

City of Novi Planning Commission  
45175 Ten Mile Road  
Novi, MI, 48375

June 20, 2018

RECEIVED

JUN 22 2018

CITY OF NOVI  
COMMUNITY DEVELOPMENT

RE: Lakeview Community Residents  
Response to Robertson Brothers "Lakeview" Project

Dear Planning Commission Members,

The author of this letter is a licensed architect, contractor and developer and is well aware of the processes for such a submission. In attending meetings with the developer (community and individual), the community review meetings and the city planner, concerning this matter: this matter is resolvable where all can be winners.

The applicant wants to build and we the community do not object to this. Our concern is the present form of the application. The city planner states this plan does not provide any benefit to the community, we agree. THEREFORE, in granting variances the Planning Commission should take in the community's concerns and have them addressed prior to any variance asserted. A licensed design professional has revised the plans and have come up with two alternates Plans A and B. These designs were prepared based on the feedback from the community and were well received. These designs include the self-imposed limitation by the developer. We are requesting the planning commission to deny their submission as presented and have them adapt their plan to one of these approaches.

The significant variances requested are self-inflicted by the applicant because of them not wanting to design any new architectural units for such a small project, therefore the site plan lay out is based on only designs taken from other projects. Since none of their previous projects had water view units, none are designed for such a marvelous site asset of those facing Old Novi Road with water view to the north, which could be achieved through design/building orientation. Minimally, all homes with potential view should have a six-foot by ten-foot front porch, with the view may entertain usage and entice community relations with pedestrian traffic.

The City of Novi has two very different visions for this area. Most developers would do one or the other, which is the intent of the zoning concepts. In trying to do both, both fail. The first is the "cottage concept" the basis of this concept is smaller homes for downsizing. The applicant missed this concept completely at a very high cost. First, none of these homes are down-sized, only the lot sizes have diminished. Although the appearance of the homes is cottage-like, this forces a garage into the back which means 78% to 86% of the land is covered in building, concrete, or asphalt. No green area means that it is not cottage like, but urban. Zoning requires 75% left green, less than 25% is being left green. Street loading the garages resolves this in Alternate Plan A achieving the 75% green. We know the city prefers hidden garages, the public prefers green area. To hide the garages on Parcel A, the unit count would have to drop from 11 units to 7 units to achieve a 50% land coverage. It simply is not worth it. See Lakeview Land Coverage Chart.

The City of Novi has a second vision of a Pavilion Park: low density retail to serve the community with possible three-story units oriented toward the water. The developer also missed this concept. No commercial was being offered means no need to increase height to make this concept work. But the developer wants to present 3 story units with no retail. The reason there are 3 story units presented is because the developer already has this architecture. They also do not intend to orient them toward the water. The City receives no benefit from this proposal and no one in the community wants three story units. Alternate Plan B uses a 1,881

SF applicant stock house which requires no side windows and turns it into triplexes. This replaces the three-story units. Financially, this appears to work out better and achieves 71% to 75% green area versus 14% to 22% green area in the present proposal.

Another sticking point with the community is the unit count. The developer is presenting 31 units. See Lakeview Unit Count chart. The majority of the people would want it to be kept at the 7.3 per acre per parcel specific Parcel A- 9 units, Parcel B -8 units, Parcel C -4 units. If you add up the remaining fractions, 23 units are allowed. Again, the developer wants 31 units with no benefit to the community. Common sense would limit them to 21 or 23 just for traffic. Alternate Plan A allows 22 single family units. Alternate Plan B allows 25 units: 16 single family units and 9 two-story townhomes.

If the Planning Commission wants to keep the unit count at 21, since this is a true to life count, since the parcels are not connected physically, we recommend Parcel A loses 1 unit to nine homes from the Alternate Plan A. Again, this project presents no benefit to the City.

If the Planning Commission wants to keep the unit count to 23, we recommend Parcel A loses 1 unit to nine homes from the Alternate Plan B. We also recommend, Parcel C have a duplex versus a triplex. This gives us a unit count of 23, again this project presents no benefit to the City.

If the Planning Commission allows 25 units, we request that the developer, in exchange for the additional two units to benefit the City, the Developer must come up with approved designs for the homes and townhomes that have lake views, and thus the homes take advantage of those views through design. The residents also ask after the demolition and rough grading, a 6-foot high permanent wooden/vinyl fence be erected prior to construction to be built along the back or side of their adjacent properties in order to cut out some of the construction mess and dust during that period.

