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## CITY of NOVI CITY COUNCIL

Agenda Item L  
April 27, 2009

**SUBJECT:** Approval of the request of Novi Town Center Investors, LLC, for approval of a Section 9 Façade Waiver. The subject property is located east of Novi Road, north of Grand River Avenue, in the TC, Town Center District. The applicant is proposing to redesign a portion of the facades of Buildings A1, C, C1, D, F, G, J and N.

**SUBMITTING DEPARTMENT:** Community Development Department - Planning

**CITY MANAGER APPROVAL:** 

### BACKGROUND INFORMATION:

Novi Town Center is proposing to redesign a portion of the façades on Buildings A1, C, C1, D, F, G, J and N. The update includes the installation of awnings and the replacement of the existing shingled roof with a standing seam metal roofing in addition to several other changes. These changes will represent a total investment of more than one million dollars to the existing Town Center façade. Per the façade consultant's review, the proposed changes do not conform to the requirements of the TC and TC-1 districts as consisting of "primarily brick or stone". The ordinance permits alternative façade materials when certain conditions are met, as noted in the suggested motion, below.

The comparatively small underage of brick on building type 4 (27% brick provided, minimum of 30% brick required) does not represent a significant deviation from the Façade schedule, and the design is consistent with the intent and purpose of the ordinance. The consultant indicates that the applicant has proposed the addition of an accenting colored brick at the base of the existing brick piers, which will add detail at the pedestrian level and enhance the overall appearance of the brick.

Standing seam metal is proposed to be used to replace the existing asphalt shingles, and for new awnings. The consultant has indicated that the new material will represent a significant improvement in appearance, as compared to the existing asphalt shingles, and will add interesting accents that will enhance the overall appearance of the project. While the proposed color of the roof areas is green and not "copper" as called for in the design manual, the consultant notes that the green is reminiscent of the color and patina that well-aged copper roofs eventually achieve. The subdued blue color proposed for the awnings will blend well with the green roof, as found by the Façade consultant in his review of the sample board.

The proposed percentages of cement plaster represent existing materials. The applicant does not propose changing the percentage of this material. The façade consultant notes that bringing this material into compliance would represent a significant hardship and would not significantly enhance the project. It will be painted a harmonious color, as shown on the sample board.

The City's façade consultant is recommending approval of the requested waiver as the proposed design will significantly enhance the visual appearance of the shopping plaza and the proposed colors will harmonize with the new and existing materials on site. For additional information, please see the attached review letter from the City's façade consultant.

Section 1602.1 of the Zoning Ordinance requires all projects in the Town Center District 5 acres or larger to appear before the City Council for approval after a recommendation from the Planning Commission. On April 8, 2009, the Planning Commission recommended approval of the requested Section 9 façade waiver. Draft minutes from the Planning Commission meeting are attached.

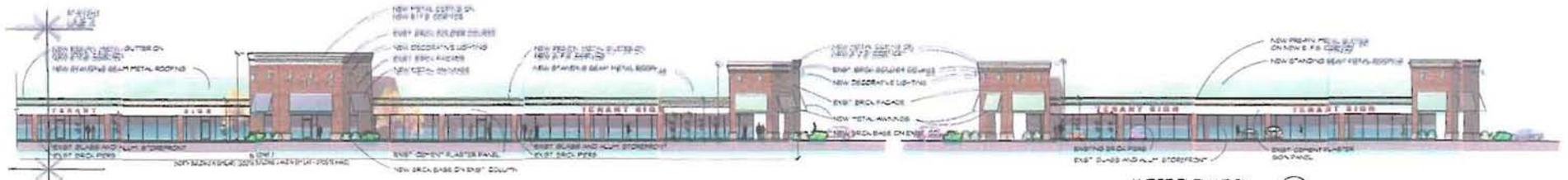
**RECOMMENDED ACTION:** Approval of the request of Novi Town Center Investors, LLC, for a Section 9 Façade Waiver for the deviations in percentages of materials, as well as for the use of non-copper colored roofs, for the following reasons:

- a. The selected facade materials and material combinations will be consistent with and enhance the building design concept.
- b. The selected facade materials and material combinations will be complementary to existing or proposed buildings within the site and the surrounding area.
- c. The use of the selected facade materials and material combinations will not detract from the future development in the Districts of buildings with facades of brick and stone, augmented by materials complementary to brick and stone.
- d. The request is accompanied by a written design statement describing how the selected facade materials will satisfy the above requirements.

