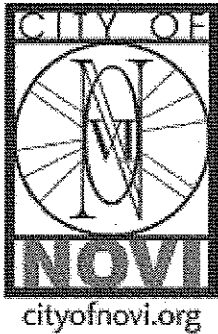


MEMORANDUM



TO: MASTER PLAN & ZONING COMMITTEE
FROM: MARK SPENCER, AICP, PLANNER *Mark Spencer*
SUBJECT: PROPOSED "GREEN" NOVI MASTER PLAN AMENDMENTS
DATE: DECEMBER 18, 2009

During a recent Master Plan and Zoning Committee meeting, Committee members asked Staff to draft Master Plan amendments that would encourage "Green" development in the City of Novi. The Planning Staff reviewed current City Council policies (see attached adopted resolutions), LEED goals and the City's current environmental protection ordinances and drafted a set of proposed Goals, Objectives and Implementation Strategies (attached). At this time the Planning Staff recommends their inclusion in the Master Plan.

Background

Natural features such as streams, ponds, wetlands and woodlands are part of the "green infrastructure" of the City of Novi. Green infrastructure supports native species, sustains natural ecological processes, maintains air and water resources, and contributes to our health and quality of life. Conserving green infrastructure can produce economic dividends for communities, businesses, and residents, as well as, providing a framework for sustainable development. Studies have shown that natural areas and green space are amenities that add value to nearby properties.

The City of Novi has a long history of protecting natural features in the City. From the inclusion of the Residential Unit Development (RUD) option that permitted clustering of development to preserve natural features in the Zoning Ordinance in 1966 to the adoption of low impact development (LID) practices in an update to the storm water management ordinance in 2007, the City has developed ordinances to protect natural features throughout its history as a village and later a city. The Wetland and Watercourse Protection and the Woodland Protection Ordinances adopted in the 1980s have facilitated the preservation of many acres of wetlands and woodlands in the City.

Green Building

Promoting "Green" building is another way of protecting the environment. The notion of a "Green" building is a building that has little impact upon the natural environment. A "Green" building can incorporate low impact site strategies, effective lighting, clean air for the building occupants, recycled building materials or energy efficient building design.

LEED stands for Leadership in Energy and Environmental Design. The program is the nationally recognized benchmark for green building design, construction, and operation, administered by the U.S. Green Building Council. The organization has developed standards to allow buildings to become LEED certified. The LEED system is a point-based system, with 62 different provisions and up to 69 total points to determine the level of green construction. With four levels of certification (Platinum, Gold, Silver, and Certified) across multiple types of construction (including residential and rehabilitation of older buildings), the program remains

voluntary in nearly all instances, effectively promoting sustainable development while giving the development community the ability to choose the level of their investment. Green construction is looked at as a "Triple Bottom Line," promoting Economic Prosperity, Social Responsibility, and Environmental Stewardship.

Historically, the perception has been that green construction is often more expensive than traditional construction. Although construction costs can vary widely between projects and locations throughout the Country, costs of LEED certified buildings are often on par with traditional development. More importantly, long-term maintenance and operation is, in nearly every circumstance, less costly than traditional development. The USGBC is currently working to educate the development and regulatory communities regarding the cost issue, in an effort to gain wider support for green building.

Michigan has started to move to the forefront of the green building movement, behind a number of initiatives. On January 13, 2007, the City Council adopted goals and strategies for the City of Novi, including the goal that Novi will "Be a community that values natural areas and natural features" with an adopted strategy to "Allow and encourage green building and development." In September of 2007, the Novi City Council adopted two resolutions in support of LEED buildings. The first resolution, encouraged voluntary participation by private developments in the City of Novi to be energy efficient and environmentally sustainable, through the use of the standards established and published by the United States Green Building Council, and the related standards provided by the Leadership in Energy and Environmental Design (LEED) Registered Project Checklist. The resolution also stated that the City would review the City's ordinances and policies and consider modifications to encourage "green" and environmentally-friendly construction, utilizing the LEED checklist and related standards as a baseline for consideration. The second resolution, stated that the City, when building new public buildings or conducting major remodeling of buildings, would strive to use "best practices" and utilize LEED certification criteria, to the extent such criteria and certification are financially, physically, and operationally feasible, thereby ensuring that these buildings will be energy efficient and environmentally sustainable.

