home. People age 60 or 70 would like to move out of their 2 story home and buy something in Novi. My friends and I do not want to move into an apartment, we would rather purchase a home.

- When will the bridge over the stream on Chattman be repaired? The south side of the bridge is pulling away from the base.
- When are you going to redo the roads in Meadowbrook Lake subdivision?
- What about the traffic on 10 Mile from City of South Lyon to Beck every morning and night? More subdivisions are being built – how are you going to accommodate all those people driving on 10 Mile every day?
- Expected to see the Mayor and city manager. So instead I will send an email:
  - My sub – Whispering Meadows roads are terrible. Some areas got fixed four times but still falling apart.
  - Why is city putting new sidewalks on 11 Mile when our sub needs more sidewalks?
  - Why is city messing up the trash business putting out an RFP before a public hearing; when I go to Arizona for 2 months, I still pay for garbage service that I am not using.
  - I am retired on a fixed income
  - John Popovczak: 248.568.4143 adrijopo@gmail.com

**Via email:**

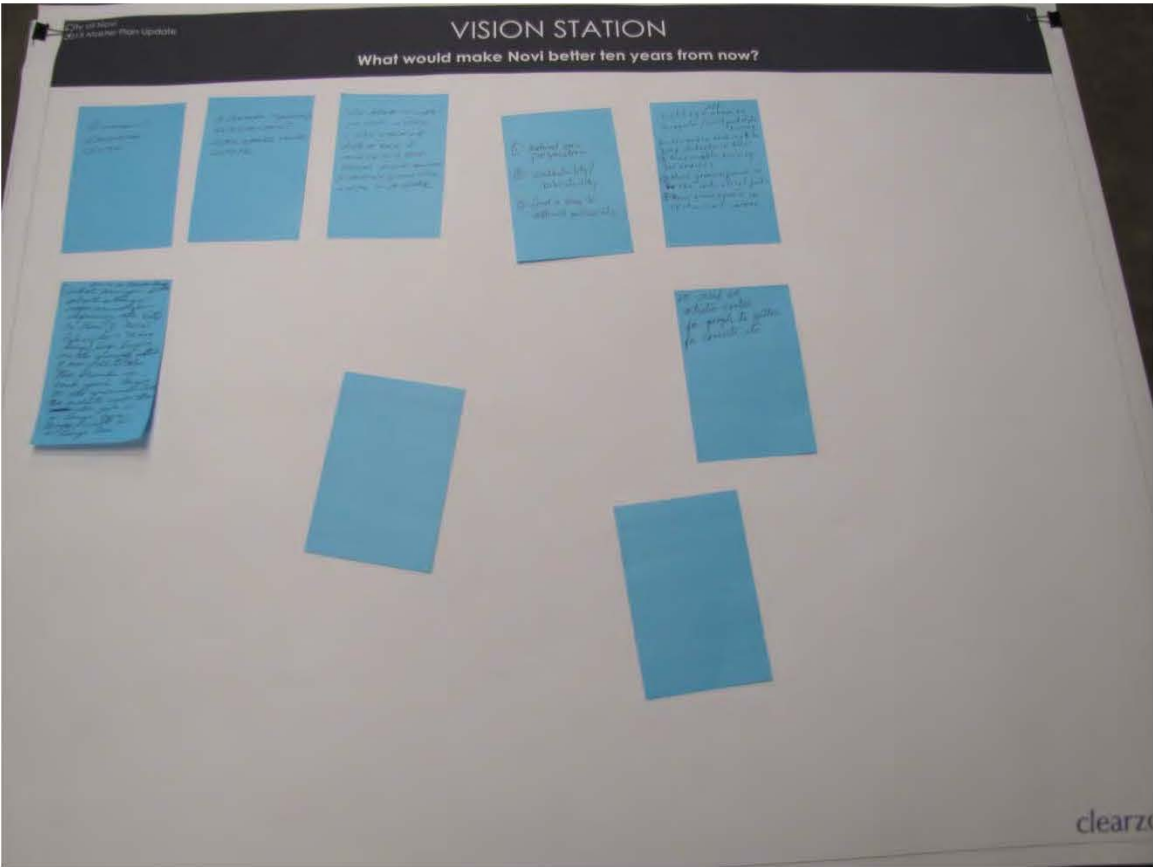
This is regarding our city future and growth. There needs to be something done about the 2 lane rural highway structure we currently have (ie Beck, 8 mile, etc). These roads are constantly full and traffic is backed up far beyond usual peak time travel congestion. The wait time to drive from 6 mile to 11 mile is absurd. For me just leaving our subdivision in Maybury- to the corner of 8 mile and Beck (less than 1/2 a mile) may take up to 25 minutes some mornings. The smallest commute will take triple what a reasonable estimate would be due to the traffic. Clearly the cities out here are allowing new subs to pop up without keeping up our roads and controlling traffic to reflect the population growth. The roads need to have more lanes and be expanded. One lane of traffic is just not enough.

Not to mention there are still "end speed zone" signs up right past 8 mile and Beck (and possibly other places). This is clearly no longer a rural area.

I'm willing to bet I speak for almost every person who drives a car and lives in my subdivision- or one nearby.

Thanks.  
Melissa Khalil

Photos of Boards with Comments



### VISION STATION

What three things do you value about Novi?

City of Novi  
2015 Master Plan Update

clearzoning

### FUTURE LAND USE

Comment on the City's 2010 Master Plan for Land Use

City of Novi  
2015 Master Plan Update

2010 Future Land Use and Vacant Land Analysis  
City of Novi  
Oakland County, Michigan

Future Land Use	Area (Acres)	% of Total	2010 Total (Acres)	% of Total	Total (Acres)	% of Total
Agriculture	100	0.5%	2000	10.0%	2100	10.5%
Light Industrial	500	2.5%	1000	5.0%	1500	7.5%
Office	1000	5.0%	2000	10.0%	3000	15.0%
Medium Density Residential	2000	10.0%	4000	20.0%	6000	30.0%
High Density Residential	3000	15.0%	6000	30.0%	9000	45.0%
Community Office	1000	5.0%	2000	10.0%	3000	15.0%
Other Planned Development	1000	5.0%	2000	10.0%	3000	15.0%
Other Planned Development (Community Office)	1000	5.0%	2000	10.0%	3000	15.0%
Other Planned Development (Light Industrial)	1000	5.0%	2000	10.0%	3000	15.0%
Other Planned Development (Medium Density Residential)	1000	5.0%	2000	10.0%	3000	15.0%
Other Planned Development (High Density Residential)	1000	5.0%	2000	10.0%	3000	15.0%
Other Planned Development (Office)	1000	5.0%	2000	10.0%	3000	15.0%
Other Planned Development (Other)	1000	5.0%	2000	10.0%	3000	15.0%
Public	1000	5.0%	2000	10.0%	3000	15.0%
Open Space	1000	5.0%	2000	10.0%	3000	15.0%
Water	1000	5.0%	2000	10.0%	3000	15.0%
Other	1000	5.0%	2000	10.0%	3000	15.0%
<b>Total</b>	<b>20000</b>	<b>100%</b>	<b>20000</b>	<b>100%</b>	<b>20000</b>	<b>100%</b>

0 0.5 1 Miles

clearzoning  
Sources: Oakland County, City of Novi, Map Creator: Clearzoning

2013 Master Plan Update

# GRAND RIVER CORRIDOR

Help discover its potential

The Grand River corridor features a wide variety of uses and destinations, including the Town Center, auto-oriented commercial development, the Suburban Showplace Collection, St. John's Providence Park Hospital, industrial uses on both small and large scales, vacant land, and a handful of residential developments.

Wilson Rd  
11 Mile Rd  
Twelve Mile Rd  
Twelve Oaks Lake  
Fairview Ave

Use the post-its and dots provided to highlight problem areas, things you'd like to see more of, your ideas for improving the corridor, and your questions regarding the future of Grand River. For the purposes of this Master Plan, please be aware that we are primarily focusing on the corridor outside of the Town Center area.

clearz





**City of Novi Planning Commission**  
**Study Session**  
**2016 Master Plan for Land Use Update**  
**May 13, 2016**  
**Novi Civic Center – Council Chambers**  
**45175 W. Ten Mile, Novi, MI 48375**  
**DRAFT Minutes**

**CALL TO ORDER**

Study session started at 7:22 p.m.

**ROLL CALL**

Present: Mark Pehrson, Michael Lynch, Ted Zuchlewski, Dave Baratta  
Not Present: Tony Anthony, Robert Giacobetti and David Greco  
Staff Present: Barbara McBeth, Deputy Director Community Development; Sri Ravali Komaragiri, Planner; Kirsten Mellem, Planner; Adrianna Jordan, Planner; Rick Meader, Landscape Architect; Jeremy Miller, Engineer; Dave Gillam, City Attorney;  
Consultants Present: Rod Arroyo, Jill Bahm and Joe Tangari from Clear zoning ; Allie Pearson from Grissim Metz and Andriese

**DISCUSSION ITEMS**

**2016 Master Plan for Land Use Update**

Clearzoning consultants made a detailed presentation on the changes to the 2015 Master Plan Update. The slides from the presentation are attached to this document.

- Members asked for clarification regarding the increased density of 20-30 DUA along Grand River corridor.
- Planning Commission were curious if any road improvements are proposed to accommodate increased traffic.
- Jill Bahm responded that they are proposing transit to accommodate as Grand River Avenue is a fixed width.
- Commission suggested that it is a good strategy to capitalize on Suburban Collection events by creating a cluster of entertainment, restaurants and retail.
- Allie Pearson from Grissim Metz and Andriese Associates went over details of Grand River corridor plan.
- Commission liked the bridge enhancements that are suggested in the plan.
- They inquired if any road improvements such as a boulevard or a landscaped island are recommended.
- Allie responded that they were not considered due to the cost involved in addition to getting necessary approvals from Oakland County.
- Commission inquired if the corridor plan is recommending a consistent look for the corridor. For example, a nautical theme such as the one along Lake St. Claire Shores.
- Joe from Clearzoning responded that a consistent look is proposed for buildings and the specifics vary by different districts and target areas. The plan recognizes that different functions of the corridor require different treatments. All areas are unified by a consistent theme.
- With regards to Pavilion Shore Village, Commission asked if the traffic has been assessed. They asked if the proposed changes to retail attract enough people or would it result in low-quality housing.
- Consultants responded that the roads do provide a good amount of traffic and the neighborhoods surrounding it have higher density than elsewhere in the city to support the businesses.

- After the presentation, consultants explained the next steps in the update process. At the next meeting, Planning Commission may recommend to City Council to distribute to adjacent communities for the required 63-day review.
- After review period, Planning Commission has to hold required public hearing and take action to adopt the Master Plan.
- Commission appreciated the presentation and asked if they have more time to look into the plan.
- City planner Barb responded that the staff has been looking at the plan, but Commission can take a close look at it now. Comments are solicited from the public, planning Commission, and other staff.
- Barb suggested that the Commission provide any additional comments within the next three weeks. Staff can add the master plan status update to PC Agenda to May 25 meeting. Staff can then determine if the Master Plan update is ready for recommendation to Council.

## **AUDIENCE PARTICIPATION**

Four people from audience spoke at the study session. A brief summary of their comments is provided below

- Karl Migrin, resident
  - Soils map has not been updated to reflect the Garfield drain labeling error
  - How does the Nine Mile road between Beck and Napier impact sewer addition?
  - What about the paving along Napier between Nine and Ten Mile roads
- John Kuenzel, resident
  - Provided letter to Planning Commission, included in the packet
  - Complained about absence of notice placed in the Novi News regarding the Master Plan meeting
  - Requesting that the Master Plan update be presented at HOA breakfast ON May 14, 2016
- Irwin Arkin, Property Owner
  - Made a brief presentation on supporting the change of land use recommendation of subject property(50-22-300-003/009) from RM-1 to RM-2
- Andrew Mutch, Council Member
  - Has read the whole draft plan and identified areas that need further attention
  - Zoning around Walled Lake, 50% ZBA variances were along or on Walled Lake for regular improvements
  - More attention to maintaining older neighborhoods, city need strategies for maintenance for structures that are over 50 years old. Possibly streamline the review processes.
  - Missing Middle, has been used to justify development throughout the city and has been developer driven rather than following the master plan recommendations
    - the city should identify where and how much missing middle is needed
    - 1,000 units of lot sizes less than R-4 have already been approved
    - PC should be proactive rather than reactive
  - Planning Commission has approved projects with over 80% of the woodlands being taken down, the woodlands ordinance is good but the PC has not been enforcing them as they should
    - We should protect these natural resources
    - 24% of the total area is covered by woodlands now, but what have we lost since the last master plan?
  - Key element, financial sustainability
    - Provide some analysis on land uses that make long term economic sense to provide the required services that residents expect in the City of Novi

## **ADJOURN**

The meeting was adjourned at 8:44pm.

# Echo Valley Civic Association

Board of Directors: Gina Van Horn, Margo Smith, Stacey Rose, Ed Papciak, Gordon Melms, John Kuenzel, Nick Kalweit

John A. Kuenzel  
23819 Heartwood  
Novi, MI 48374  
May 24, 2016

RECEIVED

MAY 24 2016

CITY OF NOVI  
COMMUNITY DEVELOPMENT

Planning Commission  
City of Novi  
45175 W. Ten Mile Road  
Novi, MI 48375

Dear Sirs:

According to the latest census, 44 % of city residents currently live either in condos or apartments in the City of Novi. Those areas are limited in density to approximately 10 residential units per acre of land. The city is now proposing mixed use areas along Grand River which would allow 20 units per acre in several areas, and 30 units per acre with 10 story high rise residential towers between Grand River and I-96. These are radical changes.

The Board of Directors of the Echo Valley Civic Association representing over 100 families has voted to oppose these radical changes which would urbanize our city, crowd our roads, and make further demands on our city services. It appears that the city has been hiding these dramatic proposals by scheduling public input sessions during dinner hours, posting notices of the input sessions only on the website or on the electronic message board near the Civic Center, and by not posting notices and articles in the Novi News. Just reading the proposed document has proven to be quite a challenge as most of the proposed changes become discernible only in the middle of the 127 page document. On May 14 at the Novi Homeowners Leadership Breakfast, the Director of Community Development admitted that the plan was a radical change. He also acknowledged the deficits in communication about it, and yet the May 19th Novi News still had no mention of the admittedly radical plan.

