

DIXON MEADOWS

City Council

City of Novi, Michigan

March 14, 2016



Overview

1. Entitlement Process
- How We Got Here
2. Plan Features
3. Project Area Benefits
4. The Housing Market



Location + Context Map



1 LAKESHORE PARK
+ 600 acres of active / passive recreation

2 LIBERTY PARK [SINGLE FAMILY]
3.5 dwelling units per acre

3 LIBERTY PARK [MULTIPLE FAMILY]
12.5 dwelling units per acre

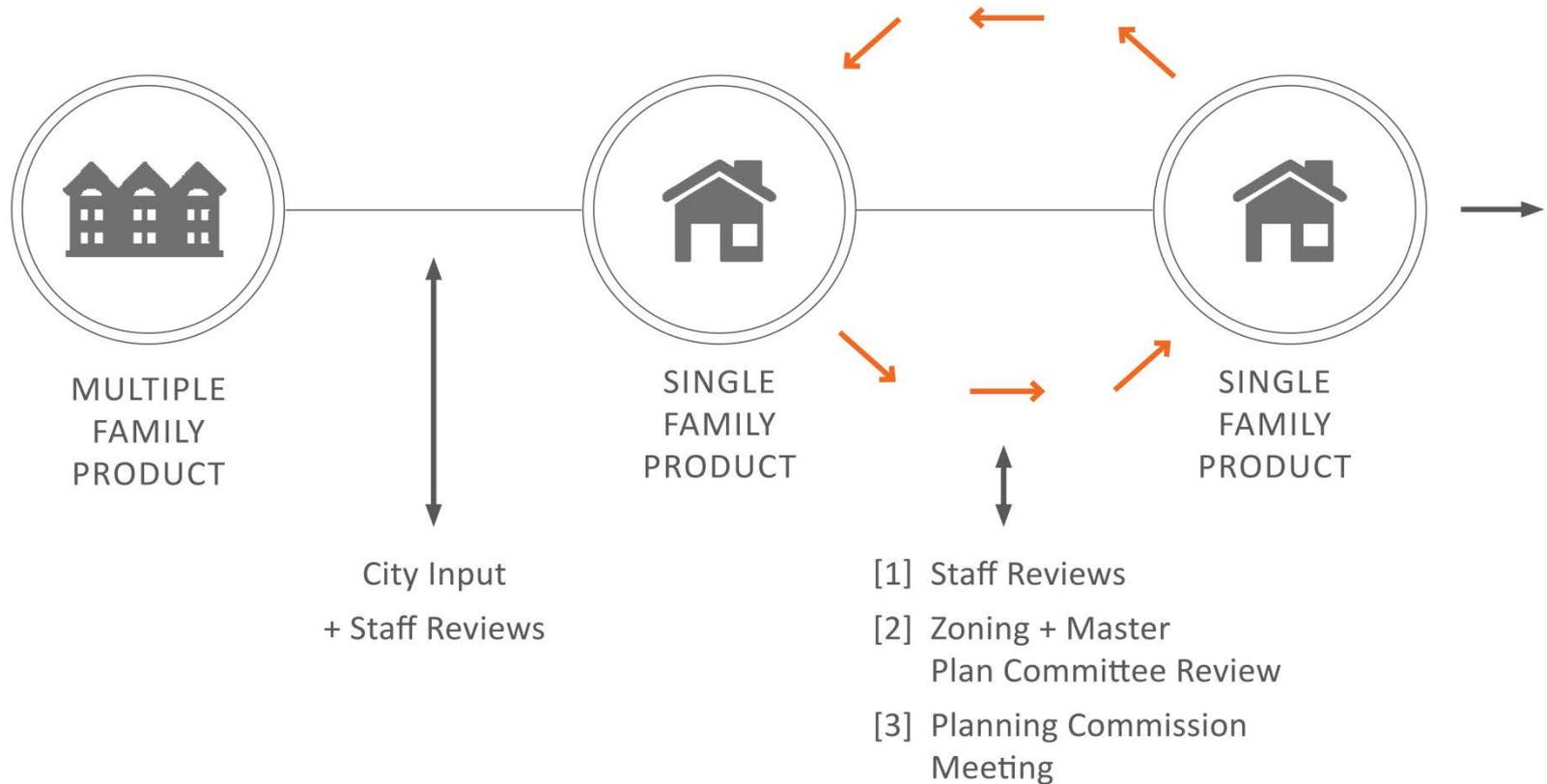
4 DIXON MEADOWS
4.1 dwelling units per acre