Recommendation

The proposed "Green" Master Plan amendments are a natural extension of existing City policy. Incorporating these into the Master Plan will further promote "Green" building in the City. At this time, the Planning Staff asks that the Master Plan and Zoning Committee recommend including the Planning Staff's recommended "**Green**" goals, objectives and implementation strategies (as presented or as amended) in the Master Plan Review and in the proposed Master Plan Amendments to be forwarded to the full Planning Commission.

Draft "Green" Goals, Objectives and Implementation Strategies

ENVIRONMENTAL/OPEN SPACE

Add the following under the above category

Goal: Continue to promote and implement green building techniques, sustainable design best management practices and energy conservation in the City of Novi.

Objective: Encourage energy efficient and environmentally sustainable development through the use of the standards established and published by the United States Green Building Council and the related standards provided by the Leadership in Energy and Environmental Design (LEED) Registered Project Checklist.

Implementation Strategy: Review and consider regulatory incentives to encourage environmentally friendly, energy conservation, the use of green technology or LEED certification as part of development or redevelopment projects.

Implementation Strategy: Establish ordinance provisions to reduce the number of required parking spaces when bicycle access and bicycle racks are provided and when the applicant can demonstrate, and provide facilities for, access by other alternative methods of transportation, i.e. walking or mass transit.

Implementation Strategy: Review and develop ordinance provisions to permit the installation of renewable energy systems for residential, industrial and commercial uses.

Objective: Educate residents and developers on the benefits of green building techniques, sustainable design best management practices and energy conservation strategies.

Implementation Strategy: Develop educational material to promote the most desirable green practices the City seeks in development and redevelopment projects.

Implementation Strategy: Develop educational materials to encourage reducing waste that end up in landfills, reuse, recycling and energy conservation practices. Materials could include the benefits of such practices and highlight recycling services available, energy conservation techniques and resources for including renewable energy sources in homes and businesses.

Objective: Strive to use sustainable design, best management practices and utilize LEED certification criteria, to the extent such criteria and certification are financially, physically and operationally feasible, thereby ensuring that these buildings will be energy efficient and environmentally sustainable when designing or remodeling City owned buildings and facilities.

Implementation Strategy: Maintain membership in the United States Green Building Council and other organizations to have continued access to the resources and information leveraged by these organizations.

Implementation Strategy: Review and consult the LEED checklist for each City-initiated project and ensure consultants are familiar with LEED certification criteria and sustainable design.

Implementation Strategy: Consider the addition of renewable energy generators to the City's current and future buildings.

GOAL: Protect Novi's remaining woodlands and wetlands

Add under the above Goal

Objective: Protect the City's water features.

Implementation Strategy: Continue to review and update storm water management standards and ordinances to reduce the impact of development on the hydrologic environment.

Implementation Strategy: Consider ordinance changes to reduce parking requirements and reduce impervious surfaces.

CITY OF NOVI
COUNTY OF OAKLAND, MICHIGAN

RESOLUTION ADOPTING LEED STANDARDS AS NOVI'S OFFICIAL GREEN
BUILDING CRITERIA

Minutes of a _____ Meeting of the City Council of the City of Novi,
County of Oakland, Michigan, held in the City Hall in said City on 9/24, 2007,
at _____ 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, on January 13, 2007, the City Council adopted goals and strategies for the City of Novi, including the goal that Novi will "Be a community that values natural areas and natural features" with an adopted strategy to "Allow and encourage green building and development"; and

WHEREAS, on September 24, 2007, the City Council received a report from City Staff regarding "green" construction and Leadership in Energy and Environmental Design (LEED) standards that were developed by the United States Green Building Council, a non-profit organization, and are being used nationwide; and