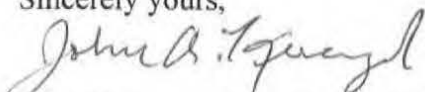
At that same leadership breakfast, we learned that this action for intense urban zoning was motivated by a desire to construct another hotel near the Suburban Collection Showplace convention area. Opening up 20-1 and 30-1 high density zoning isn't necessary to do a hotel. The city already facilitated the current Hilton Hotel without it. Crowding is not a solution, it is a problem.

A more reasonable plan for our city would be to rezone all of the mixed use areas along Grand River to a density consistent with the roughly 10 units per acre averaged by our current condo and apartment zoned areas.

As residents of the City of Novi, we recognize that change and development is happening in our city. In the past two decades we faced challenges near us where developers tried to change residential to commercial areas, and when they couldn't do that, they tried to repeatedly intensify the density of land use on the residential lands which surround us. The development of our city should be motivated by concerns for the quality of life of our citizens and not by the desires for profits by land owners, land speculators and developers.

Most residents of Novi moved here to enjoy a spacious comfortable suburban community with good schools, beautiful parks, a great library, recreational and sports opportunities, and excellent nearby restaurants and shopping. Our city has all of this. Proposed changes to our Master Plan should preserve all of this and not overload our infrastructure. Please remove the radical changes from the proposed Master Plan.

Sincerely yours,



John A. Kuenzel, President, for the Board of Directors

**ATTORNEYS AND COUNSELORS AT L A W  
RENTROP & MORRISON, P. C.**

39572 WOODWARD AVENUE, SUITE 222  
BLOOMFIELD HILLS, MICHIGAN 48304

Susan E. Morrison

TELEPHONE (248) 644-6970

E-mail: [smorrison@rentropmorrison.com](mailto:smorrison@rentropmorrison.com)

FACSIMILE (248) 644-7141

**MEMORANDUM**

To: **Sri Komaragiri, City of Novi Planning Department  
Rod Arroyo, Clearzoning**

From: **Susan E. Morrison and Gary R. Rentrop on behalf of Americana Foundation**

Re: **Tollgate Farm and Education Center, Meadowbrook Road at 12 Mile Road, Novi, MI  
Open House Comments for 2015 Novi Master Plan Update**

Date: **October 26, 2015**

---

It was a pleasure to speak with both of you at the Novi Open House on October 21, 2015. As I indicated to you, I am enclosing the Americana Foundation's comments regarding the Master Plan by email. The following are items we urge you to revise or retain, as noted below, in any update to the Master Plan. Page references below are to the 2010 Master Plan:

**1. Page 6 of Master Plan:**

Under the heading "Community Character" and the line stating "GOAL: Protect the City's historic buildings and sites" we urge you to include the following additional objective:

*"Objective: Ensure that uses, density and structures adjacent to historic buildings and sites are compatible with and do not detract from the historic building or site."*

See **Exhibit 1**.

**2. Page 11 of Master Plan:**

We noted on one of the displays at the Open House a graph showing the top three attributes that people surveyed nationwide indicated they wanted as a high or top priority for their community: "Quality of Environment" – 87%, "Healthy Food" – 73%, and "Green Space" – 55%. **The Tollgate Farm and Education Center provides all three of these amenities for Novi residents and the wider region.** Given this trend, Novi should be justifiably proud of and should want to publicize that Novi is the site of the historic Tollgate Farm and Education Center with its beautifully restored farmhouse and barns from the early years of Novi's history, and with its setting and programs that showcase all of the amenities noted above.

We urge you to insert a sentence similar to the underlined language below, into the Brief History summary at **page 11**:

*“ . . . Farming was the principal land use activity in the early days. One of the early farmsteads dating back to 1836 along scenic Meadowbrook Road still exists with a restored farmhouse and barns, and which has educational programs open to the public as the Tollgate Farm and Education Center. . . .”*

See **Exhibit 2**.

**3. Page 29 of Master Plan:**

The “Existing Land Use Map” shows the portion of the historic Tollgate Farm and Education Center (“Tollgate Farm”) that is owned by the Americana Foundation (the westernmost 100 acres of the 160-acre farmstead) as “Vacant”. The designation should show the portion of Tollgate Farm owned by the nonprofit Americana Foundation as “Public/ Institutional” -- the same designation that is shown for the portion of Tollgate Farm that is owned by Michigan State University (MSU). If there was a designation added to the map for “Educational Facility” that would be even more accurate. Changing the “Vacant” designation here may require changing references to “vacant land” elsewhere in the Master Plan (e.g. on **page 33** there is a reference in line 7 to acres of “vacant land”).

See **Exhibit 3**.

**4. Page 43 – 44, and page 57 of Master Plan:**

Novi should proudly include the Tollgate Farm and Education Center in its list of “Land Use – Public Facilities” located at **pages 43 – 44** of the 2010 Master Plan.

Possible language to insert could be:

*“Tollgate Farm and Education Center: Tollgate Farm is located on an original 160-acre farmstead dating back to the first generation of European settlers in the area. First farmed in the late 1830’s, the farm originally included a log cabin constructed from logs cut from woods on the property. A large Greek revival farmhouse, built between 1840 and 1855, has been carefully restored and still stands on Meadowbrook Road. The original 160-acre tract was reassembled by Adolf and Ginger Meyer starting in 1951 and the Americana Foundation was created with a mission of preserving the farm in perpetuity to remind people of the beauty of a rural, agricultural landscape and to insure that people know where their food really comes from. In 1987 the Foundation donated 60 acres to MSU to help further this mission.*

*Tollgate Farm and Education Center serves the community in multiple ways. Thousands of adults and children each year learn from and enjoy the educational programs, local food and natural beauty through summer and year-round camps, school field trips, master gardener certification, community and regional festivals, 4H and CSA farm markets and as a meeting place for local organizations and passive recreation.”*

Also, because the facilities listed at **pages 43 – 44** also appear on the map located at **page 57**, Tollgate Farm and Education Center should be included on this map with its acreage shown along with the schools and parks already shown on the map.

See **Exhibit 4.**

**5. Page 73 of Master Plan:**

Critical to maintaining the historic, aesthetic and rural experience of Tollgate Farm is maintaining the “scenic drive” character of Meadowbrook adjacent to Tollgate Farm. At **page 73**, lines 1 – 2, the Master Plan notes that four road segments “have been designated as scenic drives because of their proximity to **outstanding natural features.**” We urge Novi to strengthen the protection for the few remaining “scenic drives” in Novi and urge you to add language in the last sentence of paragraph 1 on **page 73** as shown in the following underlined text:

*“ . . . Efforts should be made to preserve the natural vegetation along these roadways, to minimize roadway expansion, and to avoid increases in zoning density or permitted use classifications adjacent to scenic drives that would increase traffic.”*

See **Exhibit 5.**

**6. Page 88 of Master Plan:**

Paragraph 2 on **page 88** (which references the build-out potential for the 160-acre Tollgate Farm) is inaccurate and should be eliminated. The Tollgate Farm and Education Center, owned in part by the Americana Foundation and in part by MSU, is required by restrictions from the original donor to remain as a farm and used for educational purposes in perpetuity.

See **Exhibit 6.**

**7. Page 116 of Master Plan:**

In the “Residential Density Patterns” Map it is extremely important that the area designated as 0.8 units per acre density along both sides of Meadowbrook Road north of 12 Mile Road be designated for no greater density than that. This designation matches the current zoning for that area. Maintaining the 0.8 units/acre density is critical for preserving as much as possible the rural character of the setting of Tollgate Farm and to prevent the scenic drive character of Meadowbrook Road from being destroyed by an influx of traffic from higher density development. It is not wise planning to have any density greater than 0.8 units per acre adjacent to the extremely low density farmstead consisting of 1 unit per 160 acres (and which will remain as a farm in perpetuity). The 0.8 unit density is already an insufficient transition or buffer between the farmstead and other higher density categories of use.

See **Exhibit 7.**

**8. Page 117 of Master Plan:**

In the “Future Land Use Map” the entire 160-acre Tollgate Farm and Education Center should be shown *not* as “Single Family Residential” but as “Educational Facility” for the reasons discussed above.

See **Exhibit 8.**

## Executive Summary

**GOAL: Provide for planned development areas that provide a transition between high intensity office, industrial and commercial uses and one-family residential uses**

**Objective:** Provide for form-based, low-rise, suburban development options to promote the development of key areas that can provide a transition from higher intensity office and retail uses to one-family residential developments that include access, design and uses standards that promote a residential character to the streetscape and provide increased economic value.

**GOAL: Develop the Grand River Avenue and Beck Road Study Area in a manner that supports and complements neighboring areas**

**Objective:** Develop the Grand River Avenue and Beck Road Study Area in a manner that facilitates the continuing reinvestment in the area and high quality development.

**Objective:** Improve traffic circulation in the Grand River Avenue and Beck Road Study Area.

**GOAL: Create, preserve and enhance quality residential areas in the City**

**Objective:** Develop and improve strategies to preserve and enhance existing residential neighborhoods.

**Objective:** Attract new residents to the City by providing a full range of quality housing opportunities that meet the housing needs of all demographic groups including but not limited to singles, couples, first time home buyers, families and the elderly.

**Objective:** Encourage residential developments that promote healthy lifestyles.

### COMMUNITY CHARACTER

**GOAL: Create aesthetically pleasing developments, especially in residential areas**

**Objective:** Set high standards and promote good examples for use of public property through the City's actions.

**Objective:** Maintain quality architecture throughout the City.

**GOAL: Create a stronger cultural presence and identity for the City**

**Objective:** Create gathering places for residents and community activity.

**GOAL: Protect the City's historic buildings and sites**

**Objective:** Establish a legally defensible process to protect historic buildings and sites.

### ENVIRONMENTAL/OPEN SPACE

**GOAL: Protect Novi's remaining woodlands and wetlands**

**Objective:** Maintain an accurate inventory of natural areas.

**Objective:** Encourage developers to utilize development options currently available through the Novi Zoning Ordinance that preserve natural features on properties.

**Objective:** Protect and maintain open space throughout the community.

**Objective:** Protect and maintain water features throughout the City.

See insert at para. 1 of Memo:

*Objective: Ensure that uses, density and structures adjacent to historic buildings and sites are compatible with, and do not detract from the historic building or site.*



## Introduction

### Brief History

*See insert at para. 2 of Memo*

Novi has matured from an early farming community to a prosperous community of more than 50,000 residents. The Erie Canal was opened in 1825 at the same time the City of Novi was settled, drawing settlers from the east coast to Michigan. Farming was the principal land use activity in the early days. But by 1830, there were enough families to support small businesses at the intersection of Novi Road and Grand River Avenue, known as Novi Corners. (fig. 4) As early as 1959, the Village of Novi was considering becoming a city, although Novi did not incorporate as a city until 1969.

Transportation plays an important role in the City of Novi's development. Three key transportation developments drove and continue to drive Novi's land use patterns:

- In the 1850's, Grand River Avenue provided a connection from Lansing to Detroit, passing through the heart of Novi.
- By 1876, the City of Novi became the No. VI stop on the CSX railroad, thus establishing folklore of the origin of the name Novi.
- In the 1950's, the Interstate Highway System divided Novi with the construction of I-96. This freeway allowed fast access to Detroit and took "through commuters" off the Grand River Avenue corridor.

Later, Novi developed commercial and industrial centers of its own, dramatically changing community patterns.



**Figure 4.** The photograph was taken in the early days of the city at Grand River Avenue and Novi Road.

#### Historical data sources:

- Louie, Barbara. No. VI on the Trail: A History of Novi. Novi, Michigan: Novi Historical Commission, 1991.
- Louie, Barbara and Samuel D. Popkin. Images of America: Novi. Charleston, South Carolina: Arcadia Publishing, 1998.
- Rowena Salow. "The Story of Novi's Development". M.A. Thesis. Detroit, Michigan: Wayne State University, 1961.





# Existing Land Use Map

City of Novi, Michigan  
Updated February 24, 2004

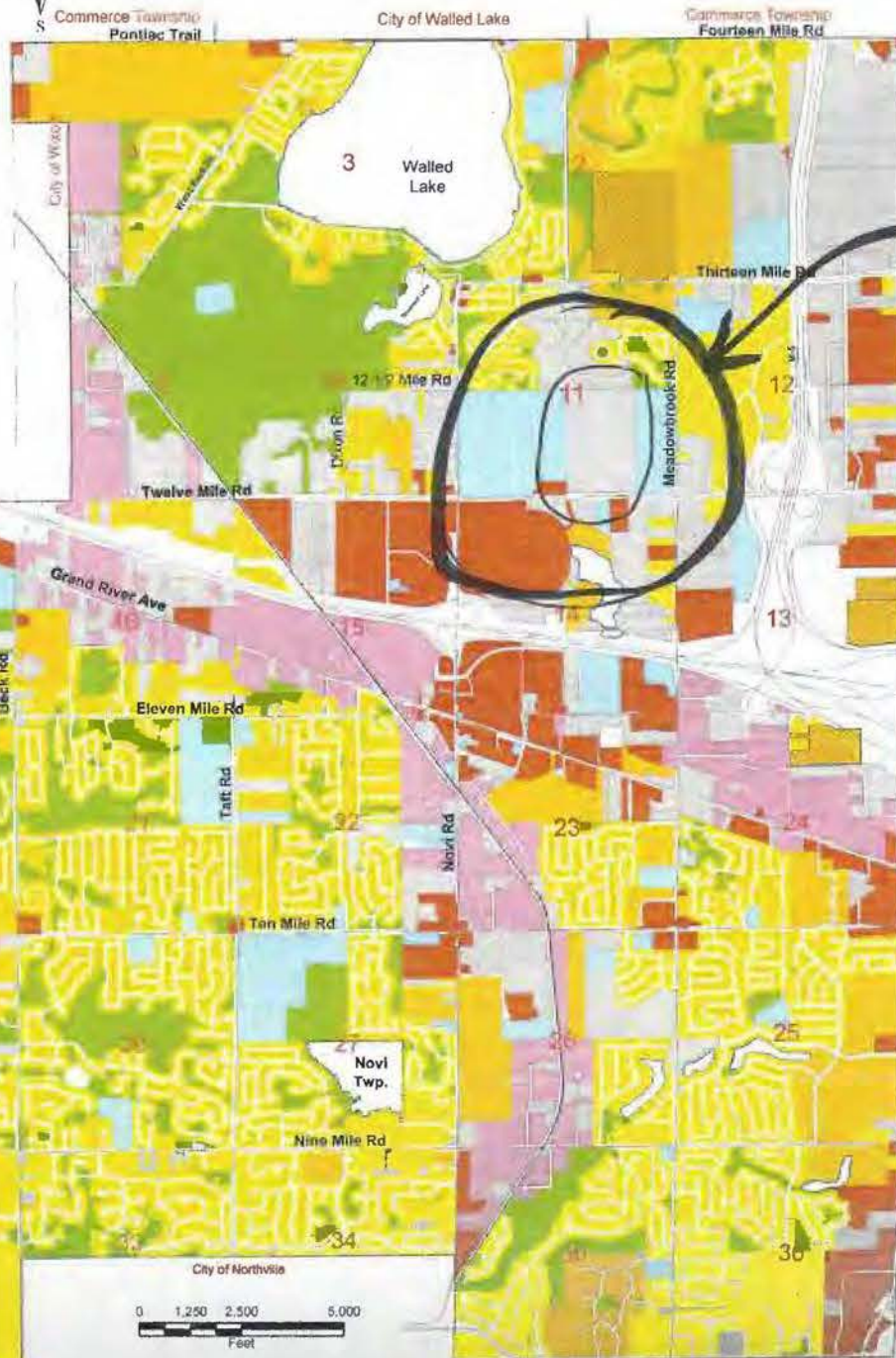
# EXHIBIT 3

**Legend**

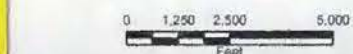
**Land Use Districts**

- Commercial/Office
- Industrial
- Multiple Family
- Mobile Home Park
- Recreation/Preservation
- Single Family
- Public/Institutional
- Public Utility
- Vacant

New Single Family subdivisions are considered Single Family until roads are installed and plats/condominium documents are recorded



See comment at para. 3 of Memo



Date Initially Created: February 10, 2004  
 Date of Last Revision: February 24, 2004  
 Project Filename: P:\Proj\2003\ExistingLandUse  
 Map Name: Existing Land Use

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 No Part of this product shall be reproduced or transmitted in any form or by any means electronic or mechanical, for any purpose without prior written permission from the City of Novi  
 This map complies with the National Map Accuracy standards. The City of Novi and its Department of GIS/Environmental Services assume no legal responsibility for the content and/or inappropriate use of this document.

