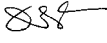


MEMORANDUM



TO: MEMBERS OF THE PLANNING COMMISSION
FROM: SRI RAVALI KOMARAGIRI, PLANNER 
THROUGH: BARBARA MCBETH, AICP, COMMUNITY DEVELOPMENT
DEPUTY DIRECTOR
SUBJECT: 13 MILE/NOVI AREA STUDY
DATE: MAY 21, 2015

The applicant and owner of the property, Manchester 13 Mile Road LLC, is interested in developing the vacant property located on south side of Thirteen Mile Road and east side of Novi Road for multiple-family use. The developer would like to construct 189 multiple-family units in a stacked-ranch style on approximately 21 acres. The use of this property is subject to the terms of a consent judgment placed on the property as a result of litigation from the early 2000's, which specifies the land will be used for a commercial development up to 170,000 square feet. The proposed multiple-family development would require City Council's approval of modifications to the existing Consent Judgment.

In order to make an informed decision on the proposed modifications, Clearzoning Inc., on behalf of the City, has undertaken a land use study to review alternatives to the approved uses for the property. An open house was held on April 13, 2015 to share information about the applicant's proposal and to seek public comment on the land use study. The study includes a history of the subject property, existing conditions, a market assessment, and supplemental information about current trends in multiple family developments, including the needs for housing for empty-nesters and Millennials. Public comment from the open house, and as received from the information shared on the Community Development webpage, is also included in the study, and as an attachment to this packet.

The study recommends that the Planning Commission consider two alternatives to the 170,000 square foot retail center that is permitted on the site (please see the details on pages 23 to 25):

- Option 1: Multiple family residential with a density of up to nine dwelling units/acre on up to 18 acres. The remaining three acres, located near the road frontages, could be mixed

use with ground floor retail/restaurant. Up to two additional floors could offer residential dwelling units.

- Option 2: Multiple family residential with a density of up to nine dwelling units/acre on the entire 21-acre parcel. At least one public amenity should be included.

Some of the rationale for the support of the change from large-scale commercial to residential uses and to the two alternatives is provided in the text found on page 24:

The market assessment suggests that the existing number of households in the area could support 20,000 to 25,000 square feet of commercial uses. In addition, the subject parcel might also offer other amenities that could be used by adjacent residents either free or for a fee, such as a community room, playground, sport court, fitness facility, or co-working space.

The Master Planning and Zoning Committee has been working with the staff and the consultant during the entire process. The Committee reviewed the draft report at their meeting on May 20, 2015 and provided further comments for Planning Commission's consideration. The meeting minutes from the review session are attached.

At the May 27, 2015 Planning Commission meeting, the Planning Commission is asked to hold the public hearing, review the draft study and formulate a motion to the City Council to consider the recommendations of the 13 Mile/Novi Road Area Study for a possible change in the approved land use. It is possible that the Planning Commission will forward a recommendation for approval of one or both options that have been presented in the study, or another recommendation.

Please contact Sri Komaragiri (248) 347-5607 or skomaragiri@cityofnovi.org with any questions or concerns.



MASTER PLAN AND ZONING COMMITTEE
City of Novi Planning Commission
May 20, 2015 at 6:00 p.m.
Novi Civic Center – Activities Room
45175 W. Ten Mile, Novi, MI 48375
(248) 347-0475
Minutes

CALL TO ORDER

The meeting was called to order at 6:00 p.m.

ROLL CALL

Present: Members Mark Pehrson, and Robert Giacometti

Absent: Member Michael Lynch

Staff Present: Barbara McBeth, Deputy Director Community Development; Sri Ravali Komaragiri, Planner; Gary Dovre, City Attorney; Rod Arroyo, Consultant for Thirteen Mile and Novi Road Study Area

APPROVAL OF AGENDA

Moved by Member Pehrson, seconded by Giacometti.

VOICE VOTE ON AGENDA APPROVAL MOTION MADE BY MEMBER PEHRSON AND SECONDED BY CHAIR LYNCH:

A motion to approve the May 20, 2015 Master Plan and Zoning Committee agenda. *Motion carried 2-0.*

AUDIENCE PARTICIPATION AND CORRESPONDENCE

No one from the audience wished to speak.

DISCUSSION ITEMS

A. City of Novi 13 Mile/Novi Road Area Study for Land Use Study: Review and provide comments on the final draft prepared by Clearzoning

Rod Arroyo from Clearzoning Inc. summarized the structure of the report and briefly discussed individual sections of the report. He mentioned that the report presented two alternatives based on their analysis of existing conditions and market research. He brought members attention to 1995 PUD development plan and illustrations from surrounding communities depicting what it could be.

Mr. Arroyo mentioned that analysis the existing conditions and the market research were two important components of the study. Based on the research, a determination was made that the current market cannot support the 170,000 square feet of commercial development, which the consent judgement requires. This is because of various factors such as changes in market, aging population, and patterns of retail consumption. There is a demand for housing for aging population and for young adults, who are looking for options not typically found in a detached single family housing.

Mr. Arroyo then talked about trip generation rates as listed on page 21. Many residents at the open house were concerned about the additional traffic that will be generated from the new development. He said the trip generation numbers for already approved commercial development is considerably higher than the two alternatives suggested the report.

Mr. Arroyo then discussed briefly about the two alternatives suggested in the report. There are a number of possibilities for the development of the area, but the alternatives are narrowed down to two options based on the public input, history of the project and trends influencing what should be

happening in this area. He said that the research clearly does not support the 170,000 square feet of commercial.

One of the options suggests developing up to 18 acres into multi family dwelling units with a density of 9 dwelling units per acre. The other 3 acres could be potentially reserved and developed for mixed use, to bring some cohesiveness to the community. He referred to some examples from Illinois which provided conferencing facilities for paid use, recreational facility or may be plaza-different options to integrate into the development to capture the original PUD vision.

The other option is to use those 3 acres for creating a neighborhood friendly retail that would create an opportunity for community interaction between renters and home owners. It would help with the success of the development.

Mr. Arroyo said the amount of the public input that has been gathered through open house and the emails is very substantial for a project this size. He referred to the supplemental information provided with the draft report is mostly food for thought.

Deputy Director of Community Development, Barb McBeth mentioned that the staff is still receiving comments continually and will be sharing those at the public meeting.

Member Pehrson was curious if the incoming emails have similar opinions as before and staff agreed.

The applicant's attorney, Matt Quinn, said that the 13 Mile Road corridor is intended to be a major non-motorized corridor. Mr. Quinn inquired about a possibility for setting aside some area for a recreational stop that includes amenities such as bike spaces and picnic benches etc.

Mr. Arroyo said that it is a possibility.

Mr. Quinn asked if that is something the City can take over for further maintenance if the developer builds or if the City would expect the developer to maintain.

Ms. McBeth mentioned that City Parks and Recreation and Department of Public Services generally prefer not to maintain small or scattered parks, but this could be evaluated.

Member Giacopetti asked if the owner is willing to donate it to the City. Mr. Quinn mentioned that he does not speak for the applicant, and is curious about alternatives.

Ms. McBeth asked the applicant to provide with a write up of their alternatives and staff can review it further. She mentioned that the Planning Commission will review the two alternatives from the report at the Public hearing on May 27th meeting and make a recommendation to the City Council.

Applicant Michael Furnari asked if a recommendation will be made at the meeting. Ms. McBeth confirmed that there could be a recommendation or the Commission may ask for additional revisions to review again at a later date.

Mr. Furnari mentioned that it is very difficult to get financing approved for commercial because the market does not support commercial. He reiterated he can develop the site with a commercial component if financing was not an issue.

Member Giacopetti asked about the implications of illustrations on page 24, if 3-story buildings are part of the recommended alternatives.

Mr. Furnari responded that getting financing for a three story building is difficult. A two story building with apartment is more feasible.

Member Giacopetti said he has policy questions whether City can issue a tax abatement, if the City wants certain areas to look to a certain standards. He mentioned the project changed his assumption that commercial tenants would actively seek such commercial development, attractive

strip malls similar to Plymouth downtown. High rise developments would increase investments and thus the tax base.

Ms. McBeth mentioned that the City Council has been very careful in granting tax abatements. Tax Abatements have been provided very selectively, and have been relatively uncommon in Novi.

Member Giacometti said that the illustration on Page 24 can be more attractive for young professionals and he can understand that financing can be difficult for similar projects and wondered what the City can do to help developers to help the City reach a certain standard of development. If there are any policies that help building extra space that may not be immediately occupied.

Ms. McBeth said that this property is subject to the conditions of a Consent Judgment, and there may be an opportunity to further refine the standard of development. Ms. McBeth mentioned that many comments during open house raised concerns about the rental component of the development, which the Planning Commission does not typically consider, but wondered if the applicant had any comment on this.

Mr. Furnari mentioned that getting financing for owner-occupied condominiums is tough. He believes that the quality of a person does not change with type of ownership.

Member Pehrson asked the attendees for other thoughts.

Member Giacometti mentioned that one option that makes a mark to carve out a portion for future development for commercial, preferably the space between the existing gas station and Thirteen Mile Road. The space may not be used for a mixed use, but for integrating commercial into the proposed residential development.

Ms. McBeth mentioned that if the applicant is willing, the nonresidential or mixed use area can be preserved as open space until developed.

Member Giacometti asked whether City has an Economic Development department. Ms. McBeth responded yes. Lauren Royston is the Director and there is also a retail specialist. The department works closely with Community Relations and the City Manager's Office. The department reaches out to the current businesses and to future developers, informing them about City services, available properties, and discusses various incentives.

Member Pehrson suggested that this may be a good time to reach out and find their thoughts about this development.

Ms. McBeth agreed to follow up with the economic development staff.

Mr. Furnari inquired if the City has Downtown Development Authority. Staff replied that there is not one.

B. Approval of the March 24, 2015 Master Planning and Zoning Committee meeting minutes.

C. Approval of the April 22, 2015 Master Planning and Zoning Committee meeting minutes.

VOICE VOTE ON AGENDA APPROVAL MOTION MADE BY MEMBER PEHRSON AND SECONDED BY GIACOPETTI:

A motion to approve the March 24, 2015 Master Planning and Zoning Committee meeting minutes.
Motion carried 2-0.

A motion to approve the April 22, 2015 Master Planning and Zoning Committee meeting minutes.
Motion carried 2-0.

ADJOURN

The meeting adjourned at 6:42 p.m.



cityofnovi.org

clearzoning

May 15, 2015

Acknowledgements

City Council

Bob Gatt, Mayor
David Staudt, Mayor Pro Tem term
Andrew Mutch
Wayne Wrobel
Laura Marie Casey
Gwen Markham
Doreen Poupard

Planning Commission

Tony Anthony
David Baratta
Robert J. Giacometti
David Greco
Michael J. Lynch
Mark Pehrson
Ted Zuchiewski

City Manager

Pete Auger

Community Development Department

Charles Boulard, Community Development Director
Barbara McBeth, Deputy Community Development Director
Kristen Kapelanski, Planner
Sri Komaragiri, Planner

Clearzoning, Inc.

The Chesapeake Group (TCG)



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The Study Area

Executive Summary

This land use study was prompted by a request from a property owner interested in developing a 21-acre parcel on 13 Mile and Novi Roads. Development of this parcel is subject to a 2002 consent judgment (CJ) that specifies that this parcel will be developed with up to 170,000 sq ft of commercial uses. The owner wishes instead to build 189 multiple family dwelling units that would be available for rent. Through an assessment of the history of development in this area, existing land uses, and the market for commercial development, this study explores alternatives for consideration by the City as it reviews the applicant's request.

While commercial development is plentiful in Novi, there is not much within the mile surrounding the subject property, particularly of a community or local nature. Significant regional shopping opportunities exist south of 12 Mile Road, but it is a destination type of retail, as opposed to retail that provides goods and services that people may need on a daily basis.

The land use study included the following elements:

- Review of development in the area
- Assessment of existing land use
- Market assessment
- Public input
- Recommendations for land use options

Review of Development in the Area

The subject parcel is part of a mixed use development that was originally approved in 1991. The concept included a variety of housing types (ranging from live-work units to multiple family to single family homes) with a commercial center that would serve the nearby neighborhoods. Much of the residential components have been built, or

are still being built. Aside from a gas station and drug store, none of the other commercial development has occurred.

Assessment of Existing Land Use

The subject property is located with frontage on Novi Road (an arterial) and 13 Mile (a minor arterial) in the north section of the City. The 21-acre parcel is undeveloped and is surrounded by nearby residential developments, including detached single family homes, attached single family townhomes, multiple family dwellings, and manufactured housing. There is a 13,380 sq ft drug store and 8,000 sq ft gas station/convenience store on opposite corners of 13 Mile and Novi Road. The area includes sidewalks on the main roads (13 Mile and Novi Roads). Aside from the drug store and gas station, there are no other commercial uses within walking distance of the property.

Market Assessment

The market assessment prepared for the subject property generally finds that the amount of commercial development permitted by the consent judgment (170,000 sq ft) would be more than could be supported by the area, given the current



Concept provided by the property owner

number of households combined with the existing commercial development in the City and assuming 2020 market conditions. The assessment finds a demand for more housing in the City, especially multiple family housing for seniors over age 55 and millennials under age 34.

Public Input

A public open house was held on April 13, 2015, and residents had the opportunity to view land use and market information as well as speak with the property owner about his plans for development. Comments provided at the meeting and in follow-up comment cards and emails suggest that many nearby residents are not in favor of big box commercial development or multiple family rental housing, but could see the property developed with single family homes and some neighborhood-type commercial. Some residents did support the multiple family proposal. There was no clear consensus from residents who attended the meeting. See summary of comments included in the Appendix.

Alternatives

Given that residential is the dominant land use in the area, it seems reasonable to continue residential uses on this parcel. However, looking at current land use trends and market demands for walkable communities, it also is reasonable to include a commercial component in the development of this parcel. A mix of uses that would incorporate 20,000-25,000 sq ft of commercial uses (about three acres), such as wine bars, restaurants, markets, and office space would provide some local goods and services within walking distance of the many residents who live in this area. Additionally, it is desirable to include some type of community use in this development, such as a playground, sport court, community meeting room, or fitness facility to help this development be incorporated into the existing neighborhoods.

Additional efforts may include outreach to empty-nesters in the City to encourage existing residents to consider a new lifestyle. Further, young professionals should be encouraged to get involved in City organizations, such as the Chamber of Commerce and service clubs, to help instill a feeling of belonging, rather than just passing through.

This study identifies two options for consideration if the City Council determines to move forward with a request to change the Consent Judgment. These are in addition to doing



View from the subject property looking towards the 260-unit multiple family housing development on the east side of the parcel. Rents in this development range from \$1,299-\$1,699/month.



View from the subject property looking towards the single family homes to the south. Build out of the development has recommenced following the Great Recession.

nothing, which keeps the current agreement in place. It should be noted that any development will be reviewed in more detail for compliance with the Zoning Ordinance as part of the site plan review process.

Option 1: Multiple family residential with a density of up to nine dwelling units/acre on up to 18 acres. The remaining three acres, located near the frontage of one of the two arterial streets (13 Mile and/or Novi Road), would be mixed use with ground floor retail/restaurant. Up to two additional floors could offer residential dwelling units.

Option 2: Multiple family residential with a density of up to nine dwelling units/acre on the entire 21-acre parcel. At least one public amenity, such as those noted above, should be included in the development to encourage a community feeling between new and existing residents.

Sandstone/The Vistas Timeline

1986

Original mixed use development concept presented and approved.

City creates PUD zoning standards to facilitate development. Concept included:

- 564 Stacked Flats Units
- 620 Attached Single Family Units
- 309 Detached Single Family Units
- 24,500 sq ft commercial uses

1991

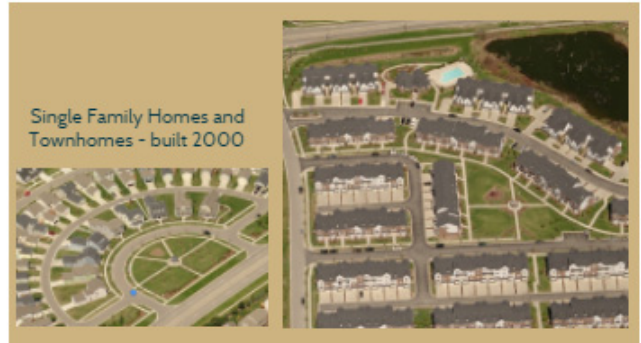
Revised Sandstone PUD Approved.

- Phased mixed use development
- Commercial center
- Detached homes, townhomes, and apartments
- Central plaza served as focus of development in the commercial center

1995

Sandstone PUD Amended - The Vistas.

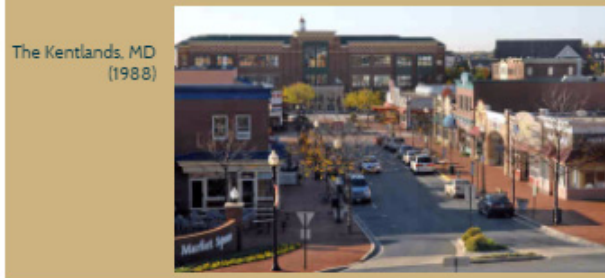
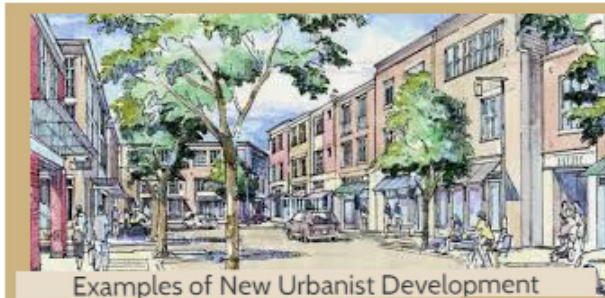
- Renamed The Vistas
- 1,119 dwelling units: Mix of Single Family Homes, Townhomes, and Multiple Family
- 100,000 sf commercial/retail
- Plan influenced by New Urbanism and City Beautiful movements.
- All residents would be within walking distance of the Village Commercial Center



2002

Litigation results in Consent Judgment.

- Affects the PUD and "Remaining PUD" phases
- Commercial uses increased to 170,000 sf
- Continues residential dwelling components
- Development examples include local strip centers
- One fast-food restaurant with drive-thru permitted



2015

New Development Proposed.

- 189 multiple family dwellings
- No commercial uses



History of Development

1986. A development known as “Sandstone” was approved in the 13 Mile Road/Novi Road area. The project contained about 300 acres. Of this, 220 acres was to be open space (about 70% of the entire parcel), 245,000 sq ft of commercial/retail space, and 1,493 units of residential housing. This plan was never implemented, but set the stage for planned unit developments and mixing of residential and commercial uses.

1991. Sandstone was acquired by a different property owner and the PUD was amended to reduce the number of housing units to 1,119, reduce the commercial space to 80,000 sq ft and remove the previously planned golf course. The plan continued to envision a mixed use concept.

1995. The PUD was amended again in 1995 when the property changed names, going from the Sandstone development to the Vistas. The overall vision was to create a mixed use development that included a variety of detached and attached single family residential housing units along with 100,000 sq ft of commercial uses to serve the new neighborhoods (see map next page). The concept was heavily influenced by the New Urbanist movement of the late 1980's-early 1990's and was unlike anything developed in southeast Michigan. The 1995 “Revised Area Plan” describes the plan as having “more in common with small towns such as Northville, Harbor Springs and Birmingham than typical suburban subdivisions found throughout the greater metropolitan Detroit area.” If the property had been built as planned, with residential dwellings all within walking distance of a central commercial core that contained a mix of retail and restaurants, it would likely have influenced similar developments in the region. Even today, a true “village center” concept that successfully blends residential and commercial in a non-resort setting has not been completed in Michigan, where traditional strip style commercial predominates.



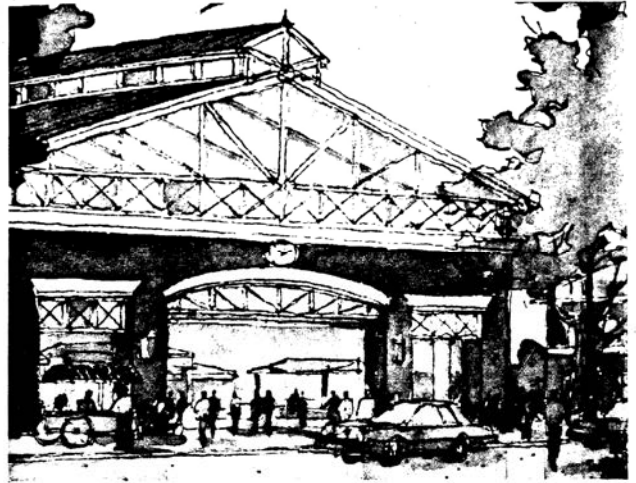
Example of 1980's New Urbanist development: The Kentlands in Maryland (photo by Robert Steuteville)

The New Urbanism movement emerged in the 1980's as a way to revitalize urban environments as well as develop vacant property. Early examples include: Seaside and Celebration in Florida, Orenco Station in Oregon, Habersham in South Carolina, and the Kentlands in Maryland. Features of new urban development include compact mixing of uses, walkable human scaled neighborhoods, and shared public spaces.

2002. A lawsuit involving this development resulted in a consent judgment. The subject parcel became known as the “Remaining PUD.” This judgment did not change the mixed use concept for the development, but did allow for a change in the approach to the mixing of uses. Rather than a “village center” type of commercial—live/work units and dense retail/office/restaurant uses—the example developments included as exhibits in the consent judgment were strip commercial developments. The consent judgment allowed an increase of total commercial space, up to 170,000 sq ft on the “Remaining PUD.” While the example developments included some higher quality materials, the building form was not much different than anything else being developed in the region. Following



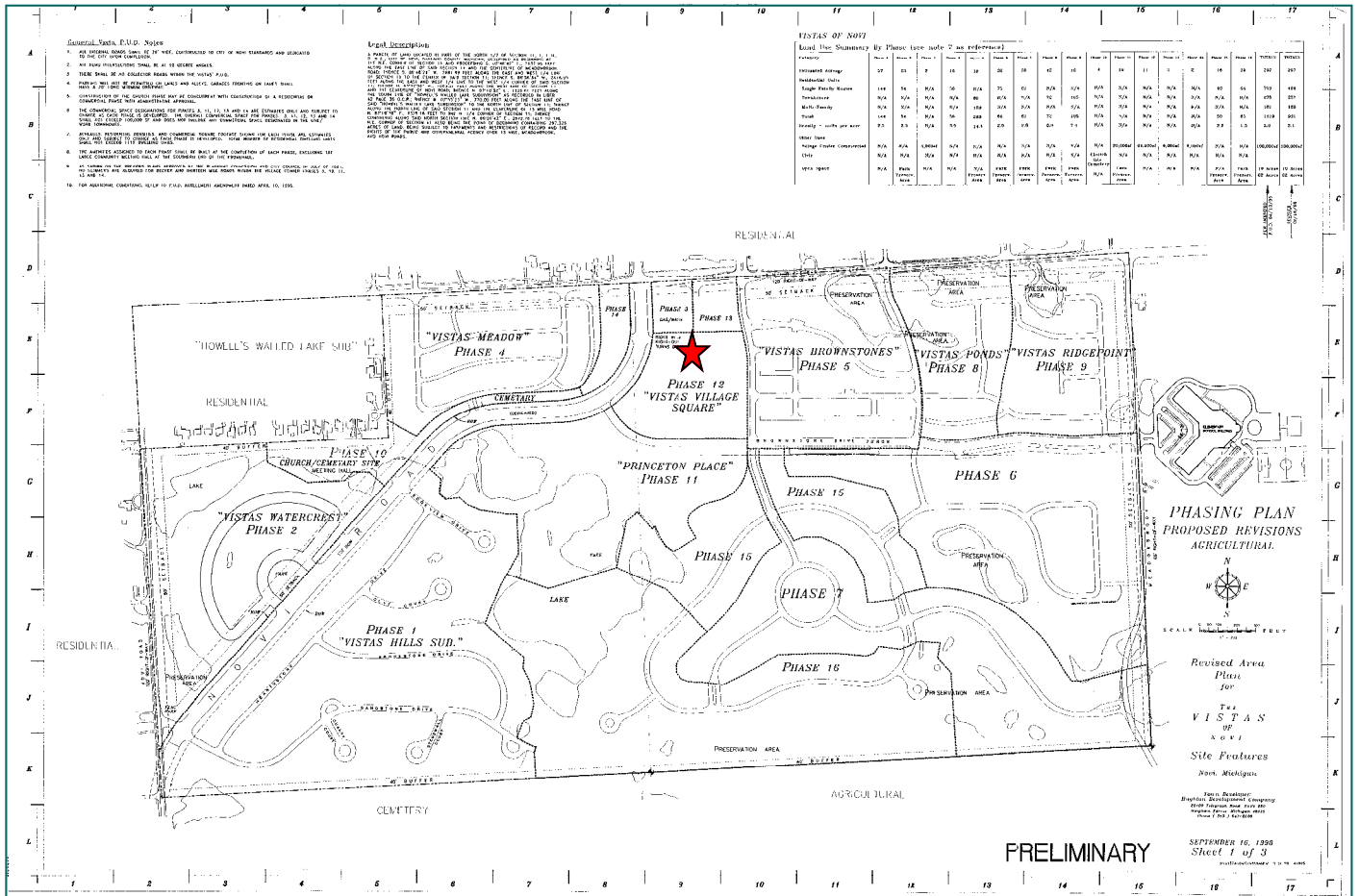
The Vistas Village Center will include cafes and neighborhood markets. Note: Artist character sketch, actual construction may vary significantly.



Artist sketch of possible character of a Village Market.

Images from the 1995 Vistas PUD application

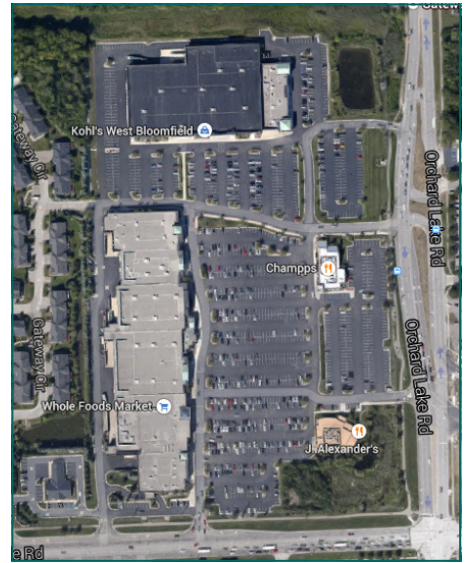
Phasing Plan included in 1995 PUD amendment for the Vistas of Novi. The subject parcel was known at the time as phases 11, 12 and 13.



this action, housing units continued to be added to the overall development. In 2006, a drug store was built on the southwest corner of 13 Mile and Novi Roads, and in 2009 a gas station with convenience store was built on the southeast corner. The 21-acre subject parcel remained undeveloped.

