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Providence Park Village Centre SP 08-41

Providence Park Village Centre, SITE PLAN NUMBER 08-41

Public hearing at the request of Whitehall Real Estate Interests for Preliminary Site Plan, Woodland Permit and Stormwater Management Plan approval. The subject property is located in Section 17, at the southwest corner of Grand River Avenue and Providence Parkway, in the OSC, Office Service Commercial District. The subject property is approximately 1.31 acres and the applicant is proposing to construct a 7,015 square foot general and medical office building.

Required Action

Approve/deny the Preliminary Site Plan, Woodland Permit and Storm Water Management Plan

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval recommended	11/18/08	<ul style="list-style-type: none">• Minor items to be addressed at time of Final Site Plan submittal
Wetlands	Approval recommended	11/24/08	<ul style="list-style-type: none">• Minor items to be addressed at time of Final Site Plan submittal
Woodlands	Approval recommended	11/24/08	<ul style="list-style-type: none">• Minor items to be addressed at time of Final Site Plan submittal
Landscaping	Approval recommended	11/25/08	<ul style="list-style-type: none">• Minor items to be addressed at time of Final Site Plan submittal
Traffic	Approval recommended	11/24/08	<ul style="list-style-type: none">• Minor items to be addressed at time of Final Site Plan submittal
Engineering	Approval recommended	11/24/08	<ul style="list-style-type: none">• Minor items to be addressed at time of Final Site Plan submittal
Façade	Approval recommended	11/24/08	<ul style="list-style-type: none">• Minor items to be addressed at time of Final Site Plan submittal
Fire	Approval recommended	11/24/08	<ul style="list-style-type: none">• Minor items to be addressed at time of Final Site Plan submittal

Motions

Approval – Preliminary Site Plan

In the matter of Providence Village Centre, SP 08-41, motion to **approve** the Preliminary Site Plan, subject to the following:

- a. The conditions and items listed in the staff and consultant review letters being addressed on the Final Site Plan; and
- b. *(additional conditions here if any)*

for the following reasons...*(because it is otherwise in compliance with Article 12, Section 2400 and Article 25 of the Zoning Ordinance and all other applicable provisions of the Ordinance).*

Approval – Woodland Permit

In the matter of Providence Village Centre, SP 08-41, motion to **approve** the Woodland Permit, subject to:

- a. The conditions and items listed in the staff and consultant review letters being addressed on the Final Site Plan;
- b. *(additional conditions here if any)*

for the following reasons...*(because it is in compliance with Chapter 37 of the Code of Ordinances and all other applicable provisions of the Ordinance.)*

Approval – Storm Water Management Plan

In the matter of Providence Village Centre, SP 08-41, motion to **approve** the Storm Water Management Plan, subject to:

- a. The conditions and items listed in the staff and consultant review letters being addressed on the Final Site Plan; *and*
- b. *(additional conditions here if any)*

for the following reasons...*(because it is otherwise in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance.)*

Denial Preliminary Site Plan

In the matter of Providence Village Centre, SP 08-41, motion to **deny** the Preliminary Site Plan, for the following reasons.....*(because it is not in compliance with Section _____ of the Zoning Ordinance.)*

Denial Woodland Permit

In the matter of Providence Village Centre, SP 08-41, motion to **deny** the Woodland Permit, for the following reasons.....*(because it is not in compliance with Chapter 37 of the Code of Ordinances.)*

Denial Storm Water Management Plan

In the matter of Providence Village Centre, SP 08-41, motion to **deny** the Storm Water Management Plan, for the following reasons...*(because it is not in compliance with Chapter 11 of the Code of Ordinances.)*

PLANNING REVIEW



cityofnovi.org

PLAN REVIEW CENTER REPORT

November 18, 2008

Planning Review

Providence Park Village Centre

SP #08-41

Petitioner

Whitehall Real Estate Interests

Review Type

Preliminary Site Plan

Property Characteristics

- Site Location: Southwest corner of Grand River Avenue and Providence Parkway
- Site Size: 1.31 acres
- Zoning: Office Service Commercial, OSC
- Surrounding Zoning: North, East and South: OSC; West: I-1, Light Industrial
- Surrounding Land Uses: North: 52nd District Court; East: Providence Park Hospital; South: Staybridge Suites and Providence Hospital site; West: vacant land
- School District: Novi Community Schools
- Proposed: 7,015 square foot multi-tenant general and medical office building
- Plan Date: October 28, 2008

Project Summary

The applicant, Whitehall Real Estate Interests, proposes to build a one story 7,015 square foot speculative general medical office building and associated parking facilities on the northwest corner of the Providence Park Hospital planned office complex site. The project fronts on Providence Parkway and is adjacent to Grand River Avenue. The applicant proposes about 50% medical and 50% general office uses for the building.

Recommendation

The Planning Staff **recommends approval** of the Preliminary Site Plan subject to minor corrections listed below on the Final Site Plan.