Created using the (GIS) Geographic Information System of the City of Novi  
 45175 W. Ten Mile Road  
 Novi, Michigan 48375  
 Created by: Bill Berdeiman  
 GIS Technician  
 Department of GIS/  
 Environmental Services



Figure 13.a. Fountainwalk is a lifestyle mall built in 2002.

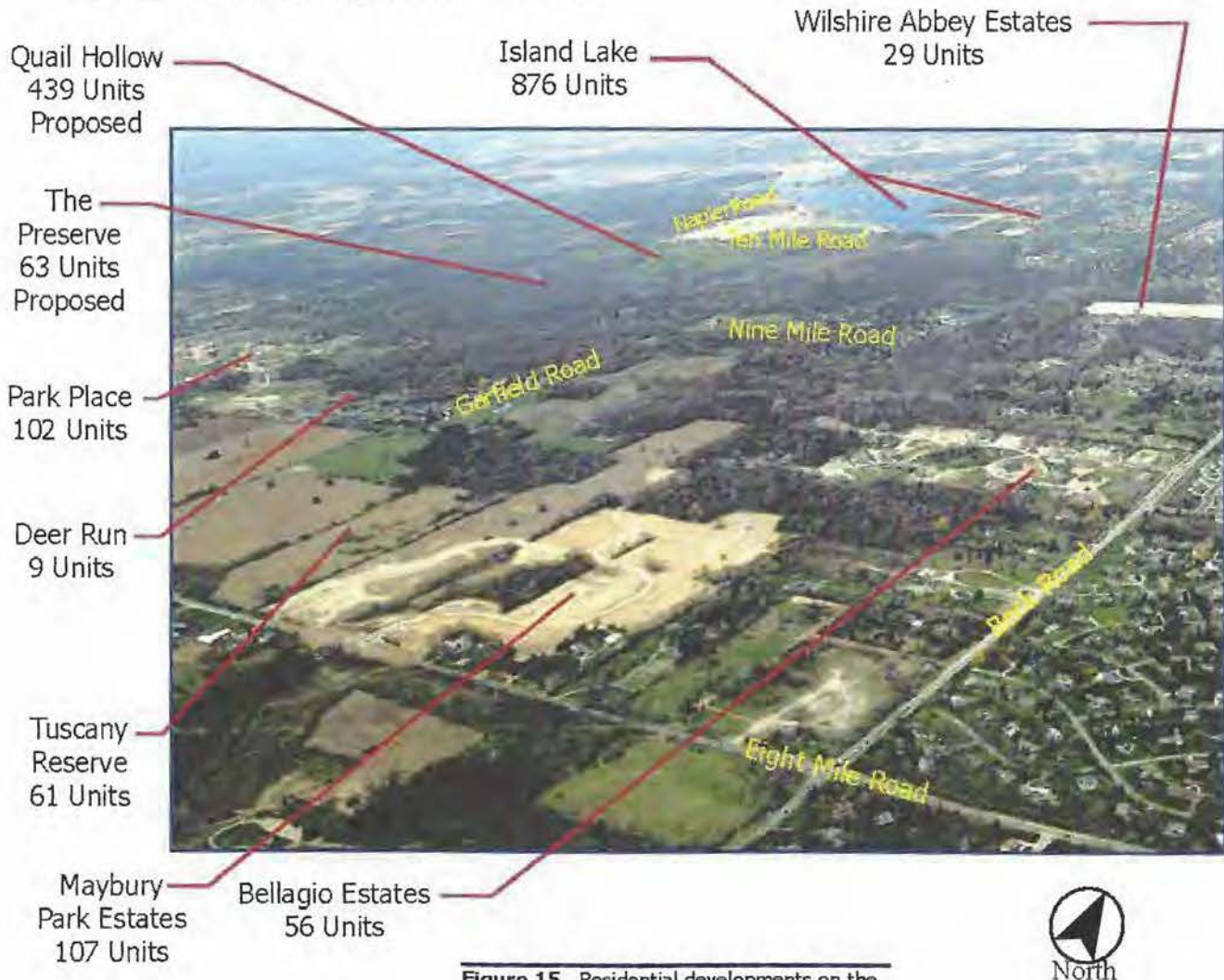


Figure 13.b. Main Street offers restaurants and specialty shops.

Figure 13. The Existing Land Use map identifies the land use patterns in the city.

## Land Use - Residential

Fifty nine percent of Novi's housing was built before 1990, totaling 12,457 building permits. After 1990 there were 8,530 building permits issued through March of 2004. Between 2000 and 2004 there were 1,787 building permits issued. Multiplying these building permits by Novi's year (2000) by persons per household (2.52), projects a current population of 51,889. Residential land use in the City of Novi is nearing build out status with a total of 20,987 building permits issued, over all, through March 2004. According to the city's assessing information, there are approximately 875 acres of vacant land available for residential development as of the end of 2003 and the majority of this land is located in the southwest portion of the city. Not all of these 875 acres can be developed due to the presence of regulated woodlands and wetlands. Several recent residential developments have either been proposed or approved for the southwest portion of the city. (fig. 15) The developments are included in the assessing records as vacant land until housing is built and occupied.



**Figure 15.** Residential developments on the southwest side of the city under development.



*Land Use - Public Facilities*

**Parks**



The City of Novi has eight existing parks and one newly proposed park to service the community.

**Brookfarm Park**

Size: 7 acres  
Underdeveloped

Amenities:  
Practice Soccer Field

**Spirit of '76 Park**

Size: 3 acres  
Underdeveloped

Amenities:  
Picnic Tables  
Barbecue Grills

**Power Park**

Size: 70 acres

Amenities:  
4 Softball Fields-skinned infields and lighting  
2 Baseball Fields- skinned infields

**Community Sports Park**

Size: 73 acres

Amenities:  
8 Soccer Fields-irrigated  
9 Baseball Fields-skinned infields  
Sand Volleyball Courts  
2 Tennis Courts  
2 Basketball Courts  
2 Playground Areas  
Picnic Shelter  
Picnic Tables  
Barbecue grills  
2 Concession Stands  
3 Restrooms

**Rotary Park**

Size: 55 acres

Amenities:  
Nature Trails  
Barbecue Grills  
Playground  
Picnic Shelter  
Tennis Courts  
Restroom

**Lakeshore Park**

Size: 383 acres

Amenities:  
Barbecue Grills  
Beach/Swimming  
Youth Softball  
Mountain Bike Trails  
2 Playgrounds  
Sand Volleyball  
Picnic Shelter  
Soccer Fields  
Restrooms

**Wildlife Woods Park**

Size: 53 acres

Amenities:  
2 Youth Sports Fields- skinned infields  
Restroom  
Picnic Shelter  
Soccer Field

**Newly Proposed Park (currently no name)**

Size: 253 Acres

Amenities:  
Trail



## Land Use - Public Facilities

### Library

The Novi Public Library is located at 45245 W. Ten Mile Road. It provides a wide variety of books, magazines, audio cassettes and compact disc books, videos and DVDs for all ages. Internet access is also available to the public.

### Post Office

The City of Novi has five post office facilities to service the community. The main office is located off Novi Road between Ten Mile Road and Grand River Avenue.

### Recreation Centers

Novi Ice Arena opened in September 1998. This multi-surface facility offers two NHL-regulation sized ice sheets, seating capacities of 750 and 200, heated viewing areas, pro shop, concessions, skate rental and meeting space. The arena offers eight large locker rooms, an officials room and a large figure skating dressing room. The facility is host to a variety of programs, including the Novi Youth Hockey Association, Figure Skating Club of Novi, Novi High School, Northville High School and the City of Novi after-school program

Meadowbrook Commons provides ongoing activities for senior citizens.

Township Hall Museum facilitates Novi's After School Recreation Program and is located on Ten Mile Road, just west of the Novi Library.

### Schools

Novi has an award winning school district with seven elementary schools, a middle school, and high school. (table 19) Novi is also served by Northville school district, South Lyon school district, and Walled Lake school district. Private education is provided by Novi Christian School, Franklin Road Christian School, Brightmore Christian School, and Catholic Central High School (currently under construction).

### Other Facilities of Note

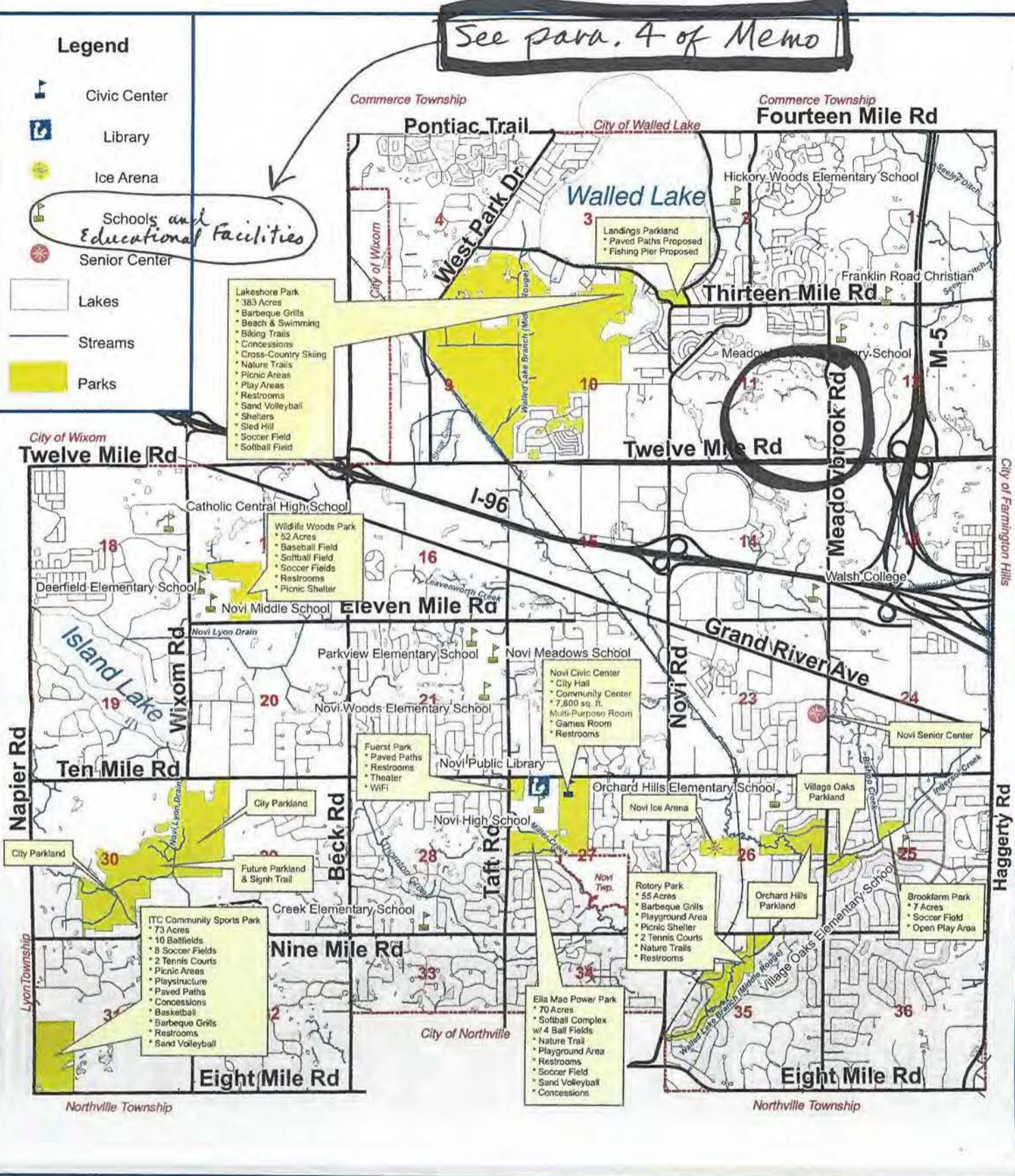
The Novi Expo Center offers extensive facilities for trade shows as well as meeting space. The Expo Center plans to move their operations to a new state-of-the-art facility on Grand River Avenue between Taft Road and Beck Road.

Providence Medical Park offers 24 hour emergency care as well as comprehensive diagnostic and testing facilities. Providence hopes to expand their presence at the corner of Grand River Avenue and Beck Road by adding an in-patient hospital.

See insert at para. 4 of Memo

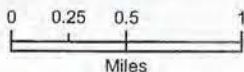


# Parks and Recreation Area Map and Site Location and Listings



**MAP INTERPRETATION NOTICE**

Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map.