See Lakeview Market Study. This study is based on multi-list SFR and condominium sales for the last 365 days taken on 6/16/2018 located between 12 Mile and 14 Mile and Beck and M-5. A licensed professional appraiser extracted data from the multi-list service allowing a formulation of an opinion of the dollar per square foot. The data was analyzed by the architect and a \$/SF opinion was prepared for the purpose for comparative analysis. The purpose of this chart shows that the developer can still generate similar sales value when changing approach to Alternate Plan A or Plan B.

This letter shows options for win/win scenarios for all concerned. Please take the concerns of the public seriously since we have to live with the decisions you are charged to make.

Thank you for your time.

**THE LAKEVIEW COMMUNITY**

See attached pages for signatures from the community.

Attachments:  
LAKEVIEW LAND COVERAGE  
LAKEVIEW UNIT COUNT  
LAKEVIEW MARKET STUDY  
ALTERNATE PLAN A  
ALTERNATE PLAN B

# LAKEVIEW MARKET STUDY

| DESIGN                             | TOTAL UNITS | SFR | CONDO | AVER./UNIT SF | *\$/SF | UNIT SALE | TOTAL SALES         |
|------------------------------------|-------------|-----|-------|---------------|--------|-----------|---------------------|
| <b><u>ROBERTSON SUBMISSION</u></b> | <b>31</b>   |     |       |               |        |           |                     |
| STOCK DESIGN FROM OTHER PROJECTS   |             | 17  |       | 2150          | \$190  | \$408,500 | \$6,944,500         |
|                                    |             |     | 14    | 1500          | \$160  | \$240,000 | \$3,360,000         |
|                                    |             |     |       |               |        |           | <u>\$10,304,500</u> |
| <b><u>ALTERNATE PLAN A</u></b>     | <b>22</b>   |     |       |               |        |           |                     |
| STOCK DESIGN FROM OTHER PROJECTS   |             | 22  |       | 2350          | \$190  | \$446,500 | \$9,823,000         |
| <b><u>ALTERNATE PLAN A-1</u></b>   | <b>22</b>   |     |       |               |        |           |                     |
| STOCK DESIGN FROM OTHER PROJECTS   |             | 11  |       | 2350          | \$190  | \$446,500 | \$4,911,500         |
| NEW PLANS DESIGNED FOR LAKE VIEWS  |             | 11  |       | 2450          | \$200  | \$490,000 | \$5,390,000         |
|                                    |             |     |       |               |        |           | <u>\$10,301,500</u> |
| <b><u>ALTERNATE PLAN B</u></b>     | <b>25</b>   |     |       |               |        |           |                     |
| STOCK DESIGN FROM OTHER PROJECTS   |             | 16  |       | 2350          | \$190  | \$446,500 | \$7,144,000         |
| STOCK HOUSE USED AS TRIPLEX        |             |     | 9     | 1881          | \$185  | \$347,985 | \$3,131,865         |
|                                    |             |     |       |               |        |           | <u>\$10,275,865</u> |
| <b><u>ALTERNATE PLAN B-1</u></b>   | <b>25</b>   |     |       |               |        |           |                     |
| STOCK DESIGN FROM OTHER PROJECTS   |             | 11  |       | 2350          | \$190  | \$446,500 | \$4,911,500         |
| NEW PLANS DESIGNED FOR LAKE VIEWS  |             | 5   |       | 2450          | \$200  | \$490,000 | \$2,450,000         |
| NEW PLANS DESIGNED FOR LAKE VIEWS  |             |     | 9     | 1881          | \$195  | \$366,795 | \$3,301,155         |
|                                    |             |     |       |               |        |           | <u>\$10,662,655</u> |

\*Based on multi-list SFR and condominium sales for last 365 days on 6/16/2018 located between 12 mile and 14 mile and Beck and M5.  
The \$/SF is a licensed professional opinion used in this purpose for comparative analysis.