	1	2	Y	N
Mayor Landry				
Mayor Pro-Tem Gatt				
Council Member Burke				
Council Member Crawford				

	1	2	Y	N
Council Member Margolis				
Council Member Mutch				
Council Member Staudt				

**PROPOSED ELEVATIONS**

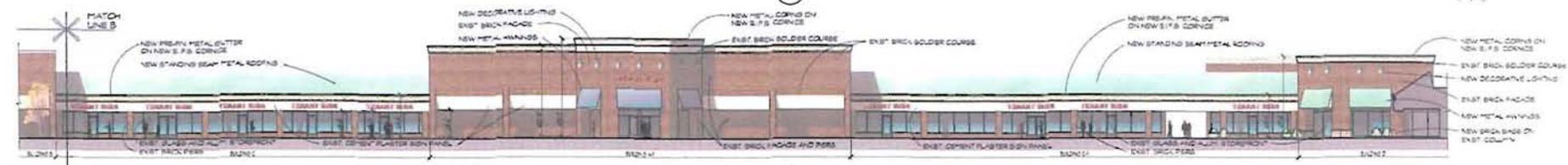


NORTH ELEVATION ②

WEST ELEVATION ①



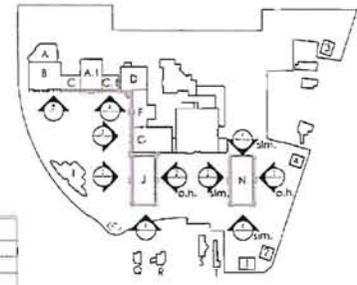
NORTH ELEVATION ③



WEST ELEVATION ④



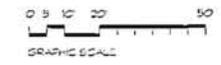
WEST ELEVATION ⑤



KEY PLAN  
NO SCALE

GENERAL NOTES

- EXISTING TENANT STOREFRONTS TO REMAIN AS-IS
- EXISTING EXTERIOR SURFACES TO BE REPAIR, REPALE AND REFINISH AND PAINT
- ALL TENANT SIGNAGE SHOWN AS REFERENCE ONLY. ALL NEW TENANT SIGNAGE TO BE UNDER SEPARATE ARCHITECTURAL AND SIGNAGE CONTRACT.



PROPOSED FACADIT UPGRADES  
**NOVI TOWN CENTER**

NOVI, MICHIGAN

OWNER/DEVELOPER



26045 Town Center Drive  
Novi, Michigan 48375  
248/347-3830 Fax 248/347-3833



WAH YEL ASSOCIATES  
ARCHITECTS & PLANNERS  
3911 WEST TWELVE MILE ROAD  
FARMINGTON HILLS, MICHIGAN 48334  
PHONE 248/481-8140 FAX 481/8133

PRELIMINARY  
NOT FOR CONSTRUCTION

P-A4.1

4/20/2010 10:00 AM

EXTERIOR MATERIALS FOR BUILDINGS: B, C, A1, G, D, F, G, AND J

MATERIAL	ALLOWABLE %	NORTH %	SOUTH %	WEST %	EAST %	TOTAL %				
BRICK	100%	1,320	424	2,231	99.8	648	33.9	1,624	100%	100%
CEMENT PLASTER (EXISTING)	0%	1,827	124	1,802	13.8	37	15.7	1,971	12.1	12.1
S.F.B.	25%	2,504	175	1,820	8.5	430	2.8	1,006	62.2	62.2
STANDING SEAM METAL (HANGING AREA)	25%	1,202	21	2-6	22	356	1.2	374	23.2	23.2
STANDING SEAM METAL (EXISTING ROOF AREA)	25%	2,728	207	2,103	15.2	8-8	30.0	2,402	15.2	22.8
TOTALS		3,788	770	7,960	210	6,342		20,830		

EXTERIOR MATERIALS FOR BUILDING N

MATERIAL	ALLOWABLE %	NORTH %	SOUTH %	WEST %	EAST %	TOTAL %				
BRICK	100%	1,863	287	1,863	28.7	648	33.9	2,558	100%	100%
CEMENT PLASTER (EXISTING)	0%	737	12	737	1.2	37	15.7	774	30.1	30.1
S.F.B.	25%	1,008	152	1,008	15.2	430	5.8	1,438	55.9	55.9
STANDING SEAM METAL (HANGING AREA)	25%	37	79	37	7.9	308	1.2	384	14.8	14.8
STANDING SEAM METAL (EXISTING ROOF AREA)	25%	2,402	367	2,402	36.7	8-8	30.0	2,797	10.8	10.8
TOTALS		6,342	667	6,342	210	2,107		15,438		





**MAPS**

**Location/Air Photo**



# Novi Town Center Facade Upgrades SP09-07

Location

## Subject Property

I-96

Novi Road

Grand River

### CITY OF NOVI

DEPARTMENT OF COMMUNITY DEVELOPMENT

45175 W. TEN MILE ROAD  
NOVI, MI 48275-3024  
(248) 342-1400

MAP AUTHOR: Kristen Kapelanski, Planner



0 112.5 225 450 675

FEET

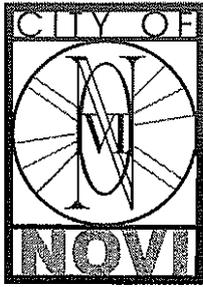
1 INCH = 288 FEET

MAP PRINT DATE: 03/30/09

#### 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.

**PLANNING COMMISSION MEETING  
MINUTES – EXCERPT  
April 8, 2009**



cityofnovi.org

# PLANNING COMMISSION

DRAFT COPY

CITY OF NOVI

Regular Meeting

**Wednesday, April 8, 2009 | 7 PM**

Council Chambers | Novi Civic Center | 45175 W. Ten Mile

(248) 347-0475

## CALL TO ORDER

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

## ROLL CALL

**Present:** Members David Baratta, Victor Cassis, David Greco, Brian Larson, Michael Lynch, Michael Meyer (7:02 PM), Mark Pehrson, Leland Prince

**Absent:** Member Andy Gutman (excused)

**Also Present:** Kristen Kapelanski, Planner; Doug Necci, Façade Consultant; Kristin Kolb, City Attorney

## PLEDGE OF ALLEGIANCE

The meeting attendees recited the Pledge of Allegiance.