2015. The property owner approached the city with a plan to build 189 units of multiple family residential rather than any of the up to 170,000 sq ft of commercial allowed by the consent judgment. The proposed development limits building height to two stories at a density permissible by the ordinance. The property owner is asking the city to support an amendment of the consent judgment. Before moving forward with this request - which lies within the City Council's sole discretion - the City Council asked for a land use study to better understand the market, the land use in the area, and the needs of residents surrounding the property. The Consent Judgment covered several areas within the original development area. Much of the compromise on various land uses has already been implemented or taken advantage of by the developer. This property is one piece of that larger compromise.

The 2002 consent judgment includes several examples of commercial development that would guide building form for the subject parcel. These standard strip commercial developments are quite different than the originally proposed compact mix of uses. Starting on top right: Gateway Center in West Bloomfield, Bloomfield Plaza in Bloomfield Township., and Country Creek Commons in Oakland Township



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Existing Conditions

Assessment of Existing Land Use

The subject property is located with frontage on Novi Road (an arterial) and 13 Mile (a minor arterial) in the north section of the City. This portion of the City is largely bounded by Haggerty Road to the east and I-96 to the south. The 21-acre subject parcel is currently undeveloped. Surrounding the parcel are residential developments, including detached single family homes, attached single family townhomes, multiple family dwellings, and manufactured housing. There is a 13,380 sq ft drug store and 8,000 sq ft gas station/convenience store on opposite corners of 13 Mile and Novi Road. Additional commercial uses are found to the north at

14 Mile and Novi Roads, 14 Mile and M-5 (the east side), and to the south at 12 Mile and Novi Roads.

Sidewalks are located on 13 Mile and Novi Roads. The City’s non-motorized transportation plan shows high-priority bike lanes proposed along 13 Mile Road between Lakeshore Park to the west of the subject property and M-5 to the east.

The drug store, gas station/convenience store, local schools, and Lakeshore Park are the primary destinations within a walking distance of those living in the area.

The future land use map shows the subject parcel is planned for local commercial; it is zoned PUD. City maps are included in the appendix.

Approximately 850 housing units have been built to date of the 1,119 units originally approved. Construction of detached units is currently ongoing.



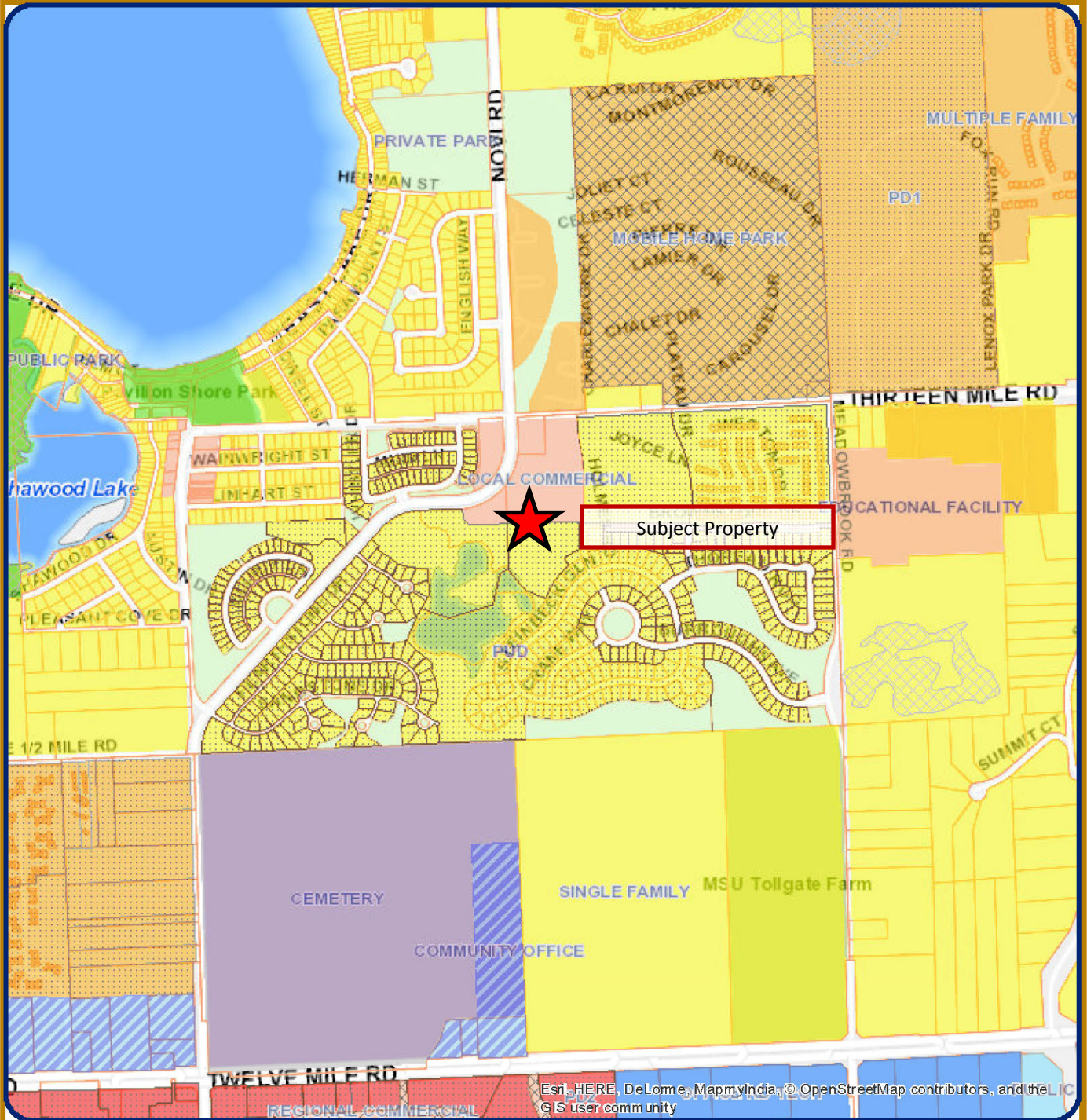
City of Novi: 13 Mile/Novi Road Study Area Land Use

An overview of the composition of land uses in the study area and the relationship between them.



The Future Land Use Map shows the subject property is designated "Local Commercial" with the surrounding area designated residential. The Master Plan identifies "local commercial" as lands designated for convenience shopping for residents within nearby neighborhoods. It includes retail, personal service establishments, and small offices.

Novi, MI Future Land Use Map



Map Produced Using the
City of Novi, Michigan
Internet Mapping Portal



Author:
Date: 5/6/2015



1 in = 1,499 feet

MAP INTERPRETATION NOTICE

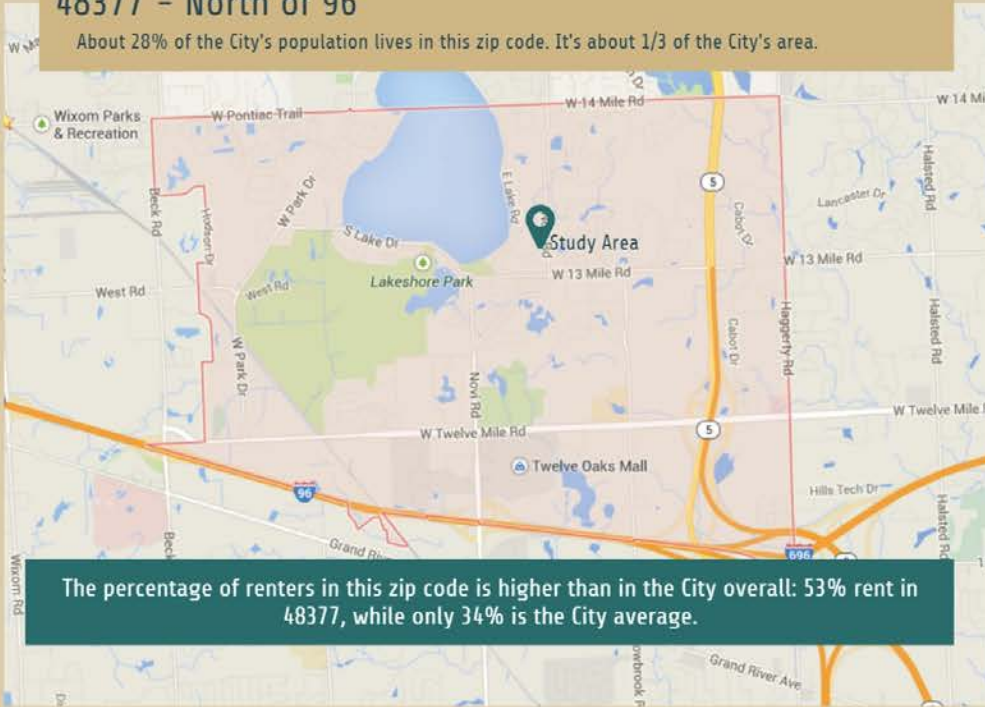
Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate 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.

This map was produced under the terms of the City's Internet Site Use Policy available at <http://cityofnovi.org/Resources/SiteUsePolicy.asp>

48377 demographics

48377 - North of 96

About 28% of the City's population lives in this zip code. It's about 1/3 of the City's area.



The population density in this area is comparable to that of the City as a whole.



Zip Code Median HH Income: \$81,029

City Median HH Income: \$106,754

The City, and this zip code, exceed State's Median HH Income of \$64,753

The percentage of renters in this zip code is higher than in the City overall: 53% rent in 48377, while only 34% is the City average.

Diversity

About 3/4 of the City's population is White; the remaining 25% is comprised mainly of Blacks (5.9%) and Asians (17.9%)



The composition of the minority is slightly different in 48377, with 7.8% Black and 14.2% Asian.

Age Makeup

13% of the City's population is over 65 years old.

26% of the City's population is 19 years or younger.



18.5% of the 48377 population is over 65 years old.

20% of the 48377 population is 19 years older or younger.



One-person households make up 33% of the City's total households.

One-person households make up 48% of the households in 48377.



Market Assessment

Demographics of the Area

The graphic on the preceding page highlights the demographics of the area as defined by its zip code (48377), provided as background. The market assessment that studies the viability of the approved scale of commercial development follows.

National and State Factors Important to Novi and the Proposed Development

There are demographic and other changes within the United States and Michigan that impact the opportunities and the future for Novi and the proposed modification to the Sandstone Consent Judgment. These include but are not limited to:

- Birth and fertility rates have fallen to the lowest level in the history of the country, resulting in fewer numbers of youth and lower long-term future household creation.
- The marriage rates are also at the lowest level in the country's history and continue to decline. The traditional two parents with two children household is now a minority of the population in general and will become even a smaller segment in the future.
- The average age of residents in the United States continues to increase, impacting the current and future labor force, housing needs, and other segments of the economy.
- The country's population continues to diversify in terms of origin, ethnicity, race and other related factors.
- Both the Baby Boomers households (between the ages of 50 and 68) and younger adult households (between the ages of 21 and 30) are seeking different housing options, greater mobility and different environments than have past generations. While some seek a more intense urban environment, growing numbers seek rural settings with employment opportunity.

- The two fastest growing components of the population, both the Baby Boomers households (between the ages of 50 and 68) and younger adult households (between the ages of 21 and 30) are increasingly seeking and participating in passive and other recreational activity and new forms of entertainment.
- The young adult population relocates and shifts employment at a faster pace than any previous generation.
- Baby Boomers have been a substantial market force for the past fifteen years. However, their importance in the commercial and residential markets will dwindle in the next fifteen years as they continue to age.
- An aging population will likely increase the demand for office space and related services in various professional areas, such as health care, while diminishing demand in others.
- Aging in place and aging in communities where residents have lived for much of their lives are of increasing importance to larger segments of the population.

There is increased demand for housing that satisfies short-term needs of large population segments.

According to published Population Reference Bureau reports, there were roughly 76.4 million Baby Boomers in the United States in 2014. From 1946 to 1964, which are the years of birth associated with the Baby Boomers, there were 76 million born. Of these, roughly 11 million died, resulting in roughly 65.2 million survivors. The number of residents associated with the ages of the Baby Boomers has increased due to immigration to the United States, as the number of immigrants in this age range has outweighed the number that has died. The Baby Boomers are now between the ages of 50 and 68.

Table 1 - US Births for Select Years (Baby Boomers)*

Years	Numbers
1946	3,411,000
1954	4,078,000
1957 (peak year)	4,300,000
1964	4,027,000

*Developed by The Chesapeake Group based on information from CNN.com.

The table above illustrates a breakdown of the number of “baby boomers” by select peak years. In addition and as a result of medical advances and lifestyle changes, there is a large segment of the population living well into their seventies and eighties. There are an estimated 27.8 million people living in the United States who are 70 or older. Collectively, the Baby Boomers combined with the population that is 70 or older represent about one-third of the total population in the country. According to a recently published study by the Joint Center for Housing Studies at Harvard University, the number of households headed by someone at least 70 years of age will grow by 42% between 2015 and 2025; and the actual number of these households will jump by 8.3 million.

Changes in Manufacturing & Technology

Changes in manufacturing and technology trends within the United States, Michigan and the global economy will impact commercial opportunities. They include but are not limited to those that follow.

- Manufacturing is changing significantly through changing technology, technology application and the introduction of new materials. The changing technology diminishes the importance of labor as a cost factor and increases the importance of transportation relative to other cost factors. Therefore, for many products, production facilities located within population centers or adjacent areas will have a competitive advantage in the future.
- The technological change in manufacturing will result in the return of the production of many products to the United States. Manufacturing is likely to expand rapidly in the next ten years, which could provide local opportunities.

- Manufacturing changes, such as on-demand production through additive manufacturing/3D printing, will impact retail and related space in significant ways in the future, resulting in lower retail space demand as the need to keep large inventories diminishes. The amount of supportable space is likely to diminish as a result.
- The trend among big box stores and other retailers to fulfill online orders from stores versus warehouses could positively impact retail opportunities. (This somewhat counters the need for lower inventories on-site, as a result of increased on-demand production and the expansion of internet sales.)
- Expansion of and new delivery methods will also likely diminish the need for inventory and retail space.

Local Patterns—Residential & Retail

Residential

According to figures noted by MEDC, 38.9% of the population in Michigan resided in the Southeast region in 2012. Roughly 26.1% of the population was 19 years of age or under and almost 38% of the population was 55 years of age or older. The population in the Southeast Region of Michigan was estimated to have declined by 1.4% over the previous five years.

According to the 2010 United States Census, there were roughly 55,000 people in 22,000 households living in Novi. About 35% of the households had children under the age of 18 living at home. About 54% of these households were composed of married couples.

From calendar year 2013 through February of 2015, the total number of permits issued for new housing in Novi was 428. In both 2013 and 2014 the numbers were consistent with just about 200 issued per year. During that time only five units of non single-family housing was permitted. Furthermore, SEMCOG has estimated that Novi's population is expected to increase marginally through 2035. Assuming continued growth

Changing manufacturing processes and technology is and will continue to have an impact on retail space.

Table 2 - Number of New Residential Permits Issued in the City of Novi*

Year	2013	2014	2015 (thru February)
Single-family	197	198	28
Other than Single-family	0		0
Total	197	5	0
	197	203	28

*U. S. Census Bureau.

in housing units, the average number of people living in each unit will continue to decline at a significant rate well into the future.

The primary reason for the decline in the number of people per household is the aging of the population now living in Novi. SEMCOG forecasts that generally the only growth in population will be those 65 years of age or older through 2040.

Retail

Novi has been and continues to be a regional hub for retail activity. Retail serves both the larger region and the local population. For the proposed Sandstone Consent Judgment sites, the retail component was intended largely to serve the needs of Novi residents based on the scale.

SEMCOG has forecasted that employment in retail will diminish in the future. Such contraction can result from a number of factors including:

- Contraction of space
- Changes in technology in production and delivery
- Changes in selling methods
- A combination of all of the above

Table 4 indicates that even if household growth continues SEMCOG expects a decline in retail employment of about 5% well into the future.

At the onset of the Great Recession, The Chesapeake Group (TCG) prepared a market assessment for Novi. A major component of TCG's 2007 Market Assessment was demand forecasts for retail space. While the forecast was based on many factors, future retail space demand was predicated on the construction of between 400 and 600 dwelling units per year from 2008 through 2015. This equated to a total dwelling unit increase of between 3,200 and 4,800 dwelling units through 2015. This estimate of future housing growth was premised upon historic growth patterns in Novi and some potential to capture new households created by those between the ages of 21 and 30.

As previously noted, these figures are well above those that have occurred since the technical end of the Great Recession. Furthermore, future retail space demand in Novi (as is the case elsewhere) will be negatively impacted by:

- The previously defined United States and Michigan demographic trends.

Table 3 - SEMCOG Projected Population for the City of Novi by Age Category for Five Year Intervals Through 2040*

Age Group	2010	2015	2020	2025	2030	2035	2040	Change 2010 - 2040
75+	3,355	3,791	4,415	5,396	6,545	7,760	8,650	5,295
65-74	2,893	4,267	5,413	6,441	6,838	6,495	5,970	3,077
60-64	2,689	3,405	3,981	3,968	3,675	3,284	3,028	339
35-59	21,832	21,571	19,770	17,726	16,898	16,682	17,048	-4,784
25-34	6,723	6,551	6,594	7,433	7,289	6,789	6,715	-8
18-24	3,630	4,806	4,729	4,523	4,246	4,165	4,158	528
5-17	10,898	10,447	9,635	9,154	9,008	9,047	9,177	-1,721
Under 5	3,204	3,326	3,268	3,291	3,262	3,122	3,151	-53
Total	55,224	58,164	57,805	57,932	57,761	57,344	57,897	2,673

*U.S. Census Bureau and SEMCOG 2040 Forecast.

Table 4 - SEMCOG Forecasted Jobs for the City of Novi by Industry*

Forecasted Jobs By Industry	2010	2015	2020	2025	2030	2035	2040	Change 2010 -2040
Natural Resources, Mining, & Construction	1,559	1,828	1,904	1,933	1,940	2,009	1,917	358
Manufacturing	1,719	1,807	1,764	1,670	1,639	1,547	1,436	-283
Wholesale Trade, Transportation, Warehousing, & Utilities	4,114	4,268	4,145	4,126	4,064	4,225	4,227	113
Retail Trade	7,823	7,723	7,561	7,569	7,507	7,476	7,413	-410
Knowledge-based Services	6,982	8,035	8,346	8,456	8,398	8,473	8,858	1,876
Services to Households & Firms	3,593	4,064	4,183	4,364	4,697	4,855	4,832	1,239
Private Education & Healthcare	5,342	6,164	6,657	6,914	7,235	7,522	8,026	2,684
Leisure & Hospitality	5,109	5,328	5,133	5,160	5,220	5,473	5,710	601
Government	1,687	1,685	1,726	1,757	1,782	1,801	1,808	121
Total	37,928	40,902	41,419	41,949	42,482	43,381	44,227	6,299

*SEMCOG 2040 Forecast produced in 2012.

- The previously defined United States, Michigan and global manufacturing and technology change.

In the "best case" scenario without any new growth in housing units in Novi, the current retail space will be maintained at the same level it is at the present time. However, a more realistic scenario is that without additional housing unit growth and because of the noted national and local factors there will be a decline in supported space.

The amount of supported space would decline also as a result of:

- The diminished size of the average household resulting either in increased vacancies or eventual redevelopment.
- The aging of the population resulting in a shifting of product purchase and priorities.
- An increase in numbers of residents on fixed incomes or diminished incomes.

Therefore, any increases in potential retail space in Novi will most probably be attributable to increases in demand created by growth in housing units/"rooftops" in the foreseeable future. Based upon an anticipated 200 unit per year growth in housing units in the future as achieved in recent years, this study estimated the sales and supportable space associated with the new units for 2015 and 2020.

It is noted that total or aggregate retail sales figures represent a compilation of sales associated with ten major categories and the types of operations within those categories. The ten major categories of retail goods and related services are as follows:

- Food, such as groceries and related merchandise generally purchased for home preparation or consumption
- Eating and drinking, consisting of prepared food and beverages generally consumed on the premises or carried to another location
- General merchandise, including variety stores, department stores, and large value oriented retail operators
- Furniture and accessories, including appliances and home furnishings
- Transportation, including the sale of new and used automotive and other personal vehicles and parts
- Drugstores, including those specializing in health and beauty aids or pharmaceuticals
- Apparel and accessories
- Hardware and building materials, including traditional hardware stores, garden centers and home improvement centers
- Auto services, including gasoline and vehicle repair

Table 5 - Estimated Category and Aggregate retail Goods and Related Services Sales and Supportable Square Footage of Space for the City of Novi for 2015, 2020 and the Total*

Category	2015 Sales	2020 Sales	Total Sales	2015 Space	2020 Space	Total Space
Food	\$2,046,000	\$6,820,000	\$8,866,000	3,255	10,848	14,103
Eat/Drink	1,667,000	5,555,000	7,222,000	3,969	13,226	17,195
General Merchandise	2,238,000	7,459,000	9,697,000	13,284	44,270	57,554
Furniture	245,000	818,000	1,063,000	565	1,882	2,448
Transportation	2,114,000	7,045,000	9,159,000	6,928	23,088	30,018
Drugstore	1,039,000	3,464,000	4,503,000	1,019	3,396	4,415
Apparel	534,000	1,781,000	2,316,000	1,481	4,941	6,424
Hardware	1,231,000	4,103,000	5,334,000	5,017	16,719	21,736
Vehicle Service	1,583,000	5,278,000	6,862,000	3,854	12,850	16,705
Miscellaneous	1,403,000	4,677,000	6,079,000	5,605	18,678	24,277
AGGREGATE	\$14,100,000	\$47,000,000	\$61,101,000	44,977	149,898	194,875

*Developed by The Chesapeake Group, Inc., 2015.

- Miscellaneous, including a plethora of retail goods and services ranging from florists to paper goods

Many of today's better known retailers fall into more than one category. For example, many of the "big box" merchandisers, such as Meijer, often have traditional supermarket components within their operations.

A productivity level is the sales per square foot figure essential to pay all costs of operation and provide a reasonable return on investment. Sales productivity levels vary for each sub-category, type of business operation, or store type. The productivity levels vary from low figures for bowling centers to thousands of dollars for others. Supportable space is derived by dividing the amount of sales by the appropriate productivity level. Both the spending patterns and productivity levels are likely to change over time. All year 2020 sales estimates are in 2015 constant dollars, excluding any inflation.

Table 5 contains the category and aggregate sales and supportable space generated by the additional rooftops for the past few years and the anticipated growth in housing units from 2015 through 2020. The estimates include all sales and space at any and all locations. The estimates include spending on operations:

- Located in Novi
- Located outside of Novi in surrounding areas
- Located outside of Novi in other areas of Michigan
- When on vacations both within and outside of Michigan and the United States

- When visiting friends, family, or others outside of Michigan
- At or near second homes for those appropriate
- Via the internet or catalogs

A previous analysis of retail demand prepared for Novi by The Chesapeake Group indicated that long-term viability of commercial areas is dependent upon the market penetration or the share of households that conduct business in an area. Whether through online purchases, vacations, visitations, work, or numerous other means, many dollars and resulting space are exported to commercial not located in the home market of Novi. Furthermore, the proportions of purchases going to space outside the home market is likely to increase in the future because of the previously noted changes in manufacturing and distribution, facilitating continued growth of online and catalog activity.

Only a minority of the growth in spending and supportable space associated with the new housing is likely to be captured in Novi. Overall growth in space generated from new Novi households is estimated at 195,000 square feet by 2020. Assuming a 40% to 50% capture of dollars or space, new supportable space is likely to be in the range of 78,000 to 97,500 square feet for all of Novi from those living in Novi.

The above newly supported space could result in new construction or filling of existing or future vacant spaces in Novi.

Conclusions with Respect to the Proposed Sandstone Consent Judgment Changes

The proposed modification to the 2002 Sandstone Consent Judgment governing the property seeks to change from permitted commercial land uses to multiple-family housing use. The Consent Judgment allows for up to 170,000 square feet of commercial space. The applicant asserts that the allowance for commercial land uses is no longer reasonable, and the proposed residential development would be an upgrade from what has been anticipated.

The conclusions that can be drawn from this market assessment prepared by are:

- The amount of commercial space allowed under the Consent Judgment is well beyond what the market is likely to be capable of supporting without cannibalization of other space in Novi. If any commercial space is marketable on the site, it is well below that which is allowed under the Judgment.
- If only consideration is given to the existing residents of Novi, there is a growing demand for multi-family housing for seniors alone. Expansion of multi-family unit stock in Novi would afford existing residents the opportunity to continue to live and age in the community in which they have lived for much or the better part of their lives. Giving consideration to only this one segment of the housing market, the proposal to move from commercial to quality multi-family housing units would objectively meet some of the growing market needs.
- As presented, there has not been much real growth in non-single-family housing units in Novi in the last few years. A large proportion of households under the age of 32 are increasingly mobile and are seeking non-permanent residences. Large proportions of these seek quality rental units and plan on living in one community for shorter durations than other generations have in the past. This is a result of many factors not the least of which is the desire or need for mobility in employment. Without significant options for this market segment, Novi will miss the opportunity to attract such residents initially and will result in these households having a lower probability of living in Novi at such time that they may seek greater permanence in the future.

Therefore, the preliminary analysis indicates that a shifting in use from commercial to multi-family housing is possible from a market perspective.

This market assessment cannot address the issue of density, nor the density or change in use compatibility with other immediate area activity or Novi in general, rent levels, or the need for any type of conventional or non-conventional financing at this time.

Additional Background Information

Following the presentation of the initial findings at the open house and to the Planning Commission subcommittee, questions were raised about rental housing in the City of Novi. A comparison between rates of home ownership and number of units in multi-unit structures follows in the table below. The number of housing units in multi-unit structures includes both owned and rented units, but is provided to illustrate the percentage of housing units that are not detached single family homes.

This information illustrates that the City of Novi's homeownership rate of 66% is just about the same as the United States as a whole, and very similar to nearby Farmington Hills, Walled Lake, and Plymouth. The percentage of housing units in multi-unit structures (non-single family detached homes) of 34% is similar to those same nearby communities. Median gross rents (estimated, and in 2013 dollars) is fairly consistent throughout the area, with the City of Novi's rate of \$994 just about average, given the communities included in the comparison. A current search of rental rates indicates that rents have likely increased since those estimates were calculated.

