

MEMORANDUM



TO: MEMBERS OF THE PLANNING COMMISSION
FROM: LINDSAY BELL, AICP, SENIOR PLANNER
SUBJECT: JSP22-09 SAKURA NOVI: EXTENSION FOR ARTWORK
DATE: JULY 21, 2023

The Sakura Novi project has been in the approval process for quite some time. The PRO Agreement between the City and Developer was finalized in August, 2021. The Preliminary Site Plan was recommended for approval by the Planning Commission on July 13, 2022, and City Council approved it on August 8, 2022. Staff anticipates the Final Site Plan approval could be issued soon, depending on final details being addressed.

Throughout the process, conditions included in the PRO Agreement have been verified. The PRO Agreement states "Developer shall include high-quality (e.g., in conjunction with the Stamps School of Art and Design) Japanese-themed artwork as part of the design of Building C, to be approved by the City at the time of site plan approval for Phase 1." The elevations indicate a window area on the south-facing façade of Building C, which faces Grand River, as the location for an "Illuminated Spandrel Glass Art Mural Panel." The maximum size of the art display would be 269 square feet.

The applicant has connected with Stamps School of Art and Design to source artwork for Building C. As stated in the attached letter from Professor Carlos F. Jackson, Dean of the Penny W. Stamps School of Art and Design at the University of Michigan, he is supportive of the collaboration. It appears all good intent to provide the artwork is established, but the artist has not been selected at this time, and no artwork has been provided for review and approval. As such, and to not delay the start of construction of this long-awaited project, we request the Planning Commission approve a deferral of the review of the artwork before the first Temporary Certificate of Occupancy will be issued, and not later than 12 months from the date of Final Stamping Set approval. When submitted, the artwork will be brought back to the Planning Commission for review and approval.

Planning Commission Motion:

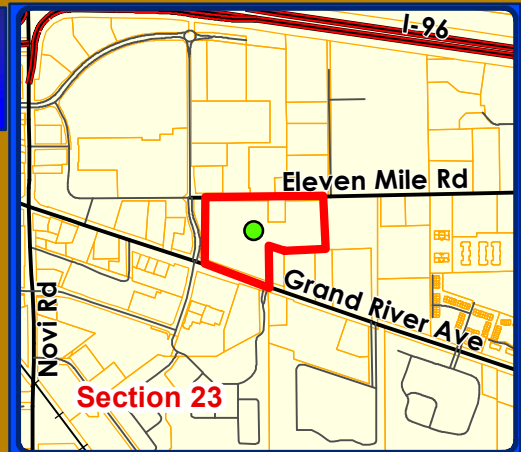
Approval of the extension of the time allowed for the submittal of the artwork, based on the following conditions:

- 1. The applicant shall provide a model, drawings and/or high-quality rendering of the proposed artwork before the first Temporary Certificate of Occupancy will be issued for Sakura Novi, and not later than 12 months from the date of Final Stamping Set approval.**
- 2. The artwork will be placed on a Planning Commission agenda for review and approval.**


MAP

SAKURA NOVI: JSP22-09

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: Lindsay Bell
Date: 7/8/22
Project: SAKURA NOVI JSP22-09
Version #: 1



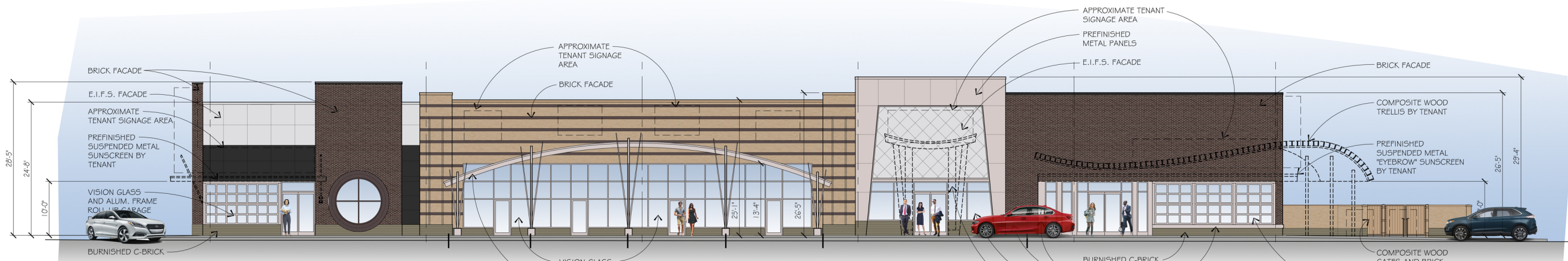
1 inch = 375 feet



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.