## APPROVAL OF AGENDA

Moved by Member Lynch, seconded by Member Greco:

## VOICE VOTE ON AGENDA APPROVAL MOTION MADE BY MEMBER LYNCH AND SECONDED BY MEMBER GRECO:

**A motion to approve the April 8, 2009 Planning Commission Agenda. Motion carried 7-0.**

## MATTERS FOR CONSIDERATION

### 2. NOVI TOWN CENTER FAÇADE UPGRADES, SP09-07

Consideration of the request of Novi Town Investors, LLC, for a recommendation to City Council for a Section 9 Façade Waiver. The subject property is located east of Novi Road, north of Grand River Avenue, in the TC, Town Center District. The Applicant is proposing to redesign a portion of the façades on Buildings A1, C, C1, D, F, G, J and N.

Planner Kristen Kapelanski described the request to the Planning Commission. The updates include awnings, the replacement of the shingled roof with a standing seam metal roof, and other various changes. The proposal is not in compliance with the Façade Ordinance and requires a Section 9 Façade Waiver for the underage of brick on building type 4, the overage of standing seam metal and cement plaster on building types 1, 2, 3, 4, and the use of non-copper colored metal roof material. In addition, the Town Center Design Manual requires architectural materials to be complementary to existing and proposed buildings and composed of brick, stone or other complementary materials. The City's Façade Consultant recommends approval of the requested Waiver, as the selected materials will harmonize with the existing center and improve the overall appearance of the buildings.

Lastly, Ms. Kapelanski said that Section 1602.1 of the Ordinance requires all Town Center projects five acres or larger to receive City Council approval after a recommendation from the Planning Commission. The Planning Commission should therefore consider the elements of 1602.9 of the Ordinance when making its recommendation.

Mr. Matthew Quinn addressed the Planning Commission on behalf of the Applicant. He said this was Phase 2 of the Novi Town Center upgrade, coming on line after the recent addition of the four outlot buildings. These proposed façade changes will address the main buildings of the Novi Town Center. Phase 3 of this upgrade should occur later this year and will include a major tear down and renovation.

These façade upgrades will modernize the appearance of the center. The main and most expensive change is the standing seam metal roof. The other upgrades include the blue canopies and some decorative brick features in the

pedestrian areas. This center is twenty years old, and these changes will address some but not all of the Novi Town Center façade elements. He thought that the Façade Consultant's review captured the intent of the Novi Town Center owners. Mr. Quinn introduced architect Matt Niles from Wah Yee and Associates, and Novi Town Center Manager Jim Clear. He asked for the Planning Commission's support and thanked the members for their time.

Mr. Cassis asked about the Phase 3 upon which Mr. Quinn touched. Mr. Quinn said that the Novi Town Center is seeking commitment from a future tenant, and once the deal is inked he would be in a position to expand on the Phase 3 demolition and renovation. Mr. Cassis thought it was odd that management would change the façades prior to the demolition and renovation. Mr. Quinn responded that none of the façade changes proposed are for the renovation buildings.

Member Larson asked for a better description of the quality of the proposed roof material. He has seen other metal roofs that have turned green or have rusted at the seams. Mr. Quinn responded that these issues are a matter of maintenance. He said that the current asphalt shingled roof is also always in need of maintenance. Mr. Quinn said that the durability of the proposed roof will be similar to the copper-top roof where Boyne Sports is currently located.

Mr. Niles added that the metal roof actually has a longer life than asphalt shingles. The proposed roof is a quality product, but its installation is as important as its maintenance in calculating its durability. This roof is intended to last at least thirty years or more without being painted. Once a metal roof is painted it will require periodical future paint jobs. This roof is steel and the paint is factory-baked into the material. This provides a more lasting finish than if the paint were applied in the field. The factory warranty is likely twenty years or more, though Mr. Niles couldn't say for sure.

Mr. Lynch asked whether the oxidation is more likely to occur at the attachment areas. Mr. Niles replied that the seams are the most likely area for problems. There are several different types of seams. The metal overlaps at the seams, but if the roof isn't installed and sealed properly, water could seep into the seams and this is when oxidation problems occur. Commonly, the problems cited by Member Larson are caused by installation shortcomings. Mr. Niles said that the Novi Town Center will hire a contractor with experience in standing seam metal roof installation.