Table 6 - Comparison of Selected Housing Information—City of Novi and Regional Communities

	US	Novi	Farmington Hills	Walled Lake	Commerce Twp	Livonia	Plymouth	Rochester Hills	Auburn Hills	Troy
Housing units, April 1, 2010	131,704,730	24,226	36,178	3,689	15,807	40,401	9,132	29,494	21,412	32,907
Persons per household	2.63	2.42	2.32	2.18	2.71	2.55	2.14	2.57	2.35	2.68
Homeownership Rate	65%	66%	63%	61%	90%	85%	60%	76%	49%	75%
Housing units in multi-unit structures, percent	26%	34%	35%	33%	20%	10%	39%	22%	44%	21%
Median gross rent	\$904	\$994	\$976	\$905	\$1,259	\$968	\$848	\$1,064	\$906	\$1,049
Median selected monthly owner costs* -with a mortgage	\$1,540	\$2,047	\$1,871	\$1,348	\$1,703	\$1,467	\$1,778	\$1,889	\$1,431	\$1,873
Median household income	\$53,046	\$80,108	\$69,700	\$46,319	\$78,514	\$68,973	\$73,389	\$78,160	\$52,509	\$85,685

Source: US Census—2009-2013 5-year estimate

*Selected monthly owner costs include: utilities, heating fuel, condo fee, insurance, mortgage

Traffic

It is appropriate to include information about the impact of traffic generated by the permitted land use (170,000 sq ft of commercial or 189 multiple family residential units) on this area. In the table below, the trip generation comparison shows the considerable number of vehicular trips generated by the scale of commercial development permissible by the Consent Judgment.

Table 7 - Trip Generation Comparison, Apartments v. Retail¹

Land Use	ITE Use #	Size	Daily Trips	AM Peak-Hour Trips			PM Peak-Hour Trips		
				In	Out	Total	In	Out	Total
Apartments	220	189 d.u.	1,269	19	77	96	79	43	122
Shopping Center	820	170 ^K S.F.	9,588	101	62	163	410	445	855

¹ Forecast based on rate data and methodology recommended by the Institute of Transportation Engineers in its *Trip Generation Manual – 9th Edition* (2012).

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Alternatives

Based on the land use study, market assessment, and public input, amending the Consent Judgment on the property in terms of reducing the prescribed amount of commercial area is an option that is appropriate to consider for this parcel. It does not appear that there is a market for the 170,000 sq ft prescribed. In addition, the amount of traffic generated by such a use would have an impact on of the area.

However, the applicant’s proposal to add 189 units of multiple family housing as the parcel’s only land use, reinforces land use patterns of the past—where residential uses are separated from commercial uses. This isolation of residential away from shopping, restaurants, offices, and entertainment compels people to drive everywhere, when using a non-motorized form of transportation would alleviate local traffic and improve public health.

In much of the region, we see single family homes in some areas, commercial uses in other areas, and multiple-family residential in still other areas. To access these distinct areas often requires getting in the car and driving, sometimes even between adjacent neighborhoods. Our country’s emphasis on home ownership (and, subsequently, the preservation of property values) has also led to land use policies that prioritize single-family neighborhood areas while often marginalizing other types of residential uses, especially multiple-family residential in the form of apartments for rent.

This context (maintaining a separation of land uses and preservation of single family neighborhoods) could be at the root of concerns expressed by residents over the development proposed for the subject parcel. It is understandable that existing residents might be worried that incoming renters will be people who do not care about the neighborhood or the community and will not take care of their surroundings.

And yet, the applicant and the market assessment both suggest that the renters will likely fall into two groups: empty nesters and young professionals. This development could represent an opportunity for the City to do two things: 1) encourage empty nesters to stay in the community as long as possible, and 2) attract young professionals to the City with hopes they become life-long residents.

From the market assessment, we learned that both of these demographic groups are seeking low maintenance housing that will allow them to do other things with their time. In addition, both groups seek walkable communities – whether in dense urban cities or small compact suburban areas. With the proximity of Lakeshore Park and Pavilion Shore Park, along with future plans for bike lanes on 13 Mile Road, this area would benefit from additional reasons to walk or bike. Having small commercial uses within reach may afford local residents with opportunities to incorporate physical activity into their daily lives, such as while shopping and working.

Having small commercial uses within reach may afford local residents with opportunities to incorporate physical activity into their daily lives, such as while shopping and working.

The original vision for the area was to create a small neighborhood commercial center that would have served the residents in the immediate area. Looking at the land use in the area, it seems that there are opportunities to add uses that serve the daily needs of local residents. This could mean restaurants, wine bars, food shops, markets, offices, and the like.

The market assessment suggests that the existing number of households in the area could support 20,000-25,000 sq ft of commercial uses. In addition, the subject parcel might also offer other amenities that could be used by adjacent residents either free or for a fee, such as a community room, playground, sport court, fitness facility, or co-working space. Examples of small mixed use developments and community facilities are provided on the pages that follow.

This study therefore identified two options for the City to consider in regards to this project if the City Council determines to amend the Consent Judgment at all, given the status of the overall consent judgment:

Option 1: Multiple family residential with a density of up to nine dwelling units/acre on up to 18 acres. The remaining three acres, located near the frontage of one of the two arterial streets (13 Mile and/or Novi Road), could be mixed use with ground floor retail/restaurant. Up to two additional floors could offer residential dwelling units. Given the proximity of the park and lake, commercial uses that have a recreation or health focus might be a great fit, including equipment rentals, fresh local food, and training facilities. Additionally, given the stated market for multiple family (young professionals and empty nesters), office space geared at those who work from home offices could be a real benefit to the nearby community.

Option 2: Multiple family residential with a density of up to nine dwelling units/acre on the entire 21-acre parcel. At least one public amenity, such as those noted above, should be included in the development to encourage a community feeling between new and existing residents.

Supplemental Reading: Additional information on community livability, multiple family housing trends and co-working can be found in the supplemental resource packet that accompanies this report.



The Lofts at Village Center in Mt. Prospect, IL is a small-scale mixed-use building. It includes 34 loft-style condominiums ranging in size from 825 to over 2,075 square feet. The top floor apartments include vaulted and cathedral ceilings. The first floor includes over 23,000 square feet of retail. Resident parking is provide in the basement, and is accessed via a shared below-grade garage which is shared with the adjacent building. This project was designed by architect Matthew Haylock of Gurnee, IL.



The Lofts at Gateway Centre in West Chicago, IL is a 2-story mixed-use building that includes 15 loft-style condominiums above 11,000 sf of 1st floor retail. The variety of gabled metal-clad roofs, as well as over sized windows, give way to dramatic 2nd floor living spaces with vaulted ceilings. This project was designed by architect Matthew Haylock of Gurnee, IL.

Incorporating “placemaking” elements into the project, including public open spaces, art, and gathering areas, will not only enhance the future development, but will also foster a richer community feeling in this area.

Examples of community amenities that would enhance development in this area, including (from top to bottom): public art, a plaza/picnic area, community building, and playground.



A co-working space, like the ones pictured above and below, can offer people opportunities to meet, collaborate, or simply serve as an alternative work environment for those who work at home. There are typically fees associated with these spaces.



Hosting food truck rallies (like the one shown above, located in an office center parking lot on Haggerty Road and High Pointe Boulevard) would be a great way to bring people together.



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Appendix

Public Input Summary

Public Input Comments

City of Novi – Open House April 13, 2015 - Area Plan Update – 13 Mile/Novi Roads

1. Open house comment #1

- The only entry/exit for the future residents of “Manchester” community is located on a bend on Novi Road. This is going to cause MAJOR problems for traffic wanting to turn LEFT – especially in peak hours.
- Need to make sure there is no negative impact on the existing waterways/water system from runoff.
- There is no allowance for the abundance of bird & wildlife – where do they “relocate” to?
- Why can’t this land be used for parkland which it was supposed to be when taxpayers money paid for it? We have no real parkland.
- What is the impact of these properties on the property values of surrounding subdivisions?
- The number of heavy vehicles. --PTO

2. Open house comment #2

- I prefer residential over any commercial use.
- 189 units can cause a real problem for traffic. At this time, it appears as though there is one exit onto Novi Road. Doesn’t sound too safe.
- The condition of Novi Road between 12 & 13 Mile presently is in.
- I’d rather it be residential surrounded by woods like the Woods of Novi development allowing wild life the ability to move around and through the area.
- If some of the areas surrounding a development could be picnic tables or playgrounds would be good too.

3. Open house comment #3

- My preference is for the City of Novi to purchase the 21 acres and convert it to a recreational area. Ball diamonds, soccer field, trails, nature area ...
- There should be additional park area for the northern Novi residents.
- I am opposed to large retail or fast food restaurants. No bars or cell towers, commercial businesses.
- 75 acres off of 12 Mile Rd was given as part of a judgement, so no additional park area is on the north side of Novi, which was promised to the residents.
Please provide feedback and feel free to contact me. *Thanks.* --Edward Soltysiak
edward_soltysiak@sbcglobal.net

4. Open house comment #4

Prefer:

- Single family detached condo or home
- Like PUD approach to control development
- Passive to Semi Act park space (ie) volleyball; soccer pavilion, esthetic fountain
- Walking access from Community adjacent to and on east side of Novi
- No commercial (?) less than 10%

5. Open house comment #5

- As a nearby resident I am strongly opposed to multiple family homes being built in our area. This area has been slowly improving over time and adding another apartment complex would derail this progress. It will decrease surrounding home values and negatively impact our schools.
- Our school district (Walled Lake) suffers because of the high amount of transient families living in the area. More apartments will contribute to our struggling high school. It doesn't matter if these apartments are expensive. The families who rent will be transient and not invested in the long-term success of our schools. Owned units would be more appropriate.

6. Open house comment #6

- I am drastically opposed to having the "high end" apartments built. There are numerous apt buildings in the area. I am concerned that this will bring in transition families or individuals rather than true residents. When asked what the benefit to current residents are, the developer was silent and couldn't supply any benefits. As a new Novi resident, (November 2014) in The Woods of Novi, at age of 31 about to start a family, I am hoping to see commercial or mix commercial with maybe a specialty grocery store be added to the community rather than apartments.
--Darcy Donakowski

7. Open house comment #7

Opposed to one large rental community. Renters do not usually care about upkeep as well as property owners. How about a mixed community of owners and renters

8. Open house comment #8

- Don't think we need 189 rental apartments in this area. I would favor mixed use or single family homes

9. Open house comment #9

I live in the Woods of Novi and while I believe the area is in need of more residential I do not believe it should be rental properties. There is a sector of the population within the Baby Boom Group that are looking for "transition" housing with main level master suites. Many of my neighbors are in the empty nester group and are looking for main level living. If they don't find this option in the area,

where they would like to stay. They will move out of Novi where the transition housing options are available. I don't believe Novi wants to lose its desirable citizens, but that will be the end result. The transition options could be more multilevel with spare bedrooms on the second level for family and guests, as long as the master suite is on the first floor. *Thanks. -- John Hulyk 248-669-8286 (I am resident board member for the Homeowners' Association of the Woods of Novi Subdivision.)*

10. Open house comment #10

- I feel we can use a combo of residential and commercial use for local residents.

11. Open house comment #11

- I think that you should include a child care facility in the development. *--David Baratta*

12. Open House Comment #12

- Mixed use development would be optimal in my opinion.
- More rental in this part of Novi, even \$2000/mo rentals don't seem necessary given the %age of current rental property.
- I would love to see mixed-use development similar to what Cherry Hill tried to be, with architectural consistency between commercial and residential.
- I fear an all commercial development would end up being a strip mall.
- Distinguish Novi with the uniqueness

13. Open house comment #13

- We already have so many rentals in our area. However, a mixed-use development would sure add so much to our area. Thanks for allowing this input and don't be fooled by developers.
--Joan Koeppe

14. Open house comment #14

- I would prefer mixed use in this area. The "high end" development would bring too much congestion to the area.
- Mixed use with possibly some open area for a small park would be ideal.
- I am strongly opposed to building apartment at this site. There are already multiple apartments in this area.

15. Open house comment #15

- This section of the city already has a large renter population. More than half at 54%. We do not need more renters.
- A subdivision of higher valued single-family homes will increase surrounding property values, thus increasing tax revenue.
- What does more transients and "temporary" living do to our schools?

- Mixed use might work but what draws residents to the area? They can't walk to anything (restaurants, bars, shops) as it stands now. This will be another failed attempt just like Main Street.
- Single family homes with a higher price tag will improve the median HH income which is currently well below city median.
- Park and recreation in this space is preferred to draw more people into the area and fill the vacancies that already exist.
- Let's bring single family homes in to make Novi, 48377 area, a better family environment as opposed to the 48% of single person households.
- I am against any level of rented dwellings add to the city. We have enough.

16. Open house comment #16

- Do not mind a housing development, however, would prefer possible high end condos or single family. (Too many rentals in the area) --*Sam Lot 7 Vistas*

17. Open house comment #17

- I would like to see that land developed – supermarket & residential. The supermarket should be high end (not like Walmart).
- I would like to see all the roads improved ... Holmes Rd., 13 Mile Road and Novi Road.

18. Open house comment #18

- The area in discussion has much apartment already. I am against the addition of more apts. Especially feel it affects our school district (W. Lake) of residents of northern Novi.
- Concern of what happens if apt units are not filled. Strongly opposed to idea of apartments for 13/Novi land. Would prefer mixed development; however concerned that other areas of Novi – “Main Street” has not been able to thrive. Concerned that this will be the same case. Mixed use is the lesser of the evils.
- No more rental properties should be added to this area.

19. Open house comment #19

- I would like this area to become a natural area for the public. The city lost a lot of park area as a result of the lawsuit and this is an ideal way to get it back.
- Novi need to balance its building and development plans with some green areas that improve the quality of life. Thank you.

20. Open house comment #20

- Concern: is just more apartments. Single family side-condo or homes is much more desirable. I would be open for mixed use such as “story board” with retail & apartment style condos.

21. Open house comment #21

- Please stop the building and reserve land for a park. Think about the wildlife!! We are being selfish & money hungry!

22. Open house comment #22

- What is the market on high end rentals?
- What might be the effect on property values at Tollgate Ravines?
- Would prefer to see high end single family homes.
- Could price of the proposed units vary to a lower limit than proposed, thereby, lowering the existing property values, eg. Tollgate Ravines? ie. Below the \$2000 min.

23. Open house comment #23

- Mixed use seems best use and should include residency, park. & commercial (coffee shop, yogurt, etc – not chains).

24. Open house comment #24

- No multi-family dwelling. Mixed use only with dedicated park space!

25. Open house comment #25

- I have no problems with a mixed type of development, but I do feel a good portion of the development should be commercial. I live in Meadowbrook Townhomes less than ½ mile from the area in question. We do not have a grocery store within 2 miles – the closest Kroger is 12 Mile & Halsted. I do think having some restaurants in walking distance can help promote a healthier lifestyle – increasing walking or biking to the area.
- If residential units are built, there should at least be some that allow option to purchase. Thanks.

26. Open house comment #26

- The apartments would be better than commercial, not mixed use. --*Mark Adams*

27. Open house comment #27

- We live in the neighborhood in front of the land. Ideas we thought would be:
 - Grocery store – Kroger & Meijer are 15 minutes away
 - Community pool for surrounding neighborhoods.
- Nothing that would bring too much traffic.

28. Open house comment #28

- Would like a community pool
- Would like a grocery store. Others are far away in each direction.

Email comments:

1. I'm a home owner in Novi (sub: Novi Woods), and I just learned the proposed plan to build and apartment complex in the land located in 13 mile and Novi Rd. I think that land would be better used , if single family homes are built there. Please consider the opinion of the residents of the city, when deciding on this important subject. *Regards, Omar Guzman*

2. I'm a resident of Novi, Mi and we live at 13 mile and Novi Rd. This is right where there is a new proposed land development of rental properties by a developer or potential commercial use. We have a young family of four plus paws and feel that with our wonderful community being very residential and family oriented, that this property should be used for permanent single family homeowners versus rentals. We care for our beautiful and safe community and want it to stay this way. Homeowners have more stake and concern along with responsibility versus a one year rental tenant.

Also, please do not allow more commercial properties to go up there. We would like to keep any feel of a peaceful residential community left without over-saturating our area with strip malls, office buildings, store/business fronts which could change the last bit of quaintness we may have.

Another option for this land could be a functional community shared space such as walking trails, tennis courts, basketball courts, community pool etc., that the north end of Novi could greatly benefit from.

Thank you listening to our concern and voicing our opinion and thoughts for us and the community we love! *--Angie Savani*

3. I attended the Open House regarding the 21acre vacant parcel of land at 13 Mile Road and Novi Road. I submitted a lengthy comment indicating I agreed with residential use, but not in favor of rental property. I also mentioned the need for "transitional" housing for empty nesters. I didn't think to put my name or phone number on the comment sheet, so I thought I would email that information in case anybody wishes to discuss it further. *--John Hulyk 248-669-8286. (I am resident board member for the Homeowners' Association of the Woods of Novi Subdivision.)*

Komaragiri, Sri

To: McBeth, Barb
Subject: RE: [SPAM-GFI] - Novi Road/13 Mile Planning

From: Paul Mercier [<mailto:coachmercier@gmail.com>]
Sent: Tuesday, April 14, 2015 9:59 AM
To: McBeth, Barb
Subject: [SPAM-GFI] - Novi Road/13 Mile Planning

Ms. McBeth:

Hello, my name is Paul Mercier. I have been a Novi resident for just over one year, and my wife and I live with our 2 ½-year-old son (with one on the way) in the Woods of Novi neighborhood just north of 13 Mile. We moved to Novi from the east side of Livonia because we were seeking a safer, more welcoming community for our growing family. Unfortunately, my wife and I were unable to attend the recent open house in regard to the undeveloped land south of 13 Mile on Novi Rd. My wife is a physician, and I am a high school teacher who coaches baseball, so our schedules prevented us from making it. However, I am writing this e-mail to express my displeasure with the proposed development ideas for the land, and to suggest some possible alternatives.

To start, the 189 multiple-family dwellings that have been proposed would be a bad idea. My wife and I, like the majority of our neighbors, bought our home for a few main reasons: proximity to the lake, high home values, and security. While proximity to the lake will not change, I fear that the latter two reasons could be negatively impacted with the addition of more rental units.

Currently, there are quite a few multi-family dwellings in the area with a transient population. It is within these communities that the majority of the crime within our nearby community takes place. Every year, at our annual neighborhood association meeting, a member of the Novi Police will report that, "Woods of Novi is a safe place with very little crime; the majority of our calls in this area are for break-ins or other crimes in the nearby apartments." If this is true, which I assume it would be coming from a Novi officer, then adding another site with similar properties seems quite foolish. Furthermore, a simple Google search for reviews of the Singh properties on the same plot of land will reveal many unhappy residents who complain about the existing properties. Families want to feel secure in their homes, in their neighborhoods, and in the surrounding community; however, if a rise in crime occurs in a nearby development, those securities fade away quite quickly. The city spent a lot of money completing sidewalks for easier accessibility. That money will go to waste if citizens do not feel as safe walking, and even though the level of crime may not rise to a devastating level, perception is reality. If people perceive the properties to be unsafe, they will believe it, and avoid them.

Additionally, we paid a handsome sum for our home which was worth it to us because of the aforementioned reasons. Within the last year, the value of our home has only risen, and the investment we made into the local

community seems like a good one. However, adding more rental units to the area will surely only decrease our home's value. The people looking to buy homes in a new community tend to be people around my age-range (I am 32). But, these people are looking for neighborhood homes that are built within a safe, welcoming, aesthetically-pleasing community. It is for these reasons that some of the neighboring cities to the west (South Lyon, New Hudson, Milford, and Brighton) are booming with newer homes and younger residents. Adding a multi-family dwelling will only bring more transient residents who care much less about the surrounding community.

Surely, I understand that the city would like to use the undeveloped land to make money; however, if not used properly, that area of the city could suffer greatly in the years following. Take note of the downslide in the schools and home values along Pontiac Trail in Wixom, or call our neighbors to the southeast in Livonia and Westland. The multi-family dwellings have impacted the communities in those cities negatively. I know, I was a 30-year-resident, and I work within those school systems.

Instead of the current proposal, I beg that the city consider other options. A development for single-family homes would be a welcomed proposal by many in the community. Novi was, and still is, a destination city for adults looking to move into a nice community. Tollgate Woods has resumed development; the city should consider selling to Singh, or a similar builder, to add single-family homes to the community.

Alternatively, if the city is reluctant to build more single-family homes, perhaps it should consider selling to a company to build commercial buildings with residential units attached. Buildings such as those in Downtown Plymouth or Walled Lake in which condos can be purchased atop of commercial ventures such as restaurants or stores which offer a more aesthetically-pleasing development which allows for both new residents and more options for current residents.

In sum, I understand that it makes sense, economically, to develop the land that is sitting unused. However, the city must look at the big picture and the future of the area. Adding more rental units would only attract residents who will stay for a short amount of time, with no real investment in the community. Allowing this to happen might just cause the current residents, who have made an investment in the community, to pack up and leave. I know that it would definitely be a consideration for my family.

I know that your job and the decisions you must make are not easy, so I thank your for taking the time to read this e-mail. Please consider the impact this may have on the CURRENT Novi residents.

Thank you,

Paul Mercier

Komaragiri, Sri

To: McBeth, Barb
Subject: RE: 13 and Novi Road development

From: Lacolla, Jennifer (jennifer) [<mailto:jiacolla@med.umich.edu>]
Sent: Tuesday, April 14, 2015 10:36 AM
To: McBeth, Barb
Cc: larry.hammons@gm.com
Subject: 13 and Novi Road development

Dear Ms. McBeth,

My husband, two children and I are current residents of the Woods of Novi neighborhood. We understand that there is a possibility of development of apartments on the land near 13 and Novi road. As residents of this area, we would like to voice our opinion that we adamantly do NOT wish to have the development of apartments/condominiums/mobile homes in this area. We would recommend either an adult playground/work-out area or a small neighborhood of single family homes or keep area commercial. Please take this into consideration.

Thank you for your time and attention.

Regards,

Larry and Jennifer Hammons
42753 Wimbledon Way
Novi, MI 48377

Ph. 586-709-9734 (Jennifer)
Ph. 419-343-8405 (Larry)

Electronic Mail is not secure, may not be read every day, and should not be used for urgent or sensitive issues

Komaragiri, Sri

To: McBeth, Barb
Subject: RE: Development of land at 13 Mile and Novi Rd.

From: Brent [<mailto:brntjns8@gmail.com>]
Sent: Tuesday, April 14, 2015 3:13 PM
To: McBeth, Barb
Subject: Development of land at 13 Mile and Novi Rd.

Mr. or Ms. McBeth,

I am a resident of the Woods of Novi sub-division. I was not able to attend the open house regarding the use of the land south of 13 Mile and west of Novi Road, but I understand that an apartment complex is being considered for the land. I would like to express my objection to the use of the land for that purpose.

I would much rather see the land used to create some type of a park or recreational facility. Especially given the fact that we already have two large apartment complexes on 13 Mile west of Novi, and given the fact that undeveloped land at the intersection has been recently used to build both a large gas station and a pharmacy.

I hope and trust that the city will consider my concerns and wishes as well as those of several of my neighbors in our sub.

Thank you for your time, attention, and consideration.

Respectfully
Brent L. Jones
42723 Lancelot Ct.
Novi, Mi. 48377
248-420-5875

Komaragiri, Sri

To: McBeth, Barb
Subject: RE: Land Development 13 Mile & Novi Road

From: srinivas chitrapu [<mailto:csrini21@yahoo.com>]
Sent: Tuesday, April 14, 2015 2:49 PM
To: McBeth, Barb
Subject: Land Development 13 Mile & Novi Road

Hello,

I live in the Vista Hills subdivision off Novi Road, b/w 12 and 13 mile roads.

Been here for over 10 years and absolutely love it, and the city as well.

One of the best things is that the mall is close by, but once we are north of 12 mile, the traffic volumes comes down and it is very pleasant for walks and the overall ambience is excellent. The RiteAid built a few years ago and the gas station have provided convenience without any impact to the ambience.

If the City of Novi does want to utilize the large land available, it would be preferred to be used for low traffic establishments. Single-Family homes would be the best choice (would generate revenue for the city), or perhaps a park/track (tennis courts would be great!). An apartment complex would make this location too crowded. While it may generate more revenue for the city, an apartment complex would impact the peace and quite of the area.

Thanks.

Regards,
Srinivas

Komaragiri, Sri

To: McBeth, Barb
Subject: RE: [SPAM-GFI] - Development located at 13 mile and Novi Road

From: Darcy Schuchert [<mailto:darcyrose@gmail.com>]
Sent: Tuesday, April 14, 2015 11:42 AM
To: McBeth, Barb
Subject: [SPAM-GFI] - Development located at 13 mile and Novi Road

Good Morning Barbara,

I attended the civic center meeting regarding the current proposal for the "high end" rental apartments. I am a new resident to Novi in the Woods of Novi subdivision. My husband and I are in our early 30s and looking to start a family as we just purchased our forever home. There are many negatives to having some many rental communities within the city limits. Many people who move into a rental are within a transition period of their life. There are multiple rental homes in that location that are now outweighing the single family home population. My other concern is the demographic this type of development will bring into the city of Novi and the Walled Lake School District. When I asked the developer what the cost of the "high end" rental will be he indicated \$2000.00 a month. With a follow up of "what happens when you can not rent these for \$2000.00 a month?" He was unable to answer. \$2000.00 a month is more than my current mortgage with taxes and insurance within the subdivision of Woods of Novi. Although the developer stated the market study shows that the need is there for this type of development and would be supported at the \$2000.00 a month rental I just personal feel this isn't the best choice for the city. My mother is in her 60s and near retirement and would never image to increase a rental payment to 2000.00 a month while in retirement. The developer stated he was looking to grab the individual in their 20s who do not want home ownership and those in retirement looking to downsize. I am not aware of any 20 year old that would be able to spend 2000 a month. I also asked if he was to keep the zone commercial would he be willing to put a Trader Joe, Whole Foods, or another grocery store. He stated that no grocery store wants to go into that area. I would like to know what type of proof he has that no grocery store is interested in that property. We have no grocery stores that close to us with out having to cross over an expressway. I then asked the developer what if any was the benefit to the current residents in and near this area. His response was silence.

I am really hopeful that the city will listen to their current residents and take our concerns into consideration when bringing another possible rental community to the city rather than single family homes. With mortgage rates at their lowest in many years this is a great opportunity for home ownership where younger families can make Novi their forever home.

Please take our voice into consideration when reviewing his current proposal.

Thank you for your time in this matter,
Darcy Donakowski 29752 English Way Novi, MI
734-231-9018.

Komaragiri, Sri

To: McBeth, Barb
Subject: RE: Proposed delvelopment along Novi Road / 13 Mile

From: DONALD GOSHORN [<mailto:donaldgoshorn@prodigy.net>]
Sent: Tuesday, April 14, 2015 4:15 PM
To: McBeth, Barb
Subject: Proposed delvelopment along Novi Road / 13 Mile

I am a resident of the Vista Hills subdivision at 12&1/2 mile and Novi roads and am writing to voice my concern about the proposed apartment complex that could potentially be built on vacant land along Novi Road, south of 13 Mile road.

Adding another large, multi-family complex to an area that already has several large multi-family complexes just to the north and east of there will add significant traffic to an area that is already very congested and with extremely poor road conditions (Novi Road is in terrible condition between 12 and 13 mile roads). This additional traffic will only worsen the existing problems.