Comments:

The Preliminary Site Plan was reviewed under the general requirements of Article 12, the Office Service Commercial (OSC) District and Section 2400, the Schedule of Regulations of the Zoning Ordinance, and other sections of the ordinance, as noted. Items in **bold** need to be addressed by the Planning Commission at the time of Preliminary Site Plan consideration and underlined items need to be addressed at the time of Final Site Plan review:

- 1. Schedule of Regulations** The plans demonstrate general compliance with the standards of Section 2400, the Schedule of Regulations, relating to building and parking setbacks and maximum building height.
- 2. Parking Spaces** (Sec. 2505) The proposed 50% medical and 50% general office uses generates a parking space requirement of 36 spaces including 2 barrier free spaces. 36 parking spaces including 2 barrier free spaces are provided.
- 3. Loading Space** (Sec.2507) As required in the OSC District, the applicant is proposing to provide a 360 square foot unloading area in the rear yard. Since the loading space will be visible from Grand River Avenue, the applicant is proposing to screen the area with an eight foot tall masonry wall constructed of material that matches the building.
- 4. Dumpster Enclosure** (Sec. 2503.2.F, 2520.1 & 21-145) Also located in the rear yard, the proposed dumpster enclosure will be attached to the above screen wall and match the material of the proposed building. Complete details of the enclosure were not provided. The applicant is asked provide a dumpster enclosure detail that includes gate details and protective bollards inside the enclosure and at the gate corners.
- 5. Pedestrian Circulation** (Sec. 11-27.b.) The applicant has proposed sidewalk connections between the proposed building and the pathway adjacent to Grand River Avenue and a sidewalk adjacent to Providence Parkway from just south of the entrance drive to Grand River. A crosswalk is proposed across Providence Parkway to provide all weather connectivity to the proposed retail center on the east side of Providence Parkway. On April 18, 2005, City Council granted a waiver to the sidewalk requirement for the Providence ring road and permitted the substitution of a limestone fines nature path.
- 6. Lighting** (Sec. 2511) An outdoor lighting plan is required with the Final Site Plan submittal. The applicant is asked to provide an outdoor lighting plan that includes a photometric plan and fixture details.
- 7. Other Issues**
 - **Planning Summary Charts** The applicant is asked to review other items in the attached Summary Chart and make corrections as noted.
 - **Development Name** Development names must be approved by the Street Naming Committee before Preliminary Site Plan approval. The applicant is asked to contact Angie Pawlowski at 248- 735-5631 to schedule a meeting with the Committee.
 - **Address** An address must be assigned before a building permit is issued. The Planning Division recommends filing an address application (available at <http://www.cityofnovi.org/Resources/Library/Forms/Bldg-AddressesApplication.pdf>) to the Community Development Department, at the

time of submittal of a Final Site Plan, or as soon as possible prior to submittal for building permits.

- 8. Response Letters** A letter from either the applicant or the applicant's representative addressing comments in this, and in the other review letters and attached charts, is requested prior to the matter being reviewed by the Planning Commission. Additionally, a letter from the applicant is requested to be submitted with the Final Site Plan highlighting the changes made to the plans addressing each of the comments listed above, in other review letters and with any conditions of Planning Commission approval.

Please contact Mark Spencer at (248) 735-5607 or [mspencer@cityofnovi.org](mailto:m Spencer@cityofnovi.org) with any questions or concerns.



Prepared by Mark Spencer, AICP, Planner

Attachment: Planning Review Chart

PLANNING REVIEW SUMMARY CHART

Review Date: 11/17/08
Project Name: Providence Park Village Centre Preliminary Site Plan
Project Number: SP08-41
Plan Date: 10/28/08

Items in **Bold** need to be addressed by the applicant and/or the Planning Commission before approval of the Preliminary Site Plan. Underlined items need to be addressed on the Final Site Plan.

Item	Required	Proposed	Meets Requirements ?	Comments
Master Plan	Office	No change Proposed	Yes	
Zoning	OSC	No change proposed	Yes	
Principal Uses Permitted (1201)	<ul style="list-style-type: none"> • Office • Medical Office • Human Care • Church • Personal Service • Banks • Public Parks • Hotels 	50% general office 50% medical office	Yes	
Uses Permitted Subject to Special Conditions (1202)	<ul style="list-style-type: none"> • Restaurants • Retail Shopping Centers • Indoor Recreation • Day Care • Amusement and Entertainment 	None proposed	Yes/	
Intent of District	Accommodate a large office building or, more particularly, a planned complex of office buildings with related commercial retail and service establishments	Part of planned office complex	Yes	
Building Height (Section 2400, Schedule of Regulations & 2503.2.E)	65 ft. 5 stories	23.3 ft. 1 story	Yes	
Building Setback				
Front (2400 & 2908) East	35 Ft.	35 ft.	Yes	Review based on Providence Parkway frontage (please note that addresses will be assigned off of Providence Parkway)
Side north exterior (2400 & 2908)	35 Ft.	35 ft.	Yes	

Item	Required	Proposed	Meets Requirements ?	Comments
Side south interior (2400 & 2908)	35 Ft.	Over 164+ ft.	Yes	
Rear west (2400 & 2908)	35 Ft.	Over 70+ ft.	Yes	
Parking Setback				
Front east (2400 h)	35 ft.	35 ft.	Yes	
Side north exterior (2400 h and c)	35 ft.	35 ft.	Yes	
Side south interior(2400)	20 ft.	20 ft.	Yes	
Rear west (2400)	20 ft.	23+ ft.	Yes	
Number of Parking Spaces (2505)	General office 1 space per 222 sq. ft. 3515/222=15.8 Medical office 1 space per 175 sq. ft. 3500/175=20 15.8+20=36 total	36	Yes	
Parking Space Dimensions and Maneuvering Lanes (2506)	9 ft. x 19 ft. parking space dimensions and 24 ft. wide two-way drives. 9 ft. x 17 ft. parking spaces allowed along 7 ft. wide interior sidewalks as long as detail indicates a 4" curb at these locations and along landscaping. Min. 22 ft. two-way drives permitted with no adjacent parking – min. 12 ft. one way drives permitted with no adjacent parking – required fire lanes must be min. 18 ft. wide.	9 ft. x 19ft. and 17 ft. spaces	Yes	
End Islands (Section 2506.13)	End Islands with landscaping and raised curbs are required at the end of all parking bays that abut traffic	Islands meet requirements	Yes	