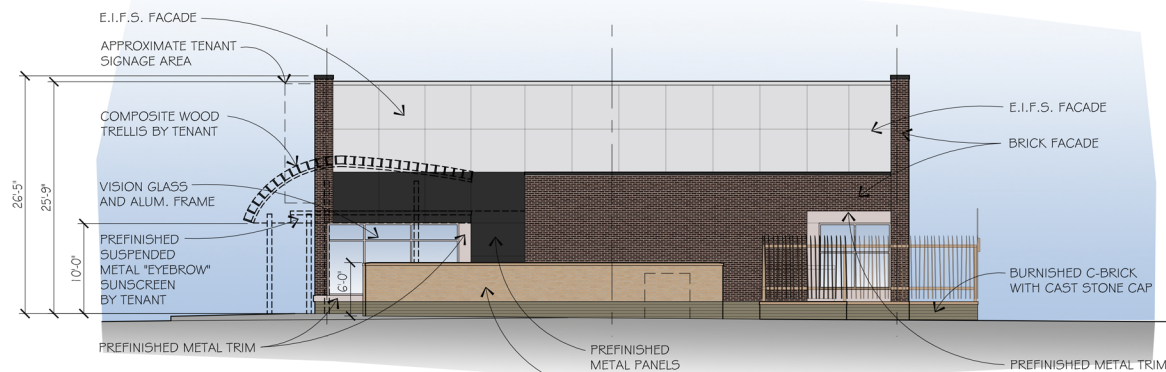
BUILDING C ELEVATIONS



NORTH ELEVATION MATERIALS			
MATERIAL	ALLOWABLE	PROPOSED	PERCENTAGE
BRICK	30 % MIN.	2,394 S.F.	63.7 %
BURNISHED C-BRICK	25 %	258 S.F.	6.9 %
EIFS	25 %	472 S.F.	12.5 %
PREFINISHED METAL TRIM	15 %	165 S.F.	4.4 %
PREFINISHED FLAT METAL PANELS	25 %	471 S.F.	12.5 %
TOTAL		3,760 S.F.	100.0 %

NOTE : 1. TOTAL FACADE = 5,320 S.F. - GLASS STOREFRONT AND DOOR AREA OF 1,560 S.F. = 3,760 S.F.
2. NO SECTION 9 FACADE WAIVERS ARE REQUIRED.

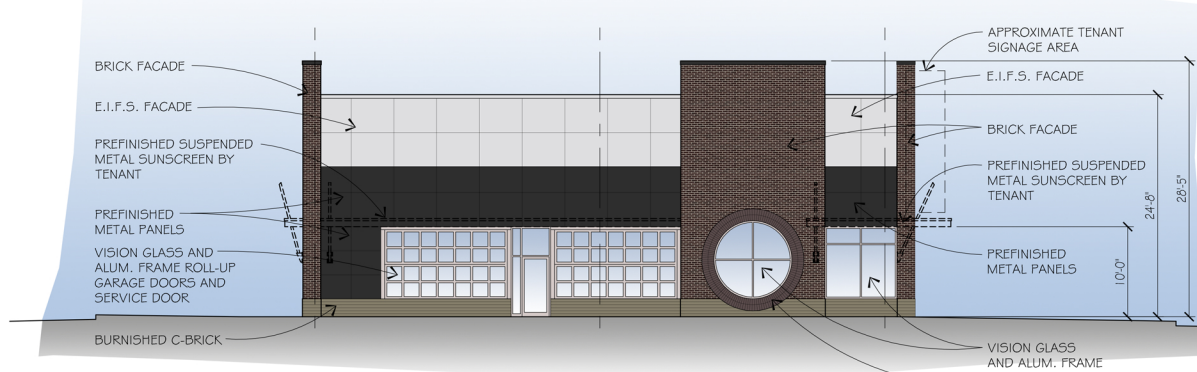
NORTH ELEVATION
SCALE: 3/32" = 1'-0"
P4.4