Also, the addition of another large apartment complex will increase the transient nature of the surrounding area, significantly altering the make up of the overall neighborhood.

I am not opposed to development of this site and respect the rights of the property owners to do so.

However, I believe that a large apartment complex is not the best use of that site - single family housing would be a much better overall fit for the area from an economic and demographic perspective.

Sincerely

Don Goshorn
28707 Stonewall Ct.
Novi, Michigan 48377

Komaragiri, Sri

To: McBeth, Barb
Subject: RE: 13 mile and Novi rd.

From: Jim & Kerry Wittman [<mailto:jimkerrywittman@yahoo.com>]
Sent: Tuesday, April 14, 2015 7:31 PM
To: McBeth, Barb
Subject: 13 mile and Novi rd.

I would like to see a skateboard park, soccer field, ball diamond, and an amphitheater, possibly a section for a small dog park, and a playground. Not another apartment complex or condos.

Jim and Kerry Wittman

Komaragiri, Sri

To: McBeth, Barb
Subject: RE: 13 mile and novi development

-----Original Message-----

From: Mandi [mailto:mandisokana@gmail.com]
Sent: Tuesday, April 14, 2015 8:50 PM
To: McBeth, Barb
Subject: 13 mile and novi development

Ms. McBeth,

My family has recently moved to Novi and love the area. We became aware yesterday of the city's plan to add an apartment complex in the area of 13 and novi. We strongly oppose this and feel the the land should be used for either residential homes or possible a park for our kids to play in or something of that nature. I do not support an apartment complex at all and don't think it is in the city's best interests.

Thank you for your time.
Mandi Sokana
Woods of Novi

Sent from my iPhone

Komaragiri, Sri

To: McBeth, Barb
Subject: RE: Proposed Rental Units at 13 Mile and Novi Road

From: Brian Kasal [<mailto:brian.kasal@gmail.com>]
Sent: Wednesday, April 15, 2015 8:11 AM
To: McBeth, Barb
Subject: Proposed Rental Units at 13 Mile and Novi Road

Dear Barbara,

I am writing to express my deep concern about the proposed apartment complex at 13 Mile and Novi Road. I live in the Woods of Novi subdivision at that intersection and as a resident of the are, I believe another apartment complex would be a blow to our area. My kids attend school in the district and we already have a problem with transient families coming through the schools with very little investment in long-term education. This has been starting to turn around with the development of more single family homes near us, but adding more apartments will hurt the progress we have made.

Also, the home buying market has finally started to turn around in our area. Another large apartment complex nearby will have a negative impact on our home values. We already have a large rental complex at the intersection of 13 Mile and Novi Road. Another one is the last thing we need.

Commercial use would be much more appropriate for this land. We do not have a convenient grocery store in the are and that is what we need. I understand that the developer has not had any luck in attracting a grocery store to that land but if he is patient it will happen. With new home development happening all over our area a grocery store is bound to see the value of that space in the near future.

My second preference would be for single family homes or the proposed mixed use of the space with condos for sale rather than apartments for rent, with retail space below. This is also a good idea.

Thank you for your consideration. Please think about the long term affects to our area when making your decision.

Brian Kasal
248-207-8254

Komaragiri, Sri

To: McBeth, Barb
Subject: RE: Land Development at Novi and 13 Mile Road

From: Emily [<mailto:emilylark@gmail.com>]
Sent: Wednesday, April 15, 2015 8:24 AM
To: McBeth, Barb
Subject: Land Development at Novi and 13 Mile Road

Dear Barbara,

As a resident of the Woods of Novi Subdivision at 13 Mile and Novi Road, I am writing to oppose the apartment complex that has been proposed for the land just south of our intersection. Our area has been slowly improving over the past few years and our schools are right on the brink of becoming more successful. If you add a large rental complex will will have an influx of more transient families to our area and the problems that we currently face in our Walled Lake schools will be exasperated.

The northern section of Novi has been struggling to keep up with the success of the southern part of Novi. We have been making great progress over the past few years. Please do not derail the long-term success of our area for a short-term financial gain. I believe the city as a whole will benefit more long-term by using this land for commercial use or for single family homes. I also believe that the proposed mixed use buildings (with retail space below and living spaces above) would be a much better idea than an apartment complex.

Thank you for your consideration.

Emily Kasal
42528 Wimbledon Way
Novi, MI 48377
248-770-0144

Komaragiri, Sri

To: McBeth, Barb
Subject: RE: Development of Novi Road/13Mile

From: Charles Mockridge [<mailto:crmckridge@gmail.com>]
Sent: Wednesday, April 15, 2015 8:51 AM
To: McBeth, Barb
Subject: Development of Novi Road/13Mile

Hello,

I am a resident of Vista Hills subdivision at Novi rd and Old Novi rd in Novi. I understand that there are plans to develop the land just south of 13 mile on Novi Rd.

This is a very beautiful piece of land with water and woods. I'd like to express my preference, and the preference of the numerous Novi residents in the area, for the use of the land. Ideally, this could be converted into a park or nature preserve given the natural beauty of the land.

Alternatively, the land could be developed into additional single family homes. Given the number of and quality of residential homes in the area, an additional neighborhood would be well received.

Finally, a commercial development with stores that would compliment the gas station and pharmacy on the corner would be well received.

The worse case scenario would be a rental or condo complex as it would reduce the value of the homes in the area and provide little value for the current residents of the area.

Thank you and please keep me informed of any petitions or channels to voice our opinions.

Charles Mockridge
28748 Quarry Ct.,
Novi, MI 48377

Komaragiri, Sri

To: McBeth, Barb
Subject: RE: New apartments on 13 and Novi

-----Original Message-----

From: Michael Agrusa [<mailto:michael.agrusa@gmail.com>]
Sent: Wednesday, April 15, 2015 9:10 AM
To: McBeth, Barb
Cc: Sheryl Agrusa
Subject: New apartments on 13 and Novi

Barbara,

My wife and I live in the Woods of Novi on 13 and Novi road. We understand there is consideration for new development on Novi road north of 13 mile next to the Sunshine Market. We also understand there is talk of building an apartment complex and we vehemently oppose the idea of the apartments. The area was originally zoned for commercial, if my home owners association information is correct, and has now been rezoned for residential. Why not add a new subdivision of nice homes instead?

We have lived in Novi for 14 years and the area has changed so much, I wish I could say it's improved but that is not the case. There are plenty of apartments in Novi, especially in that area. I have friends in the police department and I know crime has increased in the area and many of them say the apartments are a significant cause of the crime.

Our home owners association is prepared and willing to petition against the development of apartments.

We recently have made the decision to move our children to private schools. That was not an option for us 14 years ago.

PLEASE let us know how to get involved to help prevent this from happening.

Thank you.

Mike and Sheryl Agrusa

Komaragiri, Sri

To: McBeth, Barb
Subject: RE: Novi Road / 13 Mile Planning Area Study

From: markela.skenderi@us.mahle.com [<mailto:markela.skenderi@us.mahle.com>]
Sent: Friday, April 17, 2015 9:34 AM
To: McBeth, Barb
Subject: Novi Road / 13 Mile Planning Area Study

Hello Barbara,

I am a resident in Novi Woods homes and I was reviewing the proposed plan in the area. My first preference, would be a commercial area with coffee shops and restaurants with sidewalks, playground and offices above. Something similar to downtown Northville where you can walk, grab something to eat and perhaps have a small park with a fountain where you can seat with a friend or or kids to play around.

The second preference would be to have residential homes, no apartment buildings.

Kind regards,

Markela Skenderi

Komaragiri, Sri

To: McBeth, Barb
Subject: RE: Development SE of Novi Rd/13 mile

From: Prakash Kulkarni [<mailto:prakashkul@hotmail.com>]

Sent: Saturday, April 18, 2015 11:33 AM

To: McBeth, Barb

Subject: Development SE of Novi Rd/13 mile

I am completely against an apartment complex in the area South of 13 mi/East of Novi Road.

I suggest the following options, with this order of preference

- 1) adult playground/work-out area;
- 2) single family homes;
- 3) commercial.

Definitely no apartments/mobile homes/condos.

Thank you,

Prakash Kulkarni

42945 Brookstone Drive, Novi, MI 48377

Komaragiri, Sri

To: McBeth, Barb
Subject: RE: Novi Road / 13 Mile Planning Area Study

From: Kim Levy [<mailto:ker917@gmail.com>]
Sent: Friday, May 01, 2015 2:38 PM
To: McBeth, Barb
Cc: Jason Levy
Subject: Novi Road / 13 Mile Planning Area Study

I am writing to provide input regarding the planning area study mentioned above. I do not believe that this area is in need of any additional multi-family rental developments, unless that development is devoted to those 55 and over. There are already multi-family developments directly next to and across from this area being studied, I do not think the area needs more. Further, the area under study surrounds Walled Lake, which already has a very active young professional rental community.

As an individual who lives .5 mile away from the area, I would rather see mixed use if the area cannot support more retail development of 100% of the area. We are desperately in need of a grocery store in the area, as all stores are located at least 3 miles away. The assisted living center located nearby seems to have done very well and the addition of owned or rental senior living centers would not put additional pressure on nearby schools. Further, the major growing sector in the US currently is the medical sector. There are very few medical office buildings located in the area under study.

The demographics and trends provided look very slanted to favor the developer's desires. While the demographics of 48377 may differ from those of 48375, that does not mean that those of us living in 48377 wish to see those demographic changes continue to grow in the direction the developer would wish. I do not believe that exacerbating these differences in demographics will increase property values in the area or improve the lives of those that have already settled here. It seems that it will only improve the lining in the pockets of the developer.

Regards,
Kimberlee Levy, JD

May 14, 2015

RE: Development of 21-acre parcel located on the southeast corner of Novi Road & 13 Mile Road

To Whom It May Concern,

I am writing to provide input regarding the planning area study mentioned above. I do not believe that this area is in need of any additional multi-family rental developments, unless that development is devoted to those 55 and over. There are already multi-family developments directly next to and across from this area being studied, I do not think the area needs more. Further, the area under study surrounds Walled Lake, which already has a very active young professional rental community.

As an individual who lives .5 mile away from the area, I would rather see mixed use if the area cannot support more retail development of 100% of the area. We are desperately in need of a grocery store in the area, as all stores are located at least 3 miles away. The assisted living center located nearby seems to have done very well and the addition of owned or rental senior living centers would not put additional pressure on nearby schools. Further, the major growing sector in the US currently is the medical sector. There are very few medical office buildings located in the area under study.

The demographics and trends provided look very **slanted** to favor the developer's desires. While the demographics of 48377 may differ from those of 48375, that does not mean that those of us living in 48377 wish to see those demographic changes continue to grow in the direction the developer would wish. I do not believe that exacerbating these differences in demographics will increase property values in the area or improve the lives of those that have already settled here. It seems that it will only improve the lining in the pockets of the developer.

Respectfully,

Jason I Levy
Novi Resident

Komaragiri, Sri

To: Michael Solomon
Subject: RE: [SPAM-GFI] - Letter to the Planning Commission & City Council on Novi Rd & 13 Mile Rd property

From: Michael Solomon [<mailto:micsolom@yahoo.com>]

Sent: Thursday, May 21, 2015 10:35 AM

To: Komaragiri, Sri; McBeth, Barb

Cc: Mutch, Andrew

Subject: [SPAM-GFI] - Letter to the Planning Commission & City Council on Novi Rd & 13 Mile Rd property

Dear Sri and Beth,

Please include the following collective letter in the packet for the Planning Commission to review regarding the landowner request to amend the consent judgement on the Novi Rd & 13 Mile Rd property.

The letter is from 30 families in Novi.

Thank you!

May 20, 2015

Collective of concerned Novi residents
Novi, Michigan

Novi Planning Commission
Novi City Council
45175 Ten Mile Road
Novi, Michigan 48375

RE: "Manchester" proposed development Novi Rd and 13 Mile Rd – amendment to the consent judgment

Dear Commissioners and Council Members,

We are a Novi resident collective of 30 families. We are writing to express our concerns on the request to amend the consent judgment on the "Manchester" property located at Novi Road and 13 Mile Road.

We are families residing in or near the subject area and drive by the property numerous times every day in route to such things as grocery stores, enrichment activities, personal services, recreation, dining, and more. While a gas station and drug store located at the crossroads of Novi Road and 13 Mile Road offer some conveniences, the two alone are not enough to provide our families and community with substantial services.

North of 12 Mile Road within the City limit there are negligible convenience shopping and services. Residents in 48377 which represents 28% of the city's population and 1/3 of its total geography are being underserved by a lack of vital, daily conveniences like:

- Grocery Stores (ex: Plum Market, Papa Joe's, Market Square, and the like)
- Personal services ranging from hair and nail salons, dental, orthodontics, small medical, child care
- Enrichment activities like dance studio, music lessons, fitness studio, etc.
- Dining options like bistros, delis, or even fine dining
- Coffee shop, smoothie/juice bar, ice cream shop, bagel shop, etc.
- Local boutique shopping
- Accessible outdoor recreation like fitness trails, soccer field, softball, tennis

Having these types of businesses and recreation options located on the subject property would:

- Fill the void for these vital, daily conveniences in our sizable community
-
- Significantly decrease the community's need to travel to neighboring cities to seek out these conveniences
- Provide nearby residents (<1 mile) with good reasons to walk or bike
- Enhance Novi's reputation as an attractive, livable and to scale community
- Bolster existing residential properties and home values by having these conveniences nearby and within walking/biking distance

The "Manchester" proposal to add rented, multi-family dwellings on this crucial piece of land North of 12 Mile Road only serves to:

- Increase the number of renters and transient residents in an area that is already substantially higher than the rest of the City; 53% of the population in 48377 is already renting while 34% is the City average
- Perpetuate the community's need to seek out conveniences and services in neighboring cities
- Take away one of the crucial plots of land in 48377 where local conveniences could be established
- Further saturate an already oversupplied rental market and outpace demand

The City of Novi should actively encourage the development of thoughtfully designed and compatible local conveniences and small-scale businesses, parks and other open areas within walking and biking distance of this highly populated residential area.

We respectfully ask the Commissioners and Council Members to deny the landowner/developers request to amend the consent judgment.

When the benefits of having these local conveniences are so great and these necessities are in such demand it makes good sense to support the needs of the existing community over the needs of any particular landowner/developer.

Sincerely,

Ms. Karin Schmitz

Mr. & Mrs. Paul Rachiele

Ms. Mary Borbi

Mr. Derek Golek

Brian Kosian

Mr. & Mrs. Jeffrey Rust

Erica Groves

Mrs. Heather Slnanis

Rebecca Kosian

Mrs. Deanna Kavanaugh

Jamie Groves

Mr. Apostolos Sinanis

(cont.)

(continued)

Mrs. Michelle Wong
Ms. Heidi Olekszy-Mann
Mr. Jason Levy
Mr. Raymond Kantor
Mrs. Kim Waling
Mrs. Tonia Beard
Dina Tallman
Cathy Shore
Mr. Reuben Levy

Mrs. Clare Teachman
Mrs. Beverly Moyer
Mrs. Kim Levy
Mrs. Elise Kantor
Mrs. Colleen Boyce
Mrs. Kristie Foust
Joseph O'Brien
Ms. Malika Cherkasov
Mrs. Sheryl Anne Tisch

Mrs. Julie Solomon
Mr. Denny Moyer
Mrs. Dana Gorman
Mr. Bob Waling
Mr. Andrew Boyce
Jacquie Gretzinger
Mr & Mrs. Emil Cherkasov
Mrs. Catherine Beasley

Komaragiri, Sri

From: Rachelle Cherkasov <rlcherkasov@gmail.com>
Sent: Thursday, May 21, 2015 2:12 AM
To: Komaragiri, Sri; McBeth, Barb
Cc: amutch@cityofnovi.org
Subject: Planning Commission - Survey Results to include in review packet for Novi Rd & 13 Mile Rd
Attachments: Novi Survey on Manchester.pdf

Dear Sri & Barb,

Please include the attached document in the weekend review packet for the Planning Commission regarding the request for amendment to the consent judgment on the Novi Rd & 13 Mile Rd property.

If you have any questions, please feel free to contact me.

--

Sincerely,
Rachelle L. Cherkasov

May 21, 2015

Rachelle Cherkasov
43115 Sandstone Drive
Novi, Michigan 48377

Novi Planning Commission
Novi City Council
45175 Ten Mile Road
Novi, Michigan 48375

RE: Independent Resident Survey on Amendment to Consent Judgment for property located at
Novi Road and 13 Mile Road

Dear Commissioners and Council Members,

I am a resident residing in the Vista Hills subdivision near the subject property. My spouse and I attended the April 13, 2015 Open House regarding the request to amend the consent judgment for the 21-acre parcel located at Novi Road and 13 Mile Road. We were very concerned by the small number of residents who attended the Open House.

In the days that followed, we spoke with other residents and became aware most had not, or did not recall, receiving the postcard from the City informing them of the Open House. We were encouraged by the residents we spoke with to assist in making their's and other's opinions known on the amendment request.

As a former automotive analyst and metric database designer, I created an independent survey to seek public input regarding the request for amending the consent judgment. The survey is unbiased in nature, designed only to capture opinions, and does not lead respondents down any particular path. The survey was available online from May 6 to May 20, 2015. The survey link was distributed primarily via Facebook and emails to various resident organizations.

There were 204 resident responses to the survey during the two week period. The majority of the respondents are located within 48377 and would be considered major stakeholders due to their proximity to the subject property.

The majority of respondents did not support the landowner's development proposal and subsequent request for amendment to the consent judgment. These results mirror the Open House public input comments and emails included in the Clearzoning, Inc & TCG "13 Mile Rd/ Novi Road Area Study". Further, the majority of survey respondents are willing to sign a petition to take further action.

Attached you will find the following survey items:

- Summary of pertinent elements: respondent zip code, school district, open house attendance, recommendation on amendment (raw data available on request)

- Survey questions

On behalf on the majority of survey respondents, we respectfully recommend that the Planning Commission and City Council deny the landowner's request to amend the consent judgment to allow for the construction of a rented 189-unit multi-family development.

Sincerely,



Rachelle Cherkasov

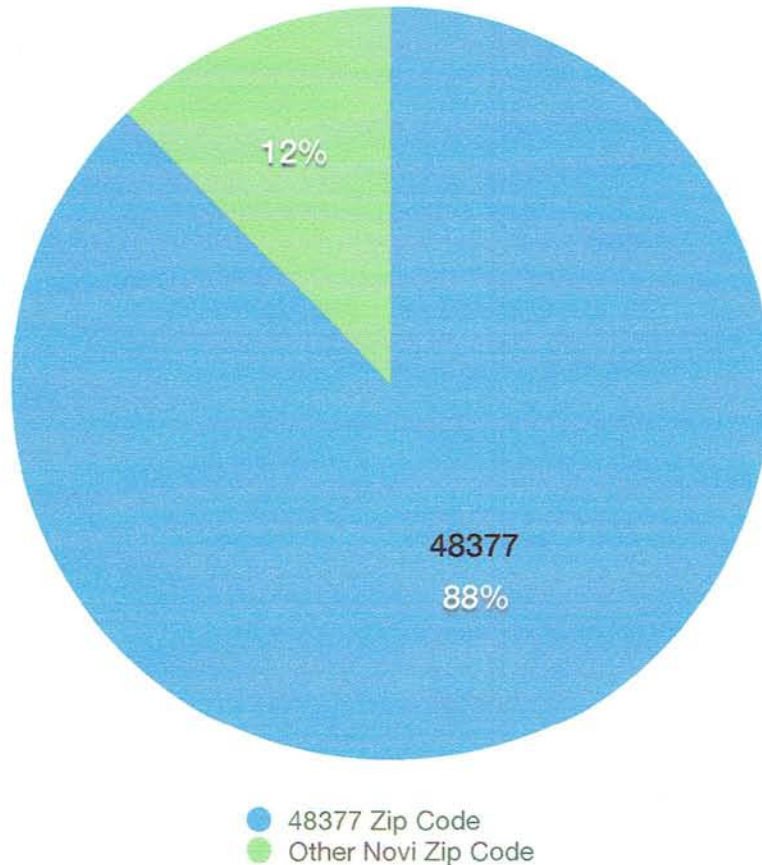
Respondent Zip Codes

Of the 204 survey respondents, the majority (88%) are in Novi's 48377 zip code. This zip code area is the one most impacted by the requested amendment to the Consent Judgment due to its proximity to the property at Novi Road and 13 Mile Road.

Respondent Zip Code Responses

RESPONDENT ZIP CODE	NUMBER OF RESPONDENTS
48377 Zip Code	179
Other Novi Zip Code	25

Zip Code Percentages



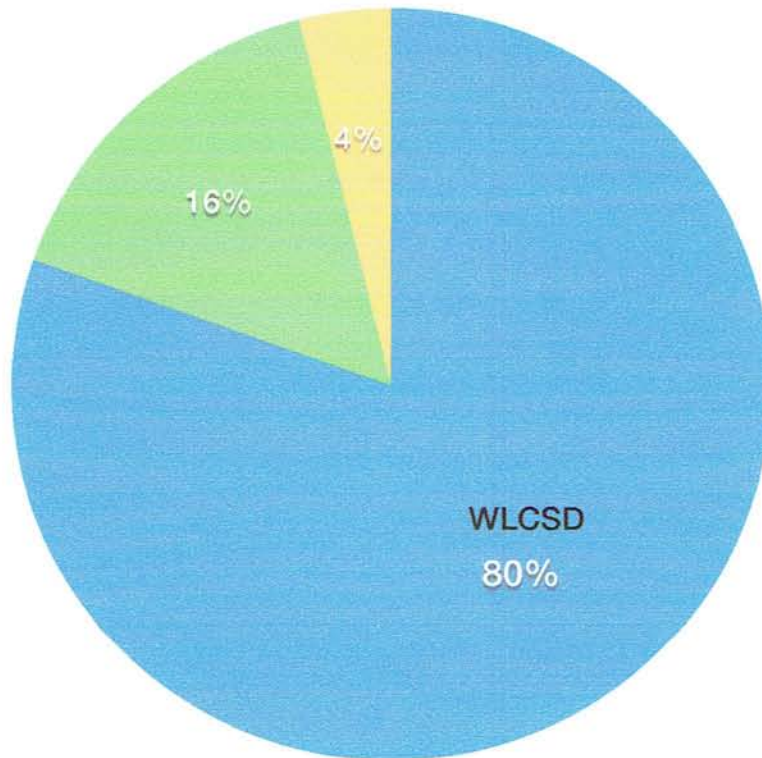
Respondent School Districts

Of the 204 survey respondents, the majority (80%) are in the Walled Lake Consolidated School District. This school district is the one most impacted by the requested amendment to the Consent Judgment due to its proximity to the property at Novi Road and 13 Mile Road.

Respondent School District Responses

RESPONDENT SCHOOL DISTRICT	NUMBER OF RESPONDENTS
Walled Lake Consolidated School District	164
Novi School District	32
Uncertain of School District	8

School District Percentages



- Walled Lake Consolidated School District
- Novi School District
- Uncertain of School District

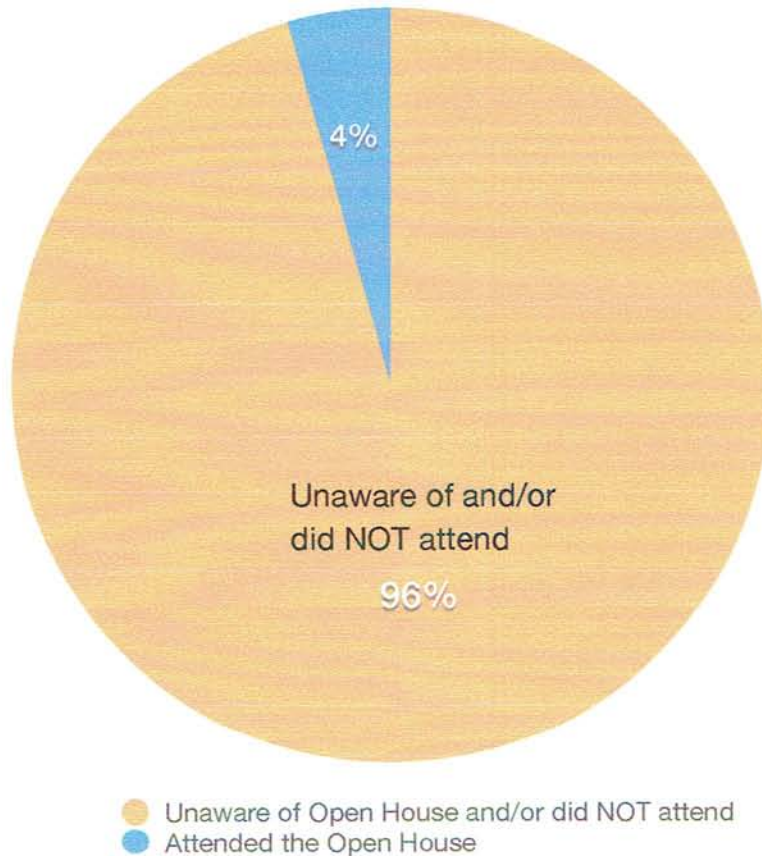
Respondent Open House Attendance

Of the 204 survey respondents, the majority (96%) were unaware of and/or did not attend the April 13, 2015 Open House conducted by the City of Novi regarding the request to amend the Consent Judgment on the property located at Novi Road and 13 Mile Road.

Respondent Open House Attendance Responses

RESPONDENT OPEN HOUSE ATTENDANCE	NUMBER OF RESPONDENTS
Unaware of Open House and/or did NOT attend	195
Attended the Open House	9

Open House Attendance



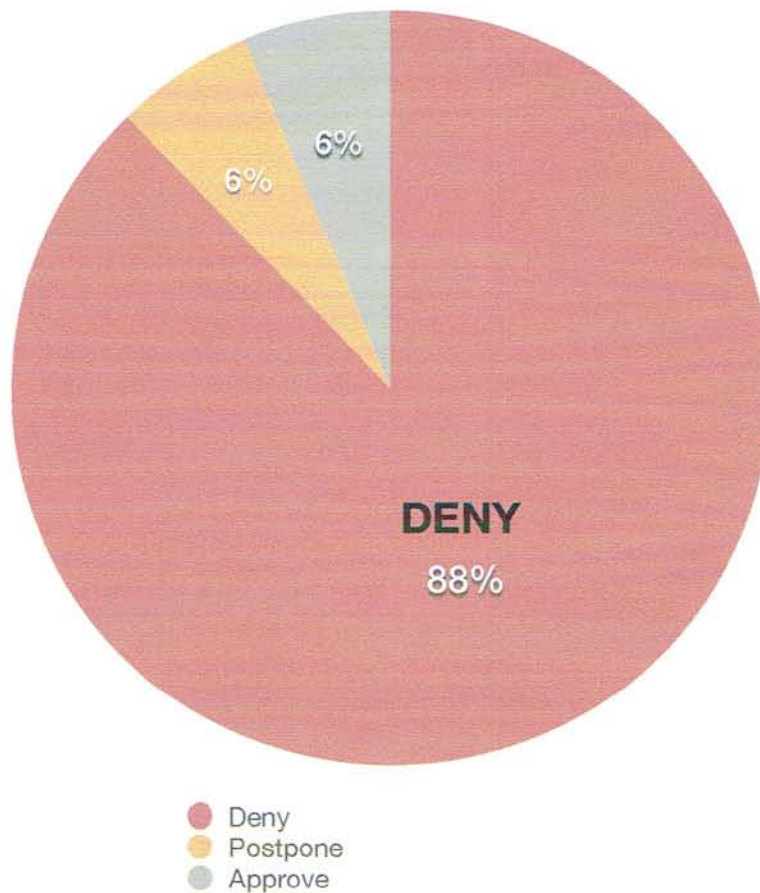
Respondent Recommendation on Amendment to Consent Judgment

Of the 204 survey respondents, the majority (80%) were unaware of and/or did not attend the April 13, 2015 Open House conducted by the City of Novi regarding the request to amend the Consent Judgment on the property located at Novi Road and 13 Mile Road.