Item	Required	Proposed	Meets Requirements ?	Comments
	circulation aisles. The end islands shall generally be at least 8 feet wide, have an outside radius of 15 feet, and be constructed 3' shorter than the adjacent parking stall as illustrated in the Zoning Ordinance.			
Barrier Free Spaces (Barrier Free Code)	2 barrier free spaces required: 1 standard barrier free, 1 van accessible.	1 standard & 1 barrier free	Yes	
Barrier Free Space Dimensions (Barrier Free Code)	8' wide with a 5' wide access aisle for standard barrier free spaces, and 8' wide with an 8' wide access aisle for van accessible spaces	Access aisles provided	Yes	
Barrier Free Signs (Barrier Free Design Graphics Manual)	One sign for each accessible parking space.	Provided	Yes	
Loading Spaces (Section 2507)	Provide in rear or interior side yard 5 sq. ft. per front foot of building up to 360 sq. ft.	360 sq. ft. provided in rear yard	Yes	
Dumpster (Chapter II, Section 21-145 and Section 2503.2.F)	Enclosure required for dumpster. Min. one foot taller than dumpster	Provided – Construction details not provided	Yes/No	<u>Provide construction details on final site plan – Show materials matching building including gate materials and colors – Provide protective bollards inside and at the door corners on Final Site plan</u>
Dumpster Enclosure (Sections 2503.2.F and 2520.1)	Dumpster enclosure to be located in rear yard, and set back from property line a distance equivalent to the parking lot setback. It is to be located as far from barrier free spaces as possible. Enclosure to match building materials.	Located in rear yard – meets setback requirements – located away from barrier free spaces	Yes	

Item	Required	Proposed	Meets Requirements ?	Comments
Exterior lighting (Section 2511)	Photometric plan and exterior lighting details needed at time of Final Site Plan submittal	Not included	Yes	<u>Submit with Final Site Plan</u>
Roof top equipment and wall mounted utility equipment (Section 2503.2.E.(1))	All roof top equipment must be screened and all wall mounted utility equipment must be enclosed and integrated into the design and color of the building	Depicted and screened	Yes	
Sidewalks (City Code Section 11-276(b))	A 5'-8' wide sidewalk shall be constructed along all arterial and collector roads except in industrial districts	Existing 8 foot pathway on Grand River – Proposed sidewalk and existing pathway (limestone fines surface) depicted adjacent to Providence Parkway (substitute surface approved by City Council 4/18/05)	Yes	
Building Code	Building exits must be connected to sidewalk system or parking lot.	Provided		
Pedestrian Connectivity	The Planning Commission shall consider the following factors in exercising its discretion over site plan approval ... Whether the traffic circulation features within the site and location of automobile parking areas are designed to assure safety and convenience of both vehicular and pedestrian traffic both within the site and in relation to access streets (Section 2516.2.b (3)).	Pedestrian connectivity provided	Yes	
Design and Construction Standards Manual	Land description, Sidwell number (metes and bounds for acreage parcel, lot	<u>Some items missing</u>	Yes/No	<u>Provide legal description of existing parcel</u>

Item	Required	Proposed	Meets Requirements ?	Comments
	number(s), Liber, and page for subdivisions).			
	General layout and dimension of proposed physical improvements, showing the following: Location of all existing and proposed buildings, proposed building heights, building layouts, (floor area in square feet), location of proposed parking and parking layout, streets and drives, and indicate square footage of pavement area (indicate public or private).	Items provided	Yes	
Development and Street Names	Development and street names must be approved by the Street Naming Committee before Preliminary Site Plan approval			<u>Contact Angie Pawlowski at 248- 735-5631 to schedule a meeting with the Committee</u>
Development/ Business Sign	Signage if proposed requires a permit.			<u>For sign permit information contact Alan Amolsch in Neighborhood Services 248-347-0436.</u>

Prepared by Mark Spencer, AICP (248) 735-5607

WETLANDS REVIEW



Environmental Consulting & Technology, Inc.

November 24, 2008

Ms. Barbara McBeth
Deputy Director of Community Development
City of Novi
45175 West Ten Mile Road
Novi, MI 48375

Re: Providence Park Village Centre
Wetland Review of the Preliminary Site Plan (SP#08-41)

Dear Ms. McBeth:

Environmental Consulting & Technology, Inc. (ECT) has reviewed the proposed Providence Park Village Centre project preliminary site plan (Plan) prepared by Hubbell, Roth, & Clark, Inc. dated October 28, 2008. The plan and supporting documentation were reviewed for conformance with the City of Novi Wetland and Watercourse Protection Ordinance and the associated Natural Features Setback protection language found in the City Zoning ordinance.

The site includes 1.31 acres located on the south side of Grand River west of Beck Road and Providence Parkway in Section 17. The Plan proposes the construction of 7,015 square-foot retail/office building and associated parking.

Plan Review

In order to build a driveway and parking lot, the Plan proposes to encroach into the 25-foot Natural Features Setback (buffer). No impacts are proposed to nearby wetlands. As compensation for this impact, the Applicant proposes to create a wider buffer area in the south part of the property, between a walking trail and existing wetland. The impacts to the setback and proposed buffer mitigation are quantified on the sheet titled "Buffer Authorization Plan" prepared by Brooks Williamson & Associates, as follows:

Total 25-foot buffer on property: 7,548 s.f.

Permanent buffer impact: 3,120 s.f.

Temporary buffer impact: 2,014 s.f.

Buffer replacement: 3,584 s.f.

Permit Requirements

The proposed activities would require a *City of Novi Authorization to Encroach into the 25-foot Natural Features Setback*. The project would not require a wetland permit under its current proposed impacts.