Mr. Lynch thought that the proposed material was robust. He agreed that the seam and joint areas are the likely areas for oxidation problems. He supposed the roof can last as long as fifty years if it is installed properly. Mr. Niles agreed that the roof will likely outlast the warranty period.

Moved by Member Meyer, seconded by Member Greco:

**In the matter of the Novi Town Center Façade Upgrades, SP09-07, a motion to recommend approval to City Council for a Section 9 Waiver for the underage of brick on building [type] 4, the overage of standing seam metal on building [types] 2, 3, and 4, and the overage of cement plaster on building [types] 1, 2, 3 and 4, and the use of non-copper colored metal roofs in the Town Center District, subject to a Planning Commission Finding that the proposed façade satisfies the conditions listed in Section 1602.9 for the use of materials other than brick and stone in the Town Center District, for the reasons that the proposed façade is consistent with the overall Town Center development and will generally enhance the visual quality of the project, the color selections are carefully coordinated and will harmonize with both new and existing materials, the use of the selected façade materials and material combinations will not detract from the future development of buildings with facades of brick and stone and because the plan is otherwise in compliance with Article 25 and Article 16 of the Zoning Ordinance and all other applicable provisions of the Ordinance.**

## **DISCUSSION**

Member Lynch asked Façade Consultant Doug Necci to comment on the standing seam metal proposed for the roofs. Mr. Necci responded that the product is of high quality, and over the years technology has improved the longevity of this material. He stated that he liked the color composition of the proposal as well.

**ROLL CALL VOTE ON NOVI TOWN CENTER FAÇADE UPGRADES, SP09-07, RECOMMENDATION FOR APPROVAL MOTION MADE BY MEMBER MEYER AND SECONDED BY MEMBER GRECO:**

**In the matter of the Novi Town Center Façade Upgrades, SP09-07, a motion to recommend approval to City Council for a Section 9 Waiver for the underage of brick on building [type] 4, the overage of standing seam metal on building [types] 2, 3, and 4, and the overage of cement plaster on building [types] 1, 2, 3 and 4, and the use of non-copper colored metal roofs in the Town Center District, subject to a Planning Commission Finding that the proposed façade satisfies the conditions listed in Section 1602.9 for the use of materials other than brick and stone in the Town Center District, for the reasons that the proposed façade is consistent with the overall Town Center development and will generally enhance the visual quality of the project, the color selections are carefully coordinated and will harmonize with both new and existing materials, the use of the selected façade materials and material combinations will not detract from the future development of buildings with facades of brick and stone and because the plan is otherwise in compliance with Article 25 and Article 16 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 8-0.***

## **PLANNING REVIEW**



## PLAN REVIEW CENTER REPORT

March 25, 2009

### Planning Review

Novi Town Center Façade Upgrades

SP #09-07

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#### Petitioner

Novi Town Center Investors, LLC

#### Review Type

Final Site Plan

#### Property Characteristics

- Site Location: 26132 Ingersol Drive
- Zoning: TC, Town Center
- Adjoining Zoning: North, South, East and West: TC
- Site Use(s): Novi Town Center
- Adjoining Uses: Various retail and restaurant uses bordering Novi Town Center
- Plan Date: 03/16/08

#### Project Summary

Novi Town Center is proposing to redesign a portion of the façades on Buildings A1, C, C1, D, F, G, J and N. The update includes the installation of awnings and the replacement of the existing shingled roof with standing seam metal roofing in addition to several other changes. The proposal was reviewed by the Façade Consultant for compliance with the standards of Section 2520 of the Zoning Ordinance (see review).

#### Recommendation

Approval of the Final Site Plan is recommended, per the Façade Consultant's review. The plan will be scheduled for an upcoming Planning Commission meeting. Once the applicant receives approval from the City Council, Stamping Sets should be submitted.

#### Ordinance Requirements

This project was reviewed for conformance with the Zoning Ordinance with respect to Article 16 (Town Center District), Article 24 (Schedule of Regulations), Article 25 (General Provisions) and any other applicable provisions of the Zoning Ordinance. Items in **bold** below must be addressed by the applicant and incorporated as part of the Stamping Set submittal.

1. Façade Review: **A Section 9 Façade Waiver and a waiver of Section 1602.9 is required.** Please see the attached façade review letter for additional information.
2. Site Plan Approval: Section 1602.1 of the Zoning Ordinance requires all projects in the Town Center District 5 acres or larger to appear before the City Council for approval after a recommendation from the Planning Commission. The applicant will be placed on

Novi Town Center Façade Upgrades, SP# 09-07  
Final Site Plan  
March 25, 2009

the agenda of an upcoming Planning Commission meeting to be followed by a subsequent Council meeting.

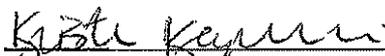
3. Town Center Design Manual: In addition to the requirements listed in the façade ordinance, developments in the Town Center District are also subject to the requirements of the Town Center Design Manual. The Town Center Design Manual is a document used to guide the aesthetic development of the Town Center and includes standards for lighting, site layout, landscaping and building facades. In particular, this manual lists the following requirements for building facades:
  - "Architectural design and façade material are to be complimentary to existing or proposed buildings within the site and surrounding area."
  - "Exterior building facades shall be of brick or stone and materials complimentary to brick or stone."