Respondent Open House Attendance

RESPONDENT RECOMMENDATION ON AMENDMENT TO CONSENT JUDGMENT	NUMBER OF RESPONDENTS
Deny	179
Postpone	12
Approve	13

Recommendation on Amendment to Consent Judgment



Novi Resident Survey regarding development 21-acre parcel at Novi Road and 13 Mile Road (SE corner)

This survey was created by a resident of the City of Novi living near the parcel at Novi Road & 13 Mile Road. This survey was not created by the City of Novi.

* Required

Are you a resident of the city of Novi, Michigan? *

- Yes
- No

Is your zip code 48377? *

- Yes
- No

In which school district is your residence located? *

- Walled Lake Consolidated School District (WLCSD)
- Novi School District
- Uncertain

On or about April 1, 2015, did you receive a postcard from the City of Novi informing you of an Open House on April 13, 2015 regarding the parcel at Novi Rd & 13 Mile Rd? *

- Yes, I received the postcard
- I do not recall receiving the postcard
- No, if I would have received the postcard I would have attended the Open House

Did you attend the Open House? *

Held on April 13, 2015 between 4 PM and 6:30 PM at the Novi Civic Center

- Yes, I attended
- No, I did not attend
- I was unaware of the Open House

Were you aware of the landowner/developer's request for a zoning change to the parcel that would allow for Multi-Family Dwellings to be built? *

In this particular case, Multi-Family Dwellings refers to Apartment Buildings

- Yes, I was aware of the landowner/developer's request to build apartments there.
- No, I was not aware of the landowner/developer request to build apartments there.

Are you aware that IF the zoning is approved by the city, the landowner/developer plans to build a 189-unit Multi-Family Dwelling on this parcel? *

In this case, Multi-Family Dwelling refers to Apartment Buildings

- No, I was not aware the landowner/developer plan to build a 189-unit apartment complex
- Yes, I am aware the landowner/developer plan to build a 189-unit apartment complex

Do you support the landowner/developers plan to build a 189-unit Multi-Family Dwelling on this parcel? *

In this case, Multi-Family Dwellings refers to Apartment Buildings

- Yes, I support the landowner/developer's plan to build a 189-unit apartment building
- No, I do not support the landowner/developer's plan to build a 189-unit apartment building
- I am undecided

Continue »



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SINGH DEVELOPMENT, L.L.C.
7125 ORCHARD LAKE ROAD
SUITE 200
WEST BLOOMFIELD, MICHIGAN 48322

TELEPHONE: (248) 865-1600
DIRECT DIAL: (248) 865-1602
FAX: (248) 865-1630
E-MAIL: kahm@SinghMail.com

May 18, 2015

Barbara E. McBeth, A.I.C.P.
Deputy Community Development Director
City of Novi
45175 W. Ten Mile Road
Novi, Michigan 48375-3024

Re: Proposed "Manchester" Multiple-Family Residential Community
21 Acre Parcel on the East Side of Novi Road, South of Thirteen Mile Road
Novi, Michigan

Dear Barb:

As a follow-up to our recent telephone conversation regarding the referenced proposed development, we are writing to express our strong opposition to the proposed multiple-family concept that was previously presented to City Council at their January 26, 2015 meeting and which precipitated the initiation of a planning area study of the property by Clearzoning, Inc. The concept was further presented during a Public Open House on April 13, 2015 sponsored by the City of Novi Community Development Department. The proposed multiple-family use would necessitate the amendment of the Consent Judgment entered into in 2002 providing for commercial use of the property.

By way of historical perspective, this property was originally proposed and approved as part of a larger PUD Agreement known as Vistas of Novi. The specific property in question was approved as part of that PUD as Phase 11, "Princeton Place" and Phase 12, "Vistas Village Square", both of which were planned as neighborhood shopping and were intended to service the various residential areas included in the larger Vistas of Novi PUD, as well as the surrounding community in northeastern Novi. That concept and understanding was further reflected in the Consent Order between the City of Novi and Sandstone Associates Limited Partnership dated January 27, 1999, which established approvals for our Tollgate Woods and Tollgate Ravines residential communities, as well as Meadowbrook Townhomes. A copy of that Consent Order is attached for your reference.

The Phasing Plan for Vistas of Novi was included with the Site Plan approval for Tollgate Woods and Tollgate Ravines and reflected the inclusion of Phase 11 and Phase 12,

referenced above. A copy of that Phasing Plan is also attached for your reference. It was our understanding and expectation when receiving our approvals for Tollgate Woods and Tollgate Ravines that Phases 11 and 12 would be developed as commercial uses that would support our planned residential communities and would become an integral part of the fabric of the overall Vistas of Novi PUD community that was being created. We acknowledge that a subsequent Consent Order was entered into by the City of Novi in 2002 that allowed for an increase in the allowed commercial density on the Phase 11 and Phase 12 properties, but they continued to provide the supporting commercial services to the greater Vistas of Novi communities that were anticipated from the outset and fulfilled original expectations.

We have all endured a drop in the economic conditions in the greater Detroit metropolitan area due to the recent 'Great Recession'. The recovery from those conditions has begun, but we do not think that decisions regarding the long term use of this property should be made with a shortsighted vision. The original planned use of the property as commercial remains a sound and viable component of the fabric of the Vistas of Novi communities and we would urge the City of Novi to 'stay the course' and not allow recent economic events to alter the original and long term goals for the development of the overall PUD, including neighborhood commercial on Phases 11 and 12.

Further, we seem to recall a prior attempt to rezone the referenced property to multiple-family and the City found that the present designated use is the most appropriate. We concur and urge the City to continue to uphold the Future Land Use Map and the preservation of the vision of its creation.

We would strongly urge the City of Novi to reject any consideration to the change in use for this property from commercial to multiple-family. We would be happy to further discuss our concerns regarding the proposed change in use and we appreciate the opportunity to address this proposal.

Sincerely,



G. Michael Kahm
Senior Vice President

Attachments

General Vista P.U.D. Notes

- ALL INTERNAL ROADS SHALL BE 25' WIDE, CONSTRUCTED TO CITY OF NOVI STANDARDS AND DEDICATED TO THE CITY UPON COMPLETION.
- ALL ROAD INTERSECTIONS SHALL BE AT 90 DEGREE ANGLES.
- THERE SHALL BE NO COLLECTOR ROADS WITHIN THE VISTAS' P.U.D.
- PARKING WILL NOT BE PERMITTED ON LANES AND ALLEYS. GARAGES FRONTING ON LANES SHALL HAVE A 20' LONG MINIMUM DRIVEWAY.
- CONSTRUCTION OF THE CHURCH PHASE MAY BE CONCURRENT WITH CONSTRUCTION OF A RESIDENTIAL OR COMMERCIAL PHASE WITH ADMINISTRATIVE APPROVAL.
- THE COMMERCIAL SPACE DESIGNATIONS FOR PHASES 3, 11, 12, 13 AND 14 ARE ESTIMATES ONLY AND SUBJECT TO CHANGE AS EACH PHASE IS DEVELOPED. THE OVERALL COMMERCIAL SPACE FOR PHASES 3, 11, 12, 13 AND 14 SHALL NOT EXCEED 100,000 SF.
- ACREAGES, RESIDENTIAL DENSITIES, AND COMMERCIAL SQUARE FOOTAGE SHOWN FOR EACH PHASE ARE ESTIMATES ONLY AND SUBJECT TO CHANGE AS EACH PHASE IS DEVELOPED. TOTAL NUMBER OF RESIDENTIAL DWELLING UNITS SHALL NOT EXCEED 935 DWELLING UNITS.
- THE AMENITIES ASSIGNED TO EACH PHASE SHALL BE BUILT AT THE COMPLETION OF EACH PHASE.
- AS SHOWN ON THE PREVIOUS PLANS APPROVED BY THE PLANNING COMMISSION AND CITY COUNCIL IN JULY OF 1994, NO SETBACKS ARE REQUIRED FOR NOVI AND THIRTEEN MILE ROADS WITHIN THE VILLAGE CENTER PHASES 3, 10, 11, 13 AND 14.
- FOR ADDITIONAL CONDITIONS, REFER TO P.U.D. AGREEMENT AMENDMENT DATED APRIL 10, 1995.

Legal Description

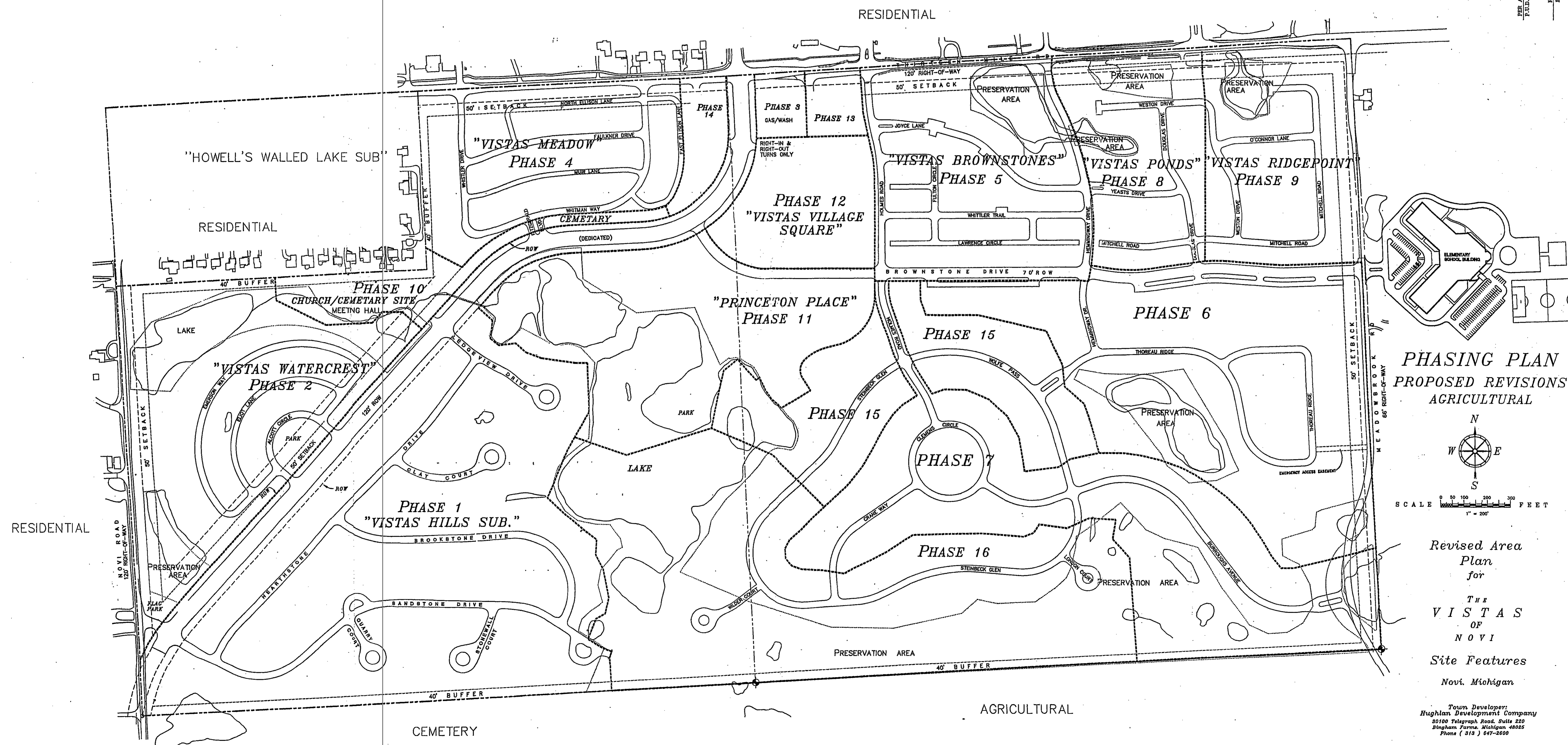
A PARCEL OF LAND LOCATED IN PART OF THE NORTH 1/2 OF SECTION 11, T. 1 N., R. 8 E., CITY OF NOVI, OAKLAND COUNTY MICHIGAN; DESCRIBED AS BEGINNING AT THE N.E. CORNER OF SECTION 11 AND PROCEEDING S. 02°48'42" E., 2637.96 FEET ALONG THE EAST LINE OF SAID SECTION 11 AND THE CENTERLINE OF MEADOWBROOK ROAD; THENCE S. 88°48'21" W., 2881.99 FEET ALONG THE EAST AND WEST 1/4 LINE OF SECTION 11 TO THE CENTER OF SAID SECTION 11; THENCE S. 80°55'34" W., 2816.95 FEET ALONG THE EAST AND WEST 1/4 LINE TO THE WEST 1/4 CORNER OF SAID SECTION 11; THENCE N. 03°32'56" W., 1863.51 FEET ALONG THE WEST LINE OF SECTION 11 AND THE CENTERLINE OF "HOWELL'S WALLED LAKE SUBDIVISION" AS RECORDED IN LIBER 42 PAGE 36 O.C.R.; THENCE N. 02°53'23" W., 770.00 FEET ALONG THE EAST LINE OF SAID "HOWELL'S WALLED LAKE SUBDIVISION" TO THE NORTH LINE OF SECTION 11; THENCE ALONG THE NORTH LINE OF SAID SECTION 11 AND THE CENTERLINE OF 13 MILE ROAD N. 87°10'30" E., 1325.18 FEET TO THE N. 1/4 CORNER OF SECTION 11; THENCE CONTINUING ALONG SAID NORTH SECTION LINE N. 87°24'42" E., 2872.75 FEET TO THE N.E. CORNER OF SECTION 11 ALSO BEING THE POINT OF BEGINNING CONTAINING 297.326 ACRES OF LAND, BEING SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD AND THE RIGHTS OF THE PUBLIC AND GOVERNMENTAL AGENCY OVER 13 MILE, MEADOWBROOK, AND NOVI ROADS.

VISTAS OF NOVI

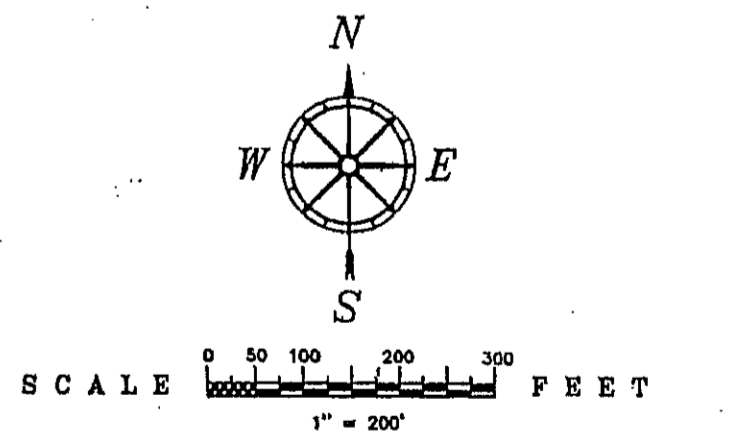
Land Use Summary By Phase (see note 7 as reference)

Category	Phase 1	Phase 2	Phase 3	Phase 4	Phase 5	Phase 6	Phase 7	Phase 8	Phase 9	Phase 10	Phase 11	Phase 12	Phase 13	Phase 14	Phase 15	Phase 16	TOTALS	TOTALS	
Estimated Acreage	57	23	2	10	18	32	28	12	16	4	19	11	2	2	16	39	297	297	
Residential Units																			
Single Family Homes	144	54	N/A	56	N/A	76	85	N/A	N/A	N/A	N/A	N/A	N/A	N/A	47	56	703	498	
Townhomes	N/A	N/A	N/A	N/A	80	N/A	73	104	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	236	257	
Multi-Family	N/A	N/A	N/A	N/A	180	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	181	180	
Total	144	54	N/A	56	260	76	85	73	104	N/A	N/A	N/A	N/A	N/A	47	56	1119	935	
Density - units per acre	2.5	2.3	N/A	3.5	14.4	2.4	2.3	6.1	6.8	N/A	N/A	N/A	N/A	N/A	2.9	1.4	3.8	3.2	
Other Uses																			
Village Center Commercial	N/A	N/A	4,000sf	N/A	N/A	N/A	N/A	N/A	N/A	N/A	20,000sf	64,000sf	6,000sf	6,000sf	N/A	N/A	100,000sf	100,000sf	
Clvio	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Church Site Cemetery	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Open Space	N/A	N/A	Park Preserv. Area	N/A	N/A	Park Preserv. Area	Park Preserv. Area	Park Preserv. Area	Park Preserv. Area	Park Preserv. Area	Park Preserv. Area	N/A	N/A	N/A	N/A	Park Preserv. Area	10 Acres	10 Acres	
																	62 Acres	62 Acres	

PER AMENDED P.U.D. 04/10/95
REVISED 11/17/98



**PHASING PLAN
PROPOSED REVISIONS
AGRICULTURAL**



Revised Area Plan for
THE VISTAS OF NOVI
Site Features
Novi, Michigan.

Town Developer:
Hughlan Development Company
50100 Telegraph Road, Suite 220
Stoughton Farms, Michigan 48025
Phone (313) 647-2600

NOVEMBER 11, 1998
Sheet 1 of 3
JANUVISTASNOVISTASNOVI 11-13-98 94

PRELIMINARY

STATE OF MICHIGAN —

IN THE CIRCUIT COURT FOR THE COUNTY OF OAKLAND

SANDSTONE ASSOCIATES LIMITED
PARTNERSHIP - A, a Michigan limited
partnership,

Plaintiff,

-vs-

CITY OF NOVI, a Michigan municipal
corporation, EDWARD F. KRIEWALL,
ANTHONY W. NOWICKI, and LES
GIBSON, jointly and severally,

Defendants.

95-501532-CK



CLERK JUDGE BARRY L. HOWARD
COUNTY SANDSTONE ASS V NOVI CITY

CARSON FISCHER, P.L.C.
Attorneys for Plaintiff
By: Robert M. Carson (P11682)
Kathleen A. Stibich (P31034)
300 E. Maple Road, Third Floor
Birmingham, MI 48009
(248) 644-4840

CUMMINGS, McCLOREY, DAVIS &
ACHO, P.C.
Co-Counsel for Defendants
By: Jeffrey R. Clark (P33074)
33900 Schoolcraft
Livonia, MI 48150
(734) 261-2400

FRIED, WATSON & BUGBEE, P.C.
Attorneys for Defendants
By: David M. Fried (P13710)
Dennis Watson P31300)
30700 Telegraph, Suite 3655
Bingham Farms, MI 48025
(248) 645-1003

CONSENT ORDER

At a session of said Court held in the Courthouse Tower,
Pontiac, Michigan on JAN 27 1999

PRESENT: HON. _____
CIRCUIT COURT JUDGE

THIS COURT having previously entered a Supplemental Order Re: Plaintiff's

Verified Motion to Restrain Interference with Development and for Additional Related Relief in this case on August 9, 1996 (the "Order"), and the parties hereto, through their respective attorneys, having stipulated and agreed to this Consent Order in order to facilitate the disposition of portions of the property, and the Court being otherwise advised in the premises:

IT IS HEREBY ORDERED THAT:

1. Modification of Order:

The following paragraph hereby is and shall be stricken from the Order:

"IT IS FURTHER ORDERED that Plaintiff shall be permitted to cultivate and commercially farm a portion of Plaintiff's property situated east of Decker Road that has been designated for farming by City's forester and Plaintiff or its designated representatives, and the parties shall attempt to agree on a procedure for farming vacant land situated west of Decker Road. In connection with the foregoing, the parties shall meet and execute a written agreement relating to farming not later than July 26, 1996, failing which the parties may seek further assistance of the Court. Plaintiff's farming activities are without prejudice to City's claims for alleged woodlands ordinance violations."

2. Woodland Matters:

Those portions of the Vistas of Novi Property being developed as the Tollgate Woods Subdivision, the Tollgate Ravines Site Condominium and the Meadowbrook Townhomes Condominium which are outside of the designated preservation areas (as depicted on the drawing attached as Exhibit "A") have been previously determined to not include regulated woodlands and, therefore, shall not be subject to the provisions of the City's Woodlands Protection ordinance, being Chapter 37 of the Ordinances of the City

of Novi. In connection with any portion of the Property which lies within the Designated Woodlands Preservation Areas, the Property Owners may remove those trees required for construction of subdivision improvements, such as roads, sidewalks, underground utilities, stormwater treatment and sedimentation basins, in accordance with the Woodlands plans approved under paragraph 4, below. The removal of trees shall be subject to the Woodland Protection requirements pertaining to replacement trees in effect as of the date of this Order. The construction of single family residences and related structures shall be subject to the permit approval process of Novi Code Section 37-30(b). In connection with the construction of residential structures on residential platted lots or site condominium units, the Property Owners shall use reasonable measures to preserve existing trees on the lots or units to enhance the natural beauty and aesthetic appeal of said lots or units. The Property Owners shall establish a conservation easement in a form approved by the City Attorney requiring the preservation of all of the preservation areas depicted on Exhibit A not utilized for lots, roads, sidewalks, underground utilities, stormwater treatment and sedimentation basins.

3. Wetlands Matters:

Pursuant to Chapter 12, Article V of the Novi Code of Ordinances, activities within regulated wetlands within those portions of the Vistas of Novi Property being developed as the Tollgate Woods Subdivision, the Tollgate Ravines Site Condominium and the Meadowbrook Townhomes Condominium are approved in accordance with the wetlands plans approved under paragraph 4 and 5, below.

4. Approval of Tollgate Preliminary Plat and Site Plan.

The preliminary plat for the Tollgate Woods Subdivision is hereby granted tentative and final preliminary plat approval, and the Site Plan for the Tollgate Ravines Site Condominium (the "Tollgate Ravines Site Plan") is hereby approved as a preliminary site plan. This approval is subject to all conditions imposed by the City at the time of approval, as contained in the minutes of the meeting of the Novi City Council of December 7, 1998.

The approved plans consist of the following:

Tollgate Woods/Ravine Topographical Survey
(Spalding, DeDecker & Associates – 12/2/98)

Tollgate Woods/Ravine Master Site Plan
(Spalding, DeDecker & Associates – 12/2/98)

Tollgate Woods Preliminary Plat
(Spalding, DeDecker & Associates – 12/2/98)

Tollgate Ravines Preliminary Site Plan
(Spalding, DeDecker & Associates – 12/2/98)

Tollgate Woods/Ravine Master Sanitary and Watermain Plan
(Spalding, DeDecker & Associates – 12/2/98)

Tollgate Woods/Ravine Master Grading and Drainage/Soil Erosion and
Sedimentation Control Plan (Spalding, DeDecker & Associates – 12/2/98)

Master Drainage and Wetland Plan – Tollgate Woods/Ravine
(Holloway Environmental Planning, Inc. - 12/2/98)

Stormwater Area #1 Master Plan – Tollgate Woods/Ravine
(Holloway Environmental Planning, Inc. - 12/2/98)

Tollgate Woods/Ravine Woodland Plan 1, 2 and 3
(Spalding, DeDecker & Associates – 11/11/98)

Tollgate Woods at "Vistas of Novi" a Planned Residential Community
Planting Details (Landscape Plan) (Calvin Hall & Associates – 11/12/98)

5. Approval of Meadowbrook Condominium Site Plan.

The condominium site plan for the Meadowbrook Townhomes Condominium (the "Meadowbrook Townhomes Site Plan") is hereby approved as a preliminary site plan. This approval is subject to all conditions imposed by the City at the time of approval, as contained in the minutes of the meeting of the Novi City Council of December 7, 1998.

The approved plans consist of the following:

- | | |
|----------------|--|
| Phases 8 and 9 | Meadowbrook Townhomes Condominiums Topographical Survey (Spalding, DeDecker & Associates – 11/12/98) |
| Phases 8 and 9 | Meadowbrook Townhomes Condominiums Preliminary Site Plan (Spalding, DeDecker & Associates – 12/2/98) |
| Phases 8 and 9 | Meadowbrook Townhomes Condominiums Sanitary Sewer and Watermain Plan (Spalding, DeDecker & Associates – 12/2/98) |
| Phases 8 and 9 | Meadowbrook Townhomes Condominiums Grading and Drainage Plan (Spalding, DeDecker & Associates – 12/2/98) |
| Phases 8 and 9 | Meadowbrook Townhomes Condominiums Soil Erosion/Sedimentation Control Plan and Details (Spalding, DeDecker & Associates – 12/2/98) |
| Phases 8 and 9 | Meadowbrook Townhomes Condominiums Wetland Plan (Spalding, DeDecker & Associates – 12/2/98) |
| Phases 8 and 9 | Meadowbrook Townhomes Condominiums Storm Water Management Calculations (Spalding, DeDecker & Associates – 11/12/98) |
| Phases 8 and 9 | Meadowbrook Townhomes Condominiums Preliminary Landscape Plan (E. Kleckner & Associates – 11/25/98) |
| Phases 8 and 9 | Meadowbrook Townhomes Condominiums Architectural Drawings, Sheets 1 - 12 (A. Bogoerts & Associates – 10/7/98) |

6. Applicable Standards.

This Consent Order applies only to the property contained within the Tollgate Woods Subdivision, the Tollgate Ravines Site Condominium and the Meadowbrook Townhomes Condominium. This Consent Order does not apply to any other properties or phases within the overall Planned Unit Development known as the Vistas of Novi Planned Unit Development. The owners of the Tollgate Woods Subdivision, the Tollgate Ravines Site Condominium and the Meadowbrook Townhomes Condominium shall be permitted to develop their respective properties in accordance with the preliminary plat or site plan approvals granted in this Consent Order, and in accordance with all applicable ordinances, rules, standards and regulations of the City of Novi. To the extent that any of such ordinances, rules, standards and regulations are inconsistent with the provisions of this Consent Order, or would prevent the development of the property in accordance with the approved preliminary plat and/or site plans, the terms and provisions of this Consent Order shall control. All or any part of the Tollgate Woods Subdivision which was approved as a preliminary plat under this Consent Order may be changed to an approval for a site condominium, and all or any part of the Tollgate Ravines Site Condominium which was approved as a site plan (for a condominium) may be changed to an approval of a tentative and final preliminary plat, such changes to be accomplished administratively between the City and the owner of the Tollgate Woods Subdivision or the Tollgate Ravines Site Condominium, without the necessity for further order of this Court. Wherever used in this Consent Order, the term "administrative approval" or similar language means approved by the City Manager or the City of Novi, or by such other officers or departments to which the

City Manager may delegate or refer such functions, or by the Novi City Council, if the City Manager determines that any such function is within the purview of the City Council.