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Ms. Barb McBeth
November 24, 2008
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Recommendation

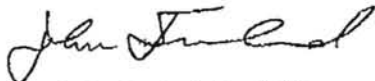
ECT recommends **approval** of the Preliminary Site Plan, contingent upon the Applicant accepting some minor revisions to the buffer restoration planting plan.

The "Salt Tolerant Prairie Mix" by JF New contains numerous attractive wildflower species, but a few are non-native to Michigan such as Blue Wild Indigo (*Baptisia australis*), Cream Wild Indigo (*Baptisia bacteata*), Purple prairie clover (*Dalea purpureum*), and Side-oats grama grass (*Bouteloua curtipendula*). Additionally, some proposed serviceberry shrubs (*Amelanchier canadensis*) are not native to Michigan. ECT recommends that all these species be replaced with species native to Michigan.

If you have any questions regarding the contents of this letter, please contact us.

Respectfully,

ENVIRONMENTAL CONSULTING & TECHNOLOGY, INC.



John A. Freeland, Ph.D., PWS
Environmental Scientist

cc: Angela Pawlowski
Mark Spencer

WOODLANDS REVIEW



Environmental Consulting & Technology, Inc.

November 24, 2008

Ms. Barbara McBeth
Deputy Director of Community Development
City of Novi
45175 West Ten Mile Road
Novi, MI 48375

Re: Providence Park Village Centre
Woodland Review of the Preliminary Site Plan (SP#08-41)

Dear Ms. McBeth:

Environmental Consulting & Technology, Inc. (ECT) has reviewed the proposed Providence Park Village Centre project preliminary site plan (Plan) prepared by Hubbell, Roth, & Clark, Inc. dated October 28, 2008. The plan and supporting documentation were reviewed for conformance with the City of Novi Woodland Protection Ordinance Chapter 37.

The site includes 1.31 acres located on the south side of Grand River west of Beck Road and Providence Parkway in Section 17. The Plan proposes the construction of a 7,015 square-foot retail/office building and associated parking.

ECT has reviewed the City of Novi Official Woodlands Map and completed an onsite Woodland Evaluation on Friday, November 21, 2008. ECT found that the *Soil Erosion/Sedimentation Control and Removals Plan* (Sheet C-9) did not accurately depict existing site conditions. Five trees (510, 511, 512, 523, and 528) had secondary, regulation-size stems that were not recorded, and the tree survey consistently underestimated diameter at breast height (dbh) observed in the field. The surveyed trees have been marked with metal tree tags. No tag was observed on # 512, and the tag is barely visible on # 507 because of tree bark growth. Trees 98 and 522 were dead. ECT observed the following diameters for live trees:

- # 270: 32"
- # 506: 17"
- # 507: 11"
- # 510: 15", 29"
- # 511: 13", 23"
- # 512: 8", 12"
- # 523: 11", 12"
- # 524: 30"
- # 525: 40"+
- # 528: 8", 10"

Plan Review

The Plan proposes the removal of 8 trees with dbh greater than or equal to 8 inches. This represents removal of 67% of the total number of regulation-size trees reported for the site (12). The Plan indicates that no trees will be removed within the City of Novi regulated woodland boundary. Therefore, no woodland replacements are proposed.

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Having reviewed both the City of Novi Official Woodlands Map and actual site conditions, ECT finds that natural features onsite are at variance with the Official Woodlands Map. In general, the hardwood trees proposed for removal throughout the central portion of the site are high quality, native species contiguous with regulated woodlands that occur at the southern end of the property and extend south beyond the site. In accordance with Section 37-4 of the City of Novi Woodland Protection Ordinance Chapter 37, ECT recommends that all live trees onsite with 8 inches or greater dbh be considered a part of onsite regulated woodland and that impacts to these trees be compensated for per City of Novi Woodland Protection Ordinance Chapter 37 replacement requirements.

In general, it appears as if the Applicant is prepared to meet the requirements of the City of Novi Woodland Ordinance, but tree dbh should be corrected and tree replacement requirements should be addressed for the reasons stated above. ECT is concerned that the root zone of tree # 528 shown as preserved on Sheet C-9 cannot be adequately protected, given that no tree protection fence has been provided and that the parking lot curb and retaining wall are shown within 10' of the tree on the *Pavement and Grading Plan* (Sheet C-11). Since grade changes and other disturbances within the drip line of a tree can negatively impact its root system, ECT believes that tree # 528 will be negatively impacted unless the parking lot and retaining wall can be shifted to the north and east. In addition to providing 19 replacement credits for the 6 regulated tree removals shown on Sheet C-9, ECT recommends that 2 tree replacement credits are provided to compensate for impacts to tree # 528, unless the parking lot and retaining wall can be shifted to accommodate appropriate tree protection fencing at the drip line. The Applicant may attempt to leave this tree onsite, but ECT recommends that replacements are provided since the tree's drip line/root zone is not proposed to be protected per City of Novi Woodland Protection Ordinance Chapter 37 standards. Please see the *Revised Woodland Impacts* listed below:

Revised Woodland Impacts

According to the *Soil Erosion/Sedimentation Control and Removals Plan* (Sheet C-9) and the *Pavement and Grading Plan* (Sheet C-11), ECT suggests that the proposed Plan calls for the following impacts to onsite regulated trees:

- 11 total live regulated stems (7 trees) with 8-inch dbh or greater to be removed/impacted; tree #'s 270, 506, 507, 510, 511, 512, and 528
- 21 tree replacement credits required; includes 2 replacements for tree # 528 not appropriately protected

Site Plan Compliance with Ordinance Chapter 37 Standards

The Plan appears to lack several items necessary for compliance with the Site Plan standards. The following information must be provided in the Plan:

- Full scientific (genus and species) and common names of the trees surveyed, dbh, condition, and save vs. removal/impact status information provided and verified by a registered landscape architect, certified arborist, or registered forester for all trees on the property.
- Statement as to how regulated trees to remain onsite are to be protected during clearing, construction, and on a permanent basis.
- Woodland tree protection fence detail that conforms to the City's standard detail and requirements per Section 37-9, i.e. fence posts at 5' intervals, not 10', and located at or beyond, not within, the drip line of regulated woodland trees to remain.