WEST ELEVATION MATERIALS			
MATERIAL	ALLOWABLE	PROPOSED	PERCENTAGE
BRICK	30 % MIN.	608 S.F.	38.9 %
BURNISHED C-BRICK	25 %	110 S.F.	7.0 %
EIFS	25 %	610 S.F.	39.0 %
PREFINISHED METAL TRIM	15 %	78 S.F.	5.0 %
PREFINISHED FLAT METAL PANELS	25 %	158 S.F.	10.1 %
TOTAL		1,564 S.F.	100.0 %

NOTE : 1. TOTAL FACADE = 1,748 S.F. - GLASS STOREFRONT AND DOOR AREA OF 184 S.F. = 1,564 S.F.
2. A SECTION 9 FACADE WAIVER WILL BE REQUESTED AS REQUIRED FOR E.I.F.S. OVERAGE OF 14.0 %.

WEST ELEVATION
SCALE: 3/32" = 1'-0"
P4.4

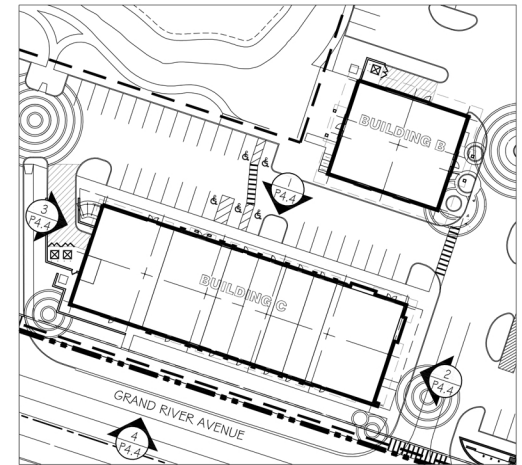


EAST ELEVATION MATERIALS			
MATERIAL	ALLOWABLE	PROPOSED	PERCENTAGE
BRICK	30 % MIN.	468 S.F.	34.3 %
BURNISHED C-BRICK	25 %	112 S.F.	8.2 %
EIFS	25 %	392 S.F.	28.7 %
PREFINISHED METAL TRIM	15 %	10 S.F.	0.8 %
PREFINISHED FLAT METAL PANELS	25 %	383 S.F.	28.0 %
TOTAL		1,365 S.F.	100.0 %

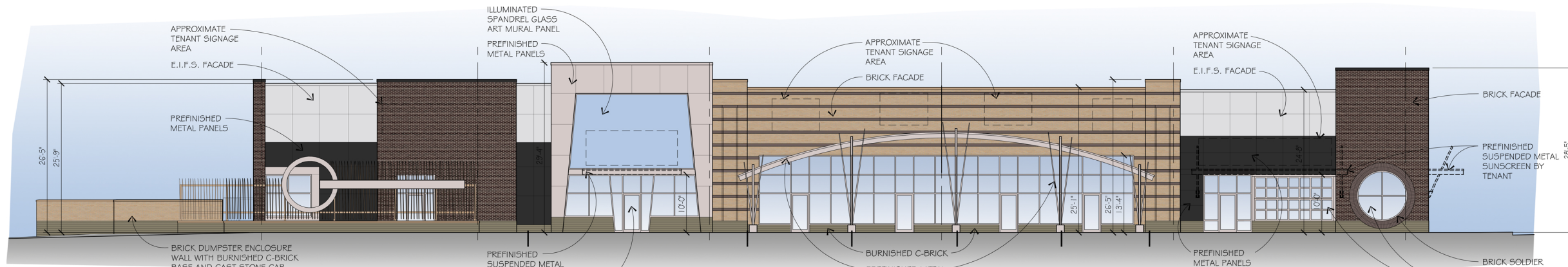
NOTE : 1. TOTAL FACADE = 1,755 S.F. - GLASS STOREFRONT AND DOOR AREA OF 390 S.F. = 1,365 S.F.
2. A SECTION 9 FACADE WAIVER WILL BE REQUESTED AS REQUIRED FOR E.I.F.S. OVERAGE OF 3.7 %.