7. Timing, Procedures, Signs and Miscellaneous Development Matters.
 - a. With regard to the Tollgate Woods Subdivision, by approval of this Consent Order the City approves the final preliminary plat, conferring upon the owner of the Tollgate Woods Subdivision those rights applicable to a final preliminary plat under the City of Novi Subdivision Ordinance the Subdivision Control Act of 1967, as amended. In the event any other governmental agencies require amendments or modifications to the preliminary plat, the same shall be done administratively between the City and the owner of the Tollgate Woods Subdivision property without the necessity for further order of this Court.
 - b. The owner of the Tollgate Woods Subdivision may place a temporary subdivision business sign at the Meadowbrook Road entry. The size and design of the sign shall be determined in accordance with the City's sign ordinance governing subdivision business signs in effect as of the date of this Consent Order, and shall not be greater than 64 square feet in area and not greater than 15 feet in height. The sign may be placed at any time subsequent to the date of this Consent Order and shall be removed upon the sale of the last house constructed in the subdivision.
 - c. The owner of the Tollgate Ravines Site Condominium may place a temporary subdivision business sign at the southwest corner of the Brownstone Road

entry. The size and design of the sign shall be determined in accordance with the City's sign ordinance governing subdivision business signs in effect as of the date of this Order, and shall not be greater than 64 square feet in area and not greater than 15 feet in height. The sign may be placed at any time subsequent to the date of this Consent Order, and shall be removed upon the sale of the last house constructed in the site condominium.

- d. The owner of the Meadowbrook Townhomes Condominium may place two (2) temporary construction identification signs at the Brownstone/Meadowbrook Road entry and the Hemmingway/Thirteen Mile Road entry. The size and design of the signs shall be determined in accordance with the City's sign ordinance governing construction identification signs in effect as of the date of this Order, and each sign shall not be greater than 64 square feet in area and not greater than 15 feet in height. The signs may be placed at any time subsequent to the date of this Consent Order, and shall be removed upon the sale of the last house constructed in the condominium.
- e. The owners of the Tollgate Woods Subdivision and the Tollgate Ravines Site Condominium may place one jointly-used directional sign at the southwest corner of Thirteen Mile and Meadowbrook Roads, not exceeding thirty-two (32) square feet in area and not greater than nine (9) feet in height. The sign may be placed not earlier than the commencement of mass grading for the first phase of the "Tollgate" properties, and shall be removed

upon the sale of the last house constructed in the subdivision or site condominium.

- f. The property owners shall be responsible for the acquisition of any easements or other property rights necessary to erect signage for the development.
- g. The owners of the Meadowbrook Townhomes Condominiums shall be entitled to construct one building with 4 model units at the corner of Brownstone and Douglas Drive. The owners will be entitled to erect the model units upon completion of the Brownstone Drive curbs and installation of the site utilities. Said model units shall be constructed to approximately 6" of approved grade. The owners of the Tollgate Woods Subdivision and Tollgate Ravines Site Condominium shall be entitled to erect models in accordance with Section 3.03.D.3 of the City of Novi Subdivision Ordinance and Section 2407.3.C of the City of Novi Zoning Ordinance.

8. Further Documents.

The parties have acknowledged that various documents are required to be drawn and approved by the City prior to sale of any houses or units in the properties that are subject to this Consent Order. Those documents include condominium master deeds, final plats, subdivision declarations of easements, covenants, conditions and restrictions, and various other maintenance agreements or covenants pertaining to specific subdivision improvements or features. Approvals of all such documents shall be considered to be an administrative function of the City, and shall not require further order of this Court.

9. Binding Effect; Enforcement by City.

This Consent Order shall be binding upon the parties to this lawsuit, and their respective successors and assigns, and shall bind and run with the land. This Consent Order is hereby declared to be in recordable form, and a copy shall be recorded with the Oakland County Register of Deeds. The parties have acknowledged that Plaintiff has entered into agreements for the sale and purchase of the Tollgate Woods Subdivision, the Tollgate Ravines Site Condominium and the Meadowbrook Townhomes Condominium. For enforcement purposes, the City shall regard each as a separate and distinct project; e.g., the owner of the Meadowbrook Townhomes Condominium shall not be responsible or liable for any default or ordinance violation by the owner or owners of the Tollgate Woods Subdivision and the Tollgate Ravines Site Condominium, and the owner or owners of the Tollgate Woods Subdivision and the Tollgate Ravines Site Condominium shall not be responsible or liable for any default or ordinance violation by the owner or owners of the Meadowbrook Townhomes Condominium.

10. Re-alignment of School Entry.

The parties have acknowledged that the roadway entrance to the Meadowbrook Elementary School is to be relocated so that it is properly aligned with Brownstone Road. The City, utilizing its contractors, shall perform all of the work necessary to accomplish said entryway relocation, including the installation of an acceleration/deceleration lane on the east side of Meadowbrook, adjacent to the school and on the west side of Meadowbrook Road at the intersection of Brownstone Road. The cost of all such work shall be paid by Plaintiff, within thirty (30) days of the City's invoice therefor, upon

completion of the work. Plaintiff's payment obligation shall be personal to Plaintiff, and shall not pass to the purchasers of the Tollgate Woods Subdivision, the Tollgate Ravines Site Condominium or the Meadowbrook Townhomes Condominium, provided that no building permit shall be granted for said phases until such amounts are paid or, in the event a building permit application is submitted prior to the time an invoice is sent, a deposit of funds is made with the City in the amount estimated by the City for the work.

IT IS FURTHER ORDERED that the foregoing relief is without prejudice to the parties' rights at any subsequent hearing(s) or at trial of this action.

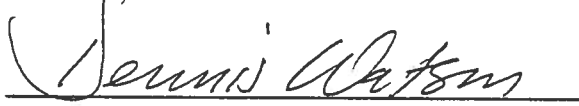
BARNETT
CIRCUIT COURT

Circuit Court Judge


APPROVED AS TO FORM:
NOTICE OF ENTRY WAIVED:



Robert M. Carson (P11682)
Attorney for Plaintiff



Dennis Watson (P31300)
Attorney for Defendant

A TRUE COPY
G. WILLIAM GADDELL
Oakland County Clerk / Register of Deeds
By 

Deputy

**PLANNED UNIT DEVELOPMENT AGREEMENT
AMENDMENT**

**(FOR TOLLGATE WOODS AND TOLLGATE RAVINES
AND FOR MEADOWBROOK TOWNHOMES)**

THIS PLANNED UNIT DEVELOPMENT AGREEMENT AMENDMENT is made and entered into as of the 27th day of JANUARY, 1998, by and between the CITY OF NOVI, a Michigan municipal corporation (the "City"), whose address is 45175 West Ten Mile Road, Novi, Michigan 48375, and HUGHES PROPERTIES, INC., a Michigan corporation ("Hughes Properties" or "Property Owners"), whose address is 30100 Telegraph Road, Suite 220, Bingham Farms, Michigan 48025.

Recitals:

WHEREAS, Hughes Properties has been designated as the representative for the owners of the property described in the attached Exhibit "A" (the "Vistas of Novi Property") by a Planned Unit Development Agreement dated July 1, 1991, and executed by the Property Owners and the City, and recorded with the Oakland County Register of Deeds at Liber 11963, Pages 273 through 358;

WHEREAS, the Property Owners and the City executed a Planned Unit Development Agreement Amendment dated as of October 28, 1991, and recorded with the Oakland County Register of Deeds at Liber 12218, Page 187;

WHEREAS, the Property Owners and the City executed a Planned Unit Development Agreement Amendment dated as of April 10, 1995, and recorded with the Oakland County Register of Deeds at Liber 15367, Pages 110 through 215; the foregoing described Planned Unit Development Agreement and amendments thereto being collectively referred to herein as the "PUD Agreement";

WHEREAS, the Vistas of Novi Property has been approved by the City for use as a planned unit development and said PUD Agreement provides for the development of the Vistas of Novi Planned Unit Development pursuant to Article 27 of the City of Novi Zoning Ordinance, and pursuant to the Area Plan incorporated into said Agreement;

WHEREAS, Hughes Properties has requested as representative of the Property Owners that the PUD Agreement and the Area Plan for the Vistas of Novi be further amended to rename Phases 6, 7, 15 and 16 of the Vistas of Novi Planned Unit Development as "Tollgate Woods" and "Tollgate Ravines", and to amend the Area Plan for the Vistas of Novi Planned Unit Development to approve and incorporate an Amendment to Area Plan for said Tollgate Woods and Tollgate Ravines. Said Phases 6, 7, 15 and 16 are more fully described in Exhibit "B" attached hereto, and are hereinafter referred to as the "Tollgate Phases". The Amendment to Area Plan for the Tollgate Phases is attached hereto as Exhibit "C", and is hereinafter referred to as the "Tollgate Phases Amendment to Area Plan". All of the exhibits attached hereto are incorporated herein and are made a part of this Amendment to Planned Unit Development Agreement by this reference, and this Amendment to

Planned Unit Development Agreement as it pertains to the Tollgate Phases shall hereinafter be referred to as the "Tollgate Amendment".

WHEREAS, Hughes Properties has requested as representative of the Property Owners that the PUD Agreement and the Area Plan for the Vistas of Novi be further amended to relocate the proposed townhouses and multi-family units from Phases 11 and 12 to Phases 8 and 9 and rename Phases 8 and 9 as "Meadowbrook Townhomes" and to amend the Area Plan for the Vistas of Novi Planned Unit Development to approve and incorporate an Amendment to Area Plan for said Meadowbrook Townhomes. Said Phases 8 and 9 are more fully described in Exhibit D attached hereto, and are hereinafter referred to as the "Meadowbrook Phases". The Amendment to Area Plan for the Meadowbrook Phases is attached hereto as Exhibit E and is hereinafter referred to as the "Meadowbrook Phases Amendment to Area Plan". All of the exhibits attached hereto are incorporated herein and are made a part of this Amendment to Planned Unit Development Agreement by this reference, and this Amendment to Planned Unit Development Agreement as it pertains to the Meadowbrook Phases shall hereinafter be referred to as the "Meadowbrook Amendment".

WHEREAS, the City Council for the City of Novi, following a public meeting, has approved the Tollgate Amendment and the Tollgate Phases Amendment to Area Plan, all subject to the terms contained in this Tollgate Amendment, in addition to the Meadowbrook Amendment and the Meadowbrook Area Plan, all subject to the terms contained in this Meadowbrook Amendment.

NOW, THEREFORE, in consideration of the mutual covenants and undertakings provided herein, the parties agree as follows;

1. Approvals. The Property Owners shall have the right to development of the Tollgate Phases and Meadowbrook Phases as planned unit developments in accordance with the Tollgate Phases Amendment to Area Plan and Meadowbrook Phases Amendment to Area Plan, and those conditions imposed by the City at the time of approval of the Tollgate Phases Amendment to Area Plan and Meadowbrook Phases Amendment to Area Plan, as contained in the minutes of the meeting of the Novi City Council of December 7, 1998, and as contained in a certain Consent Order entered by the Oakland County Circuit Court on JANUARY 27, 1998 in Case No. 95-501532-CK (the "Consent Order"), and in accordance with all applicable statutes, ordinances, rules and regulations, including but not limited to Article 27 of the City of Novi Zoning Ordinance, and as contained within the PUD Agreement, as amended. The Tollgate Phases and Meadowbrook Phases shall not be developed or used except in accordance with the PUD Agreement, the minutes of the meeting of the Novi City Council of December 7, 1998, the Consent Order, this Tollgate Amendment (including the Tollgate Phases Amendment to Area Plan), this Meadowbrook Amendment (including the Meadowbrook Phases Amendment to Area Plan) all plats and site plans subsequently approved, all applicable statutes, ordinances, rules and regulations, including but not limited to Article 27 of the City of Novi Zoning Ordinance, and any amendments to any of the foregoing. As a result of this Tollgate Amendment, the Tollgate Phases Amendment to Area Plan is the only approved area plan for the Tollgate Phases, and none of the previously approved area plans shall have any further force, effect or applicability to the Tollgate Phases. As a result of this Meadowbrook Amendment, the

Meadowbrook Phases Amendment to Area Plan is the only approved area plan for the Meadowbrook Phases, and none of the previously approved area plans shall have any further force, effect or applicability to the Meadowbrook Phases.

2. Uses and Site Plans. By approval of the Tollgate Phases Amendment to Area Plan and Meadowbrook Phases Amendment to Area Plan, the City accepts the proposed uses, the layout of streets, the dwelling units count and type, and all other elements of the Tollgate Phases Amendment to Area Plan, and Meadowbrook Phases Amendment to Area Plan in accordance with the PUD Agreement, this Tollgate Amendment and the Meadowbrook Amendment. The Tollgate Phases Amendment to Area Plan, subject to the provisions of the PUD Agreement and this Tollgate Amendment, shall govern the development of the Tollgate Phases in accordance with that level of detail required for an area plan of more than 80 acres, pursuant to Article 27 of the City of Novi Zoning Ordinance, Subsections 2700.4b(1) and (2). The final preliminary plats and/or site plans for each phase contained within the Tollgate Phases are hereby approved, as listed in the Consent Order. The Property Owners are authorized to submit final plats and/or final site plans for each phase contained within the Tollgate Phases. The Meadowbrook Phases Amendment to Area Plan, subject to the provisions of the PUD Agreement and this Meadowbrook Amendment, shall govern the development of the Meadowbrook Phases in accordance with that level of detail required for an Area Plan of less than 80 acres, pursuant to Article 27 of the City of Novi Zoning Ordinance, Subsection 2700.4(b)(1). The preliminary site plans for each phase contained within the Meadowbrook Phases are hereby approved, as listed in the Consent Order. The Property Owners are authorized to submit final site plans for each phase contained within the Meadowbrook Phases. No construction of any phase shall commence until approval by the City of a final plat or a final site plan for that phase, except for that construction permitted pursuant to Subsection 2516.4 of the City of Novi Zoning Ordinance. The City may, pursuant to City ordinances, require the Property Owners to provide financial guarantees for the completion of roads, water mains, sanitary sewers, and storm drains contained within the Tollgate Phases or Meadowbrook Phases, and for any offsite utility extensions that are necessary to connect the same to the Tollgate Phases or Meadowbrook Phases. Where such guarantees are required, no construction of any phase shall commence until such guarantees have been provided for that phase. In the absence of such requirement, financial guarantees shall be provided in accordance with Subsections 3005.8 and 3005.9 of the City of Novi Zoning Ordinance and Section 3.06 of the City of Novi Subdivision Ordinance. For those areas of the Tollgate Phases to be platted, the Property Owners are authorized to submit a final plat for tentative approval in accordance with Public Act 591 of 1996, as amended, being the Michigan Land Division Act, and the City of Novi Subdivision Ordinance No.77-45, as amended, as of the date of this Tollgate Amendment.

3. Wetlands. Wetlands and watercourse permits for the Tollgate Phases and Meadowbrook Phases are approved as set forth in the Consent Order.

4. Trees and Woodlands. Woodland permits shall be required for each phase of the Tollgate Phases that lies within a designated woodlands preservation area, pursuant to Chapter 37 of the Novi Code of Ordinances, in effect as of the date of this Tollgate Amendment, in accordance

with the Consent Order. The woodland plan listed within paragraph 4 of the Consent Order is deemed approved. Landscaping and street trees shall be in accordance with applicable ordinances, as depicted on the approved plans listed in paragraph 4 of the Consent Order.

5. Commercial Areas. No commercial areas or uses shall be permitted within the Tollgate Phases or Meadowbrook Phases.

6. Density. The total number of dwelling units within the Tollgate Phases shall be limited to 244. The minimum lot width for lots or site condominium units shall be 65 feet, as more fully described in the Tollgate Phases Amendment to Area Plan. "In-law flat" dwelling units shall not be permitted in connection with a dwelling unit unless specifically provided for within the City of Novi Zoning ordinance, as the same may be amended, and, in any event, shall not be permitted to increase the total number of dwelling units in the Tollgate Phases to exceed 244. The total number of dwelling units with the Meadowbrook Phases shall be limited to 177.

7. Building Design. The architectural design and sizes of all residential dwellings to be constructed within the Tollgate Phases and Meadowbrook Phases shall be consistent with the home floor plans and elevations which are attached to the Tollgate Phases Amendment to Area Plan and Meadowbrook Phases Amendment to Area Plan, as well as all applicable state, federal and local statutes, laws, ordinances, codes and regulations. The Property Owners shall have the right to make changes to interior building layouts, and to make insubstantial changes to building elevations, provided that the same are consistent with the elevations which are attached to the Tollgate Phases Amendment to Area Plan or Meadowbrook Phases Amendment to Area Plan, respectively. The Property Owner shall have the right to request approval of additional building types or elevations to be constructed within the Tollgate Phases or the Meadowbrook Phases, which may be approved administratively through the City of Novi Department of Planning and Community Development, provided that the Department determines that the same are consistent with the attached building types and elevations in terms of design and overall degree of architectural detail, articulation and ornamentation.

8. Phase Sequencing. The numbering of phases within the PUD is provided to ensure proper timing of development and infrastructure. The Property Owners may develop phases out of numerical order without the necessity of submitting a renumbered phasing plan, when the Department of Planning and Community Development determines that sufficient infrastructure is in place for the proposed phase, or will be built in connection with the development of that phase. The Department shall utilize the City's staff, planning consultant and engineering consultant making that determination.

9. Parks, Preservation Areas and Open Space. The Property Owners shall provide for the perpetual maintenance and care of all parks, preservation areas, open space, stormwater control infrastructure and other common areas within the Tollgate Phases and Meadowbrook Phases. All such provisions shall permit the City of Novi to perform such maintenance upon the failure of the Property Owners or their assigns, and to recover the cost of such maintenance functions as a lien against the underlying property. In connection with the recording of a final plat of subdivision for

any phase within the Tollgate Phases, the Property Owner shall establish and record a Declaration of Covenants, Conditions and Restrictions to govern such use and maintenance. In connection with the recording of a Master Deed for a site condominium for any phase within the Tollgate Phases, or a Master Deed for a condominium for the Meadowbrook Phases, the Property Owner shall establish and record Condominium Bylaws to govern such use and maintenance. All such Declarations of Covenants, Conditions and Restrictions and Condominium Bylaws shall be subject to the prior review and approval of the City's woodlands consultant, wetlands consultant and City Attorney.

10. Public Use Location. Paragraph 9 of the PUD Agreement, dealing generally with a Public Use Location, does not apply to the Tollgate Phases or Meadowbrook Phases.

11. Amendments. This Tollgate Amendment and Meadowbrook Amendment may be further amended by any instrument, in writing, approved and signed by the City of Novi, the developer or developers of all of the Phases in the Tollgate Phases or Meadowbrook Phases, as applicable, or by the homeowner's association or condominium association of any phase where control and management of such phase has passed from the developer to the homeowners or co-owners. No consents or approvals shall be required from the owners or developers of any other portions of the Vistas of Novi Planned Unit Development.

12. Interpretation. (a) It is intended that the provisions contained in this Tollgate Amendment are to apply solely to the Tollgate Phases or Meadowbrook Phases, as applicable, and not to the Vistas of Novi Planned Unit Development, as a whole, unless expressly stated to the contrary. Further, it is intended that this Amendment to PUD Agreement, Tollgate Phases Amendment to Area Plan and Meadowbrook Phases Amendment to Area Plan supercedes and replaces the PUD Agreement and all of the attachments and exhibits thereto, insofar as the same would apply to the Tollgate Phases or Meadowbrook Phases, unless otherwise specifically provided herein. (b) In the event of any conflict or inconsistency, the lowest numerical item in the following list shall govern and control over any conflicting or inconsistent provisions in items with a higher numerical order: (1) The Consent Order, (2) the Tollgate Amendment, including the Tollgate Phases Amendment to Area Plan or the Meadowbrook Amendment, including the Meadowbrook Phases Amendment to Area Plan, (3) All plats and site plans approved pursuant to this Tollgate Amendment or Meadowbrook Amendment and the Consent Order, (4) Article 27 of the City of Novi Zoning Ordinance, (4) the City of Novi Subdivision Ordinance, and (5) the PUD Agreement, as the same existed prior to this Tollgate Amendment or Meadowbrook Amendment.

13. Successors. It is expressly understood and agreed by the parties that this Tollgate Amendment and Meadowbrook Amendment shall be deemed to run with the land and all stipulations and provisions contained herein shall apply to and bind the heirs, executors, administrators, successors and assigns of the parties hereto. All references to the "Property Owners" shall mean, first, Hughes Properties, Inc., for so long as the same shall own the Tollgate Phases or Meadowbrook Phases, and then such developer-owners who may subsequently purchase the Tollgate Phases or Meadowbrook Phases, and finally, the homeowner associations or condominium associations, when

control and management of each of the same has passed from the developer-owner to the homeowners or co-owners.

14. Recording. This Tollgate Amendment and all exhibits attached hereto shall be recorded with the Oakland County Register of Deeds.

IN WITNESS WHEREOF, the undersigned have executed this Amendment to Planned Unit Development Agreement as of the day and year first above written.

WITNESS:

CITY OF NOVI, a Michigan municipal corporation

Nancy Reutter
NANCY REUTTER

By: Kathleen S. McLallen
KATHLEEN S. McLALLEN - MAYOR

Melissa H. Place
MELISSA H. PLACE

Its: Tonni L. Bartholomew
TONNI L. BARTHOLOMEW - CITY CLERK
HUGHES PROPERTIES, INC., a Michigan corporation

Lawrence A. Wilson
LAWRENCE A. WILSON
Martin Stoneman
MARTIN STONEMAN

By: Ronald L. Hughes
RONALD L. HUGHES
Its: PRESIDENT

STATE OF MICHIGAN)
)SS
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 18th day of December, 1998, by Kathleen McLallen and Tonni Bartholomew, the Mayor and City Clerk of the City of Novi, a Michigan municipal corporation, on behalf of the corporation.

Barbara A. Holmes

, Notary Public
County, Michigan

My commission expires:

BARBARA A. HOLMES
NOTARY PUBLIC-OAKLAND COUNTY, MI
MY COMMISSION EXP. 12/16/2000

City of Novi

Land Use Study – Supplemental Resource Packet

The following is a collection of articles related to the 13 Mile/Novi Road land use study. These references are provided as background and reference. Included are articles about livability (from the AARP) as well as examples of co-working, multiple family residential housing trends, and housing for empty nesters and Millennials.

AARP Home » AARP Public Policy Institute »

Livability Index | Great Neighborhoods for All Ages

LIVABILITY DEFINED | CALCULATING SCORES | LIVABILITY CATEGORIES | ABOUT US | FAQs

safe communities

How livable is your community?

48377

LEARN MORE

The Livability Index scores neighborhoods and communities across the U.S. for the services and amenities that impact your life the most.

Search for your city or learn more about how we define livability.

LIVABILITY CATEGORIES

HOUSING

Affordability and access



They say home is where the heart is—and the same holds true for the Livability Index. Housing is a central component of livability.

NEIGHBORHOOD

Access to life, work, and play



What makes a neighborhood truly livable? Two important qualities are access and convenience.

TRANSPORTATION

Safe and convenient options



How easily and safely we're able to get from one place to another has a major effect on our quality of life.

ENVIRONMENT

Clean air and water



Good communities maintain a clean environment for their residents. Great communities enact policies to improve and protect the environment for generations to come.

HEALTH

Prevention, access, and quality



Community conditions influence health behaviors.

ENGAGEMENT

Civic and social involvement



A livable community fosters interaction among residents.

OPPORTUNITY

Inclusion and possibilities



America was built on opportunity—and our nation's many thriving communities are no different.

AARP Public Policy Institute

The Public Policy Institute informs and stimulates public debate on the issues we face as we age. The Institute promotes development of sound, creative policies to address our common need for economic security, health care, and quality of life.

Learn More

AARP Bulletin, April 2015

The Most Livable Places: The top cities and neighborhoods to stay healthy, get around and enjoy life

FOLLOW OUR TEAM



@AARPolicy | @DrUrbanPolicy | @Janalynott | @SGuzman6 | @LivableCmnty

#livindex

Rodney Harrell, PhD @DrUrbanPolicy

Miami-Dade on #LivIndex - overall score is slightly under average, but categories are high and low. #agefriendlymia pic.twitter.com/k1hrT8LUbi Retweeted by Miami-Dade AFI



FEATURED VIDEO

LEARN MORE ABOUT LIVABLE COMMUNITIES

AARP Livable Communities supports the efforts of neighborhoods, towns and cities to become great places for people of all ages.



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Livability Index | Great Neighborhoods for All Ages

LIVABILITY DEFINED | CALCULATING SCORES | LIVABILITY CATEGORIES | ABOUT US | FAQs



How livable is your community?

enter your address, city, state or zip code



What is the Livability Index?

The AARP Public Policy Institute developed the Livability Index as a web-based tool to measure community livability. Users can search the Index by address, ZIP Code, or community to find an overall livability score, as well as a score for each of seven major livability categories: housing, neighborhood, transportation, environment, health, engagement, and opportunity. Users also can customize the Index to place higher or lower emphasis on the livability features of most importance to them. The Livability Index website provides resources to help consumers and policymakers use livability scores to effect change in their communities. It is the first tool of its kind to measure livability broadly at the neighborhood level for the entire country, and it is intended to inform and encourage people to take action to make their communities more livable.



Why did AARP develop the Livability Index?

As the U.S. population ages, we face a serious challenge: our communities are not prepared for an aging society. In an effort to address this urgent problem, AARP sought to help consumers and policymakers decide whether their communities are places where residents can easily live as they get older. Taking a multifaceted approach to assessing livability at the neighborhood level, AARP developed this ground-breaking tool to jump-start community conversations about livability and encourage action by consumers and policymakers alike.



A livable community is one that is safe and secure, has affordable and appropriate housing and transportation options, and has supportive community features and services. Once in place, those resources enhance personal independence; allow residents to age in place; and foster residents' engagement in the community's civic, economic, and social life.

— The Policy Book: AARP Public Policies

What does livability mean?

For some, a livable community makes it convenient to travel by foot, bike, or transit to access nearby stores, parks, and other amenities. For others, affordable housing or open space is more important. Because people look for different things when searching for a satisfying place to call home, measuring the livability of cities and towns across the United States can be challenging. This Index gives higher scores to communities with diverse features that help people of all ages, incomes, and abilities—not just older Americans. Livability is about realizing values that are central to healthy communities: independence, choice, and security. Livable communities help residents thrive, and when residents thrive, communities prosper.

