

**X. Vision Fair Survey Results, Birchler Arroyo Associates, Inc.**

I-96 / Novi Road Study Area  
 City of Novi Master Plan Review Vision Fair



	STRONGLY DISAGREE		NEUTRAL		STRONGLY AGREE
1) Properties along Grand River Avenue within the study area may be an appropriate location for the following uses:					
a) Office	8 (10%)	4 (5%)	17 (21%)	26 (32%)	26 (32%)
b) Regional commercial	15 (18%)	9 (11%)	20 (24%)	21 (26%)	17 (21%)
c) Limited commercial intended to serve the needs of other uses in the study area (i.e., retail, services, restaurants)	10 (12%)	3 (4%)	11 (13%)	31 (38%)	27 (33%)
d) Light industrial	23 (28%)	15 (18%)	17 (21%)	18 (22%)	9 (11%)
e) Research and development	11 (14%)	4 (5%)	20 (25%)	26 (32%)	20 (25%)
f) Multiple family residential	38 (49%)	16 (21%)	16 (21%)	5 (6%)	3 (4%)
g) Cultural and entertainment uses	5 (6%)	3 (4%)	13 (16%)	26 (32%)	34 (42%)
h) Mixed use	15 (19%)	12 (15%)	30 (38%)	12 (15%)	9 (12%)
2) Properties along Novi Road within the study area should continue to be planned for Town Center Commercial.	7 (9%)	2 (2%)	16 (20%)	23 (28%)	34 (41%)
3) Properties along the future ring road within the study area may be an appropriate location for the following uses:					
a) Office	10 (13%)	7 (9%)	13 (17%)	23 (30%)	23 (30%)
b) Regional commercial	15 (21%)	7 (10%)	16 (22%)	18 (25%)	16 (22%)
c) Limited commercial intended to serve the needs of other uses in the study area (i.e., retail, services, restaurants)	6 (8%)	3 (4%)	15 (20%)	23 (30%)	29 (38%)
d) Light industrial	27 (42%)	7 (11%)	16 (25%)	7 (11%)	7 (11%)
e) Research and development	12 (16%)	7 (9%)	19 (25%)	17 (23%)	20 (27%)
f) Multiple family residential	40 (54%)	5 (7%)	18 (24%)	6 (8%)	5 (7%)
g) Cultural and entertainment uses	7 (9%)	2 (3%)	18 (24%)	17 (23%)	31 (41%)
h) Mixed use	17 (25%)	4 (6%)	29 (42%)	10 (14%)	9 (13%)
4) Development and redevelopment of properties along the future ring road within the study area should continue the pedestrian-oriented urban character of the Town Center.	3 (4%)	0 (0%)	13 (17%)	24 (31%)	38 (49%)
5) Development and redevelopment of properties along the railroad tracks within the study area should continue to be planned for light and general industrial uses.	7 (9%)	4 (5%)	17 (21%)	27 (33%)	26 (32%)
6) Properties north of I-96 within the study area should be planned for Regional Commercial.	4 (5%)	4 (5%)	20 (25%)	26 (33%)	26 (33%)



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**7. With respect to land use, please describe your vision of the overall character of the study area ten years from now:**

- It should be like Ann Arbor's Main Street Area.
- I'd like to see the zoning stay the same or move toward cultural and entertainment uses.
- Mixed use of commercial, research and light industrial. No high rise office buildings and no strip malls until all of existing storefronts in strip malls in Novi are filled.
- Right now, Novi doesn't really have a real city center, certainly nothing like some of its neighboring cities, e.g., Northville & Farmington Hills downtown. It would be nice if this area could develop into something we could be proud of rather than the shopping Mecca it is today.
- Restaurants / Entertainment and professional offices.
- Ring road to ease traffic flow and mix of restaurants, retail & other.
- Shops, restaurants and other attractions (performing arts/comedy/etc.) should meet the needs of residents and visitors by completing the array of current attractions.
- No major new road development impacting residential streets and neighborhoods. Preservation of wetlands, wildlife areas.
- Fully developed.
- Center of regional attraction, possible tower or casino/arts center/opera house, industrial, multi-family. "This is Novi" the apple of my eye, do not settle for less. Take the income of surrounding communities by having a regional / statewide attraction. Increase the value of Novi properties with high-end developments.
- An area with little housing and primarily a hub of activity centered around services and activities for Novi residents.
- Limited commercial.
- Due to its proximity to I96 and the railroad tracks, this area would make poor residential property. The main road infrastructure is in place already, so light industrial, office, or commercial uses don't appear to pose major issues. These uses could also broaden the tax revenue base, off setting the investment in further infrastructure.
- My vision includes safety and prosperity.
- I see this as the one and only major hub for commercial use.
- The area stays a key retail hub for the region but also becomes a cultural and entertainment center, maybe some R & D Roads and traffic flow needs to be seriously re-evaluated in this area!! It still is a problem even w/the improvements that were made. This area really can't grow if the road infrastructure isn't enhanced.
- Although this area is always busy, this seems to be the most suitable for the present development. Continuing to develop this area is recommended and especially the "main street" complex. There is so much to utilize here and create a real "downtown" area for walking and strolling. Development of this area is definitely a must.
- Maybe diversified and operable if strangulation and economic collapse don't happen first.
- With the difficulties completing "Fountain Walk", I would be concerned about moving too quickly on more commercial properties.
- Confine huge shopping malls/entertainment to 12 Oaks area.
- Whatever use that is finally decided upon should not change the character of the immediate surrounding area. Since the Novi Rd area is already commercial this is the area where commercial use should be continued but again no in a way just in keeping with the neighborhood i.e.: 10 story office building. We should encourage medical offices of up to 2 story buildings, which are close to Providence Hospital and will generate sustainable tax dollars i.e. Medical Park.

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- Believe this area needs high end; high density single family units or townhomes to attract more foot traffic to local retail / service businesses in Town Center. The vacant retail space needs to be cleaned up before any new retail is developed, so I support developing this area in a way that will make existing retail more attractive. This area needs character; strong design guidelines; possible architecture enhancement to I96 bridge to signal gateway to Novi Town Center (brick, iron, light posts...).