An excerpt from the Town Center Design Manual is attached to this review letter for reference. In addition, the Zoning Ordinance also requires that all standing seam metal roofs be composed of copper or be copper-colored.

4. Exterior Signage: Exterior signage is not regulated by the Planning Division or Planning Commission. Please contact Jeannie Niland at 248-347-0438 for information on sign permits.

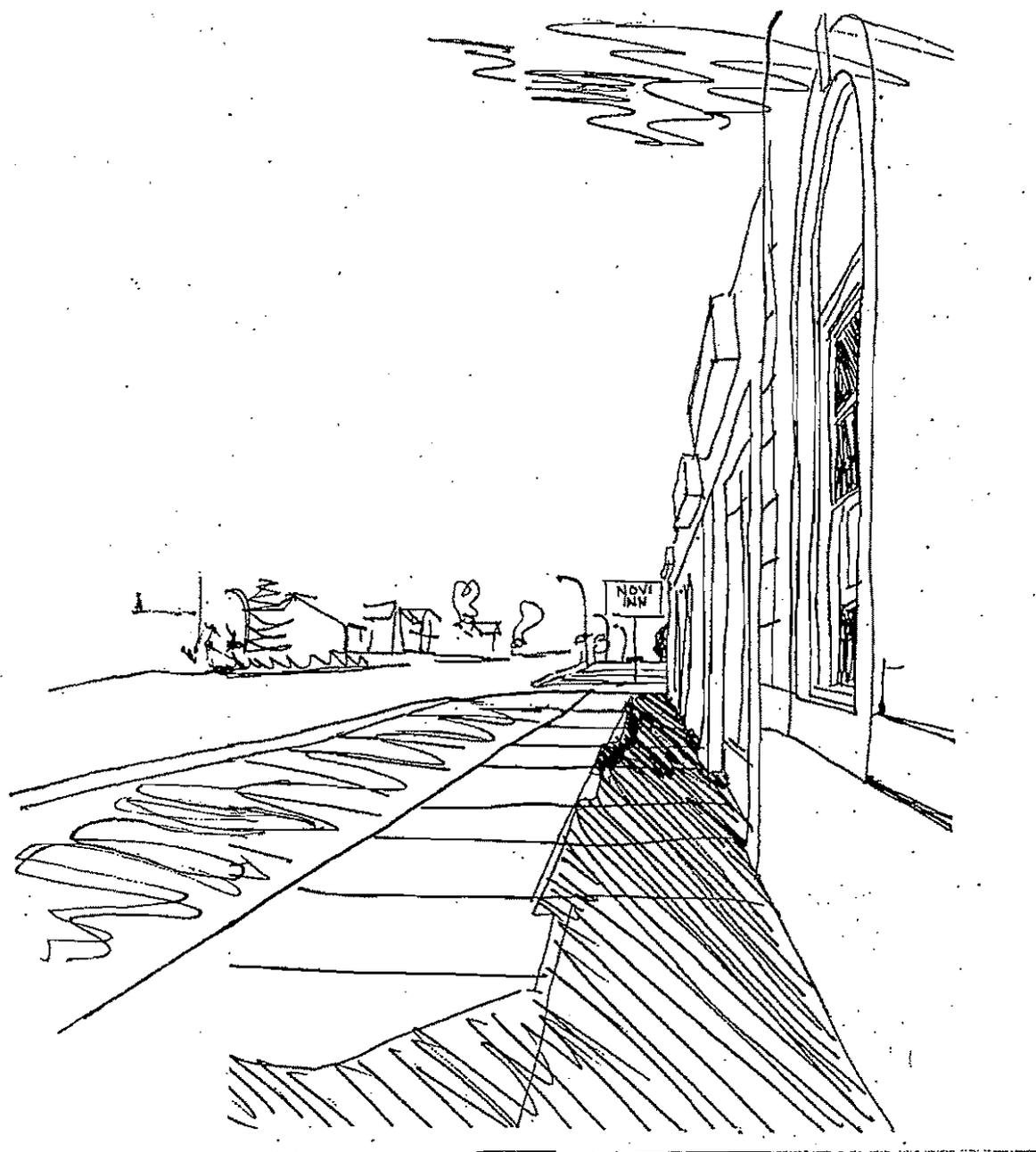
#### **Stamping Set Approval**

Once the applicant receives the appropriate approvals from the City Council, Stamping Sets should be submitted. Four copies of the plan should be submitted to the Community Development Department for Stamping Set approval. Any changes to the plan required by the City Council should be incorporated into the Stamping Sets. The Stamping Sets must have original signatures and original seals.