EAST ELEVATION
SCALE: 3/32" = 1'-0"
P4.4

- GENERAL NOTES :
- CANOPIES AND AWINGS TO BE BY TENANTS SUBJECT TO CHANGE PER INDIVIDUAL TENANT REQUIREMENTS.
 - DOOR LOCATIONS SHOWN FOR CONCEPT ONLY, SUBJECT TO CHANGE PER INDIVIDUAL TENANT REQUIREMENTS.
 - ROOF TOP MECHANICAL EQUIPMENT TO BE SCREENED BY BUILDING PARAPETS OR SCREEN ENCLOSURES OF SIMILAR MATERIAL AND CHARACTER AS THE BUILDING.
 - SIGNAGE AREAS SHOWN FOR CONCEPT ONLY. ACTUAL SIGNAGE TO BE SUBMITTED ON A TENANT BY TENANT BASIS, IN CONFORMANCE WITH THE APPROVED PRO AGREEMENT.



KEY PLAN
SCALE: N.T.S.



SOUTH ELEVATION MATERIALS			
MATERIAL	ALLOWABLE	PROPOSED	PERCENTAGE
BRICK	30 % MIN.	2,200 S.F.	53.6 %
BURNISHED C-BRICK	25 %	274 S.F.	6.7 %
EIFS	25 %	478 S.F.	11.7 %
PREFINISHED METAL TRIM	15 %	125 S.F.	3.0 %
PREFINISHED FLAT METAL PANELS	25 %	756 S.F.	18.4 %
SPANDREL GLASS - ART MURAL PANEL	25 %	269 S.F.	6.6 %
TOTAL		4,102 S.F.	100.0 %

NOTE : 1. TOTAL FACADE = 5,456 S.F. - GLASS STOREFRONT AND DOOR AREA OF 1,354 S.F. = 4,102 S.F.
2. NO SECTION 9 FACADE WAIVERS ARE REQUIRED.

SOUTH ELEVATION
SCALE: 3/32" = 1'-0"
P4.4

REVISED :
BUILDING C ELEVATIONS
SAKURA • NOVI
NOVI, MICHIGAN

Robert B. Aikens & ASSOCIATES, L.L.C.

350 N. Old Woodward Avenue, Suite 300
Birmingham, MI 48009 ph: 248-283-1071



WAH YEE ASSOCIATES
ARCHITECTS & PLANNERS
42400 GRAND RIVER AVENUE, SUITE 200
NOVI, MICHIGAN 48375
PHONE 248.489.9160
PROJECT NO. 5035

PRELIMINARY
NOT FOR CONSTRUCTION
P4.4

**LETTER FROM DEAN
OF
UNIVERSITY OF MICHIGAN,
STAMPS SCHOOL OF ART AND DESIGN**



June 30, 2023

Ms. Lindsay Bell
City of Novi Community Development
45175 Ten Mile Rd.
Novi, MI 48375

Dear Ms. Bell,

The Penny W. Stamps School of Art and Design is an internationally recognized leader in interdisciplinary art and design education, grounded in research, practice, creative excellence and community engagement.

I am pleased to share my support of Professor Jim Cogswell's role on behalf of the Stamps School on Sakura Novi's planning team to source artistic output for a building in their development project. As a Thurnau Professor, Jim is one of the University of Michigan's most distinguished professors, recognized for outstanding contributions to undergraduate education, in addition to his international reputation as a vanguard visual artist and painter.

We are proud to participate in this generative connection and are hopeful that the Stamps School can become a more meaningful community partner across the broader southeast Michigan region. I look forward to what can come of the collaboration.

Sincerely,

A handwritten signature in black ink that reads 'Carlos Francisco Jackson'.

Carlos F. Jackson
Professor and Dean
Penny W. Stamps School of Art and Design