**CITY OF NOVI**  
PLANNING COMMISSION

45175 W. Ten Mile Road  
Novi, MI 48375-3024  
(248) 347-0475  
Map Cartographer:  
Mark Spencer, AICP, Planner  
CREATED: 3/30/10  
Version 1.0

Figure 32

Infrastructure - Roads/Non-Motorized Paths

Scenic Drives

Four (4) road segments have been designated as scenic drives because of their proximity to outstanding natural features. These include Meadowbrook Road, from Twelve Mile Road to Thirteen Mile Road, Nine Mile Road, from Beck Road to Napier Road, Dixon Road, north of Twelve Mile Road, and Twelve and One-Half Mile Road, west of Novi Road. Efforts should be made to preserve the natural vegetation along these roadways and minimize roadway expansion, and to avoid



increases in zoning density or permitted use classifications adjacent to scenic drives that would increase traffic.

See insert at para. 5 of Memo.



Figure 43. Scenic drives on Nine Mile Road and Meadowbrook Road.

Other Improvements

The Thoroughfare Plan includes six (6) bridges. All of the bridges are over the CSX Railroad tracks. The rail crossings are ranked in the following order of priority: Novi Road (programmed as part of road widening), Twelve Mile Road, Ten Mile Road, and Nine Mile Road. West Park Drive and Grand River Avenue are completed.



## Community Plan and Projections - Build-Out

This build out scenario, including mixed use estimates and applying the vacancy rates and persons per household factors discussed in Step Two, is the most complete of the three options and most accurate in attempting to account for all possible development in the future. Ultimately, Novi's population could be higher or lower than this, due to the following unknown variables.

1. As housing prices continue to increase and the stock of affordable housing is reduced, more people will look to apartment living for some period of time as a moderately priced way to live in Novi. This will likely include those who would like their children to attend the Novi school districts, but cannot afford a house in the community. This will stem the decrease in persons per household for rental units and may ultimately keep the figure closer to the 2000 estimate of 1.60 persons per household in apartments. **Applying the estimate of 1.60 persons per household to the build out amount of apartments would add approximately 2,300 persons to the population estimate.** The likely persons per household in apartments will be somewhere in the middle of the estimate at build-out and the current figure.

2.

~~the two largest undeveloped parcels in Novi. The Michigan State University American Foundation parcels located on the north side of Twelve Mile Road, west of Meadowbrook Road, are currently used as a nature preserve/Michigan State outreach facility. In the current estimates, these properties are estimated to be developed at the RA, Residential Acreage, density. The properties warrant further study by the Planning Department for an ultimate concept as to the future of the site. **Development on these parcels could add any number of persons to the population estimate, depending solely on the ultimate proposals by the building community. If developed under the current master plan designation, the 155.3 acres of land could yield up to 124 dwelling units, adding 406 persons to Novi's population.**~~

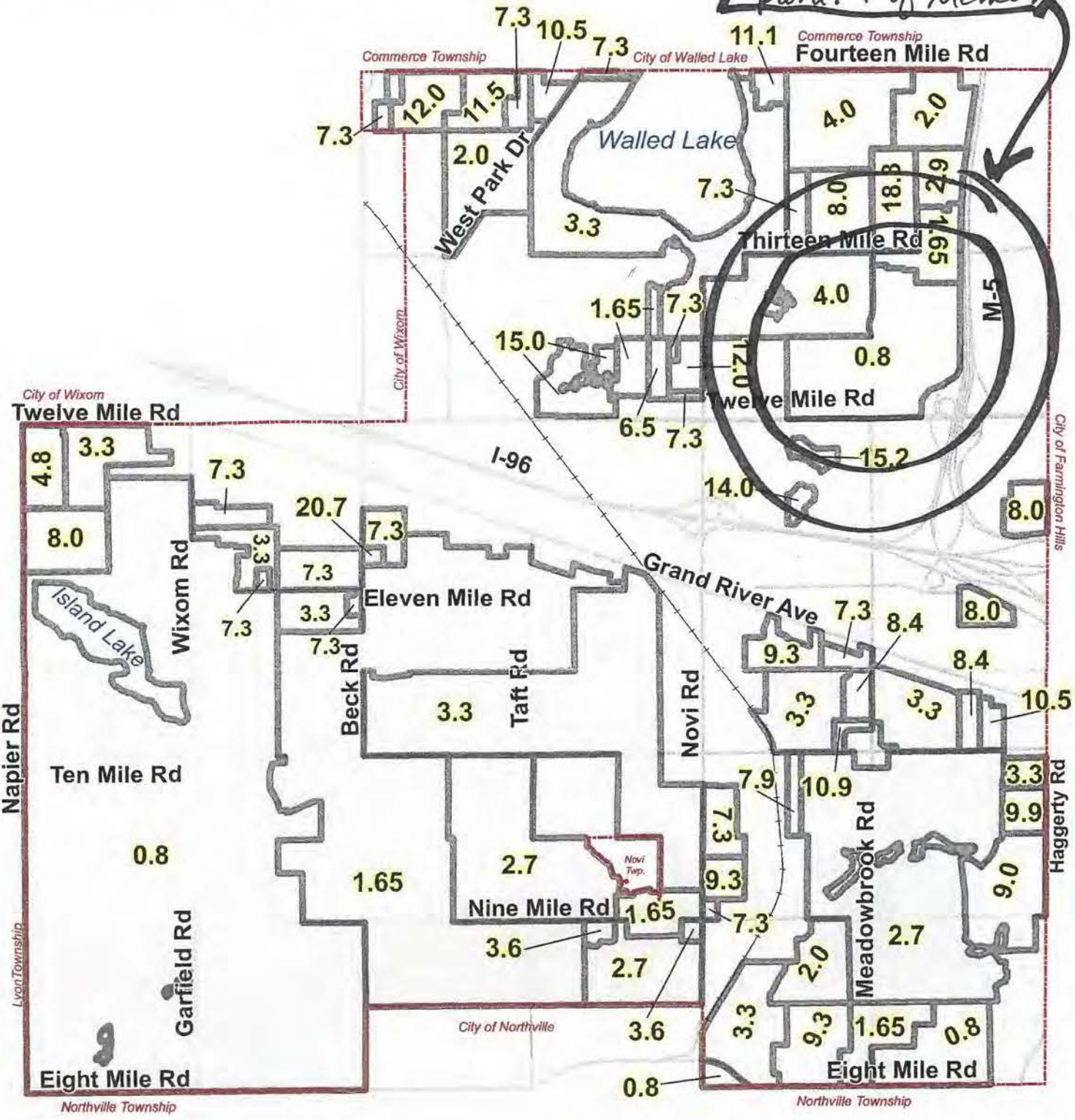
See  
comment  
at  
para. 6  
of  
Memo

3. The Holloway mine site on Eight Mile Road, just east of Napier Road. As such, the parcel is largely considered to be open water and therefore unbuildable. Eventually this parcel could be reclaimed, much like the Island Lake of Novi site, and used for residential development. **The site is 88 acres of land and at a RA density, the site could yield up to 70 dwelling units, adding 229 persons to the city's population.**
4. The largest unknown variable is the ultimate site design of vacant parcels throughout the city. Many of the parcels that were assigned values in the analysis of future potential units will be unable to reach their maximum potential due to configuration of the parent parcel or existing development on the parcel. This category of variables cannot be predicted and will instead rely on market conditions and site design to determine whether or not Novi reaches its maximum residential potential.
5. Reaching maximum theoretical density in the mixed use districts is infeasible, given site constraints, various ordinance requirements, and limited redevelopment opportunities. The actual yield in these districts will be lower than the projected maximum, depending on site design and the mix of uses proposed. The actual site plans proposed for the properties will ultimately drive the build-out numbers for the district.

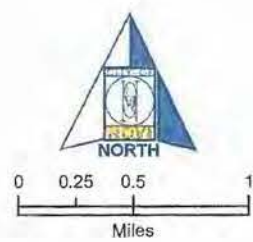
# EXHIBIT 7 RESIDENTIAL DENSITY PATTERNS

0.0 = maximum dwelling units per acre

*See comment at para. 7 of Memo.*



Note:  
The actual maximum number of dwelling units permitted per acre may be less due to site conditions and City of Novi Code of Ordinance requirements.



**CITY OF NOVI**  
PLANNING COMMISSION  
45175 W. Ten Mile Road  
Novi, MI 48375-3024  
(248) 347-0475  
Map Cartographer:  
Mark Spencer, AICP, Planner  
CREATED: 3/31/10  
Version 1.0

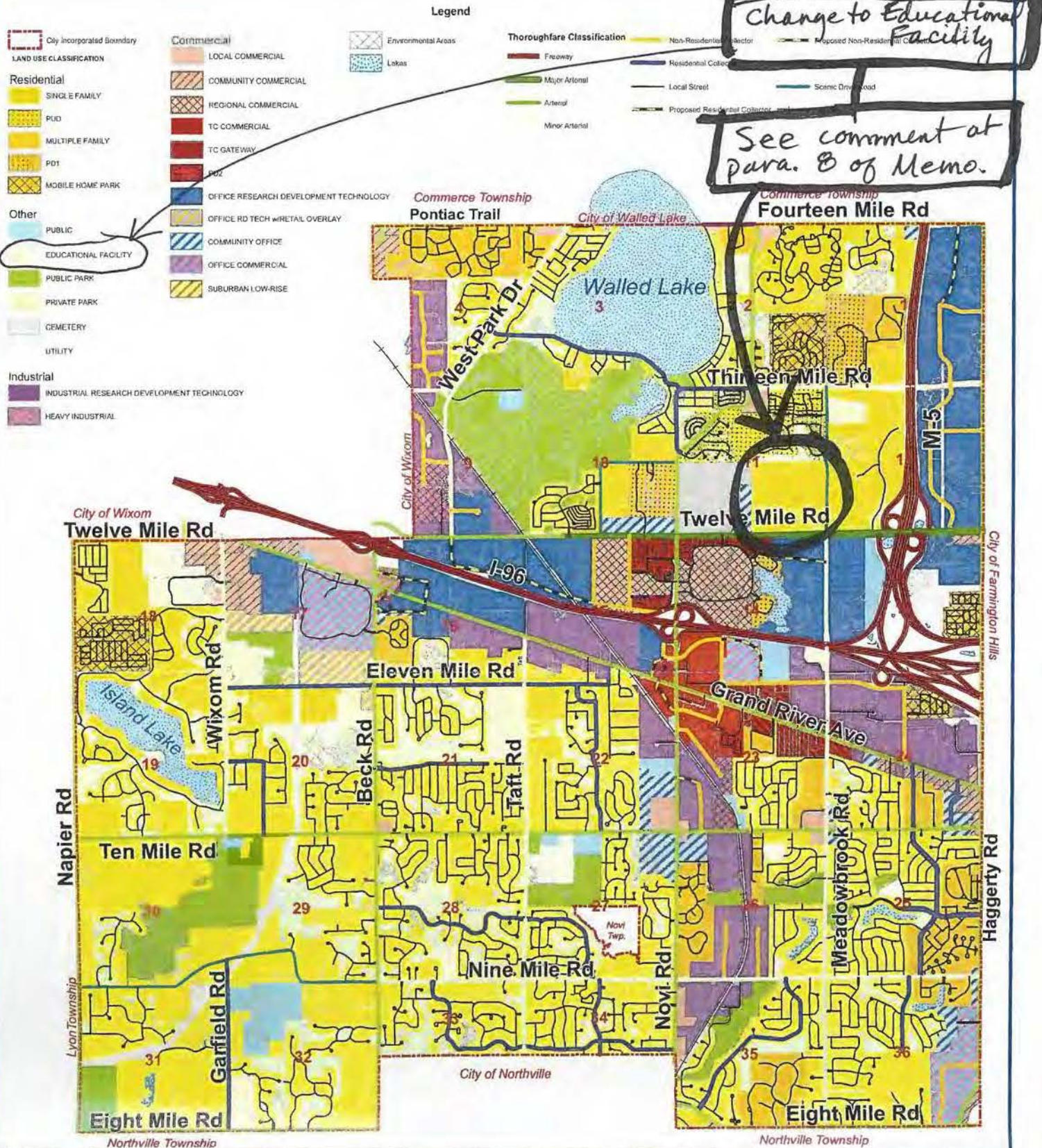


Figure 63



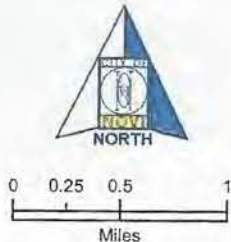
# FUTURE LAND USE MAP

City of Novi, Michigan  
Adopted August 25, 2010



Notes:

1. This map is intended to show generalized land use and is not intended to indicate parcel size shape or dimension. These uses reflect future land use recommendations and do not imply that short range zoning is appropriate.
2. See future land use categories section in the text of the Master Plan for a definition of each future land use category.
3. The "Environmental Areas" category includes regulated wetlands of 5 acres or more. Smaller regulated wetlands were not shown due to the scale of the map. Other natural resources are more fully described in the Master Plan text.



**City of Novi Master Plan for Land Use, 2010**

We hereby certify that on August 25, 2010 the City of Novi Planning Commission formally adopted this updated map and accompanying text, maps and charts, which are referred to in the document entitled "City of Novi Master Plan for Land Use, 2010" pursuant to the requirements of the Michigan Planning Enabling Act, Public Act 33 of 2008.

*Mark Spencer* Chairperson  
*[Signature]* Secretary

**CITY OF NOVI**  
PLANNING COMMISSION

45175 W. Ten Mile Road  
Novi, MI 48375-3024  
(248) 347-0475  
Map Cartographer:  
Mark Spencer, AICP, Planner



Figure 64

October 20, 2015

Narendra & Nishi Nagar  
40760 Ladene Lane  
Novi, Mi. 48375

RE: Property located at  
49700 W. Ten Mile Road  
Novi, Mi. 48374

Hello,

My name is Narendra (Ned) Nagar. Nishi Nagar (my wife) and I have been a Novi resident for the last 38 years. We have been operating a Child Day Care business (Blooming Day Child Care Center, a Montessori Preschool) in the City of Novi for the last 18 – 19 years. We presently own two separate lots at the north-east intersection of Ten Mile Road and Wixom Road.