  
\_\_\_\_\_  
Planning Review by Kristen Kapelanski  
248-347-0586 or kkapelanski@cityofnovi.org

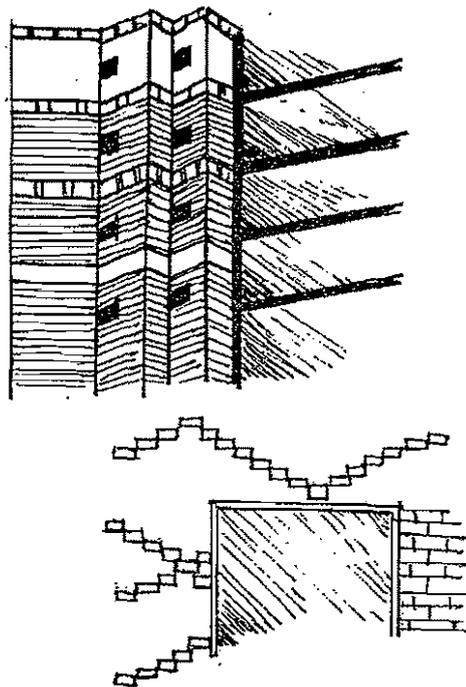
## Architecture

General Guidelines for Architecture within the Town Center are set forth in Ordinance No. 84-18. "Architectural design and facade material are to be complementary to existing or proposed buildings within the site and surrounding area. It is not intended that contrasts in architectural design and use of facade materials be discouraged, but care should be taken so that any such contrasts will not be so out of character with existing building designs and facade materials so as to create an adverse effect on the stability and value of the surrounding area." (Section 1603,2.) "All exterior walls of any main or accessory building shall be composed of the same architectural building facade materials. All climate control equipment, trash containers, utility outlets, satellite dish antennae, etc., shall be effectively screened from view...Exterior building facades shall be of brick or stone and materials complementary to brick or stone. No flat roof design is permitted unless a gable or mansard roof is used on the majority of the roof." (Section 1603,4.) Specific standards such as building size and height. (Section 1602,4,a,b, Section 1603,10,b;



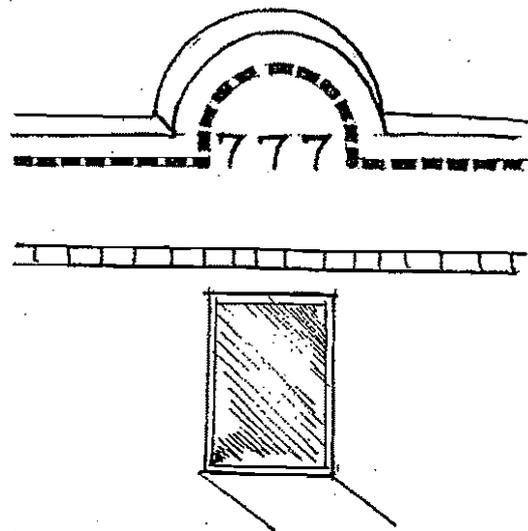
11, b, d.) are also delineated in the Ordinance.

While it is very difficult to legislate architectural design the intent within the Town Center is to specify general building materials and size and to encourage innovative and unique design. Brick and stone buildings with complementary materials such as glass and wood will harmonize with those existing buildings recommended to remain. (Inventory and Analysis, Architecture Section.) Within the size, height and roof restrictions remains a building envelope with many design opportunities. Some possibilities to base architectural design on are decorative columns, arches, octagon forms, semi-circular walls, wrought iron embellishments such as terraces or ornamentations. Since the exterior surface is specifically mandated as masonry and stone, use of decorative brickwork is an exciting possibility. Molded, patterned, colored, glazed or all types could be incorporated into walls, window banks, denote entrances add a spark to a ramp or steps. Stone could also be used in conjunction with masonry as a decorative material. Limestone, for instance could frame windows or provide a base for walls, encircle entrances or become corner



stones. The incorporation of glass into the architectural design also creates multi-opportunities. Glass block, curved glass and subtle colored glass can become an integral and exacting part of the building. The use of these materials as "decorative" elicits an exciting positive/negative, figure/ground reading of the surface. Much more complex and unique than buildings designed with only one type of material. It is the objective of the design theme of this Guidebook to interrelate old materials and new designs. Architectural style is an excellent media for this concept.

