



STATION FLATS JSP 23-02

JSP23-02 STATION FLATS

Resume the public hearing from June 21st at the request of Cypress Partners, LLC for recommendation to the City Council for Amendment of the Consent Judgment that governs development of the property. The subject property is located on the east side of Wixom Road, south of Grand River Avenue (Section 17). The applicant is proposing 157 apartment units in a four-story building. The Consent Judgment permits 100,000 square feet of retail use conforming to the B-2 Community Business standards on the subject parcel. The proposed use is most consistent with the RM-2 High-Density Multiple Family Residential District.

Required Action

Recommend approval/denial or postpone the Concept Plan and Amendment to the Consent Judgment to the City Council.

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval Not recommended	8-16-23	Deviations to RM-2 standards: <ul style="list-style-type: none"> • Reduction in parking setbacks along the north and west for the out-lots <i>(Supported as adjacent to other parking areas of center)</i> • Maximum percentage of efficiency and 1-bedroom units exceeded. <i>(Supported as a balance in unit mix is provided)</i> • Maximum length of building exceeds 360 feet (368 feet proposed) <i>(Supported as pedestrian entrances present)</i> • Buildings not oriented 45 degrees to property lines <i>(Supported due to buildable area available)</i> • Exceeding 30% paved areas in required yard setbacks <i>(Supported due to reduced impacts to wetland buffers)</i> • Lack of 5-foot sidewalk along one side of access drive <i>(Supported as north sidewalk now proposed, access drive is existing and site constraints of parcel shape)</i> • Items to be addressed on the Preliminary Site Plan submittal
Engineering	Approval recommended	8-10-23	<ul style="list-style-type: none"> • Items to be addressed on the Preliminary Site Plan submittal
Landscaping	Conditional Approval recommended	8-10-23	<ul style="list-style-type: none"> • Waiver for lack of screening berm between commercial and residential uses • Waiver for deficiency in parking lot perimeter trees on the south side of the out

			<p>lot (Supported because the applicant is providing a sidewalk)</p> <ul style="list-style-type: none"> Items to be addressed on the Preliminary Site Plan submittal
Traffic	Approval recommended	8-14-23	<ul style="list-style-type: none"> Deficiency of 68 parking spaces (315 required, 247 proposed) (Supported - Parking analysis was provided to justify reduction.) Off-street parking less than 25 feet from the building, and less than 20 feet from the property line (Supported) Items to be addressed on the Preliminary Site Plan submittal
Wetland	Approval recommended	5-24-23	<ul style="list-style-type: none"> Wetland buffer authorization required for 223 square yards of impact Items to be addressed on the Preliminary Site Plan submittal
Woodland	Approval Not recommended	5-23-23	<ul style="list-style-type: none"> Woodland permit required for removal of woodland replacement trees. (Supported as replacements will be provided) Items to be addressed on the Preliminary Site Plan submittal
Façade	Approval Not recommended	5-22-23	<ul style="list-style-type: none"> Section 9 Façade waiver for wood siding (0% permitted, up to 34% proposed) (Not supported as design does not qualify for use of material. Applicant is advised to consider alternate materials or reduce the amount)
Fire	Approved with conditions	8-2-23	<ul style="list-style-type: none"> Items to be addressed in the Preliminary Site Plan submittal

Motion Sheet

Recommend Denial – Amendment of Consent Judgment and Concept Plan

In the matter of JSP23-02 Station Flats, motion to **recommend denial** of the proposed Amendment to the Consent Judgment and Concept Plan for the following reasons:

1. *The proposed use is not consistent with the City's Master Plan for Land Use and the Consent Judgment for the property.*
2. *The proposed development is not consistent with the requirements of the Zoning Ordinance for multiple-family developments as evidenced by the number of deviations and variances indicated in the staff and consultant's review letters.*
3. *Future residents would not be adequately buffered from the adjacent commercial uses. The proposed use is generally inconsistent with existing surrounding development in terms of building relationships, access, and parking locations. The infill location's odd configuration does not lend itself to creating a harmonious relationship between the uses.*
4. *(Add any additional reasons...)*

-OR-

Recommend Approval – Amendment of Consent Judgment and Concept Plan

In the matter of JSP23-02 Station Flats, motion to **recommend approval** of the proposed Amendment to the Consent Judgment and Concept Plan based on the following findings, City Council deviations, and conditions:

1. *The proposed amendment to the Consent Judgment will replace 100,000 square feet of retail development potential with 157 residential units. [The estimated number of daily vehicle trips is 717 for the 157 multiple family units, which is significantly less than the estimated number of trips for a retail use (shopping plaza: 9,109 daily trips; Supermarket: 8,878 daily trips). Therefore, the proposed change will have less impact on the road network compared to the use permitted by the current Consent Judgment.]*
2. *The proposed buildings are buffered by landscaping and preserved wetland areas on the east and south, and set back from Wixom Road on the east.*
3. *The proposed development could help provide for missing middle housing needs that are walkable to the commercial areas, which is recommended in the City's 2016 Master Plan for Land Use. [The Integra market study indicates there is demand for the type of rental product proposed]*
4. *Per Sec. 3.8.3, the Planning Commission finds that a proper relationship exists between local streets and any proposed service roads, driveways and parking areas to encourage pedestrian and vehicular traffic safety.*
5. *The proposed Concept Plan would require the following amendments to current conditions of the Consent Judgment:*
 - a. Gross Building Area – Retail (Item 12, A, Consent Judgment): Per the Consent Judgment, Retail "B," which is proposed to be located on the subject property, shall not exceed 100,000 square feet in total square footage. The

proposed development is estimated to be 183,300 square feet, with no more than 157 multiple-family residential units.

- b. Parking (Item 12, E, Consent Judgment): Per the Consent Judgment, a total of 1,725 parking spaces shall be provided between Retail A, B, and C. A revised total of 1,470 spaces are proposed for Retail A and C, and the proposed residential use. Applicant is asked to provide an overall parking count for the entire site at the time of the next submittal to ensure that there will be sufficient parking for the proposed and remaining uses, and to verify the proposed changes to the Consent Judgment.
6. The proposed Concept plan will require City Council to approve deviations for the following:
- a. Deviation from Sec. 3.1.7.D and Sec. 3.6.2.B to permit a reduction in parking setbacks along the north side property line for the out-lots (20 feet required, 0 feet and 15 feet proposed) and the western front property line (75 feet required, 45 feet proposed).
 - b. Deviation from Sec. 3.8.1.B.ii for exceeding the maximum percentage of efficiency (10% permitted, 15.3% proposed) and one-bedroom units (33% permitted, 42.6% proposed).
 - c. Deviation from Sec. 3.8.2.C for exceeding the maximum building length of 180 feet, and 360 feet, (380 feet proposed) as the building includes common areas with capacity of at least 50 people and the building is set back an additional 125 feet from a property line abutting residential (the building is greater than 500 feet from any abutting residential district).
 - d. Deviation from Sec. 3.8.2.D to allow the building to not be oriented 45 degrees to the property lines, due to the available area for construction and constraints of the property;
 - e. Deviation from Sec. 3.8.2.E to allow off-street parking, maneuvering lanes, service drives and loading areas to exceed 30% of the required yard area (48% proposed), due to the available area for construction and constraints of the property, with the condition that required landscaping and usable open space is able to be provided;
 - f. Deviation from Sec. 3.8.2.F for parking closer than 25 feet (17 feet proposed) to a wall of a dwelling structure that contains openings involving living areas and closer than 20 feet (0 feet proposed) from a property line, due to the unique location of the development within a retail shopping area;
 - g. Deviation from Sec. 3.8.2.G for the absence of a 5-foot sidewalk along the south side of the existing access drive to the Wixom Road sidewalk, as the previously approved design of the shopping center did not include room for a sidewalk to be provided, and the applicant is now proposing a sidewalk on the north side;
 - h. Deviation from Sec. 5.2.12.A for a deficiency of 68 parking spaces (315 required, 247 provided), as the applicant has submitted a parking analysis

that demonstrates the parking is adequate for the anticipated need. The parking analysis has been reviewed and approved by the City's Traffic Consultant.

- i. Landscape deviation from Sec. 5.5.3.A for lack of screening berm between commercial and residential use on the north side.
- j. Landscape deviation from Sec. 5.5.3.C.iv for lack of parking lot perimeter trees along the south side of the out lot, in order to provide room for the proposed sidewalk.
- k. The findings of compliance with Ordinance standards in the staff and consultant review letters and the conditions and the items listed in those letters being addressed on the Preliminary Site Plan; and
- l. *(additional comments here if any)*

(because the plan is otherwise in compliance with Article 3, Article 4 and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance.)

-OR-

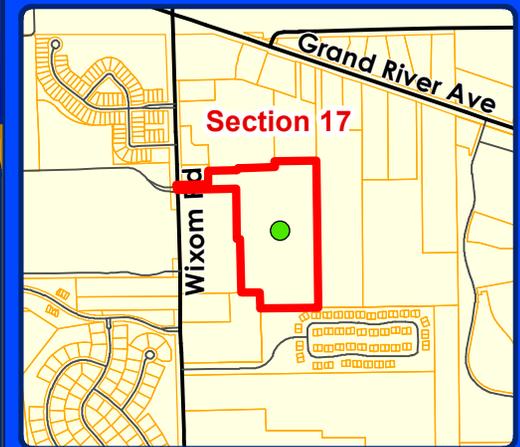
Postpone – Amendment of Consent Judgement and Concept Plan

In the matter of JSP23-02 Station Flats, motion to **postpone making a recommendation** of the proposed Amendment to the Consent Judgment and Concept Plan... *(in order to allow the applicant time to further review items discussed during the public hearing and to work toward greater compliance with the requirements of the Zoning Ordinance.)*

MAPS
Location
Zoning
Future Land Use
Natural Features

JSP21-51 STATION FLATS

LOCATION



LEGEND

 Subject Property



City of Novi
Dept. of Community Development
City Hall / Civic Center
45175 W Ten Mile Rd
Novi, MI 48375
cityofnovi.org

Map Author: Christian Carroll
Date: 6/15/22
Project: JSP21-51 STATION FLATS
Version #: 1

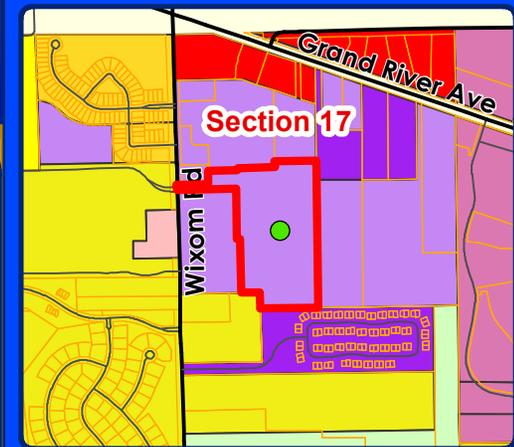
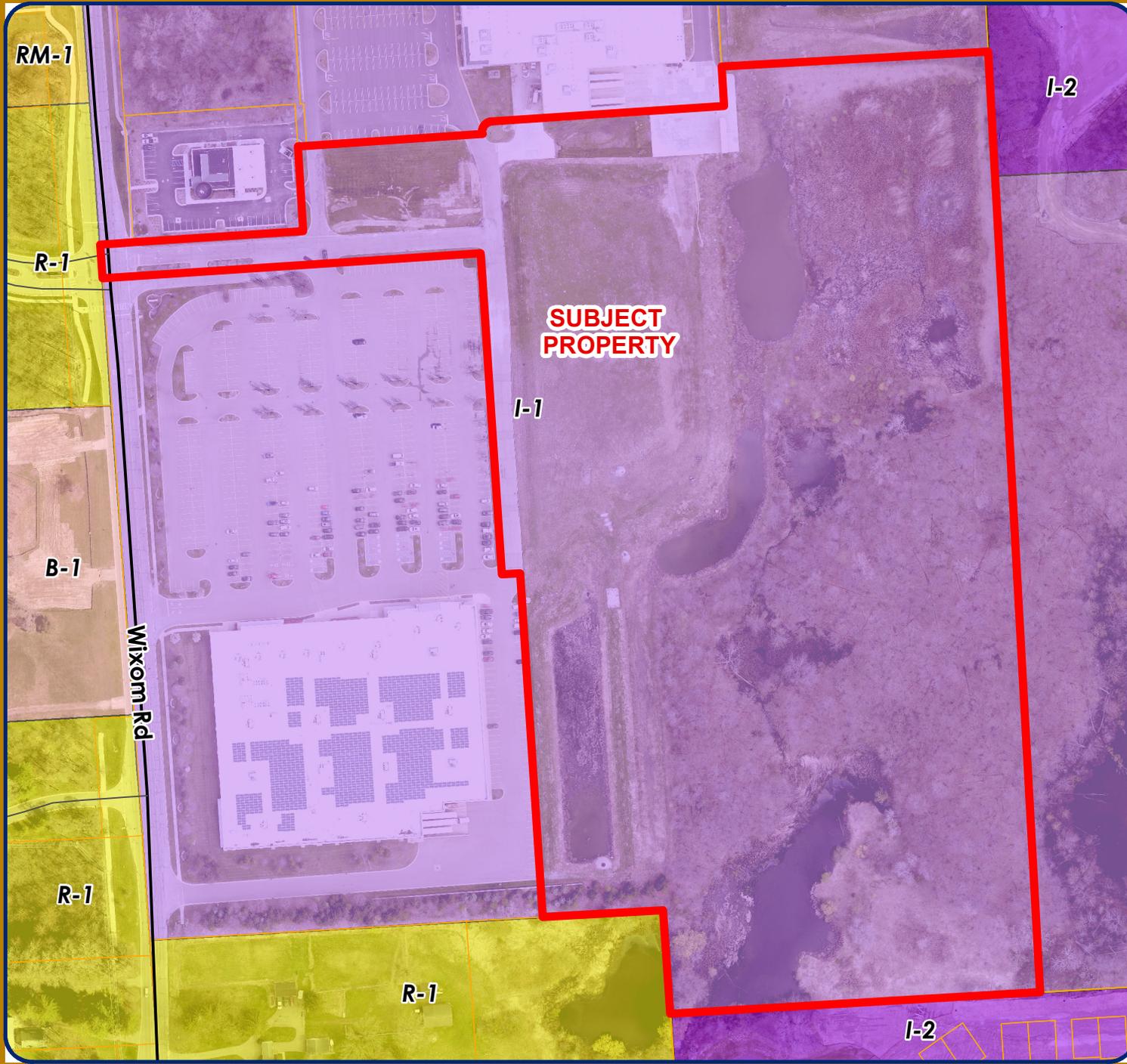
0 45 90 180 270 Feet
1 inch = 216 feet



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.

JSP21-51 STATION FLATS ZONING



LEGEND

- R-A: Residential Acreage
- R-1: One-Family Residential District
- R-4: One-Family Residential District
- RM-1: Low-Density Multiple Family
- B-1: Local Business District
- B-2: Community Business District
- B-3: General Business District
- I-1: Light Industrial District
- I-2: General Industrial District
- OSC: Office Service Commercial
- Subject Property


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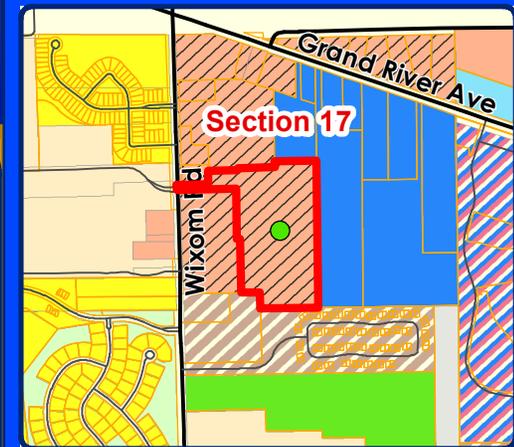
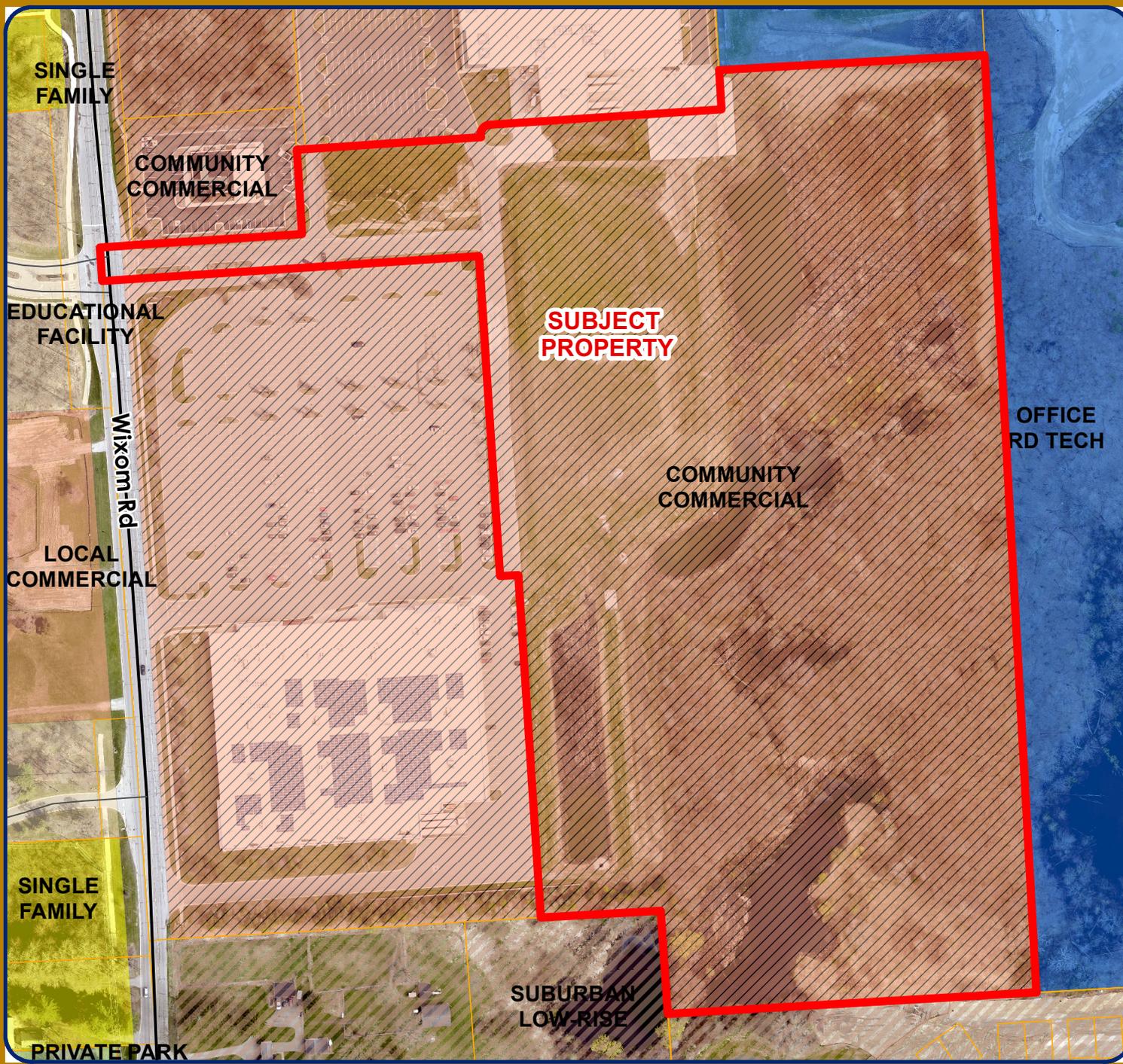


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JSP21-51 STATION FLATS

FUTURE LAND USE



LEGEND

- Single Family
- Suburban Low-Rise
- Office Research Development Technology
- Office Commercial
- Local Commercial
- Community Commercial
- Educational Facility
- Public
- Public Park
- Private Park
- Utility
- Subject Property



City of Novi

Dept. of Community Development
City Hall / Civic Center
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Novi, MI 48375
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1 inch = 216 feet



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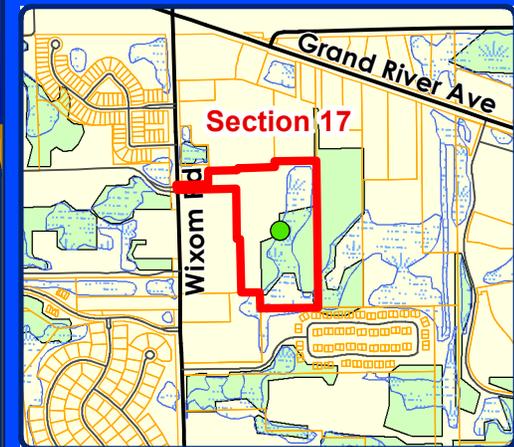
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JSP21-51 STATION FLATS

NATURAL FEATURES



**SUBJECT
PROPERTY**



LEGEND

-  WETLANDS
-  WOODLANDS
-  Subject Property



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Dept. of Community Development
City Hall / Civic Center
45175 W Ten Mile Rd
Novi, MI 48375
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CONCEPT PLAN



The Station Flats

0 20 40 80
1 inch = 40'
N

PEA GROUP
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Brighton, MI 48116
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f: 517.546-8973
www.peagroup.com





STATION FLATS

Novi MI



STATION FLATS
Novi MI





STATION FLATS
View looking Southeast



STATION FLATS
View Looking Northwest

CYPRESS
PARTNERS
A Limited Liability Company

KRIEGER KLATT
ARCHITECTS



STATION FLATS

Novi MI

BENCHMARKS
(GPS DERIVED - NAVD83)

BM #200
DUMPLE IN ARROW ON A HYDRANT LOCATED NEAR THE NORTHEAST PROPERTY CORNER, APPROX. 63' EAST FROM THE EAST WALL OF SAM'S CLUB (27300 WIXOM RD.).
ELEV. - 986.57

BM #201
DUMPLE IN ARROW ON A HYDRANT LOCATED APPROX. 180' SOUTHWEST FROM THE SOUTHWEST BUILDING CORNER OF SAM'S CLUB (27300 WIXOM RD.).
ELEV. - 984.93

BM #202
DUMPLE IN ARROW ON A HYDRANT LOCATED APPROX. 67' EAST FROM THE NORTHEAST BUILDING CORNER OF TARGET (27100 WIXOM RD.).
ELEV. - 985.19

LEGAL DESCRIPTION
(Per ATA National Title Group File No. 63-21794529-SCM, Commitment Date August 03, 2021)

The land referred to in this commitment is described as follows: City of Novi, County of Oakland, State of Michigan

Part of the Northwest 1/4 of Section 17, Town 1 North, Range 8 East, beginning at a point distant South 00 degrees 19 minutes 49 seconds East 1440.12 feet from the Northwest Section corner, thence South 90 degrees 00 minutes 00 seconds East 305.38 feet; thence North 00 degrees 00 minutes 00 seconds West 127.09 feet; thence South 90 degrees 00 minutes 00 seconds East 277.34 feet; thence along curve to the right, radius 15.25 feet, chord bears North 39 degrees 16 minutes 37 seconds East 23.25 feet, distance of 26.57 feet; thence South 90 degrees 00 minutes 00 seconds East 348.95 feet; thence North 00 degrees 00 minutes 00 seconds East 50.51 feet; thence South 89 degrees 23 minutes 02 seconds East 399.93 feet; thence South 00 degree 36 minutes 56 seconds West 1409.63 feet; thence North 89 degrees 34 minutes 38 seconds West 554.26 feet; thence North 00 degrees 19 minutes 49 seconds West 158.00 feet; thence North 89 degrees 34 minutes 38 seconds West 180.07 feet; thence North 00 degrees 00 minutes 04 seconds West 515.53 feet; thence South 90 degrees 00 minutes 00 seconds West 27.76 feet; thence North 00 degrees 00 minutes 07 seconds West 481.77 feet; thence North 00 degrees 00 minutes 00 seconds West 567.85 feet; thence North 00 degrees 19 minutes 49 seconds West 50.54 feet to beginning.

SYMBOLS: GRADING

PROPOSED SPOT ELEVATION
TYPICALLY TOP OF PAVEMENT IN PAVED AREAS, EXCEPT GRADE IN CURB LINES

PROPOSED CONTOUR LINE

ABBREVIATIONS:
T/C = TOP OF CURB
G = GUTTER GRADE
T/P = TOP OF PAVEMENT
T/S = TOP OF SIDEWALK
T/W = TOP OF WALL
B/W = BOTTOM OF WALL
F.G. = FINISH GRADE
RM = RIM ELEVATION

SIDEWALK RAMP LEGEND:

SIDEWALK RAMP 'TYPE R' (Symbol)

SIDEWALK RAMP 'TYPE P' (Symbol)

SIDEWALK RAMP 'TYPE D' (Symbol)

CURB DROP ONLY (Symbol)

REFER TO LATEST MOOT R-28 STANDARD RAMP AND DETECTABLE WARNING DETAILS

RETAINING WALL NOTE:
TOP OF WALL (T/W) AND BOTTOM OF WALL (B/W) GRADES ARE THE FINISH GRADE AT THE TOP AND BOTTOM OF THE RETAINING WALL, NOT ACTUAL TOP AND BOTTOM OF THE WALL STRUCTURE.

CITY OF NOVI (REFERENCE BENCHMARKS)
(VERT. DATUM NAVD83, HORIZ. DATUM NAVD83)

BM #711
X ON NORTH RM OF GATEWELL LOCATED 200 FEET NORTH OF ENTRANCE TO SAM'S CLUB GAS STATION, 36 FEET EAST OF CENTERLINE OF WIXOM ROAD AND 3 FEET WEST OF SIDEWALK
ELEV. 974.22

BM #712
X ON NORTH RM OF GATEWELL LOCATED IN THE SOUTHEAST QUAD OF INTERSECTION OF WIXOM ROAD AND #27225 WIXOM ROAD, 1 FOOT EAST OF BACK OF CURB
ELEV. 981.30

BM #713
X ON NORTH RM OF GATEWELL LOCATED 2 FEET SOUTH BACK OF CURB OF GRAND RIVER AND 150 FEET WEST 12 MILE ROAD
ELEV. 976.77

FLOODPLAIN NOTE:
BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE 'C' AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 26125C06067, DATED SEPTEMBER 29, 2006.

LEGEND

EXISTING

- NON-FOUND
- FOUND
- WALL FOUND
- WALL FOUND
- WALL & CURB SET

PROPOSED

- SEC. CORNER FOUND
- MEASURED
- MEASURED
- CALCULATED

CONCRETE

- CONCRETE
- ASPHALT
- GRAVEL
- WETLAND

REFERENCE DRAWINGS

- CONCRETE
- ASPHALT
- GRAVEL
- WETLAND

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STATE OF MICHIGAN
REGISTERED PROFESSIONAL ENGINEER
NO. 26003

811

CAUTION!
UNDERGROUND UTILITIES MAY BE PRESENT. VERIFY LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTACT 811 FOR UTILITY LOCATION SERVICES.

C-X-1

CLIENT
MF NOVI, LLC.
280 WEST MAPLE RD., SUITE 230
NOVI, MICHIGAN 48240

PROJECT TITLE
THE STATION FLATS
WIXOM RD. BETWEEN GRAND RIVER AVE. AND 11 MILE RD.
NOVI, MICHIGAN

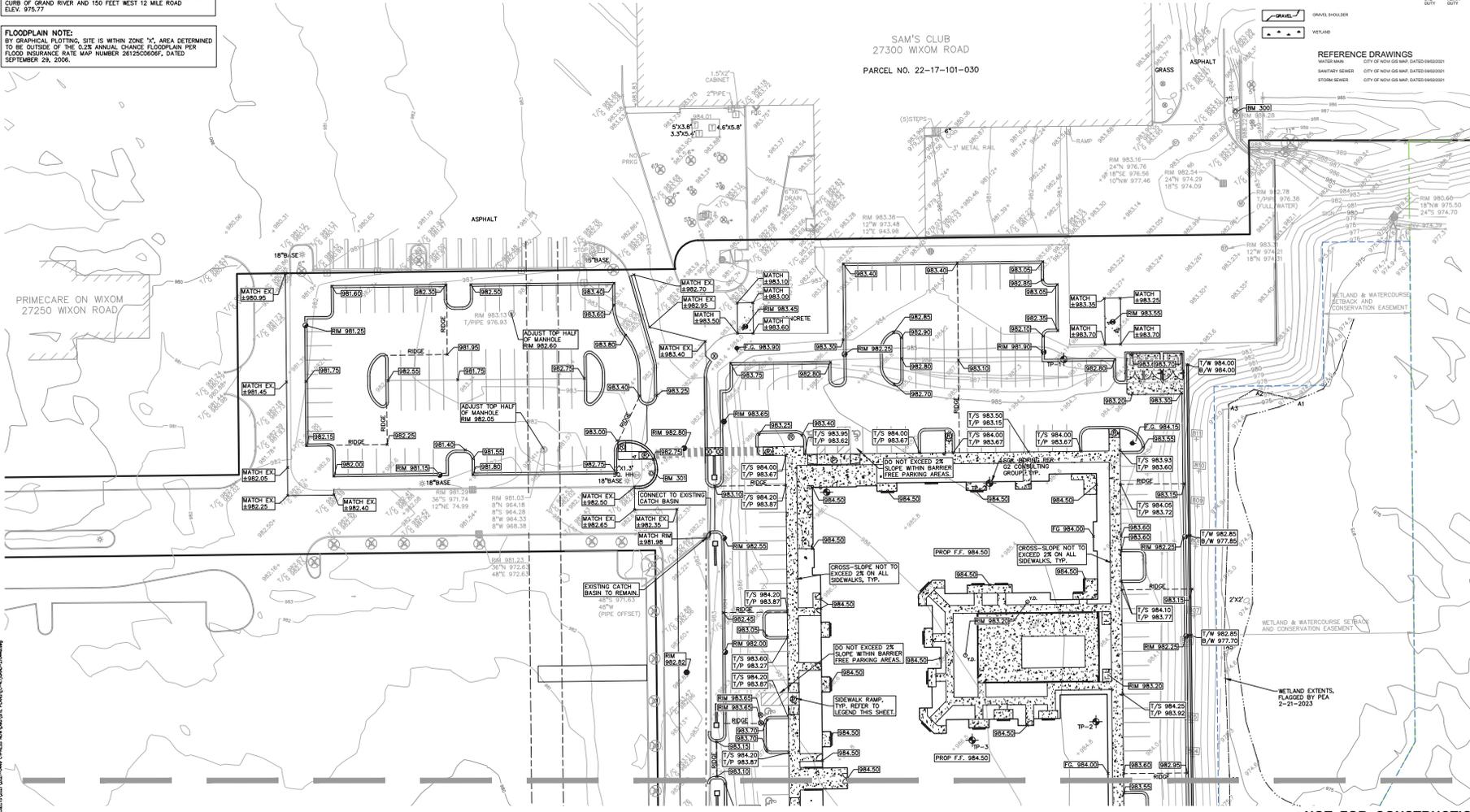
REVISIONS

PRE-APPLICATION SUBMITTAL	1/13/2023
SPA SUBMITTAL	3/9/2023
CITY COMMENTS	5/4/2023
CITY COMMENTS	6/21/2023
CITY COMMENTS	7/24/2023

ORIGINAL ISSUE DATE:
DECEMBER 1, 2022

DRAWING TITLE
PRELIMINARY GRADING PLAN - NORTH

PEA JOB NO. 2021-0449
P.M. JPB
D.N. AJM
DES. SW/S
DRAWING NUMBER: C-4.1



MATCHLINE: REFER TO SHEET C-4.2

NOT FOR CONSTRUCTION

C-4.1

BENCHMARKS
(GPS DERIVED - NAVD83)

BM #200
DIMELE IN ARROW ON A HYDRANT LOCATED NEAR THE NORTHEAST PROPERTY CORNER, APPROX. 63' EAST FROM THE EAST WALL OF SAM'S CLUB (27300 WIXOM RD.)
ELEV. - 986.57

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DIMELE IN ARROW ON A HYDRANT LOCATED APPROX. 180' SOUTHWEST FROM THE SOUTHWEST BUILDING CORNER OF SAM'S CLUB (27300 WIXOM RD.)
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CITY OF NOVI (REFERENCE BENCHMARKS)
(VERT. DATUM NAVD83, HORIZ. DATUM NAVD83)

BM #1711
X ON NORTH RM OF GATEWELL LOCATED 200 FEET NORTH OF ENTRANCE TO SAM'S CLUB GAS STATION, 36 FEET EAST OF CENTRAL LINE OF WIXOM ROAD AND 3 FEET WEST OF SIDEWALK
ELEV. 974.22

BM #1712
X ON NORTH RM OF GATEWELL LOCATED IN THE SOUTHEAST QUAD OF INTERSECTION OF WIXOM ROAD AND #27225 WIXOM ROAD, 1 FOOT EAST OF BACK OF CURB
ELEV. 981.30

BM #1713
X ON NORTH RM OF GATEWELL LOCATED 2 FEET SOUTH BACK OF CURB OF GRAND RIVER AND 150 FEET WEST 12 MILE ROAD
ELEV. 976.77

FLOODPLAIN NOTE:
BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE "C" AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 26125C06067, DATED SEPTEMBER 29, 2006.

LEGAL DESCRIPTION
(Per ATA National Title Group File No. 613-21794529-SCM, Commitment Date August 03, 2021)

The land referred to in this commitment is described as follows: City of Novi, County of Oakland, State of Michigan

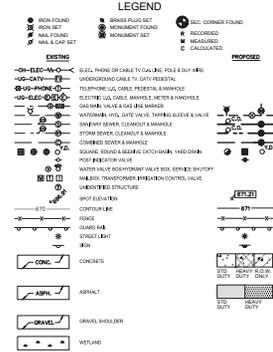
Part of the Northwest 1/4 of Section 17, Town 1 North, Range 8 East, beginning at a point distant South 00 degrees 19 minutes 49 seconds East 1440.12 feet from the Northwest Section corner; thence South 90 degrees 00 minutes 00 seconds East 305.38 feet; thence North 00 degrees 00 minutes 00 seconds West 127.09 feet; thence South 90 degrees 00 minutes 00 seconds East 277.34 feet; thence along curve to the right, radius 15.25 feet, chord bears North 39 degrees 16 minutes 37 seconds East, 23.25 feet, distance of 26.57 feet; thence South 90 degrees 00 minutes 00 seconds East 348.95 feet; thence North 00 degrees 00 minutes 00 seconds East 59.51 feet; thence South 89 degrees 23 minutes 02 seconds East, 399.93 feet; thence South 00 degrees 36 minutes 59 seconds West 1409.63 feet; thence North 89 degrees 34 minutes 38 seconds West 554.26 feet; thence North 00 degrees 19 minutes 49 seconds West 158.00 feet; thence North 89 degrees 34 minutes 38 seconds West 180.07 feet; thence North 00 degrees 00 minutes 04 seconds West 515.53 feet; thence South 90 degrees 00 minutes 00 seconds West 27.76 feet; thence North 00 degrees 00 minutes 07 seconds West 481.77 feet; thence North 00 degrees 00 minutes 00 seconds West 567.85 feet; thence North 00 degrees 19 minutes 49 seconds West 50.54 feet to beginning.

SANITARY SEWER BASIS OF DESIGN:
(Unit Factors Based on Oakland County Unit Assignment Factors)

Multiple Family Residence	
Building Units	160 total
Unit Factor	0.6 /per resident
REU	96.0
Population (P) (2.5 PEOPLE/REU)	240.0 People
TOTAL	
REU	96.0
Average Flow (100 GPCPD)	240 People
	24,000 G.P.D.
	0.037 C.F.S.
	0.240
Peaking Factor (PF)	4.12
PF = (18+sqrt(P))/(4+sqrt(P))	
Peak Flow (C.F.S.)	98,835 G.P.D.
	0.153 C.F.S.
6" Pipe Capacity Provided =	0.73 C.F.S.

WATER MAIN BASIS OF DESIGN:
(Unit Factors Based on Oakland County Unit Assignment Factors)

Multiple Family Residence	
Building Units	160 total
Unit Factor	0.6 /per resident
REU	96.0
Population (P) (2.5 PEOPLE/REU)	240.0 People
TOTAL	
REU	96.0
Average Flow (100 GPCPD)	240 People
	24,000 G.P.D.
	0.037 C.F.S.
	0.024 M.G.D.
Design Max. Flow = (2"avg)	48000.0 G.P.D.
	0.074 C.F.S.
	0.048 M.G.D.
Building Type =	Type B
Required Fire Flow =	4500 psi for 2 hours



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STATE OF MICHIGAN
 PROFESSIONAL ENGINEER
 No. 26005

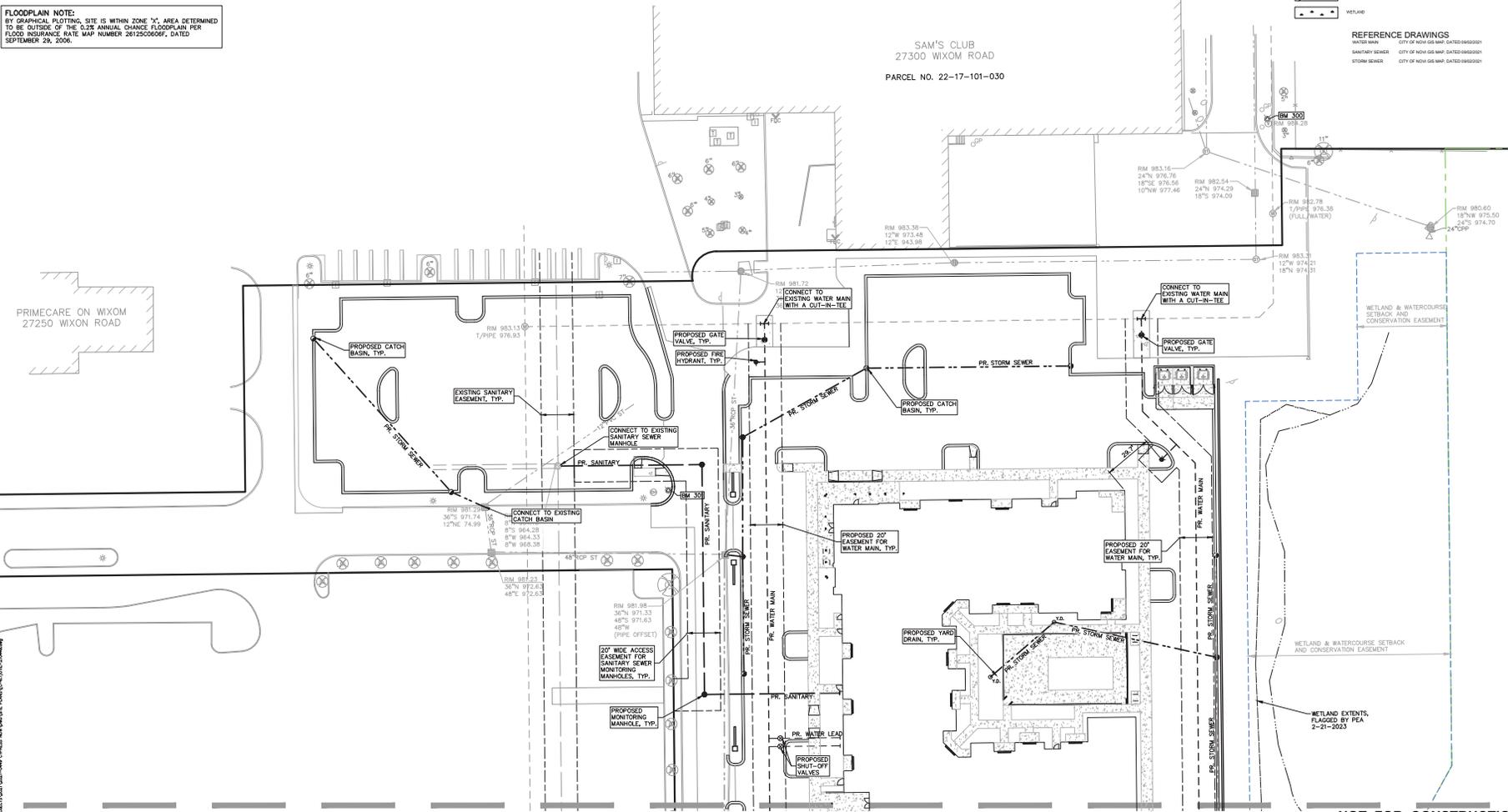
NORTH

0 15 30 60
 SCALE: 1" = 30'

811

CAUTION!
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C-X-1



CLIENT
MF NOVI, LLC.
 280 WEST MAPLE RD., SUITE 230
 GRAND RAPIDS, MI 49508

PROJECT TITLE
THE STATION FLATS
 WIXOM RD. BETWEEN GRAND RIVER AVE. AND 11 MILE RD.
 NOVI, MICHIGAN

REVISIONS

NO.	DESCRIPTION	DATE
1	PRE-APPLICATION SUBMITTAL	1/13/2023
2	SPA SUBMITTAL	3/9/2023
3	CITY COMMENTS	5/4/2023
4	CITY COMMENTS	6/21/2023
5	CITY COMMENTS	7/24/2023

ORIGINAL ISSUE DATE:
 DECEMBER 1, 2022

DRAWING TITLE
PRELIMINARY UTILITY PLAN-NORTH

PEA JOB NO. 2021-0449
P.M. JPB
D.N. AJM
DES. SWS

DRAWING NUMBER:
C-6.1

MATCHLINE: REFER TO SHEET C-6.2

NOT FOR CONSTRUCTION

BENCHMARKS
(GPS DERIVED - NAVD88)

BM #200
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ELEV. - 986.57

BM #201
DUMPLE IN ARROW ON A HYDRANT LOCATED APPROX. 180' SOUTHWEST FROM THE SOUTHWEST BUILDING CORNER OF SAMS CLUB (27300 WIXOM RD.).
ELEV. - 984.93

BM #202
DUMPLE IN ARROW ON A HYDRANT LOCATED APPROX. 67' EAST FROM THE NORTHEAST BUILDING CORNER OF TARGET (27100 WIXOM RD.).
ELEV. - 982.19

CITY OF NOVI (REFERENCE BENCHMARKS)
(VERT. DATUM NAVD88, HORIZ. DATUM NAVD83)

BM #1711
X ON NORTH RM OF GATEWELL LOCATED 200 FEET NORTH OF ENTRANCE TO SAMS CLUB GAS STATION, 36 FEET EAST OF CENTRAL LINE OF WIXOM ROAD AND 3 FEET WEST OF SIDEWALK.
ELEV. 974.22

BM #1712
X ON NORTH RM OF GATEWELL LOCATED IN THE SOUTHEAST QUAD OF INTERSECTION OF WIXOM ROAD AND #27225 WIXOM ROAD, 1 FOOT EAST OF BACK OF CURB.
ELEV. 981.30

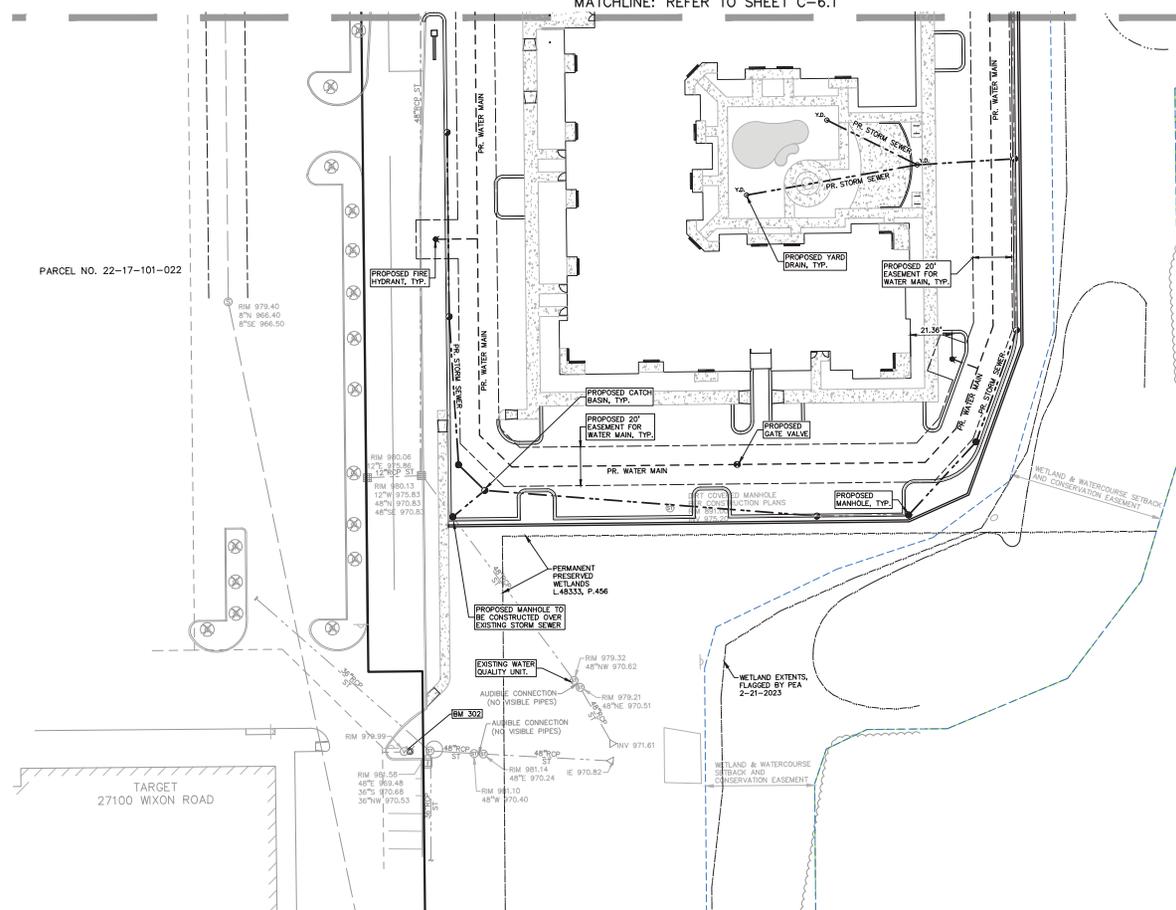
BM #1713
X ON NORTH RM OF GATEWELL LOCATED 2 FEET SOUTH BACK OF CURB OF GRAND RIVER AND 150 FEET WEST 12 MILE ROAD.
ELEV. 976.77

FLOODPLAIN NOTE:
BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE 'C' AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 26125C0606F, DATED SEPTEMBER 29, 2006.

LEGAL DESCRIPTION
(Per ATA National Title Group File No. 63-21794529-SCM, Commitment Date August 03, 2021)

The land referred to in this commitment is described as follows: City of Novi, County of Oakland, State of Michigan
Part of the Northwest 1/4 of Section 17, Town 1 North, Range 8 East, beginning at a point distant South 00 degrees 19 minutes 49 seconds East 1440.12 feet from the Northwest Section corner; thence South 90 degrees 00 minutes 00 seconds East 305.38 feet; thence North 00 degrees 00 minutes 00 seconds West 127.09 feet; thence South 90 degrees 00 minutes 00 seconds East 277.34 feet; thence along curve to the right, radius 15.25 feet, chord bears North 39 degrees 16 minutes 37 seconds East, 23.25 feet, distance of 26.57 feet; thence South 90 degrees 00 minutes 00 seconds East 348.95 feet; thence North 00 degrees 00 minutes 00 seconds East 50.51 feet; thence South 89 degrees 23 minutes 02 seconds East, 399.93 feet; thence South 00 degrees 36 minutes 56 seconds West 1409.63 feet; thence North 89 degrees 34 minutes 38 seconds West 554.26 feet; thence North 00 degrees 19 minutes 49 seconds West 156.00 feet; thence North 89 degrees 34 minutes 38 seconds West 180.07 feet; thence North 00 degrees 04 minutes 04 seconds West 515.53 feet; thence South 90 degrees 00 minutes 00 seconds West 27.76 feet; thence North 00 degrees 00 minutes 07 seconds West 481.77 feet; thence North 00 degrees 00 minutes 00 seconds West 567.85 feet; thence North 00 degrees 19 minutes 49 seconds West 50.54 feet to beginning.

PARCEL NO. 22-17-101-022



MATCHLINE: REFER TO SHEET C-6.1

LEGEND

EXISTING

- NON FOUND
- FOUND
- WALL EXISTING
- WALL NOT SET
- CONCRETE
- ASPHALT
- GRAVEL SHOULDER
- WETLAND

PROPOSED

- ELEC. POLE OR CABLE TV/CABLE FIBER POLE & DUCT (R/S)
- UNDERGROUND CABLE TV/CABLE FIBER
- TELEPHONE VUL. CABLE, FIBER/SLA BUNDLE
- ELECTRIC CUL. VUL. CABLE, FIBER/SLA BUNDLE
- GAS VUL. VUL. GAS MAIN
- NATURAL GAS VUL. GAS MAIN
- SEWER VUL. VUL. SEWER
- STORM SEWER, CLEANOUT & MANHOLE
- CONCRETE DRIVE MANHOLE
- POST-BEAM MANHOLE
- SQUARE BOARD & BEAM CATCH BASIN, VAS DRAIN
- POST-BEAM VALVE
- WATER VALVE (NON-HYDRANT VALVE BOX, SERVICE DUCT/OUT)
- MANHOLE TRANSFORMER (HYDRANT CONTROL VALVE)
- MANHOLE RISER STRUCTURE
- SPOT ELEVATION
- CONTOUR LINE
- FINISH
- GRADE DIA.
- STREET LIGHT
- BRN
- CONC.
- ASPH.
- GRAVEL SHOULDER
- WETLAND

REFERENCE DRAWINGS

- SANITARY SEWER CITY OF NOVI GIS MAP, DATED 08/2021
- CITY OF NOVI GIS MAP, DATED 08/2021
- STORM SEWER CITY OF NOVI GIS MAP, DATED 08/2021

PEA GROUP
t. 844.813.2949
www.peagroup.com



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C-X-2

CLIENT
MF NOVI, LLC.
280 WEST MAPLE RD., SUITE 230
GRAND RAPIDS, MI 49508

PROJECT TITLE
THE STATION FLATS
WIXOM RD. BETWEEN GRAND RIVER AVE. AND 11 MILE RD.
NOVI, MICHIGAN

REVISIONS

PRE-APPLICATION SUBMITTAL	1/13/2023
SIPA SUBMITTAL	3/9/2023
CITY COMMENTS	5/4/2023
CITY COMMENTS	6/21/2023
CITY COMMENTS	7/14/2023

ORIGINAL ISSUE DATE:
DECEMBER 1, 2022

DRAWING TITLE
PRELIMINARY UTILITY PLAN - SOUTH

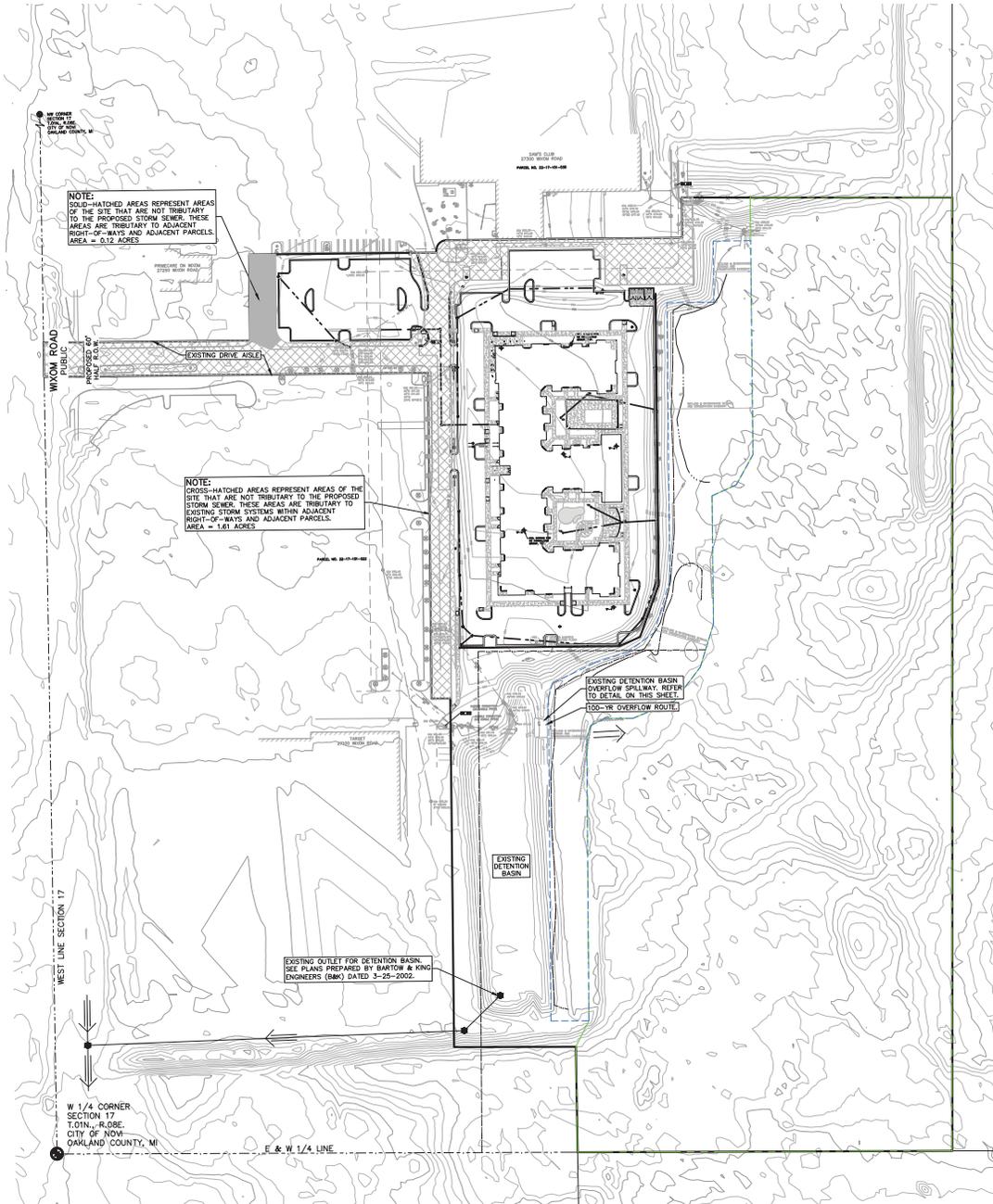
PEA JOB NO. 2021-0449
P.M. JPB
D.N. AJM
DES. SWS
DRAWING NUMBER:
C-6.2

NOT FOR CONSTRUCTION

BENCHMARKS
(GPS DERIVED - NAVD83)

- BM #200
DIMPLE IN ARROW ON A HYDRANT LOCATED NEAR THE NORTHEAST PROPERTY CORNER, APPROX. 63' EAST FROM THE EAST WALL OF SAM'S CLUB (27300 WIXOM RD.)
ELEV. - 986.37
- BM #201
DIMPLE IN ARROW ON A HYDRANT LOCATED APPROX. 180' SOUTHWEST FROM THE SOUTHWEST BUILDING CORNER OF SAM'S CLUB (27300 WIXOM RD.)
ELEV. - 984.93
- BM #202
DIMPLE IN ARROW ON A HYDRANT LOCATED APPROX. 67' EAST FROM THE NORTHEAST BUILDING CORNER OF TARGET (27100 WIXOM RD.)
ELEV. - 982.19
- CITY OF NOW (REFERENCE BENCHMARKS)
(VERT. DATUM NAVD83, HORIZ. DATUM NAVD83)
- BM #1711
X ON NORTH RM OF GATEWELL LOCATED 300 FEET NORTH OF ENTRANCE TO SAM'S CLUB GAS STATION, 36 FEET EAST OF CENTERLINE OF WIXOM ROAD AND 3 FEET WEST OF SIDEWALK
ELEV. 974.22
- BM #1712
X ON NORTH RM OF GATEWELL LOCATED IN THE SOUTHWEST QUAD OF INTERSECTION OF WIXOM ROAD AND #27225 WIXOM ROAD, 1 FOOT EAST OF BACK OF CURB
ELEV. 981.30
- BM #1713
X ON NORTH RM OF GATEWELL LOCATED 2 FEET SOUTH BACK OF CURB OF GRAND RIVER AND 150 FEET WEST 12 MILE ROAD
ELEV. 976.77

FLOODPLAIN NOTE:
BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE "C" AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 26125C06067, DATED SEPTEMBER 29, 2006.



NOTE:
CROSS-HATCHED AREAS REPRESENT AREAS OF THE SITE THAT ARE NOT TRIBUTARY TO THE PROPOSED STORM SEWER. THESE AREAS ARE TRIBUTARY TO EXISTING STORM SYSTEMS WITHIN ADJACENT RIGHT-OF-WAYS AND ADJACENT PARCELS.
AREA = 0.12 ACRES

NOTE:
CROSS-HATCHED AREAS REPRESENT AREAS OF THE SITE THAT ARE NOT TRIBUTARY TO THE PROPOSED STORM SEWER. THESE AREAS ARE TRIBUTARY TO EXISTING STORM SYSTEMS WITHIN ADJACENT RIGHT-OF-WAYS AND ADJACENT PARCELS.
AREA = 1.61 ACRES

EXISTING OUTLET FOR DETENTION BASIN
SEE PLANS PREPARED BY BARTOW & KING ENGINEERS (B&K) DATED 3-25-2002.

W 1/4 CORNER SECTION 17, T.01N., R.08E. CITY OF NOW, OAKLAND COUNTY, MI E & W 1/4 LINE.

LEGEND

● NON FOUND	○ BRASS PLUG SET	○ REC CORNER FOUND
● FOUND	○ MONUMENT FOUND	■ MEASURED
● WALL EXISTING	○ WALL & CAP SET	○ CALCULATED

EXISTING

- 12" CONC. PIPE OR CABLE TV (CALL RISE, POLE & DUCT RISE)
- 18" CONC. PIPE OR CABLE TV (CALL RISE, POLE & DUCT RISE)
- TELEPHONE W/AL. CABLE, FIBER, & BUNDLE
- TELEPHONE W/AL. CABLE, FIBER, & BUNDLE (SEE PLAN FOR LOCATION)
- GAS (CALL RISE, POLE & DUCT RISE)
- NATURAL GAS (CALL RISE, POLE & DUCT RISE)
- 12" CONC. PIPE OR CABLE TV (CALL RISE, POLE & DUCT RISE)
- 18" CONC. PIPE OR CABLE TV (CALL RISE, POLE & DUCT RISE)
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PROPOSED

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REFERENCE DRAWINGS

- STORM SEWER CITY OF NOW GIS MAP, DATED 08/08/2011
- STORM SEWER CITY OF NOW GIS MAP, DATED 08/08/2011
- STORM SEWER CITY OF NOW GIS MAP, DATED 08/08/2011

PEA GROUP
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C-X-1

CLIENT
MF NOVI, LLC.
280 WEST MAPLE RD., SUITE 230
GRAND RAPIDS, MI 49508

PROJECT TITLE
THE STATION FLATS
WIXOM RD. BETWEEN GRAND RIVER AVE. AND 11 MILE RD.
NOVI, MI 48240

REVISIONS

PRE-APPLICATION SUBMITTAL	1/13/2023
BPA SUBMITTAL	3/9/2023
CITY COMMENTS	5/4/2023
CITY COMMENTS	6/21/2023
CITY COMMENTS	7/24/2023

ORIGINAL ISSUE DATE:
DECEMBER 1, 2022

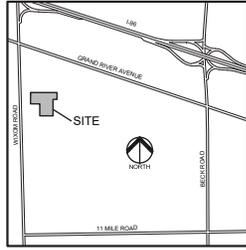
DRAWING TITLE
STORM WATER MANAGEMENT PLAN

PEA JOB NO. 2021-0449
P.M. JPB
D.N. AJM
DES. SWS
DRAWING NUMBER:
C-8.1

NOT FOR CONSTRUCTION



Map Unit Symbol	Map Unit Name	Acres in ACP	Percent of ACP
10B	Medium sandy loam, 1 to 6 percent slopes	4.8	29.7%
11B	Coarse sandy loam, 0 to 4 percent slopes	10.4	66.8%
27	Houghton and Adair sands	0.5	3.5%
Totals for Area of Interest		15.8	100.0%



LOCATION MAP
NO SCALE

SITE DATA TABLE

SITE AREA: 24.78 ACRES (1,079,271 SF.) NET AND GROSS
 TAX ID: 22-17-101-032
 ZONING: L-1 LIGHT INDUSTRIAL
 PROPOSED RE-ZONE: RM-1 LOW DENSITY MULTIPLE-FAMILY
 EXISTING USE: VACANT LAND
 PROPOSED USE: RESIDENTIAL MULTI-FAMILY

TREE REPLACEMENT CALCULATIONS:
 PER CITY OF NOW ZONING ORDINANCE (AMENDED 2020) - LIGHT INDUSTRIAL

REQUIRED: 1 REPLACEMENT: 8"X11"
 2 REPLACEMENT: 12"X20"
 3 REPLACEMENT: 21"X29"

EXISTING TREES THAT ARE DEAD, VERY POOR OR POOR CONDITION ARE EXEMPT FROM REPLACEMENT.