WHEREAS, green construction has been viewed as promoting the "Triple Bottom Line" by promoting Economic Prosperity, Social Responsibility, and Environmental Stewardship, and

WHEREAS, green construction can reduce energy consumption by up to 30%, saving building tenants up to fifty cents in operating costs per square foot, per year; and

WHEREAS, all fifty states are home to at least one LEED certified project and fifty-six units of local government have already adopted LEED as their green building standards; and

WHEREAS, the City of Novi prides itself on being an environmentally-friendly community, promoting the preservation of wetlands, woodlands, and other natural features; and

WHEREAS, the City of Novi strives to remain on the cusp of new building and planning techniques to make Novi an even more desirable and environmentally-conscious community;

NOW, THEREFORE, BE IT RESOLVED, that the Novi City Council hereby resolves:

1. To encourage voluntary participation by private developments in the City of Novi to be energy efficient and environmentally sustainable, through the use of the standards established and published by the United States Green Building Council, and the related standards provided by the Leadership in Energy and Environmental Design (LEED) Registered Project Checklist.

2. To further review the City's ordinances and policies and consider modifications to encourage "green" and environmentally-friendly construction, utilizing the LEED checklist and related standards as a baseline for consideration.

3. To maintain membership in the United States Green Building Council to allow access to the resources and information leveraged by this nationwide organization.

AYES:

NAYS:

ABSTENTIONS:

ABSENT:

RESOLUTION DECLARED ADOPTED.

MARYANNE CORNELIUS, 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 _____, 2007.

MARYANNE CORNELIUS, CITY CLERK

CITY OF NOVI
COUNTY OF OAKLAND, MICHIGAN

RESOLUTION CONCERNING GREEN CONSTRUCTION FOR FUTURE PUBLIC BUILDINGS

Minutes of a _____ Meeting of the City Council of the City of Novi, County of Oakland, Michigan, held in the City Hall in said City on 9/24, 2007, at _____ 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, on January 13, 2007, the City Council adopted goals and strategies for the City of Novi, including the goal that Novi will "Be a community that values natural areas and natural features" with an adopted strategy to "Allow and encourage green building and development"; and

WHEREAS, On September 24, 2007, the City Council received a report from City Staff regarding "green" construction and Leadership in Energy and Environmental Design (LEED) standards that were developed by the United States Green Building Council, a non-profit organization, and are being used nationwide; and

WHEREAS, green construction can save a building owner approximately twenty percent in operation and maintenance costs over the life of a building; and

WHEREAS, forty-six percent of all LEED certified buildings are owned by federal, state, or local units of government; and

WHEREAS, State of Michigan Executive Directive 2005-4, "Energy Efficiency in State Facilities and Operations," required that all future State of Michigan capital outlays in excess of one million dollars achieve a minimum of twenty-six points on the LEED Registered Project Checklist, allowing the project to be registered as a "green" building; and

WHEREAS, the City of Novi taxpayers will benefit in the long term from reduced operating and maintenance costs and a healthier environment;

NOW, THEREFORE, BE IT RESOLVED, that the Novi City Council hereby resolves:

1. That future publicly-constructed buildings in the City of Novi shall strive to use "best practices" and utilize LEED certification criteria, to the extent such criteria and certification are financially, physically, and operationally feasible, thereby ensuring that these buildings will be energy efficient and environmentally sustainable;

2. That future major renovations to publicly-owned buildings in the City of Novi shall strive to use "best practices" and utilize LEED certification criteria, to the extent such criteria and certification are financially, physically, and operationally feasible, thereby ensuring that these renovations will be energy efficient and environmentally sustainable;

3. Where LEED certification is not financially, physically, or operationally feasible, the standards in place for the LEED certification process shall be used as "best practices" in designing or remodeling a facility.

AYES:

NAYS:

ABSTENTIONS:

ABSENT:

RESOLUTION DECLARED ADOPTED.

MARYANNE CORNELIUS, 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 _____, 2007.

MARYANNE CORNELIUS, CITY CLERK