**Parcel No. 50-22-20-301-025:**

This 2 acre parcel which faces the Ten Mile Road has been developed and currently has City of Novi limitation of 60 children capacity Child Care Center. The lot is currently zoned R-Agriculture. However, back in 1996 we went through the Planning Commission process and we were granted the Special Land Use permit. Under the original plan, a portion of the existing building structure located on the parcel was left intact for future development of the existing building structure to accommodate more children being permitted. During the

last 15-20 years, this part of Novi has seen a tremendous amount of growth and development (primarily residential with families with children requiring our services which must be permitted by the City of Novi approval for up to 120 children in order to compete with new Child Day Care applications (here in Novi). Such increase in City permitted number of children in our existing operation is essential to make equitable our competitive position with other and new applications for Day Care Centers here in the City of Novi.

Through information that we have received from a face to face meeting with the Novi Planning Staff, it is ESSENTIAL THAT THE FIRST STEP in making formal application for increase in City permitted children requires first being in compliance with the City Master Plan – for which we are hereby requesting such change in Master Plan. This communication is to have the Master Plan Committee consider our request for an appropriate Master Plan classification to enable us to continue the Child Care operations economically and grow to meet the ever-increasing community need and to be placed in position, after being a Novi Operating business for 20 years, in an equitable position to compete with other present and newly approved Child Day Care Operations. We have known for some time that we must determine an appropriate time and circumstance to request the City of Novi for approval of increase in the permitted number of children to 120. Now with invitation in hand to participate in Master Plan Study seems the logical time and event to make our request for change in our Master Plan Designations. Thank you for this invitation and announcement that the Revised Master Plan is under study, we are accepting the City's invitation to

participate and requesting changes in the Master Plan designation of our existing Day Care Center site to increase of service to 120 children. Our conclusion and request is based on the experience and observations:

1. The area has seen a consistent growth in and within the service area of our facility. We are constantly receiving requests for opening of certain additional segments of our child care services (e.g. infant care as example).
2. Assuming the Master Plan classification is modified to enable us to pursue under an existing zoning, rezoning permitted process the classification is modified to enable us to expand to no more than 120 children, which would assist in meeting the City of Novi community's increased needs for such services.
3. Such expansion of our facility to accommodate up to 120 children will also increase the tax base of the City of Novi.
4. Such planned expansion would be limited to maintain the original footprint and existing fenced play area with minor modifications, as may be required under the future zoning and increased City of Novi permitted number of children, would not disturb the current layout but still improve the overall taxable value.
5. An observation was made that within the Novi City boundaries from Haggerty on the east side to Napier Road on the west side on Ten Mile Road, just about every major intersection has small and/or medium size business operations.
6. It is also a necessity for a small business, evidenced by our limited number of children at the Day Care Center, to find new and additional sources of revenue to meet increasing cost and stay economically viable. Limited expansion would provide such

opportunity. Lack of such option certainly creates uncertainty about the very survival and an inequitable competition could result in a property being neglected due to lack of resources.

**Parcel No. 50-22-20-301-024:**

This 3 acre parcel is just north of the above Parcel No. 50-22-20-301-025 and faces the Wixom Road. This lot is also currently zoned R-Agriculture. Based on conversation with city officials, we were informed that under the current plan and zoning, we can probably build only 2 or 3 single family residences.

Again, we would like you to consider appropriate zoning Master Plan reclassification to accommodate a higher yet reasonable number Master Plan Zoning classifications of R-3 – approximately 2 D.U.A. of residential units to be permitted under a revised Master Plan – minimum number of 2 dwelling units per acre. This request is based on the following facts and observations:

1. The Island Lake expansion on the parcel just east and north of our 3 vacant acres have been granted a higher density to build single-family residences to meet the overall layout of the entire project under the Island Lake P.R.D.
2. Building under the existing classification would require 1-1.2 acre parcels and potential a structure which will be bigger both in area and cost. A million to million and a half dollar housing just does not fit with the surrounding structures considerably less in value next door to the North and East.
3. A two or three unit development under the current zoning would provide a certain amount of tax revenue to the city whereas, allowing

construction of identical housing similar to the Island Lakes subdivision would be more practical and may support five or six single-family units. This will certainly result in higher tax revenue base for the city and more equitable treatment of our 3 acre vacant land parcel.

In summary, we as owners of the two properties that we have owned in Novi for a number of years are requesting the appropriate City of Novi Authorities, during this announced Master Plan Study Committee period, followed by the appropriate approvals of such requested modifications of the Master Plan covering the two Novi properties that we own, to be Re-Mastered planned to the following Master Plan, future Land uses as follows:

As related to: **Parcel Tax ID # 22-20-301-025 aka 49700 Ten Mile road** which is presently Zoned and Master Planned as residential and shown in the City of Novi Public Records as Biz, improved and which has been under the same ownership and operated as a Child Day Care Center for the past 17 years by the same owners under Special Land Use Approval Residential which City of Novi restricts number of children to 60 patrons. This is not practical in today's Economic market and extensive increase in Residential Family Development in today's expanding residential construction, the owners and operators of the existing Child Day Care Center are hereby requesting a revised Master Plan future use designation that will permit up to 120 children patrons.

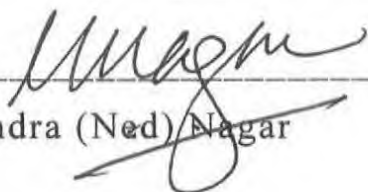
As related to: **Parcel Tax Id # 22-20-301-024** which is presently Zoned and Master Planned for single family residential. Because the


prior Disner property, lying to and abutting our 3 acre vacant parcel on both the North boundary and the East boundary of this subject 3 acre vacant parcel has been developed with actually smaller lot sizes (approximately 2 to 3 D.U.A.) and RA one acre large lot still being imposed on our subject 3 acre parcel, which limits the 3 acres under RA Zoning a maximum of 2 – possibly 3 large out of consistency with much smaller lots – on the North and East boundaries of the subject 3 acres.

We, as the owners of the subject vacant 3 acres are requesting a modification of the present RA (one acre minimum lot size) to a D.U.A. consistent with actual lot sizes now developed as consistent with R-3 or R-4 D.U.A. and for their vacant 3 acres to be re-Master Planned for R-3 or R-4 D.U.A. designations to be consistent in size of lots with those already developed abutting to the North and East boundaries of our vacant three (3) acre parcel.

Thank you for your cooperation and consideration and we as owners of these two parcels will look forward to participating and working with you in accomplishing the two Re-Master Plan requests as stated above.

Respectfully,

  
Narendra (Ned) Nagar

  
Nishi Nagar

**49700 TEN MILE RD** NOVI, MI 48374 (Property Address)

Parcel Number: 50-22-20-301-025



Item 1 of 4 3 Images / 1 Sketch

**Property Owner: NAGAR, NARENDRA L & NISHI**

**Summary Information**

- > Commercial/Industrial Building Summary
  - Yr Built: 1963
  - # of Buildings: 2
  - Total Sq Ft: 5,641
- > Assessed Value: \$163,150 | Taxable Value: \$152,300
- > Building Department Information found
- > Property Tax Information found
- > 1 Utility Billing Account found

**Owner and Taxpayer Information**

**Owner** NAGAR, NARENDRA L & NISHI **Taxpayer** SEE OWNER INFORMATION  
 49700 TEN MILE  
 NOVI, MI 48374

**General Information for Tax Year 2015**

<b>Property Class</b>	BUS IMP	<b>Unit</b>	50 CITY OF NOVI
<b>School District</b>	Novi	<b>Assessed Value</b>	\$163,150
<b>MAP #</b>	Not Available	<b>Taxable Value</b>	\$152,300
<b>USE</b>	0	<b>State Equalized Value</b>	\$163,150
<b>PROP USE CODE</b>	Not Available	<b>Date of Last Name Change</b>	05/07/2012
<b>USER ALPHA 3</b>	Not Available	<b>Notes</b>	Not Available
<b>Historical District</b>	No	<b>Census Block Group</b>	Not Available
<b>USE</b>	Not Available		

**Principal Residence Exemption Information**

**Homestead Date** 10/07/1999

Principal Residence Exemption	June 1st	Final
2016	0.0000 %	-
2015	0.0000 %	0.0000 %

**Previous Year Information**

Year	MBOR Assessed	Final SEV	Final Taxable
2014	\$154,200	\$154,200	\$149,910
2013	\$147,550	\$147,550	\$147,550
2012	\$155,450	\$155,450	\$155,450

**Land Information**

<b>Zoning Code</b>	R-A	<b>Total Acres</b>	2.261
<b>Land Value</b>	\$87,700	<b>Land Improvements</b>	\$12,688
<b>Renaissance Zone</b>	No	<b>Renaissance Zone Expiration Date</b>	Not Available
<b>ECF Neighborhood</b>	GENERAL BUSINESS	<b>Mortgage Code</b>	00000
<b>Lot Dimensions/Comments</b>	Not Available	<b>Neighborhood Enterprise Zone</b>	No

Lot(s) Frontage Depth  
 No lots found.  
**Total Frontage: 0.00 ft** **Average Depth: 0.00 ft**

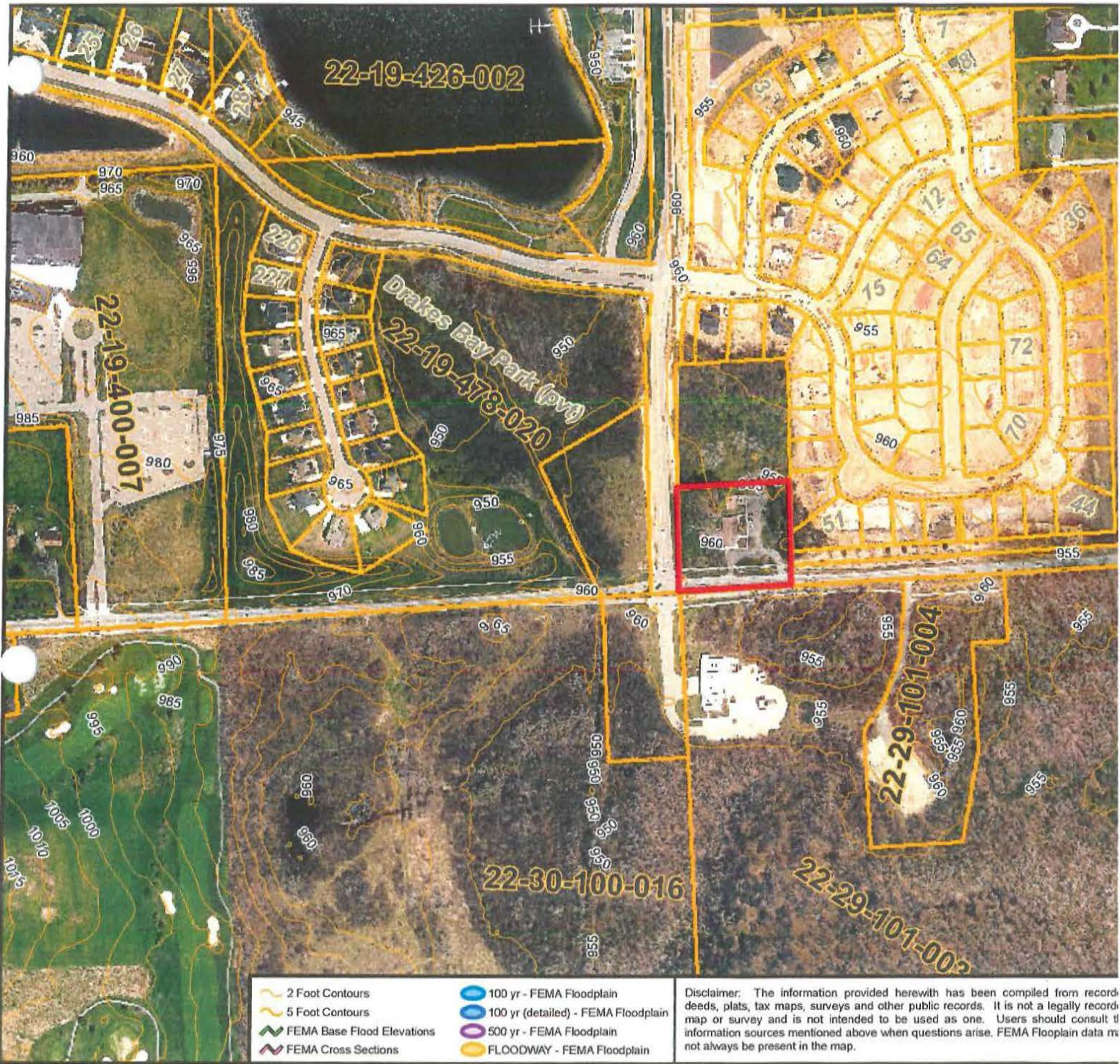
**Legal Description**








T1N, R8E, SEC 20 PART OF SW 1/4 BEG AT SW SEC COR, TH N 01-40-45 W 300 FT, TH N 86-35-56 E 328 FT, TH S 01-40-45 E 300 FT, TH S 86-35-56 W 328 FT TO BEG 2.26 A2-3-98 FR 008

**Land Division Act Information**



# 49700 Ten Mile Road



-  2 Foot Contours
-  5 Foot Contours
-  FEMA Base Flood Elevations
-  FEMA Cross Sections
-  100 yr - FEMA Floodplain
-  100 yr (detailed) - FEMA Floodplain
-  500 yr - FEMA Floodplain
-  FLOODWAY - FEMA Floodplain

Disclaimer: The information provided herewith has been compiled from records, deeds, plats, tax maps, surveys and other public records. It is not a legally recorded map or survey and is not intended to be used as one. Users should consult the information sources mentioned above when questions arise. FEMA Floodplain data may not always be present in the map.