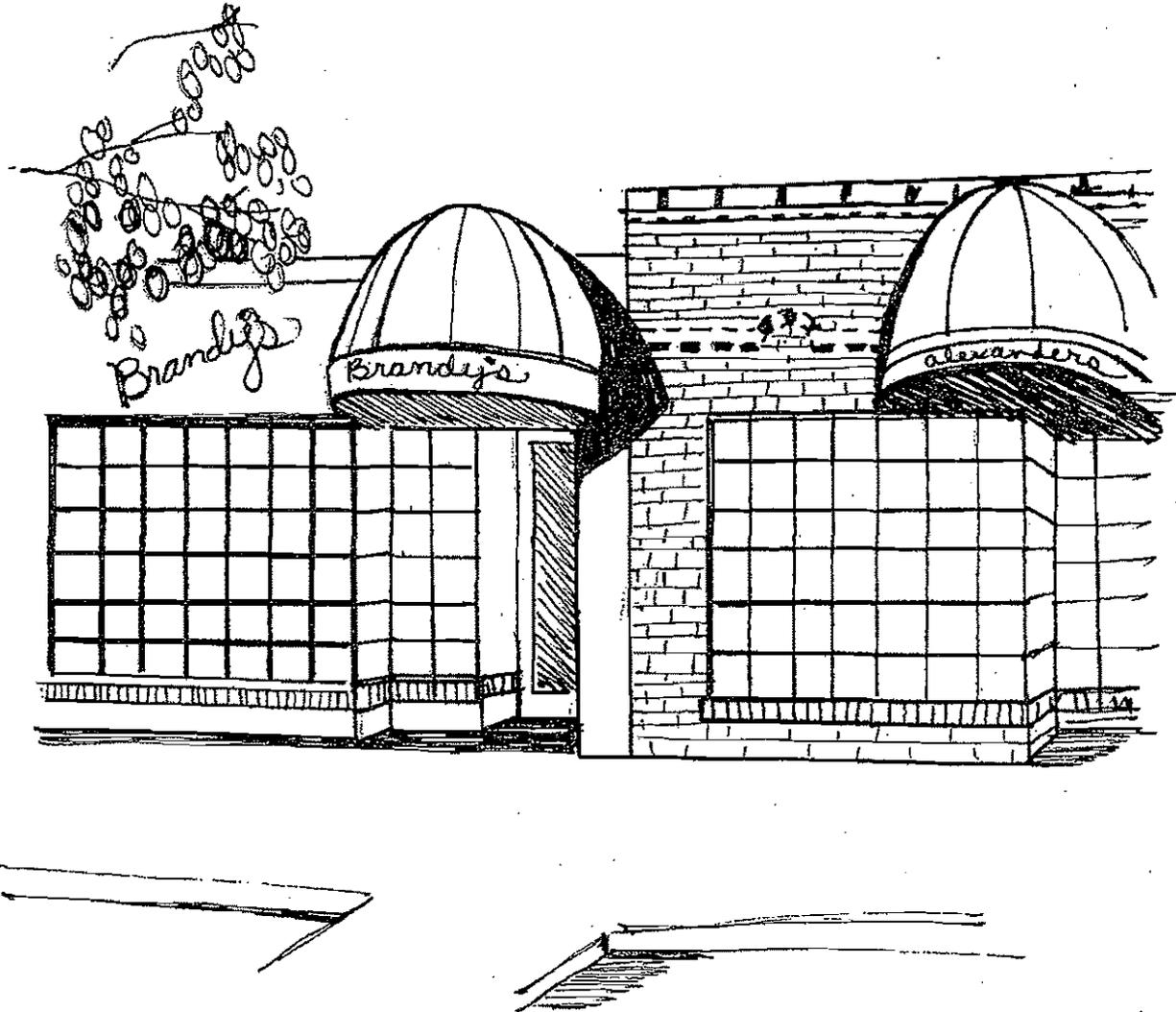
For those existing buildings within the Town Center it is possible to update and embellish the buildings. This updating must be economically inexpensive and relatively easy to accomplish as the responsibility of this position of the study lies with each building and commercial business owner. Each building is unique in its concerns and in some instances architecturally. To successfully unite these parts into a whole or unit, they must first be dealt with as one unit.



A carefully modulated color system for the Town Center will help unify the buildings. Three to five carefully selected warm earth tones, roughly equal in color value will allow individuality. From a distance, however, the overall color tones and value will blend into a cohesive composition. Eclectic style and materials will be united as a whole while retaining their own character.

In order to give architecture detail and interests to the existing buildings, the canopy half round preferred is proposed. These half round canopies are inexpensive yet effective means of changing the look of a facade as well as additional yet creative means of signage. The colors proposed for these canopies are in a controlled range of subdued colors chosen to harmonize with the color of the buildings color scheme. One or more canopies may occur on an individual storefront, with internal illumination for awnings over doors; providing both door area lighting as well as a luminous glow to the canopies themselves. The use of other recommended materials such as brick, cedar, glass and stone can also be incorporated into existing building as design accents. The use of related building colors and possible canopies ex-

tends to the exposed sides and rear areas of all buildings so that a uniform image is seen from all directions throughout the Town Center.



Excerpt from 1602.9

9. *Facades.* All exterior walls of any main or accessory building shall be composed of the same architectural building facade materials. Exterior building facades shall be primarily of brick or stone, which may be augmented by materials complementary to brick or stone. When renovations, alterations, or additions are made to an existing building within the TC or TC-1 Districts, the exterior building facades of the entire building shall be brought into compliance with this subsection.

When facade materials other than brick or stone are proposed for a building within the TC or TC-1 Districts, the Planning Commission (or City Council for site of five acres or greater) may permit such alternative facade materials provided it finds that all of the following conditions are satisfied:

- a. The selected facade materials and material combinations will be consistent with and enhance the building design concept.
- b. The selected facade materials and material combinations will be complementary to existing or proposed buildings within the site and the surrounding area.
- c. The use of the selected facade materials and material combinations will not detract from the future development in the Districts of buildings with facades of brick and stone, augmented by materials complementary to brick and stone.
- d. The request is accompanied by a written design statement describing how the selected facade materials will satisfy the above requirements.