EXISTING TREES TO BE REMOVED: 21
 REPLACEMENT TREES REQUIRED: 31

NOTE: 31 TREES REPLACED AT A 1:1 RATIO AS THEY WERE REPLACEMENT TREES FROM ANOTHER PROJECT, PER RICK MEADER EMAIL 6.13.23
 SEE TREE LIST SHEET T-1.1

LANDSCAPE CALCULATION-ENTIRE SITE:
 PER CITY OF NOW ZONING ORDINANCE (AMENDED 6.22.17) - ENTIRE SITE
 (RE-ZONE, NOV 2019-2018)

INTERIOR PARKING LOT LANDSCAPE
 REQUIRED LOT 1:
 1,731/200 = 9 CANOPY TREES REQUIRED

REQUIRED LOT 2:
 1,359/200 = 7 CANOPY TREES REQUIRED

REQUIRED LOT 3:
 806/200 = 5 CANOPY TREES REQUIRED

PROVIDED LOT 1:
 2,583 SF OF INTERIOR LANDSCAPE ISLAND AREA
 9, 3" CAL. DEC. TREES ALSO COUNTING AS MULTIFAMILY TREES

PROVIDED LOT 2:
 7,391 SF OF INTERIOR LANDSCAPE ISLAND AREA
 7, 3" CAL. DEC. TREES ALSO COUNTING AS MULTIFAMILY TREES

PROVIDED LOT 3:
 5,582 SF OF INTERIOR LANDSCAPE ISLAND AREA
 5, 3" CAL. DEC. TREES ALSO COUNTING AS MULTIFAMILY TREES

PERIMETER PARKING LOT TREES
 REQUIRED LOT 1:
 DECIDUOUS TREE PER 35 LF
 606 LF / 35 = 17 TREES

REQUIRED LOT 2:
 DECIDUOUS TREE PER 35 LF
 493 LF / 35 = 14 TREES

REQUIRED LOT 3:
 DECIDUOUS TREE PER 35 LF
 205 LF / 35 = 6 TREES

PROVIDED LOT 1:
 EXISTING TREE TO REMAIN AND 16 TREES ALSO COUNTING AS MULTIFAMILY TREES
 101 ADDITIONAL SHRUBS ADDED PER NOV REVIEW LETTER DATED 2.28.2022

PROVIDED LOT 2:
 14 TREES ALSO COUNTING AS MULTIFAMILY TREES

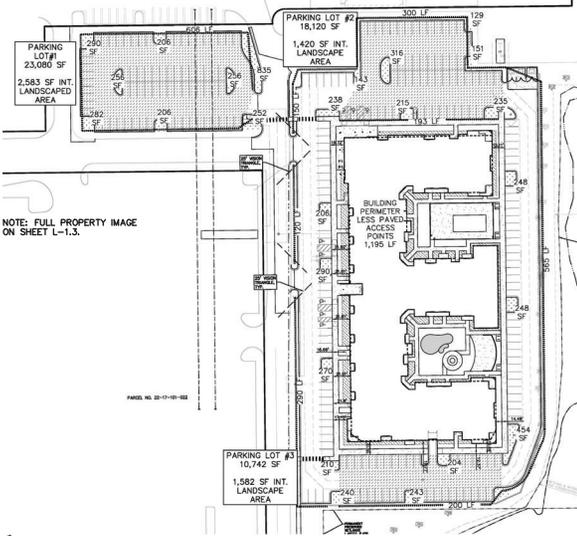
PROVIDED LOT 3:
 8 TREES ALSO COUNTING AS MULTIFAMILY TREES

INTERIOR ROADWAY TREES
 REQUIRED: 1 DECIDUOUS TREE PER 35 LF ON OUTER ROAD EDGE, DEDUCTING CLEAR VISION ZONE
 1,125 LF / 35 = 32 TREES
 PROVIDED: 32 TREES

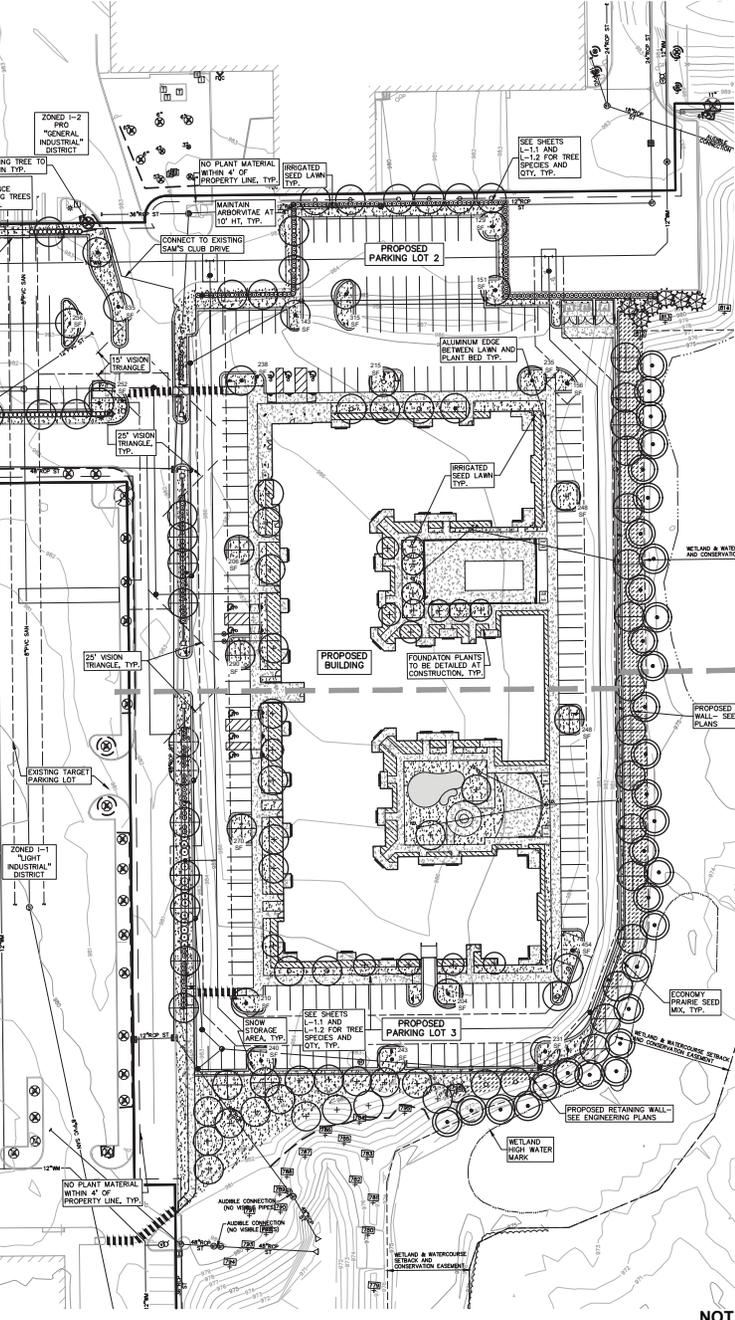
MULTI-FAMILY FOUNDATION PLANTINGS
 REQUIRED: A MIX OF SHRUBS, SUB-CANOPY TREES, GROUNDCOVERS, PERENNIALS, ANNUALS AND/OR ORNAMENTAL GRASSES PROVIDED AT THE FRONT OF EACH GROUND FLOOR UNIT COVERING 35% OF BUILDING FACADE.
 1,238 LF x .35 = 418 LF REQUIRED
 PROVIDED: 1,100 LF

UNIT TREE PLANTINGS
 REQUIRED: 3 DECIDUOUS TREES OR LARGE EVERGREENS PER EACH DWELLING UNIT ON THE FIRST FLOOR. 35 FIRST FLOOR UNITS x 3 = 105 TREES. MIX UP TO 20% SUB-CANOPY TREES FOR DIVERSITY
 PROVIDED: 5 LARGE EVERGREENS, 27 DECIDUOUS, 16 SUB-CANOPY, 36 PERIMETER-PARKING TREES COUNTING AS UNIT TREES, AND 21 INTERIOR PARKING TREES COUNTING AS UNIT TREES

NOTE: NO OVERHEAD UTILITY LINES
 NOTE: RE-LAND DEDICATION WAS COMPLETED ON 2/20/2023



NOTE: FULL PROPERTY IMAGE ON SHEET L-1.3



- KEY**
- INTERIOR PARKING TREES COUNTING AS MULTI-FAMILY TREES
 - PARKING PERIMETER TREES COUNTING AS MULTI-FAMILY TREES
 - INTERIOR ROADWAY TREES
 - MULTI-FAMILY LANDSCAPE TREES
 - ADDITIONAL REPLACEMENT TREES PER CITY COMMENT
 - EXISTING TREE
 - TREE PROTECTION FENCING
 - EXISTING TREE COUNTING AS PARKING LOT PERIMETER TREE
 - SHRUBS
 - SNOW STORAGE AREA
 - IRRIGATED SEED LAWN
 - NON-IRRIGATED SEED LAWN
 - FOUNDATION PLANTS TO BE SET FURTHER AT CONSTRUCTION
 - ECONOMY PRAIRIE SEED MIX BY EROSION MAT

PEA GROUP
 t: 844.813.2949
 www.peagroup.com

STATE OF MICHIGAN
 LYNN A. WHIPPLE
 LANDSCAPE ARCHITECT
 LICENSE NO. 11700

NORTH

0 20 40 80
 SCALE: 1" = 40'

811

CAUTION!
 THIS PLAN IS A PRELIMINARY DESIGN AND NOT TO BE USED FOR CONSTRUCTION WITHOUT THE APPROVAL OF THE CITY ENGINEER. THE CITY ENGINEER'S OFFICE IS NOT RESPONSIBLE FOR THE ACCURACY OF THIS PLAN. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED TO THE DESIGNER.

CLIENT
MF NOVI, LLC.
 280 WEST MAPLE RD., SUITE 230
 GRAND RAPIDS, MI 49508

PROJECT TITLE
THE STATION FLATS
 WAGON RD. BETWEEN GRAND RIVER AVE. AND 11 MILE RD.
 NOVI, MI 48240

REVISIONS

NO.	DESCRIPTION	DATE
1	PRE-APPLICATION SUBMITTAL	1/13/2023
2	DPA SUBMITTAL	3/9/2023
3	CITY COMMENTS	5/4/2023
4	CITY COMMENTS	6/21/2023
5	CITY COMMENTS	7/24/2023

ORIGINAL ISSUE DATE:
 DECEMBER 1, 2022

DRAWING TITLE
PRELIMINARY LANDSCAPE PLAN-OVERALL

PEA JOB NO. 2021-0449
 P.M. JPB
 D.N. AEH
 T.E.S. LAW
 DRAWING NUMBER:
L-1.0

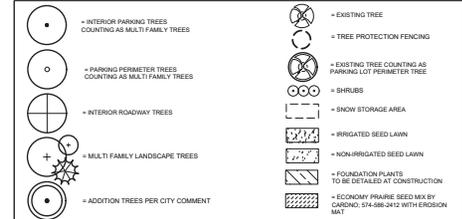
NOT FOR CONSTRUCTION

GENERAL PLANTING NOTES PER CITY OF NOVI:

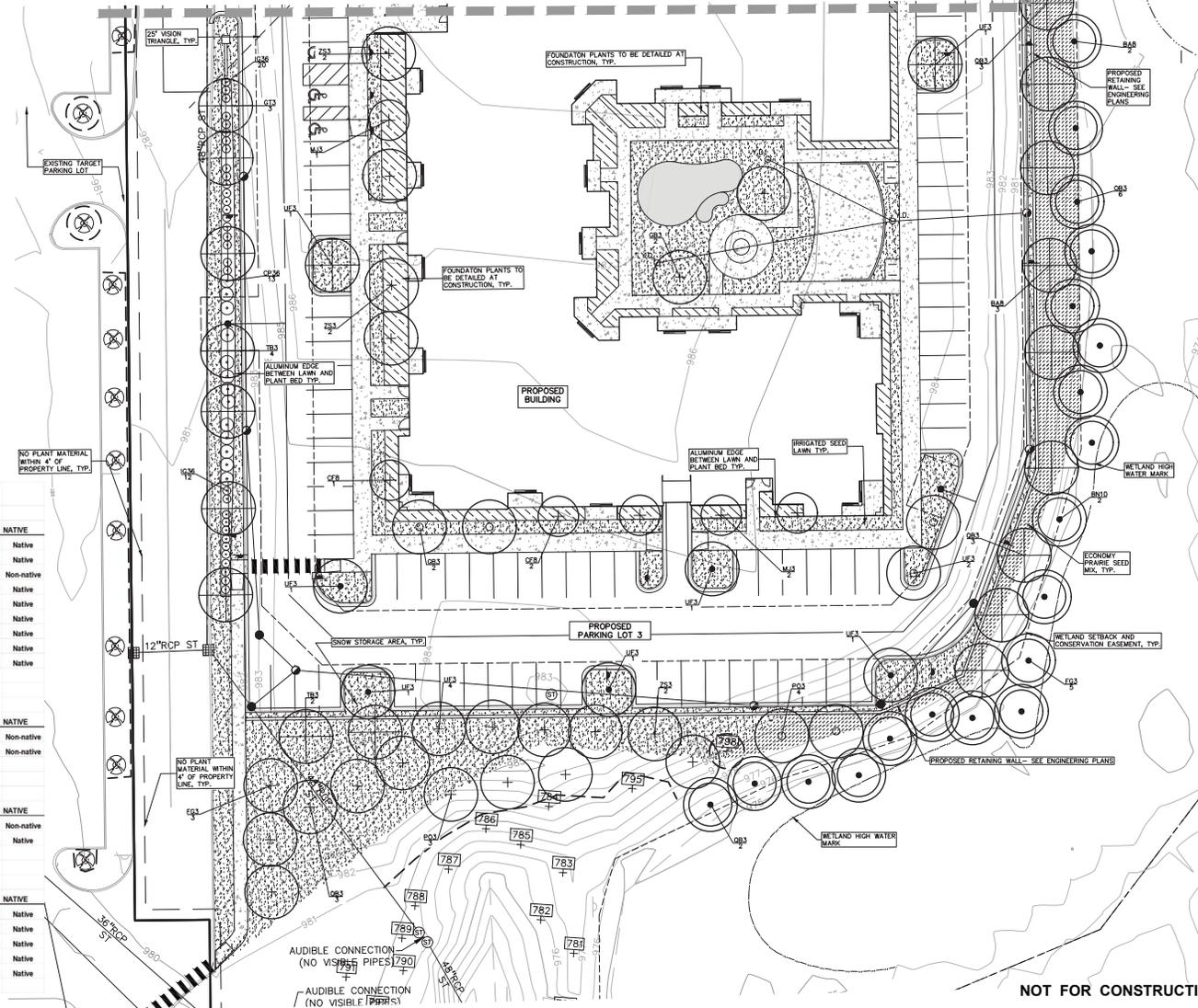
- LANDSCAPE CONTRACTOR SHALL VISIT SITE, INSPECT EXISTING SITE CONDITIONS AND REVIEW PROPOSED PLANTING AND RELATED WORK. IN CASE OF DISCREPANCY BETWEEN PLAN AND PLANT LIST, PLAN SHALL GOVERN QUANTITIES. CONTACT LANDSCAPE ARCHITECT WITH ANY CONCERNS.
- CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ON-SITE UTILITIES PRIOR TO BEGINNING CONSTRUCTION. LOCATIONS OF ALL UTILITIES SHALL BE IDENTIFIED BY CALLING 811. TELEPHONE, CABLE, TELEVISION MAY BE LOCATED BY CALLING MISS 811 (800-327-7271). ALL UTILITIES SHALL BE IDENTIFIED BY CALLING MISS 811. THE RESPONSIBILITY OF CONTRACTOR CONTRACTOR SHALL COORDINATE ALL RELATED UTILITIES WITH OTHER TRADES ON THE JOB AND SHALL REPORT ANY UNACCEPTABLE JOB CONDITIONS TO OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT.
- ALL PLANT MATERIALS ARE TO BE NORTHERN NURSERY GROWN NO. 1, AND INSTALLED ACCORDING TO ACCEPTED PLANTING PROCEDURES. ALL PLANT MATERIAL SHALL CONFORM TO THE CURRENT (LAWN) STANDARDS FOR NURSERY STOCK. THEY SHALL BE PLANTED ACCORDING TO THE CITY OF NOVI PLANTING AND SPECIFICATION. THE CITY SHALL HAVE THE RIGHT TO INSPECT THE PLANT MATERIAL PRIOR TO PLANTING AND TO REJECT ANY PLANT MATERIALS DEEMED NOT TO MEET THE STANDARDS OF THE ZONING ORDINANCE.
- ALL TREES SHALL HAVE A CENTRAL LEADER AND A RADIAL BRANCHING STRUCTURE. PARK GROVE TREES ARE NOT ACCEPTABLE. ALL TREES SHALL BE BALLED AND BURLAPPED (B&B). ANY SCISSOR-CANOPY TREE WITH BRANCHES THAT MIGHT TEND TO DEVELOP INTO "Y" CROTCHES SHALL BE SUBSPRONATED SO AS NOT TO BECOME DOMINANT BRANCHES.
- ALL MULTI-STEM TREES SHALL BE HEAVILY BRANCHED AND HAVE SYMMETRICAL CROWNS. ONE-SIDED TREES OR THOSE WITH THEN OR OPEN CROWNS SHALL NOT BE ACCEPTED.
- ALL EVERGREEN TREES SHALL BE HEAVILY BRANCHED AND FULL TO THE GROUND, SYMMETRICAL IN SHAPE AND NOT SHEARED FOR THE LAST FIVE GROWING SEASONS.
- NO MACHINERY IS TO BE USED WITHIN THE DRIP LINE OF EXISTING TREES. HAND GRADE ALL LAWN AREAS WITHIN THE DRIP-LINE OF EXISTING TREES.
- MULCH SHALL BE NATURAL COLOR, FINELY SHREDDED HARDWOOD BARK FOR ALL PLANTINGS. 3" THICK FOR TREES IN 4'-FOOT DIAMETER CIRCLE WITH 3" PULLED AWAY FROM TRUNK. 2" THICK FOR SHRUBS AND SHRUB BEDS AND 2" THICK BARK MULCH FOR PERENNIALS.
- ALL LAWN AREAS SHALL RECEIVE 3" COMPACTED TOPSOIL.
- ALL PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION, INCLUDING WATERING, CULTIVATION, WEED CONTROL AND SOIL ENRICHMENTS AS MAY BE NECESSARY.
- ALL PLANT MATERIALS ARE TO BE INSTALLED IN A SOUND, WORKMAN-LIKE MANNER AND IN ACCORDANCE WITH THE CURRENT CITY OF NOVI PLANTING REQUIREMENTS.
- ALL PLANT MATERIAL SHALL BE INSTALLED BETWEEN MARCH 15TH AND NOVEMBER 15TH.
- ALL PLANT MATERIAL SHALL BE WARRANTED FOR TWO (2) FULL YEARS AFTER DATE OF ACCEPTANCE BY THE CITY OF NOVI. ALL UNHEALTHY AND DEAD MATERIAL SHALL BE REPLACED WITHIN 3 MONTHS OR DURING THE FIRST AVAILABLE GROWING SEASON, OR WHICH EVER COMES FIRST.
- A MINIMUM OF ONE WEED CONTROL CULTIVATION PER MONTH OCCURRING IN JUNE, JULY AND AUGUST SHALL BE PERFORMED DURING THE TWO-YEAR ESTABLISHMENT PERIOD.
- ANY SUBSTITUTIONS OR DEVIATIONS FROM THE LANDSCAPE PLAN MUST BE APPROVED IN WRITING BY THE CITY OF NOVI PRIOR TO INSTALLATION.
- ALL TREE WRAP, STAKES, AND CUTS MUST BE REMOVED BY INSTALLATION.
- ALL LANDSCAPE AREAS ARE TO BE MAINTAINED IN A HEALTHY GROWING CONDITION FREE OF DEBRIS AND REFUSE AND IN CONFORMANCE WITH THE APPROVED LANDSCAPE PLAN.
- ALL LANDSCAPE AREAS ARE TO BE WATERED BY A FULLY AUTOMATIC IRRIGATION SYSTEM.
- CONTRACTOR TO REMOVE ALL CONSTRUCTION DEBRIS AND EXCESS MATERIALS FROM THE SITE PRIOR TO FINAL ACCEPTANCE.

- PLANT MATERIALS, EXCEPT SOO, GROUND COVER, AND CREEPING VINE TYPE PLANTINGS, SHALL NOT BE LOCATED WITHIN FOUR(4) FEET OF THE PROPERTY LINE.
- ALL TRANSFORMERS ARE TO BE SCREENED IN ACCORDANCE WITH THE CITY OF NOVI ORDINANCE AND SO AS NOT TO CONFLICT WITH D.T.E. RESTRICTIONS. (DETAIL THIS SHEET)
- ALL BEAMS MUST BE PLANTED WITH A COMBINATION OF TREES, SHRUBS, SOO OR OTHER EVERGREEN GROUND COVERS.
- THE OWNER IS RESPONSIBLE FOR REQUEST OF FINAL INSPECTION AND ACCEPTANCE OF THE LANDSCAPE AT THE END OF THE 2-YEAR GUARANTEE PERIOD.

KEY



MATCHLINE: REFER TO SHEET L-1.1



PLANT LIST FOR L-1.2

DECIDUOUS TREE PLANT LIST:

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC	NATIVE
3	B&B	Yellow Birch	<i>Betula alleghaniensis</i>	8-10' H.	B&B	Native
3	FG3	American Beech	<i>Fagus grandifolia</i>	3" Cal.	B&B	Native
4	GB3	Ginkgo	<i>Ginkgo biloba</i>	3" Cal.	B&B	Non-native
3	GT3	Skyline Honeylocust	<i>Gleditsia triacanthos f. inermis 'Skycole'</i>	3" Cal.	B&B	Native
5	PO3	American Sycamore	<i>Platanus occidentalis</i>	3" Cal.	B&B	Native
9	QB3	Swamp White Oak	<i>Quercus bicolor</i>	3" Cal.	B&B	Native
6	TB3	American Basswood	<i>Tilia americana</i>	3" Cal.	B&B	Native
13	UF3	Frontier Elm	<i>Ulmus 'Frontier'</i>	3" Cal.	B&B	Native
6	ZS3	Green Vase Zelkova	<i>Zelkova serrata 'Green Vase'</i>	3" Cal.	B&B	Native
52		TOTAL DECIDUOUS TREES				

SUBCANOPY TREE PLANT LIST:

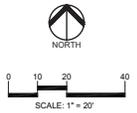
QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC	NATIVE
3	CF3	Flowering Dogwood	<i>Cornus florida</i>	3" Cal.	B&B	Non-native
3	MJ3	Marilee Crab	<i>Malus 'Larmin' PP14337 (white, upright, fruitless)</i>	3" Cal.	B&B	Non-native
6		TOTAL SUBCANOPY TREES				

SHRUB PLANT LIST:

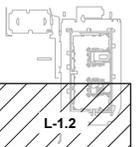
QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC	NATIVE
13	CP36	False Cypress	<i>Chamaecyparis pisifera</i>	36" H.	Cont.	Non-native
32	IO36	Iskberry Holly	<i>Ilex glabra</i>	36" H.	Cont.	Native
45		TOTAL SHRUBS				

REPLACEMENT TREE PLANT LIST:

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC	NATIVE
2	B&B	Yellow Birch	<i>Betula alleghaniensis</i>	8-10' H.	B&B	Native
2	BN10	River Birch	<i>Betula nigra</i>	10' H.	B&B	Native
5	FG3	American Beech	<i>Fagus grandifolia</i>	3" Cal.	B&B	Native
2	PO3	American Sycamore	<i>Platanus occidentalis</i>	3" Cal.	B&B	Native
8	QB3	Swamp White Oak	<i>Quercus bicolor</i>	3" Cal.	B&B	Native
19		TOTAL DECIDUOUS TREES				



CAUTION!
This drawing is a preliminary landscape plan. It is not intended to be used for construction. All construction shall be in accordance with the approved final landscape plan and all applicable city ordinances.



CLIENT
MF NOVI, LLC.
280 WEST MAPLE RD., SUITE 230
GROSVILLE, MI 48340

PROJECT TITLE
THE STATION FLATS
WIXOM RD. BETWEEN GRAND RIVER AVE. AND 11 MILE RD.

REVISIONS

NO.	DESCRIPTION	DATE
1	PRE-APPLICATION SUBMITTAL	1/13/2023
2	SPA SUBMITTAL	3/20/2023
3	CITY COMMENTS	5/4/2023
4	CITY COMMENTS	6/21/2023
5	CITY COMMENTS	7/24/2023

ORIGINAL ISSUE DATE:
DECEMBER 1, 2022

DRAWING TITLE
PRELIMINARY LANDSCAPE PLAN - SOUTH

PEA JOB NO. 2021-0449
P.M. JPB
DN. AEH
DES. LAW
DRAWING NUMBER:

L-1.2

NOT FOR CONSTRUCTION

Long Term Control and Maintenance Plan for Common Reed (Phragmites australis)

A. OBJECTIVE
The objective of this Control and Maintenance Plan is to remove the presence of Phragmites within the subject property consistent with the City of Novi's ordinance, Sec 5.5.6.C. This effort will be accomplished by applying herbicide to these targeted plants and/or removing soils within the designated treatment areas.

C. TREATMENT
1. TREATMENT TECHNIQUE
a. SPECIES AND LOCATIONS TO TREAT
Control of non-native *Phragmites* indicated on the topographical survey plan AND any new growth or single plant observed during treatment periods.

b. SPECIES-SPECIFIC TREATMENT TECHNIQUES
i. Phragmites
Apply herbicide to the foliage of all live culms of Phragmites (*Phragmites australis*) within the designated treatment areas; even single stem culms. Foliar spraying may be used in areas where significant damage to non-target native vegetation can be avoided (i.e., in dense patches composed of 75% or more Phragmites or Phragmites stands of any density mixed with other non-native vegetation). For isolated plants or sparse patches adjacent to native vegetation, individual plants must be treated by a careful wick or hand application of herbicide to individual plants.
ii. Isolated Plants
Seed heads must also be removed from isolated Phragmites plants; this includes any stand of Phragmites with fewer than 50 flowering culms that is at least 100 feet in any direction from the nearest Phragmites, or in an area protected from heavy seed dispersal (i.e., closer than 100 feet but due to large trees, native shrubs, or topography is otherwise cut off from other Phragmites plants).

iii. Treatment Timing
Treatment must occur after the majority of Phragmites plants have tasseled (white plants are supplying nutrients to the rhizome), between September 4 and September 29.

2. HERBICIDES
a. The required herbicide is Rodeo®.
b. All herbicide treatments must be mixed and applied according to label specifications and performed by a certified commercial pesticide applicator. Proof of certification in appropriate categories will be required prior to start of work. Overspray onto non-target vegetation and/or soil as well as runoff of herbicide into the ground or water must not occur.
c. All treatments must be marked in the field. An appropriate marking dye shall be used with the herbicide. Flopping may be required in some zones to document which plants have been treated.

3. ADVANTAGES
Cypret Plant must be used with all herbicides at a rate of 0.8X of the mix volume.
4. PERFORMANCE MINIMUMS
The contractor is expected to achieve a minimum of 98% treatment of the extant target species and a minimum of 85% kill of any treated plants within the mapped areas. The treatment will continue yearly until all plants are eradicated from the subject property.

5. WEATHER & RE-TREATMENT
The contractor is responsible for re-treatment if rain occurs within six (6) hours of the original treatment for foliar and hand swipe applications and within two (2) hours of the original treatment for cut stump applications.

6. APPROVED SUBSTITUTIONS
Proposed substitutions by a Contractor [i.e. treatment technique(s), specific herbicide(s), and surfactant(s)] must be submitted to PEA, Inc. in writing for review. Specific brand name chemical products must be listed and a brief written justification of why the change. Any herbicide or concentration other than those specified above must be approved by the PEA Group and/or EGE prior to use.

7. SIGNS/MARKING
Signs must be posted by the contractor wherever chemical treatment occurs. Signage shall remain in place for the minimum length of time as determined by the herbicide label and for a maximum amount of time as agreed between the contractor and PEA Group. The contractor is responsible for removing all signage.

8. PERMITS/APPROVALS
a. An EGE Aquatic Nuisance Control (ANC) Certificate of Coverage may be required for the treatment of Phragmites within open water and/or state regulated wetland. In all treatment areas where an ANC permit is required and obtained, the contractor will be responsible for posting the required signage as specified in the ANC permit for the site. In locations where ANC signage is required, it may be used in place of the other signage previously described above (i.e., it is not necessary to do both). ANC advisory signage must be posted surrounding the landward side of any area where chemicals will be applied over standing water or at Great Lakes bottomlands on the day of treatment (just prior to commencing spraying) at 100-foot intervals. The approved sign may be downloaded from the EGE aquatic nuisance control web site (www.egecertificates.com/anc/signage/signage.html). The contractor is responsible for printing and displaying the sign, obtaining it in advance (submitted by the contractor), and posting the sign at the required 100-foot intervals along the landward side of any area where chemicals will be applied over standing water or at Great Lakes bottomlands. Signage shall remain in place for the minimum length of time as determined by the herbicide label and the requirements of the ANC permit and for a maximum amount of time as agreed between the contractor and the PEA Group Project Management. The contractor is responsible for removing all signage.

b. To maintain compliance with the Federal Clean Water Act, pesticide treatments that occur in, over, or near waters of the state or fall under a National Pollution Discharge Elimination System (NPDES) Certificate of Coverage under the EGE General Permit for Nuisance Plant and Algae Control (GP #MGG031003, CCG #MGG031010). All treatments conducted in or on that fall under this Certificate of Coverage must follow all conditions of the NPDES general permit.

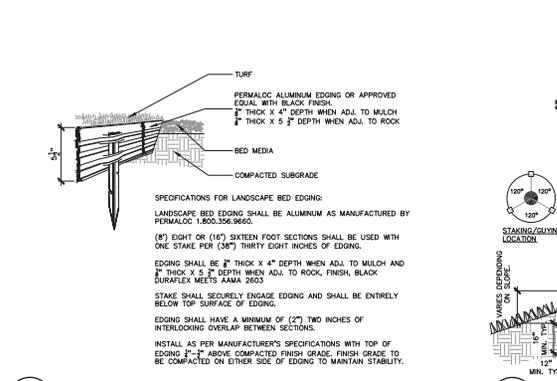
c. Pesticide treatments within any stormwater assessment area (i.e. retention and/or detention basin) will require a permit/ approval from the City of Novi's Engineering Department.

10. WEED SEED CONTROL AND CONTAMINATION
a. All equipment, footwear, clothing, and all other materials brought onto the property for this project must be completely clean and free of ALL plant material and soil (seeds, pieces of vegetation, chunks of soil, etc.) prior to arrival at the park. These precautions are critical to preventing the spread of invasive plants and contamination of genetic material (seeds) from locations outside of the subject property.

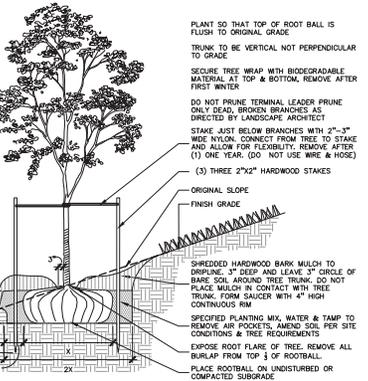
b. In addition, while conducting the scope of work within the property ALL footwear, clothing, and equipment must be checked and cleaned of seeds, other plant fragments, and soil before moving between work areas to prevent the spread of invasive plants from one work area to another and into un-scheduled areas. Travel routes and order of work between treatment areas may be dictated by PEA to further prevent the possible spread of invasive seed and plant material.

11. THREATENED & ENDANGERED SPECIES
State-listed endangered and threatened species may occur in some treatment areas and are subject to the protection of Michigan Public Act 451 of 1994, Section 135 (Endangered Species Protection). According to Michigan Natural Features Inventory Resources, approximately 100 species of combined animal and plant species are listed for Oakland County as special concern, threatened or endangered status. A site assessment for these species has been conducted. All herbicide applications working at these sites must be capable of identifying the applicable protected plants and the common native plants that could be confused with the target species (such as blue-joint grass and native sedges).

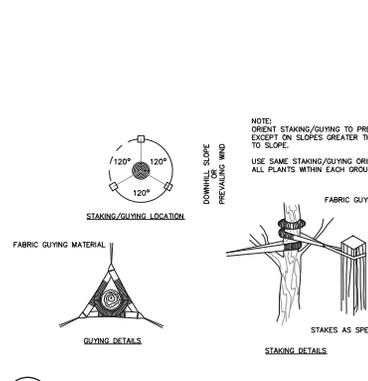
7. ALUMINUM EDGE DETAIL
SCALE: 1/2" = 1'-0"



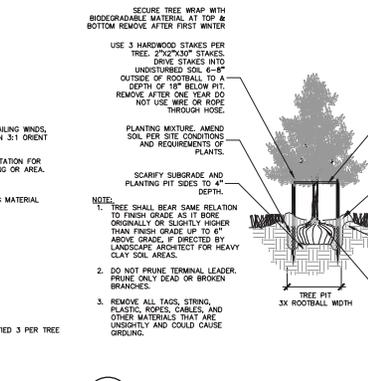
8. TREE PLANTING ON A BERM DETAIL
SCALE: 1" = 3'-0"



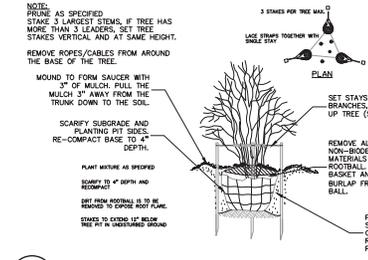
4. TREE STAKING DETAIL
SCALE: 3/4" = 1'-0"



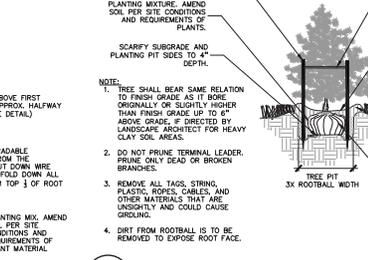
1. DECIDUOUS TREE PLANTING DETAIL
SCALE: 1" = 3'-0"



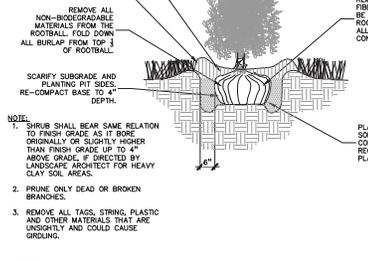
5. MULTI-STEM TREE PLANTING DETAIL
SCALE: 1" = 2'-0"



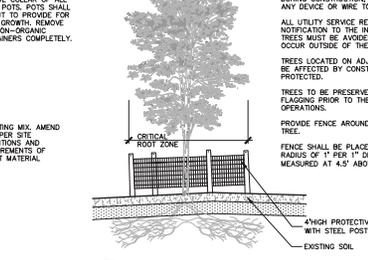
2. EVERGREEN TREE PLANTING DETAIL
SCALE: 1" = 3'-0"



6. SHRUB PLANTING DETAIL
SCALE: 1" = 2'-0"



3. TREE PROTECTION DETAIL
SCALE: 1" = 3'-0"



PEA GROUP
STATE OF MICHIGAN
LYNN A. WHIPPLE
LANDSCAPE ARCHITECT
P.E. 1750
LANDSCAPE ARCHITECT
1978



CLIENT
MF NOVI, LLC.
280 WEST MAPLE RD., SUITE 200
BIRMINGHAM, MI 48406

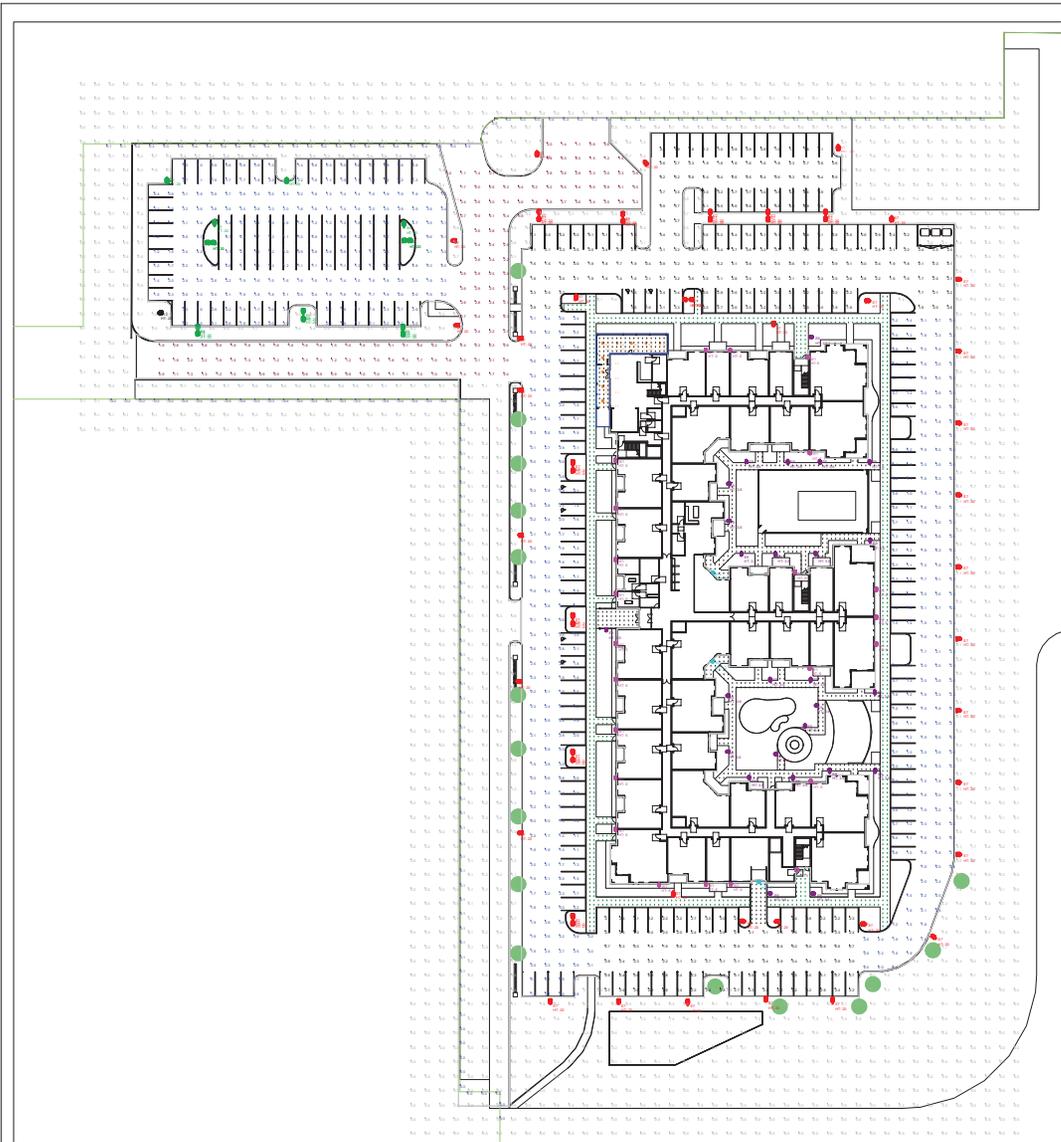
PROJECT TITLE
THE STATION FLATS
WILSON RD. BETWEEN GRAND RIVER AVE. AND 11 MILE RD.
NOVI, MICHIGAN

REVISIONS	DATE
PRELIMINARY SUBMITTAL	11/30/2021
SPA SUBMITTAL	3/9/2022
CITY COMMENTS	6/4/2023
CITY COMMENTS	6/21/2023
CITY COMMENTS	7/24/2023

ORIGINAL ISSUE DATE:
DECEMBER 1, 2022
DRAWING TITLE
LANDSCAPE DETAILS

PEA JOB NO. 2021-0449
P.M. JPB
D.M. AWH
D.S. LAW
DRAWING NUMBER:

NOT FOR CONSTRUCTION **L-1.3**



PLAN VIEW: NOT TO SCALE

Label	Symbol	Qty	Manufacturer	Catalog Number	Light Loss Factor	Lumens Per Lamp	Watts
E12		1	US ARCH LIGHTING E12	RZR-M-PLD-IV-24LED-350mA-40K	0.900	2943	28.2
W3		3	LITHONIA W3	ARC1 LED P1 40K	0.900	1454	10.8751
E6		14	US ARCH LIGHTING E6	RZR-PLD-III-W-40LED-350mA-40K	0.900	6247	42.7
W1		23	VISA LIGHTING W1	OW1291-L35K-H	0.900	1286	14.1
E7		53	US ARCH LIGHTING E7	RZR-PLD-IV-40LED-350mA-40K	0.900	6677	42.7
E9		26	US ARCH LIGHTING E9	RZR81-PLD-III-W-20LED-175mA-40K	0.750	1695	11
E2		9	BEGA E2	55622_BEGA_IES 40K	0.900	299	6

Description	Avg fc	Max fc	Min fc	Avg/Min (-:1)	Max/Min (-:1)
BOH STORAGE AREA	5.45	12.5	3.2	1.70	3.91
DRIVE ISLE TO WAXOM RD	2.16	4.2	0.6	3.50	7.00
MAIN ENTRANCE	3.04	3.8	2.2	1.38	1.73
MAIN ENTRY UNDER OVERHANG	3.25	10.1	0.8	4.26	12.63
NORTH PARKING	2.71	4.9	0.9	3.01	5.44
OVERALL SITE	0.52	4.9	0.0	N.A.	N.A.
PIED PATHWAY COURTYARD	3.90	12.1	0.1	39.00	121.00
PIED PATHWAY POOL AREA	3.69	11.5	0.0	N.A.	N.A.
PIED PATHWAY WEST	2.07	11.6	0.4	5.18	29.00
PROPERTY LINE	0.22	0.5	0.0	N.A.	N.A.
SOUTH PARKING	2.62	3.6	1.9	1.38	1.89
UPPER LEFT PARKING LOT AREA	2.95	4.7	0.5	4.10	9.40
VERTICAL EAST PARKING	1.75	2.7	0.6	2.92	4.50
VERTICAL WEST PARKING	2.33	3.8	1.1	2.12	3.45

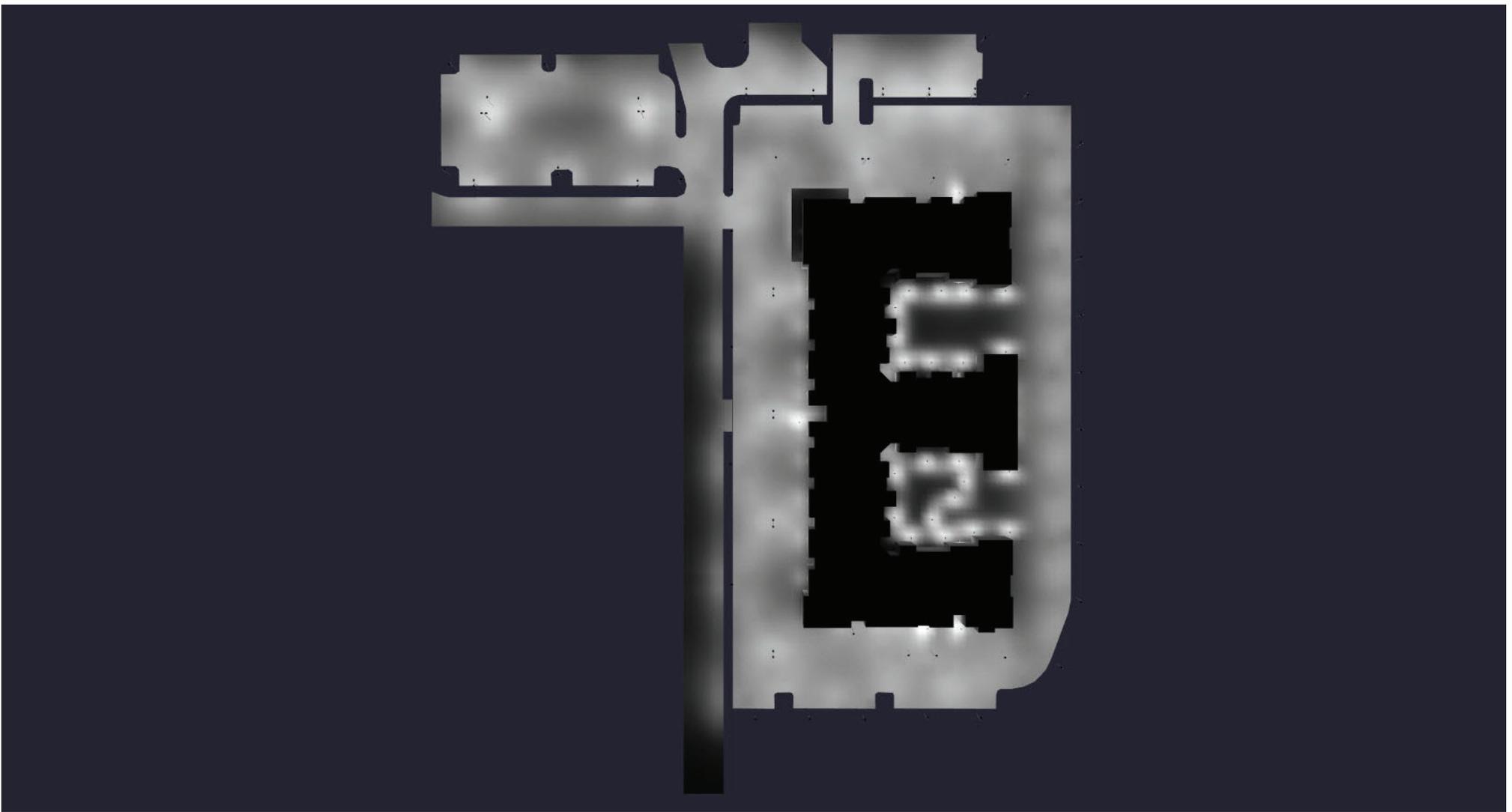
STANDARD NOTES:

- Electrical service to light fixtures shall be placed underground
- Flashing light shall not be permitted
- Only necessary lighting for security purposes & limited operations shall be permitted after a site's hours of operation

Cypress Flats_V6 #22-71582.AGI
 Gasser Bush Associates / Applications
www.gasserbush.com

Designer: JC3
 Date: 4/27/2023
 Scale: NOT TO SCALE





ISOMETRIC VIEWS: CONTRAST & PSEUDO COLOR

GENERAL NOTE
 1. SEE SCHEDULE FOR LUMINAIRE MOUNTING HEIGHT.
 2. CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: 0' - 0", FOOD SERVICE AREA AT: 2' - 0". TREES SHOWN AT BOTTOM OF LEAVES
 3. LIGHTING ALTERNATES REQUIRE NEW PHOTOMETRIC CALCULATION AND RESUBMISSION TO CITY FOR APPROVAL

- THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS.
 THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS.
 ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. MOUNTING HEIGHTS INDICATED ARE FROM GRADE AND/OR FLOOR UP.

- THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY.
 THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR MICHIGAN ENERGY CODE AND LIGHTING QUALITY COMPLIANCE.

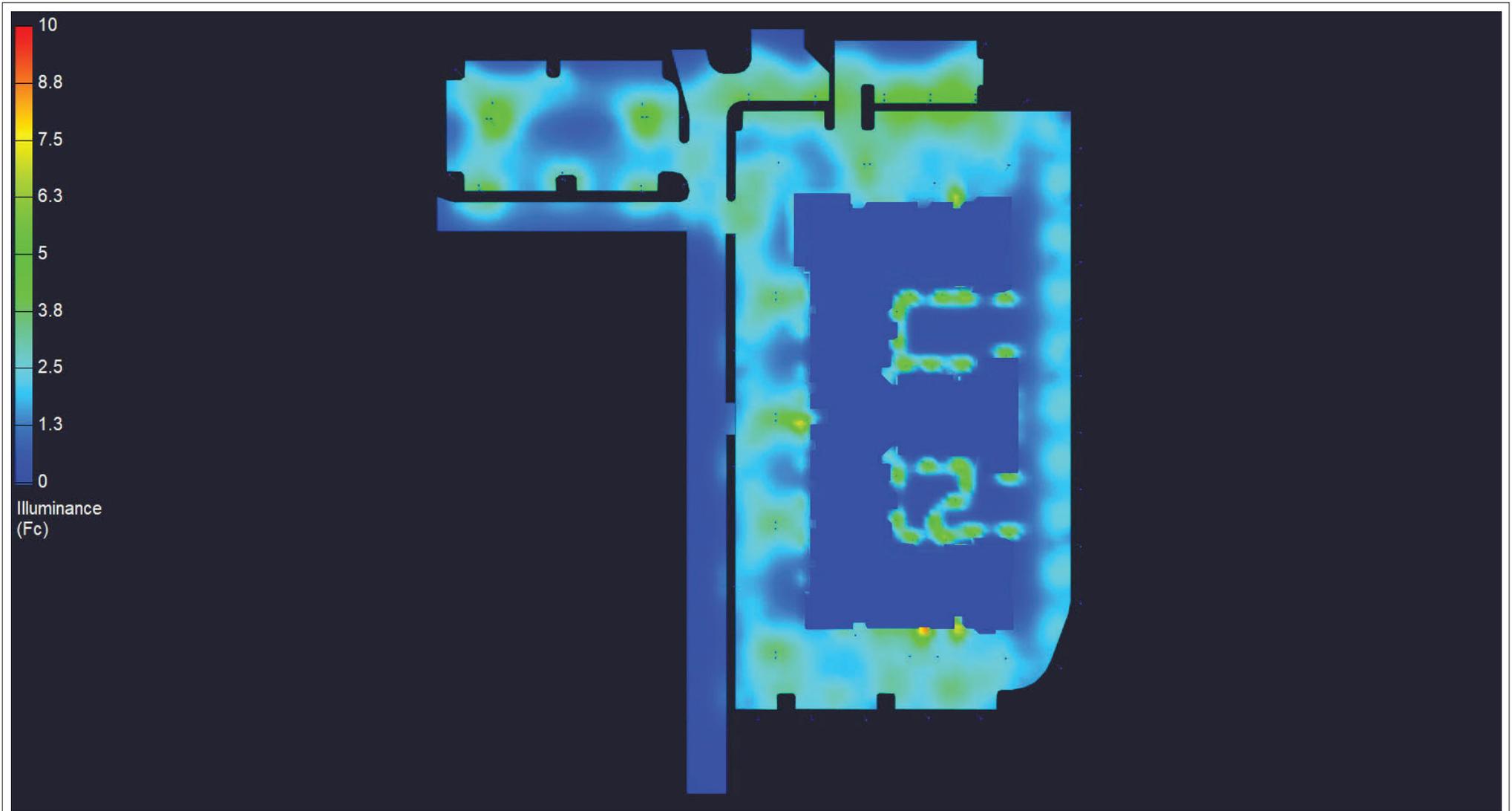
- UNLESS EXEMPT, PROJECT MUST COMPLY WITH LIGHTING CONTROLS REQUIREMENTS DEFINED IN ASHRAE 90.1 2013. FOR SPECIFIC INFORMATION CONTACT GBA CONTROLS GROUP AT ASG@GASSERBUSH.COM OR 734-266-6705.
 FOR ORDERING INQUIRIES CONTACT GASSER BUSH AT QUOTES@GASSERBUSH.COM OR 734-266-6705.

- THIS DRAWING WAS GENERATED FROM AN ELECTRONIC IMAGE FOR ESTIMATION PURPOSE ONLY. LAYOUT TO BE VERIFIED IN FIELD BY OTHERS.
 MOUNTING HEIGHT IS MEASURED FROM GRADE TO FACE OF FIXTURE. POLE HEIGHT SHOULD BE CALCULATED AS THE MOUNTING HEIGHT LESS BASE HEIGHT.

Cypress Flats_V6 #22-71582.AGI
 Gasser Bush Associates / Applications
www.gasserbush.com

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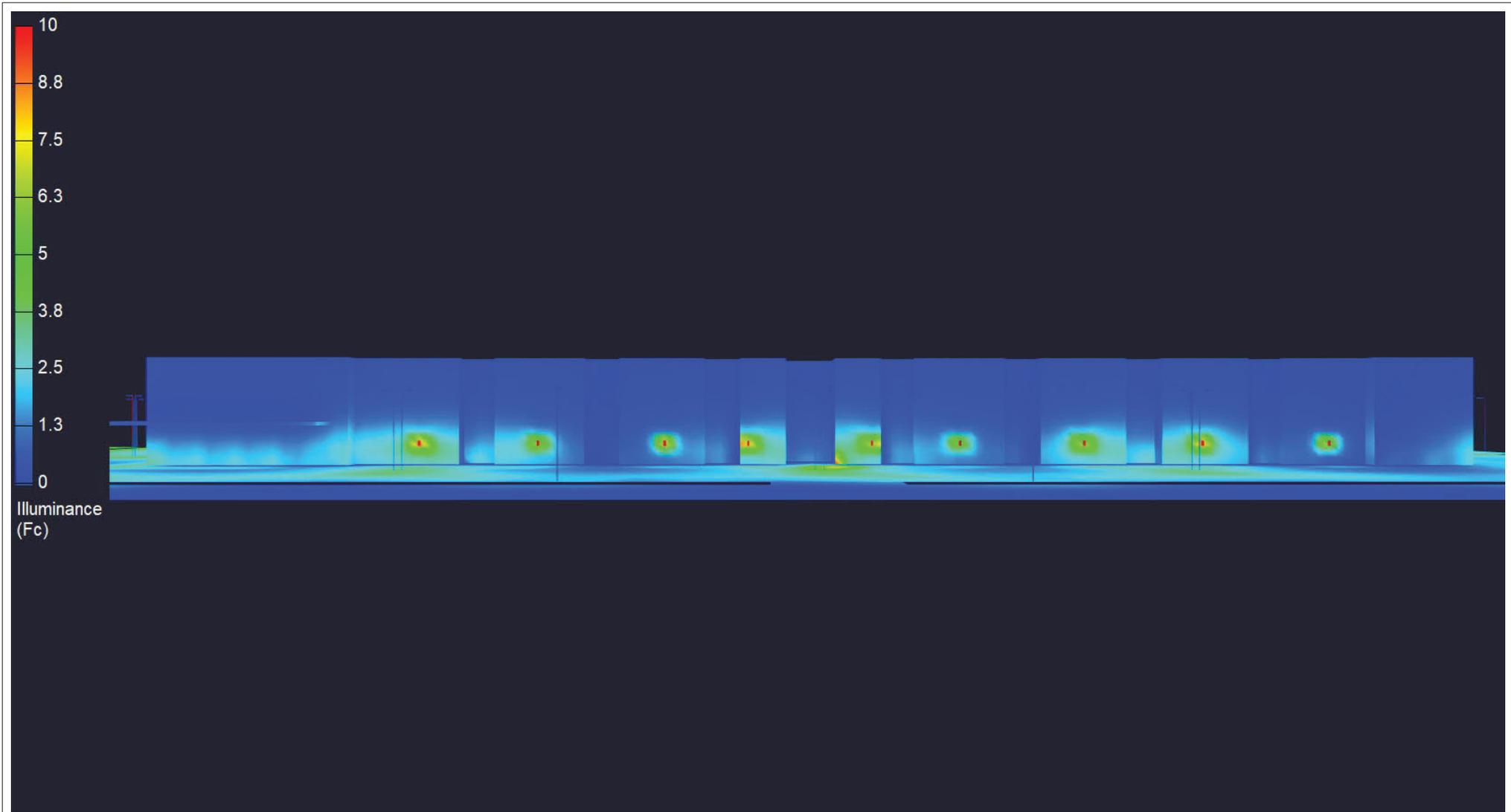
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Designer: JC3
 Date: 4/27/2023
 Scale: NOT TO SCALE





FRONT ELEVATION (WEST); PSEUDO COLOR

GENERAL NOTE
 1. SEE SCHEDULE FOR LUMINAIRE MOUNTING HEIGHT.
 2. CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: 0' - 0", FOOD SERVICE AREA AT: 2' - 0". TREES SHOWN AT BOTTOM OF LEAVES
 3. LIGHTING ALTERNATES REQUIRE NEW PHOTOMETRIC CALCULATION AND RESUBMISSION TO CITY FOR APPROVAL.

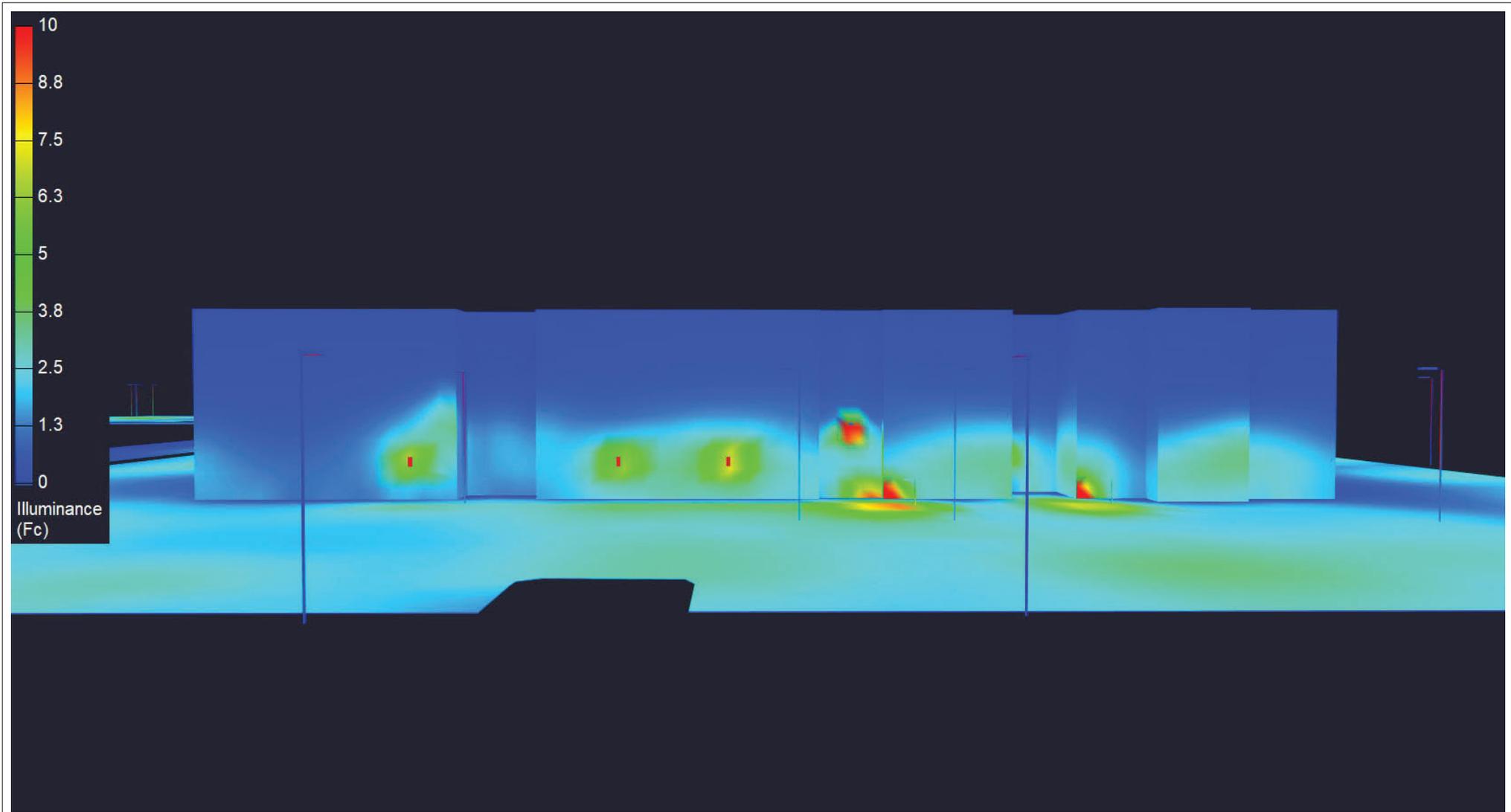
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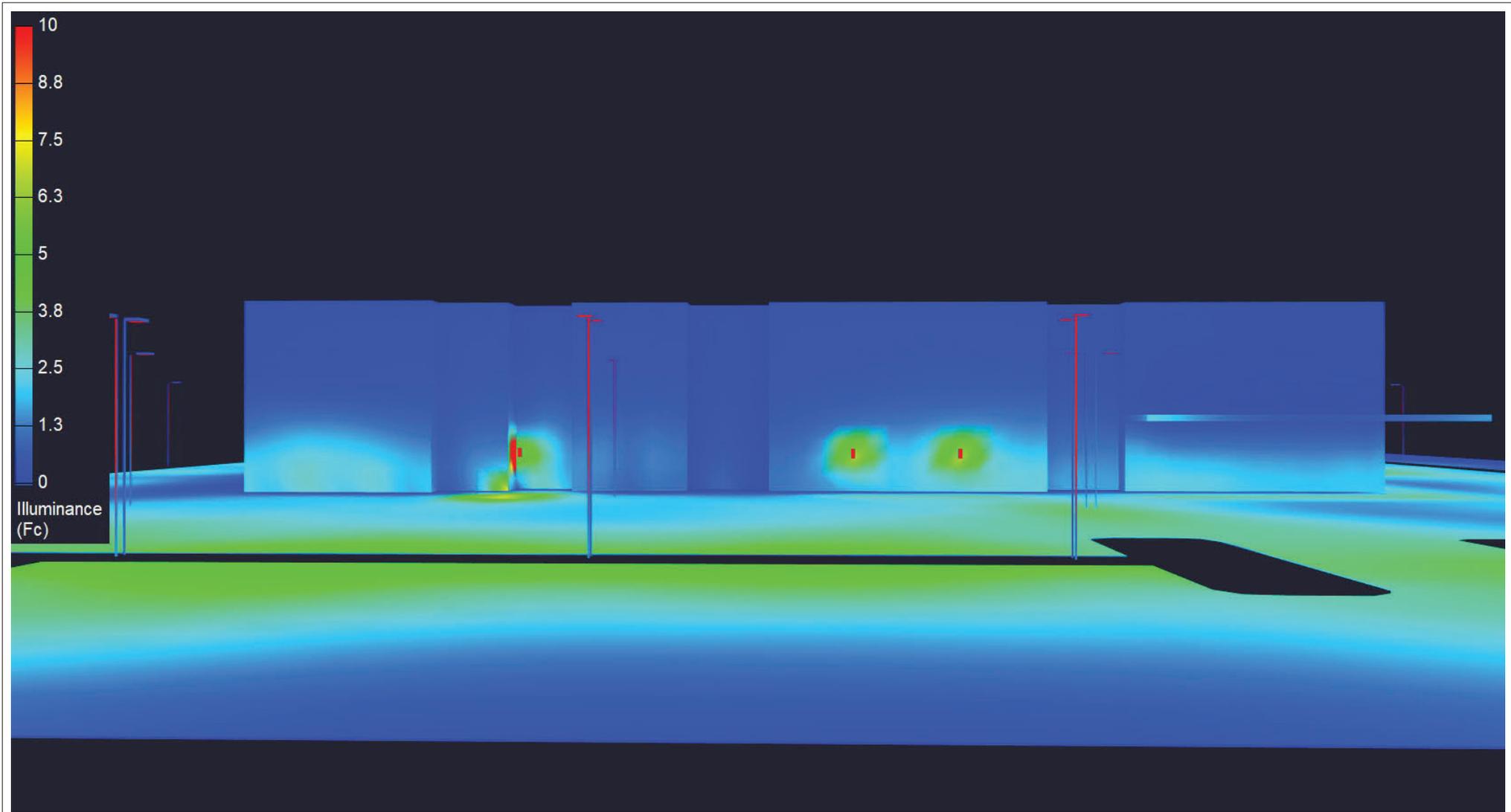
RIGHT ELEVATION (SOUTH); PSEUDO COLOR

GENERAL NOTE
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LEFT ELEVATION (NORTH): PSEUDO COLOR

GENERAL NOTE
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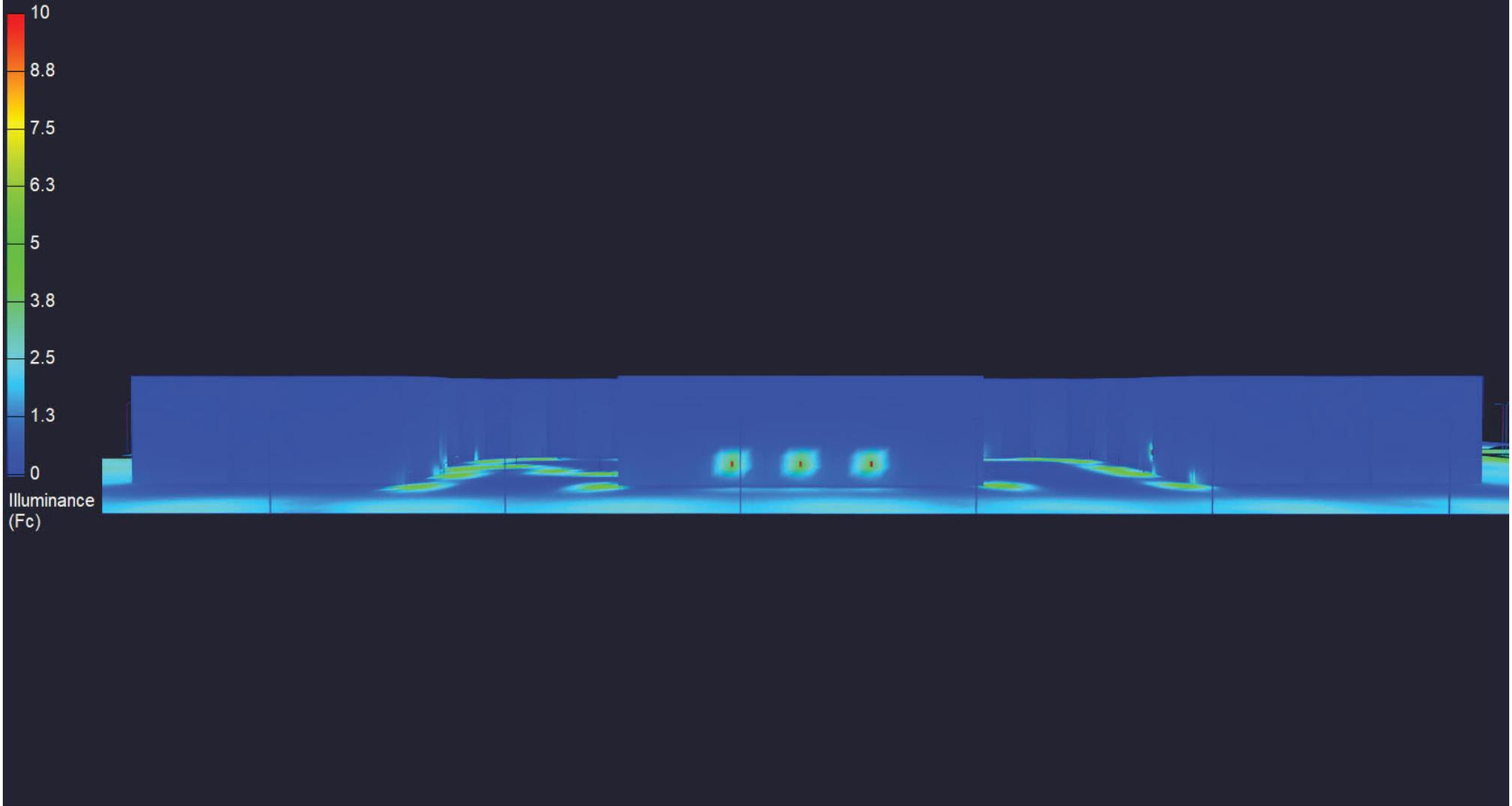
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REAR ELEVATION (EAST): PSEUDO COLOR

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APPLICANT NARRATIVE AND JUSTIFICATION

Station Flats Land use Narrative

Location:

Station Flats will be located on Wixom Rd. in between the Target and Sam's club and will be a 4-story state of the art multifamily residence consisting of 160 units. The entrance lines up with Catholic Central High School and it will be a significant improvement to the intersection and will complement the \$100M expansion.