5 CARLETON FOREST
5.6 dwelling units per acre

6 12 MILE CROSSING SHOPPING DISTRICT
Fountain Walk / 12 Oaks Mall

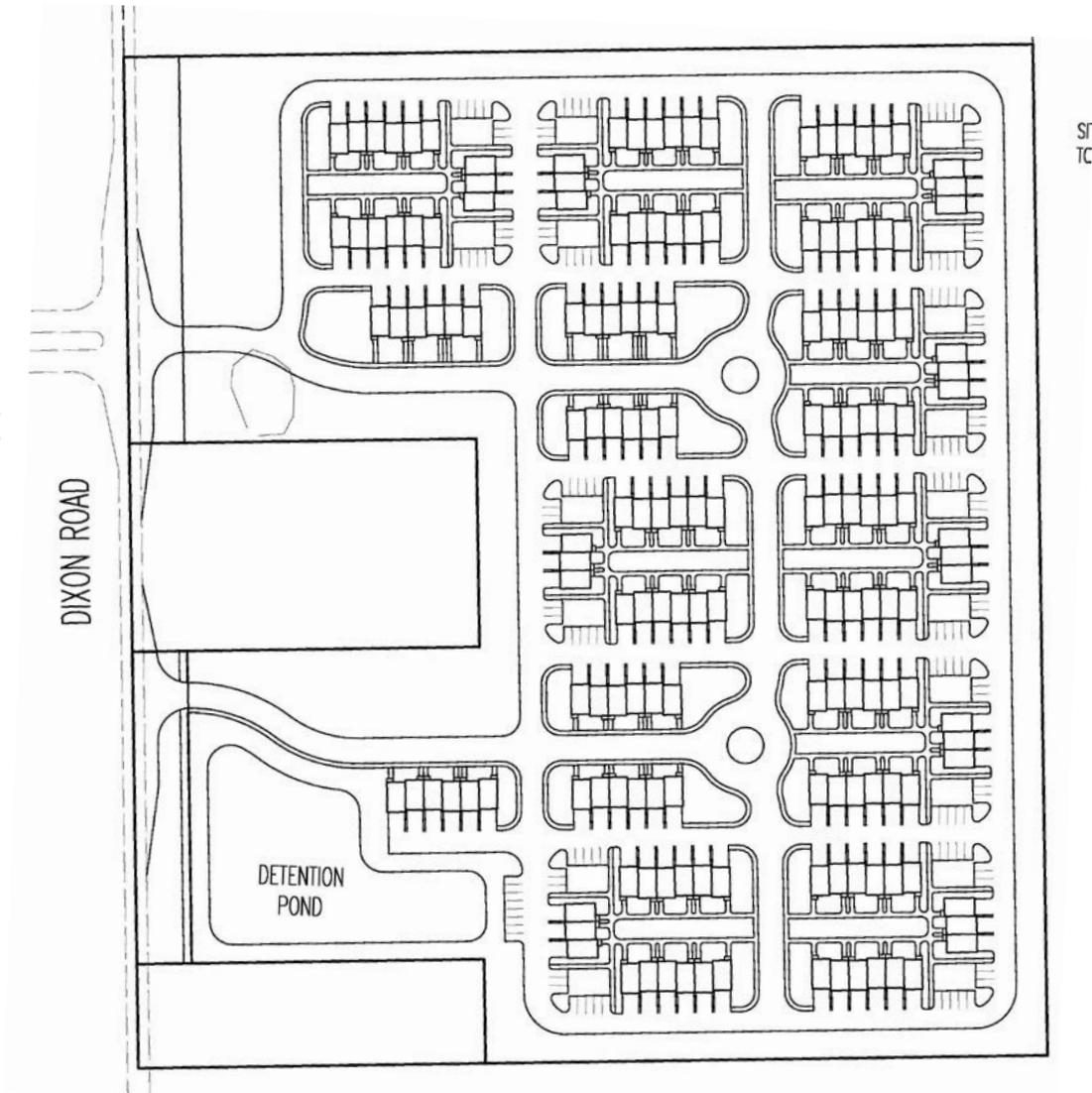
Conceptual Plan Process

TIMELINE: August 2014 - March 2016



Conceptual MF Plan

- 180 Townhouse Unit
- Centralized Green Courtyards



Conceptual PRO Plan

PC Meeting: 8.24.15

- 95 Units
- 4.3% Open Space
- 1 Centralized Park



6th Generation Conceptual PRO

PC Meeting: 1.13.16

- 90 Units
- 19% + Open Space
- 4 Parks



7th Generation Conceptual PRO

- 90 Units
- 19% + Open Space
- 4 Parks



Plan Features

- [1] Site Amenities
- [2] Quality Tree Preservation
- [3] Increased Usable, Open Space
- [4] Limited View Shed Impacts
- [5] Traffic Calming / Focal Point
- [6] Increased Walkability