What livability measurements does the Index consider?

Taking a holistic approach to assessing community livability is important, because every place has unique strengths. Central neighborhoods in major cities have the advantage of being close to job opportunities, shops, and entertainment options, while rural towns often have more affordable homes, safer streets, and less pollution. The Livability Index measures housing, neighborhood, transportation, environment, health, engagement, and opportunity characteristics. For each category, the Index evaluates current conditions using a diverse set of metric indicators, and considers policies and programs that can enhance community livability over time.

Livability Categories Explained

-  **HOUSING**
Affordability and access
-  **NEIGHBORHOOD**
Access to life, work, and play
-  **TRANSPORTATION**
Safe and convenient options
-  **ENVIRONMENT**
Clean air and water
-  **HEALTH**
Prevention, access, and quality
-  **ENGAGEMENT**
Civic and social involvement
-  **OPPORTUNITY**
Inclusion and possibilities



HOUSING

They say home is where the heart is—and the same holds true for the Livability Index. Housing is a central component of livability. Deciding where to live influences many of the topics the Index covers. We spend more time in our homes than anywhere else, so housing costs, choices, and accessibility are critical. Great communities provide housing opportunities for people of all ages, incomes, and abilities, allowing everyone to live in a quality neighborhood regardless of their circumstances.

[Learn More](#)

How is the Index unique in representing AARP's mission?

While livable communities benefit people of all ages, livability is especially important to older adults for many reasons. Retired residents on fixed incomes need affordable places to live; those who don't drive need other transportation options; and those with mobility challenges need accessible transportation and housing. No one wants to be forced to leave their community because of changing income or physical agility. During a lifetime, people develop deep connections to places and to others, and our definition of livability considers whether everyone can continue to take part in the vibrant communities they know and love as they age.



Compare Locations

Add up to three locations to see a full comparison of performance and results.



Determining Livability

Explore the complex process of data calculation and policy evaluation that goes into our determination of Livability.



Featured Communities

Find communities that are doing exciting things to become more livable.



[Novi \(/search#Novi+MI+USA\)](#), [Oakland County \(/search#Oakland+County+MI+USA\)](#), [MI \(/search#MI+USA\)](#), [48377 \(/search#48377+USA\)](#)

Livability Score ?



[CUSTOMIZE THIS SCORE](#)

CATEGORY SCORE

- 52

HOUSING

Affordability and access
- 51

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HOUSING

Affordability and access

✕

They say home is where the heart is—and the same holds true for the Livability Index. Housing is a central component of livability. Deciding where to live influences many of the topics the Index covers. We spend more time in our homes than anywhere else, so housing costs, choices, and accessibility are critical. Great communities provide housing opportunities for people of all ages, incomes, and abilities, allowing everyone to live in a quality neighborhood regardless of their circumstances.

[Metrics](#)
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Housing accessibility

BASIC PASSAGE

3.1% of units have basic passage ●

Median US neighborhood: 2.6%

Percentage of housing units with extra-wide doors or hallways, floors with no steps between rooms, and an entry-level bedroom and bathroom: measured at the metro area scale, higher values are better

The majority of Americans want to stay in their homes as they age. Many will host guests or older family members with restricted mobility. It's desirable to have a home that's both accessible and aesthetically pleasing. Functional, tasteful designs that enable anyone to enter the home and move about—by foot, wheelchair, or walker—constitutes accessible housing. Here, the Index assesses the percentage of housing units in a metropolitan area with accessible features, such as extra-wide doors and hallways, floors with no steps between rooms, and at least one entry-level bathroom and bedroom. We don't include ramps because AARP encourages new homes to be built with more attractive zero-step options to avoid costly and unattractive retrofits down the road.

Source: U.S. Census Bureau, [American Housing Survey \(http://www.census.gov/housing/ahs/data/metro.html\)](http://www.census.gov/housing/ahs/data/metro.html)

Housing options

AVAILABILITY OF MULTI-FAMILY HOUSING

65.4% of units are multi-family ●

Median US neighborhood: 18.8%

Percentage of housing units that are not single-family, detached homes: measured at the neighborhood scale, higher values are better

The majority of U.S. homes are single-family, detached houses that are often well-suited for families with children. However, a growing number of people are choosing smaller, more space- and cost-efficient homes. Older adults whose children have moved out or whose spouses have passed away, single-parent families, childless couples, or people who choose to share housing with roommates may all prefer multi-family housing. Livable communities offer housing for any situation, which is why the Index measures the percentage of housing units in a community that are not single-family, detached homes.

Source: U.S. Census Bureau, [American Community Survey \(http://factfinder2.census.gov/\)](http://factfinder2.census.gov/)

Housing affordability

HOUSING COSTS

\$1,386 per month ●

Median US neighborhood: \$999

Monthly housing costs: measured at the neighborhood scale, lower values are better. Monthly costs are capped at \$4,000.

Housing typically takes the biggest portion of our paycheck or pension, and when prices soar, quality of life suffers. Higher monthly rent or mortgage payments leave less money for food, transportation, and health care, and restrict housing options for households with fixed or low-to-moderate incomes. The Index accounts for housing costs (including taxes, rent, mortgage fees, and utilities) to help users compare the costs of living in different neighborhoods.

Source: U.S. Census Bureau, [American Community Survey \(http://factfinder2.census.gov/\)](http://factfinder2.census.gov/)

Housing affordability 25.8% of income spent on housing
HOUSING COST BURDEN Median US neighborhood: 18.4%

Percentage of income devoted to monthly housing costs: measured at the neighborhood scale, lower values are better

Bigger cities offer more employment opportunities, but often have higher housing costs, as well. Ideally, big-city salaries are adequate to cover both housing and other living expenses. Here, the Index compares neighborhood housing costs to average incomes in the greater metropolitan area or county.

Source: Housing costs come from the U.S. Census Bureau, [American Community Survey \(http://factfinder2.census.gov/\)](http://factfinder2.census.gov/); and regional median incomes come from the U.S. Department of Housing and Urban Development, [HUD Program Income Limits \(http://www.huduser.org/portal/datasets/il.html\)](http://www.huduser.org/portal/datasets/il.html)

Housing affordability 104 units per 10,000 people
AVAILABILITY OF SUBSIDIZED HOUSING Median US neighborhood: 124

Number of subsidized housing units per 10,000 people in a county: measured at the county scale, higher values are better

Housing and other prices often are higher in more desirable communities. As communities become "hot," affordable options for low- and moderate-income residents may shrink. Lower-income residents are most likely to depend on the access to transit, stores, and jobs that popular communities offer. Subsidized housing helps such residents afford to live in higher-cost communities, and provides a safety net for people hit with unexpected financial challenges, such as job loss or divorce. The Index measures the number of subsidized housing units per 10,000 people in a county.

Source: Public and Affordable Housing Research Corporation and the National Low Income Housing Coalition's [National Housing Preservation Database \(http://www.preservationdatabase.org/\)](http://www.preservationdatabase.org/)

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Livability Score ?



[CUSTOMIZE THIS SCORE](#)

CATEGORY SCORE

- 52
HOUSING
Affordability and access
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- 51
NEIGHBORHOOD
Access to life, work, and play
- 41
TRANSPORTATION
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Glengary Rd
✕

📍

NEIGHBORHOOD

Access to life, work, and play

What makes a neighborhood truly livable? Two important qualities are access and convenience. Compact neighborhoods make it easier for residents to reach the things they need most, from jobs to grocery stores to libraries. Nearby parks and places to buy healthy food help people make smart choices, and diverse, walkable neighborhoods with shops, restaurants, and movie theatres make local life interesting. Additionally, neighborhoods served by good access to more distant destinations via transit or automobile help residents connect to jobs, health care, and services throughout the greater community.

Metrics
Policies
Resources

▣

Proximity to destinations

ACCESS TO GROCERY STORES AND FARMERS' MARKETS

0.4 stores and markets

Median US neighborhood: 0.0

Number of grocery stores and farmers' markets within a half-mile: measured at the neighborhood scale, higher values are better

It's hard to make healthy food choices if grocery stores and farmers' markets aren't nearby. People living in low-income households and individuals who don't drive are more likely to rely on nearby food sources—and may end up paying more if their only grocery option is a convenience store. Farmers' markets can also serve as important community gathering places. The Index gives higher scores to communities that provide a wide variety of healthy food options within walking distance.

Source: Grocery store locations come from Esri Business Analyst private data; farmers' market locations come from the U.S. Department of Agriculture, [Agricultural Marketing Service \(http://www.ams.usda.gov/AMSV1.0/farmersmarkets\)](http://www.ams.usda.gov/AMSV1.0/farmersmarkets)

▣

Proximity to destinations

ACCESS TO PARKS

0.2 parks

Median US neighborhood: 0.0

Number of parks within a half-mile: measured at the neighborhood scale, higher values are better

Parks provide opportunities for people to exercise, gather with friends, or simply enjoy the outdoors. It's no wonder that most people surveyed by AARP value having a park within walking distance. Communities with multiple nearby parks may provide greater access to trails, athletic facilities, picnic tables, playgrounds, and more. Here, the Index counts the total number of city, county, state, and national parks that are within walking distance of a neighborhood.

Source: Esri Parks Shapefile private data

▣

Proximity to destinations

ACCESS TO LIBRARIES

0.0 libraries

Median US neighborhood: 0.0

Number of libraries located within a half-mile: measured at the neighborhood scale, higher values are better

Libraries promote literacy, provide Internet access and other services, and

serve as community gathering spaces. They can be particularly important for low-income residents, who may lack the money to purchase books or Internet access at home. The Index measures the number of libraries within walking distance of a neighborhood, capping values at 1 since few neighborhoods have more than one library.

Source: Institute of Museum and Library Services, [Public Library Outlet Data File \(http://www.ims.gov/research/pls_data_files.aspx\)](http://www.ims.gov/research/pls_data_files.aspx)

Proximity to destinations
ACCESS TO JOBS BY TRANSIT

0 jobs ●

Median US neighborhood: 0

Number of jobs accessible within a 45-minute transit commute: measured at the neighborhood scale, higher values are better

Thousands of commuters use buses, trains, and subways each day to get to work. For these workers, convenient and dependable transit isn't just a perk—it's a necessity. Good public transportation generally costs less than driving and parking, encourages more walking, and reduces air pollution. Here, the Index measures the number of jobs accessible within a 45-minute commute by transit, giving more credit to nearby jobs than those farther away. Note: Data are available only for areas where transit agencies provide information to an online mapping database.

Source: U.S. Environmental Protection Agency, [Smart Location Database \(http://www2.epa.gov/smart-growth/smart-location-mapping\)](http://www2.epa.gov/smart-growth/smart-location-mapping)

Proximity to destinations
ACCESS TO JOBS BY AUTO

139,936 jobs ●

Median US neighborhood: 55,312

Number of jobs accessible within a 45-minute automobile commute: measured at the neighborhood scale, higher values are better

Many of our metrics look at healthy, affordable transportation options like public transit, walking, and bicycling—but what about people who depend on their cars to get around? Most Americans drive to work, and most prefer a shorter commute. In this case, we examine how well neighborhoods allow people to access jobs. Better accessibility means less time sitting in the car, less money spent on gas and maintenance, and more time with friends and family. The Index measures the number of jobs that are accessible within a 45-minute drive.

Source: U.S. Environmental Protection Agency, [Smart Location Database \(http://www2.epa.gov/smart-growth/smart-location-mapping\)](http://www2.epa.gov/smart-growth/smart-location-mapping)

Mixed-use neighborhoods
DIVERSITY OF DESTINATIONS

0.88 index from 0 to 1 ●

Median US neighborhood: 0.81

Mix of jobs within a mile: measured at the neighborhood scale, higher values are better

The mix of jobs within a mile reflects the likelihood that a variety of destinations and services are available within the neighborhood. Livable neighborhoods make it easy for residents to walk to a diverse range of destinations and services, including shopping, entertainment, health care, and more. The Index measures how well a neighborhood offers convenient access to food and entertainment, health care, education, and personal services. Measured on a scale from 0 to 1, higher values are given to communities that offer better access.

Source: U.S. Census Bureau, [Longitudinal Employer-Household Dynamics data \(http://lehd.ces.census.gov/\)](http://lehd.ces.census.gov/)

Compact neighborhoods
ACTIVITY DENSITY

4,707 jobs and people per ●
sq. mi.

Median US neighborhood: 3,567

Combined number of jobs and people per square mile: measured at the neighborhood scale, higher values are better

Generally speaking, the more compact a neighborhood, the less distance between residents and nearby jobs, businesses, or services. Compact neighborhoods make it easier to accomplish errands by foot, and make it more likely that neighbors will have the type of chance encounters that build community. To capture both of these benefits, the Index measures the combined density of jobs and people in a neighborhood.

Sources: U.S. Census Bureau, [American Community Survey \(http://factfinder2.census.gov/\)](http://factfinder2.census.gov/) and [Longitudinal Employer-Household Dynamics data \(http://lehd.ces.census.gov/\)](http://lehd.ces.census.gov/)

Personal safety
CRIME RATE

227 crimes per 10,000 ●
people

Median US neighborhood: 304

Combined violent and property crimes per 10,000 people: measured at the county scale, lower values are better

High crime rates make people feel unsafe and isolated in their own communities. Crime-free streets and public areas are a fundamental component of vibrant neighborhoods. Everyone deserves to live in an environment where they feel safe and comfortable socializing, exercising, or just hanging out in public. The Index looks at the combined number of violent and property crimes per 10,000 people in a county.

Source: U.S. Federal Bureau of Investigation, [Uniform Crime Reporting Program Data \(http://www.icpsr.umich.edu/icpsrweb/NACJD/studies/35019\)](http://www.icpsr.umich.edu/icpsrweb/NACJD/studies/35019)

Neighborhood quality
VACANCY RATE

5.6% of units are vacant ●

Median US neighborhood: 8.8%

Percentage of vacant housing units: measured at the neighborhood scale, lower values are better

Highly livable neighborhoods are vibrant places that nurture a strong sense of community. A neighborhood with many vacant homes can indicate substandard or poorly maintained housing. Here, the Index measures the percentage of vacant housing units in a neighborhood.

Source: U.S. Census Bureau, [American Community Survey \(http://factfinder2.census.gov/\)](http://factfinder2.census.gov/)

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Co-working: A New Office Environment Comes to the Suburbs - Rev3 Innovation Center

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Co-working: A New Office Environment Comes to the Suburbs

in [News](#)

Published by: Marie Wisor, Daily Herald Business Leager

“Co-working” is creative, collaborative and a growing trend in tech-oriented business hubs. And it’s starting to make its way to the suburbs.

It’s for people like John Blumberg of Naperville, a 58-year-old author who doesn’t need an office of his own to run his speaking business but wants a workspace outside his home.

It’s also for people like Rebeka Litfin of Aurora, a 37-year-old independent contractor in digital media who has seen how her business benefits when she works with other creative freelancers on large-scale projects.

Co-working centers give professionals like Blumberg and Litfin a place to rent a desk and work near others who might have complementary skill sets. Strangers can bond as co-workers in a dedicated space to develop their ideas and find new projects — all without having to shell out the cost of an entire office.

Co-working centers, the next big thing in working environments, offer the collaboration often found in office settings while allowing professionals to work from wherever they will be most productive on a given day, according to those behind the push to bring these facilities to the suburbs. Business incubators, which also are popping up in the area, provide the added benefits of education and support for people launching new ventures.

“The whole idea of people working from home was great for everyone at first,” said Mara Hauser, who plans to open an alternate workspace called Catalyst Co-working in Batavia, Geneva or St. Charles later this year. “In reality, it’s really hard to separate work from home. Work/life balance is a major issue. What (co-workers are) also are looking for is just ... not being lonely and the socialization that comes with the workplace.”

Businesspeople, nonprofits and government agencies such as libraries are beginning to see the trend toward co-working and business incubators as more than a hip, young or exciting atmosphere. Experts say these facilities create a way to cut startup costs and help new businesses succeed, boosting local economies along with them.

“There certainly is a boom in startup culture. Many people are seeing the opportunity to start

companies,” said Laura Frerichs, director of the Research Park at the University of Illinois in Urbana-Champaign, which has been home to a business incubator since 2003 and recently began offering co-working. “Governments are becoming more excited about growing their economies with startups.”

In several locations, plans are in the works for co-working and incubation facilities that will offer desks for rent, meeting rooms, cafes, office amenities like Wi-Fi and printers, and in some cases, mentorship, seminars and high-tech manufacturing equipment.

“Across the country, these co-working spaces become an alternate to working simply in a coffee shop or working from home,” Frerichs said. “It’s interesting to see that really has spread beyond just large urban environments.”

‘Burbs & co-working

Catalyst Coworking and an Aurora project called Gravity Building are leading the suburban push toward co-working. They’re attracting a variety of workers to buy membership in a facility in exchange for a workspace and the potential to team up with others.

Beyond providing office basics such as flexible or long-term desk space and a mailing address, these co-working centers aim to cultivate a culture that Frerichs said has proved beneficial for startups in tech hubs like San Francisco, Boston and Chicago.

“We are a suburban model of co-working in the central business district. We will offer a workplace and space for freelancers, entrepreneurs and small business owners that currently may have a place where they go to work every day, but there’s no collaboration,” Hauser said about Catalyst Coworking, which could open as soon as April once she chooses a downtown location in one of the Tri-Cities communities. “Our goal is to be able to provide those individuals options for working or meeting.”

More importantly, says Jimi Allen, who is launching Gravity Building in downtown Aurora, his space promises an environment that will spawn creative partnerships among workers in complementary fields. A dedicated desk costs \$350 a month, a flexible option to use different workspaces each day is \$250 a month and a 10-day pass costs \$120.

“It would represent a large independent network of the creative class,” Allen said about his co-working center, which will be open 8 a.m. to 8 p.m. Monday through Saturday. “The byproduct that’s most important for Gravity Building is that people will get better. People will get better at what they do because they will be around people that are ambitious.”

Twenty-five people, including Blumberg, the Naperville speaker and author, and Litfin, the Aurora digital media contractor, have signed up to be co-workers at Gravity Building when it opens, potentially later this year, in a three-story building at 56 S. LaSalle St.

“It quickly becomes a community of colleagues working together, kicking jobs to each other, pulling together,” Litfin said. “Co-working truly becomes a community with ongoing networking and synergy.”

While Allen and Hauser are private business owners — Allen in visual productions and marketing and Hauser in design management — they both are cultivating some government involvement in their co-working centers.

The University of Illinois' Frerichs says this type of partnership is critical to the success of co-working endeavors.

"It's best when it's not completely isolated and government-driven, but has some sort of an intersection with the private sector," Frerichs said.

Hauser created an advisory board to guide Catalyst Coworking, and the center will offer classes for new business owners through partnerships with Elgin and Waubonsee community colleges. To join the community, people will pay a \$250 annual fee. Desk rentals will be separate with one day for \$35, 10-day passes for \$325 and monthly rentals for different types of spaces from \$250 to \$500.

Allen is seeking funding from the city of Aurora to help with renovations to the 1907 building he is developing, which used to be an auto garage. He and Hauser aim to start with one location and eventually create a network.

"I would like to see Gravity Buildings in more than just Aurora," Allen said. "I'd like to see them all over the suburban area."

Library = BiblioTek

Before joining a co-working center, entrepreneurs need something to work on.

That's where the Naperville Public Library plans to enter the alternate workspaces game. Library leaders are realizing they can build on their status as a go-to spot for independent workers by starting programs that will help people launch businesses.

BiblioTek Centers for Innovation and Discovery will be a first step for patrons who have an idea but don't know what to do next, said Julie Rothenfluh, executive director.

The project is not exactly a co-working center, but more the library's take on a business incubator where would-be innovators can get support.

A variety of workers already use library space as offices, so BiblioTek plans to offer them not only a free desk and access to technology, but also mentorship and programming about topics such as intellectual property, website development and budgeting.

Naperville Development Partnership, which works on economic development in the city, is helping launch BiblioTek as an asset to attract young, innovative minds, said Christine Jeffries, the partnership's president.

While BiblioTek's physical space will not be as trendy as 1871, a well-known co-working center for digital startups inside the Merchandise Mart in Chicago, it aims to create a suburban version of the support system risk-takers need to succeed.

BiblioTek could open this spring. Ideally, Jeffries said, it won't become any entrepreneur's permanent address.

"If we get them to the point where they have a business plan, then they can sell their idea," Jeffries said. "Then we want them to move out, join the chamber and rent space from private industry. We don't want to compete."

DuPage incubator

In a world full of competition, another alternate workspace aims to give a leg up to DuPage County-area residents with new product ideas.

The county's economic development agency Choose DuPage is launching Rev3, a business incubation center that will offer 3-D printers, wood and metal shops, and production technology for people with manufacturing dreams. Co-working space will be available in the coming months when Rev3 establishes a location, but Nicholas Zito, business services director for Choose DuPage, said the technological focus is what makes Rev3 unique.

"Our niche is the emphasis on the incubator side," Zito said. "Digital innovation technology will allow people and businesses to begin with lower startup costs because you're not investing right away in a huge manufacturing facility."

Individuals or small businesses who use Rev3 would pay membership fees between about \$150 and \$350 a month depending on their needs for equipment and space.

While the incubator does not yet have a physical space, its digital launch took place in October. Entrepreneurs ranging from recent graduates with ideas for mobile apps to experienced engineers who want to design medical prototypes have attended seminars on topics including how to license technologies developed at universities or labs.

Incubators and co-working centers with a theme — like Rev3 and its focus on manufacturing — may be the wave of the future as alternate workspaces aim to concentrate innovators in similar industries together for economies of scale, Frerichs said.

When Rev3 gets up and running, it plans to reorganize as a nonprofit, focused on growing the area's economy one manufacturing idea at a time, Zito said.

"It's one thing to just provide space," he said. "It's another to provide support with the goal of creating jobs and new viable businesses within the community."

Conquering the Age Divide

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Conquering the Age Divide

Baby Boomers and Millennials present thousands of options for owners and managers to satisfy.

By [Lindsav Machak](#)



Kai Weber spends a lot of time thinking about What unites, and Divides, people. Weber, vice president of marketing at AMLI Residential, is charged with attracting and retaining two of the largest and most complex demographics in the rental pool: Baby Boomers and Millennials. The two generations present managers and owners with a difficult task—figuring out how to keep both groups happy, either separately or, more often than not, together.

"We are finding more similarities among the generations than we are differences," she says. "We have been really careful not to pigeonhole our brands or the way that we attract either generation."



Courtesy Cityscape Residential and AMLI Residential Cityscape Residential offers high-end amenities to please all ages at 82 Flats at the Crossing. The saltwater, resort-style pool was designed to complement the outdoor grilling area and cabana lounge.

Chicago-based AMLI serves about 16,000 Gen Y renters and more than 12,000 Baby Boomers across its portfolio, Weber says. Her tip for casting the widest net possible is to offer flexibility in catering to the different wants and needs of these age brackets.

"It's not that we are necessarily presenting different options to different people, but we want to make sure that we can customize what's available so we can tailor our needs to who is going to live at that community," she says.

Yet, it can be particularly difficult to blend the choices to satisfy both groups equally. Cindy Clare, president of Kettler Management, says deciding on what kinds of finishes to include in a unit is one of the largest conundrums for attracting both demographics.

"The Millennials grew up with the granite and stainless steel, so that doesn't wow them," she says.

While some finishes may not excite the average Millennial, they're a must-have to satisfy most Baby Boomers. And when it comes to amenities, Clare says the two generations often want the same common areas, but there's a generational gap in terms of how they're used.



Courtesy Cityscape Residential and AMLI Residential The Indianapolis property boasts luxury finishes in common areas while also providing stylish interiors for each unit.

"You'll still have your clubrooms or multipurpose spaces," she says. "You may not do the gaming system for the Boomers but still want to have those spaces for social activity. They're more likely to use them to hold social events themselves, whereas the Millennials want to come to events being hosted there."

Choosing the right unit mix in a new development can also be tricky. Baby Boomers want a little more space, meaning that more, or larger, two-bedroom units is a necessity for attracting this group.

"A 500- or 600-square-foot one-bedroom isn't going to work for Boomers—they have too much stuff," Clare says.

Weber agrees but says buildings with heavy mixes of small units can still appeal to the older generation. The building just needs to provide storage options, and the leasing staff needs to highlight them.

"So, if we find we get lots of people who are moving from a six-bedroom home to a two- or three-bedroom apartment, then we tell them, 'You don't necessarily have to sell all your lifelong possessions,'" Weber says.

Clare's advice is to deeply research the submarket and plan accordingly. "Certain submarkets are much more geared toward Millennials•there may be more clubs and nightlife," she says. "That's not necessarily going to appeal to the Baby Boomers, so you look at what's going to appeal more to Millennials there. In your more suburban areas, you're going to expect more Baby Boomers."

Two different types of deliberation

When it comes to pinning down each generation's preferences, there's no one-size-fits-all answer.



Courtesy Cityscape Residential and AMLI Residential AMLI Residential's Lex on Orange community in Glendale, Calif., features a two-story fitness space.

Not all Boomers want the same things, so there's no surefire way to satisfy them all. Todd Harff, a Baby Boomer marketing expert, has worked with several management companies to try to crack the code of how to attract the widely diverse group of renters.

"There are more differences in their preferences at that age than [with] any previous generation," Harff says. "It can be that they are 55 or 60 years old and are becoming first-time parents. Or they could be taking early retirement."

Meanwhile, Gen Y is a little more unified in terms of their preferences. Glenn Brill, a manager at Baltimore-based FTI Consulting, has evaluated the New York City apartment landscape and believes Millennials will play a pivotal role in reshaping the city's housing, a natural selection in deciding which communities will be successful and which just won't work. In short, the Facebook generation wants to be plugged in 24/7—with both technology and each other.

"I think there's a growing demand for new housing stock because most of it is pretty old," Brill says. "Millennials want a living environment that sort of matches their lifestyle, and the current housing doesn't do that. You need those products that facilitate a lifestyle that is tech driven and socially driven because of Facebook."

But technology is also becoming a large factor as many empty-nesters begin their search in the

rental housing market.

While working as a Baby Boomer marketing specialist at Woodbridge, Va.–based Creating Results, Harff, the firm’s president, has found that older renters are becoming increasingly tech savvy, making a development’s Internet speed and website marketing more essential to attracting them.

"Yes, they want to go and see the place, but they're going to start their search online," he says. "They're just not as likely to complete it online."

However, if a community's website is subpar or not welcoming, most Boomers won't even think twice about stopping by. In a recent study, 37 percent of renters older than 40 said they decided against visiting a community based on its website, according to Harff.



Courtesy Cityscape Residential and AMLI Residential Another popular age-neutral amenity across the AMLI portfolio are rooftop patios.

"You better have a good impression," he says. "And the imagery on the website better not just show 20-somethings. They will not even get to the point of a leasing agent if the website they go to looks like a place where they don't feel welcome."