Ms. Barbara McBelh
November 24, 2008
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- Statement as to the proposed grade changes and proposed drainage pattern changes for the site, including changes in water levels within protected woodlands.
- Plan and cost estimate for replacement of regulated trees to be removed/impacted, including those to be paid into the City's Tree Fund.

Tree Replacement Plan

The *Landscape Plan* (Sheet L-1) should be revised to provide information on replacement tree credits. The plan must show locations onsite for replacements or include a statement that replacement credits will be provided by paying into the City's Tree Fund at \$400 per credit. The hackberry (*Celtis occidentalis*) proposed within the buffer replacement area at the south end of the site does not appear to be contributing to landscape requirements and may be counted as one woodland replacement credit. Considering that most of the site is proposed to be occupied by the building, parking lot, and other City-required landscaping, ECT believes that most woodland replacements will not be able to be located onsite but rather should be contributed to the City's Tree Fund or located on another property approved by the City.

Recommendation

ECT recommends **conditional approval** of the Preliminary Site Plan, contingent upon the Applicant addressing the missing information and corrections stated above in the Final Site Plan. Although the Applicant appears to be prepared to meet the requirements of the City of Novi Woodland Protection Ordinance Chapter 37, ECT recommends that all regulation-size trees onsite be regulated and compensated for per Ordinance requirements. Therefore, associated tree replacement requirements must be addressed in the Plan. Information regarding regulated trees, retained tree protection, grade and drainage change, replacement tree locations, and Tree Fund/replacement cost estimates should be corrected and/or included. Grade changes should be avoided within the drip lines of trees to be retained whenever possible. In consideration of the success of their establishment and long-term viability, replacement trees should not be planted within 10 ft of utilities or their associated easements and should be spaced appropriately for mature tree size. Due to limited space available onsite, ECT recommends that the Applicant consider planting replacement trees on a nearby site or paying credits into the City Tree Fund. ECT also suggests that the Applicant consider placing the remaining regulated woodland, wetland, wetland buffer, and woodland and wetland buffer replacements under a conservation easement to protect these natural features in the future.

If you have any questions regarding the contents of this letter, please contact us.

Respectfully,

ENVIRONMENTAL CONSULTING & TECHNOLOGY, INC.



Martha Holzheuer, Certified Arborist
Landscape Ecologist

cc: Angela Pawlowski
Mark Spencer
Dave Beschke

LANDSCAPE REVIEW



cityofnovi.org

PLAN REVIEW CENTER REPORT

November 25, 2008

Preliminary Landscape Review

Providence Park Village Centre SP#08-41

Review Type

Preliminary Landscape Review

Property Characteristics

- Site Location: Grand River Avenue / Providence Parkway
- Site Zoning: OSC
- Site Use(s): Office
- Plan Date: 8/25/08

Recommendation

Approval of the Final Site Plan for SP#08-41 Providence Park Village Centre is recommended. Please address all minor comments upon Final Site Plan Submittal.

Ordinance Considerations

Adjacent to Public Rights-of-Way – Berm & Buffer (Sec. 2509.3.b.)

1. A 3' high landscape berm with a 2' crest is required along the right-of-ways. In general, these have been provided. However, the Applicant should relocate the proposed bike rack location in order to continue a berm in this location to screen parked vehicles. It may be possible to remove the sidewalk pavement directly adjacent to parking at the southeast corner of the building in order to allow for the berm, more green space and plantings. At a minimum, this pavement could be reduced to 5' in width. Please note that this pavement reduction also appears possible at the Southwest corner of the building.
2. Additional shrubs and perennials must be added to the berms to ensure required opacity. Bedding of the plants is preferred.
3. Adequate screening of the loading zone and trash collection area is provided through the proposed 8' high brick screen wall.
4. The required twenty five foot clear vision areas have been depicted.

Street Tree Requirements (Sec. 2509.3.b.)

1. A right-of-way street tree is required one per 45 LF and at one per 35 LF where adjacent to parking. These have been provided. Please note that the planting of the Grand River street trees will require approval and permit by the Road Commission for Oakland County. As appropriate, due to the presence of overhead utilities, the Grand River plantings have been called out as sub-canopy species.

Parking Landscape (Sec. 2509.3.c.)

1. Calculations for Parking Lot Area Landscape have been provided. The Applicant has provided the necessary area to meet this requirement. However, the parking lot landscape areas must be planted with a mix of plant types in order to meet the intent of the ordinance.
2. Sixteen (16) Parking Lot Canopy Trees have been provided as required.
3. Snow storage areas have been shown on the plan.

Parking Lot Perimeter Canopy Trees (Sec. 2509.3.c.(3))

1. Perimeter Parking Lot Canopy Trees are required per 35 LF surrounding parking and access areas. These trees have been adequately provided.

Building Foundation Landscape (Sec. 2509.3.d.)

1. Calculations for required Building Foundation Landscape have been provided. The Applicant has met the requirement.
2. A minimum 4' wide landscape bed is required at all building foundation areas with the exception of access areas. The Applicant has met the requirement.
3. The transformer unit has been properly screened.