[1] Site Amenities



Walking Path, Landscaped Buffer + Benches



Pergola + Detention Pond Overlook



Quality Tree Preservation + Rustic Trail



Playground, Benches, + Bicycle Racks

[2] Quality Tree Preservation



Tree Preservation

- [1] Quality trees identified = 41% Preservation
- [2] Plan modified to save additional trees.



[3] Increased Usable, Open Space

Park #1: + 0.38 AC

Park #2: + 1.78 AC

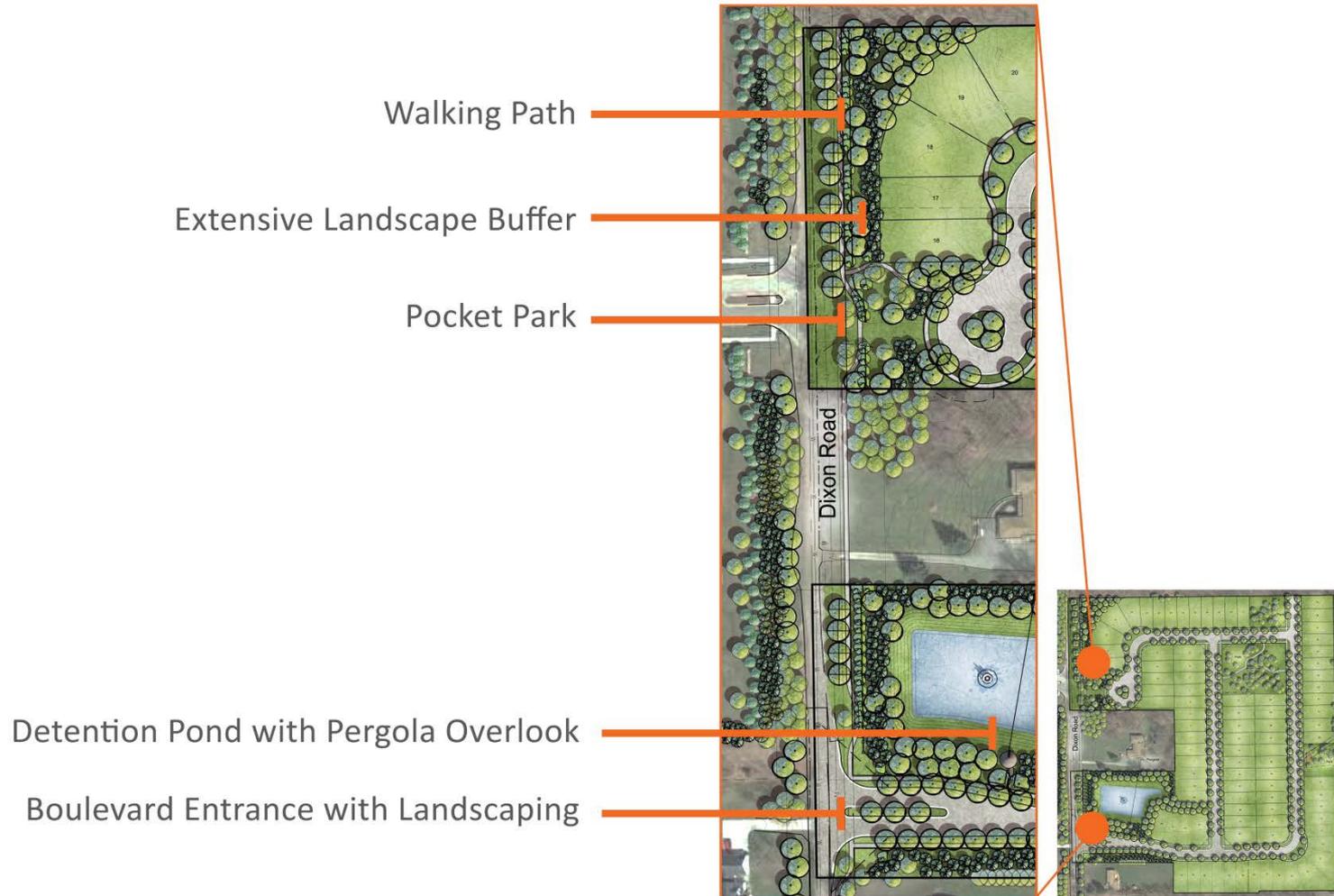
Park #3: + 0.75 AC

Park #4: + 0.25 AC

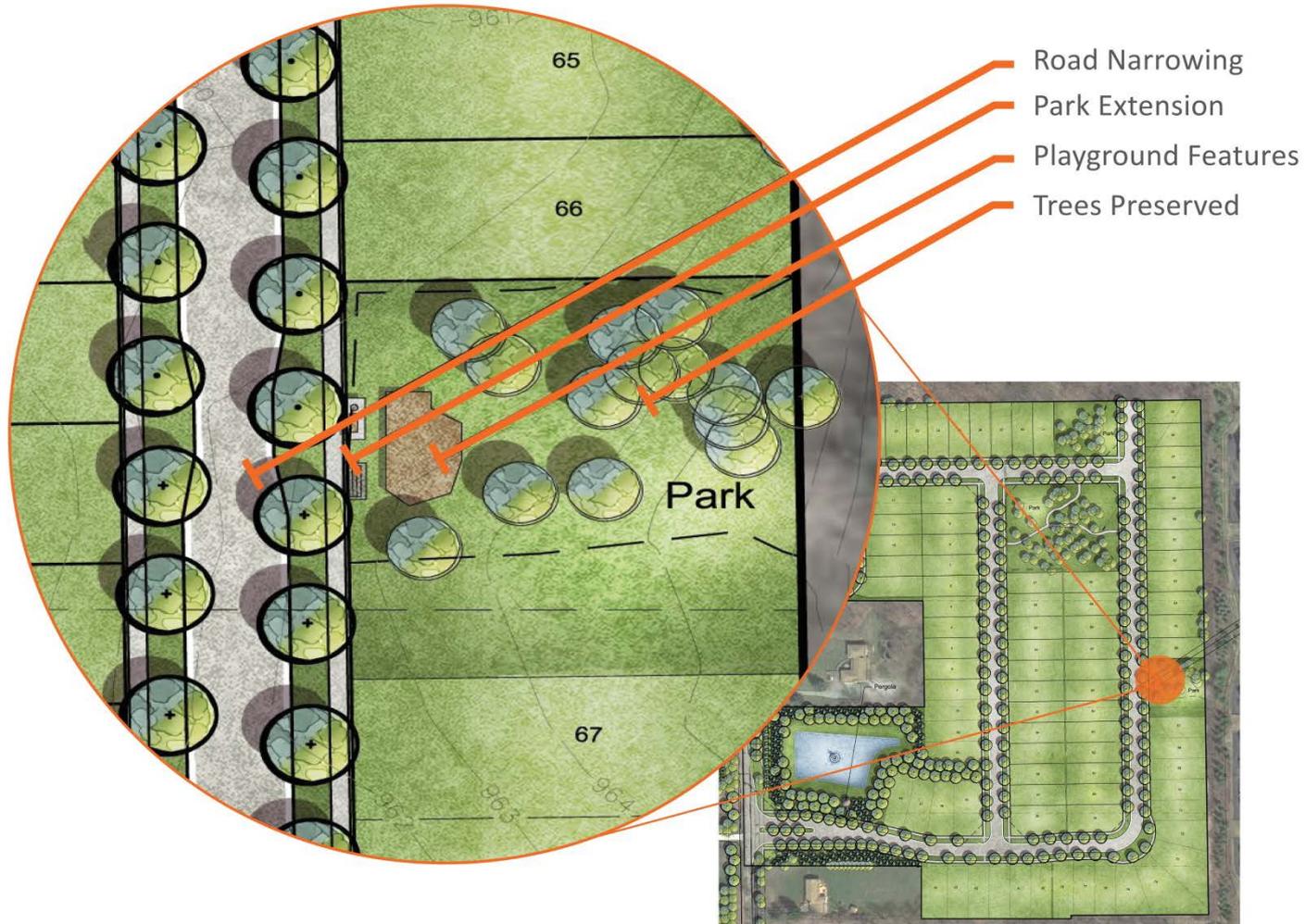
4
pocket
parks



[4] Limited View Shed Impacts



[5] Traffic Calming / Focal Point



[6] Increased Walkability



Lakeshore Park
+ 600 AC of Recreation

Pedestrian Connection
*+ 1,800' of Roadway Paving
and Sidewalk*

Fountain Walk / 12 Oaks
Mall / Novi Rd Commercial
Corridor

*+ Restaurants
+ Retail Stores
+ Services / Gyms
+ Entertainment*

Project Area Benefit's

[1] Environmental Remediation

[2] Dixon Road Beautification

[3] Housing Product Variety

[4] Financial Impacts



[1] Environmental Remediation

- \$1.2 million arsenic clean-up