Description:

This residence will have 7 live/work units, 24 studios, 69 (1) Bedroom, 58 (2) Bedroom and 2 (3) Bedroom units. This development will improve the area by providing residential living to an area that was previously vacant for over 20 years. It will improve the customer base of the local businesses and will help the economy in the area. The shopping center has become very tired, and this development will significantly improve outlook of the immediate district. We have the backing of both Target and Sam's Club, and they fully support the development.

Other Info:

Our previous submittal called for four separate, 3 story buildings of multi-family living consisting of 148 units which is now down to one, 4 story building. The revised design is a much more efficient use of the property and allows for better circulation and a much more robust amenity package. The developments amenity space will include a clubhouse, a pool and lounging area, co workspace, as well as a café/coffee shop tenant and dog run. In addition, some of the units will be designed as live-work units to accommodate residents looking to work from home. The project will also now be connected with sidewalks to the park just south of the property which will allow great connectivity between the uses along Wixom Rd. These types of mixed-use projects are being created nationally where retail centers are left unfinished and cities have recognized the merit of a residential retail mix.



March 10, 2022

Mr. Michael Parks, Managing Member
Cypress Partners
280 West Maple Road
Suite 230
Birmingham, MI 48009

Subject: City of Novi Consent Judgement Amendment for the 24.78-acre property on the east side of Wixom Road, south of Grand River Ave. (south of Sam’s Club and east of Target) in the City of Novi, Oakland County, Michigan.

Dear Mr. Parks:

At your request, I have reviewed the above proposal to amend the Consent Judgement from July 19, 2001, and then amended June 23, 2015, for the above 24.78-acre parcel. The property is currently vacant and was intended to be developed for additional retail space facing the Target parking lot. The property is currently zoned I-1, Light Industrial but was approved for retail use through the Consent Judgement. Proposed is The Station Flats development with a 158-unit apartment complex in a single, four-story building, with 8 live-work units, 24 studio apartments, 67 one-bedroom units, 57 two-bedroom units, and 3 three-bedroom units. There are also two courtyards with a complex pool in one and a courtyard green with a walkway in the other. Parking spaces are located around the perimeter of the building along with a 72-space connecting lot to the northwest of the building. It is important to note that the proposed development occupies 5 acres +/- of the 24.78-acre site and the rest of the property remains as a conservation/wetland area.

This letter is submitted as an evaluation of the appropriateness of the proposed Consent Agreement amendment request, understanding the future land use designation for the site is Community Commercial. Moreover, this letter addresses why this project meets the Goals & Objectives in the Master Plan and the benefits outweigh those for commercial uses at that location.

The observations in this report are based upon 40 years’ experience as a professional community planner, including work representing communities in Southeast Michigan. For the sake of conciseness, this letter will not re-state the existing land use, site conditions, zoning, and master plan designation for the subject and surrounding sites. Instead, it will focus on the key factors that relate to implementation of the Goals and Objectives in the Master Plan as well as zoning requirements. Based upon our review of the Consent Judgement, the proposed site plan and related materials, a visit to the site, and examination of the City of Novi Zoning Ordinance and Master Plan, we offer the following for your consideration:

ANALYSIS OF REQUEST

The requested Consent Judgement amendment will allow for the change in zoning while committing to a specific development layout. In this case, a three-story, upscale multiple-family residential community with ancillary live-work space is being proposed and will abut primarily community

commercial developments to the north and west, and detention ponds/wetlands to the south and east. There are single-family residential uses to the south of this site, behind Target, but they will be a considerable distance from the proposed project. A more detailed examination of the site, market conditions, available land, and surrounding land uses indicates that the proposed multiple-family residential development will prove more beneficial to the community than a commercial use.

Master Plan Goals. One of the goals of the Master Plan states that “A variety of housing options will welcome younger residents and families as well as older residents to age in the community.” The corresponding Objective is to “Attract new residents to the City by providing a full range of quality housing opportunities that meet the housing needs of all demographic groups including but not limited to singles, couples, first time home buyers, families and the elderly.” While the City has done a good job of providing a variety of housing types, the provision for additional upscale rental units in a key location will further the above goal and objective.

Grand River Corridor Plan. The subject site abuts the Grand River Corridor and one of the goals is “To Provide Housing Options. The City of Novi is well-known in the region for its thriving single-family neighborhoods, but alternative housing types can serve two segments of the population that may wish to live in a different setting: Millennials and Empty Nesters. Housing in the Grand River Corridor will provide small to medium-sized housing and will fit the low-maintenance needs of both age groups.” The proposed will also place additional residents in close proximity to businesses along the Grand River Corridor; further strengthening the future viability of those uses. This includes larger businesses like Sam’s Club and Target as well as the numerous retailers located in nearby shopping centers like the Grand Promenade and, farther to the east, the center where Kroger and Home Depot are located. The provision for eight (8) live-work spaces will also take advantage of the surrounding commercial activity, albeit in a limited fashion.

Viability of Subject Site for Commercial Use. The ability to develop this site for commercial use has been in place for 22 years yet it has remained vacant. Conditions have certainly changed since the Consent Agreement was filed and the property is even less viable for commercial development now than it has been during that period. One of the primary reasons is the lack of visibility from primary roads, which include Grand River Ave. and, to a lesser extent, Wixom Road. The subject site is tucked behind the Sam’s Club building and is not visible until driving past that building toward Target. Due to the setback from Wixom Road, the site is only visible from the Target parking lot.

Any of the potential big box uses for the site are already located in the area and they chose locations over this one, likely due to the above-mentioned lack of road visibility and access. The only real option would be development of a strip shopping center with numerous, small retail spaces. Shopping center uses are highly dependent upon visibility from major roads, which is why the Grande Promenade project was developed along Grand River Ave. instead of this site. The lack of visibility has always made this a poor commercial site.

From a planner’s perspective, I am seeing an increase in retail vacancies in shopping centers across the region, including communities that I work in. This is due, in part, to the advent of on-line shopping from virtual companies, like Amazon, as well as traditional retailers like Kohl’s and Wal Mart. It is difficult for small retailers to compete with the price and selection offered by the larger companies. Those specialty retailers that are able to compete locate in either traditional downtowns or in high

visibility, high traffic shopping centers. The subject site meets neither of these conditions and is an extreme disadvantage to other competing sites.

Developers are also telling me that increased construction costs are limiting the types of development that are feasible. These two factors indicate that in-store retailing has contracted and also become more price-competitive. It is far more likely that the above-mentioned specialty retailers looking for space will gravitate toward existing buildings and the lower rent structures than space in a new shopping center. This is further supported by the increase in construction costs, making new commercial development even more expensive and challenging.

Housing Options. All of the renter options are now supported by the change in the tax laws, which have increased the standard deduction and with many have eliminated the need for mortgage interest and property tax deductions. This is especially true for many empty nesters that have either paid off their mortgages or have small balances. They can take the equity in their existing houses by selling and use it for other purposes, while maintaining the same standard of living in the community. This is not currently happening due to the housing shortage and inability of empty nesters to find replacement housing within the community, either owner- or renter-occupied. First-time and move-up buyers are having difficulty finding available housing because empty nesters are staying in place, due primarily to lack of replacement units.

The proposed project would provide empty-nester homeowners with an option that allows them to sell their existing homes without having to buy another one immediately, or at all, while remaining in the City of Novi. This in turn will help free up for-sale houses, thereby adding supply to new and move-up home buyers. Once the existing homes are sold, this will also remove the cap on property taxes and provide an increase in revenue for the City. This project will also provide additional short-term corporate housing for companies bringing executives into the area for temporary assignment. There is a shortage of high-quality rental housing in the region and many companies have resorted to buying houses for their temporary transfers to live in.

Walkability. Given the location of the site along Grand River Ave., the proposed apartment complex would be in close proximity to a wide range of retail, restaurant, office and medical services. There are sidewalk connections to big box uses like Target, Sam's Club, Meijer and Kroger; a wide range of restaurants like Applebee's, Shaker's, Outback Steakhouse, etc.; and medical services at the Ascension Providence hospital campus. A wide array of retail and service options are within walking distance of the project, thereby limiting the need to drive to these locations. This meets the City's goal of having a walkable community and providing services in close proximity to housing.

CONCLUSION

With the proposed benefits, quality site design, and an understanding of the current and future commercial market for the subject site, the proposed residential development represents an appropriate departure from the current Consent Judgement designation of commercial. It is highly unlikely that this property will ever be developed for commercial purposes due to the lack of visibility from the primary roads. It is hidden behind the Sam's Club and can only be seen from the Target parking lot. The transition to on-line buying has also decreased demand for retail space and only the most outstanding locations will remain viable moving forward. There is a chance that the live-work

Mr. Michael Parks, Managing Member
City of Novi Consent Judgement Amendment Letter
March 10, 2023
Page 4

units will benefit from the activity generated by Target and Sam's Club. With more people working from home, the office/conference room area should prove enticing to prospective tenants and add a mix of uses to the project. In addition, upscale rental housing meets the City Master Plan goals and objectives of providing additional housing opportunities in close proximity to services, in a walkable environment.

If you have any further questions, please contact me at 810-335-3800.

Sincerely,

CIB Planning



Carmine P. Avantini, AICP
President

PLANNING REVIEW



PLAN REVIEW CENTER REPORT

August 16, 2023

Planning Review

Station Flats

JSP23-02 with Amendment to Consent Judgment

PETITIONER

Cypress Partners, LLC

REVIEW TYPE

Revised Concept Plan and Request to Amend Consent Judgment

PROPERTY CHARACTERISTICS

Section	17	
Site Location	22-17-101-032; East of Wixom Road, South of Grand River Avenue	
Site School	Novi Community School District	
Watershed	Huron River Watershed & Rouge River Watershed	
Site Zoning	I-1, Light Industrial, with Consent Judgment (B-2, General Business)	
Adjoining Zoning	North	I-1, Light Industrial, with Consent Judgment (B-2, General Business)
	East	I-1, Light Industrial
	West	R-1, One-Family Residential
	South	I-2, Heavy Industrial with PSLR (Planned Suburban Low Rise)
Current Site	Vacant	
Adjoining Uses	North	Sam's Club
	East	Vacant
	West	Catholic Central High School & Target
	South	Villas at Stonebrook
Site Size	24.77 acres	
Plan Date	July 24, 2023	

PROJECT SUMMARY

The petitioner is requesting an amendment to a Consent Judgment, which currently limits the site to 100,000 square feet of retail use, and has submitted a Concept Plan for the 24.77 acre site located on the east side of Wixom Road and south of Grand River Avenue (Section 17). The parcel proposed to be developed is currently vacant, and is located immediately to the south of the Sam's Club store, and northeast of the Target store. The property also contains an existing access drive to Wixom Road, a lawn area that is to be used as a parking lot, and existing wetlands and wetland mitigation areas to the east of the proposed development.

The use of this site is limited due to a Consent Judgment on the property that designates this site for retail uses that conform to the Community Business (B-2) District standards. The Consent Judgment lists several binding conditions on the property, which initially envisioned this property being developed as a traditional "big box" store. If the Consent Judgment were to be amended to allow

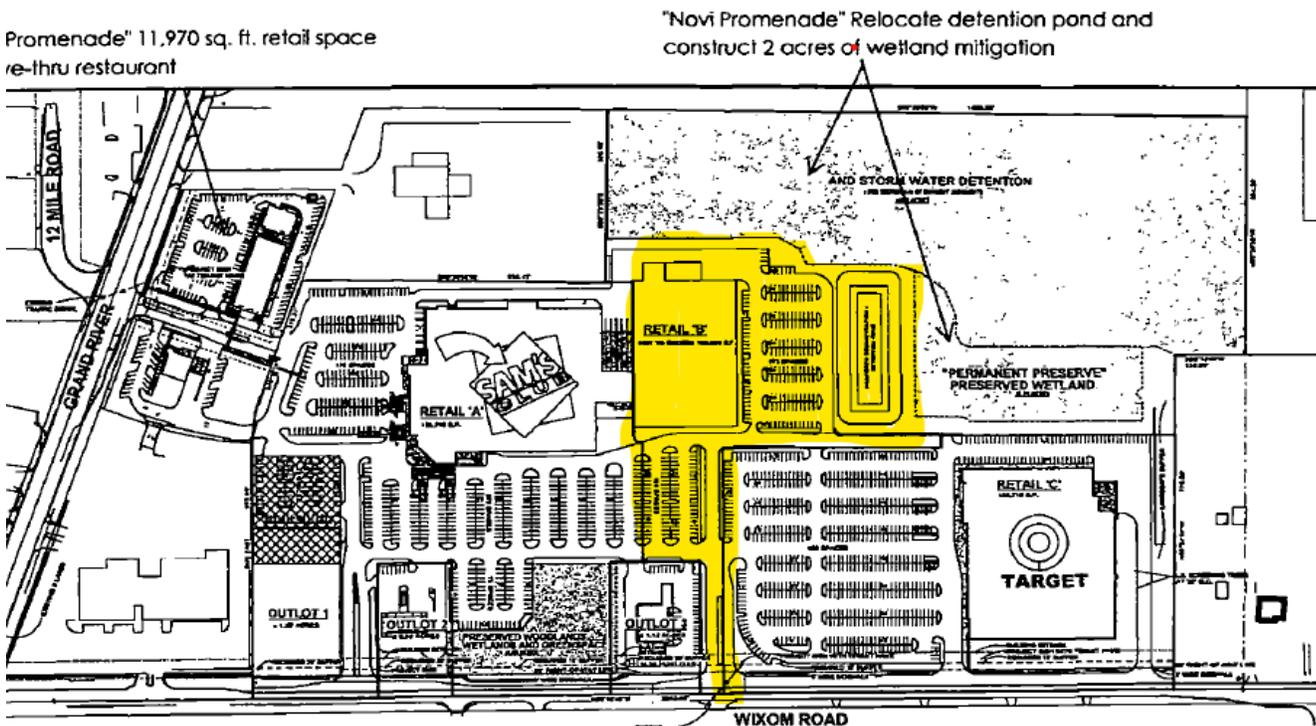
a multi-family residential development, this would be a significant change to the site. In particular, uses permitted in the Consent Judgment under the Community Business (B-2) district standards significantly differ from those permitted in the High-Density Mid-Rise Multiple-Family Residential (RM-2) district, which is proposed.

The proposed development would consist of 157 multi-family rental units, with 7 live/work units, 24 studio units, 60 one-bedroom units, 64 two-bedroom units, and 2 three-bedroom units. One four-story building is proposed. The building will include a two-story co-working/café space on the northwest portion of the building. The site is proposed to have 248 parking spaces. Other site amenities include a pool, clubhouse, and a putting green.

CONSENT JUDGMENT BACKGROUND

As a brief background of this Consent Judgment, in 1999 developer Novi Equities had requested a rezoning from I-1 Light Industrial to B-2 Community Business, which was denied by City Council. They then requested a use variance from the Zoning Board of Appeals, which was denied. The developer filed a lawsuit for damages against the City in 2000. The parties to the lawsuit agreed to a settlement in July of 2001, before it went to trial. The Consent Judgment describes the terms of the settlement, and acts like a development agreement.

It limits both parties equally to what's agreed upon and runs with the land like a covenant attached to the property. Unless and until the parties agree to change it, which is what the City is being asked to do now. An amendment to the agreement was approved in 2015 to allow the reconfiguration of the sedimentation/detention basin and the wetland area to increase the preserved area.



Although the site remains zoned I-1, the terms of the Consent Judgment specify that the bulk of the property is permitted to develop as Retail A, B and C, essentially 3 big-box style stores as shown in the Exhibit above, with uses that are permitted in the B-2 Community Commercial zoning district. A total of 375,000 square feet of retail space is permitted by the Judgment for those three parcels. Target and Sam's Club have developed as permitted for areas Retail A and C. The outlots have also all been developed under the terms of the agreement. The parcel for Retail B (in yellow) has remained vacant, and it is this parcel the current applicant now wishes to develop.

Through the review process, the Planning Commission and the City Council will consider the presented plan and determine whether to amend the Consent Judgment to open the site to the standards and uses permitted in the RM-2 district, or another district.

MASTER PLAN FOR LAND USE & LAND USE NARRATIVE

The Future Land Use Map of the 2016 City of Novi Master Plan for Land Use identifies this property as Community Commercial. As the Master Plan states, "this land use is designated for comparison-shopping needs of a larger population base. They are along major thoroughfares and roadway intersections." The Community Business (B-2) District and the General Business (B-3) District generally fall within areas planned for Community Commercial. The subject site is zoned Light Industrial (I-1), but is subject to a Consent Judgment that states that the subject site "shall conform to the uses permitted in the B-2 zoning district as described in the City of Novi Zoning Ordinance [...]," which is generally consistent with the Community Commercial land use designation.

The properties to the north are identified in the Master Plan as Community Commercial and Office Research Development Technology, the properties to the east are identified as Office Research Development Technology, the properties to the west are identified as Educational Facility and Community Commercial, and the properties to the south are identified as Planned Suburban Low-Rise.

The applicant provided a Land Use Narrative dated March 10, 2023 that lists several objectives that the project is intended to achieve:

1. Objective (Objective 5, Page 124): Attract new residents to the City by providing a full range of quality housing opportunities that meet the housing needs of all demographic groups including but not limited to singles, couples, first time home buyers, families and the elderly.

Applicant Comment: "While the City has done a good job of providing a variety of housing types, the provision for additional upscale rental units in a key location will further the above goal and objective."



Figure 1: 2020 Aerial of Subject Property

Staff Comment: While the proposed development increases the amount of rental housing stock within the City, this particular site was envisioned as a site for a big-box retailer, which is supported by the Consent Judgment and Goal A.17.5 of the Master Plan, which states "support retail commercial uses along established transportation corridors that are accessible for the community at large, such as along Grand River Avenue, to preclude future traffic congestion."

2. Objective (General Goal for the Grand River Corridor, Provide Housing Options, Page 79): The City of Novi is well-known in the region for its thriving single-family neighborhoods, but alternative housing types can serve two segments of the population that may wish to live in a different setting: Millennials and Empty Nesters. Housing in the Grand River Corridor will

provide small to medium-sized housing and will fit the low-maintenance needs of both age groups.

Applicant Comment: "The proposed [project] will also place additional residents in close proximity to businesses along the Grand River Corridor; further strengthening the viability of those uses."

Staff Comment: While staff agrees that additional rental units within the City would provide additional housing choices, the Consent Judgment envisioned this area to have a mix of retail uses, which is not currently proposed on this site with the exception of 7 live/work units and a co-working space.

The applicant has also noted several other conditions in the provided Land Use Narrative that do not reference the Master Plan, but rather justify the proposal through a land use analysis. These conditions are listed below:

1. Viability of Subject Site for Commercial Use

- a. Lack of Visibility: The applicant has noted that the "ability to develop this site for commercial use has been in place for 22 years yet remained vacant [...] one of the primary reasons is the lack of visibility from primary roads. [...] The only real option would be development of a strip shopping center with numerous, small retail spaces."

Staff Comment: While the site does lack visibility from a major thoroughfare, it is still easily accessible, and Sam's Club and Target stores appear to do well in this location. The length of time this piece has remained vacant does support the theory some aspect is undesirable to retail development.

- b. Online Shopping & Specialty Retailers: "From a planner's perspective, I am seeing an increase in retail vacancies in shopping centers across the region [...] this is due, in part, to the advent of on-line shopping from virtual companies [...] it is difficult for small retailers to compete with the price and selection offered by larger companies. Those specialty retailers that are able to compete locate in either traditional downtowns or in high visibility, high traffic shopping centers."

Staff Comment: Staff concurs that online shopping and the pandemic have fueled a decreased interest in retail development, but still feels that the subject site could be a viable site for retail use in the long term.

- c. Increased Construction Costs: "Developers are also telling me that increased construction costs are limiting the types of development that are feasible. These two factors indicate that in-store retailing has contracted and also become more price-competitive. It is far more likely that the above-mentioned specialty retailers looking for space will gravitate toward existing buildings and the lower rent structures than space in a new shopping center. This is further supported by the increase in construction costs, making new commercial development even more expensive and challenging."

Staff Comment: Staff agrees that while construction costs are high, it does not affect the long-term viability of the subject property.

2. Housing Options

- a. Change in Tax Laws: "All of the renter options are now supported by the change in the tax laws, which have increased the standard deduction and with many have eliminated the need for mortgage interest and property tax deductions. This is

especially true for many empty nesters that have either paid off their mortgages or have small balances. They can take the equity in their existing houses by selling and use it for other purposes, while maintaining the same standard of living in the community. This is not currently happening due to the housing shortage and inability of empty nesters to find replacement housing within the community, either owner- or renter-occupied. First-time and move-up buyers are having difficulty finding available housing because empty nesters are staying in place, due primarily to lack of replacement units."

Staff Comment: Staff agrees that the demand for rental units has increased over the last several years due to many factors.

- b. Housing Supply: "The proposed project would provide empty-nester homeowners with an option that allows them to sell their existing homes without having to buy another one immediately, or at all, while remaining in the City of Novi. This in turn will help free up for-sale houses, thereby adding supply to new and move-up home buyers. Once the existing homes are sold, this will also remove the cap on property taxes and provide an increase in revenue for the City. This project will also provide additional short-term corporate housing for companies bringing executives into the area for temporary assignment. There is a shortage of high-quality rental housing in the region and many companies have resorted to buying houses for their temporary transfers to live in."

Staff Comment: Staff agrees that the proposed project will increase the housing supply within the City of Novi. However, staff feels that there are more compatible sites for multi-family residential elsewhere within the City.

- 3. Walkability: "The proposed apartment complex will be in close proximity to a wide range of retail, restaurant, office, and medical services [...] this meets the City's goal of having a walkable community and providing services in close proximity to housing."

Staff Comment: Staff agrees that the proposed location has greater walkability potential, and the walkability of the site is improved given the site constraints. However, a direct sidewalk connection to Wixom Road along the access road would significantly enhance the walkability of the site, but the applicant has not proposed one.

EXISTING ZONING AND LAND USE

The following table summarizes the zoning and land use status for the subject property and surrounding properties.

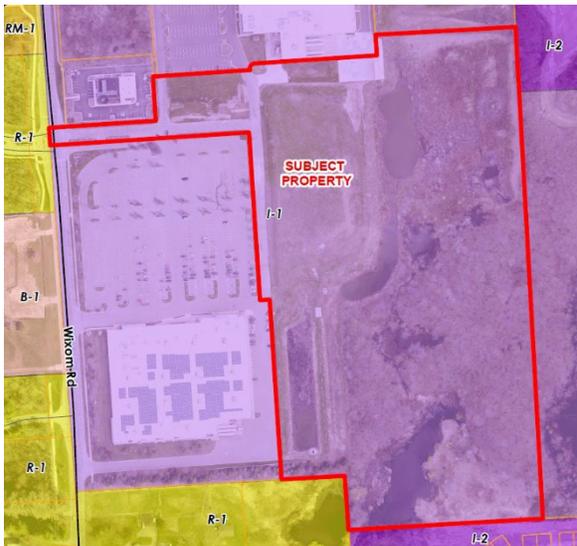
Land Use and Zoning: For Subject Property and Adjacent Properties

	Existing Zoning	Existing Land Use	Master Plan Land Use Designation
Subject Property (Project Area)	I-1 Light Industrial District with Consent Judgment B-2 Local Business District	Vacant	Community Commercial (Uses consistent with B-2 Local Business District)
Northern Parcels	I-1 Light Industrial District with Consent Judgment B-2 Local Business District	Sam's Club & Industrial Building	Community Commercial (Uses consistent with B-2 Local Business District) and Industrial Research Development

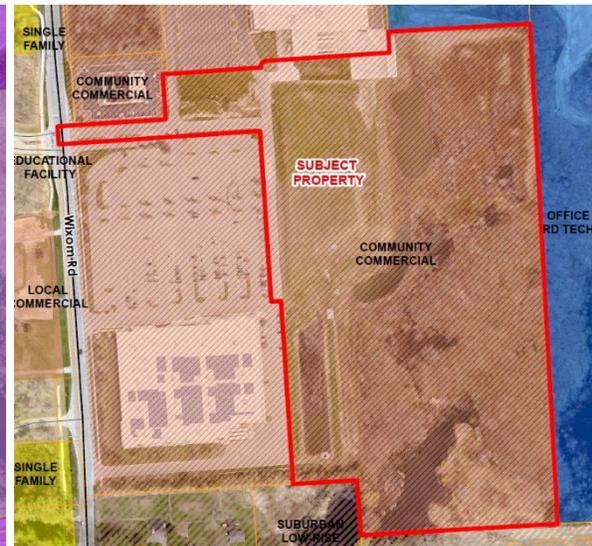
			Technology (Uses consistent with I-1 Light Industrial District)
Southern Parcels	I-2 Heavy Industrial	Villas at Stonebrook	Planned Suburban Low Rise
Eastern Parcels	I-1 Light Industrial District	Vacant/Wetland	Industrial Research Development Technology (Uses consistent with I-1 Light Industrial District)
Western Parcels	R-1 One-Family Residential, I-1 Light Industrial District with Consent Judgment B-2 Local Business District	Catholic Central High School, Target	Educational Facility, Community Commercial

COMPATIBILITY WITH SURROUNDING LAND USE

The surrounding land uses are shown in the above chart. The compatibility of the proposed development with the zoning and uses on the adjacent properties should be considered by the Planning Commission in making the recommendation to City Council. In particular, the Planning Commission should review the plan carefully to ensure that any negative impacts are minimized and mitigated.



ZONING



FUTURE LAND USE

DEVELOPMENT POTENTIAL

The parcel proposed to be developed is currently vacant. The use of this site is limited due to a Consent Judgment on the property that designates this site for retail uses that conform to the Community Business (B-2) District standards. The Consent Judgment lists several binding conditions on the property, which initially envisioned this property being developed as a traditional “big box” store. If the Consent Judgment were to be amended to allow a multi-family residential development, this would be a significant change to the site. In particular, uses permitted in the Consent Judgment under the Community Business (B-2) district standards significantly differ from those permitted in the High-Density Mid-Rise Multiple-Family Residential (RM-2) district, which is proposed. Through the process, the applicant and the City would agree to restrict the RM-2 use allowed to 157 multi-family

residential units with limited retail/office space located on the first two floors of the building as shown in the proposed concept plan. Any other uses typically permitted in the RM-2 district would not be permitted within the terms of the Amendment to the Consent Judgment.

COMPARISON OF ZONING DISTRICTS

The following table provides a comparison of the current and proposed zoning development standards. The applicant is requesting a change of districts from the existing Community Business (B-2) District to High-Density Mid-Rise Multiple-Family Residential (RM-2) by amending the Consent Judgment. The types of uses allowed in these districts differ significantly as shown below.

	B-2 (Existing)	RM-2 (Proposed)
Principal Permitted Uses & Special Land Uses	<p>Principal Permitted Uses</p> <ol style="list-style-type: none"> 1. Retail business use 2. Retail business service uses 3. Business establishments which perform services on the premises 4. Dry cleaning establishments, or pick-up stations, dealing directly with the consumer 5. Professional services 6. Retail businesses 7. Service establishments of an office showroom or workshop nature 8. Restaurants (sit-down), banquet facilities or other places serving food or beverage 9. Theaters, assembly halls, concert halls, museums or similar places of assembly 10. Business schools and colleges or private schools operated for profit 11. Day care centers and adult day care centers 12. Private clubs, fraternal organizations and lodge halls 13. Places of worship 14. Hotels, and motels 15. Professional and medical offices, including laboratories 16. Other uses similar to the above uses 17. Accessory structures and uses, customarily incident to the above permitted uses <p>Special Land Uses</p> <ol style="list-style-type: none"> 1. Fueling station 2. Sale of produce and seasonal plant materials outdoors 3. Veterinary hospitals, or clinics 	<p>Principal Permitted Uses</p> <ol style="list-style-type: none"> 1. Multiple-family dwellings 2. Accessory buildings and uses customarily incident to any of the above uses <p>The following uses are regulated according to the standards and regulations in the RM-1, Low-Density, Low Rise Multiple Family (Section 3.1.7):</p> <ol style="list-style-type: none"> 1. Independent and congregate elderly living facilities 2. Accessory buildings and uses customarily incident to any of the above uses <p>The following uses are regulated according to the standards and regulations in the RT Two-Family Residential District (Section 3.1.6):</p> <ol style="list-style-type: none"> 1. Two-family dwellings (site built) 2. Shared elderly housing 3. Accessory buildings and uses customarily incident to any of the above uses <p>The following uses are regulated according to the standards and regulations in the R-4 One Family Residential District (Section 3.1.5):</p> <ol style="list-style-type: none"> 1. One-family detached dwellings 2. Farms and greenhouses 3. Publicly owned and operated parks, parkways and outdoor recreational facilities 4. Cemeteries 5. Home occupations 6. Keeping of horses and ponies 7. Family day care homes 8. Accessory buildings and uses customarily incident to any of the above uses <p>Special Land Uses</p> <ol style="list-style-type: none"> 1. Retail commercial services and office uses
Minimum Lot Size	2 acres	See Section 3.8.1
Minimum Lot Width	See Section 3.6.2.D	See Section 3.8.1

Maximum Lot Coverage	See Section 3.6.2.D	45%
Building Height	30 feet or 2 stories, whichever is less	65 feet or 5 stories, whichever is less
Building Setbacks	Front Yard: 40 feet Rear Yard: 30 feet Side Yard: 30 feet	Front Yard: 75 feet Rear Yard: 75 feet Side Yard: 75 feet
Parking Setbacks	Front Yard: 20 feet Rear Yard: 10 feet Side Yard: 10 feet	Front Yard: 75 feet* (Sec. 3.6.2.B) Rear Yard: 20 feet Side Yard: 20 feet

INFRASTRUCTURE & FAÇADE

Engineering

The Staff Engineer has reviewed the request and indicated that the proposed project meets the general requirements of Chapter 11 Code of Ordinances, the Storm Water Management Ordinance, and the Engineering Design Manual.

Traffic Engineering Review and Traffic Study

The proposed site will be accessed from Wixom Road. The Traffic Impact Study has been reviewed by the City's Traffic Consultant. The City's Traffic Consultant recommends approval of the Traffic Impact Study contingent upon all outstanding conditions being addressed in the site plan submittal.

Façade

The proposed façade consists of brick, stone, flat metal, cement fiber lap siding, and metal panels. The percentage of cement fiber lap siding exceeds the ordinance maximum on all elevations and exceeds what would qualify for a Section 9 Façade Waiver. **If not adjusted to a percentage that falls within qualification for a Section 9 waiver, a deviation as part of the Consent Judgment would be required.**

Fire

The City Fire Marshal has reviewed the site plan and has provided several comments to be addressed with the next submittal. At this time, the Fire Marshal recommends approval with conditions to be addressed in the site plan review process.

NATURAL FEATURES & EASEMENTS

The proposed site has several easements and natural features located on its premises as shown in the ALTA survey. The site's wetlands and woodlands shall continue to be protected as indicated in the plans and should remain as part of the existing preservation conservation easements. Please see below for a summary of the Wetland, Landscape, and Woodland reviews.

Wetland

A minor encroachment into the 25-foot wetland buffer setback area has been identified on the site plan. **Wetlands is recommending conditional approval contingent upon the area of wetland buffer impact being quantified on the plans. It appears there is no impact in the areas protected by conservation easements.**

Landscape and Woodland

The proposed landscape plan meets several ordinance requirements, but **does not meet screening requirements near the Sam's Club loading docks. Please refer to the Landscape Review for more information. In addition, complete tree survey information has not been provided.** Please refer to the Landscape Review and Woodland Review for more information.

REVIEW CONCERNS

Staff is requesting additional clarification on the following items. In particular, items in **bold** should be responded to in the next submittal. Please note that any review concerns related to deviations requested as part of the amendment to the Consent Judgment are listed in the following section (Ordinance Deviations).

1. Consent Judgment & Zoning: The site is currently bound to a Consent Judgment that requires the site to be developed for retail purposes under the Community Business (B-2) District standards. **An amendment to the Consent Judgment would be required for the current proposed multiple-family use.**
 - a. Uses Permitted (Item 12, B, Consent Judgment): Per the Consent Judgment, retail is only permitted on this site currently (i.e., Big Box store). **Therefore, an amendment to the consent judgment will be required.**
 - b. Buffering & Setback from Dissimilar Uses: The Consent Judgment anticipated that the site would be developed with a big box store, and no buffering between commercial uses was anticipated. Sam's Club's loading zones are immediately adjacent to the subject site, and are actively used. **The applicant is encouraged to provide buffering suitable for the proposed multiple family use adjacent to a loading zone to reduce any adverse effects of the loading/unloading, trash removal, and other aspects of the existing development.**

2. Lighting & Photometric Plan (Sec. 5.7): There are several items that should be addressed on the photometric plan with the next submittal as listed below.
 - a. Average to Minimum Ratio (Sec. 5.7.3.E): **According to GBA sheet 1 of 8 the Ave/Minimum ratio exceeds the maximum ratio of 4:1 in several locations. Revise or seek a deviation in the Consent Judgment.**
 - b. Lighting Specifications (Sec. 5.7.A.2.ii): **Please provide specification sheets for the proposed light fixtures, fixture mounting detail, fixture design, and fixture hours of operation in the plan set at the time of site plan submittal.**

3. Tree Replacements: There is a note on sheet T1.0 that acknowledges 21 woodland replacement trees are being removed and replaced with 31 trees. However, on sheet T1.1, the Tree Replacement Calculation table indicates zero required replacements trees. **Correct this discrepancy.**

4. Open Space: The Consent Judgment stated that the overall open space of the Novi Promenade development shall be maintained at a minimum of 40% of the site and any existing preservation easements shall be maintained. **The applicant shall confirm the overall development areas of Novi Promenade, including any preserved areas, maintain the required open space.**

CONDITIONS OF ANY AMENDMENT TO THE CONSENT JUDGMENT (IF THE CITY COUNCIL AGREES TO THE AMENDMENT)

The Amendment to a Consent Judgment typically involves a concept plan and specific conditions in conjunction with the request. The applicant and City Council would need to eventually agree on a series of conditions to be included as part of the approval before the judgment goes before court.

The applicant is required to submit a conceptual plan and a list of terms that they are willing to include within the agreement. The applicant has submitted a conceptual plan showing the general layout of the driveways, parking, building, stormwater detention, and a general layout of

landscaping throughout the development. The applicant has provided a narrative describing the proposed public benefits. At this time, staff can identify some conditions to be included in the agreement **if** the current design moves forward:

1. Use: The use of the site shall be limited to 157 multi-family units consisting of one building, with no greater than the building footprint shown on the concept plan.
2. Density: The unit density of the site shall not exceed the density requirements for the RM-2 district.
3. Parking: The proposed development shall provide a minimum of 248 parking spaces (or 1.57 spaces per unit) as part of the site plan submittal based on the parking analysis provided.
4. Open Space: The overall open space of the collective Novi Promenade development shall be maintained at a minimum of 40% and any existing preservation easements shall be maintained. **The applicant shall confirm the overall development areas maintain the required open space.**

Development and use of the property shall be subject to the more restrictive requirements shown or specified on the plan, and/or in the conditions imposed, and/or in other conditions and provisions set forth in the Amendment.

ORDINANCE DEVIATIONS

The Amendment to Consent Judgment may permit deviations from the strict interpretation of the Zoning Ordinance if approved by City Council. These deviations should be accompanied by a finding by City Council that "each Zoning Ordinance provision sought to be deviated would, if the deviation were not granted, prohibit an enhancement of the development that would be in the public interest, and that approving the deviation would be consistent with the Master Plan and compatible with the surrounding areas." Such deviations must be considered by City Council, who will make a finding of whether to include those deviations in the proposed amendment.

As noted in this review letter, staff is not comfortable that the proposed multiple family use will be compatible within the context of the existing shopping center, particularly with regard to the buffering of the proposed multiple family from the adjacent Sam's Club loading docks and dumpster area. Multiple family uses had not been contemplated during the development of the overall site for big box stores, and because this review and other review letters identify a number of concerns and deviations that are not currently supported or recommended by staff and/or consultants. The proposed use is also not compatible with the Master Plan for Land Use or the terms of the Consent Judgment. While not recommending approval, Planning Staff reviewed the Concept Plan in as much detail as possible to determine what deviations from the Zoning Ordinance are currently shown, if the Planning Commission and City Council determine the change in use is acceptable. The applicant has been given the opportunity to revise the concept plan to better comply with the standards of the Zoning Ordinance. While some changes have been made to improve buffers and reduce deviations, they now wish to proceed with the plan as submitted with the understanding that the remaining deviations would have to be approved by City Council in a proposed Amendment to the Consent Judgment.

The applicant has submitted a narrative describing the deviations present in the proposed plans. The deviations identified are as follows (staff comments in **bold** type):

1. Parking Setbacks (Sec. 3.1.7.D, Sec. 3.6.2.B): The proposed parking lot layouts generally comply with the ordinance requirements. However, two proposed out-lots and the main parking lot do not meet the 20 foot side yard setback requirement or the 75 foot front yard setback requirement. The applicant is requesting a deviation of 12 feet (20 feet required, 8 feet proposed) from the north side yard setback in the west out-lot and a deviation of 30 feet

(75 feet required, 45 feet proposed) from the front yard setback in the west out-lot. In addition, the applicant is requesting a deviation of 4.5 feet (20 feet required, 15.5 feet proposed) from the north side yard setback in the north out-lot. The applicant is also requesting a deviation of 5 feet (75 feet required, 70 feet proposed) from the front yard setback in the main parking lot.

Staff Comment: If the Planning Commission and City Council are in favor of the change in use, Staff supports the request for this deviation as the proposed parking lots are necessary to provide sufficient parking for the development. These parking areas are also directly adjacent to existing parking areas within the shopping center, so will not be out of context.

2. Maximum Number of Units (Sec. 3.8.1.B.ii): The proposed unit mix exceeds the maximum percentage allowed for both efficiency units and one bedroom units. The applicant is requesting a deviation of 5% (10% maximum required, 15% proposed) for efficiency units and a deviation of 9.6% (33% maximum required, 42.6% proposed) for one-bedroom units.

Staff Comment: If the Planning Commission and City Council are in favor of the change in use, Staff supports this deviation as the applicant has provided a balanced mix of units for the proposed development.

3. Maximum Length of the Buildings (Sec. 3.8.2.C): A single building cannot exceed 180 feet in length. The applicant is requesting a deviation of 199 feet (180 feet required, 379.4 feet proposed) for the building length.

Staff Comment: If the Planning Commission and City Council are in favor of the change in use, Staff supports the request for this deviation as the proposed building fits the design of the site more cohesively than multiple buildings.

4. Building Orientation (Sec. 3.8.2.D): The proposed buildings are required to be oriented 45° in relation to the property lines. Currently, the proposed buildings are oriented parallel to the property lines.

Staff Comment: If the Planning Commission and City Council are in favor of the change in use, Staff supports the request for this deviation as the proposed building fits the design of the site more cohesively than an angled building.

5. Yard Setback Restrictions (Sec. 3.8.2.E): Within any required yard setback, off-street parking, maneuvering lanes, service drives, or loading areas cannot exceed 30% of the required yard area. The applicant is requesting a deviation of 17.96% (30% required, 47.96% proposed) from this requirement.

Staff Comment: If the Planning Commission and City Council are in favor of the change in use, Staff supports the request for this deviation as long as there are not any conflicts with required landscaping or usable open space.

6. Off-Street Parking or Related Drives (Sec. 3.8.2.F): Off-street parking shall be no closer than 25 feet to any wall of a dwelling structure that contains openings involving living areas and off-street parking shall be no closer than 20 feet from any property line. Currently, neither of these requirements are met. The applicant is requesting a deviation of 15 feet (25 feet required, 10 feet proposed) from the setback requirements from living areas and a deviation of 12 feet (20 feet required, 8 feet proposed) from the property line setback requirements.

Staff Comment: Staff supports the request for this deviation as the layout of the parking lot does not negatively impact the site with the proposed setbacks since they are adjacent to other parking areas or loading zones within the shopping center.

7. Number of Parking Spaces (Sec. 5.2.12.A): Based on Ordinance requirements, 315 parking spaces are required and only 248 are provided. The applicant is requesting a deviation of 67 parking spaces (315 required, 248 provided).

Staff Comment: If the Planning Commission and City Council are in favor of the change in use, Staff supports this request as a shared parking study and narrative has been provided to show the number of spaces proposed are sufficient for the proposed use.

8. Pedestrian Connectivity (Sec. 3.8.2.G and City Code Section 12: Design & Construction Standards): Five-foot-wide sidewalks are required to permit safe and convenient pedestrian access along internal roads and to neighboring buildings and parking lots. Sidewalks are also required along local and private roads. Currently, the applicant is only proposing a five-foot-wide sidewalk on the south portion of the site and a five foot sidewalk connecting to the west out-lot. The applicant is requesting a deviation from providing a required five-foot sidewalk along the north portion of the site that connects to the Wixom Road sidewalk system.

Staff Comment: Staff sees pedestrian connectivity as an important element to integrate the residential use with the commercial center and other nearby uses. The applicant should attempt to place a sidewalk on at least one side of the main entrance drive from Wixom Road. Given the existing configuration and shared ownership this may be difficult. Staff would support a deviation for a missing sidewalk along one side of the drive.

9. Parking (Item 12, E, Consent Judgment): Per the Consent Judgment, a total of 1,725 parking spaces shall be provided between Retail A, B, and C. 1,470 total spaces are proposed for Retail A,B, and C. The applicant is requesting an amendment of this requirement since the number of spaces required for retail use is different from the proposed multiple family use. The total number of parking for the areas would be 1,470 proposed, a reduction of 255 parking spaces.

Staff Comment: If the Planning Commission and City Council are in favor of the change in use, Staff supports the request for this amendment as the reduction in impervious surface is an overall benefit of the change in use.

SUMMARY OF OTHER REVIEWS:

- a. Engineering Review (dated 8-10-23): Engineering **recommends approval** of the Concept Site Plan and Concept Stormwater Management Plan with items to be addressed with the site plan submittal.
- b. Landscape Review (dated 8-10-23): Landscape **recommends approval** of the Concept Site Plan contingent on waivers of buffer requirements being approved by City Council.
- c. Wetland Review (dated 5-24-23): Wetland **recommends approval** of the Concept Site Plan with items to be addressed in a revised submittal.
- d. Woodland Review (dated 5-23-23): Woodlands **does not recommend approval** of the Concept Site Plan with items to be addressed in the site plan submittal. (Applicant has now provided a tree survey and woodland replacements are denoted on the revised plans, but a new review was not prepared at this time.)
- e. Traffic Review (dated 8-14-23): Traffic **recommends approval** of the Concept Site Plan and Parking Analysis/Rezoning Traffic Impact.

- f. Facade Review (5-22-23): Façade previously indicated **does not recommend approval** of the Concept Site Plan with items to be addressed in a revised submittal.
- g. Fire Review (8-2-23): Fire **recommends approval with conditions** to be addressed with the site plan submittal.

RECOMMENDATION

Approval of the **Consent Judgment Concept Plan is not recommended** by planning staff for the following reasons:

- It is staff's opinion that the proposed multiple family use is not compatible with the surrounding shopping center, particularly with regard to the buffering of the proposed multiple family from the existing adjacent Sam's Club loading zone which was previously developed in that manner assuming another retail store would be built adjacent to it, and because this review and other review letters identify a number of concerns and deviations that are not currently supported or recommended by staff and/or consultants; and
- The proposed multiple family use is not consistent with or compatible with the recommended uses shown on the Master Plan for Land Use or the terms of the Consent Judgment

The Concept Plan was presented to the Planning Commission's Master Plan and Zoning Committee on May 24, during which the Committee members asked questions and provided comment on the proposed plan. A public hearing was held before the Planning Commission on June 21, 2023, but discussion and recommendation were postponed at the applicant's request to allow the applicant additional time to talk with resident groups and address outstanding concerns from staff. The Planning Commission stated a new public hearing notice would be issued before the project comes before them for the continuation of the public hearing.

NEXT STEP: PLANNING COMMISSION PUBLIC HEARING

The Concept Plan has been scheduled to resume the public hearing on **September 13, 2023**. Following the hearing, the Planning Commission will make a recommendation to City Council. Please provide the following by September 7th:

1. Site Plan submittal in PDF format. **(This has been received)**
2. A response letter addressing ALL the comments from ALL the review letters and a request for waivers/variances as you see fit.
3. A color rendering of the Site Plan, which is to be used for Planning Commission presentation.

CITY COUNCIL CONSIDERATION

If a recommendation is made, the Concept Plan will then be scheduled for consideration by the City Council. **City Council could determine that it does not intend to amend the Consent Judgment as requested.**

If the City Council grants tentative approval, they will direct the City Attorney to draft an Amendment to the Consent Judgment describing the terms of the Amendment. If approved, the applicant will still need to seek the required approvals from Planning Commission for the Preliminary Site Plan, Stormwater Management Plan, Woodland Use Permit, Wetland Use Permit, and any other applicable provisions.

If the applicant has any questions concerning the above review or the process in general, do not hesitate to contact me at 248.347.0484 or lbell@cityofnovi.org.

A handwritten signature in black ink that reads "Lindsay Bell". The signature is written in a cursive, flowing style.

Lindsay Bell, AICP – Senior Planner



PLANNING REVIEW CHART: B-2, Community Business w/Consent Judgment

Review Date: August 15, 2023
Review Type: Revised Consent Judgment Concept Plan
Project Name: **JSP23-02 STATION FLATS**
 50-22-17-101-032; East of Wixom Rd, South of Grand River Ave
Plan Date: July 24, 2023
Prepared by: Lindsay Bell, Senior Planner
E-mail: lbell@cityofnovi.org **Phone:** (248) 347-0484

Items in **Bold** need to be addressed by the applicant with next submittal. Items in **Bold Underline** are deviations from Ordinance standards, or amendments to terms of the Consent Judgment. *Italicized* items should be noted.

Item	Required Code	Proposed	Meets Code	Comments
Zoning and Use Requirements				
Master Plan	Community Commercial	Multiple-Family Residential – Land Use Narrative provided.	No	<i>Reviewed by Master Plan & Zoning Committee of the Planning Commission on 5/24/23.</i>
Zoning	B-2, Community Business (Consent Judgment)	RM-2, High-Density, Mid-Rise Multiple-Family Residential	No	Currently Consent Judgement allows 100,000 sf big box retail to be built. An amendment to the consent judgment would be required to allow residential.
Uses Permitted (Sec 3.1.11.B & C)	B-2 Uses permitted listed in Section 3.1.11.B & C	Multiple-Family Residential (RM-2)	No	<i>All review comments below pertain to the current Consent Judgment and the proposed change to reflect RM-2 Zoning.</i>
Residential: Height, Bulk, Density, and Area Limitations (Sec. 3.1.8.D)				
Frontage on a Public Street (Sec. 5.12)	Frontage on a Public Street is required	Frontage on Wixom Road	Yes	
Access to a Major Thoroughfare (Sec. 5.13)	Vehicular access shall be provided only to an existing or planned major thoroughfare or freeway service drive OR access driveway on other street type is not across street from existing or planned single-family uses	Complies	Yes	
Minimum Zoning Lot Size for each Unit: in Acres (Sec 3.8.1)	RM-2 Required Conditions <u>See below</u>	Unit mix and height provided	Yes	
Minimum Zoning Lot Size for each Unit: Width in Feet (Sec 3.8.1)		Unit mix and height provided	Yes	

Item	Required Code	Proposed	Meets Code	Comments
Open Space Area (Sec. 3.1.8.D)	200 sf Minimum usable open space per dwelling unit For a total of 157 dwelling units, <u>required Open Space: 31,400 SF</u>	Courtyards: 16,420 sf Balconies: 15,780 sf Total: 32,200 sf	Yes	
Maximum % of Lot Area Covered (By All Buildings)	25%	4.24%	Yes	
Building Height (Sec. 3.1.8.D)	65 ft or 5 stories, whichever is less	4 stories, 46 ft tall	Yes	
Minimum Floor Area per Unit (Sec. 3.1.8.D)	Efficiency	400 sf	500 sf	Yes
	1 bedroom	500 sf	720 sf	Yes
	2 bedroom	750 sf	860 sf	Yes
	3 bedroom	900 sf	1,600 sf	Yes
	4 bedroom	1,000 sf	None	NA
Maximum Dwelling Unit Density/Net Size Area (Sec. 3.1.8.D)	Efficiency	Max 10%	24 units/8.64 net ac = 2.77 du/ac	Yes
	1 bedroom and Live/Work (1 bedroom)	31.1 du/net ac. Max 33%	(60 + 7)/ 8.64 net ac = 7.75 du/ac	Yes
	2 bedroom	20.7 du/net ac.	64/8.64 net ac = 7.41 du/ac	Yes
	3+ bedroom	15.6 du/net ac.	2/8.64 net ac = 0.23 du/ac	Yes
Residential Building Setbacks (Sec. 3.1.8.D, Sec. 3.6.2.B, and Sec. 3.8.2.C - if applicable)				
Front (West)	75 feet	103.21 feet	Yes	
Side (North)	75 feet	163.89 feet	Yes	
Side (South)	75 feet	660.79 feet	Yes	
Rear (East)	75 feet	484.48 feet	Yes	
Parking Setbacks (Sec. 3.1.8.D) Refer to applicable notes in Sec. 3.6.2				
Front (West)	75 feet (Street frontage)	~45 feet (west out lot), ~70 feet (main lot)	No	<u>Deviations requested as part of the Consent Judgment amendment.</u>
Side (North)	20 feet	8 feet (west out lot), 15.48 feet (north out lot)	No	<u>Deviation requested as part of the Consent Judgment amendment.</u>
Side (South)	20 feet	Complies	Yes	
Rear (East)	20 feet	Complies	Yes	
RM-2: Note to District Standards (Sec. 3.6.2)				
Area Requirements (Sec. 3.6.2.A)	Pursuant to the definition contained in Section 2.2, lot width shall be measured between the two points where the front setback line intersects the side lot lines.	Reduction not proposed at this time	Yes	

Item	Required Code	Proposed	Meets Code	Comments
	Within the residential districts, where a main building is placed behind the front setback line, the distance between the side lot lines shall not be reduced below 90% of the required minimum lot width at any point between the front set back line and such main building. The purpose of this amendment is to protect against the creation within the city of irregularly-shaped flag lots.			
Structure Setback Requirements (Sec. 3.6.2.B)	For all uses permitted other than single-family or two-family residential, the building or structure setback shall at least equal to: (1) the height of the main building; (2) seventy-five (75) feet; or (3) the setback required in the Development Standards of Section 3.1 of this Ordinance, whichever is greater. However, the minimum building setback from access streets may be reduced to fifty (50) feet for fire department structures where quick access to the street network is required. For all off-street parking lots serving any use other than single-family residential, the setback from any interior side or rear lot line shall be not less than twenty (20) feet, and the setback from the front and any exterior side lot line shall comply with the building setback required for such uses specified above. Further, for churches there shall be no parking in the front yard. (See also Section 4.10.)	75-foot building setback from all property lines is required and is met. Off-street parking lot in the two out lots do not meet 20-foot minimums.		<u>Deviation requested as part of the Consent Judgment.</u>
Exterior Side Yard Abutting a Street (Sec 3.6.2.C)	All exterior side yards abutting a street shall be provided with a setback equal to front yard.	Complies	Yes	
Wetland/Watercourse Setback (Sec 3.6.2.M)	A setback of 25ft from wetlands and from high watermark course shall be	Shown	Yes	Authorization to Encroach into Wetland Buffer Area will be required at time of

Item	Required Code	Proposed	Meets Code	Comments
	maintained			site plan approval.
RM-2 District Required Conditions (Sec. 3.8 & 3.10)				
Total number of rooms (Sec. 3.8.1.B)	Total No. of rooms < Net site area in SF/700 376,534 SF/700 = 538	358 rooms	Yes	
Public Utilities (Sec. 3.8.1)	All public utilities should be available	Shown	Yes	
Maximum Number of Units (Sec. 3.8.1.B.ii)	Efficiency < 10 percent of the units	15%	No	<u>Applicant is requesting a deviation from this requirement as part of the Consent Judgment.</u>
	1 bedroom units < 33 percent of the units	42.6%	No	<u>Applicant is requesting a deviation from this requirement as part of the Consent Judgment.</u>
	Balance should be at least 2 bedroom units	42%	Yes	
Room Count per Dwelling Unit Size (Sec. 3.8.1.C) <i>An extra room such as den, library or other extra room count as an additional bedroom</i>	Dwelling Unit Size	Room Count *		
	Efficiency	1	24 units – 24 rooms	Yes
	1 bed* (live/work included)	2	67 units – 134 rooms	Yes
	2 bedroom	3	64 units – 192 rooms	Yes
	3 or more bedrooms	4	2 units – 8 rooms	Yes
For the purpose of determining lot area requirements and density in a multiple-family district, a room is a living room, dining room or bedroom, equal to at least eighty (80) square feet in area. A room shall not include the area in kitchen, sanitary facilities, utility provisions, corridors, hallways, and storage. Plans presented showing one (1), two (2), or three (3) bedroom units and including a "den," "library," or other extra room shall count such extra room as a bedroom for the purpose of computing density.				
Setback along natural shoreline (Sec. 3.8.2.A)	A minimum of 150 feet along natural shoreline is required.	No shoreline	NA	
Structure frontage (Sec. 3.8.2.B)	Each structure in the dwelling group shall front either on a dedicated public street or approved private drive.	Drives will be private	Yes	
Maximum length of the buildings (Sec. 3.8.2.C)	A single building or a group of attached buildings cannot exceed 180 ft.	379.4 feet	No	<u>Applicant is requesting a deviation from this requirement as part of the Consent Judgment.</u>
Modification of maximum length (Sec. 3.8.2.C)	Planning Commission may modify the extra length up to 360 ft if common areas with a minimum capacity of 50 persons for recreation or social purposes. Additional setback of 1 ft. for every 3 ft. in excess of 180 ft. from all		NA	<i>Not eligible for PC modification.</i>

Item	Required Code	Proposed	Meets Code	Comments
	property lines.			
Building Orientation (Sec. 3.8.2.D)	Where any multiple dwelling structure and/ or accessory structure is located along an outer perimeter property line adjacent to another residential or nonresidential district, said structure shall be oriented at a minimum angle of 45 degrees to property line.	Building is not currently angled, required to be angled 45°	No	<u>Applicant is requesting a deviation from this requirement as part of the Consent Judgment.</u>
Yard setback restrictions (Sec. 3.8.2.E)	Within any front, side or rear yard, off-street parking, maneuvering lanes, service drives or loading areas cannot exceed 30% of yard area	47.96%	No	<u>Applicant is requesting a deviation from this requirement as part of the Consent Judgment.</u>
Off-Street Parking or related drives (Sec. 3.8.2.F)	No closer than 25 ft. to any wall of a dwelling structure that contains openings involving living areas	10 ft	No	<u>Applicant is requesting a deviation from this requirement as part of the Consent Judgment.</u>
<i>Off-street parking and related drives shall be...</i>	No closer than 8 ft for other walls	10 ft	Yes	
	No closer than 20 ft from ROW and property line	8 ft	No	<u>Applicant is requesting a deviation from this requirement as part of the Consent Judgment.</u>
Pedestrian Connectivity (Sec. 3.8.2.G)	5 feet sidewalks on both sides of the Private drive are required to permit safe and convenient pedestrian access.	7-foot-wide sidewalk connecting to Target. No sidewalk on the north side.	No	<u>Applicant is requesting a deviation from this requirement as part of the Consent Judgment.</u>
	Where feasible sidewalks shall be connected to other pedestrian features abutting the site.	Connected to main sidewalk system via Target.		Additional connections to Wixom Road and to north could be made
	All sidewalks shall comply with barrier free design standards	Barrier free markings shown	TBD	See Traffic Review for more information.
Minimum Distance between the buildings (Sec. 3.8.2.H)	$(\text{Total length of building A} + \text{total length of building B} + 2(\text{height of building} + \text{height of building B}))/6$		NA	<i>One building proposed.</i>
Minimum Distance between the buildings (Sec. 3.8.2.H)	In no instance shall this distance be less than thirty (30) feet unless there is a corner-to-corner relationship in which case the minimum		NA	<i>One building proposed.</i>

Item	Required Code	Proposed	Meets Code	Comments
	distance shall be fifteen (15) feet.			
Number of Parking Spaces Residential, Multiple-family (Sec. 5.2.12.A)	Two (2) for each dwelling unit having two (2) or less bedrooms and two and one-half (2 ½) for each dwelling unit having three (3) or more bedrooms 2 x (7 L/W + 24 studio + 60 1-bed + 64 2-bed) = 310 2.5 x 2 3-bed = 5 Spaces Required: 315	248 spaces are provided Applicant's parking analysis shows 1.1539 spaces per dwelling unit = 238 spaces	No	<u>Applicant is requesting a deviation from this requirement as part of the Consent Judgment. See the Traffic Review for more information.</u>
Parking Space Dimensions and Maneuvering Lanes (Sec. 5.3.2)	- 90° Parking: 9 ft. x 19 ft. - 24 ft. two way drives - 9 ft. x 17 ft. parking spaces allowed along 7 ft. wide interior sidewalks as long as detail indicates a 4" curb at these locations and along landscaping	4" curb with 9' x 17' spaces 24-foot drive aisles now shown	Yes	<i>Drive aisles now comply with width requirements</i>
End Islands (Sec. 5.3.12)	- End Islands with landscaping and raised curbs are required at the end of all parking bays that abut traffic circulation aisles. - The end islands shall generally be at least 8 ft. wide, have an outside radius of 15 ft., and be constructed 3 ft. shorter than the adjacent parking stall	End Islands provided	Yes	
Parking stall located adjacent to a parking lot entrance (public or private) (Sec. 5.3.13)	Shall not be located closer than twenty-five (25) feet from the street right-of-way (ROW) line, street easement or sidewalk, whichever is closer	25 feet (1 space in out lot)	Yes	
Barrier Free Spaces Barrier Free Code	If 248 spaces required, 5 standard BF and 2 van-accessible BF spaces required	6 van accessible, 2 standard	Yes	
Barrier Free Space Dimensions Barrier Free Code	- 8' wide with an 8' wide access aisle for van accessible spaces - 8' wide with a 5' wide access aisle for regular accessible spaces	8' wide with curb, 8' access	Yes	
Barrier Free Signs Barrier Free Code	One sign for each accessible parking space.	Shown	Yes	
Corner Clearance (Sec. 5.9)	No fence, wall plant material, sign or other obstruction shall	Shall comply	Yes	See Landscape Review.