**Other Comments:**

- Very careful planning necessary to protect lakes & streams. Too much paving will lower lake levels and increase pollution.
- It is difficult to achieve a "small town" pedestrian area where there are new buildings, major road traffic, major thoroughfare and extensive commercial development.
- Consideration of water table in all development.
- Need more traffic lanes to serve this area.
- I believe we need to look at our previous obligations (legal) in this area first and then look at what this area needs. I think we have almost saturated our need for restaurants and shopping facilities. I am not an avid shopper I admit, but I do know that we seem to have every possible store in this area. I really would like to see a community cultural center similar to the one in Dearborn in this area. I know this would cost us money as citizens, but it would and could be a revenue generating asset if managed correctly. I see this as a win-win project, thank you.
- The Wharton Center in East Lansing, the Museums and concert venue in Grand Rapids are nice examples of the type of scale that would be nice for Novi. Add some nice restaurants like Rainforest Café, other sports bars, etc. and you can have a nice entertainment destination – picture a lower key "Downtown Disney" type of set-up.
- Rethink the "ring road"! Contain urban sprawl.
- Novi planners should listen more to the market to determine the highest value of this land. What uses will provide the highest property values and property tax revenues?
- Need to improve traffic flow to accommodate additional retail / commercial development.
- Connect Cabaret Drive with study area via bridge. Significant development in this area would appear to require traffic flow improvements @ Novi Road and I96 as well as Novi Rd & Grand River.

12 Mile, Napier & Wixom Roads Study Area  
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STRONGLY DISAGREE      NEUTRAL      STRONGLY AGREE

1) The western portion of the study area, with frontage and access to Twelve Mile Road, may be an appropriate location for the following uses:

a) Office	29 (31%)	7 (8%)	15 (16%)	21 (23%)	21 (23%)
b) Commercial	35 (37%)	14 (15%)	13 (14%)	18 (19%)	14 (15%)
c) Light industrial	46 (49%)	17 (18%)	9 (10%)	13 (14%)	9 (10%)
d) Research and development	27 (29%)	6 (6%)	20 (22%)	18 (19%)	22 (24%)
e) Single family residential	25 (26%)	1 (1%)	17 (18%)	28 (29%)	25 (26%)
f) Two family residential (duplexes)	59 (62%)	8 (8%)	13 (14%)	8 (8%)	7 (7%)
g) Two-story multiple family	63 (68%)	9 (10%)	12 (13%)	2 (2%)	6 (7%)
h) Three-story multiple family	67 (75%)	9 (10%)	4 (4%)	3 (3%)	6 (7%)
i) Four to six-story multiple family	77 (86%)	6 (6%)	3 (3%)	3 (3%)	5 (5%)
j) Institutional / educational facility	18 (19%)	4 (4%)	21 (22%)	27 (29%)	24 (26%)
k) Other <u>PARK, OPEN FIELD, RETIREMENT HOME</u>	4 (24%)	0 (0%)	4 (24%)	1 (6%)	8 (47%)

2) The eastern portion of the study area, with frontage and access to Wixom Road, may be an appropriate location for the following uses:

a) Office	31 (33%)	6 (6%)	17 (18%)	22 (24%)	17 (18%)
b) Commercial	38 (43%)	7 (8%)	19 (21%)	13 (15%)	12 (13%)
c) Light industrial	51 (55%)	10 (11%)	10 (11%)	12 (13%)	9 (10%)
d) Research and development	34 (38%)	7 (8%)	23 (26%)	17 (19%)	9 (10%)
e) Low-rise multiple family residential	59 (63%)	12 (13%)	10 (11%)	6 (6%)	6 (6%)
f) Low-rise senior housing	42 (45%)	10 (11%)	21 (22%)	14 (15%)	7 (7%)
g) Institutional / educational facility	26 (28%)	6 (6%)	21 (22%)	26 (28%)	15 (16%)
h) Other <u>SINGLE FAMILY RESIDENTIAL</u>	4 (33%)	0 (0%)	3 (25%)	2 (17%)	3 (25%)

3) Please describe your vision of the overall character of the study area ten years from now:

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Please check all that apply:

<input checked="" type="checkbox"/> 82 Resident	<input checked="" type="checkbox"/> 11 Business Owner	<input checked="" type="checkbox"/> 1 Elected or Appointed Official
<input checked="" type="checkbox"/> 6 Vacant Land Owner	<input checked="" type="checkbox"/> 3 Developer	<input checked="" type="checkbox"/> 2 Other <u>BROKER, PARENT</u>



**12 Mile, Napier & Wixom Roads Study Area  
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**3. Please describe your vision of the overall character of the study area ten years from now:**

- Single family homes
- I do believe it should be kept as a natural reserve with so many communities around from low price range (12 Mile Road), mid-price, single family homes (Knights Bridge Gate) and top priced ones (Island Lake) all this area does not need is more homes.
- Rural low-density residential buildings, parks, areas for biking and walking.
- Wixom Road Frontage – Commercial retail with easy access to I-96 Freeway Interchange – proposed and existing High School Educational Facilities, Multiple residential and duplex residential.
- Retail development fronting Wixom Rd. with multi-family and the girls school to the West as proposed.
- Offices, lower density residential light commercial and research and development
- School is appropriate. Be careful of Wixom traffic. Have exit on 12 Mile.
- To keep this area to a minimum of development, non-high traffic area.
- Low-density residential or senior facility. Mature trees; open green spaces and well-maintained roads. Turning lanes would help alleviate some congestion.
- I think the school would be ok but the drive connecting to CC should be restricted in the AM arrival and PM departure to force traffic to use 12 Mile and not increase already busy Wixom Rd.
- Completely developed with school, retail and office with a choking traffic problem, the widening of Wixom and Grand River Roads.
- This area should remain residential!!
- This area is to remain office zoned for traffic and natural land purposes.
- An open field with lots of trees. The western portion of the area needs to be preserved in its natural state. Development would significantly impact wildlife and create too much congestion.
- The Western portion, which would have access to 12 Mile Road, should stay single-family zoning. It is a beautiful piece of property that backs up an existing single family subdivision. There are already apartments to the North and mobile home parks to the South. The existing subdivision already has homes very close together (10 Feet) and small yards. To put so many condos on this piece of property would make it unnecessarily congested, not to mention the woodlands and wildlife this will destroy.
- Not sure I have lived in Michigan long enough to be able to give an educated or valuable answer.
- I'd like to see the rural character retained as much as possible with single family residences only as necessary.
- School and duplexes with existing commercial on Wixom Road.
- There is no reason to re-zone to RM2 when R-T fits the proposed plan. However with builders going (can't read the rest).
- Parks and rec. would be 1<sup>st</sup> choice.
- Concern regarding traffic increases with higher density, family residential.
- With access to I-96 this area should be smartly developed for businesses that generate tax income but fit within an upscale environment. Avoid more retail strip mall.
- Development of a medical park (up to 2 stories) fronting on Grand River which will generate sustainable tax revenue and generate higher paying jobs and support services for Providence Hospital.
- Already congested!!!
- My vision includes a safe and secure area with stable and increasing property values and great performing educational institutions.
- The beautiful natural features have been maintained and the area has not been overdeveloped with more housing and other buildings that detract from setting.
- Retail competition at 12 Mile, multi-family centralized, office / commercial @ corridor to Wixom.
- Undeveloped. Woodlands and open space undisturbed.