Plant List (LDM)

1. The Plant List meets the requirements of the Ordinance and Landscape Design Manual.

Planting Details (LDM)

1. The Plant List meets the requirements of the Ordinance and Landscape Design Manual.
2. Please remove all references to plastic or nylon guy materials. Specify only fabric materials for the guys.

Landscape Notes (LDM)

1. The Landscape Notations meets the requirements of the Ordinance and Landscape Design Manual.

Irrigation (Sec. 2509 3.f.(6)(b))

1. An Irrigation Plan and Cost Estimate must be provided. Plants with low water requirements have been utilized within the parking islands. These two islands will not require irrigation. However, the building foundation and all other areas must be irrigated.

General Notes

1. All plans must have the original seal and signature of a Registered Landscape Architect.
2. Please provide additional information on the proposed bike rack and associated pavement.
3. Please clearly depict proposed contours on the Landscape Plan.
4. Please note that some landscape areas are provided as mitigation to the 25' wetland buffer that will be disturbed during construction. These areas must remain unmown and natural in appearance, and this should be stated on the landscape plan.

Please follow guidelines of the Zoning Ordinance and Landscape Design Guidelines. This review is a summary and not intended to substitute for any Ordinance. For the landscape requirements, see the Zoning Ordinance landscape section on 2509, Landscape Design Manual and the appropriate items in the applicable zoning classification. Also see the Woodland and Wetland review comments.



Reviewed by: David R. Beschke, RLA

Landscape Review Summary Chart

Date: November 25, 2008

Project Name: Providence Park Village Centre
 Project Location: Grand River Avenue
 Sp #: 08-41
 Plan Date: 8/25/08
 Review Type: Preliminary Landscape Plan
 Status: **Approval recommended.**

Item	Required	Proposed	Meets Requirement	Comments
Name, address and telephone number of the owner and developer or association.(LDM 2.a.)	Yes	Yes	Yes	Include on plan sheets.
Name, Address and telephone number of RLA (LDM 2.b.)	Yes	Yes	Yes	Include on plan sheets.
Legal description or boundary line survey.(LDM 2.c.)	Yes	Yes	Yes	Include on plan sheets.
Project Name and Address (LDM 2.d.)	Yes	Yes	Yes	Include on plan sheets.
A landscape plan 1"-20' minimum. Proper North. (LDM 2.e.)	Yes	Yes	Yes	
Consistent Plans throughout set.	Yes	Yes	Yes	All plan sheets much match.
Proposed topography. 2' contour minimum (LDM 2.e.(1))	Yes	Yes/No	No	Provide proposed contours at 2' interval.
Existing plant material. (LDM 2.e.(2))	Yes	Yes	Yes	Show location type and size. Label to be saved or removed. Plan shall state if none exists.
Proposed plant material. (LDM 2.e.(3))	Yes	Yes	Yes	Identify all, including perennials.
Existing and proposed buildings, easements, parking spaces, vehicular use areas, and R.O.W. (LDM 2.e.(4))	Yes	Yes	Yes	
Existing and proposed overhead and underground utilities, including hydrants. (LDM 2.e.(4))	Yes	Yes	Yes	
Clear Zone (LDM 2.3.(5) - 2513)	Yes	Yes	Yes	
Zoning (LDM 2.f.)	Yes	Yes	Yes	Include all adjacent zoning.
Sealed by LA. (LDM 2.g.)	Yes	Yes	Yes	Requires original signature.
Plant List (LDM 2.h.) – Include all cost estimates.				
Quantities	Yes	Yes	Yes	
Sizes	Yes	Yes	Yes	Canopy trees must be 3" in caliper. Sub-Canopy trees must be 2.5" in caliper.
Root	Yes	Yes	Yes	
Type and amount of mulch	Yes	Yes	Yes	Specify natural color, finely shredded hardwood bark mulch. Include in cost estimate.
Type and amount of lawn	Yes	Yes	Yes	Include in cost estimate.

Item	Required	Proposed	Meets Requirement	Comments
Acceptable species	Yes	Yes	Yes	Per the Landscape Design Manual.
Diversity	Yes	Yes	Yes	Max. 20% Genus, 15% Species.
Planting Details/Info (LDM 2.i.) – Utilize City of Novi Standard Details.				
Deciduous Tree	Yes	Yes	Yes	
Evergreen Tree	Yes	Yes	Yes	
Shrub	Yes	Yes	Yes	
Perennial/ Ground Cover	Yes	Yes	Yes	
Transformers (LDM 1.e.5.)	Yes	Yes	Yes	Show locations and provide 24" clear of plantings on all sides.
Cross-Section of Berms (LDM 2.j.)	NA			Provide all proposed dimensions.
ROW Plantings (LDM 1)	Yes	Yes	Yes	Include required calculations.
Walls (LDM 2.k.)	Yes	Yes	Yes	
Landscape Notations – Utilize City of Novi Standard Notes.				
Installation date (LDM 2.l.)	Yes	Yes	Yes	Provide intended date.
Statement of intent (LDM 2.m.)	Yes	Yes	Yes	Include statement of intent to install and guarantee all materials for 2 years.
Plant source (LDM 2.n.)	Yes	Yes	Yes	Indicate Northern grown nursery stock.
Miss Dig Note (800) 482-7171	Yes	Yes	Yes	All plan sheets.
Mulch type.	Yes	Yes	Yes	Natural color, shredded hardwood mulch.
2 yr. Guarantee	Yes	Yes	Yes	
Approval of substitutions.	Yes	Yes	Yes	City must approve any substitutions in writing prior to installation.
Tree stakes and guys.	Yes	Yes/No	No	Wood stakes. Fabric guys.
Maintenance	Yes	Yes	Yes	Include a minimum one cultivation in June, July and August for the 2-year warranty period.
Car Parking (Landscape) Setback (2400)	Yes	Yes	Yes	
Parking Area Landscape Calculations (LDM 2.0.)				
A. For : OS-1, OS-2, OSC, OST, B-1, B-2, B-3, NCC, EXPO, FS, TC, TC-1, RC, Special Land Use or non- residential use in any R district	Yes			A = 6005 x 10% = 600 sf
B. For : OS-1, OS-2, OSC, OST, B-1, B-2, B-3, NCC, EXPO, FS, TC, TC-1, RC, Special Land Use or non- residential use in any R district	Yes			B = 11445 x 5% = 572 sf
C. For : OS-1, OS-2, OSC, OST, B-1, B-2, B-3, NCC, EXPO, FS, TC, TC-1, RC, Special Land Use or non- residential use in any R district	NA			C = x 1% = sf
A. For: I-1 and I-2 Landscape area required due to	Yes			A = 7% x = SF