Item	Required Code	Proposed	Meets Code	Comments
	be permitted within the clear view zone above a height of 2 feet from established street grade			
Minimum number of Bicycle Parking (Sec. 5.16.1) <u>Multiple-family residential</u>	One (1) space for each five (5) dwelling units Required: 32 Spaces	24 exterior spaces shown, 8 interior spaces	Yes	
Bicycle Parking General requirements (Sec. 5.16)	No farther than 120 ft. from the entrance being served	Complies	Yes	
	When 4 or more spaces are required for a building with multiple entrances, the spaces shall be provided in multiple locations	Complies	Yes	
	Spaces to be paved and the bike rack shall be inverted "U" design Shall be accessible via 6 ft. paved sidewalk	Complies	Yes	
Bicycle Parking Lot layout (Sec 5.16.6)	Parking space width: 6 ft. One tier width: 10 ft. Two tier width: 16 ft. Maneuvering lane width: 4 ft. Parking space depth: 2 ft. single, 2 ½ ft. double	Complies	Yes	
Additional Road Design, Building Setback, And Parking Setback Requirements, Multiple-Family Uses (Sec. 5.10)				
Road standards (Sec. 5.10)	A private drive network within a cluster, two-family, multiple-family, or non-residential uses and developments shall be built to City of Novi Design and Construction Standards for local street standards (28 feet back-to-back width)	Minimum 28 feet wide	Yes	
Major Drives	Width: 28 feet, no parking	Minimum 28 feet wide	Yes	
Minor Drive	<ul style="list-style-type: none"> - Cannot exceed 600 feet - Width: 24 feet with no on-street parking - Width: 28 feet with parking on one side - Parking on two sides is not allowed - Needs turn-around if longer than 150 feet 	None shown	NA	
Parking on Major and Minor Drives	- Angled and perpendicular parking, permitted on minor drive, but not from a major drive;	All conditions met, except the minimum building setback appears	No	<u>Applicant is requesting a deviation from this requirement as part of the Consent Judgment.</u>

Item	Required Code	Proposed	Meets Code	Comments
	<ul style="list-style-type: none"> - minimum centerline radius: 100 feet - Adjacent parking and on-street parking shall be limited near curves with less than two-hundred thirty (230) feet of centerline radius - Minimum building setback from the end of a parking stall shall be 25 feet in residential districts. 	to be 17 feet		
Accessory and Rooftop Structures (Sec. 4.19)				
Dumpster (Sec 4.19.2.F)	<ul style="list-style-type: none"> - Located in rear yard - Attached to the building or no closer than 10 ft. from building if not attached - Not located in parking setback - If no setback, then it cannot be any closer than 10 ft, from property line. - Away from Barrier free Spaces 	<ul style="list-style-type: none"> - In Rear Yard - Complies - Complies - Complies - Complies 	Yes	
Dumpster Enclosure (Sec. 21-145. (c) Chapter 21 of City Code of Ordinances)	<ul style="list-style-type: none"> - Screened from public view - A wall or fence 1 ft. higher than height of refuse bin - And no less than 5 ft. on three sides - Posts or bumpers to protect the screening - Hard surface pad - Screening Materials: Masonry, wood or evergreen shrubbery 	<ul style="list-style-type: none"> - 6 ft tall - Complies - Complies - Complies - Masonry 	Yes	
Roof top equipment and wall mounted utility equipment (Sec. 4.19.2.E.ii)	All roof top equipment must be screened, and all wall mounted utility equipment must be enclosed and integrated into the design and color of the building	Shown – will be required to be screened	TBD	
Roof top appurtenances screening	Roof top appurtenances shall be screened in accordance with applicable facade regulations, and shall not be visible from any street, road or adjacent property.	Shown – will be required to be screened	TBD	
Sidewalks and Other Requirements				
Non-Motorized Plan	No additional pathways shown.	None shown	NA	
Sidewalks (Subdivision)	Sidewalks are required on both sides of proposed drives	Only shown on one side (Target)	No	<u>Applicant is requesting a deviation from this</u>

Item	Required Code	Proposed	Meets Code	Comments
Ordinance: Sec. 4.05)		No sidewalk proposed along access drive to Wixom Road		<u>requirement as part of the Consent Judgment.</u>
Public Sidewalks (Chapter 11, Sec.11-276(b), Subdivision Ordinance: Sec. 4.05)	Connection to main sidewalk on Wixom Road required.	Connection provided via Target parcel – not direct	No	Pedestrian sidewalk should be provided along main access road
Entryway lighting (Sec. 5.7.N)	One streetlight is required per entrance.	Existing streetlights at Wixom Road	Yes	
Consent Judgment Requirements				
Total Green and Open Space (Item 11, A)	-The total green and open space, including preservation areas and interior landscaping, shall be preserved and maintained by the Developer on the property, and shall be a minimum of 40% of the total (not including 2.34 acres of right-of-way) land area.	80% for single parcel	Yes	<u>Applicant must verify that 40% of total green/open space will be maintained in Novi Promenade development</u>
Landscape Areas (Item 11, B)	The landscape areas [...] shall be constructed and preserved by the Developer, and shall be subject to the maintenance obligations set forth in this judgment.	Shall comply	Yes	<i>See Landscape Review.</i>
Gross Building Area – Retail (Item 12, A)	Retail “B” located on this property, which shall not exceed 100,000 square feet.	183,300 gross square feet	No	<u>Applicant is requesting to modify the size and use as part of the amendment to the Consent Judgment.</u>
Uses Permitted (Item 12, B)	Retail “A,” “B” and “C” shall conform to the uses permitted in the B-2 zoning district as described in the City of Novi Zoning Ordinance [...]	RM-2 Proposed.	No	<u>Applicant is requesting to modify the size and use as part of the amendment to the Consent Judgment.</u>
Uses Not Permitted (Item 12, D)	Arcades and adult business uses (or any other uses involving sexually explicit activities, all as defined in the City Zoning Ordinance, as amended) shall not be permitted.	Not proposed	Yes	
Parking (Item 12, E)	Plaintiffs shall provide 1,725 parking spaces for Retail “A,” “B” and “C.”	248 spaces proposed for new use. Existing parking for Retail A-C will remain	No	<u>Applicant is requesting an amendment of this as part of the Consent Judgment.</u>
Building Code and Other Requirements				

Item	Required Code	Proposed	Meets Code	Comments
Woodlands (City Code Ch. 37)	Replacement of removed trees	Woodland replacement trees impacted	Yes	See Landscape review
Wetlands (City Code Ch. 12, Art. V)	Mitigation of removed wetlands at ratio of 1.5:1 emergent wetland, 2:1 for forested wetlands	Proposed retaining wall impacting wetland buffer area. Wetland impacts not proposed.	Yes	See Wetland Review.
Design and Construction Standards Manual	Land description, Sidwell number (metes and bounds for acreage parcel, lot number(s), Liber, and page for subdivisions).	Generally provided	Yes	Additional sheets may be requested, as necessary.
General layout and dimension of proposed physical improvements	Location of all existing and proposed buildings, proposed building heights, building layouts, (floor area in square feet), location of proposed parking and parking layout, streets and drives, and indicate square footage of pavement area (indicate public or private).	Generally provided	Yes	
Economic Impact Information	- Total cost of the proposed building & site improvements - Number of anticipated jobs created (during construction & after building is occupied, if known)	Response letter from Krieger Klatt, 6/16/23: construction will employ ~250 people directly, and roughly 75-100 people indirectly through supply chain, admin, banking, etc. ~20 permanent jobs. Estimated construction cost of \$18M	Yes	
Building Exits	Building exits must be connected to sidewalk system or parking lot.	Complies	Yes	
Phasing	All projects must be completed within two years of the issuance of any starting permit or phasing plan should be provided	One phase	NA	
Other Permits and Approvals				
Development/	The leading edge of the sign	Provided – 15.7 sf	Yes	

Item	Required Code	Proposed	Meets Code	Comments
Business Sign (City Code Sec 28.3)	structure shall be a minimum of 10 ft. behind the right-of-way. Entranceway shall be a maximum of 24 square feet, measured by completely enclosing all lettering within a geometric shape. Maximum height of the sign shall be 5 ft.	shown		
Project & Street Naming Committee	Some projects may need approval from the Street & Project Naming Committee	One street name approved	Yes	Contact Diana Shanahan at 248.347.0475 or via email dshanahan@cityofnovi.org
Parcel Split or Combination or Condominium Approval	Any parcel splits or combinations or condominium approvals must be completed before Stamping Set approval.	None proposed	NA	
Other Legal Requirements				
Master Deed/Covenants and Restrictions	Applicant is required to submit this information for review with the Final Site Plan submittal	Not applicable at this moment	TBD	
Conservation easements	Conservation easements may be required for woodland impacts	Additional wetland and woodland easements may be required	TBD	<u>Draft documents would be required prior to stamping set approval.</u>
Lighting and Photometric Plan (Sec. 5.7)				
Intent (Sec. 5.7.1)	Establish appropriate minimum levels, prevent unnecessary glare, reduce spillover onto adjacent properties & reduce unnecessary transmission of light into the night sky	A lighting and photometric plan is provided	Yes	
Lighting Plan (Sec. 5.7.2.A.i)	Site plan showing location of all existing & proposed buildings, landscaping, streets, drives, parking areas & exterior lighting fixtures	Provided	Yes	
Building Lighting (Sec. 5.7.2.A.iii)	Relevant building elevation drawings showing all fixtures, the portions of the walls to be illuminated, illuminance levels of walls and the aiming points of any remote fixtures.	Provided	Yes	
Lighting Specifications (Sec. 5.7.A.2.ii)	Specifications for all proposed & existing lighting fixtures	Not provided	No	Provide specification sheets for light fixtures, mounting detail and design, hours of operation.
	Photometric data	Provided	Yes	
	Fixture height	Max 20 feet	No	
	Mounting & design	Not provided	No	
	Glare control devices	Appears to	Yes	

Item	Required Code	Proposed	Meets Code	Comments
	(Also see Sec. 5.7.3.D)	comply		
	Type & color rendition of lamps	LED Lamps	Yes	
	Hours of operation	Not provided	No	
	Photometric plan illustrating all light sources that impact the subject site, including spill-over information from neighboring properties	Provided	Yes	
Max Height (Sec. 5.7.3.A)	Height not to exceed maximum height of 25 feet	Max 20 feet	Yes	
Standard Notes (Sec. 5.7.3.B)	<ul style="list-style-type: none"> - Electrical service to light fixtures shall be placed underground - Flashing light shall not be permitted - Only necessary lighting for security purposes & limited operations shall be permitted after a site's hours of operation 	Provided	Yes	
Security Lighting (Sec. 5.7.3.H)	<ul style="list-style-type: none"> - All fixtures shall be located, shielded and aimed at the areas to be secured. - Fixtures mounted on the building and designed to illuminate the facade are preferred 	Complies	Yes	
Average Light Level (Sec.5.7.3.E)	Average light level of the surface being lit to the lowest light of the surface being lit shall not exceed 4:1	Some locations exceed up to	No	According to GBA sheet 1 of 8, some areas of site exceed 4:1. Applicant will need to seek deviation as part of the amendment to the Consent Judgment.
Lighting Type (Sec. 5.7.3.F)	Use of true color rendering lamps such as metal halide is preferred over high & low pressure sodium lamps	LED Lighting	Yes	
Min. Illumination (Sec. 5.7.3.K)	Parking areas: 0.2 fc min	0.5 fc	Yes	Revise the main entrances to meet 1.0 foot candle minimum.
	Loading & unloading areas: 0.4 fc min	1 fc	Yes	
	Walkways: 0.2 fc min	0.3 fc	Yes	
	Building entrances, frequent use: 1.0 fc min	0.8 fc	No	
	Building entrances, infrequent use: 0.2 min	0.4 fc	Yes	
Max. Illumination adjacent to Non-Residential (Sec. 5.7.3.K)	When site abuts a non-residential district, maximum illumination at the property line shall not exceed 1 foot	0.5 fc	Yes	

Item	Required Code	Proposed	Meets Code	Comments
	candle			
Cut off Angles (Sec. 5.7.3.L)	When adjacent to residential districts: - All cut off angles of fixtures must be 90° - maximum illumination at the property line shall not exceed 0.5 foot candle - No direct light source shall be visible at the property line (adjacent to residential) at ground level	Not applicable	NA	

NOTES:

1. This table is a working summary chart and not intended to substitute for any Ordinance or City of Novi requirements or standards.
2. The section of the applicable ordinance or standard is indicated in parenthesis. Please refer to those sections in Article 3, 4 and 5 of the zoning ordinance for further details.
3. Please include a written response to any points requiring clarification or for any corresponding site plan modifications to the City of Novi Planning Department with future submittals.

ENGINEERING REVIEW



PLAN REVIEW CENTER REPORT

8/10/2023

Engineering Review

Station Flats

JSP23-02

Applicant

MF Novi, LLC

Review Type

Revised Consent Judgement Concept

Property Characteristics

- Site Location: Wixom Rd between Grand River Ave & 11 Mile Rd.
- Site Size: 24.77 acres
- Plan Date: 7/26/2023
- Design Engineer: PEA Group.

Project Summary

- Construction of a four-story building and associated parking. Site access would be provided via Public or Private roadways.
- Water service would be provided by an extension from the existing 12-inch water main along the northern side of the development. A domestic lead and a fire lead would be provided to serve the building, along with four additional hydrants.
- Sanitary sewer service would be provided by an extension from the existing 8-inch sanitary sewer along the western side of the development.
- Storm water would be collected by a single storm sewer collection system and conveyed to an existing detention basin in the southern region of the development.

Recommendation

Approval of the revised Preliminary Site Plan and Preliminary Storm Water Management Plan is recommended. with items to be addressed at the final site plans submittal.

Comments:

The Revised Preliminary Site Plan meets the general requirements of Chapter 11 of the Code of Ordinances, the Storm Water Management Ordinance, and the Engineering Design Manual with the following exceptions, which can be addressed at the Final Set Plans submittal:

General

1. **Only at the time of the printed Stamping Set submittal**, provide the City's standard detail sheets for water main (5 sheets), sanitary sewer (3 sheets), storm sewer (2 sheets), paving (2 sheets) and Boardwalks/Pathways (1 sheet). The most updated details can be found on the City's website at this location: <https://cityofnovi.org/services/public-works/engineering-division/engineering-standards-and-construction-details>
2. The Non-Domestic User Survey form for sanitary sewer flow shall be submitted to the City so it can be forwarded to Oakland County. The form was included in the original site plan package.
3. Provide a traffic control sign table listing the quantities of each **permanent** sign type proposed for the development. Provide a note along with the table stating all traffic signage will comply with the current MMUTCD standards.
4. Provide a note that compacted sand backfill (MDOT sand Class II) shall be provided for all utilities within the influence of paved areas and illustrate and label on the profiles.
5. Provide a construction materials table on the utility plan listing the quantity and material type for each utility (water, sanitary and storm) being proposed.
6. Provide a utility crossing table indicating that at least 18-inch vertical clearance will be provided, or that additional bedding measures will be utilized at points of conflict where adequate clearance cannot be maintained.
7. Where the minimum 18-inch clearance at utility crossings cannot be achieved, provide a prominent note stating the substandard clearance and that proper bedding/encasement will be determined by the inspecting engineer.
8. Provide a note stating if dewatering is anticipated or encountered during construction, then a dewatering plan must be submitted to the Engineering Division for review.
9. Generally, all proposed trees shall remain outside utility easements. Where proposed trees are required within a utility easement, the trees shall maintain a minimum 5-foot horizontal separation distance from any existing or proposed utility. All utilities shall be shown on the landscape plan, or other appropriate sheet, to confirm the separation distance.
10. Show the locations of all light poles on the utility plan and indicate the typical foundation depth for the pole to verify that no conflicts with utilities will occur. Light poles in a utility easement will require a License Agreement.
11. For common area irrigation systems connected to public water supplies: Install a backflow prevention Reduced Pressure Zone Assembly (RPZ) with an ASSE 1013 listing approval at each tap to the public water supply. A minimum clearance of 12-inches measured from the bottom of pressure relief valve to the finished landscaped grade shall be required. Provide a detail showing the RPZ installation setup and height above grade. If backflow preventer is to be

- enclosed, provide a detail of the enclosure with required drainage outlets. Show all locations on a site plan. A plumbing permit is required for the installation of the backflow preventer. Installation of the backflow preventer shall be in such a manner as to not require blowing out the system through the backflow preventer. Drain ports and blow out ports shall be included. Any deviations from these requirements must be approved through the Novi Water & Sewer Division Cross Connection Control Specialist (248-735-5661).
12. The grading and SESC sheets shall show the tree fence at least as far from the trunk as the critical root zone, defined as a circular area around a tree with a radius measured to the tree's longest dripline radius plus one (1) foot. No grading shall occur within the dripline. If the critical root zone is not fully protected, then replacements for that tree may be required.

Water Main

13. Our records show that there is an existing 12-inch water main on the west side of the building that can be extended to serve the proposed development.
14. Per current EGLE requirement, provide a profile for all proposed water main 8-inch and larger.
15. All gate valves 6" or larger shall be placed in a well with the exception of a hydrant shut off valve. A valve shall be placed in a box for water main smaller than 6".
16. **In the general notes and on the profile, add the following note: "Per the Ten States Standards Article 8.8.3, one full 20-foot pipe length of water main shall be used whenever storm sewer or sanitary sewer is crossed, and the pipe shall be centered on the crossing, in order to ensure 10-foot separation between water main and sewers." Additionally, show the 20-foot pipe lengths on the profile.**
17. An electronic and one sealed set of utility plans along with the Michigan Department of Environment, Great Lakes & Energy (**EGLE**) permit application for water main construction, the Streamlined Water Main Permit Checklist, and electronic utility plan should be submitted to the Engineering Division for review, assuming no further design changes are anticipated. Utility plan sets shall include only the cover sheet, any applicable utility sheets, and the standard detail sheets.

Sanitary Sewer

18. Revise the basis of design calculation for the water main and sanitary sewer - Number of users per REU is 3.2, and the peaking factor is 4.0. assuming the population is 500 or less. Use City of Novi unit factors. (0.6 for one bedroom, 0.75 for two bedrooms, etc.).
19. Section 11-164 (g)-4 states the maximum length of a sanitary sewer lead shall exceed 100-feet unless otherwise approved. Extend Sanitary Sewer so that leads are not more than 100-feet long **or** provide clean-outs every 100-feet.
20. Provide a note on the Utility Plan and sanitary profile stating the sanitary leads will be buried at least 5 feet deep where under the influence of pavement.

21. For 8-inch and larger extensions - Provide a testing bulkhead immediately upstream of the sanitary connection point. *(If more than one run of 8-inch proposed)* Additionally, provide a temporary 1-foot-deep sump in the first sanitary structure proposed upstream of the connection point, and provide a secondary watertight bulkhead in the downstream side of this structure.
22. Illustrate all pipes intersecting with manholes on the sanitary profiles.
23. Three (3) sealed sets of revised utility plans along with the Michigan Department of Environment, Great Lakes & Energy (EGLE) permit application, electronic utility plan for sanitary sewer construction, and the Streamlined Sanitary Sewer Permit Certification Checklist should be submitted to the Engineering Division for review, assuming no further design changes are anticipated. Utility plan sets shall include only the cover sheet, any applicable utility sheets, and the standard detail sheets. It should be indicated with the application if an expedited EGLE review is requested. EGLE will charge a fee that can be paid directly to the State.

Storm Sewer

1. Provide profiles for all storm sewer 12-inch and larger. All storm pipes accepting surface drainage shall be 12-inch or larger.
2. A minimum cover depth of 3 feet shall be maintained over all proposed storm sewer. In situations where the minimum cover cannot be achieved, Class V pipe must be used with an absolute minimum cover depth of 2 feet. An explanation shall be provided where the cover depth cannot be provided.
3. Provide a 0.1-foot drop in the downstream invert of all storm structures where a change in direction of 30 degrees or greater occurs.
4. Match the 0.80 diameter depth above invert for pipe size increases.
5. Storm manholes with differences in invert elevations exceeding two feet shall contain a 2-foot-deep plunge pool.
6. Label all inlet storm structures on the profiles. Inlets are only permitted in paved areas and when followed by a catch basin within 50-feet.
7. Label the 10-year HGL on the storm sewer profiles and ensure the HGL remains at least 1-foot below the rim of each structure.
8. Illustrate all pipes intersecting storm structures on the storm profiles.
9. Indicate if any off-site drainage to the site, if so an easement is required over the storm sewer accepting and conveying off-site drainage.
10. Provide a schedule listing the casting type, rim elevation, diameter, and invert sizes/elevations for each proposed, adjusted, or modified storm structure on the utility plan. Round castings shall be provided on all catch basins except curb inlet structures.
11. Show and label all roof conductors and show where they tie into the storm sewer.

Storm Water Management Plan

12. The Storm Water Management Plan (SWMP) for this development shall be designed in accordance with the Storm Water Ordinance and Chapter 5 of the Engineering Design Manual.
13. Provide calculations verifying the post-development runoff rate directed to the proposed receiving drainage course does not exceed the pre-development runoff rate for the site.
14. Provide manufacturer's details and sizing calculations for the pretreatment structure(s) on the plans.
15. Provide drainage area and runoff coefficient calculations specific to the area tributary to each treatment structure. The treated flow rate should be based on the 1-year storm event intensity (~1.6 In/Hr.), resulting in a flow rate of approximately TBD CFS. Higher flows shall be bypassed.
16. Provide release rate calculations for the three design storm events (first flush, bank full, 100-year).
17. Provide supporting calculations for the runoff coefficient determination.
18. A runoff coefficient of 0.35 shall be used for all turf grass lawns (mowed lawns) and 0.95 shall be used for all impervious surfaces.

Paving & Grading

19. Provide a construction materials table on the Paving Plan listing the quantity and material type for each pavement cross-section being proposed.
20. Detectable warning plates are required at all barrier free ramps, hazardous vehicular crossings and other areas where the sidewalk is flush with the adjacent drive or parking pavement. The barrier-free ramps shall comply with current MDOT specifications for ADA Sidewalk Ramps. Provide the latest version of the MDOT standard detail for detectable surfaces.
21. Label specific ramp locations on the plans where the detectable warning surface is to be installed.
22. Specify the product proposed and provide a detail for the detectable warning surface for barrier free ramps. The product shall be the concrete-embedded detectable warning plates, or equal, and shall be approved by the Engineering Division. Stamped concrete will not be acceptable.
23. Verify the slopes along the ingress/egress routing to the building from the barrier-free stalls. All barrier-free stalls shall comply with Michigan Barrier-Free regulations.
24. Provide the on-site cross-section, 1.5 inches of MDOT 5E1 on 2.5 inches of MDOT 3C on 8 inches of 21AA [limestone only if within 100 feet of a watercourse] aggregate base. Revise the cross-section and provide the city of Novi standards for parking lots paving.
25. The end islands shall conform to the City standard island design, or variations of the standard design, while still conforming to the standards as outlined in Section 2506 of Appendix A of the Zoning ordinance (i.e. 2' minor radius, 15' major radius, minimum 8' wide, 3' shorter than adjacent 19' stall).

26. Provide a line designation representing the effective 19-foot stall length for 17-foot perimeter stalls. (Show 2-foot overhang on paving sheets). Provide additional details as necessary.
27. A License Agreement will be required for the proposed retaining wall within any utility easements. A plan view and cross-section shall be included with the agreement showing the relationship between the wall foundation and the existing/proposed utility.
28. Retaining walls that are 48-inches or larger shall need a permit from the Building Department.
29. Retaining wall sheets shall be signed and sealed by the design engineer responsible for the proposed retaining wall design and all associated calculations.

Flood Plain

30. Flood plain does not appear to be impacted by this development.

Soil Erosion and Sediment Control

31. A SESC permit is required. A full review has not been completed at this time. The review checklist detailing all SESC requirements is attached to this letter. Please address the comments below and submit a SESC permit application under separate cover. The application can be found on the City's website at <http://cityofnovi.org/Reference/Forms-and-Permits.aspx>.

Agreements

32. A license Agreement will be required for the retaining wall proposed within the existing sanitary sewer/water main easement. The agreement shall state that the wall and all site facilities within the influence of the wall that may be removed or damaged in the event the utility requires maintenance will be **the responsibility of the property owner** to repair or replace. Additionally, a cross-section shall be included with the agreement showing the distance between the wall foundation and the utility. A template agreement is available from the Engineering Division.

The following must be submitted with the Final Site Plan:

33. A letter from either the applicant or the applicant's engineer must be submitted with the Stamping Set highlighting the changes made to the plans addressing each of the comments listed above and indicating the revised sheets involved. **Additionally, a statement must be provided stating that all changes to the plan have been discussed in the applicant's response letter.**
34. An itemized construction cost estimate must be submitted to the Community Development Department for the determination of plan review and construction inspection fees. This estimate should only include the civil site work and not any costs associated with construction of the building or any demolition work. **The estimate must be itemized** for each utility (water, sanitary, storm sewer), on-site paving (square yardage, should include number do detectable warning plates), right-of-way paving (including proposed

right-of-way), grading, and the storm water basin (basin construction, control structure, pre-treatment structure and restoration).

The following must be submitted with the Stamping Set:

(Please note that all documents must be submitted together as a package with the Stamping Set submittal with a legal review transmittal form that can be found on the City's website. Partial submittals will not be accepted.)

35. A draft copy of the 20-foot-wide easement for the water main to be constructed onsite must be submitted to the Community Development Department. This document is available on our website.
36. A draft copy of the 20-foot-wide easement for the sanitary sewer to be constructed onsite must be submitted to the Community Development Department. This document is available on our website.
37. A draft copy of the 20-foot-wide easement for the sanitary sewer monitoring manhole access to be constructed onsite must be submitted to the Community Development Department. This document is available on our website.
38. A draft copy of the warranty deed for the additional proposed 60-foot wide right-of-way along Wixom Road must be submitted for review and acceptance by the City.

The following must be addressed prior to construction:

39. A pre-construction meeting shall be required prior to any site work being started. Please contact Sarah Marchioni in the Community Development Department to setup a meeting (248-347-0430). **Be advised that scheduling the pre-construction meeting can take 2-4 weeks.**
40. A City of Novi Grading Permit will be required prior to any grading on the site. This permit will be issued at the pre-construction meeting (no application required). No fee is required for this permit.
41. Material certifications must be submitted to Spalding DeDecker for review prior to the construction of any onsite utilities. Contact Heather Gendron at 248-844-5400 for more information.
42. Construction inspection fees in the amount of **\$TBD** must be paid to the Community Development Department.
43. Legal exhibit review fees in the amount of **\$TBD** must be paid to the Community Development Department.
44. Legal escrow fees in the amount of **\$TBD** must be deposited with the Community Development Department. **All unused escrow will be returned to the payee at the end of the project** (except for escrows that are \$50 or less).

This amount includes engineering legal fees only. There may be additional legal fees for planning legal documents.

45. A storm water performance guarantee in the amount of **\$\$TBD** (Equal to 120% of the cost required to complete the storm water management facilities) as specified in the Storm Water Management Ordinance must be posted at the Community Development Department.
46. Water and Sanitary Sewer Fees must be paid prior to the pre-construction meeting. Contact the Treasury Department at 248-347-0498 to determine the amount of these fees.
47. A street sign financial guarantee in the amount of **\$\$TBD** (\$400 per traffic control sign proposed) must be posted at the Community Development Department. Signs must be installed in accordance with MMUTCD standards.
48. A traffic control inspection fee of **\$\$TBD** must be paid to Community Development. This fee is the inspection of traffic control items such as signs, striping, curbs, parking stalls, sidewalk, detectable warning surfaces, and temporary pavement markings.
49. A Soil Erosion Control Permit must be obtained from the City of Novi. Contact Sarah Marchioni in the Community Development Department, Building Division (248-347-0430) for forms and information. The financial guarantee and inspection fees will be determined during the SESC review.
50. A permit for water main construction must be obtained from EGLE. This permit application must be submitted through the Engineering Division after the water main plans have been approved. Please submit the cover sheet, overall utility sheet, standard details, and plan/profile sheets applicable to the permit.
51. A permit for sanitary sewer construction must be obtained from EGLE. This permit application must be submitted through the Engineering Division after the sanitary sewer plans have been approved. Please submit the cover sheet, overall utility sheet, standard details, and plan/profile sheets applicable to the permit. **Be aware that approval by both (1) Oakland County Water Resources Commissioner (OCWRC) and (2) Wayne County Department of Public Services (WCDPS) are required prior to submittal to EGLE.**
52. An **NPDES** permit must be obtained from EGLE since the site is over 5 acres in size. EGLE may require an approved SESC plan to be submitted with the Notice of Coverage.
53. An inspection permit for the sanitary sewer tap must be obtained from the Oakland County Water Resources Commissioner (OCWRC).

54. Permits for the construction of each retaining wall exceeding 48 inches in height (measured from bottom of the footing to top of the wall) must be obtained from the Community Development Department (248-347-0415).
55. The amount of the incomplete site work performance guarantee for this development at this time is \$TBD (Equal to 1.2 times the amount required to complete the site improvements, excluding the storm water facilities) as specified in the Performance Guarantee Ordinance. This guarantee will be reduced prior to the Temporary Certificate of Occupancy (TCO), at which time it will be based on the percentage of construction completed.

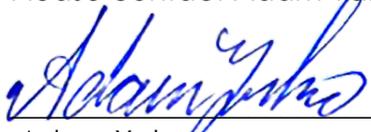
The following must be addressed prior to issuance of building permits.

56. A Bill of Sale for the utilities conveying the improvements to the City of Novi must be submitted to the Community Development Department. This document is available on our website.
57. The City's consultant Engineer Spalding DeDecker will prepare the record drawings for this development. The record drawings will be prepared in accordance with Article XII, Design and Construction Standards, Chapter 11 of the Novi Code of Ordinances.
58. Submit to the Community Development Department, Waivers of Lien from any parties involved with the installation of each utility as well as a Sworn Statement listing those parties and stating that all labor and material expenses incurred in connection with the subject construction improvements have been paid.
59. Submit a Maintenance Bond to the Community Development Department in the amount of **\$TBD** (Equal to 25 percent of the cost of the construction of the utilities to be accepted). This bond must be for a period of two years from the date that the Utility Acceptance Permit is issued by the City of Novi Engineering Division. This document is available on our website.
60. Submit an up-to-date Title Policy (dated within 90 days of City Council consideration of acceptance) for the purpose of verifying that the parties signing the Easement and Bill of Sale documents have the legal authority to do so. Please be sure that all parties of interest shown on the title policy (including mortgage holders) either sign the easement documents themselves or provide a Subordination Agreement. Please be aware that the title policy may indicate that additional documentation is necessary to complete the acceptance process.
61. Provide a warranty deed for the additional proposed road right-of-way along Wixom Road for acceptance by the City.

Prior to preparing stamping sets, the applicant should submit the electronic stamping set to planning for review; if any changes are proposed after electronic stamping set approval, send revised sheets directly to engineering for an informal review and approval.

To the extent this review letter addresses items and requirements that require the approval of or a permit from an agency or entity other than the City, this review shall not be considered an indication or statement that such approvals or permits will be issued.

Please contact Adam Yako at (248)735-5695 with any questions.



Adam Yako,
Project Engineer

cc: Lindsay Bell, Community Development
Humna Anjum, Engineering
Ben Croy, City Engineer

LANDSCAPE REVIEW



PLAN REVIEW CENTER REPORT
August 10, 2023
Station Flats
Revised Consent Judgment Concept Plan - Landscaping

Review Type

Revised Consent Judgment Site Plan Landscape Review

Job #

JSP23-0002

Property Characteristics

- Site Location: Wixom Road, south of Sam's Club
- Site Acreage: 24.78 ac.
- Site Zoning: I-1 Proposed RM-1 with PRO
- Adjacent Zoning: North, East, South, West: I-1 (Commercial Use)
- Plan Date: 7/24/2023

Ordinance Considerations

This project was reviewed for conformance with Chapter 37: Woodland Protection, Zoning Article 5.5 Landscape Standards, the Landscape Design Manual and any other applicable provisions of the Zoning Ordinance. Items in **bold** below must be addressed and incorporated as part of the revised Final Site Plan submittal. Please follow guidelines of the Zoning Ordinance and Landscape Design Guidelines. This review and the accompanying landscape chart are summaries and are not intended to substitute for any Ordinance.

Recommendation:

This project **is recommended for approval for the revised Consent Judgment Site Plan**, contingent on the Planning Commission and City Council approving the deviation for the lack of the required screening berm between the residential use and surrounding commercial industrial uses.

LANDSCAPE DEVIATION REQUIRED FOR PROPOSED LAYOUT:

- Lack of screening berms between RM-2 use and surrounding commercial and industrial uses

Please add the City Project Number, JSP23-0002, to the bottom right corner of the Cover Sheet.

Ordinance Considerations

Existing Trees (Sec 37 Woodland Protection, Preliminary Site Plan checklist #17 and LDM 2.3 (2))

1. Tree survey is provided
2. All required replacements for removed and missing woodland replacement trees are provided.

Adjacent to Residential - Buffer (Zoning Sec. 5.5.3.B.ii and iii)

1. The residential project is adjacent to a commercial use on west and north. At a minimum, a 6-8 foot tall landscaped berm is required between the uses. No such berm is proposed. A 10-foot tall evergreen hedge is proposed along the north edge of the site, plus the required perimeter trees. Considerable distance from adjacent uses on east and south – lack of berm is supported on those sides.
2. The proposed screening may provide sufficient visual buffering but it's doubtful that it will provide any significant audible screening.

Adjacent to Public Rights-of-Way – Berm/Wall, Buffer and Street Trees (Zoning Sec. 5.5.3.B.ii, iii)

1. The project does not require any additional right-of-way berms or landscaping.
2. The landscaping in the boulevard island at Wixom Road is in poor condition and an acceptable replacement landscape plan for it is proposed.

Multi-family Landscaping:

1. **Unit landscaping** - Based on the number of ground-floor units (35), 105 unit trees are required for the site and are provided
2. **Interior roadway trees** - All required interior drive trees are provided.
3. **Building foundation Landscaping**
 - a) 35% of the building frontage facing drives are required to be landscaped
 - b) 71% of the west side of the building are proposed to be landscaped.
 - c) Detailed foundation landscaping plans are required on the Final Site Plans.

Parking Lot Landscaping (Zoning Sec. 5.5.3.C.)

1. All required parking lot interior area and trees, and perimeter trees are provided with multi-family unit trees, which is allowed by the ordinance.
2. **Please see the discussion of the interior roadway trees/perimeter trees and relabel the trees as required.**
3. If there are any deficiencies, please correct them on the Final Site Plan.

Plant List (LDM 4, 10)

1. 15 of 22 species used (68%) are native to Michigan (woodland replacement trees do not count in the percentage of native species used).
2. The tree mix meets the diversity requirements of LDM Section 4.

Planting Notations and Details (LDM 10)

Provided

Storm Basin Landscape (Zoning Sec 5.5.3.E.iv and LDM 3)

No new detention basin is proposed so no new landscaping is required for this project.

Irrigation (LDM 10)

Either a plan for an automated irrigation system, or an alternative method of providing sufficient water for the landscaping's establishment and long-term survival must be provided in the Final Site Plans.

If the applicant has any questions concerning the above review or the process in general, do not hesitate to contact me at 248.735.5621 or at meader@cityofnovi.org.



Rick Meader – Landscape Architect

LANDSCAPE REVIEW SUMMARY CHART – Revised Consent Judgment Concept Plan

Review Date: August 10, 2023
Project Name: JSP23 – 0002: Station Flats
Plan Date: July 24, 2023
Prepared by: Rick Meader, Landscape Architect E-mail: rmeader@cityofnovi.org;
 Phone: (248) 735-5621

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

LANDSCAPE WAIVERS REQUIRED FOR PROPOSED LAYOUT:

- Lack of screening berm between I-1 and RM-1 on north side

Item	Required	Proposed	Meets Code	Comments
Landscape Plan Requirements – Basic Information (LDM (2))				
Landscape Plan <i>(Zoning Sec 5.5.2, LDM 10)</i>	<ul style="list-style-type: none"> • New commercial or residential developments • Addition to existing building greater than 25% increase in overall footage or 400 SF whichever is less. • 1"-20' minimum with proper North. Variations from this scale can be approved by LA 	<ul style="list-style-type: none"> • Overall Scale 1" = 40' • Detail Scale 1" = 20' 	Yes	
Owner/Developer Contact Information <i>(LDM 10)</i>	Name, address and telephone number of the owner and developer or association	Yes	Yes	<u>Please add phone number or email address to title block</u>
Project Information <i>(LDM 10)</i>	Name and Address	Location map shows site location	Yes	
Survey information <i>(LDM 10)</i>	Legal description or boundary line survey	<ul style="list-style-type: none"> • Sheets C-1.1 and C1.2 have survey and description • Southern property line shown on Alta Survey 	<ul style="list-style-type: none"> • Yes • Yes 	
Landscape Architect contact information <i>(LDM 10)</i>	Name, Address and telephone number of RLA/PLA/LLA who created the plan	PEA Group – Lynn Whipple	Yes	
Sealed by LA. <i>(LDM 10)</i>	Requires original signature	No		<u>Final stamping sets must be sealed by LA and have live LA signature</u>
Miss Dig Note <i>(800) 482-7171 (LDM 10)</i>	Show on all plan sheets	On Site Plans' and Landscape Plans' title block	Yes	

Item	Required	Proposed	Meets Code	Comments
EXISTING CONDITIONS				
Existing plant material Existing woodlands or wetlands (LDM 10.h)	<ul style="list-style-type: none"> Show location type and size. Label to be saved or removed. Plan shall state if none exists. 	<ul style="list-style-type: none"> Tree survey with all trees on site including woodland replacements is provided Only trees in existing parking lot islands are being preserved. 	Yes	
Natural Features protection		Existing conservation easement is shown	TBD	<u>Please add a soil erosion control sheet to the set showing all silt fencing required to protect the wetland</u>
Soil type (LDM 10)	As determined by Soils survey of Oakland county	Sheet L-1.0	Yes	
Zoning (LDM 10)	<ul style="list-style-type: none"> Site: I-1 Proposed: RM-1 with PRO North, East, South, West: I-1 (Commercial use) 	Sheet L-1.0	Yes	
PROPOSED IMPROVEMENTS (LDM 10)				
Existing and proposed improvements	Existing and proposed buildings, easements, parking spaces, vehicular use areas, and R.O.W	<ul style="list-style-type: none"> Yes Dimensions provided on Sheets C-3.0-C3.2 	Yes	
Existing and proposed utilities	<ul style="list-style-type: none"> Overhead and underground utilities, including hydrants Proposed light posts 	<ul style="list-style-type: none"> Proposed utilities are shown on the Utility Plan and Landscape Plans No light posts are shown on the landscape plan. 	<ul style="list-style-type: none"> Yes No 	Please add all proposed light fixtures to the landscape plan and resolve light/tree conflicts.
Proposed topography - 2' contour minimum	Provide proposed contours at 2' interval	Spot elevations and TW/BW elevations are on Sheets C-4.1 and C-4.2	Yes	
Clear Zones	25 ft. corner clearance required. Refer to Zoning Sec 5.5.9	Yes	Yes	
LANDSCAPING REQUIREMENTS				
Berms and ROW Planting				
<ul style="list-style-type: none"> All berms shall have a maximum slope of 33%. Gradual slopes are encouraged. Show 1ft. contours Berm should be located on lot line except in conflict with utilities. Berms should be constructed with 6" of topsoil. 				

Item	Required	Proposed	Meets Code	Comments
Residential Adjacent to Non-residential (Sec 5.5.3.A) & (LDM 1.a)				
Berm requirements (Zoning Sec 5.5.3.A)	<p><u>Residential adjacent to I-1 requires:</u></p> <ul style="list-style-type: none"> • 10-15 foot tall landscape berm with 6 foot wide crest. • Opacity 80% winter, 90% summer. <p><u>Residential adjacent to commercial requires:</u></p> <ul style="list-style-type: none"> • 6-8 foot tall landscape berm with 6 foot wide crest. • Opacity 80% winter, 90% summer. 	<ul style="list-style-type: none"> • No berm is proposed • A line of evergreen shrubs is proposed between the north parking lot and Sam's Club building and loading areas. A note indicates they will be maintained at a 10' ht 	No	<ol style="list-style-type: none"> 1. A landscape waiver for the lack of the berm is required. 2. While the proposed hedge should provide sufficient visual buffering once it gets to 10 feet tall, it is doubtful that it will provide much audible buffering.
Planting requirements (LDM 1.a.)	LDM Novi Street Tree List			
Adjacent to Public Rights-of-Way (Sec 5.5.B) and (LDM 1.b) (RM-1)				
Greenbelt width	<ul style="list-style-type: none"> • Adj to parking: 20 ft • Not adj to parking: 34 ft 	Site is over 567 feet from Wixom Road	Yes	
Min. berm crest width	2 ft	0 ft	Yes	
Min. berm height	3 ft	0 ft	Yes	
3' wall	(4)(7)	No wall is proposed		
Canopy deciduous or large evergreen trees (7)(10)(11)	<p>NA – not adjacent to ROW</p> <p>The flowering pear trees and other landscaping in the boulevard island at Wixom Road are in poor condition.</p>	<p>None</p> <p>A plan for replacing the failing entry island landscaping is provided (4 lindens with a line of ninebarks below them)</p>	Yes	
Sub-canopy deciduous trees Notes (5)(6)(10)(11)	NA – not adjacent to ROW	None	Yes	
Canopy deciduous trees in area between sidewalk and curb (10)	NA – not adjacent to ROW	None	Yes	
Multi-Family Residential (Sec 5.5.3.F.iii)				
Multi-family Unit Landscaping (Zoning Sec 5.5.3.F.iii.b)	<ul style="list-style-type: none"> • 3 deciduous canopy trees or large evergreen trees per dwelling unit on the first floor. • 35 units * 3 = 105 trees • Up to 25% of 	105 proposed, including 27 deciduous canopy trees, 5 large evergreen trees, 16 subcanopy trees and 57 parking lot	Yes	

Item	Required	Proposed	Meets Code	Comments
	requirement can be subcanopy trees	trees (interior and perimeter)		
Interior Street Landscaping (Zoning Sec 5.5.3.F.iii.b)	<ul style="list-style-type: none"> 1 deciduous canopy tree along interior roads for every 35 lf (both sides), excluding driveways, interior roads adjacent to public rights-of-way and parking entry drives. $70 \times 2 / 35 = 4$ trees 	32 trees	Yes	<p>1. Trees around the outer edge can and should be counted as parking lot perimeter trees instead of interior roadway trees except for the short drive at the southeast corner of the site.</p> <p>2. Please only show 4 trees along the southeast drive as interior roadway trees.</p>
Foundation Landscaping (Zoning Sec 5.5.3.F.iii.b)	35% of building façades facing road must be landscaped	71% of building facing interior drive is landscaped	Yes	<u>Include details at scale of 1"=10' or 1"=20' on Final Site Plans (not Construction Plans).</u>
Parking Area Landscape Requirements (Zoning Sec 5.5.3.C & LDM 5)				
General requirements	<ul style="list-style-type: none"> Clear sight distance within parking islands No evergreen trees 	No trees are located in the clear vision zones.	Yes	
Name, type and number of ground cover	As proposed on planting islands	Seed lawn	Yes	
General (Zoning Sec 5.5.3.C)				
Parking lot Islands (Zoning Sec 5.5.3.c.ii, iii)	<ul style="list-style-type: none"> A minimum of 200 SF to qualify 200sf landscape space per tree planted in island. 6" curbs Islands minimum width 10' BOC to BOC 	The islands with trees are sufficiently sized	Yes	
Curbs and Parking stall reduction (Zoning Sec 5.5.3.c.ii)	Parking stall can be reduced to 17' with 4" curb adjacent to a sidewalk of minimum 7 ft.	17 ft spaces except in interior of western parking lot	Yes	
Contiguous space limit (Zoning Sec 5.5.3.c.ii.o))	Maximum of 15 contiguous spaces	No bay is longer than 15 spaces without a landscaped island	Yes	
Category 1: For OS-1, OS-2, OSC, OST, B-1, B-2, B-3, NCC, EXPO, FS, TC, TC-1, RC, Special Land Use or non-residential use in any R district (Zoning Sec 5.5.3.C.iii)				
A = Total square footage of vehicular	<ul style="list-style-type: none"> $A = x \text{ SF} \times 7.5\% = A \text{ sf}$ 			

Item	Required	Proposed	Meets Code	Comments
use areas x 7.5%	<ul style="list-style-type: none"> Lot #1 $A = 23080 * 7.5\% = 1731$ sf Lot #2 $A = 18,120 * 7.5\% = 1359$ sf Parking Lot #3 $A = 10,742 * 7.5\% = 806$ sf 			
B = Total square footage of additional paved vehicular use areas over 50,000 SF x 1 %	<ul style="list-style-type: none"> $B = x \text{ SF} * 1\% = B$ sf 	NA		
All Categories				
C = A+B Total square footage of landscaped islands	$A + B = C$ SF <ul style="list-style-type: none"> Lot #1: 1731 sf Lot #2: 1359 sf Lot #3: 806 sf 	<ul style="list-style-type: none"> Lot #1: 2583 sf Lot #2: 1391 sf Lot #3: 1582 sf 	<ul style="list-style-type: none"> Yes Yes Yes 	
D = C/200 Number of canopy trees required	<ul style="list-style-type: none"> $D = C/200$ Minimum 200sf/tree Lot #1: $1731/200 = 9$ trees Lot #2: $1359/200 = 7$ trees Lot #3: $806/200 = 4$ trees 	<ul style="list-style-type: none"> Lot #1: 9 trees Lot #2: 7 trees Lot #3: 5 trees 	<ul style="list-style-type: none"> Yes Yes Yes 	
Parking Lot Perimeter Trees (Zoning Sec 5.5.3.c.ii)	<ul style="list-style-type: none"> 1 Canopy tree per 35 lf Perimeter trees are not required when the building is within 20 feet of the parking lot. Lot #1: $606/35 = 17$ trees Lot #2: $493/35 = 14$ trees Lot #3: $198/35 = 6$ trees Interior roadway that should be classified as parking lot perimeter: $1125lf - 70lf = 1055lf/35 = 30$ trees 	<ul style="list-style-type: none"> Lot #1: 17 trees Lot #2: 4 trees Lot #3: 6 trees Interior roadway trees that should be classified as parking lot perimeter: $1125lf - 70lf = 1055lf/35 = 30$ trees 	<ul style="list-style-type: none"> Yes Yes Yes 	<ul style="list-style-type: none"> Since all but the 70 feet of roadway at the southeast corner of the site faces parking, please change those trees to perimeter trees (the interior roadway tree requirement can't be met with unit trees like the perimeter tree requirement can be). Please move at least the western 2 of the 6 trees along the north edge of Parking Lot 2 to 3 feet behind the curb, as they appear to be planted very close to the building.
Accessway Perimeter (Zoning Sec 5.5.3.C.iv.j)	1 Canopy tree per 35 lf	NA		

Item	Required	Proposed	Meets Code	Comments
Parking land banked	NA	None		
Miscellaneous Landscaping Requirements				
Plantings around Fire Hydrant (Zoning Sec 5.5.3.c.ii.j)	<ul style="list-style-type: none"> No plantings with matured height greater than 12' within 10 ft. of fire hydrants, manholes, catch basins or other utility structures. Trees should not be planted within 5 feet of underground lines. 	No hydrants have trees too close to them.	Yes	<ol style="list-style-type: none"> If the building has <u>Fire Department Connector(s) (FDCs)</u>, please show them on the <u>Landscape Plans</u> and keep all plants in front of or immediately next to shorter than the FDC. A note regarding spacing is on Sheet L-1.1. <u>Please copy it to Sheet L-1.2.</u>
Landscaped area (g)	Areas not dedicated to parking use or driveways exceeding 100 sq. ft. shall be landscaped	Yes		
Name, type and number of ground cover (LDM 5)	As proposed on planting islands	Seed or other landscaping is proposed and indicated with hatching	Yes	
Snow deposit (LDM 10)	Show leave snow deposit areas on plan in locations where landscaping won't be damaged	Yes	Yes	
Transformers/Utility boxes (LDM 6)	<ul style="list-style-type: none"> A minimum of 2 ft. separation between box and the plants Ground cover below 4" is allowed up to pad. No plant materials within 8 ft. from the doors 	None are shown	TBD	<ol style="list-style-type: none"> Please show <u>transformers and other utility boxes</u> when their locations are determined. If box locations are not determined by final site plans, add a note to plan stating that all utility boxes are to be landscaped per the detail. Please add the city <u>Utility Box planting detail</u> (attached with this review) Please add an allowance of 10 shrubs per box on the <u>plant list</u> and label as such

Item	Required	Proposed	Meets Code	Comments
Detention/Retention Basin Planting requirements (Sec. 5.5.3.e, LDM 3)	<ul style="list-style-type: none"> Clusters of large native shrubs shall cover 70-75% of the basin rim area at 10 ft away from the permanent water line. Canopy trees must be located at 1 per 35lf of the pond rim 10 feet away from the permanent water level 10" to 14" tall grass along sides of basin Refer to wetland for basin mix Include seed mix details on landscape plan 	There is no indication of storm calculations	TBD	<p><u>If the existing detention pond needs to be enlarged or modified, the modified areas must be landscaped per the current ordinance.</u></p>
Phragmites australis and Japanese Knotweed control (Zoning Sec 5.5.6.3.i.)	<ul style="list-style-type: none"> Show on plans all populations of Phragmites australis and/or Japanese knotweed on the site. If none are found, add a note to that effect. If any are found, add notes stating that the weed shall be completely removed from the site. This may take several years of consistent treatments to achieve. 	None are noted	TBD	<ol style="list-style-type: none"> There is a very large, dense population of Phragmites in the wetland east of the proposed building. Please show it on T-1 and add plans for its removal. Chemical treatments by a licensed ANC applicator will be required, generally in September and early October.
Landscape Notes and Details– Utilize City of Novi Standard Notes				
Plant List (LDM 4,11) – Include all cost estimates				
Quantities and sizes		On plant list	Yes	
Root type		On plant list	Yes	
Botanical and common names	<ul style="list-style-type: none"> At least 50% of plant species used, not including seed mixes or woodland replacement trees, must be species native to Michigan. The non-woodland replacement tree diversity must meet the standards of the Landscape Design Manual section 4. 	<ul style="list-style-type: none"> 15 of 23 species used (65%) are native to Michigan The tree mix meets the tree diversity requirement of LDM 4 	<ul style="list-style-type: none"> Yes Yes 	<p><u>When the foundation plantings are designed, the 50% threshold must still be met. Hopefully the 65% currently shown can be maintained.</u></p>

Item	Required	Proposed	Meets Code	Comments
General Landscape Requirements (LDM)				
Type and amount of lawn		No	No	<u>Need for final site plan</u>
Cost estimate (LDM 10.h.(11))	For all new plantings, mulch and sod as listed on the plan	No	No	<u>Need for final site plan</u>
Planting Details/Info (LDM Part III) – Utilize City of Novi Standard Details				
Canopy Deciduous Tree	Refer to LDM for detail drawings	Yes	Yes	
Evergreen Tree		Yes	Yes	
Shrub		Yes	Yes	
Multi-stem tree		Yes	Yes	
Perennial/ Ground Cover		Yes	Yes	<u>Provide detail on landscape plans if used</u>
Tree stakes and guys	Wood stakes, fabric guys.	Yes	Yes	
Cross-Section of Berms (LDM 1.a.(1))				
Slope, height and width	<ul style="list-style-type: none"> ▪ Label contour lines ▪ Maximum 33% slope ▪ Constructed of loam ▪ 6" top layer of topsoil 	No berms are proposed so no detail is provided	TBD	<u>Provide detail on landscape plans if a berm is provided.</u>
Type of Ground Cover		No	No	<u>Indicate on cross section</u>
Setbacks from Utilities	Overhead utility lines and 15 ft. setback from edge of utility or 20 ft. setback from closest pole, 10 feet from structures, hydrants	<ul style="list-style-type: none"> • Utilities are shown • No overhead utilities are shown 	Yes	
Walls (LDM 10 & Zoning Sec 5.5.3.vi)				
Material, height and type of construction footing	Freestanding walls should have brick or stone exterior with masonry or concrete interior	A long retaining wall on the east side is proposed.	TBD	<u>Provide dimensioned wall details</u>
Walls greater than 3 ½ ft. should be designed and sealed by an Engineer		TW/BW elevations indicate it will be approximately 5 feet tall	TBD	<u>That wall will need to be designed by an engineer and reviewed with the building plans.</u>
Notes (LDM 10) – Utilize City of Novi Standard Details				
Installation date (LDM 2.i. & Zoning Sec 5.5.5.B)	<ul style="list-style-type: none"> ▪ Provide intended date ▪ Between Mar 15 – Nov 15 	Yes	Yes	
Maintenance & Statement of intent (LDM 2.m & Zoning Sec 5.5.6)	<ul style="list-style-type: none"> ▪ Include statement of intent to install and guarantee all materials for 2 years. ▪ Include a minimum 	Yes	Yes	

Item	Required	Proposed	Meets Code	Comments
	one cultivation in June, July and August for the 2-year warranty period.			
Plant source (LDM 2.n & LDM 3.a.(2))	Shall be northern nursery grown, No.1 grade.	Yes	Yes	
Establishment period (Zoning Sec 5.5.6.B)	2 yr. Guarantee	Yes	Yes	
General Conditions (LDM 11)	Plant materials shall not be planted within 4 ft. of property line	Yes	Yes	
Other information (LDM 10.n)	Required by Planning Commission	NA		
Irrigation (LDM 10.I.)	<ul style="list-style-type: none"> • A plan detailing how all plants will be provided with sufficient water for establishment and long-term survival must be provided. • If an irrigation system will be provided, the plan for it must be included in the Final Site Plans. • If alternative methods of providing the required water will be used, details concerning them must be provided on Final Site Plans. 	None		<ol style="list-style-type: none"> 1. <u>Please add irrigation plan or information as to how plants will be watered sufficiently for establishment and long- term survival.</u> 2. <u>The plan should meet the requirements listed at the end of this chart.</u> 3. <u>If xeriscaping is used, please provide information about plantings included.</u>
Landscape tree credit (LDM11.b.(d))	<ul style="list-style-type: none"> • Substitutions to landscape standards for preserved canopy trees outside woodlands/ wetlands should be approved by LA. • Refer to Landscape tree Credit Chart in LDM 	No credits are taken		
Plant Sizes for ROW, Woodland replacement and others (LDM 11.b)	<ul style="list-style-type: none"> • Canopy Deciduous shall be 3" and sub-canopy deciduous shall be 2.5" caliper. • Refer to LDM section 11.b for more details 	On plant list	Yes	
Plant size credit (LDM11.b)	NA	No credits are taken		

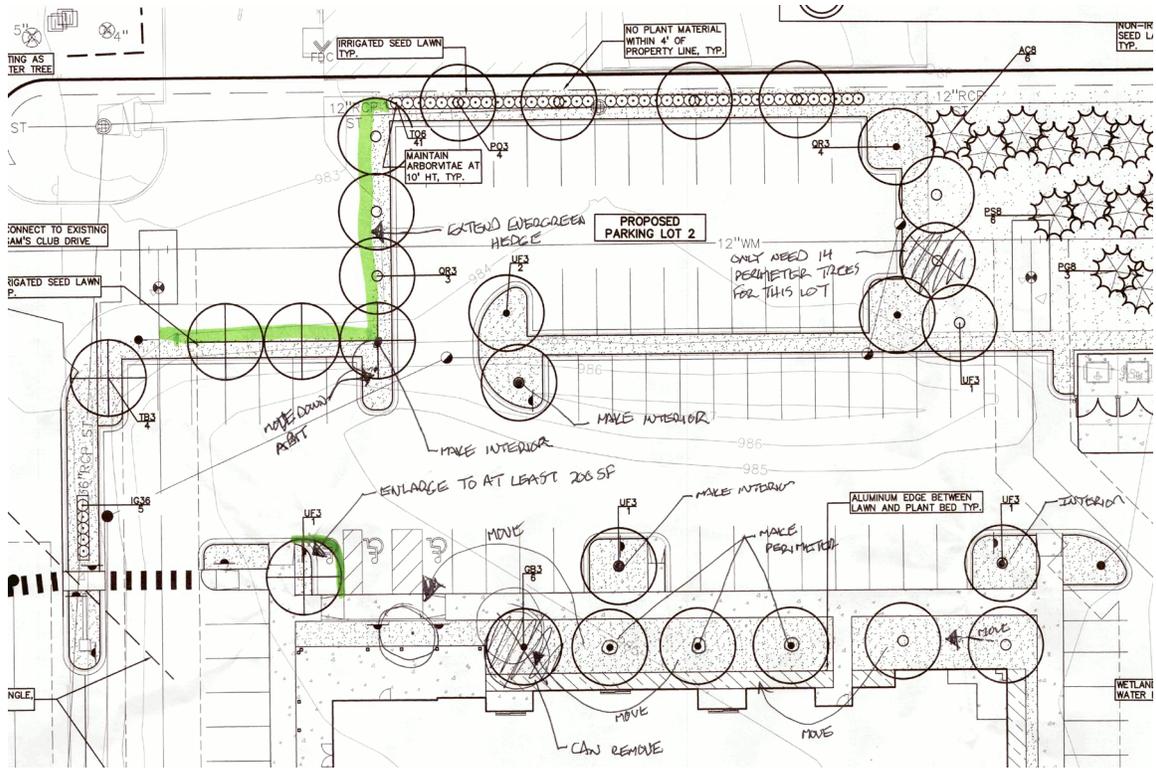
Item	Required	Proposed	Meets Code	Comments
Prohibited Plants (LDM 11.b)	Do not use any plants on the Prohibited Species List	No prohibited species are proposed	Yes	
Recommended trees for planting under overhead utilities (LDM 3.e)	Label the distance from the overhead utilities	No overhead lines are indicated		
Collected or Transplanted trees (LDM 11.b.(2)(c))		None		
Nonliving Durable Material: Mulch (LDM 12)	<ul style="list-style-type: none"> • Trees shall be mulched to 3" depth and shrubs, groundcovers to 2" depth • Specify natural color, finely shredded hardwood bark mulch. • Include in cost estimate. 	Information shown on planting details		

NOTES:

1. This table is a working summary chart and not intended to substitute for any Ordinance or City of Novi requirements or standards.
2. The section of the applicable ordinance or standard is indicated in parenthesis. For the landscape requirements, please see the Zoning Ordinance landscape section 5.5 and the Landscape Design Manual for the appropriate items under the applicable zoning classification.
3. Please include a written response to any points requiring clarification or for any corresponding site plan modifications to the City of Novi Planning Department with future submittals.

Irrigation System Requirements

1. Any booster pump installed to connect the project's irrigation system to an existing irrigation system must be downstream of the RPZ.
2. The RPZ must be installed in accordance with the 2015 Michigan Plumbing Code.
3. The RPZ must be installed in accordance with the manufacture installation instructions for winterization that includes drain ports and blowout ports.
4. The RPZ must be installed a minimum of 12-inches above FINISHED grade.
5. Attached is a handout that addresses winterization installation requirements to assist with this.
6. A plumbing permit is required.
7. The assembly must be tested after installation with results recorded on the City of Novi test report form.



WOODLAND REVIEW



Corporate Headquarters
 295 South Water Street, Suite 300
 Kent, OH 44240
 800-828-8312

Local Office
 3381 Lapeer Rd. West
 Auburn Hills, MI 48326

To: Christian Carroll, City of Novi Planner
 Community Development Department, City of Novi

From: Kerry Gray, Principal Consultant
 Davey Resource Group

CC: Barbara McBeth City Planner
 Lindsay Bell, City of Novi Senior Planner
 Rick Meader, City of Novi Landscape Architect
 Ben Peacock, City of Novi Planner
 Diana Shanahan, City of Novi Planning Assistant
 Douglas Repen, Mannik and Smith Group

Date: May 23, 2023

RE: Station Flats
 Woodland Review #2 – JSP23-02

Davey Resource Group, Inc. (DRG) has conducted a review of the revised preliminary site plan submittal for the proposed Station Flats multi-family residential development located on Wixom Road between 11 Mile Road and Grand River Ave. (Parcel No. 22-17-101-032). The plan set prepared by Krieger Klatt Architects/ PEA Groups (revision date: 05/04/2023), proposes a single four story building with 160 units.

DRG reviewed the preliminary site plan set for conformance with the City of Novi’s Woodland Protection Ordinance, Chapter 37. Based on our review of the site plan, and the City of Novi Official Regulated Woodlands Map (see Figure 1) - City regulated woodlands are present on the site. The woodlands will not be impacted by development because they are located within an existing wetland/watercourse easement on the east side of the property that will be protected. However, **regulated woodland replacement trees planted as part of the Novi Promenade will be impacted and require replacement.**

Recommendation: DRG **does not recommend approval** of the Station Flats preliminary site plan. Comments from Woodland Review #1 have not been addressed.

The following Woodland Regulations apply to this site:

Woodland Regulation	Required
Woodland Permit (Chapter 37, Section 37-26)	YES
Tree Replacement (Chapter 37, Section 37-8) & Financial Guarantee (Chapter 26.5-5)	NO
Tree Protection (Fence) (Chapter 37, Section 37-9) & Financial Guarantee (Chapter 26.5-5)	YES
Woodland Conservation Easement (Chapter 37-30 (e))	Already In Place

Woodland Impacts and Replacement Requirements

The Station Flats preliminary site plan does not propose disturbance or removal of any City of Novi Regulated Woodlands or trees for construction of the residential building, associated utilities, and stormwater infrastructure. A permanent conservation easement on the site, per the 2001 Consent Judgement, protects the regulated woodlands and wetlands on the southern portion of the site.

Woodland Review #1 Comments that have not been addressed.

1. **Woodland Replacements.** While regulated woodland trees are protected – the plan proposes the removal of trees that were planted as woodland replacements for the Novi Promenade development (Figure 2). These trees are regulated, and their removal requires replacement.
2. **Tree Inventory.** As stated in the Landscape Review memo prepared by Rick Meader, City of Novi Landscape Architect, the **woodland replacement trees are required to be inventoried and shown on the plan and in the regulated tree table.** The plans and tree table should also indicate if a tree will be removed or preserved and include associated tree protection fencing if preserved.

WOODLAND REVIEW #2 COMMENT: Sheet T-1.0 The location of the woodland replacement trees planted for the Novi Promenade development are shown on the plans but there is not a tree table listing the trees and tree replacements have not been calculated and provided. Sheet T-1.0 states that no woodland replacements are required because “no woodland trees greater than 8” DBH are being removed.” This is incorrect per comment #1 – the woodland replacement trees are considered regulated. Revise plans to address comments.

3. **Woodland Replacements.** Woodland replacement credits can be provided by:
 - a. Planting the woodland tree replacement credits on-site.
 - b. Payment to the City of Novi Tree Fund at a rate of \$400/woodland replacement credit.
 - c. Combination of on-site tree planting and payment into the City of Novi Tree Fund (\$400/woodland replacement credit).

Revise plans to provide the number of woodland replacements that are required for the removal of the previously planted woodland replacement trees and how the woodland replacement requirements will be met.

4. **Financial Guarantees & Maintenance Bonds.** The following financial guarantees and maintenance bonds may be required for this project – they will be determined after information outlined in comments 2 and 3 have been provided.
 - a. **A woodland fence guarantee of \$6,000 (\$5,000 x 120%) is required** per Chapter 26.5-37. The financial guarantee shall be paid prior to issuance of the City of Novi Woodland Use Permit.
 - b. **Woodland Replacement Financial Guarantee of \$400 per woodland replacement credit** is required as part of the Woodland Use Permit fees to ensure planting of the on-site Woodland Replacement tree credits.

Based on inspection of the installed on-site Woodland Replacement trees, the Woodland Replacement Financial Guarantee shall be returned to the Applicant. The Applicant is responsible for requesting this inspection. Following acceptance of the planted woodland replacement trees, a 2-year performance bond must be paid to ensure the continued health and survival of the replacement trees (comment 6).

- c. **Tree Fund Payment.** Payment into the City of Novi Tree Fund at \$400 per woodland replacement for any woodland replacements not planted on site. This payment is not refundable.
- d. **The applicant shall guarantee trees for two (2) growing seasons after installation and the City's acceptance,** per The City's Performance Guarantees Ordinance. **A two-year maintenance bond in the amount twenty-five (25) percent of the value of the trees but in no case less than one thousand dollars (\$1,000.00),** shall be required to ensure the continued health of the trees following acceptance (Chapter 26.5, Section 26.5-37).

Based on a successful inspection 2 years after installation of the on-site Woodland Replacement trees, the Woodland Replacement Performance Guarantee shall be returned to the Applicant. The Applicant is responsible for requesting this inspection.

5. **Woodland Guarantee Inspection.** If the woodland replacements, street trees or landscaping guarantee period is scheduled to end during the period of time when inspections are not conducted (November 15th – April 15th) the Applicant is responsible for contacting the Bond Coordinator and Woodland/Landscape Inspector in late summer/early fall prior to the 2 year expiration to schedule an inspection. **The Applicant is responsible for walking the entire site to confirm that all of the material has survived and is healthy. If any material is missing, dead or dying, replacements should be made prior to requesting the inspection.** Once this occurs the Applicant should contact the Bond Coordinator to schedule the inspection (Angie Sosnowski at asosnowski@cityofnovi.org / 248-347-0441) and complete the inspection request form. If additional inspections are needed, then additional inspection fees will be required to be paid by the applicant. Based upon a successful inspection for the 2 year warranty the Landscape/Woodland/Street trees financial guarantee will be returned to the Applicant



Figure 1. Station Flats Development Site
 City of Novi Regulated Woodland Map
 Bold red line = property boundary;
 Green areas = City-regulated woodlands

WETLAND REVIEW



May 24, 2023

Christian Carroll
City Planner
Department of Community Development
City of Novi
45175 W. Ten Mile Road
Novi, Michigan 48375

RE: Station Flats; JSP23-02
Wetland Review of Revised Preliminary Site Plan
MSG Project No. N1030143

Dear Mr. Carroll:

The Mannik & Smith Group, Inc. (MSG) completed a project site inspection on June 10, 2022 relative to the revised preliminary site plan set titled *The Station Flats* prepared by Kreiger Klatt Architects dated May 4, 2023 (rPSP). The project site is located east of Wixom Road and south of Grand River Avenue, parcel 50-22-17-101-032, in Section 17 (Site). The rPSP depicts construction of one multi-story multi-family building with associated paved parking, landscaping, utilities, and other improvements.

Published Data

Upon review of published resources, the Site appears to contain or immediately borders:

- City-regulated wetlands, as identified on the City of Novi Wetlands interactive map website (Figure 1).
- Wetlands that are regulated by the Michigan Department of Environment, Great Lakes, and Energy (EGLE).
- Wetlands as identified on National Wetland Inventory (NWI) and Michigan Resource Inventory System (MIRIS) maps, as identified on the EGLE Wetlands Viewer interactive map website (Figure 2). NWI and MIRIS wetlands are identified through interpretation of topographic data and aerial photographs by the associated governmental bodies.
- Hydric (wetland) soil as mapped by the U.S. Department of Agriculture, Natural Resource Conservation Service, as identified on the EGLE Wetlands Viewer interactive map website (Figure 2).

The Site also contains a conservation easement along the eastern edge of the proposed development area. The conservation easement was established by agreement between the City of Novi and Novi Promenade Holdings, LLC in November 2016. The 2.25-acre Novi conservation easement is bordered on its east side by a previously established conservation area that extends beyond the Site boundaries. The conservation area may be regulated by EGLE based on its size and its apparent interconnectedness with surface water bodies in the area.

MSG Wetland Boundary Verification

The rPSP depicts one wetland on the Site, within the Novi conservation easement. On May 24, 2023, MSG evaluated the conditions at the Site. MSG observed the Site is predominantly vacant, level land with an approximately 20 percent downward slope along the conservation easement boundary. The ground cover observed

consisted of herbaceous vegetation with young trees (generally 2- to 4-inch diameter) along the conservation easement boundary. Wetland delineation markers, consisting of labeled pink ribbon, were observed at the Site. Most of the markers were attached to herbaceous vegetation, and markers A14 through A16 were not evident. MSG concurs with the general location of the wetland as depicted in the rPSP. Select inspection photographs are provided at the end of this letter.

Proposed Impacts

The rPSP does not depict proposed impacts to the regulated wetland area or the conservation easement, except for 705 "SY" (assumed to mean square yards) of buffer impact as noted on Sheet C-1.4 of the rPSP. Although not indicated as such, it is inferred the buffer impact will be permanent because it is proposed to be covered with pavement. It is unclear if the calculated buffer impact area includes the area to be occupied by the retaining wall adjacent to the proposed pavement, or if temporary impact associated with construction of the retaining wall is anticipated. MSG notes the 1-inch to 80-foot scale noted for Sheet C-1.4 appears to be inaccurate.

Permits and Regulatory Status

The majority of the proposed work does not appear to depict encroachment into wetlands but does appear to depict encroachment into the natural resources setback buffer. **The area of encroachment into the natural resources setback buffer and/or conservation easement must be clearly and accurately depicted and quantified on Site plans.**

Based on available information, the following wetland-related items appear to be required for this project:

Item	Required/Not Required/Not Applicable
Wetland Permit (specify Non-Minor or Minor)	Not required
Wetland Buffer Authorization	Required
Wetland Mitigation	Not required
EGLE Wetland Permit	Not required
Wetland Conservation Easement	Not required

Chapter 4, Section 2 of the City of Novi Site Plan and Development Manual states, "The boundary lines of any watercourses or wetlands on property should be clearly flagged or staked and such flagging or staking shall remain in place throughout the conduct of permit activity." At least nine of the 16 wetland delineation markers were attached to herbaceous vegetation, which annually dies back and is replaced with new growth (Photo 4). For compliance with the Novi Site Plan and Development Manual, MSG strongly recommends the applicant replace the wetland delineation markers that were not attached to woody plants with more durable markers (e.g. pin flags, stakes).

EGLE typically regulates wetlands within 500 feet of an inland lake, pond, stream, or river, and/or greater than 5 acres in size. As noted above, the Site wetlands appear to meet one or both of these criteria so they are likely regulated by EGLE. It is the applicant's responsibility to confirm the need for a State permit for proposed wetland or watercourse impact, if any. Of note, a Consent Judgement was established in 2001 that appears to indicate wetlands associated with the Site are subject to EGLE regulation.

The Preliminary Site Plan is conditionally approved for wetlands. The following items must be revised on Site plans:

- The units of area for wetland buffer impact must be clearly stated;
- Areas of permanent and/or temporary wetland buffer impact must be identified as such; and
- The means of restoration of temporarily impacted areas must be specified.