**TEN MILE RD** NOVI, MI 48374 (Property Address)

Parcel Number: 50-22-20-301-024



Item 1 of 1 1 Image / 0 Sketches

**Property Owner:** NAGAR, NARENDRA L & NISHI

**Summary Information**

- > Assessed Value: \$35,250 | Taxable Value: \$32,340
- > Property Tax Information found
- > Building Department Information found

**Parcel is Vacant**

**Owner and Taxpayer Information**

**Owner** NAGAR, NARENDRA L & NISHI **Taxpayer** SEE OWNER INFORMATION  
 49700 TEN MILE  
 NOVI, MI 48374

**General Information for Tax Year 2015**

<b>Property Class</b>	RES VAC	<b>Unit</b>	50 CITY OF NOVI
<b>School District</b>	Novi	<b>Assessed Value</b>	\$35,250
<b>MAP #</b>	Not Available	<b>Taxable Value</b>	\$32,340
<b>USE</b>	0	<b>State Equalized Value</b>	\$35,250
<b>PROP USE CODE</b>	Not Available	<b>Date of Last Name Change</b>	05/07/2012
<b>USER ALPHA 3</b>	Not Available	<b>Notes</b>	Not Available
<b>Historical District</b>	No	<b>Census Block Group</b>	Not Available
<b>USE</b>	Not Available		

**Principal Residence Exemption Information**

**Homestead Date** 10/07/1999

Principal Residence Exemption	June 1st	Final
2016	0.0000 %	-
2015	0.0000 %	0.0000 %

**Previous Year Information**

Year	MBOR Assessed	Final SEV	Final Taxable
2014	\$35,250	\$35,250	\$31,840
2013	\$35,250	\$35,250	\$31,340
2012	\$35,250	\$35,250	\$30,610

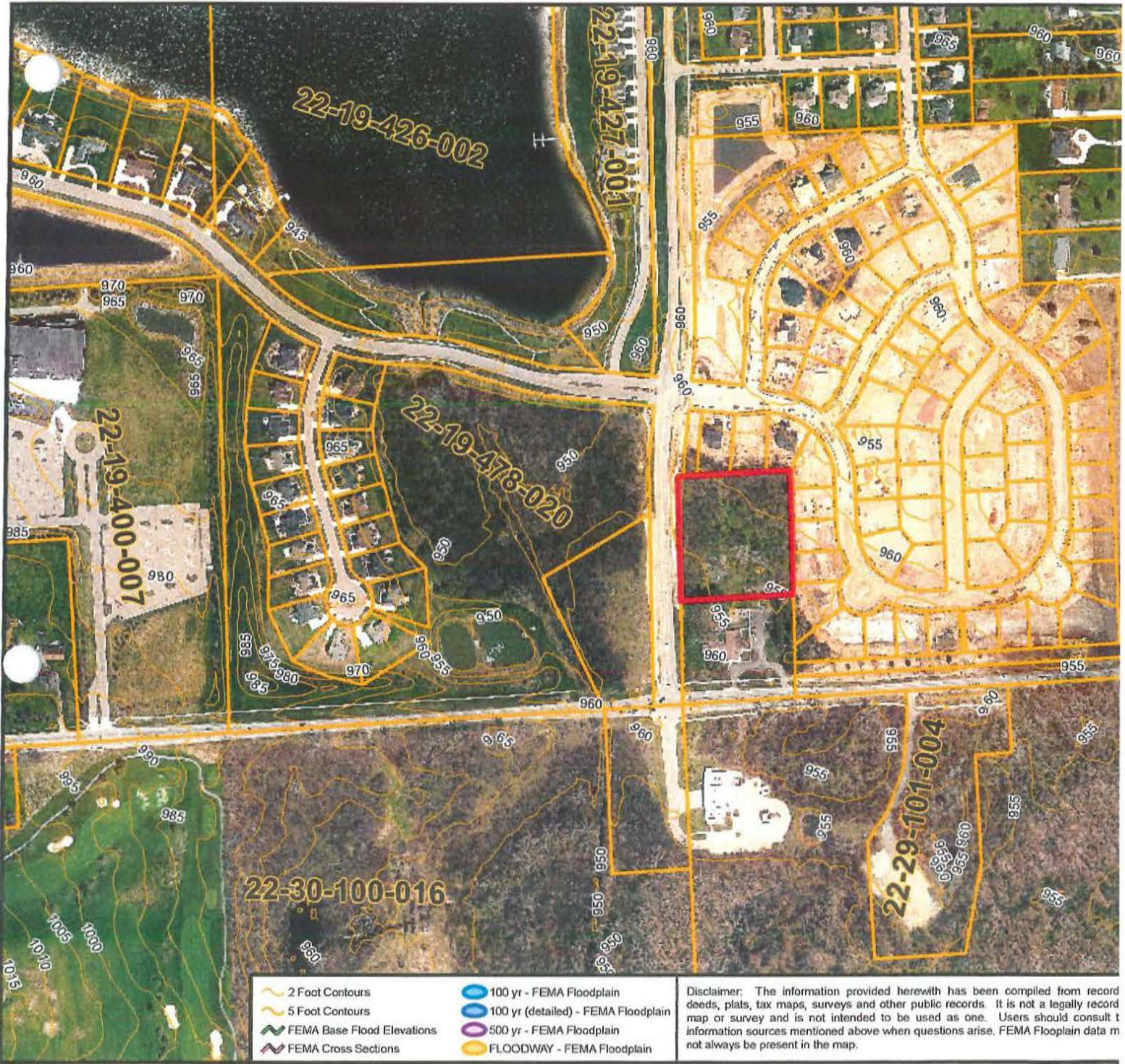
**Land Information**

<b>Zoning Code</b>	R-A	<b>Total Acres</b>	2.700
<b>Land Value</b>	\$70,500	<b>Land Improvements</b>	\$0
<b>Renaissance Zone</b>	No	<b>Renaissance Zone Expiration Date</b>	Not Available
<b>ECF Neighborhood</b>	SEC 20 ACREAGE	<b>Mortgage Code</b>	00000
<b>Lot Dimensions/Comments</b>	Not Available	<b>Neighborhood Enterprise Zone</b>	No

Lot(s) Frontage Depth  
 No lots found.  
**Total Frontage: 0.00 ft** **Average Depth: 0.00 ft**

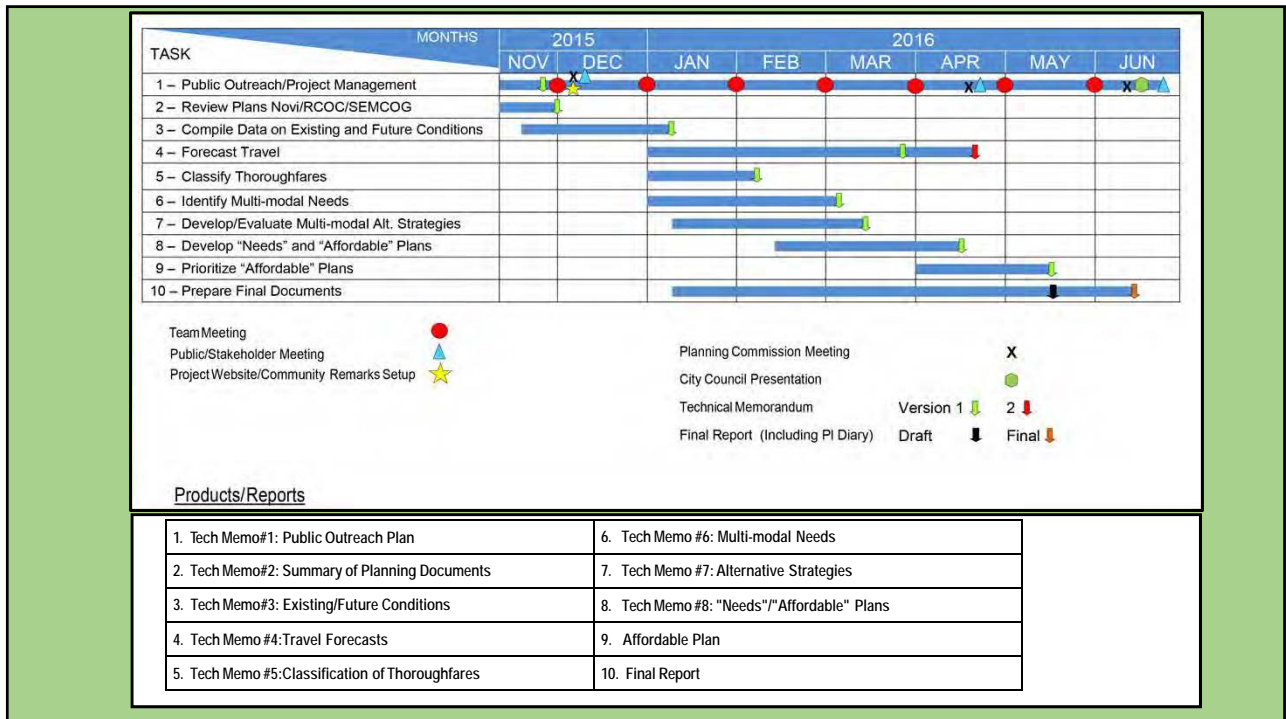
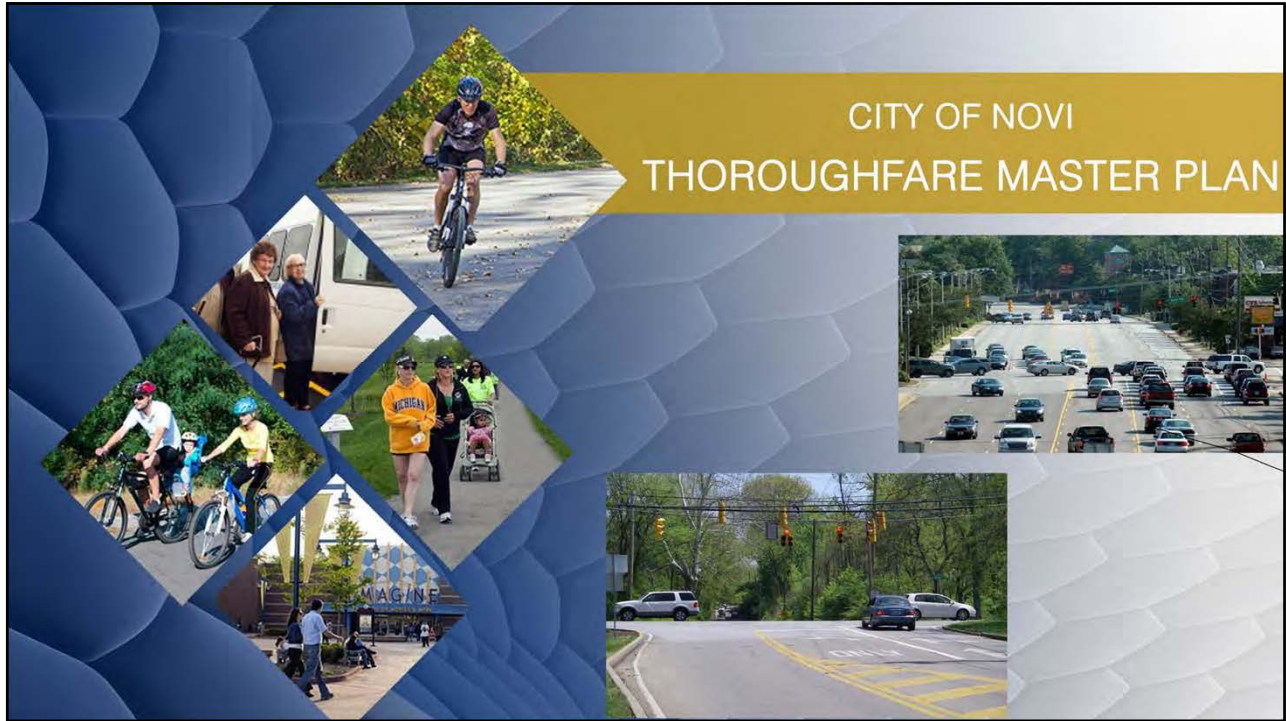
**Legal Description**

T1N, R8E, SEC 20 PART OF SW 1/4 BEG AT PT DIST N 01-40-45 W 300 FT FROM SW SEC COR, TH N 01-40-45 W 358.30 FT, TH N 86-33-50 E 328 FT, TH S 01-40-45 E 358.50 FT, TH S 86-35-56 W 328 FT TO BEG 2 70 A2-3-98 FR 008



- 2 Foot Contours
- 5 Foot Contours
- FEMA Base Flood Elevations
- FEMA Cross Sections
- 100 yr - FEMA Floodplain
- 100 yr (detailed) - FEMA Floodplain
- 500 yr - FEMA Floodplain
- FLOODWAY - FEMA Floodplain