Item	Required	Proposed	Meets Requirement	Comments
# of parking spaces				
B. For: I-1 and I-2 Landscape area required due to vehicular use area	Yes			$B = 2\% \times = SF$
C. For: I-1 and I-2 Landscape area required due to vehicular use area	NA			$C = 0.5\% \times = SF$
Total A, B and C above = Total interior parking lot landscaping requirement	Yes	Yes	Yes	1,172 SF required. 1,547 SF provided.
Parking lot tree requirement	Yes	Yes	Yes	16 trees required and provided.
Perimeter greenspace Plantings	Yes	Yes	Yes	Perimeter trees provided at 1 per 35 LF.
Parking Lot Plants				
Max. 15 contiguous space limit	Yes	Yes	Yes	
Parking Land Banked	NA			
Interior Landscape requirements (LDM.2.p.)	Yes	Yes	Yes	
Snow Deposit (LDM.2.q.)	Yes	Yes	Yes	Depict adequate areas on plan.
Soil Type (LDM.2.r.)	Yes	Yes	Yes	Per USDA or borings.
Irrigation plan (LDM 2.s.)	Yes	Yes/ No	No	Provide irrigation plan with final site plan.
Cost Estimate (LDM 2.t.)	Yes	Yes	Yes	Include final estimate of irrigation system at Final Site Plan submittal.
Residential Adjacent to Non-residential				
Berm requirements met (2509.3.a.)	NA			
Planting requirements met (LDM 1.a.)	NA			
Adjacent to Public Rights-of-Way				
Berm requirements met (2509.3.b.)	Yes	Yes/No	No	
Planting requirements met (2509.3.b.- LDM 1.b.)	Yes	Yes/ No	No	
Street tree requirements met (2509.3.b)	Yes	Yes	Yes	
Detention Basin Plantings (LDM 1.d.(3))	NA			
Subdivision requirements				
R.O.W. and Street Trees (2509.3.f - LDM 1.d))	NA			
Single Family	NA			
40 wide non-access greenbelt				
Street Trees				
Islands and boulevards				
Multi family	NA			

Item	Required	Proposed	Meets Requirement	Comments
Condo Trees				
Street trees				
Foundations plantings				
Non-Residential	NA			
Interior street trees				
Evergreen shrubs				
Subcanopy trees				
Plant massing				
Basin plantings				
Loading Zone Screening (2507)	Yes	Yes	Yes	Located to rear of build & adjacent to same zoning.
Landscape Wall or Berm for OST loading zone screening (2302.A)	NA			
Wildlife Habitat Area (Wildlife Habitat Master Plan Map)	NA			
Subdivision Ordinance Appendix C - ROW Buffer Non-Access Greenbelt (402.B3, 403.F)	NA			
Subdivision Natural Features (403.C) Man-made Bodies of Water (403.D) Open Space Areas (403.E)	NA			

Financial Requirements Review

To be completed at time of Final Site Plan Review.

Item	Amount	Verified	Adjustment	Comments
Full Landscape Cost Estimate	\$ 35,335			Includes street trees. Does not include irrigation costs.
Final Landscape Review Fee	\$ 530			1.5% of full cost estimate Any adjustments to the fee must be paid in full prior to stamping set submittal.

Financial Requirements (Bonds & Inspections)

Item	Required	Amount	Verified	Comments
Landscape Cost Estimate	YES	\$ 35,635		Does not include street trees. Includes irrigation (estimated).
Landscape Financial Guaranty	YES	\$ 53,452.50 (150%)		This financial guarantee is based upon 150% of the verified cost estimate. For Commercial, this letter of credit is due prior to the issuance of a Temporary Certificate of Occupancy. For Residential this is letter of credit is due prior to pre-construction meeting.
Landscape Inspection Fee (Development Review Fee Schedule 3/15/99)	YES	\$ 2,138.10		For projects up to \$250,000, this fee is \$500 or 6 % of the amount of the Landscape cost estimate, whichever is greater. This cash or check is due prior to the Pre-Construction meeting.
Landscape Administration Fee (Development Review Fee Schedule 3/15/99)	YES	\$ 320.71		This fee is 15% of the Landscape Inspection Fee. This cash or check is due prior to the Pre-Construction meeting.
Transformer Financial Guarantee	YES	\$ 500 (To be verified).		\$500 per transformer if not included above. For Commercial this letter of credit is due prior to the issuance of a Temporary Certificate of Occupancy. For Residential this is letter of credit is due prior to pre-construction meeting.
Street Tree Financial Guaranty	YES	\$ 5,200		\$400 per tree – Contact City Forester for Details
Street Tree Inspection Fee	YES	\$ 312		6% of the Street Tree Bond as listed above. – Contact City Forester for Details
Street tree Maintenance Fee	YES	\$ 325		\$25 per trees – Contact City Forester for Details
Landscape Maintenance Bond	YES	\$ 3,563.50		10% of verified cost estimate due prior to release of Financial Guaranty (initial permit received after October 2004)

NOTES:

1. This table is a working summary chart and not intended to substitute for any

Ordinance or City of Novi requirements or standards. The section of the applicable ordinance or standard is indicated in parenthesis. For the landscape requirements, please see the Zoning Ordinance landscape section 2509, Landscape Design Manual and the appropriate items under the applicable zoning classification.