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- Consideration of natural and wildlife preserves. No new major road development impacting residential areas.
- Residential.
- To have a mix of low-density residential retail, offices and institutional facilities.
- The Grand River Corridor looks like it is already zoned commercial and plenty of vacant land. For further commercial development.
- Retail area or commercial.
- Low rise architecture in a natural setting. Paying attention to woodlands & wetlands.
- Like 12 Mile in Southfield, MI
- Education hub – easy access for commuters – Safe sprawling campus-like office complex or higher education facility.
- Schools & residences (single-family homes).
- Area should have open space and low density family residential housing. Schools and parks should be spaced out to encourage resident's to enjoy Novi and not go to other towns for recreation.
- Remain Rural – No Change.
- Retail and residential (single family) area with adequate shopping close by. I do not want to see much multiple family housing, especially apartments.
- Office space, shopping to include supermarket research offices, and very light industrial. Residential housing should be kept from this area, as it would a busy area of activity. This could not be suitable or congenial for residents seeking a quiet setting.
- Low development some office mostly residential commercial including gas stations / strip malls, should be along Grand River.
- With our population growing older Novi will need to have more senior housing to fill the new demand.
- No more office, commercial or industrial – so much is vacant already. Develop it as family friendly – a destination spot – rec. center or hands on museum or other informative type of venue.
- I see this as residential which is a continuation of the residential development that lies to the south (Toll Brothers Development).
- A growth area of residences, with stores to visit and use as resources.
- We have plenty of commercial options. The road infrastructure can't handle more high-density housing or other uses. The noise and air pollution is also a problem. Let's not add to the problem.
- Single-Family residential and office mix.
- At present it's too mixed up.
- Less congestion – some open areas
- No more housing! High class – low density commercial.
- Single family housing – light commercial!
- Commercial similar to Town Center with road improvements along Wixom Road.

**Other Comments:**

- I live on lot 120 from Knights Bridge Gate. From my kitchen, I can see squirrels and deer on the open field. The main reason why my family and I have moved to Novi from Canton was because the City of Novi offers all the conveniences for its residents, however it's not as crowded as Canton. With the plan to build a high school and condominiums on the "Special Area Project" the 12 Mile Road, Napier Road will have a terrible traffic. With a plan to build 230 condos on the backyard of Knights Bridge Gate plus a high school the noise will be unbearable. I do vote against more houses in this area. Maybe the City should consider the idea of having a park in this area instead.

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- We moved from Canton to Novi because of its lower residential density. We hope Novi does not become crowded as Canton. Natural buffer from Knights Bridge Gate Community to proposed residential condos should be much larger. Population density is already very high in this area.
- Please consider planning the Cadillac Asphalt parcel as B-2 site. This would be consistent with the 24 acres of B-2 zoning to the north, and consistent with the Target/Sam's Club parcel to the east. Thank you. Steve Weiner Cadillac Asphalt property owner 27575 Wixom Road, Novi Mi 48374. 313-429-2600.
- Very careful planning must protect lakes and streams. Too much paving of watershed will lower levels of lakes and increase pollutants.
- Don't allow dense property use on Wixom Rd. too much traffic.
- Not to see it become a high traffic area.
- The density on the duplex should be reduced.
- Please maintain value of homes and condos in this area.
- I am very concerned about the western portion of the study area. The plans call for significant destruction of the woodlands. Wildlife would be greatly affected. Why can't the woodlands be preserved? The plans call for very little privacy between the condos and the houses in Knights Bridge Gate. Why can't there be more separation? We didn't buy out house and expect to look right at another condo. The condo plans are too dense. The land is currently open. It needs to preserve that feeling. The traffic congestion is also a concern. Paving 12 Mile Road will create a thoroughfare, which is unwanted. Ryan Bishop 27372 Sloan St. Novi, Mi 48374
- The existing subdivision already has homes very close together (10 feet) and small yards. To put so many condos on this piece of property would make it unnecessarily congested, not to mention the woodlands and wildlife this will destroy.
- I do not think that this area needs any large industrial or commercial business. This area is so congested could only handle residential or small office buildings – more Rd. widening is necessary to handle the large amount of traffic in this area.
- City should put a moratorium on all future development!!!
- I understand that this land is owned by a person that wants to make money. You, however, have the power and vision to see beyond one person's self interest. My home has dropped in value at approximately \$50,000 from what I paid for it 3 years ago. Doesn't this let Novi know that perhaps we need to stop building homes right now? My second objection is with regard to safety. Go online to [watchdog.com](http://watchdog.com) and see where almost 100% of the registered sex offenders live. That's right – in the "high density" trailer park. Do you really want to attract more of this to our city? My third objection concerns the "demands" attached to a "charitable" donation to Catholic Central. My understanding of "giving" doesn't include stipulations. I fell they are using Catholic Central's desire to have a girl's high school in order to get what they want. This tells me a great deal about their character and what we as citizens and a city can expect in the future. Do we really want fleas because we laid down with an infested creature? And if we do, we shouldn't be surprised later if they cause us problems. Please step back and look at the big picture. I moved to Novi because of its stability and value system. Please keep that thought paramount when you make your decisions.
- 12 Mile Road paved and Napier Grand River intersection improved – Longer signal for Napier traffic onto Grand River.
- I am a resident of Island Lakes and I came here for the attractiveness of this area. I do not want the area to be over built, for low density, and lower value housing to bring down market value. As much of the natural beauty and nature needs to be maintained as is reasonable. I'm ok with the new school north of CC, but don't want much else in that area and definitely not any lower cost housing.

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- Keep residential @ inner locations and retail / commercial at Township borders and give a sense to locals of "going far enough" to shop (Novi border). Capitalize on monopoly retail at neighboring township residential areas, and commercial retail competition at their retail areas. Stay upscale!
- The western portion of the study area needs to be left alone. The City of Novi should continue to encourage the protection of natural features, such as the large area of woodlands on the western side. Developing the western portion will destroy a lot of wildlife habitats, including deer, birds, fox, turtles & frogs. Developing the western portion will add increased traffic, noise, & congestion, all of which will be undesirable. The city should continue to honor the existing R-A and R-1 zonings in the western portion. Don't destroy the natural features of the western portion. Don't increase the density of this area.
- No major new road development impacting residential streets and neighborhoods. Preserve wildlife and natural areas including wetlands.