Please contact the undersigned if you have any questions regarding the matters addressed in this letter.

Sincerely,

The Mannik & Smith Group, Inc.



Keegan Mackin
Environmental Scientist



Douglas Repen, CDT
Project Manager
Certified Storm Water Management Operator

CC: Barbara McBeth, City of Novi Planner
Lindsay Bell, City of Novi Planner
Ben Peacock, City of Novi Planner
Diana Shanahan, City of Novi Planning Assistant
Sarah Marchioni, City of Novi Project Coordinator
Rick Meader, City of Novi Landscape Architect

FIGURES



Figure 1

City of Novi Regulated Wetland Map. Approximate tax parcel boundaries are shown in red. Regulated Wetland areas are shown in blue.



Figure 2 | EGLE Wetlands Viewer Map. Approximate Site boundary is shown in red.

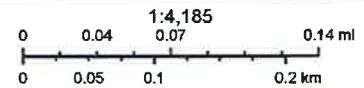
Wetlands Map Viewer



June 15, 2022

Part 303 Final Wetlands Inventory

-  Wetlands as identified on NWI and MIRIS maps
-  Soil areas which include wetland soils
-  Wetlands as identified on NWI and MIRIS maps and soil areas which include wetland soils



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC (c) OpenStreetMap contributors, and the GIS User Community, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Disclaimer: This map is not intended to be used to determine the specific



2365 Haggerty Road South, Canton, Michigan 48188
Tel: 734.397.3100 Fax: 734.397.3131

Station Flats; JSP23-02
Wetland Review of Revised Preliminary Site Plan
MSG Project No. N1030143

SITE PHOTOGRAPHS





Photo 1: General view of the Site with conservation easement area in background, facing northeast (5/24/2023)



Photo 2: View of the transition between wetland and upland, facing south (5/24/2023)



Photo 3: View of transition between wetland and upland, facing north (5/24/2023)



Photo 4: Close view of wetland delineation marker attached to herbaceous vegetation (5/24/2023)

TRAFFIC REVIEW



AECOM
 39575 Lewis Drd
 Novi
 MI, 48377
 USA
 aecom.com

Project name:
 JSP23-02 – Station Flats Revised Consent
 Judgement Concept Traffic Review

To:
 Barbara McBeth, AICP
 City of Novi
 45175 10 Mile Road
 Novi, Michigan 48375

From:
 AECOM

Date:
 August 14, 2023

CC:
 Lindsay Bell, Humna Anjum, Ben Peacock, Diana
 Shanahan, James Hill, Ian Hogg

Memo

Subject: JSP23-02 – Station Flats Revised Consent Judgement Concept Traffic Review

The revised consent judgement concept site plan was reviewed to the level of detail provided and AECOM recommends **approval** for the applicant to move forward as long as the comments below are addressed to the satisfaction of the City.

GENERAL COMMENTS

1. The applicant, Novi Promenade Holdings, LLC, is proposing a 4-story building, 157 unit apartment complex.
2. The development is located on the east side of Wixom Road, between Grand River Avenue and 11 Mile Road. Wixom Road is under the jurisdiction of the City of Novi.
3. The site is zoned I-1 (Light Industrial). The applicant is requesting to amend the previously approved Consent Judgement to allow for RM-2 (High Density Multiple-Family).
4. The following traffic related deviations have been requested by the applicant:
 - a. Minimum distance for off-street parking.
 - b. Pedestrian sidewalk on only one side of the drive.
 - c. Parking located closer than 25' from dwelling structure that contains openings.
 - d. Reduced number of parking spaces for property (321 to 249).
5. The following traffic related deviations have **not** been requested by the applicant but will be required to proceed if changes to the plans are not made:
 - a. Lack of sidewalk connection between the development and the existing sidewalk along Wixom Road.

TRAFFIC IMPACTS

1. AECOM performed an initial trip generation based on the ITE Trip Generation Manual, 11th Edition, as follows.

ITE Code: 221 – Multifamily Housing (Mid-Rise)
 Development-specific Quantity: 157 Dwelling Units
 Zoning Change: I-1 to RM-2

Trip Generation Summary	Estimated Trips	Estimated Peak-Direction Trips	City of Novi Threshold	Above Threshold?
AM Peak-Hour Trips	59	45	100	No
PM Peak-Hour Trips	63	38	100	No
Daily (One-Directional) Trips	717	N/A	750	No

2. The City of Novi generally requires a traffic impact study/statement if the number of trips generated by the proposed development exceeds the City’s threshold of more than 750 trips per day or 100 trips per either the AM or PM peak hour, or if the project meets other specified criteria.

Trip Impact Study Recommendation	
Type of Study:	Justification
TIA	Previous land use exceeded threshold. Current land use is within 10% of the threshold, indicating a TIA. A full TIS was submitted and is reviewed in a separate letter.
RTS	The applicant is proposing rezoning / revised Consent judgment for the parcel. A comparison of Trip generation (dated June 19, 2023) for current and proposed land use is prepared and submitted. Trip generation comparison suggests a significant reduction in the number of trips for the proposed land use (158 multi-family dwelling units) against 100,000 sq ft of shopping plaza currently zoned.

PARKING REVIEW

The applicant is proposing a revised Consent Judgement and submitted a parking generation calculation suggesting an adequate parking supply of 246 parking spaces on-site for 158 multi-family dwelling units per ITE Parking Generation Manual.

TRAFFIC REVIEW

The following table identifies the aspects of the plan that were reviewed. Items marked O are listed in the City’s Code of Ordinances. Items marked with ZO are listed in the City’s Zoning Ordinance. Items marked with ADA are listed in the Americans with Disabilities Act. Items marked with MMUTCD are listed in the Michigan Manual on Uniform Traffic Control Devices.

The values in the ‘Compliance’ column read as ‘met’ for plan provision meeting the standard it refers to, ‘not met’ stands for provision not meeting the standard and ‘inconclusive’ indicates applicant to provide data or information for review and ‘NA’ stands for not applicable for subject Project. The ‘remarks’ column covers any comments reviewer has and/or ‘requested/required variance’ and ‘potential variance’. A potential variance indicates a variance that will be required if modifications are not made or further information provided to show compliance with the standards and ordinances. The applicant should put effort into complying with the standards; the variances should be the last resort after all avenues for complying have been exhausted. Indication of a potential variance does not imply support unless explicitly stated.

EXTERNAL SITE ACCESS AND OPERATIONS				
No.	Item	Proposed	Compliance	Remarks
1	Driveway Radii O Figure IX.3	-	N/A	No changes proposed.
2	Driveway Width O Figure IX.3	-	N/A	No changes proposed.
3	Driveway Taper O Figure IX.11	-	N/A	
3a	Taper length	-	N/A	
3b	Tangent	-	N/A	No changes proposed.
4	Emergency Access O 11-194.a.19	-	N/A	No changes proposed.
5	Driveway sight distance O Figure VIII-E	-	N/A	Does not directly access City road.

EXTERNAL SITE ACCESS AND OPERATIONS				
No.	Item	Proposed	Compliance	Remarks
6	Driveway spacing			
6a	Same-side O 11.216.d.1.d	-	N/A	Does not directly access City road.
6b	Opposite side O 11.216.d.1.e	-	N/A	Does not directly access City road.
7	External coordination (Road agency)	-	N/A	
8	External Sidewalk Master Plan & EDM	5' and none	Partially Met	A sidewalk connection is required between the development and the existing sidewalk along Wixom Rd. A deviation is required if plans are not revised.
9	Sidewalk Ramps EDM 7.4 & R-28-J	Indicated	Met	Provide detail in future submittals.
10	Any Other Comments:			

INTERNAL SITE OPERATIONS				
No.	Item	Proposed	Compliance	Remarks
11	Loading zone ZO 5.4	-	N/A	
12	Trash receptacle ZO 5.4.4	Indicated in NE corner	Met	
13	Emergency Vehicle Access	Turning movements provided	Met	
14	Maneuvering Lane ZO 5.3.2	24'	Met	
15	End islands ZO 5.3.12			
15a	Adjacent to a travel way	Not dimensioned, appear to be 3' shorter than adjacent space	Inconclusive	Provide dimensions for end islands relative to adjacent parking space.
15b	Internal to parking bays	3' shorter	Met	Applicant can increase length of internal islands to match adjacent spaces.
16	Parking spaces ZO 5.2.12			
17	Adjacent parking spaces ZO 5.5.3.C.ii.i	<=15 spaces	Met	
18	Parking space length ZO 5.3.2	17' with 2' clear overhang and 19'	Met	
19	Parking space Width ZO 5.3.2	9'	Met	
20	Parking space front curb height ZO 5.3.2	4"	Met	

INTERNAL SITE OPERATIONS				
No.	Item	Proposed	Compliance	Remarks
21	Accessible parking – number ADA	8	Met	Spaces are not evenly distributed amongst the assumed entrances of the building. As elevators are provided at the north and south ends of the building, accessible spaces could be provided at both ends.
22	Accessible parking – size ADA	8' spaces with 5' aisles and 8' aisles (for van accessible)	Met	
23	Number of Van-accessible space ADA	3	Met	
24	Bicycle parking			
24a	Requirement ZO 5.16.1	5 locations indicated with 24 total spaces. 8 spaces indicated in indoor storage room. 32 total spaces.	Met	
24b	Location ZO 5.16.1	3 exterior locations	Inconclusive	Indicate distance to building entrances to confirm compliance. Courtyard spaces appear to be greater than 150' from the nearest building entrance.
24c	Clear path from Street ZO 5.16.1	5' clear path	Not Met	8' sidewalk required with 2' clear overhang for a 6' clear path, 7' provided on plans and on detail.
24d	Height of rack ZO 5.16.5.B	3'	Met	
24e	Other (Covered / Layout) ZO 5.16.1	Included	Met	
25	Sidewalk – min 5' wide Master Plan	5', 7' with 2' overhang at parking	Met	
26	Sidewalk ramps EDM 7.4 & R-28-J	Indicated at entrance	Met	Provide detail in future submittals.
27	Sidewalk – distance back of curb EDM 7.4	No Offset	Met	Sidewalk abuts parking.
28	Cul-De-Sac O Figure VIII-F	N/A	-	-
29	EyeBrow O Figure VIII-G	N/A	-	-
30	Major Drive ZO 5.10	N/A	-	Drive aisle around building is not considered a "major drive".
31	Any Other Comments:			

SIGNING AND STRIPING				
No.	Item	Proposed	Compliance	Remarks
32	Signing: Sizes MMUTCD	Shown on sign details	Met	
33	Signing table: quantities and sizes	Not included	Not Met	Include in sign legend the sizes and quantities for any proposed signs.
34	Signs 12" x 18" or smaller in size shall be mounted on a galvanized 2 lb. U-channel post MMUTCD	Not included	Not Met	Include not in future submittal.
35	Signs greater than 12" x 18" shall be mounted on a galvanized 3 lb. or greater U-channel post MMUTCD	Not included	Not Met	Include not in future submittal.
36	Sign bottom height of 7' from final grade MMUTCD	Included	Met	Shown on sign details.
37	Signing shall be placed 2' from the face of the curb or edge of the nearest sidewalk to the near edge of the sign MMUTCD	Detail included from face of curb	Partially Met	
38	FHWA Standard Alphabet series used for all sign language MMUTCD	Not included	Not Met	Include not in future submittal.
39	High-Intensity Prismatic (HIP) sheeting to meet FHWA retro-reflectivity MMUTCD	Not included	Not Met	Include not in future submittal.
40	Parking space striping notes	Included	Met	
41	The international symbol for accessibility pavement markings ADA	Not included	Not Met	Provide detail in future submittals.
42	Crosswalk pavement marking detail	Included	Met	
43	Any Other Comments:	There is a "Do Not Enter" sign shown in the sign legend but not on site plan, do not see where this sign would be needed. Label the crosswalk signs on the site plan on the northwest crossing. The applicant could add a "Stop" sign at the northwest parking lot exit.		

Note: Hyperlinks to the standards and Ordinances are for reference purposes only, the applicant and City of Novi to ensure referring to the latest standards and Ordinances in its entirety.

Should the City or applicant have questions regarding this review, they should contact AECOM for further clarification.

Sincerely,

AECOM



Paula K. Johnson, PE
Senior Transportation Engineer



Saumil Shah, PMP
Project Manager

REVIEW OF TRAFFIC IMPACT STATEMENT

Project name:
JSP23-02 – Station Flats Traffic Impact Study
Review

From:
AECOM

Date:
February 8, 2023

To:
Barbara McBeth, AICP
City of Novi
45175 10 Mile Road
Novi, Michigan 48375

CC:
Lindsay Bell, Christian Carroll, Humna Anjum, Ben
Peacock, Diana Shanahan

Memo

Subject: JSP23-02 – Station Flats Traffic Impact Study Review

The traffic impact study was reviewed to the level of detail provided and AECOM recommends **approval** for the applicant to move forward until they have addressed the comments provided below.

GENERAL COMMENTS

1. The following sections will go section through section of the report.

INTRODUCTION

1. The intersections identified as in the study area are as follows:
 - a. Wixom Road and Grand River Avenue (signalized).
 - b. Wixom Road and Catholic Central High School (CCHS)/Novi Promenade (signalized).
 - c. Wixom Road and North Driveway (existing unsignalized driveway along north face of Target).
 - d. Wixom Road and South Driveway (existing unsignalized driveway along south face of Target).
2. Volumes and turning movement counts were collected on Thursday, May 5, 2022 at the intersections listed above for a total of 4 hours, 7 am to 9 am and 4 pm to 6 pm.
3. The preparer reviewed pre-pandemic volume counts and determined that there was no compelling evidence to apply a correction factor.

EXISTING CONDITIONS ANALYSIS

1. The preparer conducted a HCM Synchro analysis for AM and PM peaks for the 4 intersections.
2. The following approaches operate at LOS E during the AM and/or PM peak periods:
 - a. NB Wixom Road at Wixom and Grand River (AM)
 - b. SB Wixom Road at Wixom and Grand River (PM)
 - c. EB Catholic Central High School at Wixom and CCHS/Novi Promenade (AM and PM)
 - d. WB Novi Promenade at Wixom and CCHS/Novi Promenade (AM and PM)
3. The preparer proposed timing optimization at Wixom and Grand River and both timing optimization and lane realignment at the Wixom and CCHS/Novi Promenade intersection to allow for right turns to overlap with the corresponding left turns.
 - a. A type confusing northbound-lane and northbound-left is present in this section of the report.

- b. This proposal would increase delay on northbound Wixom Road in both the AM and PM peaks, however total intersection delay would decrease by approximately 4 seconds in both instances. However, NB Wixom Road would change from LOS D to LOS E for the PM peak.
- c. The preparer notes that both these intersections are part of the County's adaptive traffic system, SCATS.

BACKGROUND CONDITIONS ANALYSIS

1. The following projects were included in background conditions for this project:
 - a. Walbridge Industrial Park Development (Built and Unoccupied)
 - b. Township Warehouse (Under Construction)
 - c. Township Manufacturing Facility (Not Built)
 - d. South Hill Business Park West Phase 1
2. The preparer indicated the trips for these would be distributed according to the existing traffic patterns of the area, as the study area was outside the study areas for the respective developments.
3. A growth rate of 0.5% per year was applied to grow volumes to 2024.
 - a. A growth rate of 4 to 7% per year was indicated from SEMCOG data for 2016 to 2019.
 - b. The preparer indicated the SEMCOG community profile for the city indicated growth of 0.05-0.1% per year from 2020 to 2045.
 - c. The preparer indicates a growth rate of 0.5% was assumed based on anticipated population growth in the City and historical data.
4. When the background conditions volumes are applied to the Synchro model, 50% or more of the approaches operate at LOS E or F for the signalized intersections.
 - a. The preparer notes that at 3 of the LOS E approaches and 1 LOS F approach, actuated signals would decrease delay in practice.

SITE TRAFFIC CHARACTERISTICS

1. The preparer has accurately indicated the proposed development's trip generation counts.
2. The trip distribution was based on the existing volumes on Wixom and Grand River.
 - a. Trip distribution shows both driveways for the site being utilized equally, which is unlikely to occur. Vehicles heading north would utilize the north driveway and vehicles heading south would utilize the south driveway. If other revisions are required, this could be corrected.

FUTURE CONDITIONS ANALYSIS

1. Turn lane warrants were done for the three possible site driveways.
 - a. According to Figure IX.10, neither a right turn taper nor a turn lane is warranted.
2. Future conditions with the site traffic were examined in Synchro.
 - a. At Wixom and Grand River, 50% of approaches during AM peak and PM peak operate at LOS E or F.
 - b. At Wixom and CCHS/Novi Promenade, the two sidestreets operate at LOS E during both AM and PM peak.
3. The preparer modeled timing optimization at Wixom and Grand River, which would reduce total delays to 1 approach with LOS E during AM peak and 2 approaches with LOS E during PM peak.

FINDINGS AND RECOMMENDATIONS

1. The preparer concludes that the development should not result in any significant impact on the road network with SCATS is in effect.
2. Driveway storage length is expected to be able to absorb the increased traffic without incident.

CONCLUSIONS

1. The preparer could correct the minor typos, however, all Synchro values are accurate in the report text, in that they agree with the appendix reports.
2. The preparer indicates that the improvement scenarios were to demonstrate capacity exists at the intersections for SCATS to make use of with adaptive controls.

Should the City or applicant have questions regarding this review, they should contact AECOM for further clarification.
Sincerely,

AECOM



Patricia Thompson, PE
Traffic Engineer



Saumil Shah, PMP
Project Manager

FAÇADE REVIEW



May 22, 2023

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

Façade Review Status Summary:
Not Approved - Wood Siding Exceeds Ordinance Maximum.

Re: **FACADE ORDINANCE – Station Flats, JSP23-02**
 Façade Region: 1, Zoning District: I-1

Dear Ms. McBeth;

This review is based on the drawings prepared by Krieger Klatt Architects, dated 5/4/23. Material percentages that are in non-compliance with the Façade Ordinance, if any, are **highlighted** in the chart below. The sample board required by Section 5.15.4.D was provided in photographic format on sheet A.202.

	West (Front)	North (Left)	South (Right)	East (Rear)	Ordinance Maximum (Minimum)
Brick (Glen Gery, Ebonite, Smooth)	31%	34%	37%	42%	100% (30% Min.)
Stone (Shouldice Cast Stone)	22%	21%	17%	0%	50%
Flat Metal Panels (Knotwood, Faux Wood)	8%	10%	12%	19%	50%
Wood Siding (Cement Fiber Lap Siding)	32%	29%	25%	34%	0%
Metal Panels (Pac-Clad)	7%	6%	9%	5%	50%

Cement Fiber Lap Siding is considered Wood Siding with respect to the Façade Ordinance (Footnote 13). As shown above, the percentage of this material exceeds the maximum amount allowed by the Ordinance by a significant amount. The Ordinance allows the percentage of Wood Siding to be increased from 0% to 50% when its use is consistent with residential style architecture (Footnote 10). The proposed building does not meet these criteria because it lacks features normally associated with residential style architecture such as sloped roof, gables, eaves and attached garages. A Section 9 Waiver would therefore be required for this deviation.

In this case the extent of deviation (34% vs 0%) exceeds what would qualify for a Section 9 Waiver. It should be noted that the percentage of Wood Siding has been increased since the prior submittal dated 1/13/23, with said material now being used generally on the upper 2 stories as compared to only the upper story in the prior submittal.

It is recommended that the applicant reduce the percentage of Wood Siding to more closely conform to the Ordinance, or consider changing the Wood Siding to another material that complies with the Façade Ordinance. For example, Cement Fiber Panels consistent with Footnote 15 are allowed up to 25% and would reduce the deviation to the extent needed to qualify for a Section 9 Waiver. Alternately, the Knotwood Faux Wood Panels used elsewhere on the project are considered Flat Metal Panels with respect to the Façade Ordinance and are allowed up to 50%. The use of this material in lieu of Wood Siding would essentially bring the building into full compliance.

The entrance sign indicated on sheet A.300 is constructed of 100% brick and stone and is in full compliance with the Façade Ordinance. The dumpster enclosure indicated on sheet C-9.2 is constructed of “architectural masonry to match finish of the building”. Assuming that this means identical brick or stone, the dumpster enclosure is in full compliance with the Façade Ordinance.

General Notes:

1. RTU Screening - It should be noted that all roof top units must be screened from view from all vantage points both on-site and off-site using materials in compliance with the Façade Ordinance.

2. Inspections – The Façade Ordinance requires inspection(s) for all façade materials. It is the applicant’s responsibility to request the inspection at the appropriate time, prior to installation. Inspections may be requested using the Novi Building Department’s Online Inspection Portal with the following link. Please click on “Click here to Request an Inspection” under “Contractors”, then click “Façade”. <http://www.cityofnovi.org/Services/CommDev/OnlineInspectionPortal.asp>.

Sincerely,
DRN & Architects PC



Douglas R. Necci, AIA

FIRE REVIEW



August 2, 2023

TO: Barbara McBeth - City Planner
Lindsay Bell - Plan Review Center
James Hill - Plan Review Center
Ian Hogg – Plan Review Center
Diana Shanahan – Planning Assistant

CITY COUNCIL

Mayor
Bob Gatt

Mayor Pro Tem
Dave Staudt

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Director of Public Safety
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Interim Fire Chief
John B. Martin

Assistant Chief of Police
Scott R. Baetens

Assistant Fire Chief

Novi Public Safety Administration
45125 Ten Mile Road
Novi, Michigan 48375
248.348.7100
248.347.0590 fax

cityofnovi.org

RE: Station Flats

PSP# 23-0004

PreApp# 23-0002

Project Description:

Build a 45,825 Sq. Ft. Multi-tenant Structure off Wixom Rd south of Grand River

Comments:

- **All** fire hydrants **MUST** be installed and operational prior to any combustible material is brought on site. **IFC 2015 3312.1**
- For new buildings and existing buildings, you **MUST** comply with the International Fire Code Section 510 for Emergency Radio Coverage. This shall be completed by the time the final inspection of the fire alarm and fire suppression permits.
- **Corrected 3/27/23 KSP-** Fire lanes will be designated by the Fire Chief or his designee when it is deemed necessary and shall comply with the Fire Prevention Ordinances adopted by the City of Novi. The location of all "fire lane – no parking" signs are to be shown on the site plans. **(Fire Prevention Ord.)**
- **Corrected 3/27/23 KSP-** An unobstructed outside turning radius of 50 feet minimum and an inside turning radius of 30 feet maximum are to be provided at intersections of private or public roadways and cul-de-sacs. **(International Fire Code 503.2.4) (South entrance from Target).**
- The ability to serve at least two thousand (2,000) gallons per minute in single-family detached residential; three thousand (3,000) gallons per school areas; and at least four thousand (4,000) gallons per minute in office, industrial and shopping centers is essential. **(D.C.S. Sec.11-68(a))**
- Hydrants shall be spaced approximately three hundred (300) feet apart online in commercial, industrial, and multiple-residential areas. In cases where the buildings within developments are fully fire suppressed, hydrants shall be no more than five hundred (500) feet apart. The spacing of hydrants around commercial and/or industrial developments shall be considered as individual cases where special circumstances exist upon consultation with the fire chief. **(D.C.S. Sec. 11-68 (f)(1)c)**

- Fire hydrant spacing shall be measured as “hose laying distance” from fire apparatus. Hose laying distance is the distance the fire apparatus travels along improved access routes between hydrants or from a hydrant to a structure.
- Shall add Fire Department Connection on the plans for review.
- Fire department connections shall be located on the street side of buildings, fully visible and recognizable from the street or nearest point of fire department vehicle access or as otherwise approved by the code official. **(International Fire Code 912.2.1)**
- Proximity to hydrant: In any building or structure required to be equipped with a fire department connection, the connection shall be located within one hundred (100) feet of a fire hydrant. **(Fire Prevention Ord. Sec. 15-17 912.2.3)**
- Landscaping shall not obstruct the FDC.
- **Corrected 3/27/23 KSP-** A hazardous chemical survey is required to be submitted to the Planning & Community Development Department for distribution to the Fire Department at the time any Preliminary Site Plan is submitted for review and approval. Definitions of chemical types can be obtained from the Fire Department at (248) 735-5674.
- Water main sizes shall be put on the plans for review.
- Water mains greater than 25', shall be at least 8" in diameter. Shall not on plans for review. **(D.S.C. 11-68(C)(1)(c))**

Recommendation:

Approved with Conditions

Sincerely,

A handwritten signature in black ink, appearing to read 'KSP', with a long horizontal flourish extending to the right.

Kevin S. Pierce-Fire Marshal
City of Novi – Fire Dept.

cc: file

APPLICANT RESPONSE LETTER

C Y P R E S S
P A R T N E R S
A Limited Liability Company

September 6, 2023

Ms. Lindsay Bell
Planning Department-City of Novi
45175 Ten Mile Rd
Novi, MI 48375

Dear Ms. Bell,

Please accept this letter as a short summary on few items pertaining to finishing up the submittals on our proposed development of "Station Flats" located on Wixom Rd in the Novi Promenade.

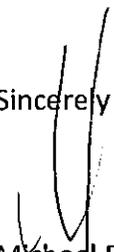
In Summary:

- We reached out to the Association Presidents of Villas of Stonebrook as well as Island Lake of Novi to introduce the project and discuss the project in detail. They arranged a meeting and invited some of the neighbors. It is important to note that most of these neighbors were outside of the 300' notification requirement but we do this as a common practice when developing in fill locations. We were disappointed these neighbors had no interest when we met in discussing the plans, the concept or design of the project. We had a subsequent follow up meeting and a few conversations with the Association Presidents who were very helpful and took the time to understand the project. The Association Presidents have no issue with the plans and are supportive of the project.
- To help with the City of Novi's continued vision of connectivity we were recently able to secure the approval from our neighbor for the installation of an East-West sidewalk that will connect our development with the sidewalk that runs along the East side of Wixom Rd. This was not easy and is being done at considerable expense to Cypress Partners. This installation will occur when we rebuild the entrance and boulevard and will only occur if Station Flats is approved as we will not have the financing to install this independently.

- We have included the market study which details the demand in the area for additional high end multi -family units. This report was completed by Mr. Don Selvidge who works for Integra Real Estate. Don is considered one of the premier market analysts in the State of Michigan for multi-family. The report confirms there is significant demand in the market for this high-end product.
- We have also included a report from the MEDC that summarizes the benefits of Mixed-Use projects and the push by many communities to accommodate this zoning/approach.
- We have prepared an extensive narrative and power point presentation which we will be sharing with the Planning Commission on Wednesday Sept 13th.

We look forward to presenting the project and thank you in advance for your time.

Sincerely Yours,



Michael Parks
Member/Owner -Cypress Partners

Integra Realty Resources

Detroit

Market Study

Proposed The Station Flats

Wixom Road

Novi, Oakland County, Michigan 48374

Prepared For:

Cypress Partners

Effective Date of the Market Study:

June 15, 2023

IRR - Detroit

File Number: 142-2023-0617





June 20, 2023

Michael Parks
Cypress Partners
280 W. Maple Road, Suite 280
Birmingham, MI 48009

SUBJECT: Market Demand Study
 Proposed The Station Flats
 Wixom Road
 Novi, Oakland County, Michigan 48374
 IRR - Detroit File No. 142-2023-0617

Dear Mr. Parks:

Integra Realty Resources – Detroit is pleased to submit the accompanying market study of the referenced property. The client for the assignment is Cypress Partners, and the intended use is for internal business decisions.

The purpose of this market study is to provide a general summary of the local apartment market, including current/future market conditions that would impact any proposed apartment. More specifically, this study includes demographic data of prospective renters and buyers, as well as data on prevailing market rents, occupancy rates, competitive supply, proposed new developments and absorption rates. Further, as requested, we provide projected market rents for the proposed unit styles as of a current date.

The market study is intended to conform with the Uniform Standards of Professional Appraisal Practice (USPAP), the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute, and applicable state appraisal regulations.

In completing the assignment, our scope of work included analyzing current demographics obtained by Claritas. Existing apartments were surveyed for market rents and vacancies. We interviewed local municipalities and market participants relative to pipeline inventory. We then compiled the data to determine the overall demand within the primary market area and specifically for the subject.

A) Demographic Review – The subject is situated in Novi which is also viewed as being the primary market area. The subject may draw from adjacent market areas but the majority of demand will come from the city. Novi is an above average income community wherein population and households are expected to grow through 2028. The city does have a strong employment base which is projected to grow and benefits from a central location to freeways, employers, and retail/services. (Refer to Demographic Review Section)

B) Competitive Market Review – The vast majority of the rental housing stock in Novi was constructed in the 1970's to 1990's. Apartment projects constructed in the 2000's consist primarily of townhouse style units with attached garage. The subject is a proposed elevator building and there is a lack of competitive developments in Novi which bodes well for the subject. This type of product appeals to a wide array of prospective renters and has been very successful in adjacent communities including Milford, West Bloomfield Township, Troy, and Southfield to name a few. The city is primarily developed with limited land available for new apartment development. The apartment developments added to the market in recent years experienced strong lease-up and are stabilized. We interviewed the City of Novi and searched other sources such as CoStar and identified 10 projects containing over 1,600 apartment units. The subject is one of three proposed elevator buildings thus limited future competition. Overall, the apartment market is stabilized with rental rates projected to grow. (Refer to Competitive Market Review Section)

C) Conclusions and Recommendations – The demand for apartment rentals is strong which is evidenced by the high occupancy. High home ownership costs, a predominance of one- and two-person households, and most importantly, consumer preference of renter housing are key factors for the successful introduction of new units into the market. The majority of rental housing stock in the market was built in the 1970's to 1990's, or were built in the 2000's and are townhouse style units. The subject, as a proposed elevator building, will bring a unique product to the market. The existing competitive supply is faring very well, with the current PMA vacancy less than 5%. Recent apartments added within and outside the PMA are experiencing strong absorption levels. Finally, based on current market conditions, we are projecting an absorption rate of 10 to 12 units per month assuming the units are priced consistently with that concluded herein. (Refer to Demand Estimate and Analysis Section)

Finally, the client has requested the projected market rent for the proposed units. The following table summarizes our projected market rents as of a current date. (Refer to Competitive Market Review Section for the specific assumptions made in concluded to market rent)

Market Rent Conclusions

Unit Type	Total Units	Avg. Unit Size	Market Rent/ Month	Market Rent/SF
Studio	24	500	\$1,500	\$3.00
1 Bed/1 Bath (Live/Work)	8	800	\$1,800	\$2.25
1 Bed/1 Bath	67	720	\$1,700	\$2.36
2 Bed/2 Bath	57	860	\$2,000	\$2.33
3 Bed/2 Bath	2	1,600	\$2,700	\$1.69
Total/Avg.	158	752	\$1,796	\$2.39

Extraordinary Assumptions and Hypothetical Conditions

The value conclusions are subject to the following extraordinary assumptions. An extraordinary assumption is an assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions.

1. None.

The value conclusions are based on the following hypothetical conditions. A hypothetical condition is a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis.

1. The concluded market rent is for a hypothetical property and assumes the location, unit features, utility structures, unit sizes, etc., are consistent with that discussed in the body of the market study. Further, the market rent assumes a current date of value.

The use of any extraordinary assumption or hypothetical condition may have affected the assignment results.

If you have any questions or comments, please contact the undersigned. Thank you for the opportunity to be of service.

Respectfully submitted,

Integra Realty Resources - Detroit



Donald L. Selvidge, MAI
Michigan Certified General Real Estate
Appraiser #1205006537
Telephone: 248.979.9670
Email: dselvidge@irr.com



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General Information

Purpose of the Market Study

The purpose of the market study is to determine the market demand for apartment units in Novi, as of the effective date, June 15, 2023. The date of the market study is June 20, 2023. The market study is valid only as of the stated effective date or dates.

Market Rent

The most probable rent that a property should bring in a competitive and open market under all conditions requisite to a fair lease transaction, the lessee and lessor each acting prudently and knowledgeably, and assuming the rent is not affected by undue stimulus. Implicit in this definition is the execution of a lease as of a specified date under conditions whereby:

- Lessee and lessor are typically motivated;
- Both parties are well informed or well advised, and acting in what they consider their best interests;
- Payment is made in terms of cash or in terms of financial arrangements comparable thereto; and
- The rent reflects specified terms and conditions typically found in that market, such as permitted uses, use restrictions, expense obligations, duration, concessions, rental adjustments and revaluations, renewal and purchase options, frequency of payments (annual, monthly, etc.), and tenant improvements (TIs).¹

Intended Use and User

The intended use of the market study is for internal business decisions. The client and intended user is Cypress Partners. The market study is not intended for any other use or user. No party or parties other than Cypress Partners may use or rely on the information, opinions, and conclusions contained in this report.

Applicable Requirements

This market study is intended to conform to the requirements of the following:

- Uniform Standards of Professional Appraisal Practice (USPAP);
- Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute;
- Applicable state appraisal regulations.

¹ Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 7th ed. (Chicago: Appraisal Institute, 2022)

Report Format

Standards Rule 2-2 (Content of a Real Property Appraisal Report) contained in the Uniform Standards of Professional Appraisal Practice (USPAP) requires each written real property appraisal report to be prepared as either an Appraisal Report or a Restricted Appraisal Report. This report is prepared as an Appraisal Report as defined by USPAP under Standards Rule 2-2(a), and incorporates practical explanation of the data, reasoning, and analysis that were used to develop the opinion of value.

Prior Services

USPAP requires appraisers to disclose to the client any other services they have provided in connection with the subject property in the prior three years, including valuation, consulting, property management, brokerage, or any other services. We have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding the agreement to perform this assignment.

Market Study Process and Scope of Work

Standards Rule 5-2(e) of the Uniform Standards of Professional Appraisal Practice stipulates that a market study report "describes the overall range of work and the extent of the data collection process".

To determine the appropriate scope of work for the assignment, we considered the intended use of the report, the needs of the user, the complexity of the property, and other pertinent factors. Our concluded scope of work is described below.

A. Demographic Review

1. Determine an appropriate draw area (or "Market Area") for the project
2. Analyze overall population, households, and employment growth trends.
3. Summarize demographic trends as they relate to the demand for market rate general occupancy rental housing in the Market Area.

B. Competitive Market Review

1. Examine overall rental market conditions, average rents and vacancies in Market Area.
2. Survey competitive market rate general occupancy rental developments in and near the Market Area; provide information on year built, number of units, rent levels, vacancies, unit features and amenities.
3. Inventory existing apartment developments in the Market Area; provide data on location, year built, number of units, and pricing.

4. Inventory any pending rental housing developments that would be directly competitive with the proposed development. Provide information on project scale, characteristics, development timing and impact on the market and impacts on the proposed project(s).
5. Relate existing rental housing market conditions to the potential demand for additional apartment units.

C. Conclusions and Recommendations

1. Determine the market rent for proposed apartment property as of a current date.
2. Project the absorption period.

Research and Analysis

- 1) We toured the market area and attempted to identify and consider those characteristics that may have a legal, economic or physical impact on the demand for apartment units.
- 2) We physically observed the micro and/or macro market environments with respect to physical and economic factors relevant to developing the market demand; expanded this knowledge through interviews with regional and/or local market participants, available published data and other various resources;
- 3) We conducted regional and/or local research with respect to applicable zoning requirements, flood zone status, demographics, and comparable properties;
- 4) We analyzed the data gathered through the use of appropriate and accepted methodology to arrive at the level of demand.
- 5) We surveyed comparables in the market area that are considered direct or secondary competition to the subject's hypothetical property. This data is utilized to arrive at a projected rental rate for the subject's proposed improvements.

Data Collection

Three types of data are normally gathered while completing a market study: general, specific, and competitive supply and demand.

General Data: General data concerns the social, economic, governmental, and environmental forces that impact real property. We have gathered general data from a variety of governmental and civil agencies including: Environics Analytics (EA), the Bureau of the Census; Bureau of Labor Statistics, and various city and county departments.

Specific Data: Data relating to the subject property under consideration and to comparable properties is referred to as specific data. Specific comparable data has been gathered from market participants and from various sources reporting and advertising apartment market data.

Competitive Supply and Demand Data: Complete competitive supply and demand analyses are part of this market study.

Competency Provision under USPAP

The Uniform Standards of Professional Appraisal Practice (USPAP) has a Competency Provision. The provision requires an analyst to either have the knowledge and expertise necessary to complete an assignment before an assignment is accepted or to divulge this lack of experience to the client prior to accepting the assignment, take all steps necessary to complete the assignment competently, and describe the lack of knowledge and/or experience in the report.

Donald L. Selvidge, MAI has performed various market studies and feasibility studies for apartment developments and other property types throughout Michigan for over 20 years. Mr. Selvidge has the knowledge and expertise necessary to complete this market study.

Inspection

Donald L. Selvidge, MAI, conducted an inspection of the market area on June 15, 2023.

Significant Assistance

It is acknowledged that William J. Kurzawa made a significant professional contribution to this market study, consisting of conducting research on the subject and transactions involving comparable properties, under the supervision of the persons signing the report.



Subject looking southeast



Entrance drive looking west



Entrance looking east



Western border looking south



Subject looking southeast



Subject looking east



Subject looking northeast



Western border looking north



Subject looking south



Sam's Club to the north



Subject southern border



Target bordering west of the subject

Demographic Review

Surrounding Area Analysis

The subject is located on the east side of Wixom Road, south of Grand River Avenue and north of 11 Mile Road in the City of Novi.

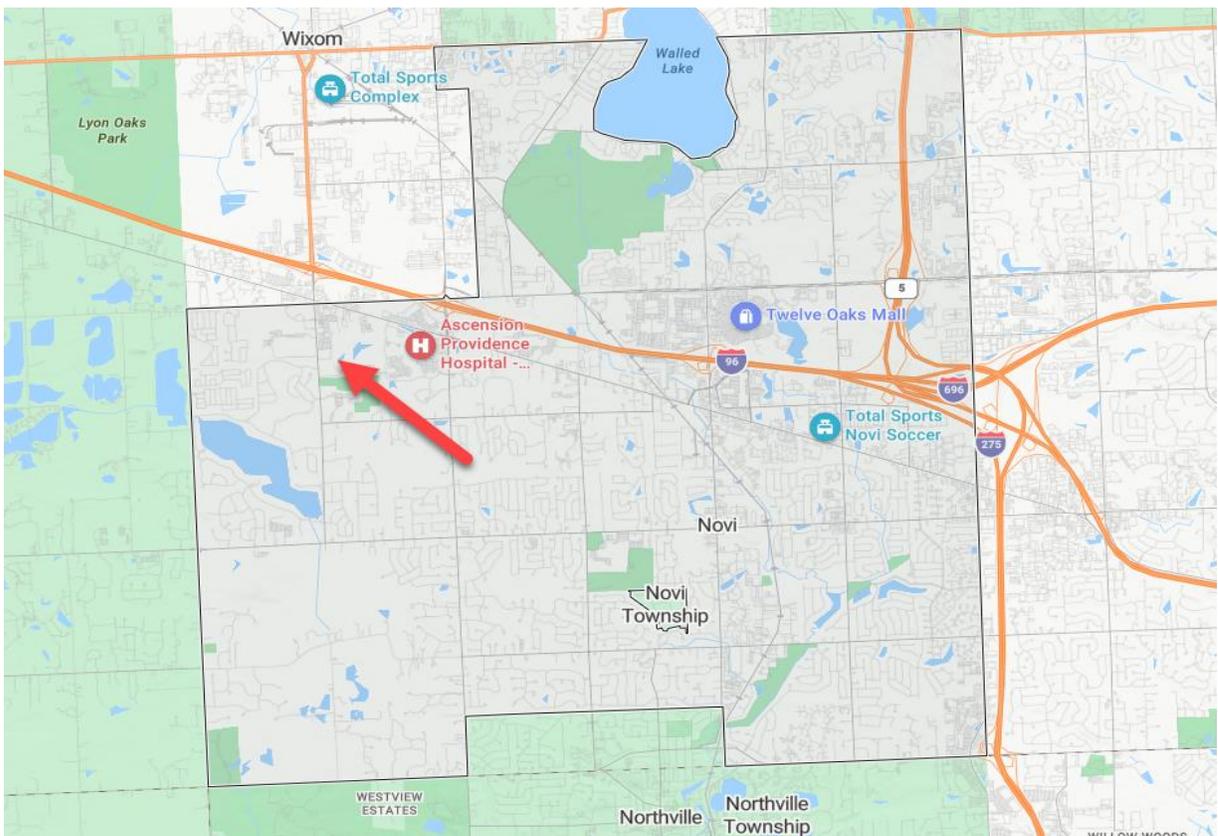
Boundaries & Delineation

Boundaries

Market Area	Detroit, MI
Submarket	Novi-Northville
Area Type	Suburban

Delineation

North	W. Pontiac Trail
South	8 Mile Road
East	Haggerty Road
West	Napier Road



Access and Linkages

Primary access and linkages to the subject area, including highways, roadways, public transit, and airports, are summarized in the following table.

Access & Linkages	
Vehicular Access	
Major Highways	I-96, I-696, I-275, M-5
Primary Corridors	8 - 14 Mile Roads, Napier Road, Wixom Road, Beck Road, Taft Road, Novi Road, Haggerty Road, Grand River Avenue
Vehicular Access Rating	Good
Public Transit	
Providers	SMART
Transit Access Rating	Average
Airport(s)	
Distance	Detroit Metropolitan Wayne County International Airport
Driving Time	20-30 minutes
Primary Transportation Mode	Automobile

Demand Generators

The typical generators of demand affecting the subject property and its market are discussed and analyzed below.

Employment and Employment Centers

While Novi is primarily a bedroom community and is viewed as a favorable residential address, there are a number of major employers in the city. The City is home to a mix of 3,000 large and small businesses including 1,000 international companies. Major employers in Novi include Ascension Providence Hospital, Harman International, Novi Community Schools, Fox Run Retirement, Ryder Systems, ITC Holdings, Eberspaecher North America, Magna International, and Cooper Standard.

In addition, Novi has a logistical advantage given the access to I-96/I-696 and I-275. These freeways allow quick access to major employers throughout Southeastern Michigan. As a result, the city has a strong residential foundation. In fact, Novi is annually recognized by various national publications as one of the top places to live and work.

The Southeast Michigan Council of Governments (SEMCOG) projects that employment will continue to grow in Novi through 2050 with a concentration in the service industries including professional and tech services and healthcare with less reliance on manufacturing and retail trade.

Forecasted Jobs By Industry Sector	2019	2020	2025	2030	2035	2040	2045	2050	Change 2019-2050	Pct Change 2019-2050
Natural Resources, Mining, & Construction	2,219	2,200	3,029	3,015	2,991	2,906	2,831	2,840	621	28%
Manufacturing	4,670	4,239	4,627	4,575	4,344	4,101	3,935	3,913	-757	-16.2%
Wholesale Trade	3,118	2,929	3,139	3,197	3,288	3,266	3,202	3,138	20	0.6%
Retail Trade	7,892	6,944	7,207	6,823	6,338	6,029	5,777	5,623	-2,269	-28.8%
Transportation, Warehousing, & Utilities	1,418	1,410	1,667	1,701	1,747	1,751	1,774	1,783	365	25.7%
Information & Financial Activities	6,576	6,145	7,173	7,806	8,290	8,615	8,922	9,254	2,678	40.7%
Professional and Technical Services & Corporate HQ	8,452	7,940	9,299	9,800	10,237	10,599	11,019	11,441	2,989	35.4%
Administrative, Support, & Waste Services	3,477	3,026	3,421	3,565	3,729	3,854	3,960	4,107	630	18.1%
Education Services	2,212	2,060	2,213	2,286	2,347	2,362	2,379	2,398	186	8.4%
Healthcare Services	7,679	7,095	7,941	8,216	8,579	8,969	9,388	9,839	2,160	28.1%
Leisure & Hospitality	7,103	5,217	7,105	7,275	7,317	7,335	7,346	7,405	302	4.3%
Other Services	2,137	1,851	2,247	2,373	2,429	2,452	2,499	2,513	376	17.6%
Public Administration	719	682	718	732	736	732	732	731	12	1.7%
Total Employment Numbers	57,672	51,738	59,786	61,364	62,372	62,971	63,764	64,985	7,313	12.7%

In addition to the employment within the city, Novi is considered to be centrally located to other employment centers in Southeastern Michigan. The existing infrastructure allows the market area to be within 20 minutes of Downtown Detroit (Wayne State University, Quicken Loans, Compuware, General Motors Corporate Headquarters), Auburn Hills (Stellantis North American Headquarters, Oakland University, and numerous automotive suppliers), Dearborn (Ford World Headquarters), and Southfield (Home to 20 top 100 Companies). SEMCOG indicates that as of 2016, over 80% of employment originates from outside the City of Novi; as the following table illustrates.

Rank	Where Residents Work *	Workers	Percent
1	Novi	5,533	19.1%
2	Detroit	2,579	8.9%
3	Farmington Hills	2,398	8.3%
4	Southfield	1,896	6.6%
5	Livonia	1,689	5.8%
6	Dearborn	1,561	5.4%
7	Wixom	1,209	4.2%
8	Plymouth Twp	862	3%
9	Troy	722	2.5%
10	Ann Arbor	694	2.4%
-	Elsewhere	9,761	33.8%
* Workers, age 16 and over residing in Novi		28,904	100%

Overall, access to employment centers in other submarkets is a demand driver.

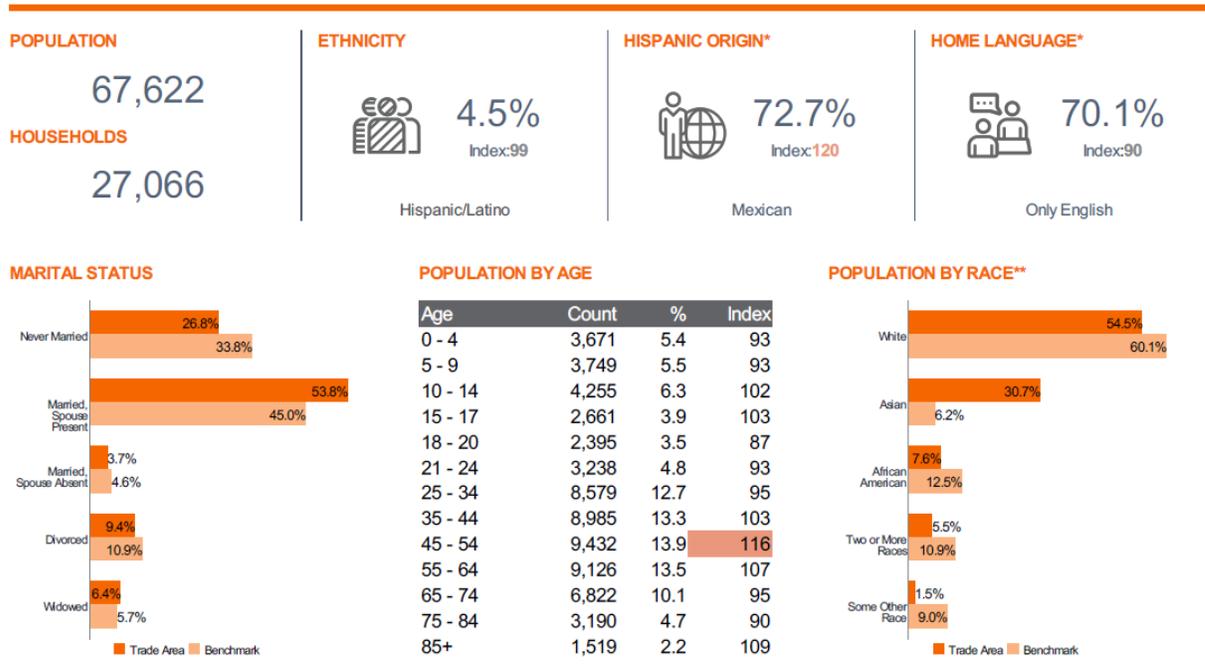
Nearby Retail Uses

The immediate market area has an abundance of retail alternatives. Immediately to the north of the subject is a Sam's Club while west of the subject is a Target. Grand River Avenue, north of the subject, is a retail corridor and is anchored by Meijer, The Home Depot, Kroger, Staples, along with numerous sit down and fast-food restaurants.

The Novi Road and I-96 interchange, northeast of the subject, is the primary retail corridor servicing Western Oakland County. The interchange is anchored by Twelve Oaks Mall at the northeast corner; a regional mall containing over 1.5 million square feet anchored by Macy's, Nordstrom, and JC Penney. Novi Town Center is situated at the southeast corner and is a regional shopping center anchored by Walmart Supercenter. The northeast corner of this intersection includes the West Oaks I and II regional shopping centers anchored by Michaels, Old Navy, Kohl's, Marshall's, and JoAnn Fabrics and Twelve Mile Crossing at Fountain Walk anchored by Dick's Sporting Goods, Powerhouse Gym, and Emagine Novi Theatre. The southeast corner of the intersection is the site of the former Novi Expo Center that has been developed into a large scale mixed use development that includes hotels, restaurants, an indoor skydiving facility, and a Planet Fitness.

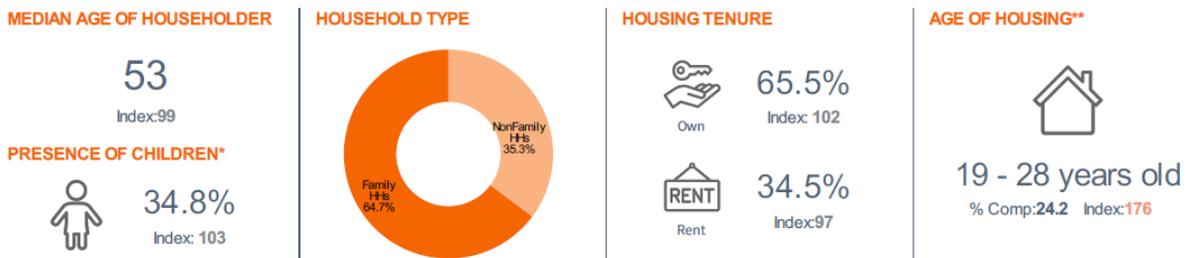
Population and Income

A demographic profile of the surrounding area, including population, households, and income data, is presented in the following charts and table. The primary market area (PMA) is concluded to be the City of Novi.



Trade Area: Novi

Population: 67,622 | Households: 27,066



EDUCATIONAL ATTAINMENT: TOP 2*



EDUCATION: HISPANIC/LATINO



POVERTY STATUS



HOUSEHOLD INCOME



Median Household Income
\$102,041
Index: 139

Average Household Income
\$143,404
Index: 137

HOUSEHOLD INCOME DISTRIBUTION



OCCUPATIONAL CLASS*



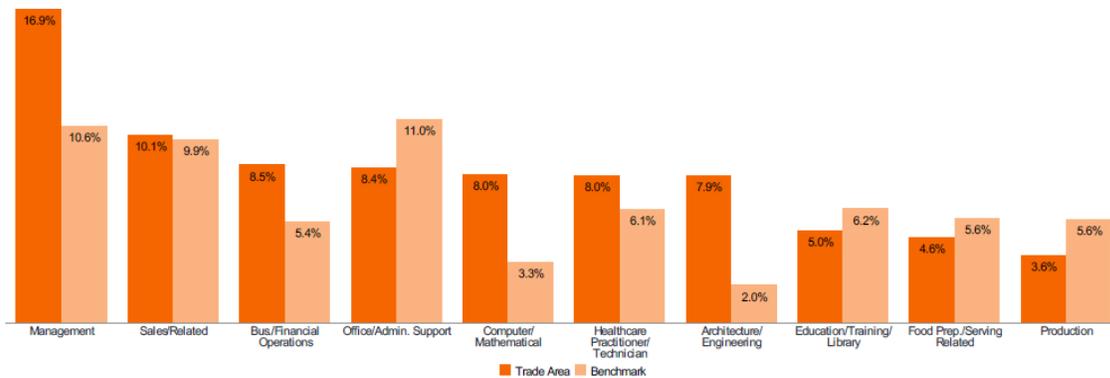
UNEMPLOYMENT RATE



METHOD OF TRAVEL TO WORK: TOP 2*



OCCUPATION: TOP 10*



Surrounding Area Demographics

2023 Estimates	City of Novi	Oakland County	State of Michigan
Population 2020	66,243	1,274,395	10,077,331
Population 2023	67,622	1,277,325	10,058,043
Population 2028	70,327	1,292,634	10,086,432
Compound % Change 2020-2023	0.7%	0.1%	-0.1%
Compound % Change 2023-2028	0.8%	0.2%	0.1%
Households 2020	26,459	524,047	4,041,760
Households 2023	27,066	527,326	4,051,283
Households 2028	28,249	535,979	4,081,962
Compound % Change 2020-2023	0.8%	0.2%	0.1%
Compound % Change 2023-2028	0.9%	0.3%	0.2%
Median Household Income 2023	\$102,041	\$89,267	\$66,041
Average Household Size	2.5	2.4	2.4
College Graduate %	60%	48%	30%
Median Age	41	42	41
Owner Occupied %	65%	71%	72%
Renter Occupied %	35%	29%	28%
Median Owner Occupied Housing Value	\$415,274	\$330,858	\$217,694
Median Year Structure Built	1992	1974	1971
Average Travel Time to Work in Minutes	31	30	27

Source: Claritas

As shown above, the current population and households within Novi are projected to grow outpacing both the county and state. Novi has a higher concentration of renter-occupied households; higher than the county, and state. Income levels in Novi are higher than the county and state. Housing values also surpass the county and state. Overall, Novi is a growing community with above average income levels and housing values.

Services and Amenities

The subject is centrally located to a variety of recreational amenities including several public parks and golf courses. Lyon Oaks is located within the market area and includes an 18-hole public golf course. The Proud Lake Recreation area and Kensington Metropark are located within a short drive of the subject. Novi provides full municipal services including police, fire, and ambulatory service. The city offers several public libraries and a parks and recreation department. The subject is located in the Novi Public School District.

Development Activity and Trends

Novi is a predominantly built-up community with in-fill parcels remaining to be developed. The residential permit activity has been modest in comparison to 2015 and 2017 wherein over 400 new housing units were added.

Year	Single Family	Two Family	Attach Condo	Multi Family	Total Units	Total Demos	Net Total
2015	157	0	0	277	434	5	429
2016	165	0	4	0	169	9	160
2017	139	0	47	327	513	0	513
2018	113	0	27	132	272	0	272
2019	116	0	73	53	242	0	242
2020	143	0	104	0	247	0	247
2021	72	0	102	0	174	1	173
2022	32	0	2	272	306	9	297

Outlook and Conclusions

The area is in the stability stage of its life cycle. Given the history of the area and the growth trends, it is anticipated that property values will increase in the near future.

Surrounding Area Ratings

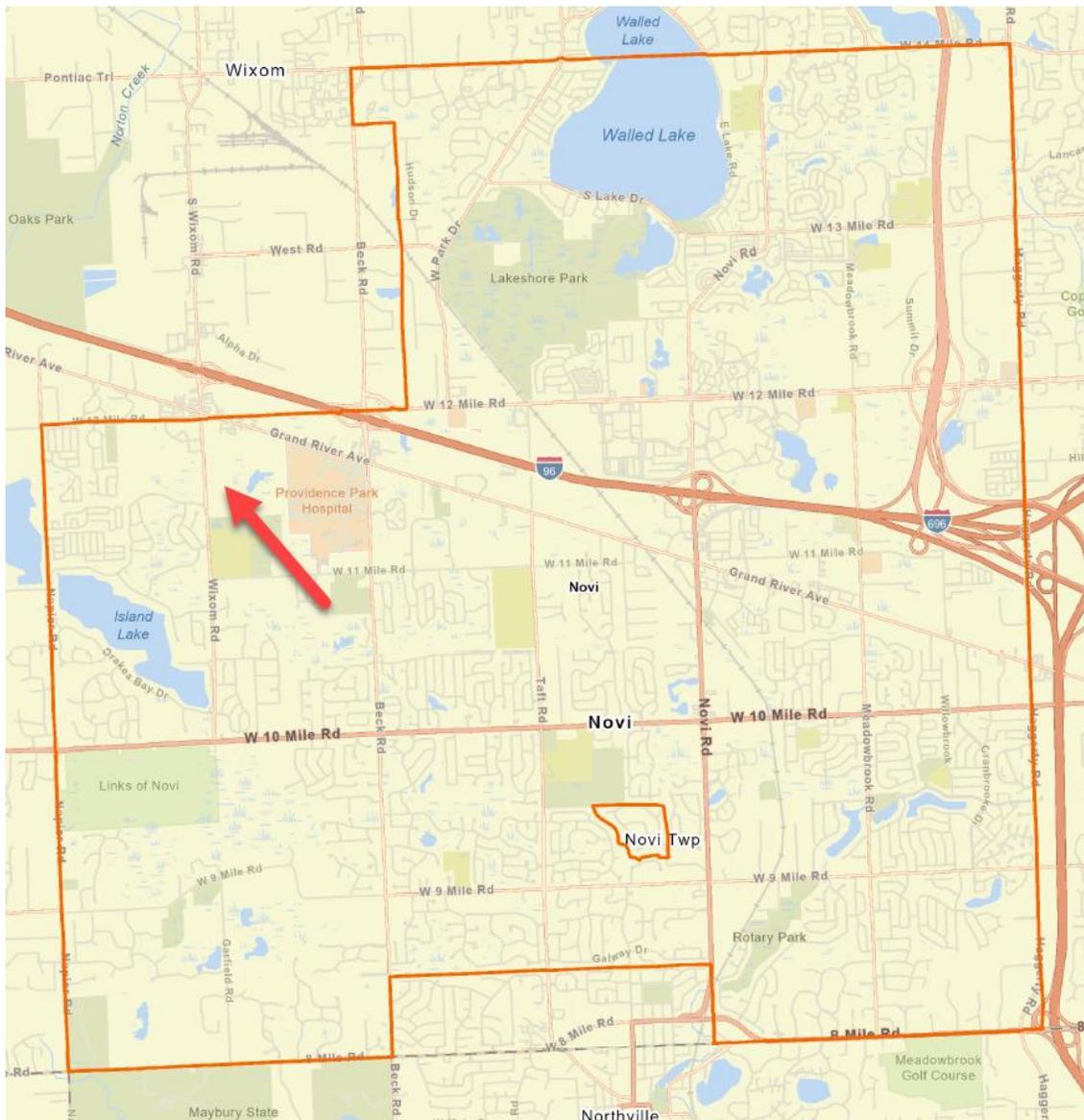
Highway Access	Good
Demand Generators	Good
Convenience to Support Services	Good
Convenience to Public Transit	Average
Employment Stability	Average
Neighborhood Amenities	Good
Police and Fire Protection	Average
Barriers to Competitive Entry	Above Average - lack of land parcels available for development
Price/Value Trends	Good
Property Compatibility	Good

Competitive Market Review

Multifamily Market Analysis

Primary Market Area

The primary market area (PMA) is defined as the “geographic area in which units with similar characteristics are in equal competition”. The majority of demand for the subject’s units is expected to come from the City of Novi. The market area is outlined in the following map.



Anticipated Target Market

Given the subject's location, proximity to various employment centers, and elevator style building, the subject is expected to capture a diverse tenant base including professionals, young families transitioning from rentals to home ownership, existing renter-occupied households, divorcees, empty nesters and retirees.

The following tables provide a snapshot of the proposed unit mix at the subject and the anticipated utility structure.

Proposed Unit Type and Size

Unit Type	Units	% of Total	Avg. Unit Size	Total SF	Occupied Units	Vacant Units	% Occupied
Studio	24	15.2%	500	12,000	0	24	0%
1 Bed/1 Bath (Live/Work)	8	5.1%	800	6,400	0	8	0%
1 Bed/1 Bath	67	42.4%	720	48,240	0	67	0%
2 Bed/2 Bath	57	36.1%	860	49,020	0	57	0%
3 Bed/2 Bath	2	1.3%	1,600	3,200	0	2	0%
TOTAL/AVG.	158	100.0%	752	118,860	0	158	0%
TH - Townhouse							

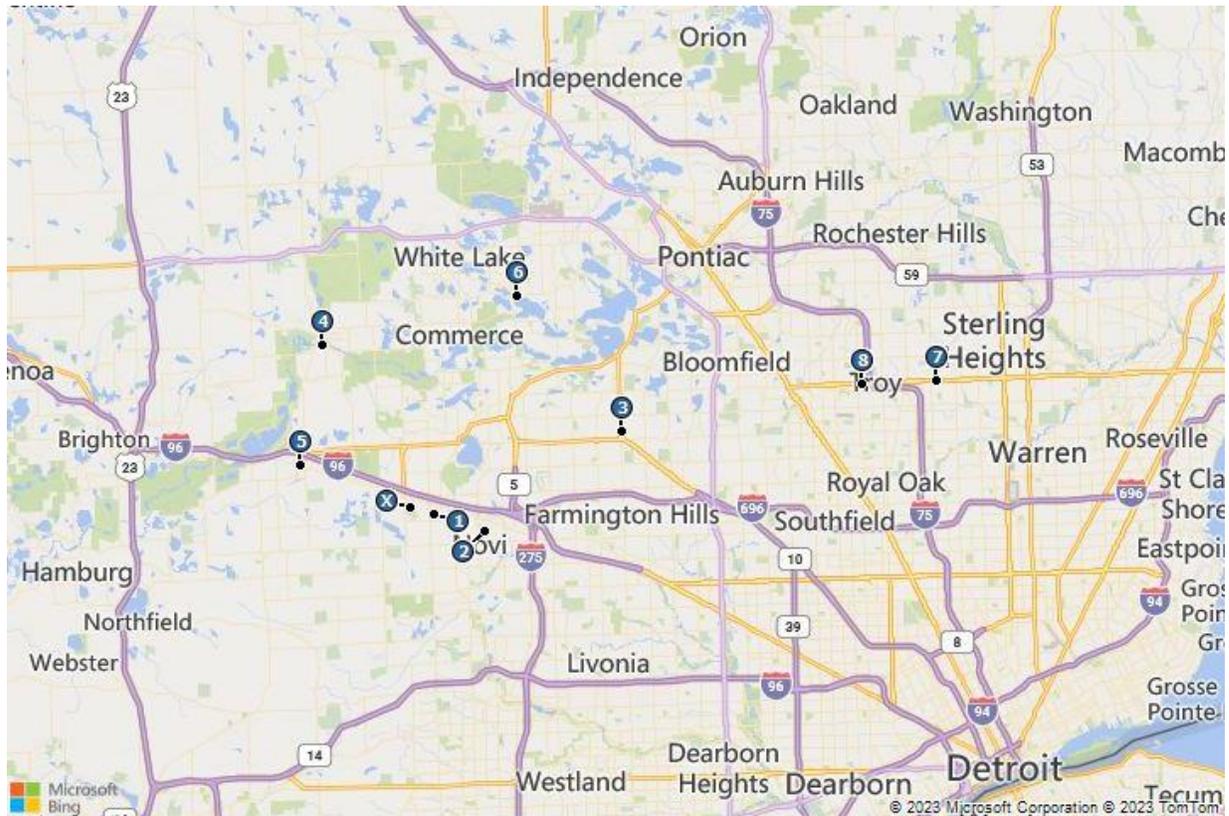
Utilities Expenses

Tenant-Paid Utilities	Owner-Paid-Utilities
In-Unit Electric	Common Area Utilities
Electric Heat	
Hot Water	
Cold Water	
Sewer	
Trash	
Tenant pays electric (heat/hot water) and reimburses LL for cold water, sewer, and trash	

Market Rent Analysis

A critical component of the success of any proposed apartment project are the expected rental rates. We focused on comparables in Novi, however due to the dearth of recently constructed or renovated elevator-style buildings in Novi, we expanded our search to neighboring communities. We also included two developments in the City of Troy which share similar demographics characteristics as Novi. The table on the following page summarizes the salient data for the comparables with write-ups included in the addendum.