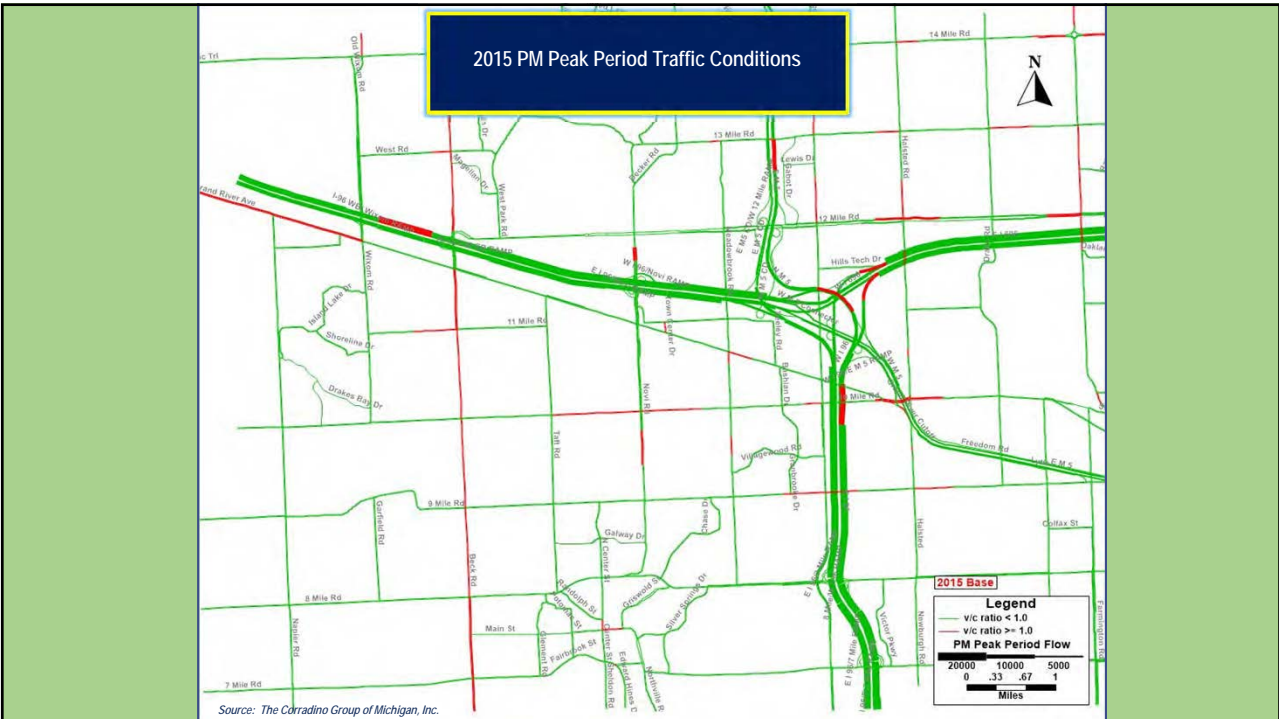
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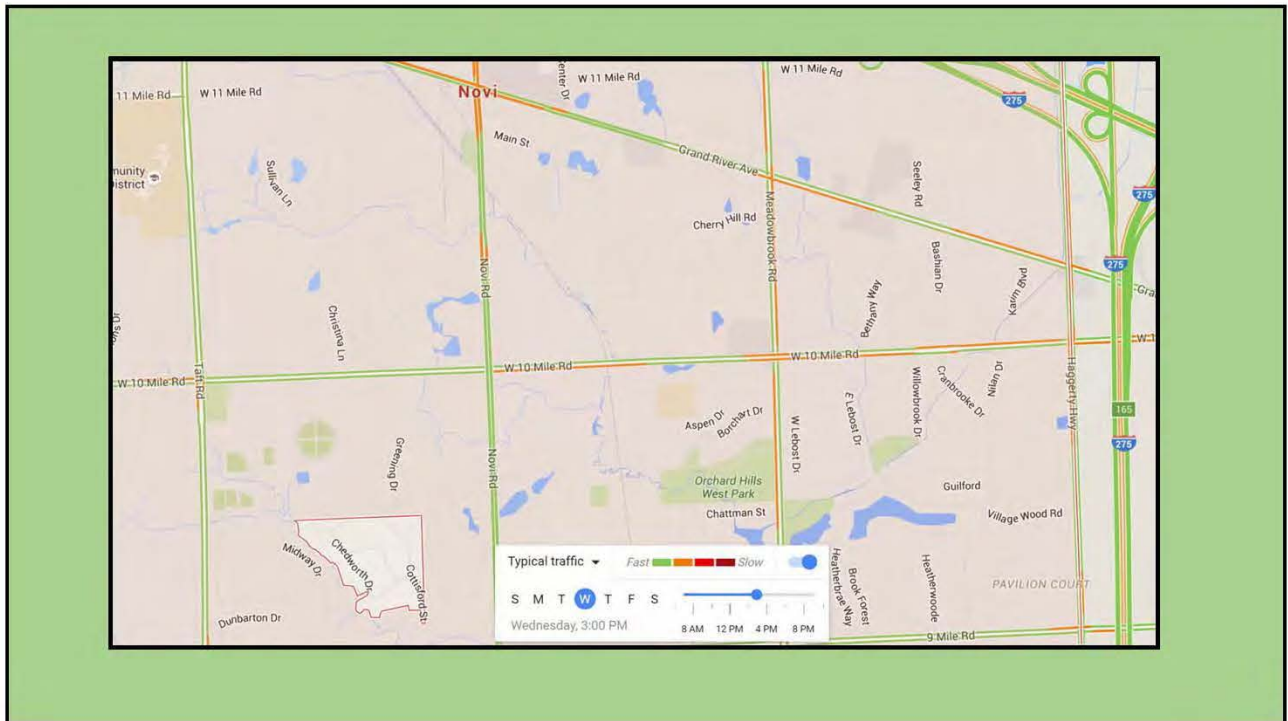
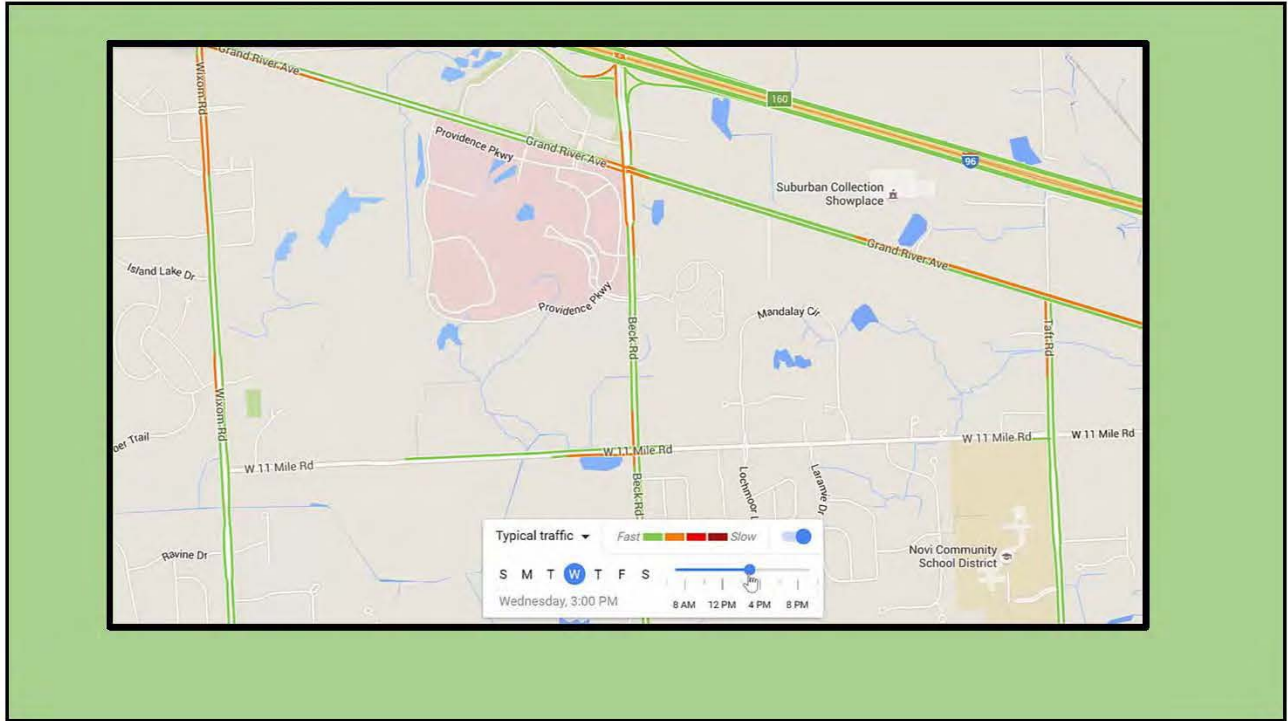


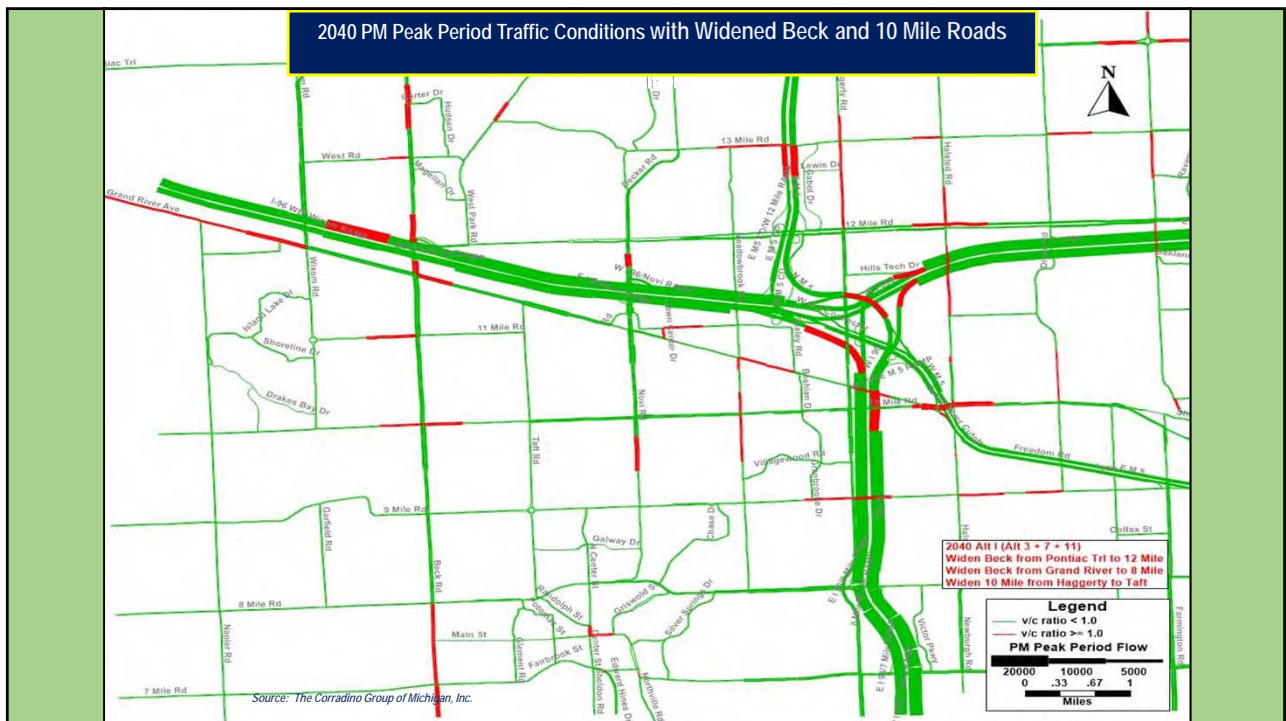
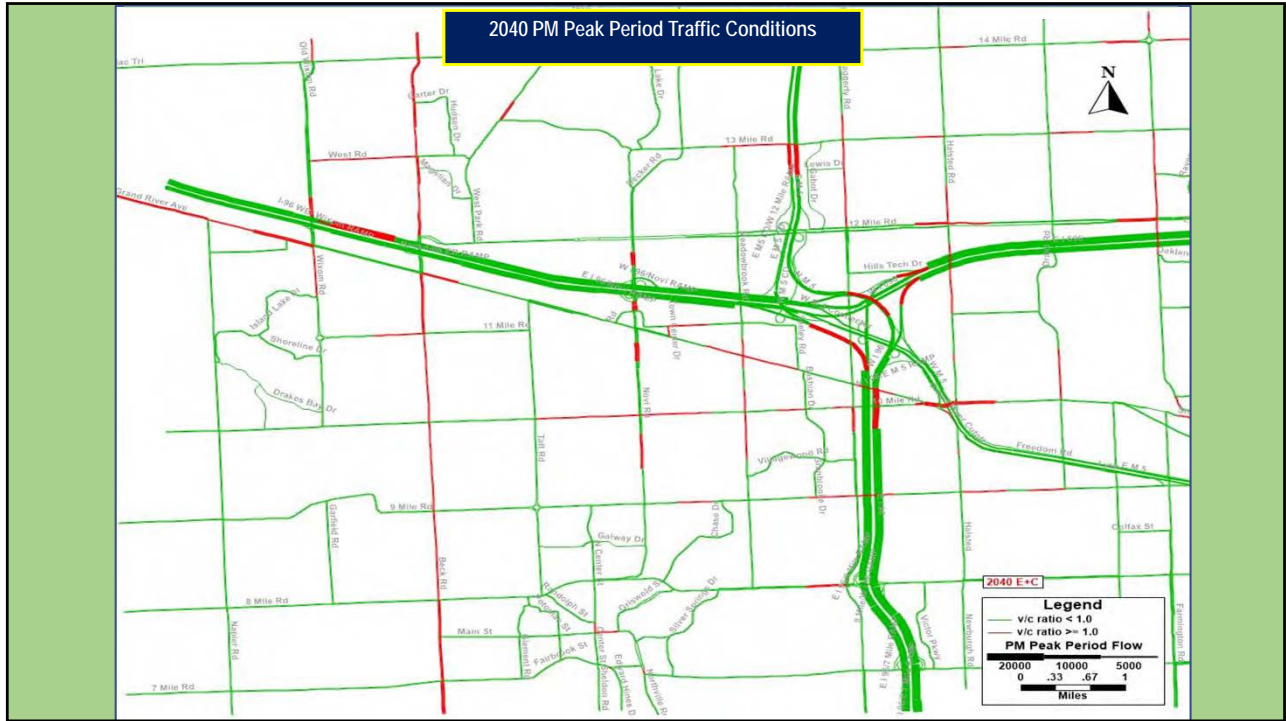
# Public Outreach

## Tools

- ✓ *Community Remarks*
- ✓ Touchpad polling
- ✓ Project Web site;
- ✓ Public meetings;
- ✓ Steering Committee meetings; and,
- ✓ Planning Commission and City Council meetings.







## Proposed Beck Road Widening

### 8 Mile to 9 Mile

- ✓ 5 lanes/28 parcels w/ 27' strip/3.3 acres
- ✓ Paths: 8' west/5' east

### 9 Mile to 10 Mile

- ✓ Narrow Blvd—20' wide median
- ✓ 18 parcels w/27' wide strip/ 2.3acres
- ✓ Paths: 8' west/5' east

### 10 Mile to 11 Mile

- ✓ Narrow Blvd-20' wide median
- ✓ 6 large parcels w/27' wide strip/1.8 acres
- ✓ Paths: 8'west/5'east