Southwest Quadrant Study Area  
City of Novi Master Plan Review Vision Fair



	STRONGLY DISAGREE		NEUTRAL		STRONGLY AGREE
1) There are adequate neighborhood shopping facilities in reasonable proximity to the study area.	9 (4%)	6 (3%)	10 (5%)	16 (8%)	160 (80%)

Questions 2-5: The City of Novi 2004 Master Plan for Land Use planned all property within the Southwest Quadrant Study Area for a residential density of either 0.8 or 1.65 units per acre (density equal to 1-acre or 1/2-acre minimum lot size). Based on this information, please respond to the following questions regarding vacant properties at the intersections of mile roads within the study area (e.g., 10 Mile/Beck, 10 Mile/Wixom, 10 Mile/Napier, 8 Mile/Beck, 8 Mile/Garfield):

2) Vacant properties at the intersections of mile roads within the study area should continue to be planned for the same residential density as in the 2004 Master Plan for Land Use.	15 (7%)	5 (2%)	7 (3%)	19 (9%)	155 (77%)
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3) Vacant properties at the intersections of mile roads within the study area should be planned for detached single family residential use with higher density (smaller lot sizes) than in the 2004 Master Plan for Land Use.	135 (67%)	22 (11%)	16 (8%)	10 (5%)	19 (9%)
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4) Vacant properties at the intersections of mile roads within the study area may be appropriate locations for the following uses (if you answer 0, +1, or +2, please specify which intersection(s)):					
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a) Low-rise (two-story) senior housing Specify _____	152 (74%)	11 (5%)	22 (11%)	11 (5%)	9 (4%)
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b) Duplexes (two family units) Specify _____	168 (87%)	11 (6%)	7 (4%)	4 (2%)	4 (2%)
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c) Attached single family homes (groups of 2-6 attached homes) Specify _____	161 (84%)	12 (6%)	6 (3%)	9 (5%)	4 (2%)
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d) Low-rise (two-story) multiple family units (stacked flats) Specify _____	170 (88%)	9 (5%)	7 (4%)	6 (3%)	2 (1%)
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e) Townhomes Specify _____	162 (80%)	15 (7%)	17 (8%)	5 (2%)	3 (1%)
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f) Low-rise (two-story) office Specify _____	159 (81%)	8 (4%)	10 (5%)	14 (7%)	6 (3%)
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g) Small neighborhood commercial uses Specify _____	159 (77%)	9 (4%)	11 (5%)	13 (6%)	14 (7%)
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h) Large neighborhood shopping center with supermarket anchor Specify _____	169 (86%)	5 (3%)	5 (3%)	5 (3%)	12 (6%)
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5) Please rank the following intersections in order of their appropriateness for more intense land uses (1=least appropriate, 5=most appropriate):	1	2	3	4	5
Ten Mile Road / Napier Road	59	24	42	20	23
Ten Mile Road / Wixom Road	69	51	13	18	15
Ten Mile Road / Beck Road	95	15	27	13	19
Eight Mile Road / Garfield Road	58	16	23	31	35
Eight Mile Road / Beck Road	61	24	24	35	30



Southwest Quadrant Study Area  
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**6. With respect to land use, please describe your vision of the overall character of the Southwest Quadrant Study area ten years from now:**

- There is enough traffic on Beck now without comm property at 10-Beck area.
- Rural/residential larger lots, wooded and natural setting adding a senior housing usage would be great for the seniors and the community.
- Zoned the way it currently is.
- Residential similar to Island Lakes Vineyards or natural spaces.
- Park and residential homes.
- Residential
- Pave Napier from 9 to 10.
- I'd like to see the area's character staying pretty much the same, with densities unchanged.
- 15 yrs. ago when I invested in my home, I agreed to buy with NW corner being single family homes. We knew NE corner was planned to be business. We have enough un-developed commercial land that needs to be developed first. Also there's enough empty storefronts for lease around Novi already that need to be filled before any new building / developing occurs.
- I do not want to lose the natural beauty of this area. Some development has already destroyed some woods, and water areas, pushing animal life out.
- Low density residential area.
- The Master Plan should be as is with residential zoning. There is enough office / commercial surrounding Novi. Too many strip malls with vacant buildings or/ sections. Stop! Please keep the rural residential character of this quadrant.
- It should remain as in the current Master Plan – residential & a park. It is a beautiful area.
- Maintain the integrity of the Master Plan as it stands. Families deserve the convenience of this premium location to schools, churches, the library & civic center. One of the reasons we move to Novi 15+ years ago is the unique residential nature of the area.
- The current plan seems quite nice to me. Single family homes on reasonably sized lots. As you know the values of area homes are falling quickly. Unless there are jobs for the people who are going to live in the homes currently built I am not sure who is going to fulfill the dreams of the commercial businesses wanting to startup in the area.
- Should remain exclusively single family Residential or else our property values will plummet and people will lose confidence in city and gov't.
- Only single family housing.
- I feel very strongly that the Ten Mile and Beck Road interchange should not have any more land rezoned commercial, that it should stay low density residential.
- Extension of present character of existing homes with parks / nature are in the 10 Mile Wixom area.
- I would like to see additional large-size lots for homes in the 10 Mile / Napier area. Please – No commercial buildings, No trailer parks, No low-income homes, keep country feeling, where possible.
- The first step of any proposed change needs to be improvement to traffic flow on 10 Mile. Then maybe we could pave Napier. Maybe a right hand turn lane traveling East on 10 Mile at Beck. I would suggest putting some sidewalks in 10 Mile west of Beck. My vision doesn't see any new development, but catching up with current community needs.
- Park and low-density homes – perhaps small office – business, no large shopping areas, no eateries – pizza or otherwise.
- Expansion of residential as currently existing.
- Rural, farmland, park.

