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November 6, 2013

Ms. Barb McBeth, Deputy Community Development Director

City of Novi

45175 W. 10 Mile

Novi, MI 48375

Re: Town Center Study

Dear Ms. McBeth,

As you know our office has been working on the Town Center Study which will provide the City of Novi with recommended updates to the Master Plan, Zoning Ordinance and Design Guidelines. We would like to provide the Planning Commission with a status report at the November 13, 2013 Planning Commission meeting. At this meeting, we would like to review the work accomplishments since our last report to the Planning Commission on August 28, 2013. Specifically, we will review the following items:

I. Public Input

The City of Novi Community Development Department and Carlisle-Wortman Associates Inc. have conducted a variety of public input efforts. Additional stakeholder meetings have been held with property owners in order to solicit input regarding future development. In addition to the stakeholder meetings, a public open house was held on September 11, 2013. Property owners within the study area were notified and invited to attend this informal open house and provide comments on the future vision for this area. Input from the stakeholder meetings and public open house will be included within our report.

II. Master Plan Update

The study team has been investigating the nine (9) sub areas within the Town Center area. Land use alternatives are being considered with various arrangements of retail, residential, office and restaurant uses. Recommendations will be provided which can be considered for future Master Plan adjustments.

III. Design Guidelines

The project team has been evaluating the City's current design guidelines for the Town Center area. Ideas have been assembled on design guideline adjustments for pedestrian plazas, parking lots, streetscape amenities, lighting, sidewalk pavers etc.

IV. Way Finding

Preliminary concepts for way finding signage have been developed. Details of possible signage will be evaluated by City Staff as well as the Road Commission for Oakland County. Improved signage will provide easier accessibility and way finding throughout the Town Center area.

V. Zoning Adjustments

The project team will also be considering zoning adjustments for the Town Center area. This will include adjustments to the permitted and special uses as well as to zoning regulations and form based standards which will provide for appropriate land uses and quality design.

We look forward to providing further details of progress on our study at this upcoming Planning Commission finishing meeting. If you should have any questions regarding our presentation please feel free to contact me.



CARLISLE/WORTMAN ASSOC., INC.
R. Donald Wortman, RLA, PCP, AICP
Vice-President