[2] Dixon Road Beautification

- Tree-lined roadway
- Increased walkability
- Tree infill
- 1,800' of roadway paving



[2] Dixon Road Beautification

BEFORE



[2] Dixon Road Beautification

AFTER



[2] Dixon Road Beautification

BEFORE



[2] Dixon Road Beautification

AFTER



[3] Housing Product Variety

- High-quality architecture:

“the façades exhibit pleasing proportions and architectural details...including return cornices, stepped trim, wood columns, wrought iron balustrades, decorative shutters and divided light windows”

- Balance of appropriate housing density and natural feature impacts
- Housing variety
- Urban housing, area appropriate



[4] Financial Impacts

- Taxable Home Value Introduced: **\$42 million**
- Local Income Introduced to the City: **\$9 million**
- Projected Revenue to Local Businesses: **\$2 million**



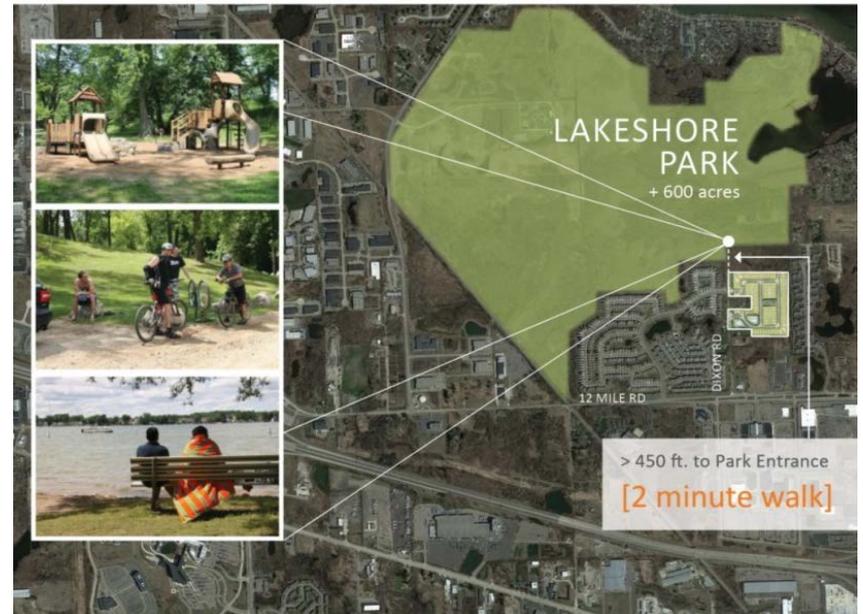
Housing Market: City of Novi Goals

Novi Master Plan Objectives + Strategies:

- *“Attract new residents to the City by providing a full range of quality housing opportunities that meet the housing needs of all demographic groups.”*
- *“Planned Development Options are intended to provide for alternative means of land use development, for a harmonious relationship between the land uses.”*
- *“Encourage residential developments that promote healthy lifestyles, through the use of functional open space.”*
- *“Interconnect the City’s pedestrian and bicycle paths.”*

Housing Market: Buyer Statistics

- Millennials / young families – *not just the perfect home, the perfect neighborhood*
- “Over half, 52%, of Americans prefer to live in a place where they do not need to use a car very often”
- Buyers want walkability – even if not in a traditional downtown



Dixon Meadows ---

- + Significant design diversity*
- + A balance of an urban, single-family housing neighborhood with ample natural features and amenities*
- + Access and connectivity to local shopping, recreation, and entertainment*



Thank you!

DIXON MEADOWS
City of Novi, Michigan



7th Generation Conceptual PRO

PC Meeting: 3.9.16

- 90 Units
- 19% + Open Space
- 4 Parks