Southwest Quadrant Study Area  
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- It is very important that this quadrant remain low density residential and/or office to preserve the more country-like atmosphere of this area. There is already enough commercial development as well as residential to cause high volume traffic.
- I would like to see 10 Mile & Beck developed for residential use only!! Perhaps if the city had possession of the land part could be developed as a park.
- Home @ .8 to 1.6 UPA. Possible day care on 1 of the 2 corners \*No strip malls / gas stations.
- The green space (from 10 Mile to 9 Mile) that was donated to the city will stay intact for future generations. The park at 8 & Napier will stay intact for future generations. Home development density will be at a minimum and new developments will be required to have green space within them.
- More single family condo and homes like Island Lake.
- Low density residential with parkland.
- Leave it as it was pre '04 Do not > density or ADD commercial development.
- Rural – suburban – single family low density – nature preserve as much as possible.
- I would like to see preservation too much of the open greenspace keeping low density housing as possible.
- Picture a pleasant and safe place to live and raise a family. Places to stop and "smell the roses" – or walk your dog – ride your bike...or toss the Frisbee around. A vibrant greenspace w/mature trees and homes spaced well apart. Well-maintained roads w/turning lanes to relieve some congestion.
- Single-Family Homes.
- Don't change the master plan. It is what we all believed we were getting. Stick to the commitments.
- I would like to see single family (.8 per acre) homes. Perhaps a few attached single family homes with lots of green spaces surrounding them.
- It's a beautiful area. Have houses spaced far apart – lots of trees and wooded areas, people walking around their neighborhoods enjoying the beauty.
- Please no more banks.
- Should remain residential.
- Residential.
- Since we already have enough shopping facilities, I only expect to see well-planned residential buildings surrounded by woods. We still can see deer, hawks, and rabbits. We should have 1 more community activity center like facility for Novi families.
- I would like to see the Southwest Quadrant remain low-density residential community. The push for commercial and retail, if they are successful will lower the value of our homes. The older homes in the area may be replaced in ten years, if not they are still more desirable than commercial.
- I would like to see the area at 10 Mile & Beck be used as either low-density single family dwellings or parkland. Any other uses would result in traffic gridlock and greatly lower property values.
- Residential with light commercial retail, CVS, cleaners, Pizza Place, etc.
- Residential with a lot of green space. Don't let it become overdeveloped like other areas.
- Single family housing with lot sizes the same as in the Master Plan of 2004.
- Remain as R-1
- Similar to Island Lake w/no additional commercial development.
- Residential to rural. No need for strip malls.
- Continue following the master plan of 2004 for land use. Retain the current residential character as written in the 2004 master plan for land use.
- The area should be developed according to the 2004 Master Plan.
- Use for single family houses.
- This is a beautiful area of Novi. I would like to remain as it is. With more development of houses going on in the area. It's so important to keep the neighborhoods as they are and not bring in strip malls that

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will have empty buildings in a year. The Grand River Corridor has plenty of space for office/commercial/townhouses.

- Density should stay the same. No more shopping is needed since more than 95% of commercial enterprises are available within few miles. If anything, lot sizes should be increased to keep the character of Novi.
- Same as described by the 2004 Master Plan.
- Selected new single family home developments of > ½ acre lots. Addition of parks for Novi residents use in southern Novi (versus North of 12 Mile) – trails, dog park, waterpark.
- It should be consistent with the Master Plan – single-family houses in low-density subdivisions like the already developed surrounding areas.
- In real estate "timing" is important. This land should be vacant until it is used as the current Master Plan dictates. I have gone into older cities that still have vacant land that will be eventually used correctly. Our investment is based on the Master Plan, no investor should be allowed to change our original "contract".
- Single family residential with density of other 0.8 on 1.65 units per acre. No changes to the Master Plan.
- Business should all be located @ Grand River.
- Single family homes, large lots, some schools, churches, community buildings, and parks.
- ½ acre to 1 acre residential development that reinforces Novi as an upper income residential community.
- Homes, parks.
- Maintain the City of Novi 2004 Master Plan for Land Use. The character of this area would be to remain residential density at .8 or 1.65 units per acre. This area of Novi has consistently been designated as more open residential sites. No commercial development would access.
- As in 2004 Master Plan.
- The only vision that makes sense is a residential community and zoned accordingly.
- In accordance with 2004 Master Plan for Land Use.
- Master Plan should not be altered.
- Once the housing market picks up, I see houses being built on these vacant lots with at least ½ acre. I could also vision a small park at some of these intersections so the local subdivision residents could use. I see this staying as an eye appealing residential area absent of commercial. A family calm area is nice to be surrounded by.
- Single family homes with commercial areas in the Grand River corridor.
- It behooves us to maintain the natural character of the environment as there is enough commercial corridors already established that have under utilized selling space now and this will only exacerbate this existing condition. Too frequently over building of strip malls leads to increased traffic, hang outs for mischief and potential for increased empty buildings. Blighting the neighborhood. At all cost, we should maintain this open land in it's natural state or at least utilize it for low density single residential dwellings. All of us moved into this region because of the character of the neighborhood and its lack of commercial / industrial encroachment.
- I hope to see more residential and retail buildup and sure hope to see more of the roads developed and paved. I hope to see more street lights to catch up with the urban areas of SE Michigan.
- I would like to see the current farmlands, Mayberry Park and affiliated land protected to preserve the "quaint rural" appearance of this section of Novi.
- Now relatively rural, 10 years, larger homes on larger 1 acre plus lots with commercial businesses at the main mile roads.
- Quiet and rural.



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- Mostly a mix of high end residential with possibly a small amount of commercial. Commercial development is not bad if it is planned well.
- Park and low density single family use.
- Low density housing with lots of natural land remaining.
- Keeping Beck Rd mainly for the less density residential area as planned on 2004.
- Park and low density single family use.
- No major road development other than local access to residential homes. No additional thruway roads. Continue to preserve wildlife preserves, wetlands and trees.
- Lots of open space with the preservation of trees and open land. Don't overdevelop this land, or you will make it less attractive to the citizens of Novi.
- Low density single family homes & parks uses as is consistent with the 2004 Master Plan and the plan in effect when I bought my home 13+ years ago.
- South of 10 Mile – park load, bike paths at Wixom Road. Herd of deer in area. Heavy traffic now on ten mile with Lyon Township new residential construction 10 Mile is over-burdened.
- Still residential and growing only so much land left.
- High brow, single/multi-family/retail Corporate offices – long term land leases. Keep Novi \$\$ in Novi, compete with neighboring cities @ the borders w/retail, etc. To profit from their citizens, locate multi-family by Novi shopping centers.
- A nice blend of low density single family housing and nature. If retail, small strips ok.
- Should remain low traffic – park like – country-like – due to the lake and the busy nature of the rest of Novi.
- Napier Road paved from Grand River – South.
- Blended use, not all residential. Residents need amenities / services.
- Follow the 2004 Master Plan!
- Moving to Novi 10 years ago was a pleasure. Roads were lightly traveled, neighborhoods were quiet and there was a slightly rural character to the city because of all of the undeveloped land. In the last 10 years, the explosion of development, both in Novi proper, and between Novi and South Lyon, has created massive traffic backups, noise and air pollution, and wiped out forest and grasslands. If this trend is to continue, the least offensive alternative is low-density residential use, particularly in the Southwest quadrant.
- Mix use of retail business along Mile roads and intersections and single family homes in the interior. Also, where homes are existing, retail shopping centers should be forced to put up a decorative fence and landscaping along shared borders of housing – No 24-hour businesses or Wal-Mart's!
- I see a beautiful residential area where people can raise families away from the hustle and bustle of commercial and industrial complexes.
- There will always be a demand for single family dwellings in Novi. The Southwest Quadrant is now zoned for such. Ten years from now, I believe this area being truly residential, it will have great resale market value.
- The area should be maintained as a quiet residential development because of its rural setting. When you are in this area (golf course) you have the feeling of being in the country. There are so many other areas throughout the city that is most suitable for commercial, industrial, office and retail development. This area should remain residential!
- (As is) today 11-13-07 there is still hope of some pristine beauty and natural habitat within the city.
- Rural nature with walkways & paved bicycle areas.
- Need more retail and shopping. Widening of Beck Road.
- 10 Mile and Beck seems suitable for small residential since there is already a CVS. My main concern is keeping 8 Mile & Garfield purely residential and for parks while protecting wetlands.