Comparable Rentals Map



Summary of Comparable Rentals							
No.	Property Name; Address	Survey Date	Yr Built; Stories	Unit Mix	# Units; % Occ.	Avg. Unit Rent/ Month	Avg. Rent/ SF
1	Central Park Estates 47305 Central Park Blvd. Novi	6/16/2023	2001-2003 3		254 99%		
				1BD-1BA	30	1,065	\$1,825
				2BD-2BA	92	1,207	\$1,895
				2BD-2BA DLX	34	1,460	\$2,135
				2BD-2.5BA	11	1,384	\$2,325
				3BD-2BA	40	1,424	\$2,160
				3BD-2.5BA	41	1,508	\$2,483
				3BD-3BA	6	1,426	\$2,560
	Tenant-Paid Utilities:			Cable, Broadband, In-Unit Electric, Sewer, Cold Water, Hot Water, Gas Heat			
2	Mainstreet Village Apartments & Townhomes 25300 Constitution Novi	6/16/2023	1997/03 3		389 97%		
				1BD-1BA	24	855	\$1,773
				2BD-1BA	9	1,044	\$1,985
				2BD-2BA TH	149	1,379	\$2,138
				2BD-2.5BA TH	129	1,430	\$2,205
				3BD-2BA	9	1,609	\$2,427
				3BD-2.5BA TH	28	1,861	\$2,444
				4BD-2.5BA TH	41	1,525	\$2,676
	Tenant-Paid Utilities:			In-Unit Electric, Electric Cooking, Gas Heat, Hot Water, Cold Water, Sewer, Trash			
3	Town Court Apartments 7110 Orchard Lake Rd. West Bloomfield Township	6/16/2023	2021 4		192 99%		
				1BD-1BA	48	762	\$2,105
				1BD-1BA	29	853	\$2,280
				2BD-2BA	71	1,066	\$2,605
				2BD-2BA	30	1,296	\$2,755
				3BD-2BA	14	1,380	\$2,824
	Tenant-Paid Utilities:			In-Unit Electric, Sewer, Cold Water, Hot Water, Gas Heat			
4	The Marquette 300 E. Huron St. Milford	5/1/2023	2020 4		100 93%		
				1BD-1BA	40	841	\$1,795
				2BD-2BA	45	1,019	\$2,140
				2BD-2BA	15	1,355	\$2,650
	Tenant-Paid Utilities:			In-Unit Electric, Hot Water, Electric Cooking, Gas Heat			
5	The Crossings Apartments 57490 Lyon Center Dr. Lyon Township	6/16/2023	2023 2		304 75%		
				1BD-1BA	-	827	\$1,918
				1BD-1BA	-	837	\$2,000
				2BD-2BA	-	1,269	\$2,113
				2BD-2BA	-	1,260	\$2,570
				3BD-2BA	-	1,475	\$2,435
				3BD-2BA	-	1,349	\$3,095
	Tenant-Paid Utilities:			Trash, Cable, Broadband, In-Unit Electric, Sewer, Cold Water, Hot Water, Gas Heat			
6	Four Corners Lakeside Apartments 8020 Wadi Boulevard Rd. White Lake Township	5/24/2023	2021 3		81 88%		
				Studio	1	549	\$1,400
				1BD-1BA	2	800	\$1,675
				1BD-1BA	6	822	\$1,817
				1BD-1BA	6	1,080	\$1,933
				2BD-2BA	54	1,207	\$1,959
				2BD-2BA	9	1,166	\$2,216
				2BD-2BA	3	1,656	\$3,083
	Tenant-Paid Utilities:			Trash, In-Unit Electric, Sewer, Cold Water, Hot Water, Gas Heat			
7	The Phoenix at Troy Crossing 2135 E. Big Beaver Rd. Troy	6/16/2023	2021-22 3		133 99%		
				Studio	30	631	\$1,505
				1 Bed/1 Bath	30	690	\$1,695
				2 Bed/2 Bath	59	802	\$1,940
				3 Bed/2 Bath	14	1,218	\$2,383
	Tenant-Paid Utilities:			Trash, In-Unit Electric, Sewer, Cold Water, Hot Water, Gas Heat			
8	Zen City Center Apartments 177 Wilshire Dr. Troy	6/16/2023	2021 8		286 97%		
				Studio	40	431	\$1,483
				1BD-1BA	110	782	\$2,023
				1BD-1BA	8	991	\$2,250
				2BD-2BA	83	1,143	\$2,588
				3BD-2BA	44	1,373	\$3,213
				3BD-3.5BA PH	1	2,727	\$8,325
	Tenant-Paid Utilities:			Trash, In-Unit Electric, Sewer, Cold Water, Hot Water, Electric Heat			





Rent Survey 1
Central Park Estates



Rent Survey 2
Mainstreet Village Apartments & Townhomes



Rent Survey 3
Town Court Apartments



Rent Survey 4
The Marquette



Rent Survey 5
The Crossings Apartments



Rent Survey 6
Four Corners Lakeside Apartments

Proposed The Station Flats





Rent Survey 7
The Phoenix at Troy Crossing



Rent Survey 8
Zen City Center Apartments

Proposed The Station Flats



Rental Analysis Factors

Unit Features and Project Amenities

Standard unit features and project amenities for this market are shown in the following table. The unit features and amenities for the subject are assumed for the purposes of this analysis and provided by client.

Unit Features and Project Amenities									
Subject	Rent 1	Rent 2	Rent 3	Rent 4	Rent 5	Rent 6	Rent 7	Rent 8	
Proposed The Station Flats	Central Park Estates	Mainstreet Village Apartments & Townhomes	Town Court Apartments	The Marquette	The Crossings Apartments	Four Corners Lakeside Apartments	The Phoenix at Troy Crossing	Zen City Center Apartments	
Unit Features									
Patio/Balcony/Deck	x	x	x	x		x	x	x	
Central AC	x	x		x	x	x	x		x
Vinyl Plank Floors	x	x	x	x	x	x	x		x
Window Blinds/Shades	x	x	x	x	x	x	x		x
9'+ Ceiling Heights	x	x	x		x	x	x		x
Washer/Dryer Hookup									
Washer/Dryer In Unit	x	x	x	x	x	x	x		x
Dishwasher	x	x	x	x	x	x	x		x
Disposal	x	x	x	x	x	x	x		x
Range	x	x	x	x	x	x	x		x
Refrigerator	x	x	x	x	x	x	x		x
Microwave	x	x	x	x	x	x	x		x
Stainless Steel Appliances	x	x	x	x	x	x	x		x
Granite/Quartz Counters	x	x	x	x	x	x	x		x
Attached Garage		x	x						
Comparison to Subject	Similar	Similar	Similar	Similar	Similar	Similar	Similar	Similar	Similar
Project Amenities									
Gated Entrance		x							
Community Room	x	x	x	x		x	x	x	x
Fitness Center	x	x	x	x	x	x	x		x
Rooftop Terrace						x	x		x
Swimming Pool	x	x	x	x			x		x
Carports	x								
Garage Under Building				x					
Detached Garage	x					x		x	
Electric Car Charging				x					
Bike Storage Room	x	x	x	x	x	x		x	x
Dog Run/Spa	x	x	x	x	x	x	x		x
Extra Storage Area				x	x				x
Resident Lounge	x			x			x		x
Business Center	x	x	x	x		x			x
Comparison to Subject	Similar	Similar	Similar	Inferior	Similar	Inferior	Similar	Similar	Similar



Our analysis of the comparable rentals considers the following elements of comparison.

Rental Analysis Factors	
Tenant Paid Utilities	Utilities costs for which tenants are responsible. Comps that have landlord paid utilities are adjusted downward.
Unit Size	The adjustment is \$0.75/SF.
Location	Comp 6 has an inferior location and is adjusted upward.
Age/Condition	Comps 1 and 2 are inferior in age and are adjusted upward.
DW/Microwave	No adjustments required.
Laundry	No adjustments required.
Project Amenities	Comps 4 and 6 lack in-ground pools and are adjusted upward.
Bathrooms	\$50 for a full-bathroom variance and \$25 for a half-bathroom variance.
Covered Parking	Comps 1, 2, 3, and 8 include attached garage parking or a space within a parking garage and are adjusted downward \$100.

Utility Adjustment - Studio

	Subject	No. 1	No. 2	No. 3	No. 4	No. 5	No. 6	No. 7	No. 8
Heat	T						T \$0	T \$0	T \$0
Hot Water	T	Not Applicable	T \$0	T \$0	T \$0				
Cold Water	T						T \$0	T \$0	T \$0
Trash	T						T \$0	T \$0	T \$0
Total Adj.							\$0	\$0	\$0

Utility Adjustment - 1 Bedroom

	Subject	No. 1	No. 2	No. 3	No. 4	No. 5	No. 6	No. 7	No. 8
Heat	T	T \$0	T \$0	T \$0	T \$0	T \$0	T \$0	T \$0	T \$0
Hot Water	T	T \$0	T \$0	T \$0	T \$0	T \$0	T \$0	T \$0	T \$0
Cold Water	T	T \$0	T \$0	T \$0	LL -\$30	T \$0	T \$0	T \$0	T \$0
Trash	T	T \$0	T \$0	LL -\$10	LL -\$10	T \$0	T \$0	T \$0	T \$0
Total Adj.		\$0	\$0	-\$10	-\$40	\$0	\$0	\$0	\$0

Utility Adjustment - 2 Bedroom

	Subject	No. 1	No. 2	No. 3	No. 4	No. 5	No. 6	No. 7	No. 8
Heat	T	T \$0	T \$0	T \$0	T \$0	T \$0	T \$0	T \$0	T \$0
Hot Water	T	T \$0	T \$0	T \$0	T \$0	T \$0	T \$0	T \$0	T \$0
Cold Water	T	T \$0	T \$0	T \$0	LL -\$40	T \$0	T \$0	T \$0	T \$0
Trash	T	T \$0	T \$0	LL -\$10	LL -\$10	T \$0	T \$0	T \$0	T \$0
Total Adj.		\$0	\$0	-\$10	-\$50	\$0	\$0	\$0	\$0

Utility Adjustment - 3 Bedroom

	Subject	No. 1	No. 2	No. 3	No. 4	No. 5	No. 6	No. 7	No. 8
Heat	T	T \$0	T \$0	T \$0		T \$0		T \$0	T \$0
Hot Water	T	T \$0	T \$0	T \$0	Not Applicable	T \$0	Not Applicable	T \$0	T \$0
Cold Water	T	T \$0	T \$0	LL -\$50	Applicable	T \$0	Applicable	T \$0	T \$0
Trash	T	T \$0	T \$0	LL -\$10		T \$0		T \$0	T \$0
Total Adj.		\$0	\$0	-\$60		\$0		\$0	\$0

Comparable Rental Adjustment Grids

The following tables summarize the adjustments made to the comparable rentals. Separate tables are provided for different unit types.



Rental Adjustment Grid - Studio

	Subject	Comparable 6	Comparable 7	Comparable 8
Property Name	Proposed The Station Flats	Four Corners Lakeside Apartments	The Phoenix at Troy Crossing	Zen City Center Apartments
City	Novi	White Lake Township	Troy	Troy
County	Oakland	Oakland	Oakland	Oakland
State	Michigan	MI	MI	MI
Survey Date		May-23	Jun-23	Jun-23
Unit Type	Studio	Studio	Studio	Studio
Average Unit SF	500	549	631	431
Average Rent/Mo Rent/SF		\$1,400 \$2.55	\$1,505 \$2.39	\$1,483 \$3.44
Average Rent/Month		\$1,400	\$1,505	\$1,483
Utilities Adjustment				
\$ Adjustment		–	–	–
Size Adjustment				
\$/SF	\$0.75			
\$ Adjustment		-\$37	-\$98	\$52
Cumulative Adjusted Rent		\$1,363	\$1,407	\$1,535
Location		\$140	–	–
Age/Condition		–	–	–
DW/Microwave		–	–	–
In-unit Laundry		–	–	–
Project Amenities		\$25	–	–
Bathrooms		–	–	–
Parking		–	–	–
Bedrooms		–	–	–
Net \$ Adjustment		\$165	\$0	\$0
Net % Adjustment		12%	0%	0%
Final Adjusted Price		\$1,528	\$1,407	\$1,535
Overall Adjustment		9%	-7%	3%
Cumulative Adjustment Factor		1.12	1.00	1.00
Adjusted Rent		\$1,528	\$1,407	\$1,535
Overall Adjustment Factor		1.09	0.93	1.03
Summary Indicators	Range	Average	Average/SF	
Comparables - Adjusted	\$1,407 - \$1,535	\$1,490	–	
Concluded Market Rent	\$1,500 (\$3.00/SF)			

Rental Adjustment Grid - 1 Bed/1 Bath (Live/Work)									
	Subject	Comparable 1	Comparable 2	Comparable 3	Comparable 4	Comparable 5	Comparable 6	Comparable 7	Comparable 8
Property Name	Proposed The Station Flats	Central Park Estates	Mainstreet Village Apartments & Townhomes	Town Court Apartments	The Marquette	The Crossings Apartments	Four Corners Lakeside Apartments	The Phoenix at Troy Crossing	Zen City Center Apartments
City	Novi	Novi	Novi	West Bloomfield Township	Milford	Lyon Township	White Lake Township	Troy	Troy
County	Oakland	Oakland	Oakland	Oakland	Oakland	Oakland	Oakland	Oakland	Oakland
State	Michigan	MI	MI	MI	MI	MI	MI	MI	MI
Survey Date		Jun-23	Jun-23	Jun-23	May-23	Jun-23	May-23	Jun-23	Jun-23
Unit Type	1 Bed/1 Bath (Live/Work)	1BD-1BA	1BD-1BA	1BD-1BA	1BD-1BA	1BD-1BA	1BD-1BA	1 Bed/1 Bath	1BD-1BA
Average Unit SF	800	1,065	855	762	841	827	822	690	782
Average Rent/Mo		\$1,825	\$1,773	\$2,105	\$1,795	\$1,918	\$1,817	\$1,695	\$2,023
Rent/SF		\$1.71	\$2.07	\$2.76	\$2.13	\$2.32	\$2.21	\$2.46	\$2.59
Average Rent/Month		\$1,825	\$1,773	\$2,105	\$1,795	\$1,918	\$1,817	\$1,695	\$2,023
Utilities Adjustment									
\$ Adjustment		-	-	-\$10	-\$40	-	-	-	-
Size Adjustment									
\$/SF Adjustment	\$0.75								
\$ Adjustment		-\$199	-\$41	\$29	-\$31	-\$20	-\$17	\$83	\$14
Cumulative Adjusted Rent		\$1,626	\$1,732	\$2,124	\$1,724	\$1,898	\$1,801	\$1,778	\$2,037
Location		-	-	-	-	-	\$91	-	-
Age/Condition		\$91	\$89	-	-	-	-	-	-
DW/Microwave		-	-	-	-	-	-	-	-
In-unit Laundry		-	-	-	-	-	-	-	-
Project Amenities		-	-	-	\$25	-	\$25	-	-
Bathrooms		-	-	-	-	-	-	-	-
Parking		-\$100	-\$100	-\$100	-	-	-	-	-\$100
Net \$ Adjustment		-\$9	-\$11	-\$100	\$25	\$0	\$116	\$0	-\$100
Net % Adjustment		-1%	-1%	-5%	1%	0%	6%	0%	-5%
Final Adjusted Price		\$1,618	\$1,720	\$2,024	\$1,749	\$1,898	\$1,916	\$1,778	\$1,937
Overall Adjustment		-11%	-3%	-4%	-3%	-1%	5%	5%	4%

Summary Indicators	Range	Average	Average/SF
Comparables - Adjusted	\$1,618 - \$2,024	\$1,830	-
Concluded Market Rent	\$1,800 (\$2.25/SF)		

Rental Adjustment Grid - 1 Bed/1 Bath									
	Subject	Comparable 1	Comparable 2	Comparable 3	Comparable 4	Comparable 5	Comparable 6	Comparable 7	Comparable 8
Property Name	Proposed The Station Flats	Central Park Estates	Mainstreet Village Apartments & Townhomes	Town Court Apartments	The Marquette	The Crossings Apartments	Four Corners Lakeside Apartments	The Phoenix at Troy Crossing	Zen City Center Apartments
City	Novi	Novi	Novi	West Bloomfield Township	Milford	Lyon Township	White Lake Township	Troy	Troy
County	Oakland	Oakland	Oakland	Oakland	Oakland	Oakland	Oakland	Oakland	Oakland
State	Michigan	MI	MI	MI	MI	MI	MI	MI	MI
Survey Date		Jun-23	Jun-23	Jun-23	May-23	Jun-23	May-23	Jun-23	Jun-23
Unit Type	1 Bed/1 Bath	1BD-1BA	1BD-1BA	1BD-1BA	1BD-1BA	1BD-1BA	1BD-1BA	1 Bed/1 Bath	1BD-1BA
Average Unit SF	720	1,065	855	762	841	827	800	690	782
Average Rent/Mo		\$1,825	\$1,773	\$2,105	\$1,795	\$1,918	\$1,675	\$1,695	\$2,023
Rent/SF		\$1.71	\$2.07	\$2.76	\$2.13	\$2.32	\$2.09	\$2.46	\$2.59
Average Rent/Month		\$1,825	\$1,773	\$2,105	\$1,795	\$1,918	\$1,675	\$1,695	\$2,023
Utilities Adjustment									
\$ Adjustment		-	-\$20	-\$20	-	-	-	-	-
Size Adjustment									
\$/SF Adjustment	\$0.75								
\$ Adjustment		-\$259	-\$101	-\$32	-\$91	-\$80	-\$60	\$23	-\$47
Cumulative Adjusted Rent		\$1,566	\$1,652	\$2,054	\$1,704	\$1,838	\$1,615	\$1,718	\$1,977
Location		-	-	-	-	-	\$84	-	-
Age/Condition		\$91	\$89	-	-	-	-	-	-
DW/Microwave		-	-	-	-	-	-	-	-
In-unit Laundry		-	-	-	-	-	-	-	-
Project Amenities		-	-	-	\$25	-	\$25	-	-
Bathrooms		-	-	-	-	-	-	-	-
Parking		-\$100	-\$100	-\$100	-	-	-	-	-\$100
Net \$ Adjustment		-\$9	-\$11	-\$100	\$25	\$0	\$109	\$0	-\$100
Net % Adjustment		-1%	-1%	-5%	1%	0%	7%	0%	-5%
Final Adjusted Price		\$1,558	\$1,640	\$1,954	\$1,729	\$1,838	\$1,724	\$1,718	\$1,877
Overall Adjustment		-15%	-7%	-7%	-4%	-4%	3%	1%	-7%

Summary Indicators	Range	Average	Average/SF
Comparables - Adjusted	\$1,558 - \$1,954	\$1,755	-
Concluded Market Rent	\$1,700 (\$2.36/SF)		



Rental Adjustment Grid - 2 Bed/2 Bath									
	Subject	Comparable 1	Comparable 2	Comparable 3	Comparable 4	Comparable 5	Comparable 6	Comparable 7	Comparable 8
Property Name	Proposed The Station Flats	Central Park Estates	Mainstreet Village Apartments & Townhomes	Town Court Apartments	The Marquette	The Crossings Apartments	Four Corners Lakeside Apartments	The Phoenix at Troy Crossing	Zen City Center Apartments
Address	Wixom Road	47305 Central Park Blvd.	25300 Constitution	7110 Orchard Lake Rd.	300 E. Huron St.	57490 Lyon Center Dr.	8020 Wadi Boulevard Rd.	2135 E. Big Beaver Rd.	177 Wilshire Dr.
City	Novi	Novi	Novi	West Bloomfield Township	Milford	Lyon Township	White Lake Township	Troy	Troy
County	Oakland	Oakland	Oakland	Oakland	Oakland	Oakland	Oakland	Oakland	Oakland
State	Michigan	MI	MI	MI	MI	MI	MI	MI	MI
Survey Date		Jun-23	Jun-23	Jun-23	May-23	Jun-23	May-23	Jun-23	Jun-23
Unit Type	2 Bed/2 Bath	2BD-2BA	2BD-1BA	2BD-2BA	2BD-2BA	2BD-2BA	2BD-2BA	2 Bed/2 Bath	2BD-2BA
Average Unit SF	860	1,207	1,044	1,066	1,019	1,269	1,207	802	1,143
Average Rent/Mo		\$1,895	\$1,985	\$2,605	\$2,140	\$2,113	\$1,959	\$1,940	\$2,588
Rent/SF		\$1.57	\$1.90	\$2.44	\$2.10	\$1.67	\$1.62	\$2.42	\$2.26
Average Rent/Month		\$1,895	\$1,985	\$2,605	\$2,140	\$2,113	\$1,959	\$1,940	\$2,588
Utilities Adjustment \$ Adjustment		-	-	-\$10	-\$50	-	-	-	-
Size Adjustment \$/SF Adjustment	\$0.75								
\$ Adjustment		-\$260	-\$138	-\$155	-\$119	-\$307	-\$260	\$44	-\$212
Cumulative Adjusted Rent		\$1,635	\$1,847	\$2,441	\$1,971	\$1,806	\$1,699	\$1,984	\$2,376
Location		-	-	-	-	-	\$98	-	-
Age/Condition		\$95	\$99	-	-	-	-	-	-
DW/Microwave		-	-	-	-	-	-	-	-
In-unit Laundry		-	-	-	-	-	-	-	-
Project Amenities		-	-	-	\$25	-	\$25	-	-
Bathrooms		-	-	-	-	-	-	-	-
Parking		-\$100	-\$100	-\$100	-	-	-	-	-\$100
Net \$ Adjustment		-\$5	-\$1	-\$100	\$25	\$0	\$123	\$0	-\$100
Net % Adjustment		0%	0%	-4%	1%	0%	7%	0%	-4%
Final Adjusted Price		\$1,630	\$1,846	\$2,341	\$1,996	\$1,806	\$1,822	\$1,984	\$2,276
Overall Adjustment		-14%	-7%	-10%	-7%	-15%	-7%	2%	-12%

Summary Indicators	Range	Average	Average/SF
Comparables - Adjusted	\$1,630 - \$2,341	\$1,962	-
Concluded Market Rent	\$2,000 (\$2.33/SF)		



Rental Adjustment Grid - 3 Bed/2 Bath							
	Subject	Comparable 1	Comparable 2	Comparable 3	Comparable 5	Comparable 7	Comparable 8
Property Name	Proposed The Station Flats	Central Park Estates	Mainstreet Village Apartments & Townhomes	Town Court Apartments	The Crossings Apartments	The Phoenix at Troy Crossing	Zen City Center Apartments
Address	Wixom Road	47305 Central Park Blvd.	25300 Constitution	7110 Orchard Lake Rd.	57490 Lyon Center Dr.	2135 E. Big Beaver Rd.	177 Wilshire Dr.
City	Novi	Novi	Novi	West Bloomfield Township	Lyon Township	Troy	Troy
County State	Oakland Michigan	Oakland MI	Oakland MI	Oakland MI	Oakland MI	Oakland MI	Oakland MI
Survey Date		Jun-23	Jun-23	Jun-23	Jun-23	Jun-23	Jun-23
Unit Type	3 Bed/2 Bath	3BD-2BA	3BD-2BA	3BD-2BA	3BD-2BA	3 Bed/2 Bath	3BD-2BA
Average Unit SF	1,600	1,424	1,609	1,380	1,475	1,218	1,373
Average Rent/Mo		\$2,160	\$2,427	\$2,824	\$2,435	\$2,383	\$3,213
Rent/SF		\$1.52	\$1.51	\$2.05	\$1.65	\$1.96	\$2.34
Average Rent/Month		\$2,160	\$2,427	\$2,824	\$2,435	\$2,383	\$3,213
Utilities Adjustment							
\$ Adjustment		-	-	-\$60	-	-	-
Size Adjustment							
\$/SF Adjustment	\$0.75						
\$ Adjustment		\$132	-\$7	\$165	\$94	\$287	\$170
Cumulative Adjusted Rent		\$2,292	\$2,420	\$2,929	\$2,529	\$2,670	\$3,383
Location		-	-	-	-	-	-
Age/Condition		\$108	\$121	-	-	-	-
DW/Microwave		-	-	-	-	-	-
In-unit Laundry		-	-	-	-	-	-
Project Amenities		-	-	-	-	-	-
Bathrooms		-	-	-	-	-	-
Parking		-\$100	-\$100	-\$100	-	-	-\$100
Net \$ Adjustment		\$8	\$21	-\$100	\$0	\$0	-\$100
Net % Adjustment		0%	1%	-3%	0%	0%	-3%
Final Adjusted Price		\$2,300	\$2,442	\$2,829	\$2,529	\$2,670	\$3,283
Overall Adjustment		6%	1%	0%	4%	12%	2%

Summary Indicators	Range	Average	Average/SF
Comparables - Adjusted	\$2,300 - \$3,283	\$2,675	-
Concluded Market Rent	\$2,700 (\$1.69/SF)		

Market Rent Conclusions

Based on the preceding analysis of comparable rentals and trends evident in the market, market rent (as of a current date) is estimated for each unit type as shown in the following table.

Market Rent Conclusions

Unit Type	Total Units	Avg. Unit Size	Market Rent/ Month	Market Rent/SF
Studio	24	500	\$1,500	\$3.00
1 Bed/1 Bath (Live/Work)	8	800	\$1,800	\$2.25
1 Bed/1 Bath	67	720	\$1,700	\$2.36
2 Bed/2 Bath	57	860	\$2,000	\$2.33
3 Bed/2 Bath	2	1,600	\$2,700	\$1.69
Total/Avg.	158	752	\$1,796	\$2.39



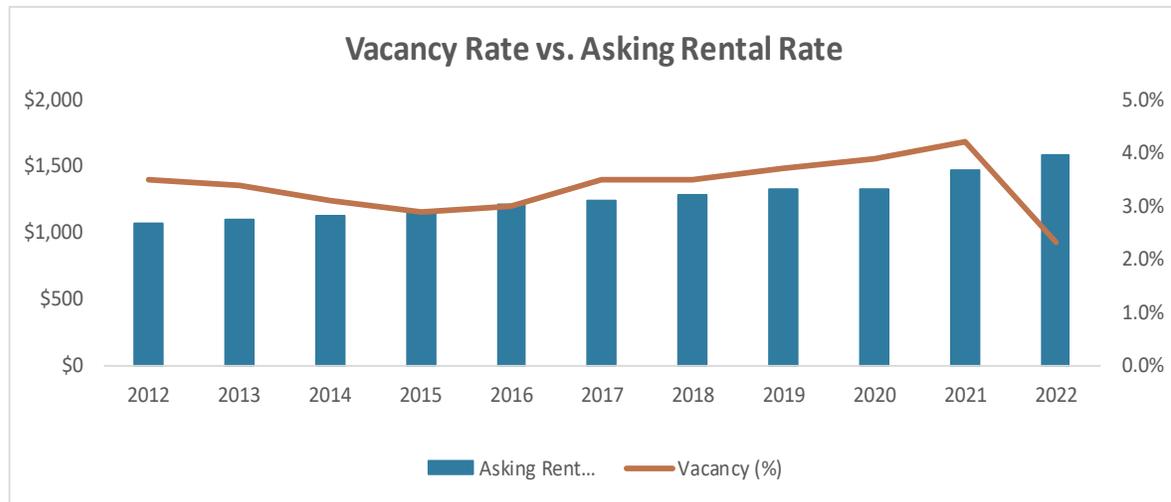
Multifamily Analysis

The subject, as proposed, is a Class A property as defined by REIS. Supply and demand indicators, including inventory levels, absorption, vacancy, and rental rates for all Class A space in the Detroit metro area are presented in the following table.

Detroit Multifamily Class A Market Trends									
Year	Inventory (Units)	Occupancy (Units)	Vacancy (Units)	Vacancy (%)	Completions (Units)	Absorption (Units)	Asking Rent (\$/Unit)	Asking Rental Rate (%)	Gross Revenue (\$/Unit)
2012	78,697	75,958	2,739	3.5%	224	971	\$1,073	2.7%	\$1,036
2013	78,899	76,203	2,696	3.4%	202	245	\$1,099	2.4%	\$1,061
2014	79,165	76,691	2,474	3.1%	266	488	\$1,125	2.4%	\$1,090
2015	79,666	77,360	2,306	2.9%	501	669	\$1,154	2.6%	\$1,121
2016	81,127	78,688	2,439	3.0%	1,461	1,328	\$1,205	4.4%	\$1,169
2017	82,877	79,945	2,932	3.5%	1,750	1,257	\$1,235	2.5%	\$1,191
2018	83,993	81,055	2,938	3.5%	1,116	1,110	\$1,283	3.9%	\$1,238
2019	85,146	81,984	3,162	3.7%	1,153	929	\$1,320	2.9%	\$1,271
2020	86,414	83,003	3,411	3.9%	1,268	1,019	\$1,326	0.5%	\$1,274
2021	87,771	84,096	3,675	4.2%	1,357	1,093	\$1,468	10.7%	\$1,407
2022	88,427	86,394	2,033	2.3%	656	2,298	\$1,588	8.2%	\$1,551
2023 Q1	88,427	86,357	2,070	2.3%	0	-37	\$1,561	-1.7%	\$1,524
2012 - 2022 Average	82,926	80,125	2,800	3.4%	905	1,037	\$1,261	3.9%	\$1,219

Source: Moody's Analytics REIS; compiled by Integra Realty Resources, Inc.

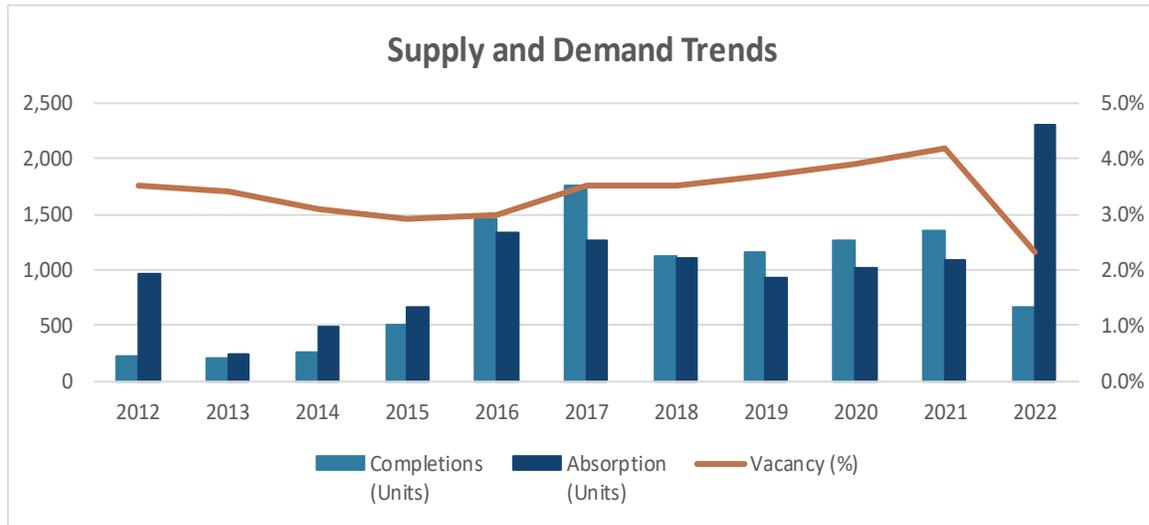
Class A Multifamily Trends and Insights



Source: Moody's Analytics REIS

- The current vacancy rate for Class A properties in the metro area is 2.3%; the vacancy rate has decreased by 120 bps from 2017.
- Asking rent currently averages \$1,561/unit and has increased by 26.4% from 2017.





Source: Moody's Analytics REIS

- Class A metro area inventory has increased by 6.7% from 2017, while the occupied stock has increased by 8.0%.
- Between 2017 and 2022, completions have averaged 1,217 units annually and reached a peak of 1,750 units in 2017.
- Between 2017 and 2022, absorption figures reached a peak of 2,298 units in 2022 and a low of 929 units in 2019.
- Between 2017 and 2022, gross revenue for Class A properties in the metro area averaged \$1,322/unit and has increased by 30.2%.

Submarket Overview

The subject is located in the Novi/Livonia submarket. In order to evaluate the market appeal of the subject's submarket in comparison to others in the Detroit metro area, we compare key supply and demand indicators for all classes of space in the following table.

Detroit Multifamily Submarket Comparison						
Submarket	Inventory (Buildings)	Inventory (Units)	Asking Rent (\$/Unit)	Vacancy (%)	Free Rent (mos)	Expenses %
Ann Arbor	124	26,379	\$1,502	3.0%	0.34	44.7%
Dearborn/Dearborn Heights	36	7,136	\$1,125	1.5%	0.24	44.2%
Downriver/South Wayne	71	13,481	\$1,079	1.3%	0.17	43.7%
Downtown	55	11,432	\$1,432	3.2%	0.50	48.4%
Farmington Hills	69	20,044	\$1,415	1.9%	0.17	43.4%
Macomb County	147	33,230	\$1,189	3.1%	0.43	43.5%
Midtown/West Detroit	78	11,758	\$913	3.2%	0.35	47.7%
Novi/Livonia	86	20,085	\$1,257	2.0%	0.21	41.2%
Oak Park/Royal Oak	46	7,760	\$1,132	3.6%	0.52	47.0%
Pontiac/Waterford	98	21,980	\$1,340	3.1%	0.46	42.8%
Southfield	57	14,307	\$1,257	1.5%	0.20	46.4%
Troy	29	9,418	\$1,532	3.4%	0.11	44.2%
Westland	115	27,105	\$1,172	3.3%	0.46	41.5%
Market Averages/Totals	1,011	224,115	\$1,271.02	2.7%	0.30	44.0%

Source: Moody's Analytics REIS; compiled by Integra Realty Resources, Inc.

Novi/Livonia Submarket Comparison

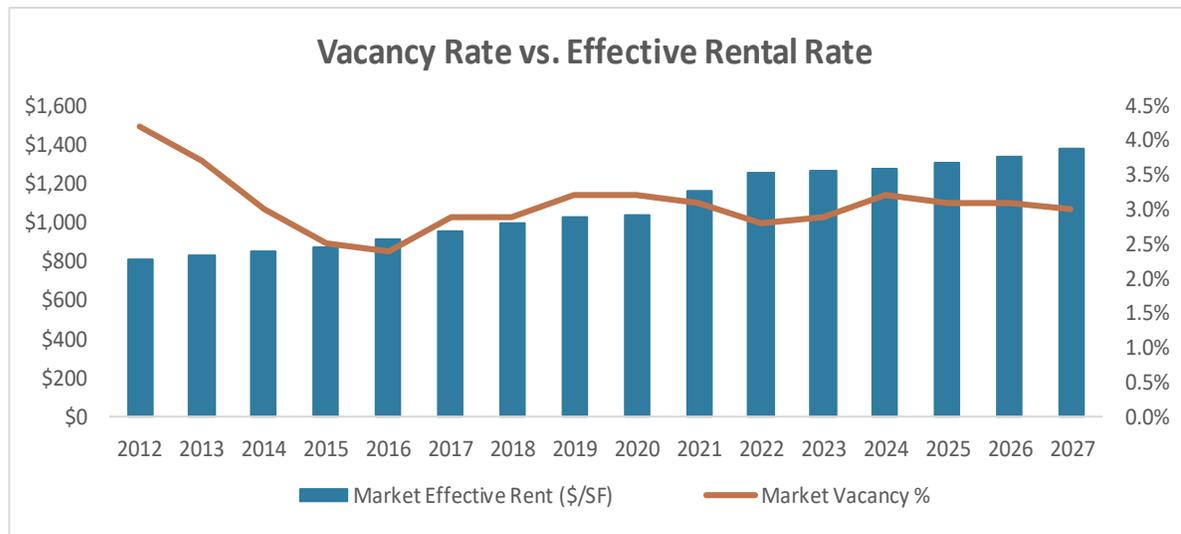
- The submarket contains 8.5% of the metro building inventory and 9.0% of the metro unit inventory.
- The submarket's asking rent is \$1,257/unit, which is less than the metro average of \$1,271/unit.
- The submarket's vacancy rate is 2.0%, which is less than the metro average of 2.7%.
- Operating expenses, as a percentage of potential rent revenue, average 41.2% in the submarket compared to 44.0% for the overall metro area.
- Average free rent in the subject property's submarket (0.2 months) is less than the free rent for the metro area (0.3 months).

Novi/Livonia Submarket Trends and Forecasts

Supply and demand indicators for all classes of space in the Novi/Livonia submarket are displayed in the following table.

Novi/Livonia Multifamily Submarket Trends and Forecasts									
Year	Inventory (Units)	Occupancy (Units)	Vacancy (Units)	Vacancy (%)	Completions (Units)	Absorption (Units)	Effective Rent (\$/Unit)	Effective Rental Rate (% Change)	Gross Revenue (\$/Unit)
2012	19,437	18,349	1,088	5.6%	0	253	\$852	3.6%	\$857
2013	19,437	18,426	1,011	5.2%	0	77	\$880	3.3%	\$887
2014	19,437	18,543	894	4.6%	0	117	\$891	1.2%	\$901
2015	19,437	18,679	758	3.9%	0	136	\$918	3.0%	\$931
2016	19,545	18,783	762	3.9%	108	104	\$967	5.4%	\$963
2017	19,545	18,880	665	3.4%	0	97	\$976	0.9%	\$974
2018	19,613	18,913	700	3.6%	68	33	\$1,006	3.1%	\$999
2019	19,613	18,942	671	3.4%	0	29	\$1,042	3.6%	\$1,030
2020	19,885	19,175	710	3.6%	272	233	\$1,035	-0.7%	\$1,021
2021	20,085	19,501	584	2.9%	200	326	\$1,156	11.7%	\$1,149
2022	20,085	19,617	468	2.3%	0	116	\$1,246	7.8%	\$1,242
2023 Q1	20,085	19,689	396	2.0%	0	72	\$1,235	-0.9%	\$1,232
2023	20,521	20,000	521	2.5%	436	383	\$1,254	0.6%	\$1,244
2024	20,774	20,109	665	3.2%	253	109	\$1,256	0.2%	\$1,253
2025	20,774	20,153	621	3.0%	0	44	\$1,275	1.5%	\$1,279
2026	20,774	20,128	646	3.1%	0	-25	\$1,295	1.6%	\$1,297
2027	20,774	20,106	668	3.2%	0	-22	\$1,317	1.7%	\$1,321
2012 - 2022 Average	19,647	18,892	756	3.9%	59	138	\$997	3.9%	\$996

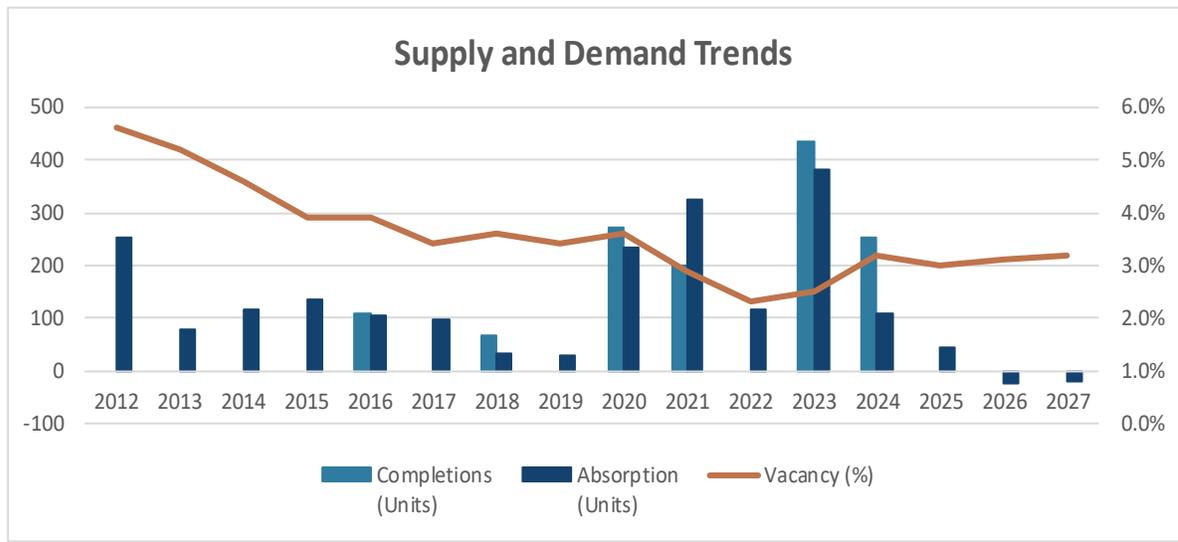
Source: Moody's Analytics REIS; compiled by Integra Realty Resources, Inc.



Source: Moody's Analytics REIS



- The current vacancy rate in the submarket is 2.0%; the vacancy rate has decreased by 140 bps from 2017.
- Four-year forecasts project a vacancy rate of 3.2% for the submarket, representing an increase of 120 bps by year-end 2027.
- Effective rent averages \$1,235/unit in the submarket; future rent values are expected to increase by 6.6% to \$1,317/unit by year-end 2027.



Source: Moody's Analytics REIS

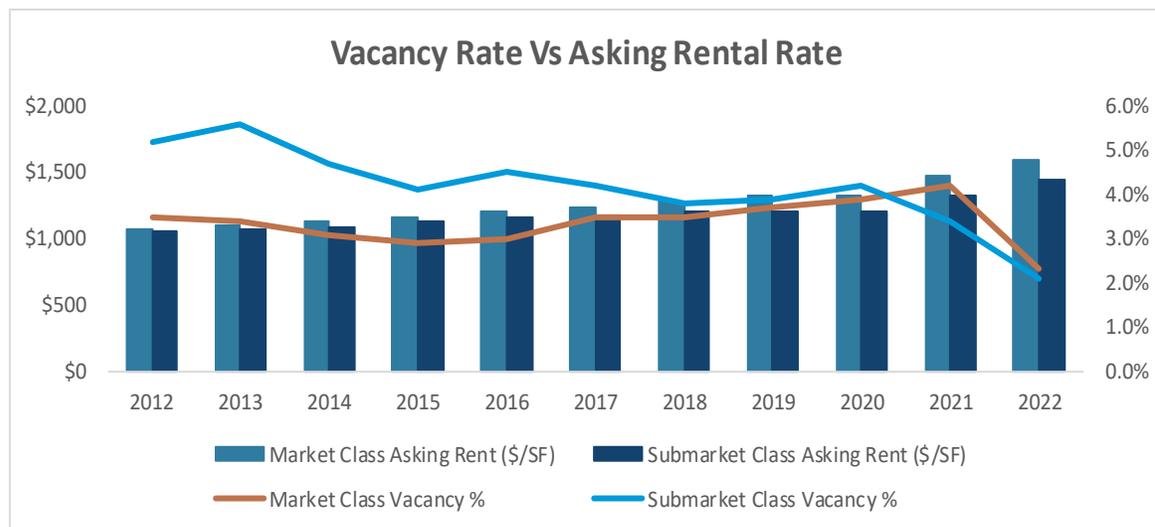
- Current inventory level of 20,085 units is expected to increase by 3.4% through year-end 2027.
- The inventory in the submarket has increased by 2.8% from 2017, while the occupied stock has increased by 4.3%.
- Between 2017 and 2022, completions averaged 90 units annually and reached a peak of 272 units in 2020.
- Between 2017 and 2022, absorption figures reached a peak of 326 units in 2021 and a low of 29 units in 2019.

Class A Novi/Livonia Submarket Trends and Insights

Supply and demand indicators, including inventory levels, absorption, vacancy, and rental rates for Class A space in the submarket are presented in the following table.

Year	Inventory (Units)	Occupancy (Units)	Vacancy		Completions (Units)	Absorption (Units)	Asking Rent (\$/Unit)	Asking Rental	
			(Units)	Vacancy (%)				Rate (%)	Gross Revenue (\$/Unit)
2012	11,487	10,891	596	5.2%	0	173	\$1,049	1.90%	\$995
2013	11,487	10,848	639	5.6%	0	-43	\$1,078	2.80%	\$1,018
2014	11,487	10,949	538	4.7%	0	101	\$1,090	1.10%	\$1,039
2015	11,487	11,015	472	4.1%	0	66	\$1,127	3.40%	\$1,081
2016	11,595	11,072	523	4.5%	108	57	\$1,162	3.10%	\$1,110
2017	11,595	11,105	490	4.2%	0	33	\$1,169	0.60%	\$1,120
2018	11,663	11,222	441	3.8%	68	117	\$1,202	2.80%	\$1,157
2019	11,663	11,207	456	3.9%	0	-15	\$1,213	0.90%	\$1,166
2020	11,935	11,439	496	4.2%	272	232	\$1,207	-0.50%	\$1,157
2021	12,135	11,727	408	3.4%	200	288	\$1,326	9.90%	\$1,281
2022	12,135	11,879	256	2.1%	0	152	\$1,452	9.50%	\$1,421
2023 Q1	12,135	11,910	225	1.9%	0	31	\$1,438	-1.00%	\$1,411
2012 - 2022 Average	11,697	11,214	483	4.2%	59	106	\$1,189	3.23%	\$1,140

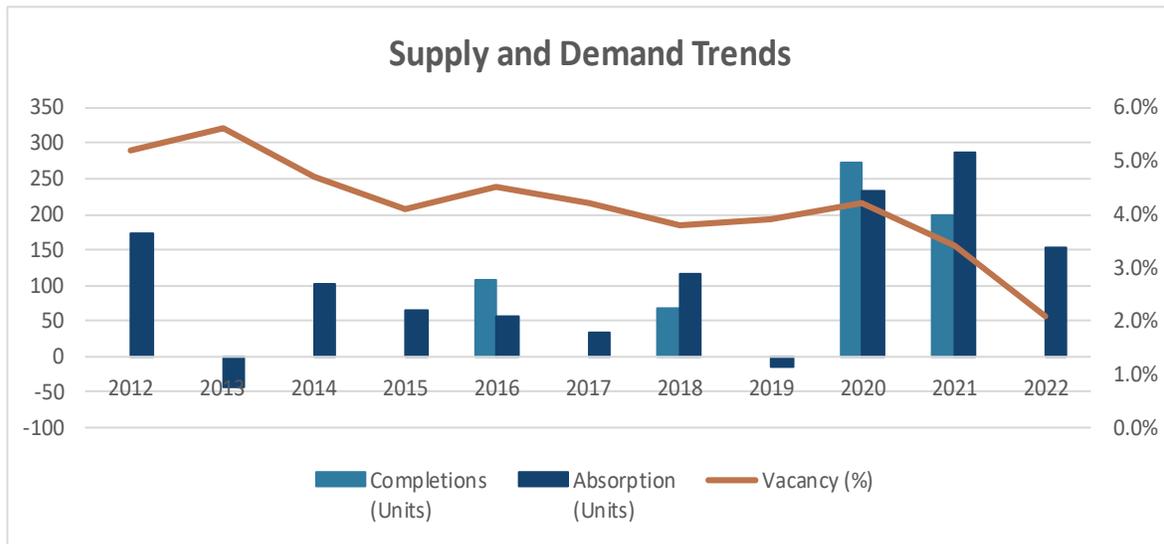
Source: Moody's Analytics REIS; compiled by Integra Realty Resources, Inc.



Source: Moody's Analytics REIS

- The current vacancy for Class A properties in the submarket area is 1.9%; the vacancy rate has decreased by 230 bps from 2017.
- Asking rent currently averages \$1,438/unit and has increased by 23.0% from 2017.





Source: Moody's Analytics REIS

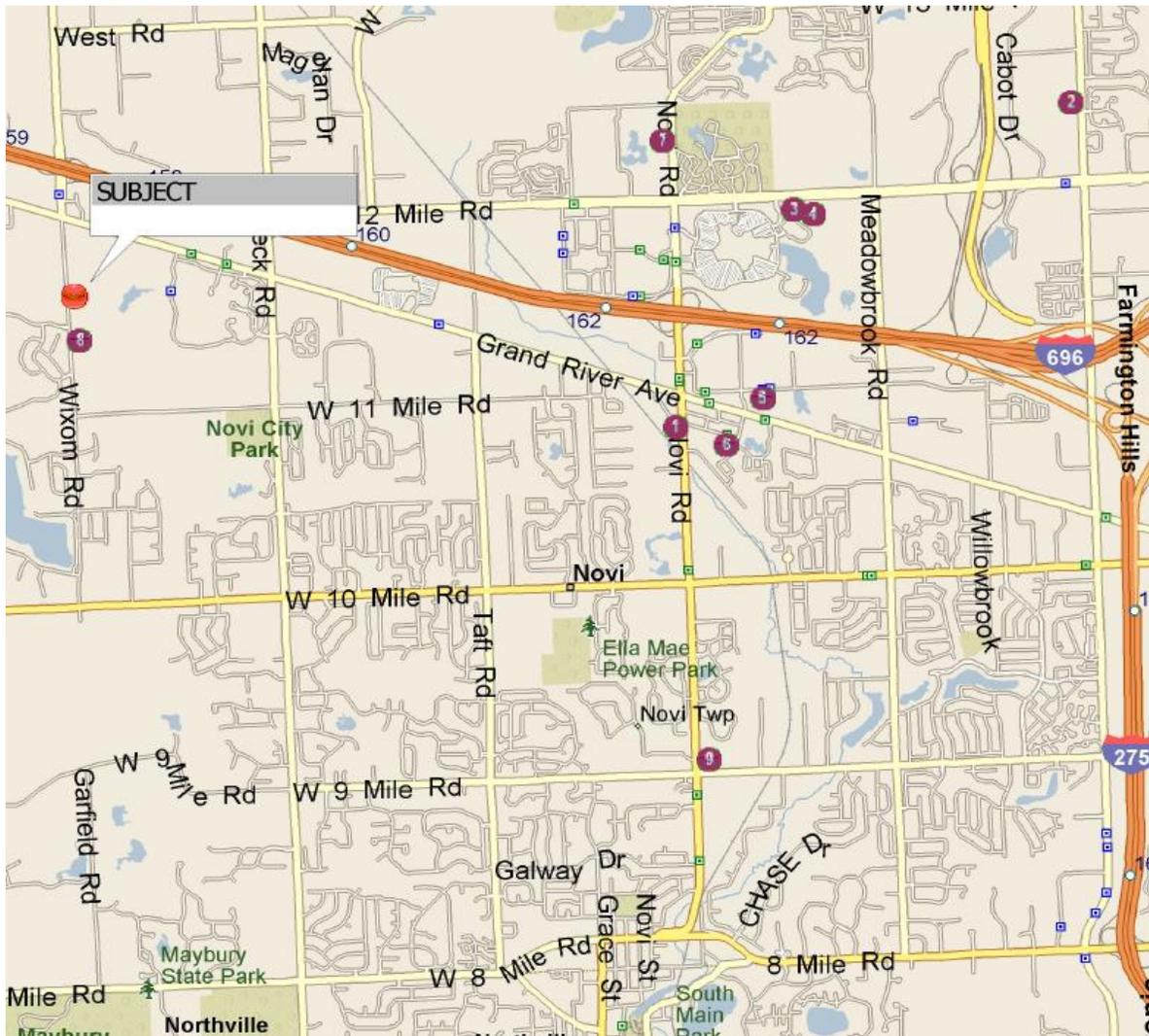
- Between 2017 and 2022, completions have averaged 90 units annually and reached a peak of 272 units in 2020.
- Between 2017 and 2022, absorption figures reached a peak of 288 units in 2021 and a low of -15 units in 2019.
- Between 2017 and 2022, gross revenue for Class A properties in the submarket area averaged \$1,217/unit and increased by 27.0%.

New and Proposed Construction

In identifying pipeline activity, we interviewed the planning/building departments of the municipalities within Novi and we relied on secondary data from Reis and CoStar. The following table summarizes the projects that are in various stages of development.

Novi Pipeline Inventory					
Number	Property	Location	Type	Units	
1	The Bond	W/S Novi Road, S. Grand River	Elevator	253	Approved
2	Novaplex aka Innova	W/S Haggerty Road, N. 12 Mile	Walk-up	270	Under construction
3	Griffin Novi	S. of 12 Mile, E. Novi	Elevator/Townhouse	174	Proposed
4	Griffin Novi II	S. of 12 Mile, E. Novi	Elevator	102	Proposed
5	Sakura Novi	N. Grand River, W. of Haggerty	3-Story Townhouse	132	Proposed
6	Townes at Main Street	Main Street and Novi Road	Townhouse	193	Proposed
7	Society Hill	W/S of Novi Road, S. of 12 Mile	Walk-up	294	Approved
8	Avalon Park	E/S of Wixom, N. 11 Mile Road	Walk-up	46	Proposed
9	Woodbridge Park	NEC 9 Mile And Novi Road	Walk-up	40	Proposed
Subject	The Station Flats	E/S of Wixom, S. of Grand River Ave.	Elevator	158	Proposed
Total				1,662	





In total, there are 10 developments including the subject, containing over 1,600 units. Multiple developments are having difficulties moving forward; The Bond has been proposed since 2020 and is having difficulty getting financing while Society Hill has been proposed since 2017 and has sanitary sewer issues. The Griffin Novi is proposed to be built by Singh who built a similar project in Royal Oak. The remaining projects are either townhouse style units or traditional two- or three-story walk-up buildings. Only the Griffin development and the Bond are expected to compete directly with the subject.

Comparable Property Analysis

Most relevant to the subject is the demand and supply of its comparable properties (as defined by REIS) as well as directly competing properties (i.e., peer group). A summary of the comparable and directly competing multifamily properties considered for the subject is shown in the following tables.

Comparable Properties

Property Name	Address	City	Submarket	Size (Units)	Year Built	Class	Asking Rent	Vacancy Rate
Edge At Novi	42101 Fountain Park Dr E	Novi	Novi/Livonia	262	1986	A	\$1,948	1.1%
Novi Ridge	23640 Chipmunk Trl	Novi	Novi/Livonia	204	1973	A	\$1,330	1.5%
River Oaks West	43355 Cliffside Ct	Novi	Novi/Livonia	418	1988	A	\$1,668	4.1%
Saddle Creek	43398 Citation	Novi	Novi/Livonia	388	1988	A	\$1,599	3.1%
Shorebrooke	23399 Haggerty Rd	Novi	Novi/Livonia	77	1994	A	\$1,814	2.6%
Pavilion Court	22675 Pavilion Dr	Novi	Novi/Livonia	375	1986	A	\$1,573	6.4%
Central Park Estates	47305 Central Park Blvd	Novi	Novi/Livonia	254	2004	A	\$1,969	1.2%
Encore at Manchester	42359 Hathaway La	Novi	Novi/Livonia	172	2020	A	\$2,696	29.1%
Brownstones	42330 Joyce Ln	Novi	Novi/Livonia	258	2001	A	\$1,695	0.8%
The Heights of Novi	22123 Solomon Blvd	Novi	Novi/Livonia	159	1986	A	\$1,855	0.6%
Foxpointe Townhouses	26375 Halsted Rd	Farmington Hills	Farmington Hills	121	1988	A	\$1,783	0.0%
Wexford Townhomes	29850 Wexford Blvd	Novi	Novi/Livonia	127	1993	A	\$2,227	1.6%
The Liv	19752 Haggerty Rd	Livonia	Novi/Livonia	200	2021	A	\$2,477	1.5%
Amberly	7517 Arbors Blvd	West Bloomfield	Farmington Hills	209	1986	A	\$1,819	1.0%
Brandywine	7950 Brandywine Blvd	W Bloomfield	Farmington Hills	118	2003	A	\$2,209	4.2%
Silverbroke Villa East	6423 Silverbrook W	West Bloomfield	Farmington Hills	520	1987	A	\$2,569	1.9%
Town Court Apartments	7100 Orchard Lake Rd	West Bloomfield	Farmington Hills	200	2021	A	\$2,200	34.5%

Source: Moody's Analytics REIS; compiled by Integra Realty Resources, Inc.

Comparable Group Summary Stats

	Low	Mean	Median	High
Current Asking Rent Per Unit	\$1,330	\$1,954	\$1,855	\$2,696
Current Effective Rent Per Unit	\$1,306	\$1,954	\$1,868	\$2,648
Current Vacancy Rate	0.0%	5.0%	1.6%	34.5%
Property Size (Unit)	77	297	204	520
Year Built	1973	1996	1988	2021

Source: Moody's Analytics REIS

Comparable Group Summary Stats

	1 Bedroom	2 Bedroom	3 Bedroom
Current Asking Rent/Unit	\$1,681	\$1,905	\$2,405
Unit Size (SF)	865	1,225	1,636
Units	37	137	54
Current Asking Rent/SF	\$1.94	\$1.56	\$1.47

Source: Moody's Analytics REIS; compiled by Integra Realty Resources, Inc.

Comparable Property Summary

- The 20 comparable properties have an average and median asking rent of \$1,954/unit and \$1,855/unit respectively.
- The 20 comparable properties have a property size range between 77 and 520 units and an average size of 297 units.
- The comparable properties in the metro area were built between 1973 and 2021.

Multifamily Market Outlook and Conclusions

Relevant vacancy rate indications are summarized as follows:

Vacancy Rate Indications	
Market Segment	Vacancy Rates
Detroit Metro Area	2.7%
Detroit Metro Area Class A	2.3%
Novi/Livonia Submarket	2.0%
Novi/Livonia Submarket Class A	1.9%
Directly Comparable Properties	5.0%

The overall metrics of the market are strong; vacancy is projected to remain below 3.2% through 2027 while rental rates are increasing. The leasing agents surveyed indicated that there are limited concessions. Overall, the market is judged to be well-positioned to maintain low vacancy rates and modest rent increases. The barriers to entry are high due to the lack of appropriately zoned land which bodes well for the subject.

Demand Estimate and Analysis

Projected Absorption

In providing a guidance for absorption rates, we are relying on the absorption of other recently completed projects, or those still leasing units. The following table summarizes the absorption data.

Property	Location	App. Start Date	Total Months	Leased Units	Units/Month
Zen City Center	Troy	8/20/2021	7	143	20.4
Phoenix at Troy Crossing	Troy	3/1/2021	12	76	6.3
Uptown Square	Troy	10/5/2020	18	287	15.9
409 on Nine	Ferndale	7/1/2021	9	121	13.4
Aria of Shelby	Shelby Twp	7/1/2020	9	96	10.7
The Liv	Livonia	7/1/2021	9	182	20.2
The Griffin	Royal Oak	8/1/2021	8	184	23.0
Billings Place	Royal Oak	1/1/2021	7	60	8.6
The Pearl	Birmingham	2/15/2021	3	26	8.7
Town Court	West Bloomfield Twp	3/15/2021	12	154	12.8
Residence at Chesterfield Corners	Chesterfield Twp	10/15/2021	5	81	16.2
Barrington	Commerce Twp	12/1/2020	15	291	19.4
Fountain Circle	Auburn Hills	4/22/2021	11	206	18.7
The Marquette	Milford	1/1/2020	12	95	7.9
Four Corners Lakeside	White Lake Twp	3/1/2021	12	69	5.8

The comparables indicate an absorption rate of 5.8 to 20.2 units per month. In this case, we define absorption from the time units are available until the property achieves a stabilized occupancy. The subject has a strong location along Wixom Road near Ascension Providence Hospital, Detroit Catholic Central, retail, employment, and freeways. Based on the above, the product style, unit features, and amenities, we are projecting an absorption of 10 to 12 units per month which includes any preleasing.

Demand and Absorption Conclusions

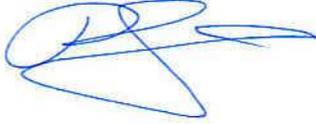
The PMA population and households is projected to grow through 2028 with above average income levels. We project that renter-occupied households will comprise a more significant number of new households created moving forward than owner-occupied. The demand for additional rentals are strong; high housing costs, a predominance of one- and two-person households, and most importantly, consumer preference of renter housing are key factors for the subject's success. Further, the subject, upon completion, will be one of the newest elevator buildings in the city and offer a rich amenity package. Based on these factors, there is sufficient market demand to support the introduction of new apartments assuming the units are appropriately priced. The existing competitive supply is faring very well, with the current PMA vacancy less than 5%. We are projecting an absorption rate of 10 to 12 units per month.

Certification

We certify that, to the best of our knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are our personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. We have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
4. We have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding the agreement to perform this assignment.
5. We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
6. Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this market study.
8. Our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice as well as applicable state regulations.
9. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
10. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
11. Donald L. Selvidge, MAI made a personal exterior inspection of the property that is the subject of this report.
12. Real property appraisal assistance was provided by William J. Kurzawa (State of Michigan Limited Real Estate Appraiser License #1201073394) who has not signed this certification.
13. We have experience in appraising properties similar to the subject and are in compliance with the Competency Rule of USPAP.
14. As of the date of this report, Donald L. Selvidge, MAI, completed the continuing education program for Designated Members of the Appraisal Institute.

15. In Michigan, appraisers are required to be licensed/certified and are regulated by the Michigan Department of Licensing and Regulatory Affairs, 611 West Ottawa, P. O. Box 30018, Lansing, Michigan, 48909.



Donald L. Selvidge, MAI
Certified General Real Estate Appraiser
Michigan Certificate # 1205006537

Assumptions and Limiting Conditions

This market study and any other work product related to this engagement are limited by the following standard assumptions, except as otherwise noted in the report:

1. The title is marketable and free and clear of all liens, encumbrances, encroachments, easements and restrictions. The property is under responsible ownership and competent management and is available for its highest and best use.
2. There are no existing judgments or pending or threatened litigation that could affect the property.
3. There are no hidden or undisclosed conditions of the land or of the improvements that would negatively impact the property.
4. The property (as proposed) is in compliance with all applicable building, environmental, zoning, and other federal, state and local laws, regulations and codes.
5. The information furnished by others is believed to be reliable, but no warranty is given for its accuracy.

This appraisal and any other work product related to this engagement are subject to the following limiting conditions, except as otherwise noted in the report:

1. A market study is inherently subjective and represents our opinion as to marketability of the project.
2. The conclusions stated herein apply only as of the effective date of the appraisal, and no representation is made as to the effect of subsequent events.
3. No changes in any federal, state or local laws, regulations or codes (including, without limitation, the Internal Revenue Code) are anticipated.
4. No environmental impact studies were either requested or made in conjunction with this market study, and we reserve the right to revise or rescind any of the value opinions based upon any subsequent environmental impact studies. If any environmental impact statement is required by law, the market study assumes that such statement will be favorable and will be approved by the appropriate regulatory bodies.
5. Unless otherwise agreed to in writing, we are not required to give testimony, respond to any subpoena or attend any court, governmental or other hearing with reference to the property without compensation relative to such additional employment.
6. We have made no survey of the property and assume no responsibility in connection with such matters. Any sketch or survey of the property included in this report is for illustrative purposes only and should not be considered to be scaled accurately for size. The market study covers the property as described in this report, and the areas and dimensions set forth are assumed to be correct.

7. We have assumed that the property is not subject to surface entry for the exploration or removal of such materials, unless otherwise noted in our market study.
8. We accept no responsibility for considerations requiring expertise in other fields. Such considerations include, but are not limited to, legal descriptions and other legal matters such as legal title, geologic considerations such as soils and seismic stability; and civil, mechanical, electrical, structural and other engineering and environmental matters. Such considerations may also include determinations of compliance with zoning and other federal, state, and local laws, regulations and codes.
9. Neither all nor any part of the contents of this report (especially any conclusions as to market rent, the identity of the appraisers, or any reference to the Appraisal Institute) shall be disseminated through advertising media, public relations media, news media or any other means of communication (including without limitation prospectuses, private offering memoranda and other offering material provided to prospective investors) without the prior written consent of the persons signing the report.
10. Information, estimates and opinions contained in the report and obtained from third-party sources are assumed to be reliable and have not been independently verified.
11. The current purchasing power of the dollar is the basis for the values stated in the market study; we have assumed that no extreme fluctuations in economic cycles will occur.
12. The values (including market rent) found herein are subject to these and to any other assumptions or conditions set forth in the body of this report but which may have been omitted from this list of Assumptions and Limiting Conditions.
13. The analyses contained in the report necessarily incorporate numerous estimates and assumptions regarding property performance, general and local business and economic conditions, the absence of material changes in the competitive environment and other matters. Some estimates or assumptions, however, inevitably will not materialize, and unanticipated events and circumstances may occur; therefore, actual results achieved during the period covered by our analysis will vary from our estimates, and the variations may be material.
14. The Americans with Disabilities Act (ADA) became effective January 26, 1992. We have not made a specific survey or analysis of the property to determine whether the physical aspects of the improvements meet the ADA accessibility guidelines. We claim no expertise in ADA issues, and render no opinion regarding compliance of the subject with ADA regulations. Inasmuch as compliance matches each owner's financial ability with the cost to cure the non-conforming physical characteristics of a property, a specific study of both the owner's financial ability and the cost to cure any deficiencies would be needed for the Department of Justice to determine compliance.
15. The report is prepared for the exclusive benefit of you, your subsidiaries and/or affiliates. It may not be used or relied upon by any other party. All parties who use or rely upon any information in the report without our written consent do so at their own risk.
16. No studies have been provided to us indicating the presence or absence of hazardous materials on the subject property or in the improvements, and our valuation is predicated

- upon the assumption that the subject property is free and clear of any environment hazards including, without limitation, hazardous wastes, toxic substances and mold. No representations or warranties are made regarding the environmental condition of the subject property. IRR - Detroit, Integra Realty Resources, Inc., and their respective officers, owners, managers, directors, agents, subcontractors or employees (the "Integra Parties"), shall not be responsible for any such environmental conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because we are not experts in the field of environmental conditions, the report cannot be considered as an environmental assessment of the subject property.
17. The persons signing the report may have reviewed available flood maps and may have noted in the market study report whether the subject property is located in an identified Special Flood Hazard Area. However, we are not qualified to detect such areas and therefore do not guarantee such determinations. The presence of flood plain areas and/or wetlands may affect the value of the property, and the value conclusion is predicated on the assumption that wetlands are non-existent or minimal.
 18. We are not a building or environmental inspector. The Integra Parties do not guarantee that the subject property is free of defects or environmental problems.
 19. The report and conclusions for a market study assume the satisfactory completion of construction, repairs or alterations in a workmanlike manner.
 20. IRR - Detroit is an independently owned and operated company. The parties hereto agree that Integra shall not be liable for any claim arising out of or relating to any report or any information or opinions contained therein as such market study report is the sole and exclusive responsibility of IRR - Detroit. In addition, it is expressly agreed that in any action which may be brought against the Integra Parties arising out of, relating to, or in any way pertaining to the engagement letter, the market study reports or any related work product, the Integra Parties shall not be responsible or liable for any incidental or consequential damages or losses, unless the market study was fraudulent or prepared with intentional misconduct. It is further expressly agreed that the collective liability of the Integra Parties in any such action shall not exceed the fees paid for the preparation of the assignment (unless the report was fraudulent or prepared with intentional misconduct). It is expressly agreed that the fees charged herein are in reliance upon the foregoing limitations of liability.
 21. IRR - Detroit is an independently owned and operated company, which has prepared the market study for the specific intended use stated elsewhere in the report. The use of the market study report by anyone other than the Client is prohibited except as otherwise provided. Accordingly, the market study report is addressed to and shall be solely for the Client's use and benefit unless we provide our prior written consent. We expressly reserve the unrestricted right to withhold our consent to your disclosure of the market study report or any other work product related to the engagement (or any part thereof including, without limitation, conclusions of value and our identity), to any third parties. Stated again for clarification, unless our prior written consent is obtained, no third party may rely on the market study report (even if their reliance was foreseeable).