The planning commission may request the report and recommendation of a professional design or architectural consultant as a part of its review of the proposed waiver.

**FAÇADE REVIEW**



Phone: (248) 880-6523  
 E-Mail: [direct@drnarchitects.com](mailto:direct@drnarchitects.com)  
 Web: [drnarchitects.com](http://drnarchitects.com)

DRN & ASSOCIATES, ARCHITECTS, PC

50850 Applebrooke Dr., Northville, MI 48167



March 24, 2009

City of Novi Planning Department  
 45175 W. 10 Mile Rd.  
 Novi, MI 48375-3024

Attn: Ms. Barb McBeth – Director of Community Development

Re: FACADE ORDINANCE  
 Novi Town Center Facade Upgrades - Final Site Plan Review, SP# 09-07  
 Façade Region: 1, Zoning District: TC, OS-C

Dear Ms. McBeth:

The following is the Façade Review for Final Site Plan for the above referenced project based on the drawings dated March 16, 2008. The percentages of materials proposed for each façade are as shown on the table below. The maximum (and minimum) percentages allowed by the Schedule Regulating Façade Materials of Ordinance Section 2520 are shown in the bottom row. Materials that are in non-compliance with the Façade Schedule are highlighted in bold.

Buildings		Materials			
Type	Description	BRICK	EIFS	STANDING SEAM METAL	CEMENT PLASTER
1	West - Buildings B, C, A1, C1 & D	44%	6%	19%	31%
2	North - Buildings D, F, G & J	41%	13%	32%	14%
3	West - Buildings J & N, East - Building N	34%	12%	40%	14%
4	South - Buildings J & N, North Building N	27%	14%	43%	16%
	Ordinance Maximum (Minimum)	100% (30%)	25%	25%	0%

**Comments:**

Section 2520 - As shown above the percentages of several materials are in non-compliance with the Façade Schedule as follows; Brick is below the ordinance minimum on building type 4, Standing Seam Metal is above the ordinance maximum on building types 2, 3 and 4, and Cement Plaster is above the ordinance maximum on all building types. Section 2520, footnote 3 also requires and that Standing Seam Metal be copper colored in the TC and TC-1 districts.

Section 1602.9 of the Ordinance requires that materials used in the TC and TC-1 districts be "primarily brick or stone", and permits alternative façade materials when certain conditions (a through d) are met.

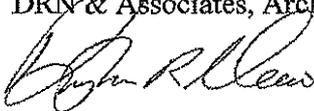
Brick - The comparatively small underage of Brick on building type 4 does not represent a significant deviation from the Facade Schedule and the design is consistent with the intent and purpose of the ordinance in this respect. The applicant has proposed addition of accenting colored brick at the base of existing brick piers in selected high visibility areas which will add detail at pedestrian level and enhance the overall appearance of the brick.

Standing Seam Metal - The Standing Seam Metal is used to replace existing asphalt shingles and for new awnings. The Standing Seam Metal will represent a significant improvement in appearance as compared to the existing asphalt shingles and the awnings will add interesting accents that will enhance the overall appearance of the project. The proposed green color for the roof areas, while not being "copper", is actually reminiscent of the color of the patina that well aged copper roofs eventually achieve. The subdued blue color proposed for the awnings will blend nicely the aforementioned green roof, as evidenced by the Sample Board.

Cement Plaster - The proposed percentages of Cement Plaster represent existing materials and the applicant has not proposed changing the percentage of this material. Bringing this material into compliance would represent a significant hardship and would not significantly enhance the project. The applicant has proposed that the Cement Plaster be painted in a harmonious color as evidenced by the Sample Board.

**Recommendation:** The selection of materials is logical given the parameters of the existing facility and represents a practical and thoughtful design that will significantly enhance the overall visual appearance of the project. The color selections are carefully coordinated and will harmonize with both new and existing materials. It is therefore our recommendation that the design is consistent with the intent and purpose of the Facade Ordinance, Section 2520, and that a Section 9 Waiver be granted for the deviations in percentages of materials as well as for the use of non copper colored metal roofs. The design also satisfies the conditions set forth in Section 1602.9, a through e, for to the use of materials other than brick or stone in the TC district.

Sincerely,  
DRN & Associates, Architects PC



Douglas R. Necci, AIA

**APPLICANT'S RESPONSE LETTER**



Wah Yee Associates  
Architects & Planners  
Since 1961

April 2, 2009

Ms. Kristen Kapelanski  
City of Novi Planning Dept.  
45175 W. 10 Mile Road  
Novi, MI 48375

RE: Novi Town Center Upgrades  
Final Site Plan Review, SP#09-07

Dear Ms. Kaplanski:

We agree with the review comments prepared by Douglas Necci and respectfully request that a Section 9 Waiver be granted for the deviation as described by Mr. Necci.

Sincerely,

WAH YEE ASSOCIATES

CHARLES E. FOSSE, NCARB  
PRINCIPAL

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