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- 10/Wixom should continue to be the parks and single family homes as planned in Master Plan. Nothing should be added north of 10 Mile other than low density single family homes.
- Retains the low density residential character, the same as currently & the reason we moved here. The opportunity exists to have a Bloomfield Hills type of area by resisting developer's pressures. Think – Novi Lake, Woods & Hills – Yes! Not – Noisy Novi Nightmare!
- Primarily upscale residential housing.
- Would like to see the area of Garfield between 8 & 9 Mile Roads remain the same. Allow for no commercial development or additional housing. Leave the wetland area east of Garfield Road the way it is with no public access.
- I see the intersection as mixed-use developments, with medium intensity neighborhood shopping centers to supplement the larger commercial at 12/Grand River, 12/Novi, 10/Novi. As you come off the corners the major road frontages should have senior and multiple-family housing, and then the properties in the center of the area, that do not have major road frontage can be varying single family densities.
- Unchanged! Remain the same keep rural.
- Quiet, peaceful, all residential. There is a peacefulness about this area that is not found in other parts of Novi. Please keep it that way forever!
- The core value of low density should be integrated with increased greenspace for passive community use. Greenspace and all uses need to be eco-friendly to preserve the natural state for generations to come!
- Must remain low density & residential & natural. No more construction or residential homes in this area.
- As a resident on Garfield Rd. My vision for land use is to maintain a rural-residential character for property north of Eight Mile. The current location of neighborhood shopping at both Grand River – Wixom and 8 Mile and Haggerty is close enough for us and expansion of such development into southwest quadrant is not warranted.
- Gas Station & Bellagio Home Development homes – 3 Million Plus.
- Leave the SW Quadrant alone. Only provide some family activity areas – parks, etc. Intersections in this area are too busy to develop much further.
- Keep it green, a buffer zone from I96 & 275 noise. Expand traffic flow capabilities with R turn, computer run lights, etc. Bring in water with any development.
- High end residential single family homes. Reserved opportunity for additional school if necessary. Quiet, tree-lined residential homes that blend into the natural surroundings.
- Single-Family homes, multiple family units add nothing to the city and in 10 years will be a ghetto.
- Family residential that is friendly to pedestrians and bicycle traffic.
- I see it as a continued growth of single family homes with bike trails or nature reserves. The Southwest Quadrant is a quaint, quiet and nature looking area. Novi should maintain this great look to continue to attract residents to Novi.
- I would like to see this area built up with single family homes. When I moved here (19 years ago), I expected more subdivisions, but not big shopping centers, or big office buildings.
- We've already submitted our feelings in writing to the city.
- Novi has the unique opportunity to foster a "rural" theme in it's development of this area. Maintain mature trees and horse farm atmosphere with large estates, well integrated Ped X and bike access to parks, public areas, and thru residential development. Define area as a beautification area and then into Maybury Park at Novi's Park Community. Area should be developed to provide a rural experience with very low density residential / ranch use.
- This area should be kept residential and community related purposes such as day care, medical offices, or churches.

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- Keep commercial & business at Twelve Oaks and Grand River Corridor. Property values will decrease even more.

**7. Other comments:**

- Current residential residents need to be protected. If light retail goes in, it has to be done in good taste with buffer zones from the light retail.
- We have plenty of retail currently in Novi. We do not need more retail!
- Future postcard notices should cover everyone affected. Real estate comparisons look at property value 1 mile around property being valued so notice should minimally be sent to everyone within 1 mile of the edge/perimeter of the area being reviewed.
- There is a way to much commercial/store/office property not being used already. There is vacant storefronts and strip malls all over Novi. We don't need another "ghost" commercial area. There are many areas already existing that could be used for doctor's offices and medical clinics. How many "banks" do we need? I've never heard anyone complain about the shopping, etc. in Novi. Houses should be built not more stores that end up being empty.
- Careful, careful planning to protect existing lakes and streams. Too much paving will result in lower lake and stream levels and higher concentration of pollutants.
- I will fight any changes to the current Master Plan. I have 100 residents that support me. Additionally, I will use \$50,000 of my own money to create a public awareness campaign if any changes you make are approved.
- Protect the designated parkland for many generations to come.
- Maintain the 2004 Master Plan for the Southwest Quadrant.
- We need green zones sidewalks, bike trails, not more cars.
- The city should purchase links of Novi and operate it as a golf course.
- Stop the high-density developments. The infrastructure is not there to accommodate all that use.
- When our home – Greenwood Oaks was purchased, it was done so with the intention that the vacant lot behind our house would be residential. If the land is turned into commercial use the property value will drop. I do not want to look @ a brick wall or the glare of the parking lot lights. Not to mention that if a "late night" establishment is placed in this area the "traffic" will add to the noise level. If you truly have the resident's interests at heart you will not rezone 10 Mile & Beck to commercial useages.
- We moved to this area because of the rural atmosphere, and the Master Plan promise to keep it that way.
- DO NOT CHANGE THE MASTER PLAN!
- How will these reports & survey be published – Novi news?
- DO NOT CHANGE THE MASTER PLAN!!!
- Adding another bank, day care, strip mall or grocery store will not improve the quality of life for Novi residents.
- We have enough commercial / shopping within a few miles. Can I rezone my house to commercial and open a Domino's Pizza? If home sales were doing well this would not be an issue. Don't let the developer's profit. We all have lost money due to the economy on our property values. Not enough people were notified of this meeting, so you need to schedule another public hearing and provide group question & answer sessions. Surveys should NOT be anonymous.
- The strip mall at the corner of 10 Mile/Beck has had vacancies for 10 years. Doesn't make sense to add more strip malls to this intersection.
- Purchased our home based on current zoning and master plan for area.