22. The conclusions of this report are estimates based on known current trends and reasonably foreseeable future occurrences. These estimates are based partly on property information, data obtained in public records, interviews, existing trends, buyer-seller decision criteria in the current market, and research conducted by third parties, and such data are not always completely reliable. The Integra Parties are not responsible for these and other future occurrences that could not have reasonably been foreseen on the effective date of this assignment. Furthermore, it is inevitable that some assumptions will not materialize and that unanticipated events may occur that will likely affect actual performance. While we are of the opinion that our findings are reasonable based on current market conditions, we do not represent that these estimates will actually be achieved, as they are subject to considerable risk and uncertainty. Moreover, we assume competent and effective management and marketing for the duration of the projected holding period of this property.
23. All prospective value opinions presented in this report are estimates and forecasts which are prospective in nature and are subject to considerable risk and uncertainty. In addition to the contingencies noted in the preceding paragraph, several events may occur that could substantially alter the outcome of our estimates such as, but not limited to changes in the economy, interest rates, and capitalization rates, behavior of consumers, investors and lenders, fire and other physical destruction, changes in title or conveyances of easements and deed restrictions, etc. It is assumed that conditions reasonably foreseeable at the present time are consistent or similar with the future.
24. The market study is also subject to the following:

Extraordinary Assumptions and Hypothetical Conditions

The value conclusions are subject to the following extraordinary assumptions. An extraordinary assumption is an assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions.

1. None.

The value conclusions are based on the following hypothetical conditions. A hypothetical condition is a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis.

1. The concluded market rent is for a hypothetical property and assumes the location, unit features, utility structures, unit sizes, etc., are consistent with that discussed in the body of the market study. Further, the market rent assumes a current date of value.

The use of any extraordinary assumption or hypothetical condition may have affected the assignment results.

Addendum A

Appraiser Qualifications



Donald L. Selvidge, MAI

Experience

Mr. Selvidge, Senior Managing Director, has been active in appraisal and advisory services since 1995. Mr. Selvidge has a wide and varied knowledge base having worked on complicated properties throughout his career specializing in large mixed-use developments, all types of multifamily housing, land development assignments, and seniors housing. Mr. Selvidge has experience with nearly all types of commercial property including hospitality, single-and multi-tenant retail and office, self-storage, and industrial uses. Mr. Selvidge has extensive knowledge and experience working with nearly all types of lending institutions including conventional lenders, conduits, Freddie Mac, Fannie Mae, and HUD, including 223(f), 202, and 221(d)4 assignments. Mr. Selvidge also completes market studies for various government agencies, developers, and rent comparability studies for HAP renewals. Finally, Mr. Selvidge is a member of the IRR Senior Housing Specialty Practice Group and has extensive experience in preparing appraisals and market studies for independent living, assisted living, memory care, and skilled nursing facilities.

Professional Activities & Affiliations

Appraisal Institute, Member (MAI)

Licenses

Michigan, Certified General Real Estate Appraiser, 1205006537, Expires July 2024

Education

Bachelor of Science Business Administration, Finance Major Wayne State University, Detroit, Michigan.

Successfully completed numerous real estate related courses and seminars sponsored by the Appraisal Institute, including:

110 Real Estate Appraisal Principles
120 Real Estate Appraisal Procedures
SPPA/SPPB Standards of Professional Practice Part A/B
310 Basic Income Capitalization
320 General Applications
510 Advanced Income Capitalization
520 Highest & Best Use & Market Analysis
530 Advanced Sales Comparison & Cost Approach
540 Report Writing and Valuation Analysis
550 Advanced Applications
Section 8/HUD Rent Comparability Studies and Standards



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GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
BUREAU OF PROFESSIONAL LICENSING
CERTIFIED GENERAL REAL ESTATE APPRAISER LICENSE

DONALD LESLIE SELVIDGE, JR

LICENSE NO.
1205006537

EXPIRATION DATE
07/31/2024

22174150625

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ISSUED UNDER THE LAWS OF
THE STATE OF MICHIGAN

About IRR

Integra Realty Resources, Inc. (IRR) provides world-class commercial real estate valuation, counseling, and advisory services. Routinely ranked among leading property valuation and consulting firms, we are now the largest independent firm in our industry in the United States, with local offices coast to coast and in the Caribbean.

IRR offices are led by MAI-designated Senior Managing Directors, industry leaders who have over 25 years, on average, of commercial real estate experience in their local markets. This experience, coupled with our understanding of how national trends affect the local markets, empowers our clients with the unique knowledge, access, and historical perspective they need to make the most informed decisions.

Many of the nation's top financial institutions, developers, corporations, law firms, and government agencies rely on our professional real estate opinions to best understand the value, use, and feasibility of real estate in their market.

Local Expertise...Nationally!

irr.com



Addendum B

Definitions

Definitions

The source of the following definitions is the Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 6th ed. (Chicago: Appraisal Institute, 2015), unless otherwise noted.

Amenity

A tangible or intangible benefit of real estate that enhances its attractiveness or increases the satisfaction of the user. Natural amenities may include a pleasant location near water or a scenic view of the surrounding area; man-made amenities include swimming pools, tennis courts, community buildings, and other recreational facilities.

Class of Apartment Property

For the purposes of comparison, apartment properties are grouped into three classes: Class A, B and C. These classes represent a subjective quality rating of buildings, which indicates the competitive ability of each building to attract similar types of tenants. Combinations of factors such as rent, building finishes, system standards and efficiency, building amenities, location/accessibility, and market perception are used as relative measures.

Class A apartment properties are the most prestigious properties competing for the premier apartment tenants, with rents above average for the area. Buildings have high-quality standard finishes, architectural appeal, state-of-the-art systems, exceptional accessibility, and a definite market presence.

Class B apartment properties compete for a wide range of users, with rents in the average range for the area. Class B buildings do not compete with Class A buildings at the same price. Building finishes are fair to good for the area, and systems are adequate.

Class C apartment properties compete for tenants requiring functional space at rents below the average for the area. Class C buildings are generally older, and are lower in quality and condition.

(Source: Integra Realty Resources)

Deferred Maintenance

Items of wear and tear on a property that should be fixed now to protect the value or income-producing ability of the property, such as a broken window, a dead tree, a leak in the roof, or a faulty roof that must be completely replaced. These items are almost always curable.

Depreciation

A loss in property value from any cause; the difference between the cost of an improvement on the effective date of the appraisal and the market value of the improvement on the same date.

Effective Date

1. The date on which the appraisal or review opinion applies.
2. In a lease document, the date upon which the lease goes into effect.

Exposure Time

1. The time a property remains on the market.
2. The estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective opinion based on an analysis of past events assuming a competitive and open market.

Fee Simple Estate

Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.

Floor Area Ratio (FAR)

The relationship between the above-ground floor area of a building, as described by the zoning or building code, and the area of the plot on which it stands; in planning and zoning, often expressed as a decimal, e.g., a ratio of 2.0 indicates that the permissible floor area of a building is twice the total land area.

Gross Building Area (GBA)

Total floor area of a building, excluding unenclosed areas, measured from the exterior of the walls of the above-grade area. This includes mezzanines and basements if and when typically included in the market area of the type of property involved.

Highest and Best Use

1. The reasonably probable use of property that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity.
2. The use of an asset that maximizes its potential and that is possible, legally permissible, and financially feasible. The highest and best use may be for continuation of an asset's existing use or for some alternative use. This is determined by the use that a market participant would have in mind for the asset when formulating the price that it would be willing to bid. (ISV)
3. [The] highest and most profitable use for which the property is adaptable and needed or likely to be needed in the reasonably near future. (Uniform Appraisal Standards for Federal Land Acquisitions)

Lease

A contract in which rights to use and occupy land, space, or structures are transferred by the owner to another for a specified period of time in return for a specified rent.

Marketing Time

An opinion of the amount of time it might take to sell a real or personal property interest at the concluded market value level during the period immediately after the effective date of an appraisal. Marketing time differs from exposure time, which is always presumed to precede the effective date of an appraisal.

Market Rent

The most probable rent that a property should bring in a competitive and open market reflecting all conditions and restrictions of the lease agreement, including the rental adjustment and revaluation, permitted uses, use restrictions, expense obligations, term, concessions, renewal and purchase options, and tenant improvements.

Multifamily Property Type

Residential structure containing five or more dwelling units with common areas and facilities. (Source: *Appraisal Institute Commercial Data Standards and Glossary of Terms, Chicago, Illinois, 2004 [Appraisal Institute]*)

Multifamily Classifications

Garden/Low Rise Apartments: A multifamily development of two- or three-story, walk-up structures built in a garden-like setting; customarily a suburban or rural-urban fringe development. (Source: *Appraisal Institute*)

Mid/High-Rise Apartment Building: A multifamily building with four or more stories, typically elevator-served. (Source: *Appraisal Institute*)

Rentable Floor Area (RFA)

Rentable area shall be computed by measuring inside finish of permanent outer building walls or from the glass line where at least 50% of the outer building wall is glass. Rentable area shall also include all area within outside walls less stairs, elevator shafts, flues, pipe shafts, vertical ducts, air conditioning rooms, fan rooms, janitor closets, electrical closets, balconies and such other rooms not actually available to the tenant for his furnishings and personnel and their enclosing walls. No deductions shall be made for columns and projections unnecessary to the building. (Source: *Income/Expense Analysis, 2016 Edition – Conventional Apartments, Institute of Real Estate Management, Chicago, Illinois*)

Room Count

A unit of comparison used primarily in residential appraisal. No national standard exists on what constitutes a room. The generally accepted method is to consider as separate rooms only those rooms that are effectively divided and to exclude bathrooms.

Stabilized Occupancy

1. The occupancy of a property that would be expected at a particular point in time, considering its relative competitive strength and supply and demand conditions at the time, and presuming it is priced at market rent and has had reasonable market exposure. A property is at stabilized occupancy when it is capturing its appropriate share of market demand.
2. An expression of the average or typical occupancy that would be expected for a property over a specified projection period or over its economic life.

Addendum C

Comparable Data

Rent Surveys

Location & Property Identification

Property Name: Central Park Estates
 Sub-Property Type: Conventional, Garden/Low Rise
 Address: 47305 Central Park Blvd.
 City/State/Zip: Novi, MI 48374
 County: Oakland
 Submarket: Novi-Northville
 Market Orientation: Suburban
 Property Location: E/S of Beck, S. of Grand River
 IRR Event ID: 3017356



Property Data

Survey Date: 06/16/2023
 No. of Buildings/Stories: 45/3
 No. of Units/Unit Type: 254/Apt. Units
 Property Class: A
 Vacancy @ Survey: 1.00%
 Yr. Built/Yr. Renov.: 2001/
 Construction Type: Stacked apartments in wood frame buildings with brick and siding. All units have attached one-car garages.
 Land Size (Ac.): 43.06

Project & Unit Amenities

Project Amenities: Gated Entrance, Swimming Pool, Attached One-Car Garages, Recreational Amenities, Playground, Clubhouse Building, Fitness Center, Spa/Hot Tub, Sauna, Tanning Bed, , Attached Garage

Unit Amenities: Ceiling Fans, Patio/Balcony/Deck, Fireplace, Dishwasher, Range, Disposal, Washer/Dryer In Unit, Central AC, Microwave, , Refrigerator

Landlord Pays: Common Area Electric, Common Area Gas

Tenant Pays: Cable, Broadband, In-Unit Electric, Sewer, Cold Water, Hot Water, Gas Heat

Survey Comp./Contact: Brandon Leasing - (248) 449-5270/

Unit Mix

Unit Information	Rms/BR/Bth	No. of Units	Vacant Units	SF Per Unit	Base Rent	\$/SF Effective	Unit Comments
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Unit Mix (Cont'd)

Unit Information	Rms/BR/Bth	No. of Units	Vacant Units	SF Per Unit	Base Rent	\$/SF Effective	Unit Comments
1BD-1BA	3/1/1.0	30	INA	1,065	\$1825	\$1.71	\$1812-1837
2BD-2BA	5/2/2.0	92	INA	1,207	\$1895	\$1.57	
2BD-2BA DLX	5/2/2.0	34	INA	1,460	\$2135	\$1.46	
2BD-2.5BA	6/2/2.5	11	INA	1,384	\$2325	\$1.68	
3BD-2BA	6/3/2.0	40	INA	1,424	\$2160	\$1.52	
3BD-2.5BA	7/3/2.5	41	INA	1,508	\$2483	\$1.65	\$2,295-2,670
3BD-3BA	7/3/3.0	6	INA	1,426	\$2560	\$1.80	

Comments

This upscale property offers a variety of floor plans and amenities. Some units contain multiple levels within the residence. All units include a 1-car garage.

Location & Property Identification

Property Name: Mainstreet Village
Apartments & Townhomes

Sub-Property Type: Conventional, Garden/Low
Rise

Address: 25300 Constitution

City/State/Zip: Novi, MI 48375

County: Oakland

Submarket: Novi-Northville

Market Orientation: Suburban

Property Location: S. of Grand River Ave, E. of
Novi Rd

IRR Event ID: 3017397



Property Data

Survey Date: 06/16/2023

No. of Units/Unit Type: 389/Apt. Units

Vacancy @ Survey: 3.00%

Yr. Built/Yr. Renov.: 1997/

Construction Type: Wood frame buildings with
brick and vinyl siding
containing apartments and
townhouses (no basements).

Land Size (Ac.): 36.74

Project & Unit Amenities

Project Amenities: Swimming Pool, Spa/Hot Tub,
Clubhouse Building, Fitness
Center, Recreational Amenities

Unit Amenities: Patio/Balcony/Deck, Fireplace,
Washer/Dryer In Unit,
Dishwasher, Microwave

Tenant Pays: Trash, In-Unit Electric, Sewer,
Cold Water, Hot Water, Electric
Cooking, Gas Heat

Survey Comp./Contact: Keyara 248-277-5978/

Unit Mix

Unit Information	Rms/BR/ Bth	No. of Units	Vacant Units	SF Per Unit	Base Rent	\$/SF Effective	Unit Comments
1BD-1BA	3/1/1.0	24	INA	855	\$1773	\$2.07	804-906 SF \$1733-\$1812
2BD-1BA	4/2/1.0	9	INA	1,044	\$1985	\$1.90	1001-1087 SF
2BD-2BA TH	4/2/2.0	149	INA	1,379	\$2138	\$1.55	\$1980 - \$2295 1204-1553 SF
2BD-2.5BA TH	4/2/2.5	129	INA	1,430	\$2205	\$1.54	\$2085-\$2325 1206-1653 SF
3BD-2BA	5/3/2.0	9	INA	1,609	\$2427	\$1.51	\$2297-\$2557
3BD-2.5BA TH	5/3/2.5	28	INA	1,861	\$2444	\$1.31	1697-2025 SF \$2328-\$2600
4BD-2.5BA TH	6/4/2.5	41	INA	1,525	\$2676	\$1.75	

Comments

Comments (Cont'd)

All utilities are separately metered, except for trash which is billed to the residents at \$9.95/month. Higher priced units typically have a 2-car garage.

Phase I, containing 241 units, was constructed in 1997. Phase II, containing 148 units, was constructed in 2003. Buildings contains attached 1- and 2-car garages on ground floor with residences located above. Some units have living space on three floors.

Location & Property Identification

Property Name: Town Court Apartments
 Sub-Property Type: Conventional, Mid/High-Rise
 Address: 7110 Orchard Lake Rd.
 City/State/Zip: West Bloomfield Township, MI 48322
 County: Oakland
 Submarket: Novi-Northville
 Market Orientation: Suburban
 Property Location: W. of Orchard Lake Rd., N. of 14 Mile Rd.
 IRR Event ID: 3017331



Property Data

Survey Date: 06/16/2023
 No. of Buildings/Stories: 1/4
 No. of Units/Unit Type: 192/Apt. Units
 Elevators: Yes
 Vacancy @ Survey: 1.00%
 Yr. Built/Yr. Renov.: 2021/
 Construction Type: Building contains 3 floors of apartments over common garage and common areas on ground floor.
 Land Size (Ac.): 3.85

Project & Unit Amenities

Project Amenities: Clubhouse Building, Fitness Center, Garage/In Building, Game Room, Swimming Pool, Bike Storage, Resident Lounge
 Unit Amenities: Central AC, Dishwasher, Patio/Balcony/Deck, Washer/Dryer In Unit, Microwave, Stainless Steel Appliances, Quartz Countertops, Plank Flooring
 Landlord Pays: Trash
 Tenant Pays: In-Unit Electric, Sewer, Cold Water, Hot Water, Gas Heat
 Survey Comp./Contact: Ashley 248-702-4175/

Unit Mix

Unit Information	Rms/BR/Bth	No. of Units	Vacant Units	SF Per Unit	Base Rent	\$/SF Effective	Unit Comments
1BD-1BA	3/1/1.0	48	INA	762	\$2105	\$2.76	
1BD-1BA	3/1/1.0	29	INA	853	\$2280	\$2.67	844-862 SF
2BD-2BA	4/2/2.0	71	INA	1,066	\$2605	\$2.44	\$2512-2703 994-1,137 SF
2BD-2BA	4/2/2.0	30	INA	1,296	\$2755	\$2.13	\$2737-2772 1,218-1,374 SF
3BD-2BA	5/3/2.0	14	INA	1,380	\$2824	\$2.05	\$2737-\$2911 1,293-1,466 SF

Comments

Quoted rents are current typical average prices for units according to leasing. One assigned space in a shared garage space included with rent.

This building is situated to the rear (west) of a small retail center located along the Orchard Lake Road frontage. While lacking exposure, residents have convenient access to commercial development situated along this major surface street.

Location & Property Identification

Property Name: The Marquette
 Sub-Property Type: Conventional, Mid/High-Rise
 Address: 300 E. Huron St.
 City/State/Zip: Milford, MI 48381
 County: Oakland
 Submarket: West Oakland
 Market Orientation: Suburban
 Property Location: S/S of E. Huron St., East of S. Main St.
 IRR Event ID: 3001002



Property Data

Survey Date: 05/01/2023
 No. of Buildings/Stories: 2/4
 No. of Units/Unit Type: 100/Apt. Units
 Elevators: Yes
 Vacancy @ Survey: 7.00%
 Yr. Built/Yr. Renov.: 2020/
 Construction Type: Mid-rise apartment building with brick, vinyl, and fiberboard siding over slab foundation.
 Land Size (Ac.): 4.09

Project & Unit Amenities

Project Amenities: Clubhouse Building, Covered Parking, Fitness Center, Security/Door Staff, Golf Simulator
 Unit Amenities: Central AC, Dishwasher, Washer/Dryer In Unit, Microwave
 Landlord Pays: Trash, Sewer, Cold Water
 Tenant Pays: In-Unit Electric, Hot Water, Electric Cooking, Gas Heat
 Survey Comp./Contact: Sara Leasing- 810-207-5897/

Unit Mix

Unit Information	Rms/BR/Bth	No. of Units	Vacant Units	SF Per Unit	Base Rent	\$/SF Effective	Unit Comments
1BD-1BA	3/1/1.0	40	INA	841	\$1795	\$2.13	\$1685-1905 794-888 SF
2BD-2BA	4/2/2.0	45	INA	1,019	\$2140	\$2.10	\$2,110-2,169 1005-1032 SF
2BD-2BA	4/2/2.0	15	INA	1,355	\$2650	\$1.96	\$2,615-2,685

Comments

The building started to move-in residents on January 1, 2020. Approximately within 12 months the property achieved stabilization with 95 units leased, indicating an absorption rate of 7.9 units per month. Building includes 100 storage lockers available for rent at \$60/month. One carport per unit is included. \$300 off per month on select units (12 month lease).

Comments (Cont'd)

This project is a redevelopment of the former Iverson Lumber yard located just south of downtown Milford which includes several warehouse and commercial buildings. The site also has frontage along Oakland and Washington Streets, and is bounded to the east by a railroad line. Designed as upscale property with luxury apartment finishes such as luxury vinyl flooring, ceramic tile in bathrooms, quartz counter tops, stainless steel appliances, premium cabinetry, and high-end fixtures.

Location & Property Identification

Property Name: The Crossings Apartments
 Sub-Property Type: Conventional, Garden/Low Rise
 Address: 57490 Lyon Center Dr.
 City/State/Zip: Lyon Township, MI 48165
 County: Oakland
 Submarket: West Oakland
 Market Orientation: Suburban
 Property Location: NWC of Grand River Avenue & Lyon Center Drive
 IRR Event ID: 3017338



Property Data

Survey Date: 06/16/2023
 No. of Buildings/Stories: 19/2
 No. of Units/Unit Type: 304/Apt. Units
 Vacancy @ Survey: 25.00%
 Yr. Built/Yr. Renov.: 2023/
 Construction Type: Wood frame with a brick veneer/vinyl siding exterior
 Land Size (Ac.): 19.63

Project & Unit Amenities

Project Amenities: BBQ Grill/Picnic Area, Fitness Center, Swimming Pool, Clubhouse Building, Dog Run/Spa, Coffee Bar, Billiards, Garage/Detached
 Unit Amenities: Central AC, Dishwasher, Granite/Quartz Counters, Microwave, Patio/Balcony/Deck, Stainless Steel Appliances, Vinyl Plank Floors (LVT/LVP), Washer/Dryer In Unit, Attached Garage
 Tenant Pays: Trash, Cable, Broadband, In-Unit Electric, Sewer, Cold Water, Hot Water, Gas Heat
 Survey Comp./Contact: Hannah 833-596-3330/

Unit Mix

Unit Information	Rms/BR/Bth	No. of Units	Vacant Units	SF Per Unit	Base Rent	\$/SF Effective	Unit Comments
1BD-1BA	3/1/1.0		INA	827	\$1918	\$2.32	\$1905-1930 No garage
1BD-1BA	3/1/1.0		INA	837	\$2000	\$2.39	\$1975-2025 827-847 SF w/attached garage

Unit Mix (Cont'd)

Unit Information	Rms/BR/Bth	No. of Units	Vacant Units	SF Per Unit	Base Rent	\$/SF Effective	Unit Comments
2BD-2BA	4/2/2.0		INA	1,269	\$2113	\$1.67	\$2089-2136 1267-1270 SF No garage
2BD-2BA	4/2/2.0		INA	1,260	\$2570	\$2.04	\$2435-2705 1157-1282 SF w/attached garage
3BD-2BA	5/3/2.0		INA	1,475	\$2435	\$1.65	No garage
3BD-2BA	5/3/2.0		INA	1,349	\$3095	\$2.29	w/attached garage

Comments

Tenants are billed direct for electric, gas (heat/hot water), and cold water/sewer. Also, there is an \$125/month charge for trash removal, internet, and amenity fee. Detached garage- \$200/month. One month free with a 13 month lease.

This is a luxury apartment project and is currently (February 2023) under construction.

Location & Property Identification

Property Name: Four Corners Lakeside Apartments
 Sub-Property Type: Conventional, Garden/Low Rise
 Address: 8020 Wadi Boulevard Rd.
 City/State/Zip: White Lake Township, MI 48386
 County: Oakland
 Submarket: Clarkston-Waterford
 Market Orientation: Suburban
 Property Location: E/S of Union Lake Rd., N. of Cooley Lake Rd.
 IRR Event ID: 3017343



Property Data

Survey Date: 05/24/2023
 No. of Buildings/Stories: 1/3
 No. of Units/Unit Type: 81/Apt. Units
 Elevators: Yes
 Property Class: A
 Vacancy @ Survey: 12.00%
 Yr. Built/Yr. Renov.: 2021/
 Construction Type: Concrete/light wood and steel framing with a brick and metal panel exterior
 Land Size (Ac.): 3.20

Project & Unit Amenities

Project Amenities: Package Delivery System, Community Room, Rooftop Terrace, BBQ Grill/Picnic Area, Co-Working Space, Dog Run/Spa, Fitness Center, Garage/Detached, Garage/In Building, Resident Lounge
 Unit Amenities: Microwave, Quartz Countertops, Premium Cabinets, Central AC, Dishwasher, Patio/Balcony/Deck, Stainless Steel Appliances, Vinyl Plank Floors (LVT/LVP), Washer/Dryer In Unit
 Tenant Pays: Trash, In-Unit Electric, Sewer, Cold Water, Hot Water, Gas Heat
 Survey Comp./Contact: Rent roll/

Unit Mix

Unit Information	Rms/BR/Bth	No. of Units	Vacant Units	SF Per Unit	Base Rent	\$/SF Effective	Unit Comments
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Unit Mix (Cont'd)

Unit Information	Rms/BR/Bth	No. of Units	Vacant Units	SF Per Unit	Base Rent	\$/SF Effective	Unit Comments
Studio	1/0/1.0	1	0	549	\$1400	\$2.55	
1BD-1BA	3/1/1.0	2	0	800	\$1675	\$2.09	
1BD-1BA	3/1/1.0	6	1	822	\$1817	\$2.21	Lakeview
1BD-1BA	3/1/1.0	6	0	1,080	\$1933	\$1.79	Office
2BD-2BA	4/2/2.0	54	5	1,207	\$1959	\$1.62	
2BD-2BA	4/2/2.0	9	3	1,166	\$2216	\$1.90	Lakeview
2BD-2BA	4/2/2.0	3	1	1,656	\$3083	\$1.86	Office/Lakeview

Comments

Tenants pay direct for electric (hot water) and gas (heat) and reimburse the landlord for cold water, sewer, and trash removal. Garage under building- \$100/month; Detached garage- \$150/month.

Location & Property Identification

Property Name: The Phoenix at Troy Crossing

Sub-Property Type: Conventional, Mid/High-Rise

Address: 2135 E. Big Beaver Rd.

City/State/Zip: Troy, MI 48083

County: Oakland

Submarket: Troy

Market Orientation: Suburban

Property Location: N. of E. Big Beaver Rd., E. of John R Rd.

IRR Event ID: 3017438



Property Data

Survey Date: 06/16/2023

No. of Buildings/Stories: 6/3

No. of Units/Unit Type: 133/Apt. Units

Property Class: A

Vacancy @ Survey: 1.00%

Yr. Built/Yr. Renov.: 2021/

Land Size (Ac.): 4.78

Project & Unit Amenities

Project Amenities: Roof Top Patio, Clubhouse Building, Covered Parking, Fitness Center

Unit Amenities: Microwave, Central AC, Carpeting, Dishwasher, Patio/Balcony/Deck, Storage in Unit, Walk-in Closets, Washer/Dryer In Unit, Window Blinds/Shades

Landlord Pays: Common Area Electric, Common Area Gas

Tenant Pays: Trash, In-Unit Electric, Sewer, Cold Water, Hot Water, Gas Heat

Survey Comp./Contact: Jenna Leasing - (248) 397-0029/

Unit Mix

Unit Information	Rms/BR/Bth	No. of Units	Vacant Units	SF Per Unit	Base Rent	\$/SF Effective	Unit Comments
Studio	2/0/1.0	30	INA	631	\$1505	\$2.39	\$1495-1515
1 Bed/1 Bath	3/1/1.0	30	INA	690	\$1695	\$2.46	\$1670-1720
2 Bed/2 Bath	5/2/2.0	59	INA	802	\$1940	\$2.42	\$1900-1980
3 Bed/2 Bath	6/3/2.0	14	INA	1,218	\$2383	\$1.96	\$2320-2445

Comments

Tenants pay direct for electric, gas, and water/sewer and reimburse the landlord \$10/month for trash removal. Garage parking- \$125/month.

The subject was originally planned to include 108 apt units and a 10,200 SF retail building, however due to the strong demand for the apartments, the developers removed the retail building and replaced it with Building 5 (opened Summer 2022), a 25-unit apartment building that includes 2,192 SF of ground floor retail. The clubhouse and fitness center were recently completed (2022).

Location & Property Identification

Property Name: Zen City Center Apartments
 Sub-Property Type: Conventional, Mid/High-Rise
 Address: 177 Wilshire Dr.
 City/State/Zip: Troy, MI 48084
 County: Oakland
 Submarket: Troy
 Market Orientation: Suburban
 Property Location: N. of Big Beaver Rd., E. of Crooks Rd.
 IRR Event ID: 3017436



Property Data

Survey Date: 06/16/2023
 No. of Buildings/Stories: 1/8
 No. of Units/Unit Type: 286/Apt. Units
 Elevators: Yes
 Property Class: A
 Vacancy @ Survey: 3.00%
 Yr. Built/Yr. Renov.: 2021/
 Construction Type: Steel frame with a brick and concrete exterior
 Land Size (Ac.): 2.68

Project & Unit Amenities

Project Amenities: Clubhouse Building, Fitness Center, Sauna, Security/Door Staff, Spa/Hot Tub, Extra Storage Area, Swimming Pool, Parking Garage, Business Center, Game Room, Outdoor Firepit, On-Site Massuese

Unit Amenities: Elevated Ceilings, Microwave, Central AC, Dishwasher, Fireplace, Storage in Unit, Washer/Dryer In Unit, Balconies Select Units, Stainless Steel Appliances, Quartz Countertops, Luxury Vinyl Plank Flooring

Tenant Pays: Trash, In-Unit Electric, Sewer, Cold Water, Hot Water, Electric Heat

Survey Comp./Contact: Tiffany Mgr- 947-500-4936/

Unit Mix

Unit Information	Rms/BR/ Bth	No. of Units	Vacant Units	SF Per Unit	Base Rent	\$/SF Effective	Unit Comments
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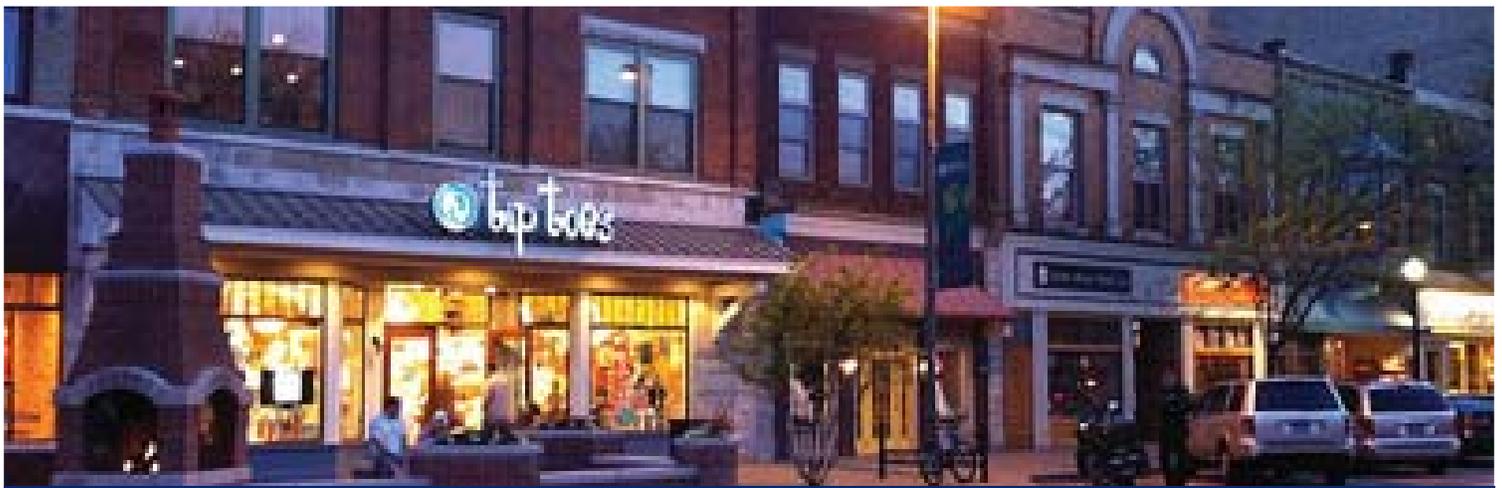
Unit Mix (Cont'd)

Unit Information	Rms/BR/Bth	No. of Units	Vacant Units	SF Per Unit	Base Rent	\$/SF Effective	Unit Comments
Studio	1/0/1.0	40	INA	431	\$1483	\$3.44	\$1,475-1,490
1BD-1BA	3/1/1.0	110	INA	782	\$2023	\$2.59	\$1,950-2,095 750-860 SF
1BD-1BA	3/1/1.0	8	INA	991	\$2250	\$2.27	
2BD-2BA	4/2/2.0	83	INA	1,143	\$2588	\$2.26	\$2,535-2,640
3BD-2BA	5/3/2.0	44	INA	1,373	\$3213	\$2.34	\$3,065-3,360
3BD-3.5BA PH	5/3/3.5	1	INA	2,727	\$8325	\$3.05	

Comments

The property leased 275 units within 18 months (started 8/20/21), thus indicating an absorption rate of 15.3 units per month.

This is a luxury apartment building that includes a 7,000 SF clubhouse.



Benefits of Mixed-Use Development



**MICHIGAN ECONOMIC
DEVELOPMENT CORPORATION**

What you will learn:

What is a mixed-used development

Brief history of development and zoning

Benefits of mixed-use development

Barriers to mixed-use development

How to encourage mixed-use development

For a millennium, mixed-use development was often the only type of development in cities, towns and villages. This development pattern evolved organically as towns sprung up around the country—a dense commercial area, often with shopkeepers’ homes above and housing surrounding the town. It is only recently that mixed-use development became an anomaly. However, the benefits to this traditional form remain.

TERMS

Mixed Use Development: a single site containing two more different land uses such as, commercial and office, commercial and residential, or office and residential.

Public utilities and infrastructure: water, wastewater, storm sewer, street lighting, sidewalks, parking and roadways

Micromobility: transportation using lightweight vehicles such as bicycles or scooters, especially electric ones that may be borrowed as part of a self-service rental program in which people rent vehicles for short-term use within a town or city.

What is mixed-use development?

Mixed-use development is a single site containing two or more different land uses, such as commercial and a residential use; or two or more non-residential uses, like a retail store and an office. Mixed-use developments include many building forms. For instance, a storefront with a rear apartment all located on one level is mixed-use. A development that includes commercial, office and residential uses in separate buildings on a common site is also mixed-use and may provide many of the same benefits. The most efficient mixed-

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734.913.2000 | www.planningmi.org
info@planningmi.org

State laws that may also apply:

Michigan Vehicle Code, Public Act 300 of 1949

Michigan Planning Enabling Act, Public Act 33 of 2008

Michigan Zoning Enabling Act, Public Act 110 of 2006

Michigan Recodified Tax Increment Financing Act, Public Act 57 of 2018

Michigan's Bureau of Construction Codes administers a number of state laws including: the Stille-DeRossett-Hale Single State Construction Code Act (1972 PA 230), the Construction of School Buildings (1937 PA 306), Article 17 of the Public Health Code (1978 PA 368), the Elevator Licensing Act (1976 PA 333), the Elevator Safety Board Act (1967 PA 227), and the Utilization of Public Facilities by Physically Limited Act (1966 PA 1)

Michigan's construction codes include the following: Building Code, Mechanical Code, Plumbing Code, Rehabilitation Code, Residential Code, and Energy Code

State Trunk Line Highway System, Public Act 51 of 1951

use development is a multi-story building with a more public oriented use on the ground level (such as retail, restaurant, or office) with residential units on the upper floor or floors. This is the primary building type found in downtowns throughout Michigan.

Why was mixed-use development prevalent historically?

Throughout most of human history, daily travel occurred on foot. Consequently, communities evolved in a manner that enabled its residents to satisfy their daily needs by walking. This resulted in development patterns across the world that commonly featured an intricate grid of streets, narrow and small lots and a mix of land uses. Most cities, towns and villages contained a downtown district with multi-story, mixed-use buildings – even in very rural areas. Beyond those downtowns, it was also common to find a diversity of uses in otherwise residential contexts, such as doctors operating out of their homes, plumbers operating out of their garages, or small commercial buildings housing retailers, restaurants, or bars. This land use diversity was consistent with the need to locate goods, services and places of employment within a distance easily reachable on foot.

Why did we stop building mixed-use development?

Many factors – including zoning regulation, federal lending practices, and the ubiquity of the automobile – combined with other trends in the mid-20th century to eliminate nearly all mixed-use development construction outside major cities.

The industrial revolution, with its massive factories and large number of workers, caused a series of public health crises (e.g., tuberculosis, cholera). At the same time, transportation technology in the form of elevators and transit expanded the urban form both upward and outward. The Progressive Era brought a number of public health reforms including safe drinking water, building and fire codes and the notion of zoning – separation of land uses to prevent adverse impact of one use to another.

In time, zoning practice evolved to establish a strict separation and segregation of land uses as its principal purpose. In contrast with the at-times chaotic mixture of uses inherent for centuries in city form, this new system promoted distinct physical areas devoted to each use. Zoning became a tool to not only protect residents from a smoke-belching factory next door, but also a tool to eliminate the corner store, the local church, and the neighborhood bar. In addition, multiple family residential uses, like apartments, townhouses, and

duplexes were excluded from single family residential districts. Ultimately, even within otherwise similar land use categories, separation and segregation became the norm. For instance, it is common for a zoning ordinance to contain multiple single-family residential districts, distinguished from each other not by use but by dimensional requirement, implying that those residents require protection from different types of single-family residents much as that same home demands protection from a factory.

The automobile and its growing ubiquity greatly expanded the physical geography within reach to meet daily needs, and the growth of driving as a mode of travel reinforced the land use paradigm. Federal transportation funding subsidized and incentivized automobile-centered road development – most notably through federal highway funding formulas. These federal policies encouraged an automobile-centered development pattern that competed against existing mixed-use areas and failed to create the conditions under which mixed-use development flourishes.

Since World War II, federal lending practices also favored single-family suburban development over traditional or mixed-use development leading to further

decreases, as well as racist and exclusionary housing policies.

In this context, it is unsurprising that mixed-use development was also more or less regulated out of communities.

Are there other regulatory roadblocks to mixed-use development?

Building and fire codes add significant cost to mixed-use development. For example, many building codes require fire suppression in buildings containing both residential and non-residential uses. Fire suppression adds significant costs that can deter new mixed-use development or restoration of mixed-uses in existing, multi-story buildings.

Barrier free accommodations can also add cost to vertical construction when elevators are mandated. These regulations have provided undeniable health, safety and welfare benefits, but they have also added cost to mixed-use development that single-use buildings do not have.

Where are mixed-use developments?

Mixed used development is typically found in areas developed prior to World War II--central business



Mason, Michigan

Photo Credit: Jacob Kain

Resources:

Enabling Better Communities: Users' Guide to Zoning Reform

Michigan Economic Development Corporation Community Redevelopment Programs

Placemaking as an Economic Development Tool: A Placemaking Guidebook

Placemaking Assessment Tool

Retrofitting Suburbia: Urban Design Solutions for Redesigning Suburbs by Ellen Dunham-Jones and June Williamson

The Michigan Association of Planning offers mini-workshops on a variety of topics such as, tax increment financing and form based codes

districts, early suburban downtowns and rural small towns. Even within these districts, mixed-use development has often become illegal or impractical to construct. Where the original mixed-use buildings remain, many have lost their mix of uses with upper stories originally used as residences now vacant, underutilized or converted to commercial use.

After several decades of discouraging mixed-use development, communities throughout the nation and in Michigan are recognizing what an asset mixed-use development can be. Mixed-use development is a foundational feature of many of the most-loved places in our state – from downtown Detroit to Mackinac Island, and from Holland to downtown Coldwater.

Why is mixed-use development experiencing a resurgence?

Decades of single use, suburban development has created many problems for Michigan communities. While single-use developments, like a shopping center or subdivision, were once brand new and located on wide, uncongested roads with abundant free parking, those same areas are now often plagued by disinvestment, vacancy, traffic and unappealing aesthetics. This development pattern is not architecturally distinctive or conducive to gathering.

As a result, many communities have looked to mixed-use development as an alternative and potential solution to these problems. Mixed-use development can create a sense of place and add variety to the existing land use pattern. This variety can help to insulate communities against market shocks as trends and needs change.

In addition, mixed-use development is emerging in areas that were historically mixed-use, through reactivation of upper levels into new apartments, condominiums, offices and other uses. Often these projects include restoration of historic facades as well. The introduction of additional residents and the exterior improvements to the public face of the building can have dramatic benefits on surrounding properties and entire districts. Residents provide vital evening and weekend demand for services that is often missing in downtowns whose vitality for many years has been in a 9 to 5 office and service economy. They can also supply the necessary demand for entirely new businesses, including grocery stores and other essential resources for daily life that were once hallmarks of these districts, but are often missing today.

At the same time, the two largest generations of Americans in history – Baby Boomers and Millennials – have shown a significant demand for the walkability, flexibility, activity and authenticity of mixed-use places. These generations are the perfect market for mixed-use housing as they often are looking for less space and less maintenance than a detached suburban home possesses. These generations are more interested and willing to decrease the number of vehicles they own and to use them less frequently for daily activities.

Mixed-use places are generally places people love. Think of where you take friends or relatives to visit, or the places you might see while on vacation. Chances are those places are mixed-use. The same is likely true of the places where your community gathers to celebrate, to express opinions, to see and to be seen. Consider what image you might select to promote your

community--most likely it's a place with mixed-use development.

What are the benefits of mixed-use development?

Mixed-use development offers many benefits to a community, including increased walkability, more people, tax base, efficiency, rural land preservation, sustainability, resiliency, and sense of place.

Mixed-use development by its very nature promotes walkability. By placing a residential use and a commercial use in close proximity, it invites residents to patronize those commercial uses and encourages employees to live close to where they work. This walkability is also reinforced by the design of mixed-use development.

Mixed-use buildings are typically built at the sidewalk rather than set back behind parking. They tend to be closer to adjacent buildings. This reduces walking distances, placing more uses within a smaller radius. This building placement also supports the urban design principle of enclosure, creating a public space that feels safe and inviting to pedestrians.

The inherent walkability of mixed-use development creates another benefit: reduced parking demand. By shifting some trips to non-vehicle modes, a mixed-use development can provide for peak parking demand with fewer spaces than a single-use development.

Depending on the mix of uses provided, parking demand peaks may be offset, further reducing the amount of parking needed. For example, a medical office may have its peak parking demand during the morning and afternoon, while a restaurant's peak demand may be in the evening, and residential units may have highest demand overnight. The factors that reduce parking need are self-reinforcing: less parking need means less site area needed for car storage, enabling a more efficient and productive use of land which supports walkability and a sense of place.

The efficiency of mixed-use development creates two huge bonuses for communities: greater tax base potential and the preservation of rural land. Most taxable value of property derives from buildings, not site amenities, like parking lots or open space, and mixed-use development usually outperforms its single-use counterparts. This relationship is easy to verify by comparing existing development in your own community.

First, take the taxable value of a typical mixed-use building (two or more stories built with minimum open space) and divide it by the land area in acres to determine the taxable value per acre. Second, do the same for a typical single use development, such as a standalone pharmacy, restaurant or big box retailer. In almost all instances, regardless of age or condition, the mixed-use development is producing much more taxable value with a much smaller footprint in addition to adding walkability and sense of place to

The problem with minimum parking requirements

Minimum parking requirements, another de facto element of most zoning ordinances, creates a regulatory barrier to mixed-use development. In most communities, private parking areas are not just permitted, but are required with each project. Typically, a parking standard is established based upon the floor area or capacity of the building and the land use.

These minimum requirements have had many negative impacts on our communities, not the least of which is to make walking both impractical and undesirable. The amount of parking required typically required makes most mixed-use development no longer financially feasible.

Unfortunately, the depletion of the walking environment and the abundance of private parking (almost always free to use) creates a circular process in which more vehicle access creates a perceived demand for more parking, and more parking further reduces the feasibility of other modes of travel creating more drivers and more parking demand. As this spreads from project to project and across entire communities, the private automobile becomes the only viable mode of transportation.

WHAT COMMUNITIES ARE DOING THIS?

Many communities in Michigan have mixed-use development (historical and new). Highlighted below are just a few for their regulations, incentives and new development.

City of Birmingham – Adopted form based code

Cannon Township – Town Square (mixed use development)

Canton Township -- Cherry Hill Village (mixed residential development)

City of Marquette – Adopted form based code

Meridian Township/Village of Okemos's tax Increment finance authority -- offers development grants

City of Mt. Pleasant's central business district-tax increment finance authority -- offers a grant program to offset the cost of fire suppression (a major cost associated with mixed-use development).

City of Rochester Hills – City Walk (mixed use development)

City of Traverse City -- The Village at Grand Traverse Commons (mixed use development)

the community. This efficiency results from less land area being devoted to inactive uses, like parking, landscaped buffers and other common single-use development amenities. In turn, your community can accommodate significantly more employment, residents and vitality without utilizing undeveloped land. Many communities value the natural and agricultural resources which surround them. Mixed-use development preserves those resources.

Mixed-use development also promotes efficient use of public utilities. Because mixed-use development concentrates more activity in a smaller area, it can be serviced by public infrastructure more efficiently than single uses. For instance, a 300-foot block in a traditional downtown might house over a dozen businesses and dozens of apartments, all being serviced by approximately the same distance of street, sidewalk and underground pipe. Conversely, it is common for a single big box retailer to be located about 300 feet from the street. In the first instance, your public utility system is supported through the tax dollars and user fees of many customers, whereas the second scenario has only one supporting entity. When it comes time to maintain, improve or replace those systems the extra revenue brought by the efficiency of mixed-use development will be beneficial.

Mixed-use development is typically more energy

efficient than single-use development since there are fewer exposed walls or ceilings through which heat or air conditioning can escape. Combined with less auto use by customers or residents, mixed-use development generally has a lower carbon footprint than comparable single use development.

More walking and biking create physical and mental health benefits by building opportunities for physical activity into the fabric of your community. Walkable, mixed-use districts are more accessible to children, the elderly, individuals with disabilities and any person for whom driving is not a practical mode of transport.

They also introduce housing diversity into a community. This may help your community retain its young people into adulthood, provide older residents options for downsizing and create opportunities in residential neighborhoods for young families with children.

Mixed-use development benefits its owners by providing diversified income streams. This can help to offset slumps in either the residential or commercial rental market and provide consistent income to the owner. In addition, mixed-use development is more flexible. A mixed-use building has many different uses over its lifespan. Conversely, single use buildings

are less frequently adapted to new uses. Mixed-use buildings are often built for a much longer lifespan, so adaptive reuse makes financial sense.

How can your community encourage mixed-use development?

Decades with little mixed-use development have left communities with fewer developers and lenders who understand and are comfortable undertaking a mixed-use project. This is particularly challenging since mixed-use development usually involves additional regulatory complications that single-use development does not. These complications can include discretionary approval processes, variances, fire and building code requirements, all of which require additional developer and lender risk tolerance and sophistication. However, there are many tactics your community can utilize to promote mixed-use development.

Remove regulatory barriers

Review your community's ordinances and policies to see if they are supportive of mixed-use development. In many communities, mixed-use development is permitted in very limited geographic areas (typically a downtown). Most of your community is likely zoned in single use districts such as residential, office, and commercial districts. There may be opportunities within these districts to introduce flexibility by adjusting the list of permitted uses and explicitly permitting a mix of uses. Some questions to answer include:

1. What districts (if any) permit a mix of uses?

2. Are these allowances as expansive as they could be?
3. Are there additional districts where mixed-use development could be permitted?

Next, review your dimensional standards. If you are not seeing mixed-use development, chances are one or more of these dimensional standards is inconsistent with the needs of mixed-use development. Some questions to answer include:

1. Do any districts permit zero-or-minimal setback development?
2. Do any districts permit multi-story development, and if so, what are the height limitations of such development?
3. Do you have minimum lot width, depth or area standards? Do those standards mandate excessive land area that would not be necessary to support mixed-use development?

Third, check your parking regulations. Parking requirements are a regulatory barrier—see Sidebar. Some questions to answer include:

1. Are your minimum parking requirements based on average need or peak need?
2. Are mixed-use developments required to provide a minimum quantity of parking for each use?
3. Is there flexibility to reduce minimum parking requirements based upon mixed-use development or shared parking agreements?
4. Are there areas of your community where public parking is available, and does your ordinance allow for that public parking to reduce or eliminate private parking requirements?



5. Are any areas designated as parking exempt?

Fourth, examine how your code approaches mixed-use development approvals. If mixed-use development is desired, make it easy! A predictable, straightforward and transparent approval process will reduce the time and cost of development. Some questions to answer include:

1. Are mixed-use developments subject to discretionary review processes such as a special land use permit?
2. Is mixed-use development only possible via a rezoning or under a Planned Unit Development ordinance?

Finally, consider whether your community should consider a new approach to zoning. Most Michigan communities are regulated by use-based zoning ordinances that are not designed to promote mixed-use development. Some communities have begun looking to other regulatory approaches such as form-based zoning in all or part of their community. Form-based zoning ordinances emphasize building form (such as building placement, height and façade design) instead of use, and encourage and promote mixed-use development. Some communities find that a hybrid approach is best for their local needs.

Put the right infrastructure in place

Mixed-use development supports and is supported by walkability. Therefore, your community must ensure that the right elements are in place to support mixed-use development in the places you want to see it.

This starts with your pedestrian infrastructure. Require sidewalks to be constructed along public streets as part of the municipality's capital planning process as well as part of private site development, and ensure that sidewalks are designed to support the adjacent land uses: sidewalks should be wide enough to accommodate abundant foot traffic in mixed-use areas. Street trees, benches, trashcans and lighting are

examples of sidewalk amenities that the public and private sector can contribute to improve the pedestrian environment and support mixed-use development.

Review street design specifications and the condition of your roadway network. Standards prioritizing travel speed and traffic flow over business access and user safety will not support or encourage mixed-use development. Consider strategies such as adopting a complete streets ordinance or conducting a street safety audit to identify ways to increase safety for all users. Safer streets are a necessary element of successful mixed-use development.

In communities with public transit, mixed-use development and transit can be mutually supportive. Mixed-use development provides a destination for transit users where multiple destination points can be reached on foot. Car share systems and micromobility solutions, such as bike and scooter rental, further reduce auto use associated with mixed-use developments and are themselves supported by mixed-use developments.

Consider incentives

Tax-increment finance districts can be used to create public infrastructure supportive of mixed-use development or bring financial support to mixed-use projects. Brownfield financing can be used to reduce costs associated with redeveloping contaminated, functionally obsolete, blighted or historic properties. Other available incentives like OPRA's (Obsolete Property Reinvestment Act) and NEZs (Neighborhood Enterprise Zones) can provide tax abatements to qualified development. A variety of other state and federal incentives, such as historic tax credits and Opportunity Zones, can also be utilized to make a mixed-use project financially feasible.

This tear sheet was developed by the Michigan Association of Planning (MAP) for the Michigan Economic Development Corporation (MEDC). The Michigan Association of Planning is a 501 c 3 organization, dedicated to promoting sound community planning that benefits the residents of Michigan. MAP was established in 1945 to achieve a desired quality of life through comprehensive community planning that includes opportunities for a variety of lifestyles and housing, employment, commercial activities, and cultural and recreational amenities.





1849 Pond Run
Auburn Hills, MI 48326

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August 28, 2023
Project No.: 21-0449

Mr. Lindsay Bell Senior Planner
City of Novi Community Development
45175 West Ten Mile Road
Novi, Michigan 48375

RE: Station Flats JSP23-02

Dear Ms. Bell:

Based upon the comments in the review letter of August 16, 2023, please note following response regarding the comments:

Infrastructure and Façade:

Engineering

The comments noted in the review letter will be incorporated into the final site plan submittal.

Traffic Engineering Review/Traffic Study

The comments noted in the review letter will be incorporated into the final site plan submittal.

Façade

The applicant would like to discuss this item with the Planning Commission at the schedule meeting.

Fire

The comments noted in the review letter will be incorporated into the final site plan submittal.

Nature Features & Easements:

Wetland

The quantity of buffer impact is denoted on sheet C-1.4 (“Buffer Impact Plan”) which is 223 square yards.

Landscape and Woodlands

The applicant is aware of the issue with the buffering along the north side of the development adjacent to Sam’s Club. We have worked extensively with the City’s Landscape Architect to improve the screening in

this area of the site. Due to the lack of space, we cannot meet the City of Novi's Zoning Ordinance Requirements for Buffering. It is for this reason that a deviation is being requested.

The information regarding the existing tree is denoted in a table on sheet T-1.1

Review Concerns:

Consent Judgment & Zoning

The applicant is aware that the consent judgment needs to be amended.

As stated above, the applicant is aware of the issue with the buffering along the north side of the development adjacent to Sam's Club. We have worked extensively with the City's Landscape Architect to improve the screening in this area of the site. Due to the lack of space, we cannot meet the City of Novi's Zoning Ordinance Requirements for Buffering. It is for this reason that a deviation is being requested.

Lighting & Photometric Plan

The plan is to have the photometric plan meet the City of Novi's Zoning Ordinance Requirements. The comments noted in the review letter will be incorporated into the final site plan submittal.

Tree Replacements

The discrepancy noted in the review comments will be revised as a part of the final site plan submittal.

Open Space

The proposed development will not reduce the amount of overall open space for the Novi Promenade Development.

Ordinance Deviations:

1. No comment.
2. No comment.
3. No comment.
4. No comment.
5. No comment.
6. No comment.
7. No comment.
8. The applicant will continue to work with Staff to determine if a northerly pathway connection to Wixom Road is achievable. If it is mutually determined that it is not achievable, the applicant would like to request a waiver.
9. No comment.

If you should have any questions, please feel free to contact this office.

Sincerely,

PEA Group

A handwritten signature in blue ink, appearing to read 'JPBtu', written in a cursive style.

James P. Butler, PE
Principal/Project Executive

TRAFFIC IMPACT STATEMENT

Memo

TO: Michael Parks – Cypress Partners

FROM: Jeffery Morden, PE, PTOE
Michael Labadie, PE

DATE: June 19, 2023 **PROJECT NO.:** 220791

RE: Station Flats – Trip Generation Comparison and Parking Generation

Fishbeck has completed additional traffic engineering services as a result of comments received from the City of Novi (City) on the Station Flats multifamily housing development located in the City, Oakland County, Michigan. The additional analysis will compare the trip generation potential of the proposed site to the trip generation potential of a site if it were developed as currently zoned. Additionally, a parking analysis will be completed.

Trip Generation Comparison

The analysis was completed using the information and methodologies specified in the latest version of the Institute of Transportation Engineers (ITE) *Trip Generation, 11th Edition*. Trips were forecasted for the typical weekday, morning, and afternoon peak hours of adjacent street traffic, which normally fall between 7 to 9 a.m. and 4 to 6 p.m. Additionally, trips were forecasted for the morning and afternoon peak hours for the proposed development (generator), which can vary from the peak hours of the adjacent roadway.

A portion of the site-generated trips are anticipated to be “pass-by” in nature, meaning they already exist on the adjacent road network and are interrupted to visit the site. According to ITE methodology, new trips are assumed to return to their direction of origin whereas pass-by trips continue in their original direction of travel. The ITE *Trip Generation Manual* was used to calculate what percentage of the trips would be pass-by trips, meaning they are vehicles already on the network that would access the development and are not additional trips added to the network. For Land Use Code (LUC) 821: Shopping Plaza (40-150k), the pass-by rate is 40 percent for the p.m. peak.

The proposed residential development consists of 158 dwelling units (DU) of multifamily housing (mid-rise). Trips were forecasted using LUC 221: Multifamily Housing (Mid-Rise). The proposed site if it were developed as currently zoned, would be 100,000 square feet (sft) of retail. Trips were forecasted using LUC 821: Shopping Plaza (40-150k). Table 1 – Trip Generation Comparison presents the resulting trip generation forecast for the proposed development and the proposed development as it is currently zoned and a comparison between the two developments. The trip generation comparison calculations are attached to this memorandum.

Table 1 – Trip Generation Comparison

ITE Land Use	LUC	Units	Weekday, Peak hour of the Adjacent Street Traffic (7-9 a.m.)			Weekday, Peak hour of the Adjacent Street Traffic (4-6 p.m.)			Weekday, a.m. Peak hour of Generator			Weekday, p.m. Peak hour of Generator			Weekday
			In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total	
Proposed Development as Currently Zoned															
Shopping Plaza (40-150k)	821	100,00 sft	219	134	353	425	461	886	367	339	706	476	496	972	9,449
Pass-By Rates, LUC 821: 40% p.m.			-	-	-	170	184	354	-	-	-	190	198	388	-
Total New Trips			219	134	353	255	277	532	367	339	706	286	298	584	-
Proposed Development															
Multifamily Housing (Mid-Rise)	221	158 DU	13	45	58	38	24	62	15	41	56	40	26	66	707
Total New Trips			13	45	58	38	24	62	15	41	56	40	26	66	707
Differential in Total Trip Generation			-206	-89	-295	-387	-437	-824	-352	-298	-650	-436	-470	-906	-8,742
Differential New Trip Generation			-	-	-	-217	-253	-470	-	-	-	-246	-272	-518	-

In review of Table 1, the proposed development would generate 295, 824, 650, and 906 less trips than the proposed development as currently zoned in the weekday a.m. peak hour of adjacent street, p.m. peak hour of adjacent street, a.m. peak hour of generator, and p.m. peak hour of generator, respectively for driveway trips. The proposed development would generate 470 and 518 less trips than the proposed development as currently zoned in the weekday p.m. peak hour of adjacent street and p.m. peak hour of generator, respectively for new trips. The proposed development would generate 8,742 less trips than the proposed development as currently zoned in the weekday for driveway trips.

Parking Generation

The analysis was completed using the information and methodologies specified in the latest version of the ITE *Parking Generation Manual, 5th Edition*. Parking was forecasted for the typical weekday (Monday through Friday). Table 2 – Parking Generation for Proposed Development presents resulting parking generation for the proposed development. The parking generation calculations are attached to this memorandum.

Table 2 – Parking Generation for Proposed Development

ITE Land Use	LUC	Units	Weekday
Multifamily Housing (Mid-Rise)	221	158 DU	203 Parking Space Demand
		20% surplus addition	244 Parking Space Supply

ITE *Parking Generation Manual* results in a weekday parking supply of 203 parking spaces. Generally, a parking facility is perceived as “full” at somewhat less than its actual capacity, generally in the range of 85% thru 95% occupancy. Adding a 20% surplus to the ITE parking demand results in 244 parking space supply. According to the site plan, there are 246 parking spaces provided at Station Flats; therefore, enough parking spaces have been provided to meet the ITE forecasted supply.

Table 3 – Parking Generation Comparison presents a parking supply comparison of the proposed development as currently zoned and the proposed development.

Table 3 – Parking Generation Comparison

ITE Land Use	LUC	Units	Weekday
Shopping Center	820	100,000 sft	299 Parking Space Supply*
Multifamily Housing (Mid-Rise)	221	158 DU	244 Parking Space Supply*
		Difference	-55 Parking Space Supply

*Includes 20% surplus

For LUC 820: Shopping Center, the time period weekday encompasses Monday through Thursday, while LUC 221: Multifamily Housing (Mid-Rise) encompasses Monday through Friday. The proposed development has 55 less parking supply spaces than the proposed development as currently zoned.

The site plan is attached to this memorandum.

If additional information is necessary or if you have any questions, please contact me at 734.888.8656 or jmorden@fishbeck.com.