2. NA means not applicable.
3. Critical items that must be addressed are in bold.
4. Please include a written response to any points requiring clarification or for any corresponding site plan modifications to the City of Novi Planning Department with future submittals.
5. For any further questions, please contact:

David R. Beschke, RLA
City of Novi Landscape Architect
45175 W. Ten Mile Road
Novi, Michigan 48375-3024
(248) 735-5621
(248) 735-5600 fax
dbeschke@cityofnovi.org

TRAFFIC REVIEW



BIRCHLER ARROYO
ASSOCIATES, INC.

November 24, 2008

Barbara McBeth, AICP
Deputy Director of Community Development
City of Novi
45175 W. Ten Mile Rd.
Novi, MI 48375

SUBJECT: Providence Park Village Centre Site Plan, SP#08-41, Traffic Review

Dear Ms. McBeth:

At your request, we have reviewed the above and offer the following recommendation and supporting comments.

Recommendation

We recommend approval of the preliminary site plan. Items noted in bold below should be resolved on the final site plan

Project Description

What is the applicant proposing?

1. The applicant, Whitehall Real Estate Interests, proposes to construct a 7,000 square foot office building on the southwest corner of Grand River Avenue and Providence Parkway, on the northwest corner of Providence medical campus.

Traffic Study

Was a study submitted and is it acceptable?

2. No traffic study was submitted for this particular phase of the development, although a traffic study was submitted for the entire Providence Park medical campus. The proposed building would not generate enough new trips to warrant an independent study, based on the City's Procedures Manual (see Comment 3 below).

Trip Generation

How much traffic would the proposed development generate?

3. Birchler Arroyo forecasted the traffic to be generated by the proposed medical building based on rates published by the Institute of Transportation Engineers (ITE). The table below assumes 3,500 square feet of medical office space, and 3,515 square feet of general office. We did not attempt to estimate the percentage of "internal capture", but it is reasonable to assume that a significant portion of trips generated by the proposed building would be to/from elsewhere within

the Providence Park campus, and therefore would not impact traffic on Grand River and other nearby roadways.

Trip Generation Forecast (based on ITE average rates)

Land Use	ITE Code	Size	Weekday Trips	AM Peak-Hour Trips			PM Peak-Hour Trips		
				In	Out	Total	In	Out	Total
Medical/Dental Office	720	3,500 sf	126	8	1	9	4	9	13
General Office	710	3,515 sf	39	4	1	5	1	4	5
Total		7,015 sf	165	12	2	14	5	13	18

Vehicular Access Locations

Do the proposed driveway locations meet City spacing standards?

- One new curb-cut is proposed on the west side of the Providence Parkway ring road, just south of Grand River Avenue. Driveway location meets intersection spacing standards relative to Grand River Avenue, and is properly aligned with the opposing east leg of Providence Parkway to create a four-way intersection.

Vehicular Access Improvements

Will there be any improvements to the public road(s) at the proposed driveway(s)?

- Two minor improvements are proposed for Providence Parkway to accommodate the new driveway; the southern lane of the eastern leg will be re-stripped from a left-turn only lane to a shared left/through lane, and the western lane of the southern leg will be striped as a left-turn only lane (aligned with the southbound left-turn only lane).

Driveway Design and Control

Are the driveways acceptably designed and signed?

- Proposed driveway is 30 back-to-back of curb at the narrowest point of the driveway throat, consistent with City's Design and Construction standards for a commercial driveway. Proposed driveway includes a STOP sign just west of its pedestrian crossing. The STOP sign (R1-1) should be labeled on the final site plan.

Pedestrian Access

Are pedestrians safely and reasonably accommodated?

- Proposed building includes a 6-foot concrete sidewalk connection to the pathway along the south side of Grand River Avenue, extending along the property's eastern frontage. A ramped sidewalk connection is proposed that would align with a sidewalk along the south side of the east leg of

Providence Parkway. Sidewalk shows ramps are provided at crossings of the proposed driveway as well as Providence Parkway, and those ramps include ADA-compliant detectable warning systems. We are comfortable with the transition from concrete sidewalk to gravel nature trail south of the proposed driveway.

8. Final site plan should show ADA-compliant ramps to provide access from the barrier-free spaces to the sidewalk along the south side of the building. These ramps should align with the cross-hatched access aisles.

Circulation

Can vehicles safely and conveniently maneuver through the site?

9. We are satisfied with the site plan in terms of circulation for passenger vehicles as well as emergency vehicles. The applicant has revised the concept plans to address concerns of the City's fire department; a 50-foot turning radius is now provided within the parking lot
10. Sheet C-5 should be revised on the final site plan to show blue paint for the wheelchair symbol pavement markings as well as the cross-hatched access aisles adjacent to the barrier free spaces.

Sincerely,
BIRCHLER ARROYO ASSOCIATES, INC.



Rodney L. Arroyo, AICP
Vice President



William A. Stimpson, P.E.
Director of Traffic Engineering



David R. Campbell
Senior Associate