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- There needs to be another public meeting to voice concerns before a decision is made. It does not appear that homeowners were notified of these meetings. We were only notified via our homeowners association. Also, these surveys should include name and address as to show validity of who is filling these out.
- It is zoned residential single family homes, leave it that way!
- You must consider the traffic impact at the I-96 / Wixom Road interchange – nothing should be done until that project is fully completed! At that time consideration of land use proposals should be reviewed!
- Don't trade off wetlands in on area to allow other area to reduce lot size. The animals don't know the difference.
- There's no need to develop the stated areas for businesses. There's ample business to accommodate the residents in the area. There's still vacancies in the existing business zones. Keep the plan as is.
- My wife and I have lived in the Greenwood Oaks subdivision since 1999. Before we purchased we looked at all our options in Novi. After looking at most every neighborhood, we felt we wanted to focus on mores west of Beck. We felt the minimum lot size was very desirable and this area and zoning offered us the type of area we were looking for. The issue of changing the current zoning is unacceptable. Currently there is more than enough shopping within 2-3 miles. The 10 Mile & Beck intersection is one that frequently has accidents. I feel this is due to the restricted vision when approaching the intersection traveling in either direction on 10 Mile. The intersection is elevated and this hinders driver's sight when moving through and after the intersection. I feel this would be more hazardous with added stop & go here. Most importantly, we moved here specifically because of the current zoning. We felt our investment would be the safest by moving to Greenwood Oaks. By changing the zoning to a higher density this would have a direct impact on the resale of our property and the life style we desire. It would be our preference to keep the current zoning as is. Please contact me if you have any questions. Jim Mandeville 47565 Greenwood Drive 11-4-07.
- I would hope that the Master Plan stays as it is – protecting those of us that bought our homes and invested in this area because of the beautiful spacious area that it is. Thank you.
- Novi should adhere to the current Master Plan and not change it based on pressure from business. The 2004 Master Plan was long-term and well proposed based on the future of Novi. To change it now based on current economic climate is a mistake. Keep the vision on the future.
- The approval of construction of additional light commercial/retail projects. Unlike publicly funded of built schools, police & fire stations. Should only be pursued as actual residents need & requests arise, since these types of development can occur in less than one year's time. We do not need to anticipate the next bank or drug store on a 10-year horizon.
- We have a Master Plan and I think it works very well. Please don't change it first because some developers want to make more money by developing the valuable lands into something's that hurt the overall landscape and traffic flow of the community.
- Any changes in this Master Plan now or in the future, we will consider it theft and a law suit will follow.
- Similar park with walkway paths as I have seen in the Troy, MI area, Coolidge & 18 Mile.
- Until our roadways are 5 lanes, which I do not see happening in the Southwest quadrant, I do not support ANY commercial development in that area. We should continue to widen Novi Road and put commercial development there as well as Grand River on North of Grand River.
- All home/land/property owners should be mandated to maintain their property (landscaping, etc.) to the same standards. Developers / speculators should not be exempt from this obligation. We must force them to clean up the brush / weeds / rodents / animals on their property. The general upkeep of their properties is a nuisance to neighbors. The farmers who once owned the land did a much better job of

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maintaining the property. Vacant landowner / developers should not be allowed to vote on zoning change proposals.

- We moved to the SW area of Novi (Ecko Valley) in 1976 deliberately because of the larger lot sizes and the restrictions against commercial development along the Beck Road and Ten Mile Corridors. We built a new home west of 10 Mile & Beck Rd seven years ago because of the consistent commitment of the City of Novi Master Plan to maintain/keep this open residential character. We do not want commercial development along these corridors to diminish our investment in our new home. It would lower property values in our new home. It would lower property values. This is a unique area of Novi because of the consistency of the commitment of the Master Plan. We do not want this to change. I will continue to oppose any further increase in housing density and for commercial development along the 10 Mile and Beck Road corridors.
- I clearly do not understand why commercialization of the Beck/10 Mile corners is necessary. Homeowners do not need nor want this land to be utilized for commercial purposes. Why can't the homeowners voices be heard and retain the residential zoning? Just does not make sense to us. Banks, shopping and other conveniences are already in close proximity to this area.
- Any commercial businesses put at the intersection of 10 Mile and Beck will only further congest the roads. This would make it extremely frustrating for the local residents. Furthermore, there are plenty of commercial businesses on Grand River and on Novi Road to adequately meet the neighborhoods needs. Let's keep those areas commercial and convenient, and the study area residential. I know that this survey not only represents my household, but also my neighbors and friends in the area. Thank you for considering my thoughts.
- Eight Mile & Beck Rd. intersection is a very busy, heavily traveled route. A traffic light should include left turn arrows in all directions: Heading N or S from 8 Mile and E or W from Beck! Traffic become congested due to vehicles waiting for several light cycles to turn left, especially North & Southbound Beck Rd.
- Beck Road is the only road that makes sense for commercial development. Garfield & Wixom Roads are dead end main roads with mostly residential residences on them. Napier Road is too far west to service the S.W. Quadrant that leaves Beck & 8 Mile & Beck & 10 Mile as the 2 best locations.
- The quadrant should have stayed zoned "R-A" as the Master Plan stated.
- Mile roads are becoming very congested. Beck Road has become too narrow. There seems to be an increased amount of traffic from Beck and 8 to Beck and 10. This needs to be addressed.
- Novi has sufficient retail at this time. We do not need more retail in residential areas. Necessary retail and services such as apparel, grocery, bank, gas station, dry cleaners, drug store, lumber, plumbing, restaurant, etc. are presently within a convenient drive. Further business growth should be along Grand River. This road has been widened to five lanes and repaved. It is prepared to accommodate commercial growth. The Southwest Quadrant was zoned for residential and should remain so. We should not let outside developers tell us how to use our resources.
- Provide a right turn lane on eastbound 10 Mile Road at Beck Road. Provide left turn lights in all directions at 8 Mile Road and Beck Road.
- More intense land use is appropriate in more intense residential area such as 10 & Wixom & Napier. Easy accessible from I-96 Wixom Exit with already used fast food & gas stations. This area has a firehouse and schools, Sam's Club, Target for convenience. Townhomes, nursing homes would be most viable.
- Do not encourage traffic flow to travel thru residential streets.
- Consider water table in land development.
- The low-density residential setting without commercial development is the appeal of this area. Many have already purchased expensive homes in an area zoned low density residential. Most do not expect

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nor want commercial development or higher density residential development, which is not allowed by current and planned zoning. Commercial development would primarily serve those passing through. Saving them a brief drive to the Grand River corridor is not worth destroying the current character of the quadrant. The Novi businesses locating along the Grand River corridor would also be done a disservice if commercial development was allowed in the SW quadrant.