### 11 Mile to Grand River Ave

- ✓ 5 lanes/13 parcels w/ 27' wide strip/2.3 acres
- ✓ Paths: 8' west/5' east



Video showing Existing Conditions of Beck Road





Northbound Beck Road, North of Cider Mill Drive



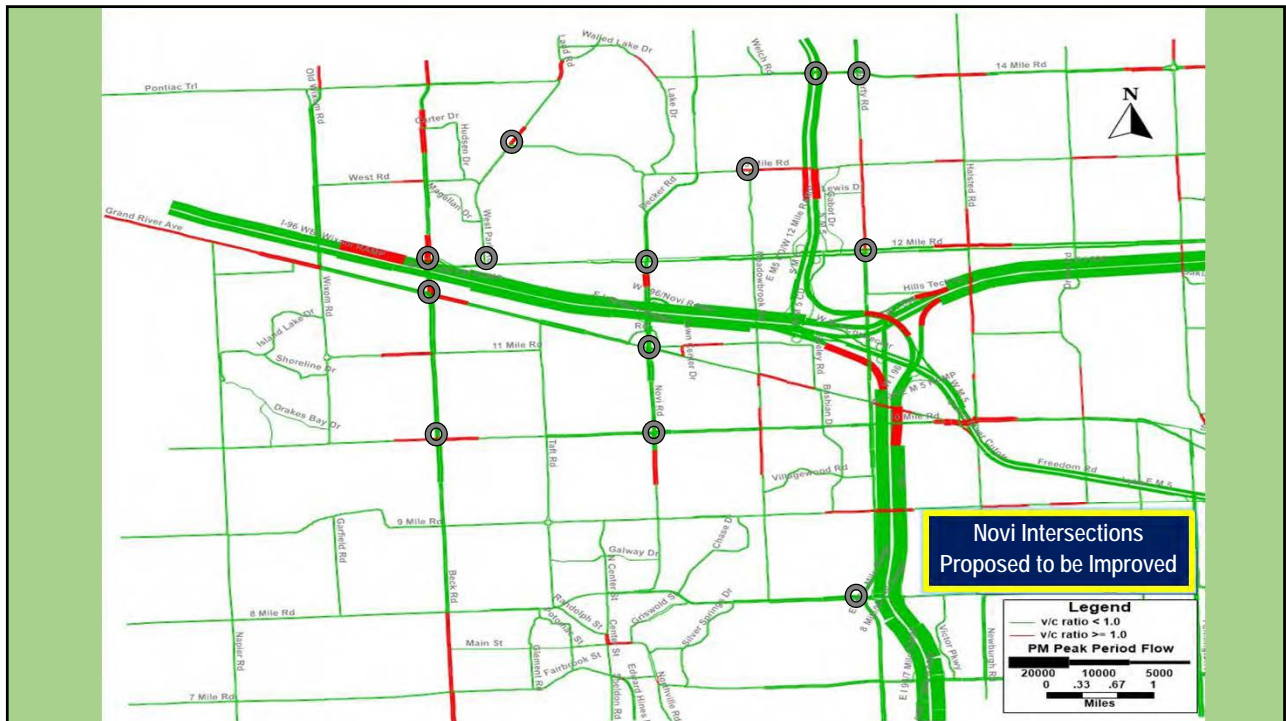
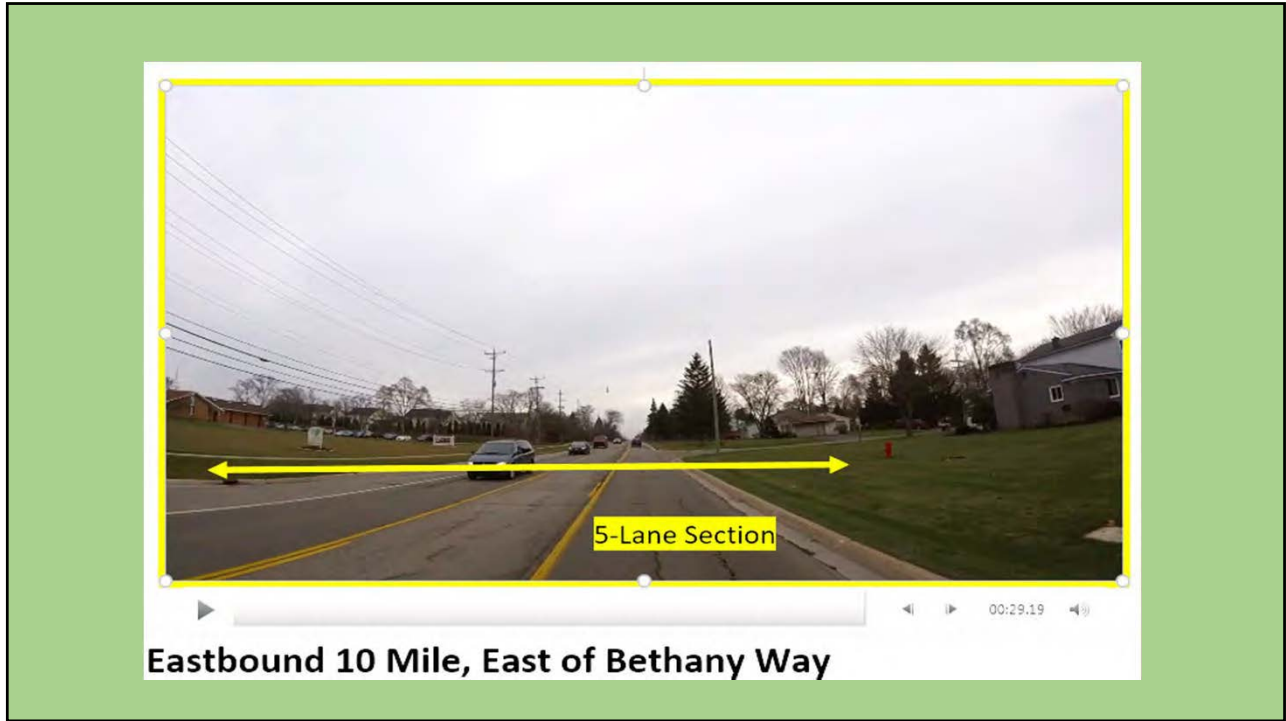
Northbound Beck Road, South of Eleven Mile Road



Video showing Existing Conditions of 10 Mile Road



Eastbound 10 Mile, Approaching Le Bost Drive

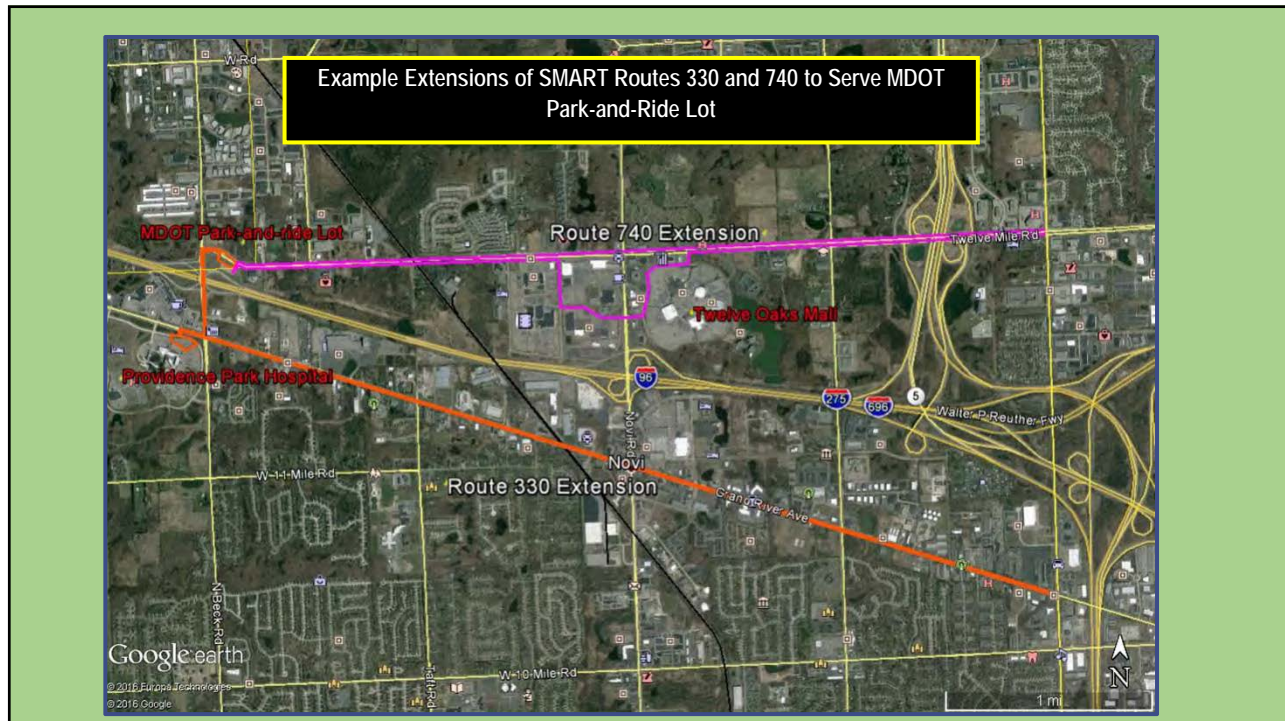


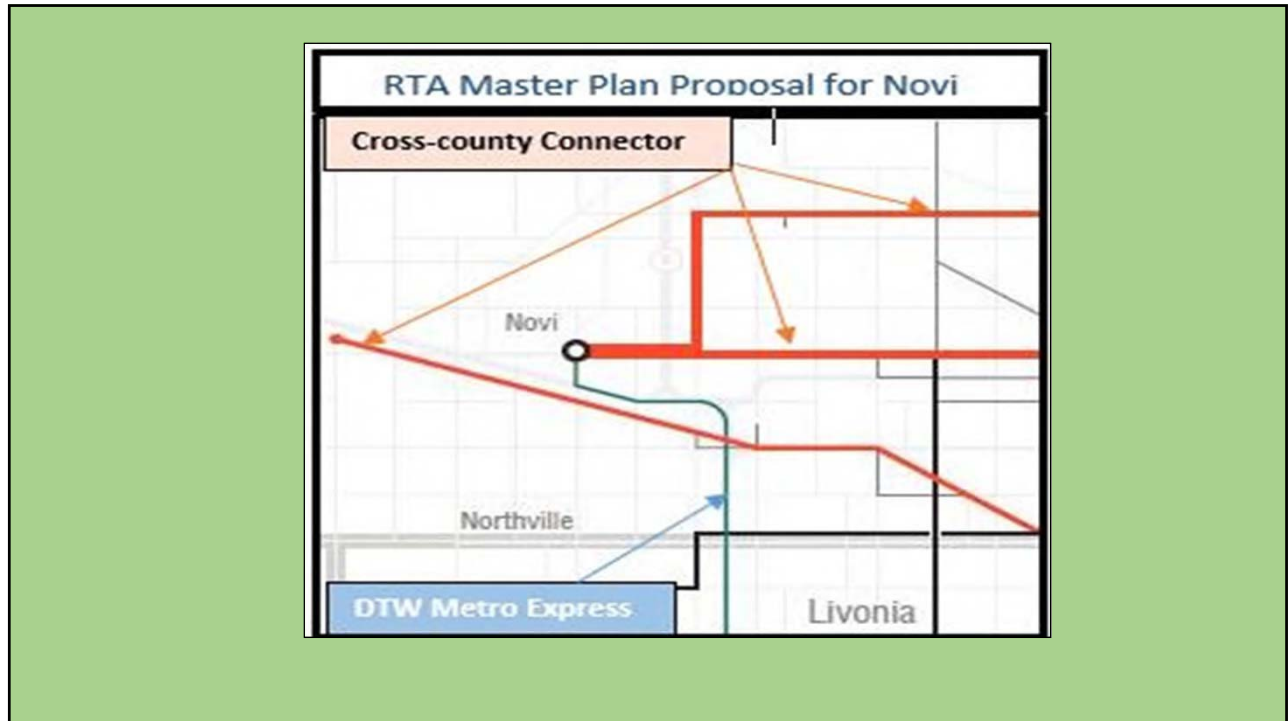
**Annual Non-Motorized Prioritization: 2015-2016 Update**

**Table 4A:  
2015-16 Top 20 Priority Pathway and Sidewalk Segments excluding deferred segments  
City of Novi**

Overall Segment Rank	Segment Item #	Section #	Type	Side of Street	Location	From	To	# of Pieces in Segment	Segment Length (ft.) excluding Developer Planned & Completed Pieces	Notes
1	81B		P	south	Ten Mile	Willowbrook	Haggerty	1	2,750	17-18 & 19/20 CIP
2	81A	25	P	south	Ten Mile	Meadowbrook	Willowbrook	1	2,530	17-18 & 19/20 CIP
3	9B	4	S	south	Pontiac Trail	Wedgewood	West Park	2	2,560	16-17 & 17-18 CIP
5	120A	36	S	west	Haggerty	Eight Mile	N of Orchard Hill	2	1,390	
6	9A	4	S	south	Pontiac Trail	Beck	Wedgewood	1	2,440	14-17 & 17-18 CIP
7	62	22	S	north	Ten Mile	Eaton Center	Churchill Crossing	1	400	15-16 CIP
8	39	17	P	west	Beck	Eleven Mile	Providence	1	1,100	17-18 CIP
9	93B	27	S	north	Nine Mile	Plaisance	Taff	2	650	
11	90	26	P	south	Ten Mile	Novi Rd.	Chipmunk	1	2,400	18-19 CIP
11	119c	36	S	east	Meadowbrook	Eight Mile	N of Ulewelyn	1	1,200	18-19 CIP
13	84B	25	S	east	Meadowbrook	Nine Mile	Chatman	1	2,050	19-20 CIP
14	119B	36	S	east	Meadowbrook	Singh Blvd	N of Ulewelyn	1	1,300	18-19 CIP
15	93A	27	S	north	Nine Mile	Novi Rd.	Plaisance	1	2,650	
16	70	23	P	west	Meadowbrook	Eleven Mile	Gateway Village	3	900	
17	99A	29	P	south	Ten Mile	Wicom	400' E of Lynwood	1	2,900	17-18 CIP
20	5	2	S	south	Fourteen Mile	Beachwalk Apartments	East Lake	1	600	19-20 CIP
21	119A	36	S	east	Meadowbrook	Nine Mile	Singh Blvd	1	1,300	18-19 CIP
22	84A	25	S	east	Meadowbrook	Ten Mile	Chatman	1	2,350	19-20 CIP
23	99B	29	P	south	Ten Mile	400' E of Lynwood	Beck	1	1,100	17-18 CIP
24	120B	36	S	west	Haggerty	Orchard Hill	High Pointe	1	375	
									32,945	

**Legend** S= 6 ft. sidewalk P= 8 ft. pathway





## City of Novi Investments in Transportation

The City of Novi annually spends:

- Approximately \$11.5 million on roadway capital improvements
- Another \$3 million on maintenance.
- Sidewalks/pathways for the five fiscal years ending in FY 2020, totals \$11.4 million
- The Older Adults transportation program costs about \$160,000/yr.

### Novi Master Thoroughfare Plan Preliminary Recommendations

Roadway Widening/Capacity Improvements		Estimated Cost	Time Frame
Beck Road	8 Mile Road to Grand River Avenue	\$21.5 Million	FY 2017–2022
10 Mile Road	Haggerty Road to Taft Road	\$19.8 Million	FY 2020–2025
Intersections		Estimated Cost	Time Frame
Thirteen Intersections		\$ 5.8 Million	FY 2017-2020
Sidewalks and Pathways		Estimated Cost	Time Frame
Two Dozen Segments		\$4.3 Million	FY 2017–2022
Transit	Service	Estimated Cost	Time Frame
Older Adult Services Transportation	Continuation of Current Service	\$160,000 /year	Ongoing
Malls Circulator	Six-month demonstration	\$45,000	FY 2017
Regional Transit	Dependent on November, 2016, Regional Referendum		



**Thank You!**

**What questions can we  
answer?**