Once a Boomer is satisfied with the online appearance, it's time for the leasing agent to step up and shine.

One of the biggest differences between Gen Y and Boomers is that Gen Y renters may prefer to complete the entire leasing process online, while Boomers often want to go into an office and complete a lease with an agent.

"Boomers are going to want to be more experiential," Harff says. "They want to visit and get a

sense of what [the apartment is] like. They want to touch it and see it. I think that's still very important to them."

Associates in the leasing office should be knowledgeable and ready to field any questions a potential resident may have. However, Boomers can be particularly tough and have very high expectations, Harff says.

"Their tolerance for things not being right is very low," he says. "The time they have on their hands tends to be higher, so they'll spend three hours with a leasing agent, and if something is not right in their apartment, they will drive you crazy until it's fixed."

Harff also advises clients that since many Boomers are moving from a house, higher-end finishes and fixtures are expected.

"If they want to go after Boomers, they need a more upgraded kitchen," Harff says.

Boomers are often more deliberate in choosing their next rental communities and are more apt to settle in for a longer haul. So, the stakes are a little higher for managers serving this demographic.

"Gen Y tends to not be as focused on the future in the sense that they'll move to a community, and it's not as big a deal to move after a year or so because they've accumulated less ...," Harff says. "The advantage with the Boomer is, if you get them to move to your community, they're going to stay longer. So they give the moving process a little more thought."

While a Boomer may want to scour an apartment model, a Millennial is more apt to scour the surrounding community, Brill says.

"You have to remember they're not just renting your apartment; they're renting the neighborhood, too," Brill says. "Your best bet is a small unit in a good neighborhood where there are lots of bars and restaurants."

Tapping into the neighborhood vibe

The first task in determining if a building should be constructed or marketed to either group is to soak in the neighborhood's vibe.

James Thomas, founder and managing partner of Cityscape Residential, believes a new community on the north side of Indianapolis will bring Millennials and Boomers together. The community, 82 Flats at the Crossing, is located near one of the city's premier shopping malls, a variety of restaurants, and expressways.

"[It] focuses on location-driven value," he says. "And that's universal."

Indianapolis-based Cityscape develops communities that don't specifically cater to one demographic but, rather, attract every age group. And, sometimes, what's good for the goose is good for the gander: Two-bedroom units seem equally attractive.

"We're still pushing around unit mixes a little," Thomas says. "We tend to have huge absorption on the two-bedrooms by empty-nesters."

Yet, Millennials often choose those units as well. "They're adopting, kind of, a social living environment where they say, 'I'm happy to continue a more social way of living via roommates if it will allow me to afford this better location at this better community,'" Thomas says.

He notes that when the company was developing a 650-unit Kansas City property in a prime downtown location, potential tenants were calling before lease-up had even started.

"No sooner did that get announced [than] we had people•Gen Y aged•contacting us wanting to know how quickly they could get in there," he says. "Then, there were empty-nesters downsizing, and they hadn't even seen the product."

Common Ground

When W. Allen Morris was planning a new community in St. Petersburg, Fla., he aimed to attract an array of different residents based on the location. Professionals of all ages will be working at a new pediatric hospital in the area, and students at the University of South Florida will also be looking for convenient housing, Morris says.

So he took a look at his own family and decided to build a place where they would all feel welcome. The 62-year-old mixed his own preferences with inspiration from his six children. His kids—who range in age from 23 to 32 and are in all different stages of their lives—gave him input to find common ground between his Baby Boomer values and their Millennial expectations.

The brainstorming resulted in The Hermitage, an eight-story apartment building in downtown St. Petersburg.

"The idea is not to target a specific age group but to design it for people that like art and fitness and other common interests," Morris says. "It should attract a broad range of people."

Coral Gables-based Allen Morris Residential will develop the building on 2 acres of undeveloped land on an entire city block. Builders plan to break ground this summer and are scheduled for completion in late 2015.

The building is named after and draws inspiration from The State Hermitage Museum, an art museum located in the city's namesake: St. Petersburg, Russia. The community's lobby will include an art gallery, while other works will be featured throughout the building. A common area on the penthouse floor will also honor legendary Florida artist A.E. Backus with some large reproductions of his work.

The building will be fitness focused, as well. Highlighting the site's proximity to the nearby Fred Marquis Pinellas Trail—which runs more than 30 miles through St. Petersburg up to Tarpon Springs—will be essential to attracting both Boomers and Millennials.

Each of Morris' children said fitness is an essential part of any community. "That's not age specific," he says. "Anyone who's interested in fitness and wants to be near the Pinellas Trail will want to live here."

A bike service center and storage area will also be included in the development, since the trail is designed for both running and biking.

Another thing his family has in common is a love of great food, which translates across all generations. Some units will feature gourmet kitchens, and the rooftop will have a grilling area complete with a chef-ready show kitchen. "I happen to have a bunch of foodies in my family, so we're putting in really nice stainless steel appliances," he says. "Not pseudo-stainless steel or cheap appliances, but ones I would use and my kids would want."

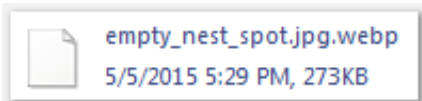
Empty-nester boom offers boon for builders in Washington region

Notebook: Novi

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Empty-nester boom offers boon for builders in Washington region



(Kyung Soon Park/For The Washington Post)
By Michele Lerner January 1

Baby boomers Julie Healy and her husband, Vladimir Leonov, have plenty of energy and mobility now. But they decided to make their next home one that can accommodate their future needs better than their Falls Church townhouse-style condo, which has multiple flights of stairs.

"We bought the Waverly model, a villa-style home at Stone Ridge by Van Metre Homes that has a first-floor bedroom with a full bath that we can use someday if we need to," says Healy. "There's only one staircase to the upper level and it's straight, so we could even add one of those stair lifts if we ever needed one."

Unlike many empty nesters, Healy and Leonov upsized rather than downsized in their move to Loudoun County, but it was the open floor plan, the natural light and the option for one-level living in the future that attracted them.

Baby boomers, who drove the first-time buyer market in the Washington area in the mid-to-late 1980s and the move-up market in the early 2000s, were the largest segment of home buyers in 2013.

"A major trend in the metro area last year was the number of non-family buyers," says Dan Fulton, senior vice president at John Burns Real Estate Consulting (JBREC) in Reston, Va. "The group we call mature couples, who are 45 and older without any kids age 18 and younger at home, represented the biggest group of buyers, with 23 percent of the market share or more than 19,525 home sales."

"Mature singles" — over 45 with no children — accounted for 12 percent of sales last year, and retirees over 65 represented 10 percent; combined with mature couples, these groups of buyers made up 45 percent of buyers in the District region in 2013.

"Never-nesters" — JBREC's term for those without children — are beginning to look for a new type of home, typically with less maintenance, the option of one-level living with a first-floor bedroom or rambler-style home on one level, or an apartment-style condominium. Some empty nesters opt for an active adult community that's age-restricted to buyers 55 and older, but others are simply looking to downsize and to live in walkable communities.

"A common theme among mature couples and younger people without kids is to live within walking distance to shops and restaurants or public transportation," Fulton says. "Buyers who make this lifestyle choice often choose location over size and are willing to pay a lot to be near a place like Reston Town Center."

David Versel, a senior research associate with the George Mason University Center for Regional Analysis in Arlington, Va., says his studies are showing that while baby boomers prefer walkability, most are concentrated in the suburbs where they face the need to drive. GMU's research shows that 47 percent of homeowner households in the D.C. area in 2010 had at least one baby boomer owner (aged 45 to 64).

"There's a lot of inertia among baby boomers, which we think is contributing to the low inventory of homes on the market," Versel says. "The biggest obstacle to getting baby boomers to move is the lack of the right types of housing. We have the push factor in place; boomers think their homes are too big, they don't want to climb stairs, or they want to drive less. But we don't have the pull factor of the type of home they're looking for. They can sell their house for \$700,000, but they can't find an attractive housing type in a desirable area that's also affordable."

Diana Keeling, a realty agent with Coldwell Banker Residential Brokerage in Bethesda, Md., not only works with many empty nesters looking to downsize, but she also is one. She and her husband, Nick Keeling, recently bought a one-level rambler in the Bannockburn section of Bethesda, an area where they've lived since 1983.

"We wanted to stay in the neighborhood, so we found this house and completely gutted the inside and turned it into a beautiful contemporary home," Keeling says. "Most of my buyers in their 50s and 60s want to live somewhere where they can walk to things. They think they want a condo, but condos often turn out to be too expensive, especially if they want three bedrooms. There just aren't very many available, especially in Bethesda, so they can cost nearly \$2 million."

Keeling says some of her clients opt to stay where they are and wait, or they move to smaller homes but without first-level master suites. She says some buy townhouses and have elevators installed, but that can be a costly option and isn't always possible.

"A few buyers have just decided to wait until they're ready to move into an age-restricted community," Keeling says. "Some people are moving into places like Fox Hill in Bethesda earlier because they have bigger condos, and that way they don't have to move again."

Homeowners in their 50s and 60s often want to move out of their detached single-family homes and into condos so they don't have to do home maintenance, says Kevin Love, a real estate agent with Re/Max Allegiance in Arlington. These people also prefer to buy something newer and to avoid renovation projects, because they've already experienced the pitfalls and stress of remodeling, he says.

"Some older buyers are looking at homes in the Gainesville area, where they have smaller detached houses and a golf course, but most want to stay in the area," Love says. "If they're in a single-family home in Arlington, they want to move to a condo in Arlington, and they'll compromise on the size or the age of the place in order to have less maintenance."

Love says many of his buyers prefer to be in a mixed-age community rather than an active-adult community.

"The trend seems to be to age in place, at least in the same Zip code, near friends and in a

neighborhood they like," Love says. "Also, a lot of people are working longer, so they need to stay close to where they work."

Fulton says that buyers who are interested in active-adult communities typically choose them for the lifestyle that includes recreational amenities and a grand clubhouse along with the social aspect of living near people of similar interests and ages.

"Outside of those communities, there aren't a lot of move-down homes available for empty nesters, so this is an opportunity for builders to introduce this," Fulton says. "The homes people are looking for don't exist much as resales in this market."

New styles of homes

Age-restricted developments such as Fox Hill in Bethesda are sprouting across the region, but a few builders also are designing for empty nesters in multi-age communities. At Willowsford in Loudoun County, Va., Arcadia Community, a company that started in California's Napa Valley, has introduced luxurious, single-story homes priced at \$750,000 to more than \$1 million.

"These are big, single-level homes on three-fourths to 1.5-acre lots with a wide-open floor plan so you can see straight through from the front of the house to the back," says Brad Durga, chief operating officer for Arcadia Community in Leesburg, Va. "The bedrooms and kitchen and living areas are all on the main level, and then we have what we call a club level downstairs that's open to the main level with a wide staircase. . . . You can also add an elevator to each home."

The houses have 3,000 to 6,700 finished square feet, so they're not meant for downsizing. Durga says the houses are popular with other buyers in addition to empty nesters because they're designed to be a better match for the way people live today.

Van Metre Homes has several new designs geared to empty nesters, including detached single-family homes, villas and condos in a building with an elevator in the active-adult Villages community at Broadlands in Ashburn, Va.

"Our Vista collection of homes sold out at Raspberry Falls, and now we're selling them at Bull Run Golf Club in Haymarket," says Merle Phillips, vice president of sales and marketing at Van Metre Homes in Stone Ridge, Va. "The one-level homes have a big owner's suite . . . plus two more bedrooms on the main level."

At Bull Run Golf Club, the houses start in the \$700,000s. The condos at the Villages, priced in the \$300,000s, offer walkability since they're across the street from the Broadlands Marketplace.

At Brambleton, Van Metre Homes offers an optional first-floor master bedroom in its attached villa models, priced in the \$400,000s. Phillips says these flexible floor plans appeal to empty nesters and others. The company also offers single-family homes with first-floor bedrooms and baths at Belmont Glen, Brambleton and Stone Ridge. Those are priced in the \$500,000s.

"We asked our sales team for comments from potential buyers and found that even when people didn't have multiple generations living with them year-round, they liked the idea of having a first-floor bedroom for extended visitors or in case they need it in the future," Phillips says.

Fulton says that the existing homes in the D.C. area are geared to families with children, so he expects that builders will begin to focus on designing and developing new homes for empty nesters.

“There will always be a market for family oriented new homes,” Fulton says, “but builders are competing with existing homes for families. They’ll face less competition when they build homes that match what empty nesters want.”

Michele Lerner is a freelance writer.

What empty nesters want:

- Walkability to restaurants, shops, public transportation — in the city or an inner suburb or in a community with a town center.
- One-level living — or an elevator.
- Big windows that let in lots of natural light.
- Less space — but lots of storage.
- Open floor plan with fewer formal spaces.

What they don't want:

- Stairs — a two-level home is acceptable as long as the master suite is on the first floor.
- Routine home maintenance requirements such as shoveling snow, cutting grass and cleaning gutters.
- A lot of space — too many rooms means more cleaning and more maintenance.
- Location where they have to drive everywhere.
- Older homes that need remodeling — empty nesters prefer a new or already renovated home rather than working on a place themselves.

TownhouseCenter.org

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Exemplary small mixed-use urban project proposed for Miami, earns praises from Riley

Published January 6, 2015 Uncategorized

Closed



I try to write about built projects only. For every great small urban project that is proposed, there are 100 reasons why it might not get built. I prefer to spend my time writing about all the reasons that such projects *should* be built.

But a project was brought to my attention by the legendary and gracious [Terry Riley](#), and it is so promising that I cannot stay quiet. It is proposed for Miami at 4510 NW 2 Ave. The site is small, 150 ft wide and 112 ft deep, and zoned T4, which permits zero side setbacks, 3 stories, and 36 units per acre.

The project, designed by [Kobi Karp Architecture](#), is proposed to include 9,585 sq ft of ground-floor retail divided into 4 bays with 15+ ft ceilings. The project would also include 12 residential units on floors 2 and 3, each with 9+ ft ceilings. The facade is

proposed to be a mix of natural elements: stone, metal, and glass. According to Mr. Riley: "The proposed design would be a very handsome addition to the commercial buildings that are part of the neighborhood."

And Mr. Riley goes on to make a larger point: "There are few too developers who are concentrating their efforts on smaller infill buildings, the type of buildings that build strong neighborhoods, encourage street life, and favor pedestrian traffic." Keep an eye out for this project, and let us hope that it represents an emerging trend!



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2 3

ULI Southeast Florida dinner is debutante ball for Miami urbanism and adaptive reuse (with video)

Published August 28, 2014 Uncategorized Closed

ULI Southeast Florida Vision Awards 2014-08-27

0:00 / 2:23

Last night the [ULI Southeast Florida/Caribbean](#) Vision Awards was a debutante ball for

subsidized apartments. In 2009, a local nonprofit development organization, [Cincinnati Center City Development Corporation](#) (3CDC), acquired the building for the purpose of revitalization, provided counseled relocation services to remaining tenants, and helped facilitate subsequent purchase by 21c." Full article [here](#). Developer: [21c Museum Hotels](#). Design architect: [Deborah Berke Partners](#). Architect of record: [Perfido Weiskopf Wagstaff + Goettel](#).



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Older posts



Retiring to newer or smaller homes, but staying in New York.

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URL: <http://www.lohud.com/story/money/real-estate/homes/2014/09/11/retiring-leaving-...>

Retiring and staying local: The new empty nester trend

12:56 a.m. EDT September 13, 2014



Buy

Photo

Nina Assatly and her husband Ted Assatly are photographed in their one bedroom apartment in Eastchester on July 31, 2014. Retirees and empty nesters are downsizing their homes to stay in their own communities instead of moving to retirement cities. (Photo: Carucha L. Meuse/The Journal News) Buy Photo

Story Highlights

- Retirees and empty nesters are buying nearby homes with an easier lifestyle.
- The idea of retiring to warm weather climates is not as popular as it used to be.

- A big request is first-floor master suites, gourmet kitchens, home offices and hobby areas.

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For more than a decade after they stopped working Nina and Ted Assatly stayed in the Scarsdale home where they lived for 48 years and raised three children.

This year they moved to an apartment. But like many retirees and empty-nesters who have homes with extra bedrooms, flights of stairs and rarely used yards, they did not flee to a sunny-weather state.

"We wanted to downsize, not move away," says Ted Assatly, who retired 12 years ago. They sold their three-bedroom, two-bath house moving less than 3 miles away to Eastchester within walking distance of the Metro-North train.

They sought to remain close to home — near their children and five grandchildren, New York City, metropolitan medical centers, and the friends and place they love.

"We are older. We didn't want steps anymore and wanted something smaller and easier to live in. And we didn't want to go anywhere," says Assatly, who ran a company manufacturing high-end housecoats and at-home loungewear.

"We are as happy as a bug in a rug," he says of his new place, where the couple saves money in property taxes, utility costs and basic maintenance. Their Con Ed bill went from \$350 a month to \$78. And gone are expenses for lawn care, gutter cleaning or furnace repairs.

His wife, Nina, who worked for Scarsdale schools for 35 years, says they discussed this transition for years.

"At first our children were a little upset but I think now they realize this is good for us."

Increasingly, baby boomers heading into their senior years are changing the way they look at retirement living, preferring to remain in local communities, just in different types of housing. The suburban house may be traded in for a townhouse, condo or adult community, but maintaining ties to friends, family and even favorite restaurants and entertainment destinations is key.

"For many it is a lifestyle choice," says Jonathan Lerner of Five Corners Properties-Real Living Real Estate in Scarsdale. "I see plenty of people downsizing to co-ops and condos, and not going too far away to get what they want and can afford."

And developers are responding.

"People have spent a big portion of their lives here. They belong to a country club, churches and have family and friends who live close by. They have longtime doctors they are not willing to give it up," says James Fitzpatrick, a division president of Toll Brothers in Fishkill.

"These are people who have been in a home, a community, for 30 years or more. They want to move into something that is brand new."

This fall Toll Brothers plans to open Valeria, 147 townhomes in Cortlandt. And proposed is a 68-unit townhome project on Washington Avenue in Pleasantville. Geared to the older market, the projects' features include first-floor master bedrooms, guest rooms upstairs and basement space for an office or hobby work.

Developments like Scarsdale's Christie Place and The Retreat in Carmel are clearly marketed at the over-55 demographic.

Margo Bohlin, a real estate agent in Rockland County since 1987, is thrilled to be the go-to agent for [Harbors at Haverstraw](#), where she lives. It has 24-hour concierge, fitness center, indoor basketball court, game room with shuffle board and pool table and landscaped walk along the Hudson River.

"Most older people moving here are scaling back from a larger home. Some are still working, some are fully retired," says Bohlin, an associate broker with [Better Homes & Gardens Rand Realty](#) in New City.

Time to move

And there is no doubt the older population — those 65 year old and up — is increasing.

More people were 65 years and over in 2010 than in any previous census. Between 2000 and 2010, the population 65 years and over increased at 15.1 percent, above the total population which is growing at 9.7 percent a year. And by 2015, those aged 50 and older will be 45 percent of the population, according to census projections.

And it is happening everywhere. Actor-producer-director Ron Howard and his wife sold their massive Armonk 32-acre estate in July saying with grown children they don't need a large family compound any longer.

Quite naturally, retirement is when people reassess their housing needs.

"It is not necessarily a matter of downsizing, but rather it's a process that will allow you to make life easier and more flexible," said John Grimaldi, a spokesman for Association of Mature American Citizens. "And, it might even provide an extra measure of security," he said.

Many people want to remain near where they've put down roots.

"I feel that fewer and fewer people are retiring in the old sense of the word and moving to Florida, North Carolina and Arizona," said Lynn Clark, a [Houlihan Lawrence](#) agent since 1976. "If not working then they want to go back to school, travel, learn."

And downsizing is spurring some high-end townhouse sales. Clark recently marketed a White Plains townhouse with first-floor bedroom and whirled through 40 showings in a week. It sold at \$950,000.

Many local downsizers want an active life even when they slow down their work routine.

"The whole concept of retirement has changed," says [Nancy Kennedy](#), an associate broker with Houlihan Lawrence. "People are working longer and when they stop working they want to stay close. Their grandchildren tend to be younger than in other generations and they want to see them often."

It is a move, says Kennedy, but it may not always involve downsizing.

Kennedy, who represents high-end city-style apartments in Trump Tower in White Plains and the [Ritz Carlton](#) in White Plains, says these homes have a "lock and leave" appeal. Interest in them by older residents is "very strong" and increasing; and about half the people she takes there would be

in the older downsizer category.

Five years ago Fran Katz, a business mediator, and her husband, a clothing manufacture representative, moved from an Ardsley house to a White Plains apartment when their youngest child was in college.

"We had taxes of about \$15,000 and wanted a simpler way of living," she says. "My husband forced the issue of moving. He didn't want to be tied down to the house and to be cleaning the gutters. And I am so glad he did. I was raised in White Plains."

The couple downsized a second time last year to a one-bedroom apartment and instead of two cars have just one.

"Life is good and it is easier," Katz says. "We are healthy, love our work and now have the chance to travel and see our twin 3-year-old grandchildren."

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The Cities Where Rent Is Rising The Fastest

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The Cities Where Rent Is Rising The Fastest



A 'For Rent' sign in Denver, Colorado. (AP Photo/David Zalubowski, File)

Rents in big, glittering metropolises like New York and San Francisco are notoriously pricey and getting pricier, but it's quickly getting more expensive to rent in smaller cities across the country, too.

A new report from [Zillow -0.94%](#) shows that rents are spiking in many U.S. cities, even places where the housing market has struggled, and in many cases outpacing rent increases in the hottest parts of the country.

In Denver, for instance, the median rent has soared 10.2% from a year ago. Rent has climbed 8.5% in Kansas City, 7.2% in Portland and 7% in Austin. In all these cities, rent is growing more than twice as fast as the national average of 3.3% and more than three times as fast as the New York City metro area average of 2.1%.

Even rent in St. Louis is up 4.2%, despite prices that were flat and falling just two years ago.

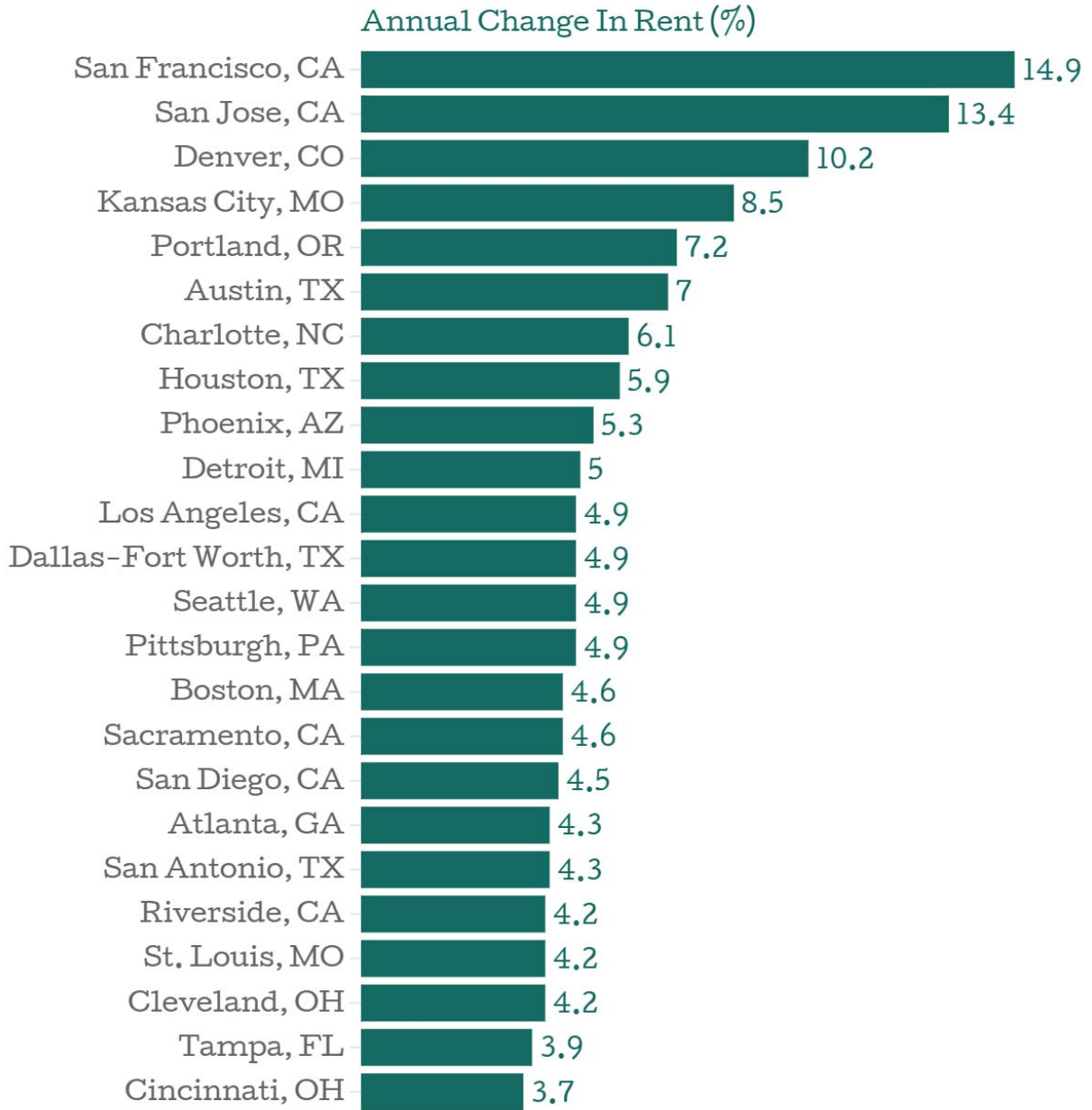
“Rental appreciation has been a freight train these past few years, chugging along without any appreciable slowdown,” said Stan Humphries, Chief Economist at Zillow. “Since 2000, rents have grown roughly twice as fast as wages, and you don’t have to be an economist to understand why that is hugely problematic.”

While renters have historically spent about a quarter of their income on housing costs on average, they can now expect to spend about 30%, says Zillow. This can hamper the ability of individuals to save, not only for retirement but for a down payment to buy a house.

“Given how widespread rental affordability problems have become, the rental market could be acting more like a barrier to buying,” said Humphries, rather than a stepping stone.

Despite the rising cost of living in many smaller cities, it’s by far still cheaper than renting in a bigger locale. Compare the median rent in cities like Charlotte (\$1,235) or Denver (\$1,827) to Los Angeles (\$2,460) or New York (\$2,331).

San Francisco remains the city where rent is rising the fastest, with median rent climbing 15% year-over-year for the fourth consecutive month to \$3,055 per month, tearing past the national average of \$1,350 per month.



In these cities, rent is rising faster than the national average (Source: Zillow)

More than half of the housing experts polled by Zillow say that renting affordability could be a problem for at least the next two years.