- One of the most expensive areas should have lots at one acre, which is Toll Brothers.
- Fix the intersection center left and right turn do them ahead of time. Stop planning more malls we have enough. Stop planning churches we have enough. No 8-ft. center border on Beck. No 8-ft. green space on Beck. No more houses built by Beck on top of it.
- Novi needs to maintain high standards: develop the old expo center into an opera house / live performing arts theatre, World Class, advertise class, Incorporate Nevada type "business friendly" laws with city government. Even if state and county don't. Keep industrial next to industrial, turn Town Center & surrounding areas into greater city.
- The road infrastructure in Novi (and most of Oakland County) is awful. Paving some dirt roads would help greatly. Napier, for example, if it were paved, would take more burdens off of Beck Road, which gets ridiculously backed up at many times of the day. Beck is the only paved road between I-96 and M-14. Ten Mile road also gets badly backup, since there aren't enough east / west paved roads, considering all the development that has taken place in the last 10 years.
- Current economic conditions call for a slow-down in development.
- I have been shown that my real estate selling price has decreased by \$50,000 in the past 3 years of ownership. Do you really think it is wise to build more, when what is already built has devalued? I have no objection to a girl's school being built by Catholic Central, but perhaps they should look at this so-called "donation" of land. What kind of "donation" has so many stipulations? In my opinion, they are using CC & Us to get what they want. I do not find this behavior one that I consider acceptable. Are these the type of "neighbors" Novi wants? Sure sounds like "bullies" to me, which we are trying to eliminate in our schools by teaching our children what to do. Maybe we should all take a refresher course alongside our children and relearn how to say no to a bully. Thank you for considering my views.
- It would be nice to have a beautiful park built here for the Novi residents.
- Quiet, residential, wooded, park like environment.
- I would like to see the area remain residential with some small businesses in the area. I would not like to see this area commercialized or low income housing in the current area.
- Keep it single family homes – low density, parks or farm land. No commercial or high density housing (apartments, trailers, or condos).
- The people who have bought homes or built new ones in this area did so to escape other cities that have commercial development at every intersection.
- Due to declining property values and the inability to see our homes for their value, we strongly reject the possibility of building new low-density housing. We moved to this area because of the park like atmosphere and the quiet and serene neighborhood. Adding more housing will increase the traffic volumes and put our safety at risk.
- If the city continues to execute its rambunctious and insane development agenda, it shall lead to the demise of the city!!! It's the economy stupid from the world, to our national, to our state, to our county, to our city. Leave all study areas of SW Quadrant as is undisturbed. The opening of "Pandora's Box" is irrevocable!!!
- Absolutely opposed to higher density and commercial development in this area which will greatly increase traffic and increase pressure from developers to widen all major roads to 5 lanes and totally change the character of the quadrant area. Island Lake and it's surrounding development currently

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establishes an attractive "I'd like to live around here" character for the Southwest Quadrant. Residents in and around there don't want to wake up to the sound of 5 lanes of traffic surrounding them. Developer's bought their land knowing it's current low density zoning. They just want to optimize / maximize their return and move on – caring less about what they might do in ruining the character of the area. Does it really make any sense whatsoever to widen Wixom to 5 lanes when it is predominately residential – a road which dead-ends at Ten Mile Road? What a traffic nightmare the Wixom / Ten Mile intersection would become with both roads being five lanes! That possibility is simply crazy! Yet that is what the quadrant developer's want to create!

- All of the premise from the 2004 Master Plan have been breached and rural living no longer exists.
- If we keep developing all this commercial property, there will be more and more vacancies, and more and more strip malls. Utilize empty buildings that are now here.
- Improve Beck Road & traffic flow @ 10 Mile but don't make it multiple lanes N.B. & S.B.
- We already have gridlock traffic from 4-6:00 p.m. We don't need higher density housing nor lots of little businesses adding to the traffic. We have so many empty storefronts and businesses it's unconscionable to suggest changing the Master Plan to accommodate more!
- Parks, Senior developments, etc. could be expanded no more commercial deals reduced takes till full, etc. like N or I96. Stop pumping out ground water to develop low wet areas. Keep all wetlands!
- Preserve area closest to Maybury State Park, (8/Beck to 8/Garfield) as much as possible. Goes to natural aesthetic, harmony with state park, wildlife crossover and chain of the area. Further reduction in property values would be imminent if apartment/duplex environment were created here. Traffic issues are already significant at the 8/Beck intersection.
- 10 Mile & Wixom area would be ideal for park land with hiking trails and or dog park.
- Developers are in a hurry to make money and leave the city, they tell the powers that be, we need this. Look around the city we have more than enough shopping, banks & grocery stores. It looks like they only thing we need is more rich speculators that make their money and move on to the next victim city.
- Any commercial businesses would worsen traffic in an already busy area.
- We moved to the Novi Southwest quadrant, on Denise Rd. because of the country look and big lots. We want to see this area maintained residential. We strongly oppose any businesses in this area. We want to live in the same natural looking, quiet area that we moved to 7 years ago. Please do not change the plans to Southwest quadrant area. Please leave residential only.
- We have never been notified of any meetings on this matter although I live closest to Southwest Quadrant. As the neglect of us being notified was your error more than once, it seems that the responsible thing to do is to hold another open public meeting to afford those that did not have the opportunity to attend public serious to hear about the plan rather than read it as a substantial taxpayer of Novi who could be directly impacted by future plans, I was not afforded the same respect and consideration as everyone else who attended those meetings. I really hope you consider this.
- Very unhappy with the notification process. Did not receive a "vision fair" postcard and then received follow-up mail on day of Planning Commission meeting. How many other voices have not been heard? A vision to me goes beyond setting use restrictions but working with developers to ensure Novi property values are maintained and is a location of choice for years to come. Developing SW area with a rural theme within a city would be unique way of differentiating Novi from other similar suburbs, this vision can not be left to individual developers but led by Planning Commission as an integrated picture of what the areas should look like and feel like.
- Moved to Novi based on previous master plans to keep commercial and strip malls and shopping centers out of neighborhoods. Present strip mall at Ten & Beck has had many stores vacant or so out of business – ie: grocery store, Fantastic Sams. CVS always has kids hanging around trying to get adults to buy them booze or construction workers around when our kids are on the streets.