Attachments

- Attachment 1 – ITE Trip Generation Comparison Calculations
- Attachment 2 – ITE Parking Generation Comparison Calculations
- Attachment 3 – Site Plan

By email

Copy: Alyssa Wambold, PE, PTOE – Fishbeck

Attachment 1

ITE Trip Generation Calculations

Trip Generation - Weekday Summary

ITE Trip Generation Rates - Weekday

ITE Code	ITE Rate Description	Unit	Amount	R2	Rate	Pass-by	# of Studies	Notes
ITE 221	Multifamily Housing (Mid-Rise)	DU	158					
AM	T = 0.44 (X) - 11.61		58	0.91	0.37	0%	30	Use fitted curve
PM	T = 0.39 (X) + 0.34		62	0.91	0.39	0%	31	Use fitted curve
AM, Generator	T = 0.32 (X) + 5.84		56	0.89	0.35	0%	23	Use fitted curve
PM, Generator	T = 0.32 (X) + 15.57		66	0.93	0.39	0%	22	Use fitted curve
Weekday	T = 4.77 (X) - 46.46		707	0.93	4.45	0%	11	Use fitted curve

	AM			PM			AM, Generator			PM, Generator			Weekday		
	Ingress	Egress	Total	Ingress	Egress	Total	Ingress	Egress	Total	Ingress	Egress	Total	Ingress	Egress	Total
Directional Distribution	23%	77%	100%	61%	39%	100%	26%	74%	100%	60%	40%	100%	50%	50%	100%
Volume Distribution	13	45	58	38	24	62	15	41	56	40	26	66	354	353	707

ITE Code	ITE Rate Description	Unit	Amount	R2	Rate	Pass-by	# of Studies	Notes
821	Shopping Plaza (40-150k)	SFT	100,000					
AM	No Equation		353	-	3.53	0%	16	Use Average Rate
PM	T = 7.67 (X) + 118.86		886	0.62	9.03	40%	51	Use fitted curve
AM, Generator	No Equation		706	-	7.06	0%	8	Use Average Rate
PM, Generator	No Equation		972	-	9.72	40%	10	Use Average Rate
Weekday	T = 76.96 (X) + 1412.79		9,449	0.5	94.49	0%	17	Use Average Rate, R2<0.75

	AM			PM			AM, Generator			PM, Generator			Weekday		
	Ingress	Egress	Total	Ingress	Egress	Total	Ingress	Egress	Total	Ingress	Egress	Total	Ingress	Egress	Total
Directional Distribution	62%	38%	100%	48%	52%	100%	52%	48%	100%	49%	51%	100%	50%	50%	100%
Volume Distribution	219	134	353	425	461	886	367	339	706	476	496	972	4725	4724	9449

Trip Generation - COMPARISON OF ZONED RETAIL PLAZA AND PROPOSED MULTIFAMILY HOUSING (MID-RISE)

		AM			PM			AM, Generator			PM, Generator			Weekday		
		Ingress	Egress	Total	Ingress	Egress	Total	Ingress	Egress	Total	Ingress	Egress	Total	Ingress	Egress	Total
ZONED RETAIL PLAZA	Total Trips	219	134	353	425	461	886	367	339	706	476	496	972	4,725	4,724	9,449
	Pass-by	0	0	0	170	184	354	0	0	0	190	198	388	0	0	0
	New Trips	219	134	353	255	277	532	367	339	706	286	298	584	4725	4724	9449
PROPOSED MULTIFAMILY HOUSING (MID-RISE)	Total Trips	13	45	58	38	24	62	15	41	56	40	26	66	354	353	707
Δ Driveway Trip Potential		-206	-89	-295	-387	-437	-824	-352	-298	-650	-436	-470	-906	-4,371	-4,371	-8,742
Δ NewTrip Potential					-217	-253	-470				-246	-272	-518			

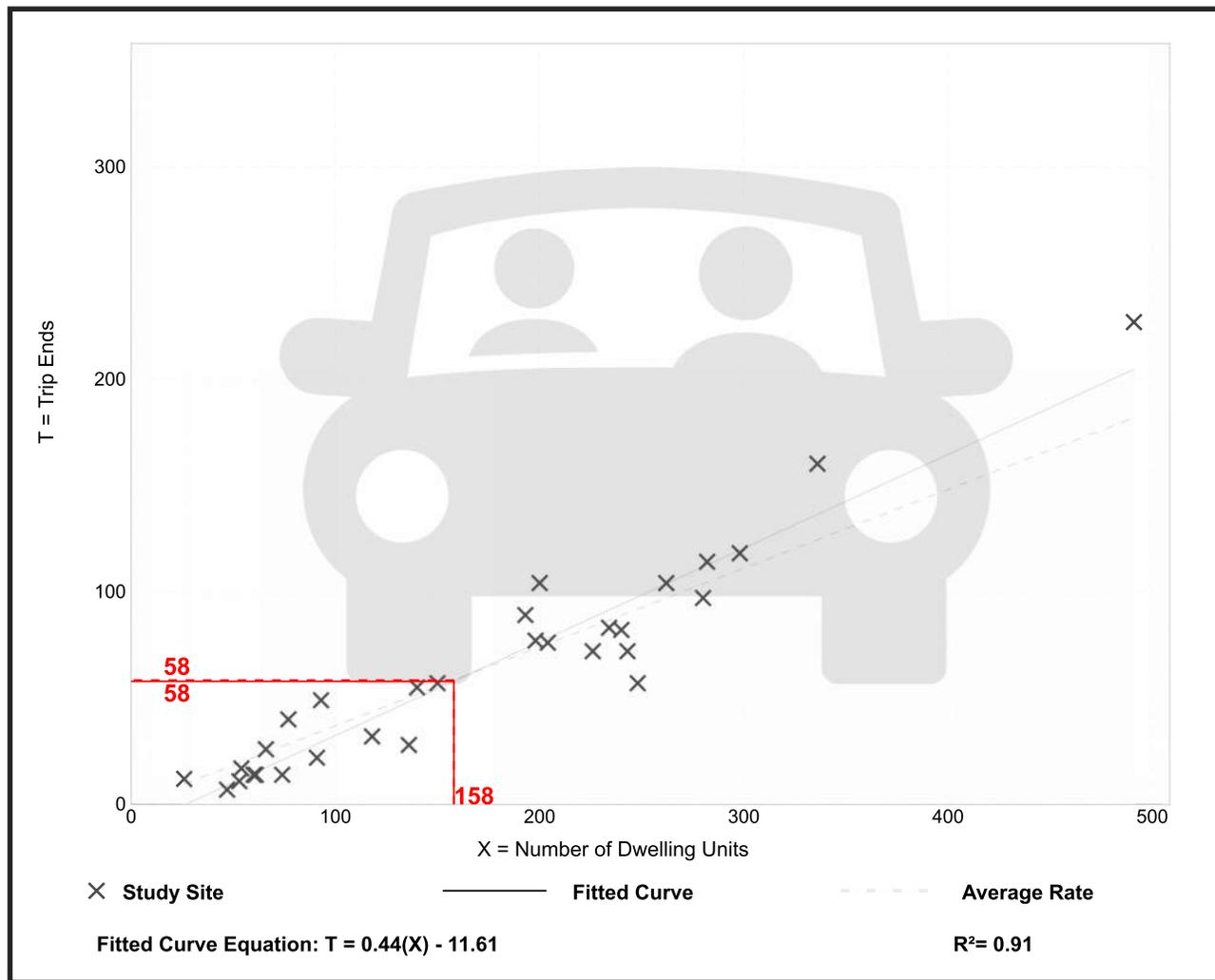
Multifamily Housing (Mid-Rise) Not Close to Rail Transit (221)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 30
 Avg. Num. of Dwelling Units: 173
 Directional Distribution: 23% entering, 77% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.37	0.15 - 0.53	0.09

Data Plot and Equation



Multifamily Housing (Mid-Rise) Not Close to Rail Transit (221)

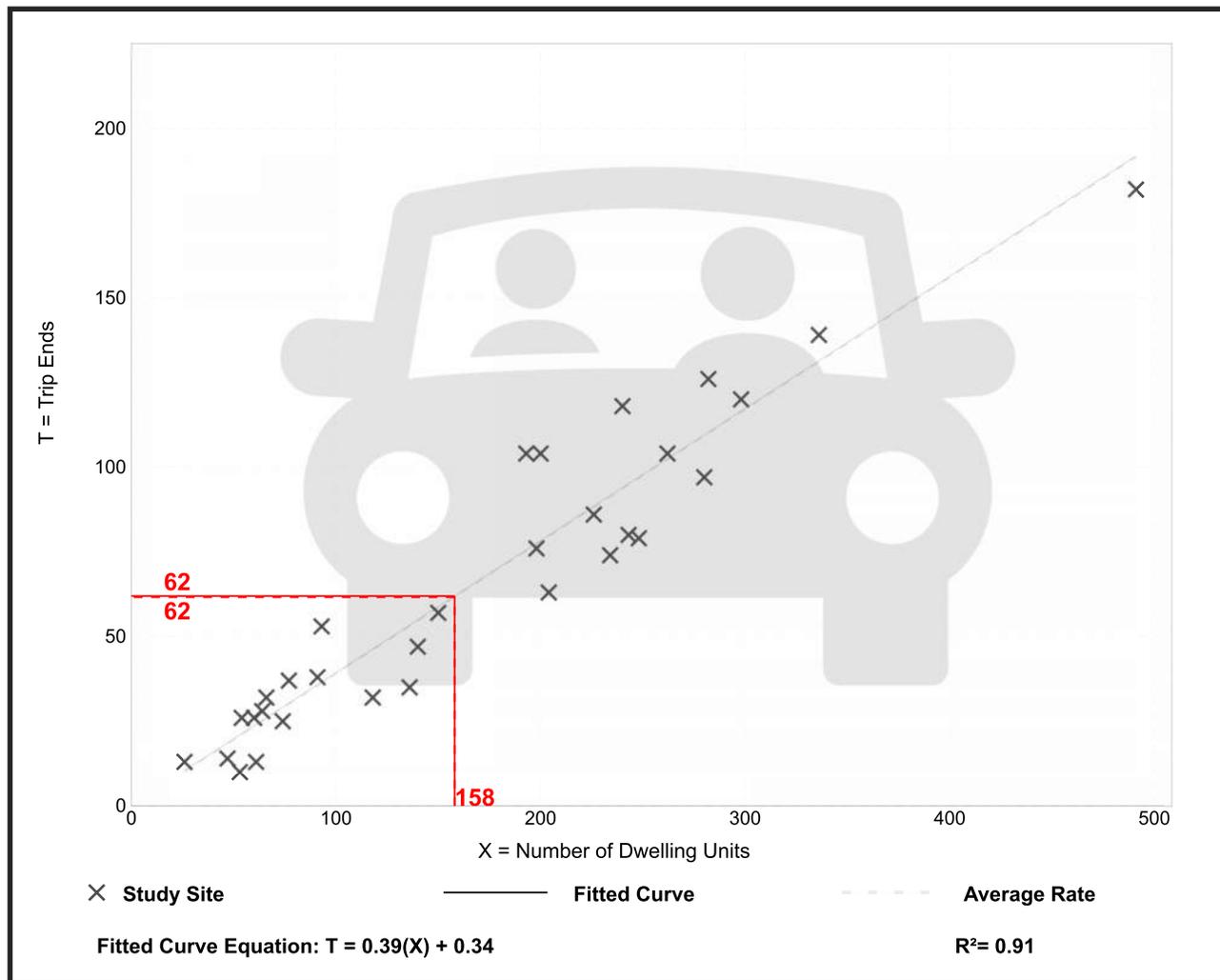
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban
 Number of Studies: 31
 Avg. Num. of Dwelling Units: 169
 Directional Distribution: 61% entering, 39% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.39	0.19 - 0.57	0.08

Data Plot and Equation



Multifamily Housing (Mid-Rise) Not Close to Rail Transit (221)

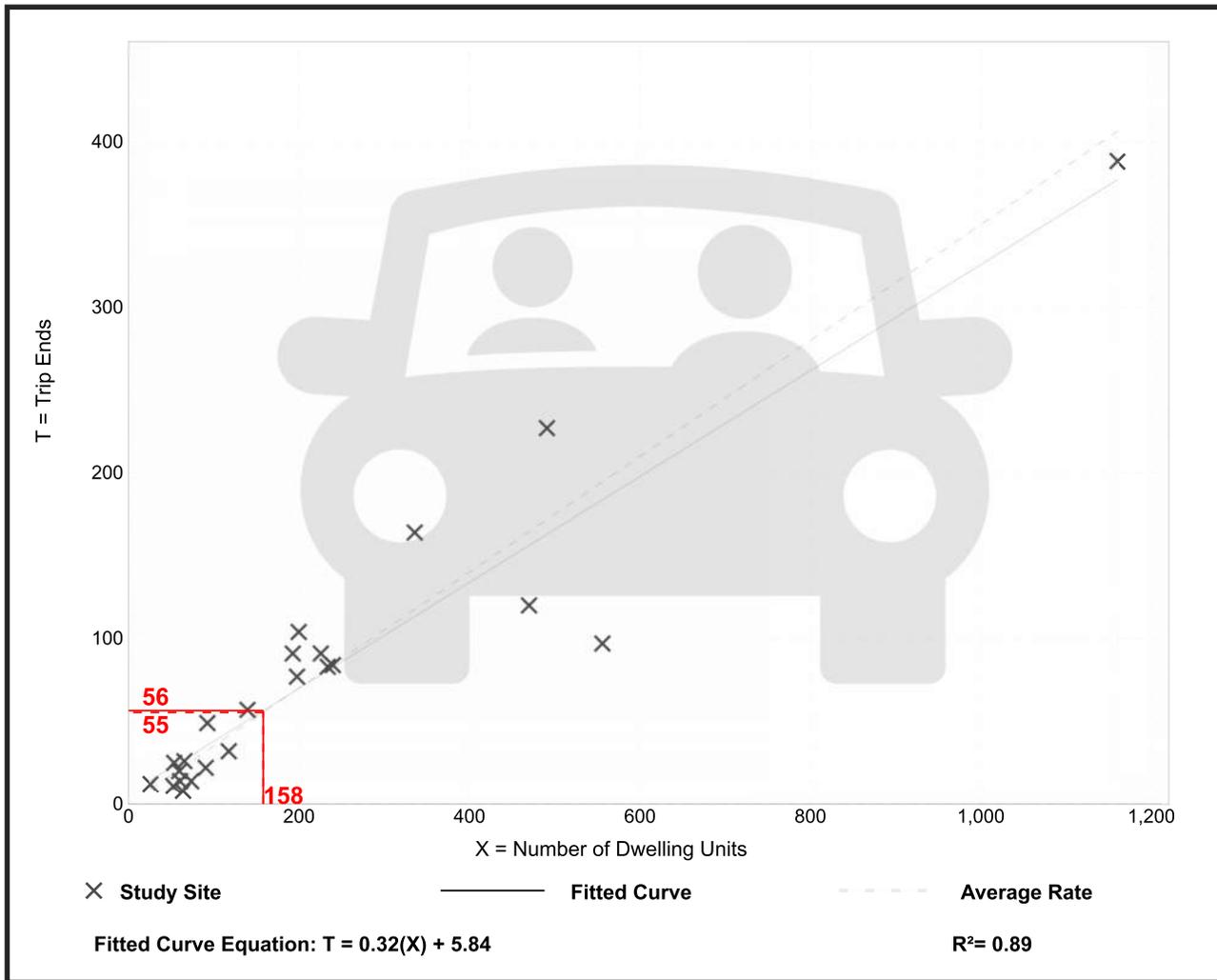
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
AM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 23
Avg. Num. of Dwelling Units: 226
Directional Distribution: 26% entering, 74% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.35	0.13 - 0.53	0.11

Data Plot and Equation



Multifamily Housing (Mid-Rise) Not Close to Rail Transit (221)

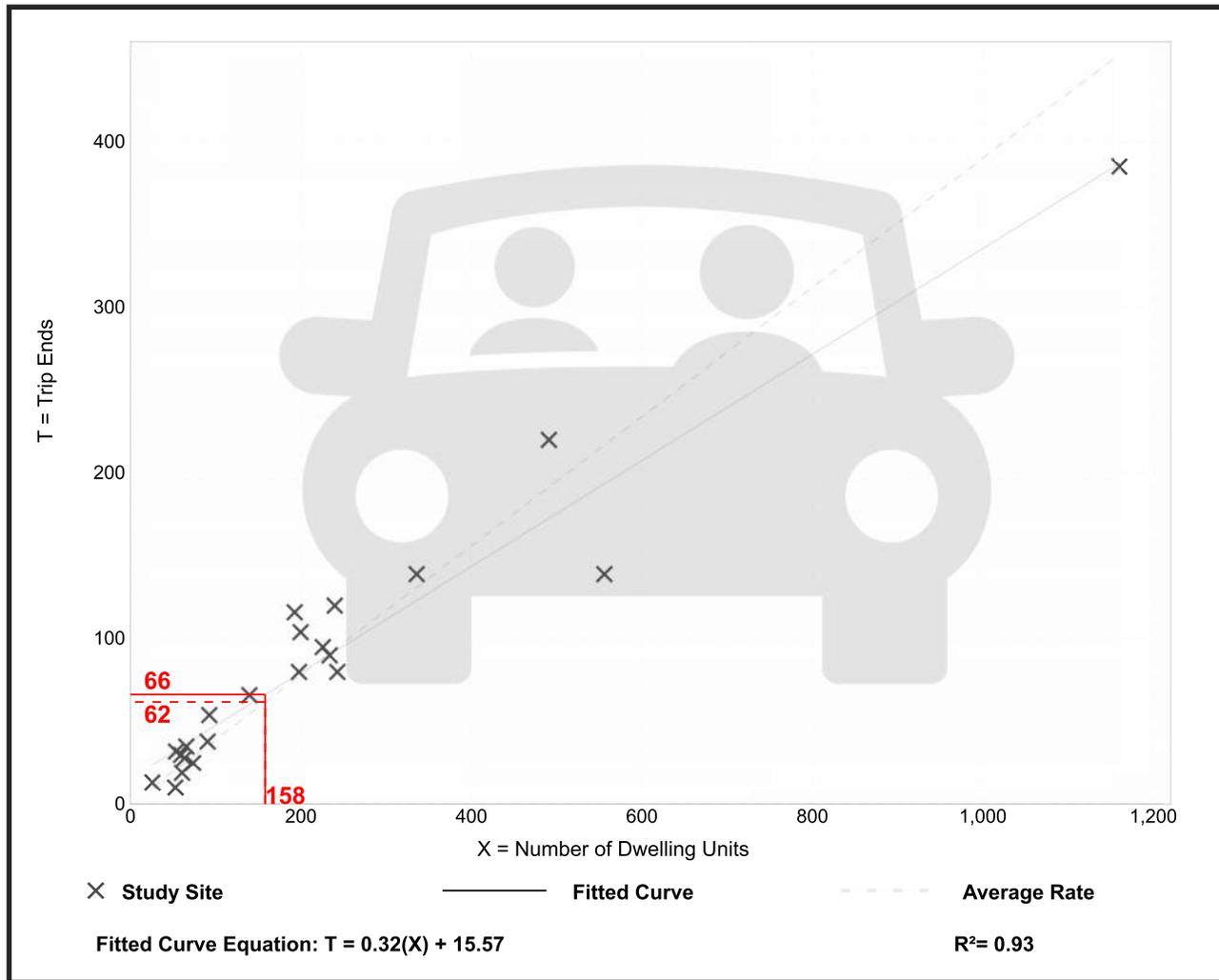
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday, PM Peak Hour of Generator

Setting/Location: General Urban/Suburban
 Number of Studies: 22
 Avg. Num. of Dwelling Units: 221
 Directional Distribution: 60% entering, 40% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.39	0.19 - 0.60	0.10

Data Plot and Equation



Multifamily Housing (Mid-Rise) Not Close to Rail Transit (221)

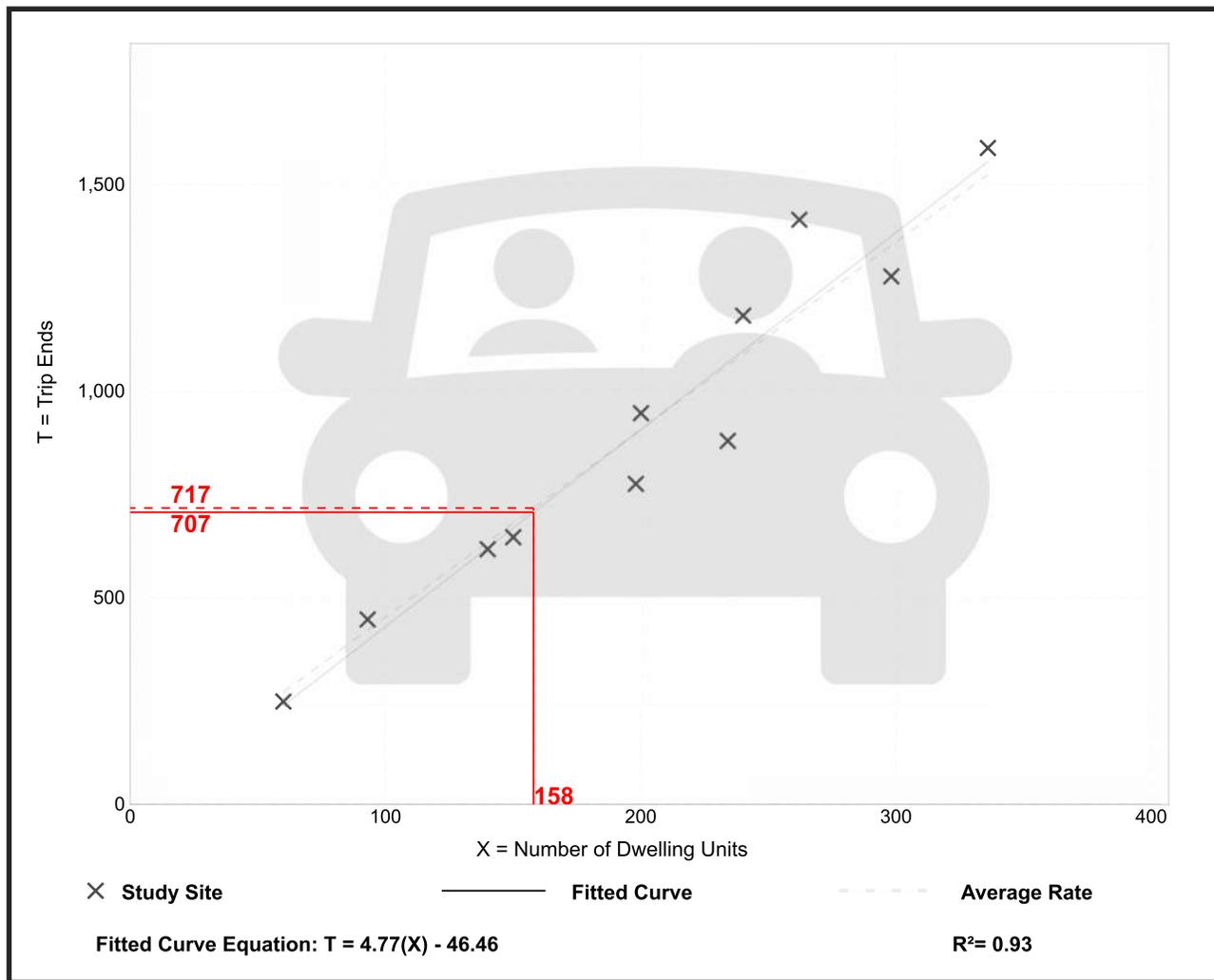
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 11
Avg. Num. of Dwelling Units: 201
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
4.54	3.76 - 5.40	0.51

Data Plot and Equation



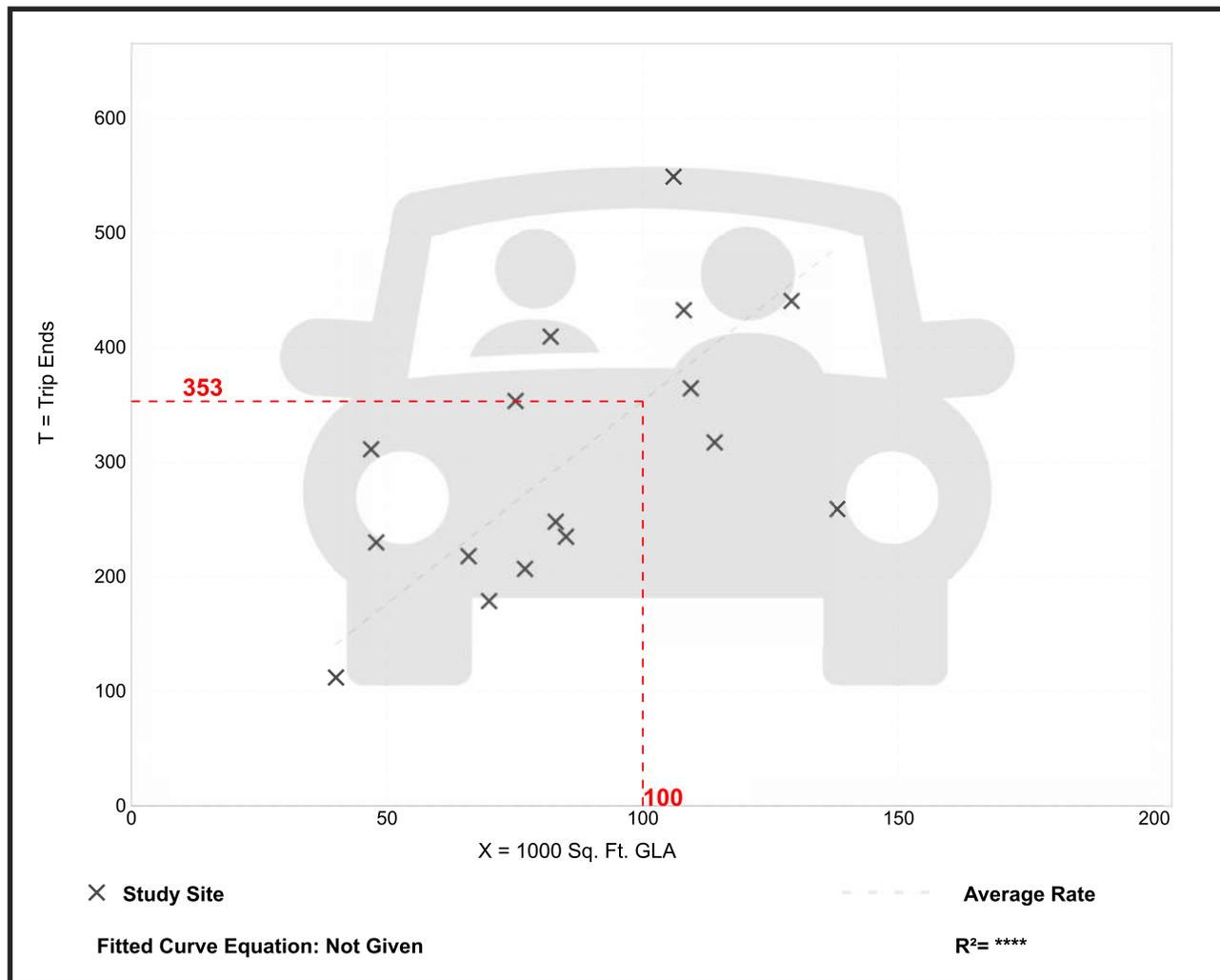
Shopping Plaza (40-150k) - Supermarket - Yes (821)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
 On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 7 and 9 a.m.
 Setting/Location: General Urban/Suburban
 Number of Studies: 16
 Avg. 1000 Sq. Ft. GLA: 86
 Directional Distribution: 62% entering, 38% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
3.53	1.88 - 6.62	1.17

Data Plot and Equation



Shopping Plaza (40-150k) - Supermarket - Yes (821)

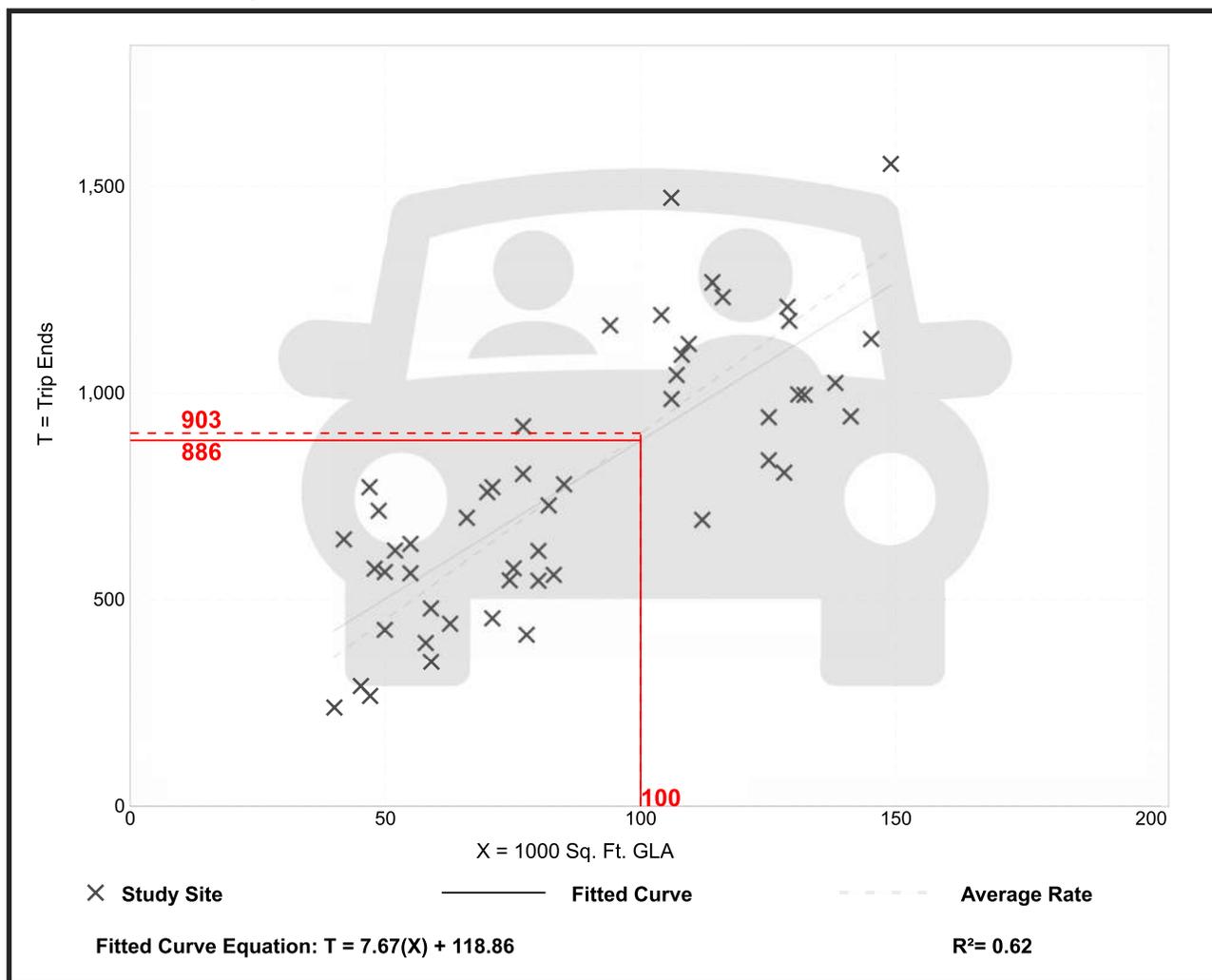
Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban
 Number of Studies: 51
 Avg. 1000 Sq. Ft. GLA: 87
 Directional Distribution: 48% entering, 52% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
9.03	5.35 - 16.45	2.37

Data Plot and Equation



Shopping Plaza (40-150k) - Supermarket - Yes (821)

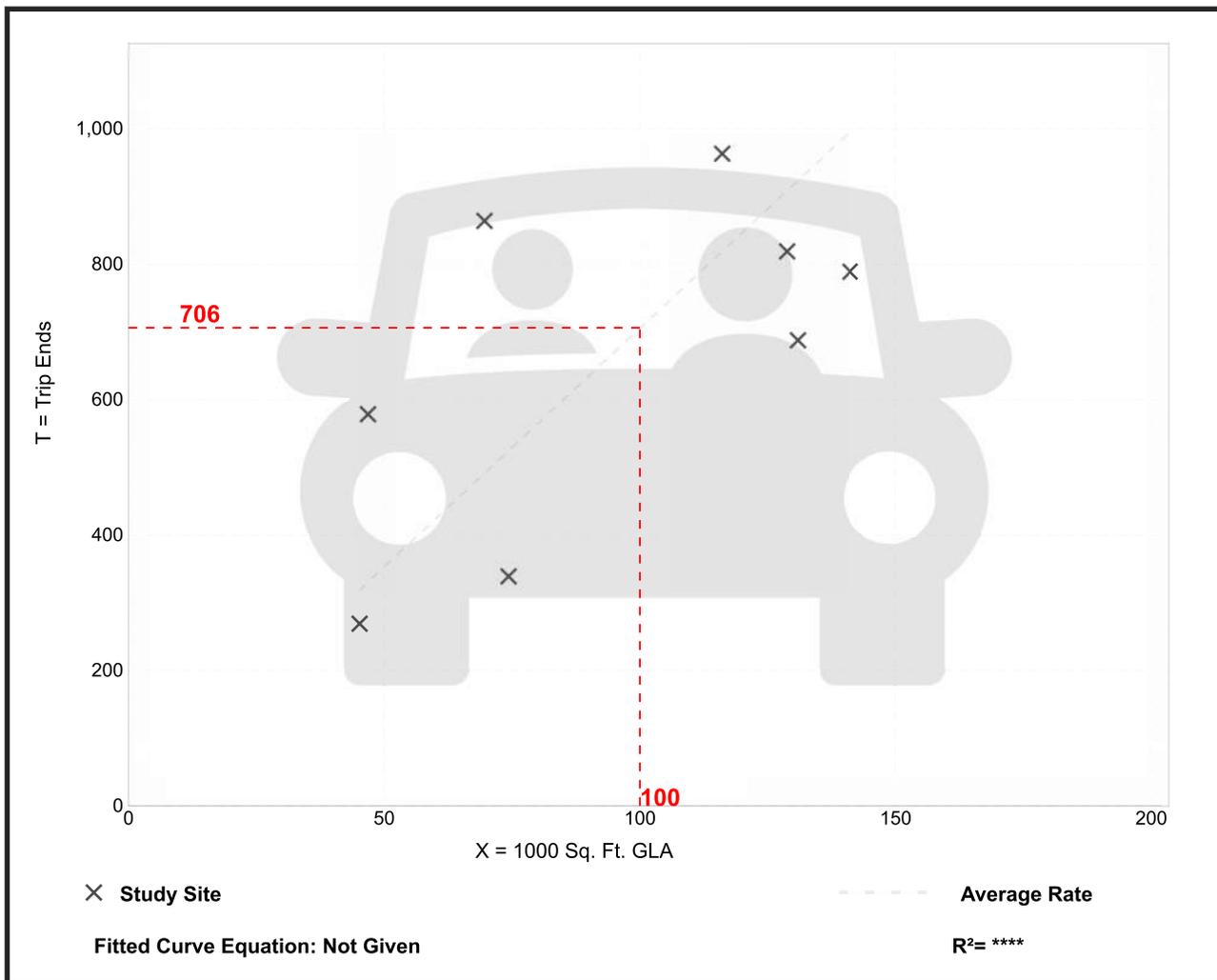
Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday,
AM Peak Hour of Generator

Setting/Location: General Urban/Suburban
 Number of Studies: 8
 Avg. 1000 Sq. Ft. GLA: 94
 Directional Distribution: 52% entering, 48% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
7.06	4.57 - 12.40	2.69

Data Plot and Equation



Shopping Plaza (40-150k) - Supermarket - Yes (821)

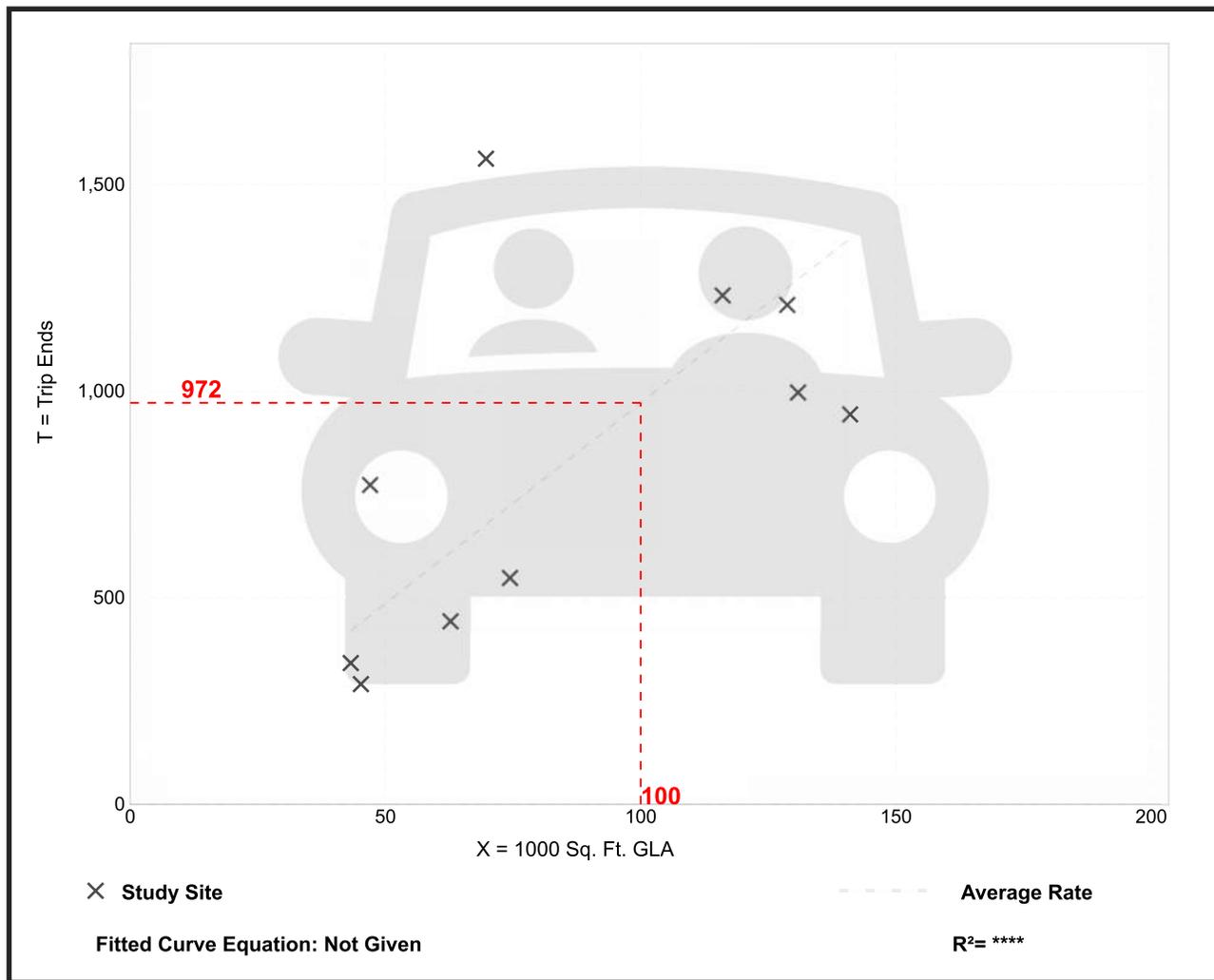
Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday,
PM Peak Hour of Generator

Setting/Location: General Urban/Suburban
 Number of Studies: 10
 Avg. 1000 Sq. Ft. GLA: 86
 Directional Distribution: 49% entering, 51% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
9.72	6.44 - 22.43	4.67

Data Plot and Equation



Shopping Plaza (40-150k) - Supermarket - Yes (821)

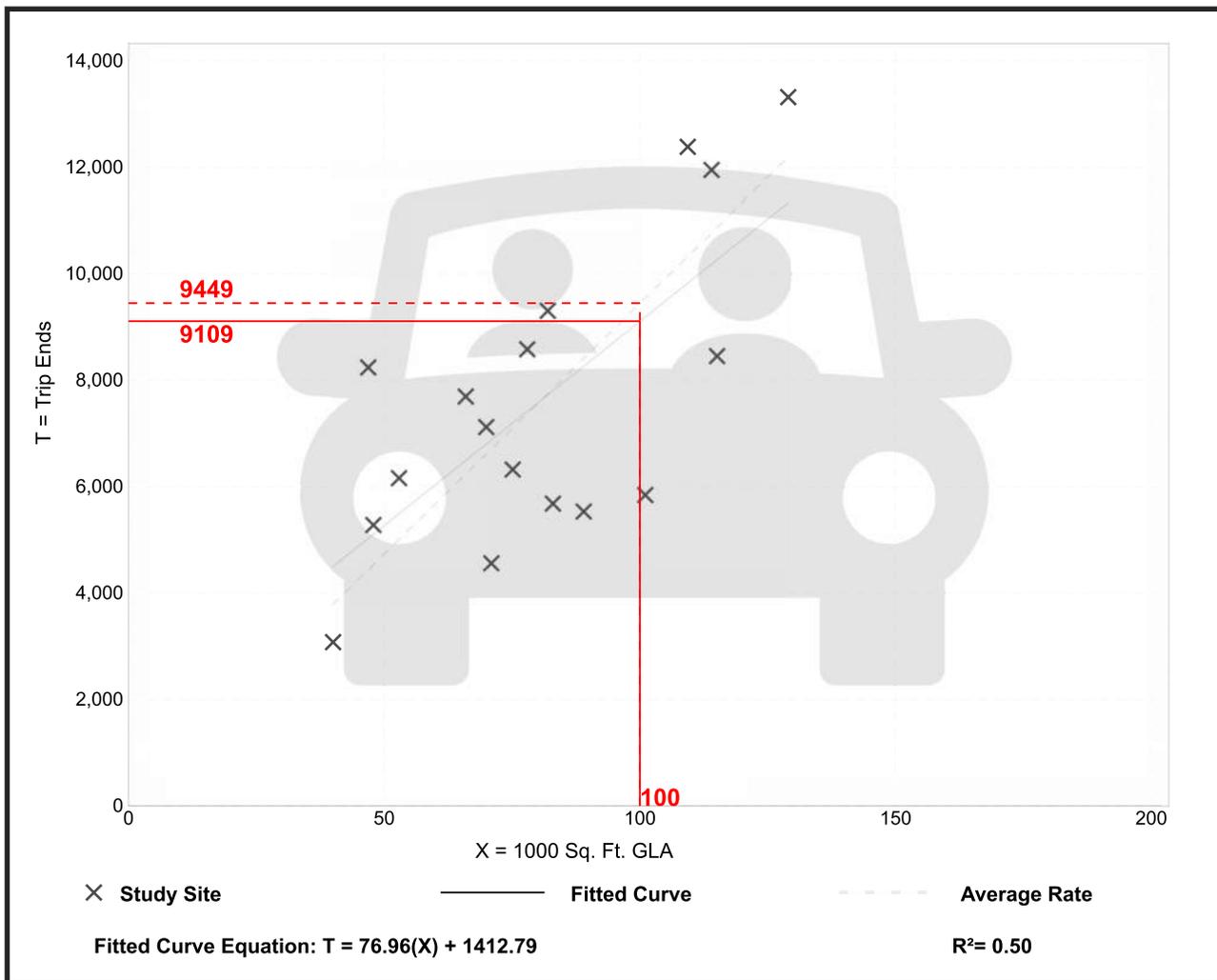
Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 17
Avg. 1000 Sq. Ft. GLA: 81
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
94.49	57.86 - 175.32	26.55

Data Plot and Equation



Attachment 2

ITE Parking Generation Calculations

Parking Generation - Weekday Summary

ITE Parking Generation Rates - Weekday

<i>ITE Code</i>	<i>ITE Rate Description</i>	<i>Unit</i>	<i>Amount</i>	<i>R2</i>	<i>Rate</i>	<i># of Studies</i>	<i>Notes</i>
ITE 221	Multifamily Housing (Mid-Rise)	DU	158				
Weekday (M-F)	$P = 1.34 (X) - 8.73$		203 244	0.97	1.31	73	Use fitted curve
ITE 820	Shopping Center	SFT	100,000				
Weekday (M - Th)	$P = 1.49 (X) + 100.32$		249 299	0.97	1.95	46	Use fitted curve

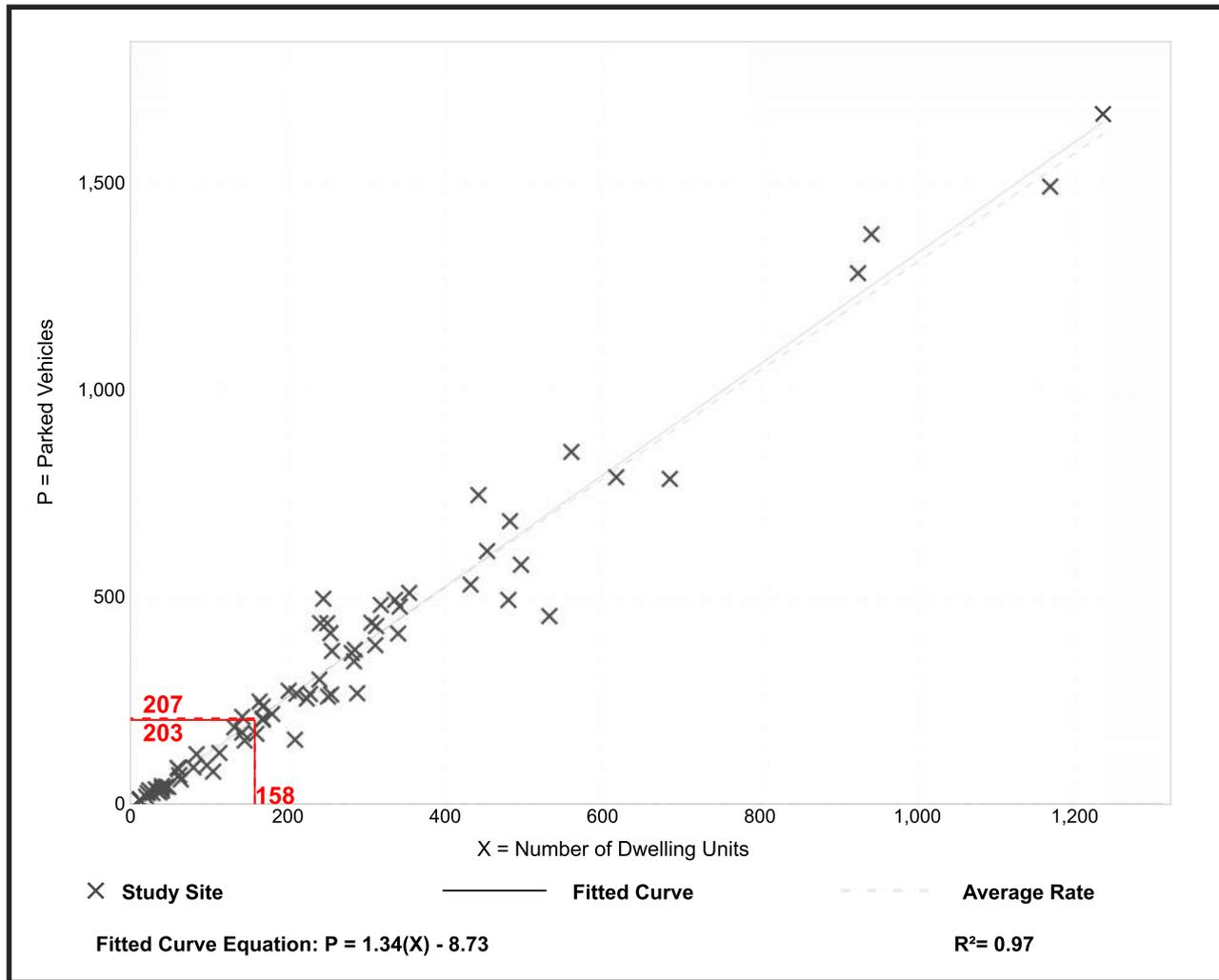
Multifamily Housing (Mid-Rise) (221)

Peak Period Parking Demand vs: Dwelling Units
On a: Weekday (Monday - Friday)
Setting/Location: General Urban/Suburban (no nearby rail transit)
Peak Period of Parking Demand: 10:00 p.m. - 5:00 a.m.
 Number of Studies: 73
 Avg. Num. of Dwelling Units: 261

Peak Period Parking Demand per Dwelling Unit

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
1.31	0.75 - 2.03	1.13 / 1.47	1.26 - 1.36	0.22 (17%)

Data Plot and Equation



Parking Generation Manual, 5th Edition • Institute of Transportation Engineers

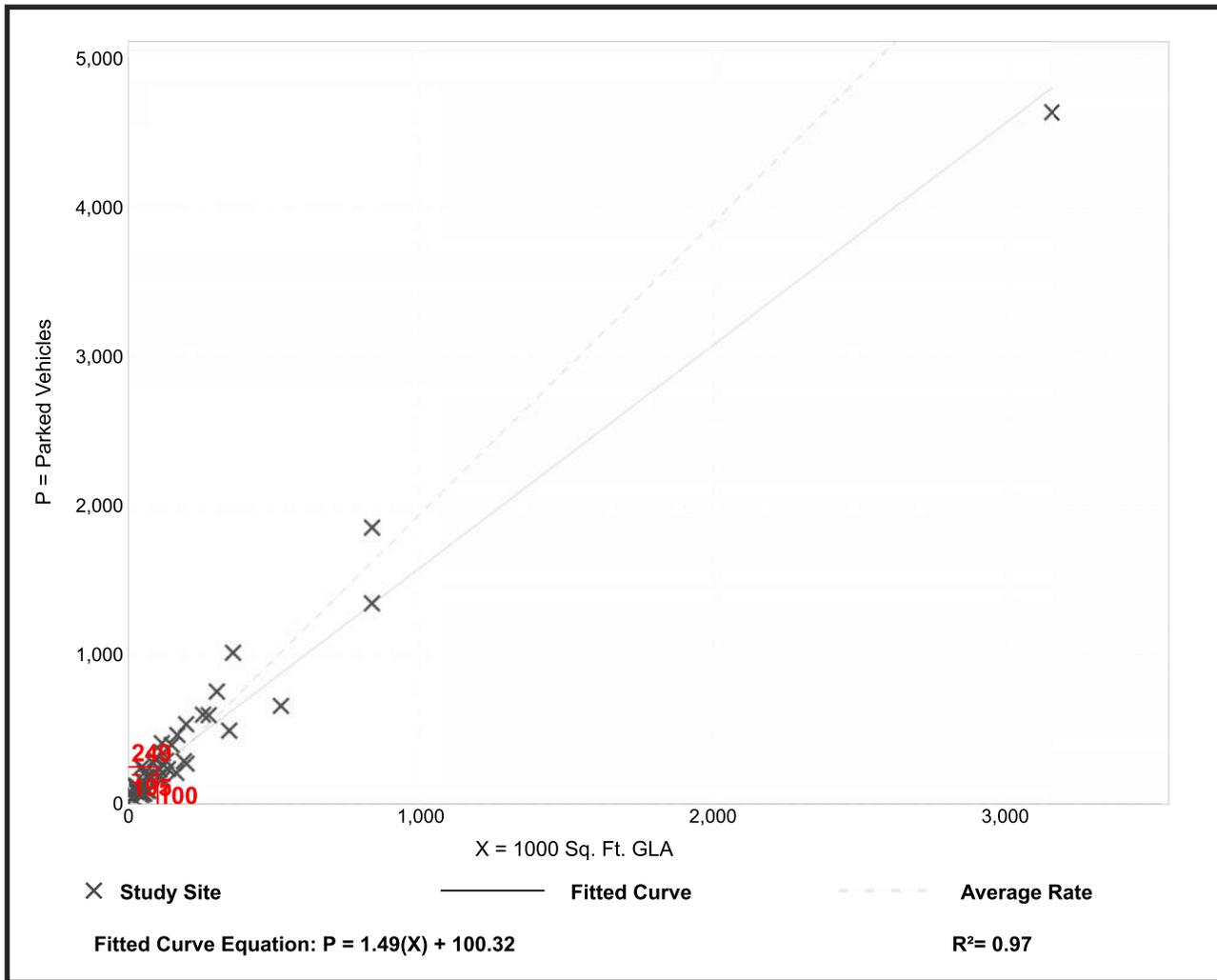
Shopping Center - Non-December (820)

Peak Period Parking Demand vs: 1000 Sq. Ft. GLA
On a: Weekday (Monday - Thursday)
Setting/Location: General Urban/Suburban
Peak Period of Parking Demand: 12:00 - 6:00 p.m.
 Number of Studies: 46
 Avg. 1000 Sq. Ft. GLA: 218

Peak Period Parking Demand per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
1.95	1.27 - 7.98	1.99 / 3.68	1.73 - 2.17	0.75 (38%)

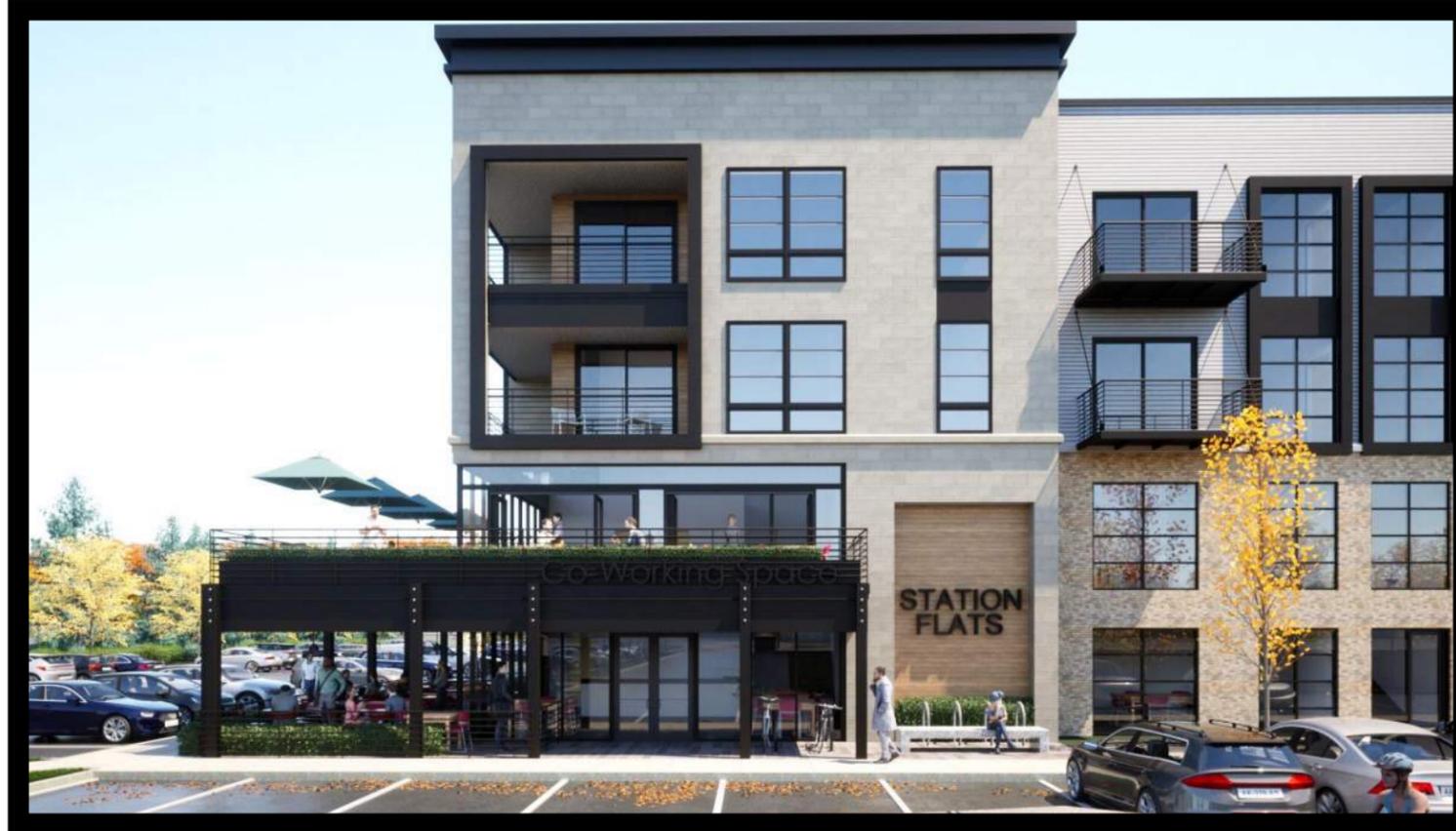
Data Plot and Equation



Parking Generation Manual, 5th Edition • Institute of Transportation Engineers

Attachment 3

Site Plan



STATION FLATS
Novi MI

UNIT MIX						
APARTMENT COMPLEX						TOTAL
	Live/Work (varies)	STUDIO (~ 500 SF)	1 BEDROOM (~ 720 SF)	2 BEDROOM (~ 1,400 SF)	3 BEDROOM (~ 1,600 SF)	
FIRST FLOOR	8	6	13	12	0	39
SECOND FLOOR	0	6	18	15	0	39
THIRD FLOOR	0	7	18	16	0	41
FOURTH FLOOR	0	5	18	14	2	39
TOTAL PER UNIT TYPE	8	24	67	57	2	158
RATIO	5.1%	15.2%	42.4%	36.1%	1.2%	100%
						158
						TOTAL

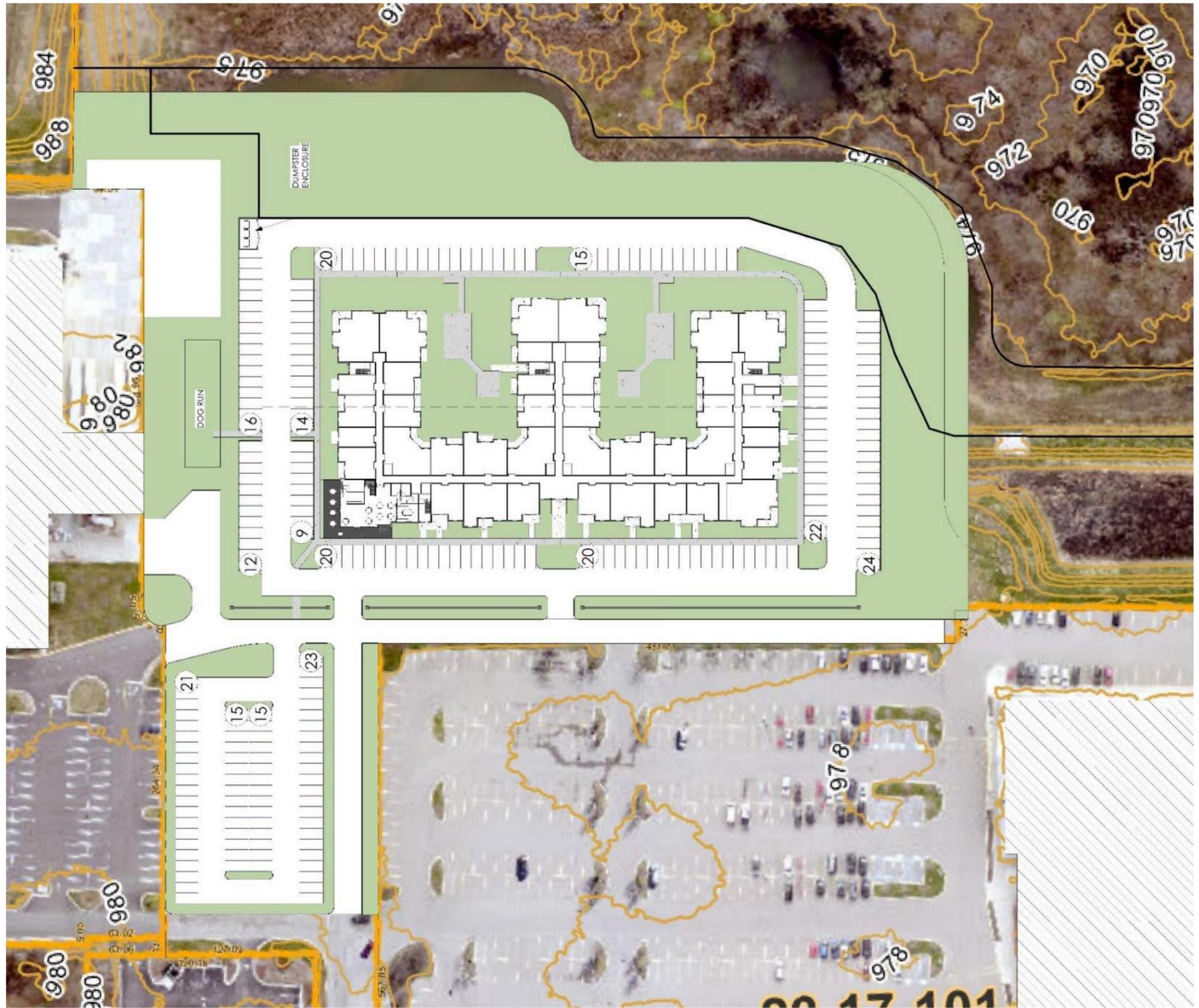
PARKING COUNT						
APARTMENT COMPLEX	LIVE/WORK 8 UNITS	STUDIO 24 UNITS	1 BEDROOM 67 UNITS	2 BEDROOM 57 UNITS	3 BEDROOM 2 UNITS	TOTAL
REQ'D PER ZONING	16	48	134	114	5	317
REQ'D PER ITE STANDARDS	12	37	102	86	3	240
PROVIDED						246
RATIO						1.56
DEFICIENT/EXCESS						+6

ZONING REQUIRES TWO SPACES PER 2 OR LESS BEDROOM UNITS & 2.5 SPACES FOR 3 BEDROOM OR MORE UNITS.

ITE STANDARDS REQUIRE 1.5139 SPACES PER UNIT.

NOTE: 74 SPACES IN STANDALONE SURFACE LOT

STATION FLATS Matrix



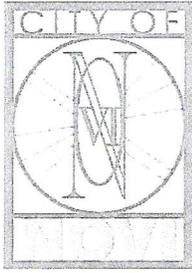
STATION FLATS
Architectural Site Plan



STATION FLATS

Architectural Site Plan

CORRESPONDENCE



CITY OF NOVI

RESPONSE FORM

STATION FLATS JSP23-02 FOR PLANNING COMMISSION'S RECOMMENDATION TO CITY COUNCIL FOR A REQUEST TO AMEND A CONSENT JUDGMENT TO ALLOW FOR A HIGH-DENSITY, MID-RISE, MULTIPLE-FAMILY USE (RM-2 DISTRICT)

You are invited to attend the public hearing on September 13, 2023 and voice your support or objection.

Participants may also choose to submit comments that can be read into the record if they are unable to attend. To submit a written reply, you may use this form to reply by mail, email, or fax. Returning this form by mail, email, or fax has as much validity as verbal comments. Signed comments will be added to the record of the meeting. Unsigned or anonymous comments **WILL NOT** be considered. Written comments must be received by 4:00 PM on the day of the meeting.

Return via email: dshanahan@cityofnovi.org

Return via mail or fax: Community Development Department
45175 Ten Mile Road, Novi, Michigan 48375
248-347-0475 (Main) 248-735-5633 (Fax)

Information regarding the project will be available the Saturday prior to the meeting date at: <https://www.cityofnovi.org/Agendas-Minutes/Planning-Commission/2023.aspx>.

Plans are available for viewing during the City's regular business hours, Monday thru Friday, 8:00 AM to 5:00 PM, at the Community Development Department, or by contacting bmcbeth@cityofnovi.org.

I SUPPORT

I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

Density ~~is~~, traffic on Wixom Road with multiple schools, harming wetland nearby.

SIGNATURE: _____

PRINT NAME: John Jiannò Shu

ADDRESS: 48864 Windfall Road Novi MI 48374

IN ACCORDANCE WITH MCL 125.3103, THE MANAGER OR OWNER OF A SINGLE STRUCTURE CONTAINING MORE THAN 4 DWELLING UNITS OR OTHER DISTINCT SPATIAL AREAS OWNED OR LEASED BY DIFFERENT PERSONS, IS HEREBY REQUESTED TO POST THE NOTICE AT A PRIMARY ENTRANCE TO THE STRUCTURE(S).



CITY OF NOVI

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I SUPPORT

I OBJECT



Logan D. Mays
48614 Windfall Road
Novi, MI
48374-6303

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

- Deviations.** This project has way too many so then this project does NOT belong in Novi.
- Safety.** Elementary, Middle, and Catholic Central schools all less than 1/2 mile away. Issues exist TODAY on Wixom Rd.
- Traffic.** There is too much traffic today. Gridlock occurs between Grand River and Target in left turn lane today.
- Novi Master Plan.** The proposed use is not consistent with the City's plan for land use and should be denied.
- Size.** 4-story and 368 feet has already been recommended for denial and should be denied.
- Garbage.** Dumpster garbage plan would invite rodents and pests, their diseases, odors, noise and poor appearance.
- Community cohesiveness & density.** This density of housing does not fit within the current community.

SIGNATURE: Logan D. Mays

PRINT NAME: LOGAN D. MAYS

ADDRESS: 48614 WINDFALL RD., NOVI, MI 48374

IN ACCORDANCE WITH MCL 125.3103, THE MANAGER OR OWNER OF A SINGLE STRUCTURE CONTAINING MORE THAN 4 DWELLING UNITS OR OTHER DISTINCT SPATIAL AREAS OWNED OR LEASED BY DIFFERENT PERSONS, IS HEREBY REQUESTED TO POST THE NOTICE AT A PRIMARY ENTRANCE TO THE STRUCTURE(S).



CITY OF NOVI
RESPONSE FORM

RECEIVED
AUG 25 2023
CITY OF NOVI
COMMUNITY DEVELOPMENT

STATION FLATS JSP23-02 FOR PLANNING COMMISSION'S RECOMMENDATION TO CITY COUNCIL FOR A REQUEST TO AMEND A CONSENT JUDGMENT TO ALLOW FOR A HIGH-DENSITY, MID-RISE, MULTIPLE-FAMILY USE (RM-2 DISTRICT)

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I SUPPORT

I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

SIGNATURE: Sandra Monson
PRINT NAME: Sandra Monson
ADDRESS: 4821 Windfall Rd.

IN ACCORDANCE WITH MCL 125.3103, THE MANAGER OR OWNER OF A SINGLE STRUCTURE CONTAINING MORE THAN 4 DWELLING UNITS OR OTHER DISTINCT SPATIAL AREAS OWNED OR LEASED BY DIFFERENT PERSONS, IS HEREBY REQUESTED TO POST THE NOTICE AT A PRIMARY ENTRANCE TO THE STRUCTURE(S).



CITY OF NOVI

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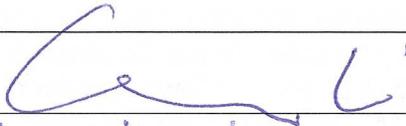
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I SUPPORT

I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

- Traffic: too many cars on Wixom Road.
- Harm to wetland & trees.
- Density to the nearby neighborhood

SIGNATURE: 

PRINT NAME: Qin Li Shu

ADDRESS: 48864 Windfall, Novi 48374

IN ACCORDANCE WITH MCL 125.3103, THE MANAGER OR OWNER OF A SINGLE STRUCTURE CONTAINING MORE THAN 4 DWELLING UNITS OR OTHER DISTINCT SPATIAL AREAS OWNED OR LEASED BY DIFFERENT PERSONS, IS HEREBY REQUESTED TO POST THE NOTICE AT A PRIMARY ENTRANCE TO THE STRUCTURE(S).



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RESPONSE FORM

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I SUPPORT

I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

The high density and mid-rise nature of proposed development is just too large in scale to fit on this 24.77 acre area. This type of development does not blend in with its neighbor which is dominated with single family home and duplex condominiums. The development will result in an increased amount of traffic and more transient population that will impact the safety of all drivers, pedestrians, and especially children from these nearby schools.

SIGNATURE: _____

PRINT NAME: LIXIN ZHANG

ADDRESS: 48888 Windfall Rd. Novi, MI 48374

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