## LAKEVIEW LAND COVERAGE

|            | ALLOWABLE<br>COVERAGE | GREEN AREA<br>REMAINING | SUBMITTED<br>PLAN<br>COVERAGE* | SUBMITTED<br>GREEN AREA<br>REMAINING* | ALTERNATE<br>PLAN A<br>COVERAGE | ALTERNATE<br>PLAN A<br>GREEN AREA | ALTERNATE<br>PLAN B<br>COVERAGE | ALTERNATE<br>PLAN B<br>GREEN AREA |
|------------|-----------------------|-------------------------|--------------------------------|---------------------------------------|---------------------------------|-----------------------------------|---------------------------------|-----------------------------------|
| PARCEL A   | MAX. 25%              | MIN. 75%                | 77.9%                          | 22.1%                                 | 24.3%                           | 75.7%                             | 24.3%                           | 75.7%                             |
| PARCEL B/C | MAX. 25%              | MIN. 75%                | 77.2%                          | 22.8%                                 | 20.8%                           | 79.2%                             | 28.7%                           | 71.32%                            |
| PARCEL C/D | MAX. 25%              | MIN. 75%                | 86%                            | 14%                                   | 17.7%                           | 82.3%                             | 24.4%                           | 75.60%                            |

\* Numbers taken directly from submitted plans

## LAKEVIEW UNIT COUNT

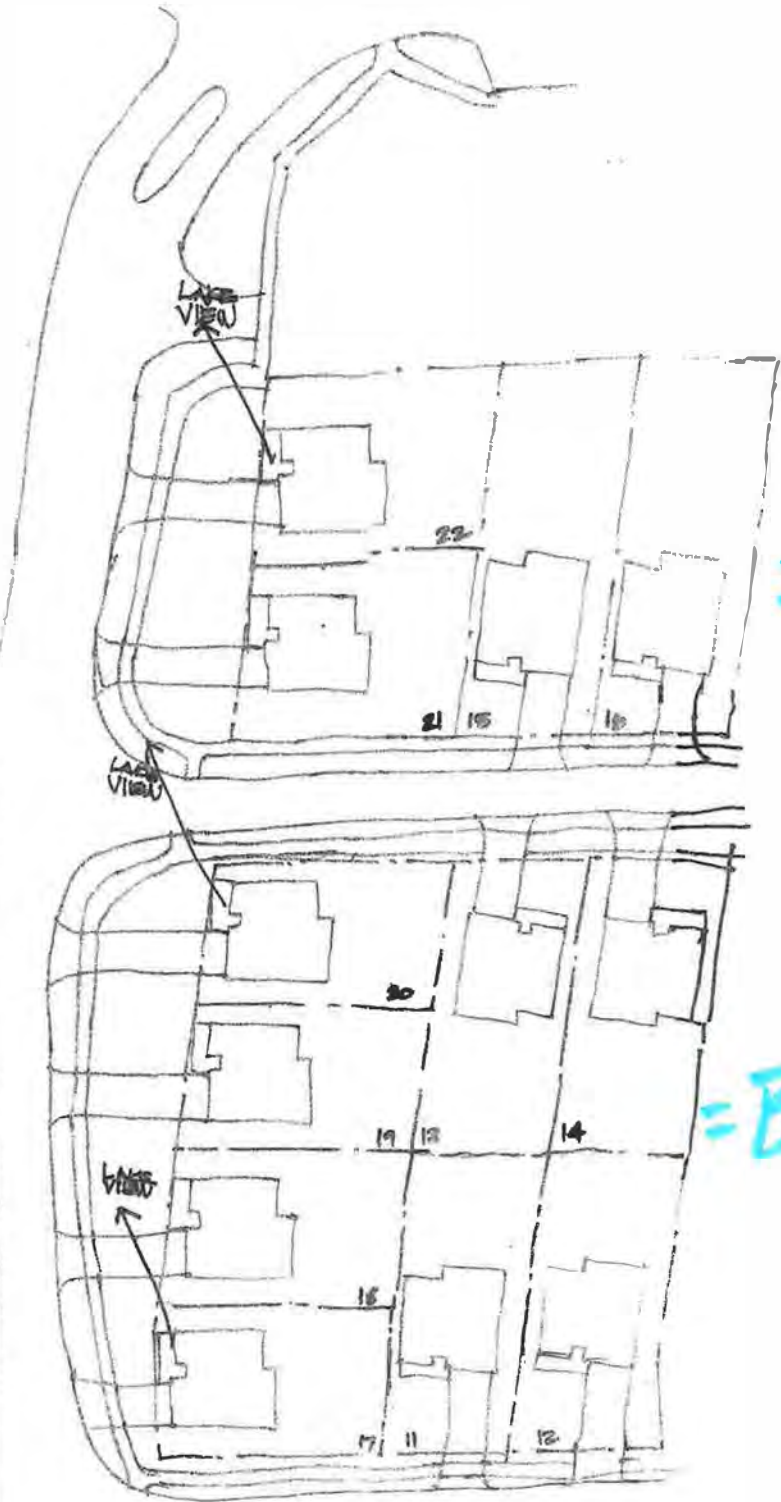
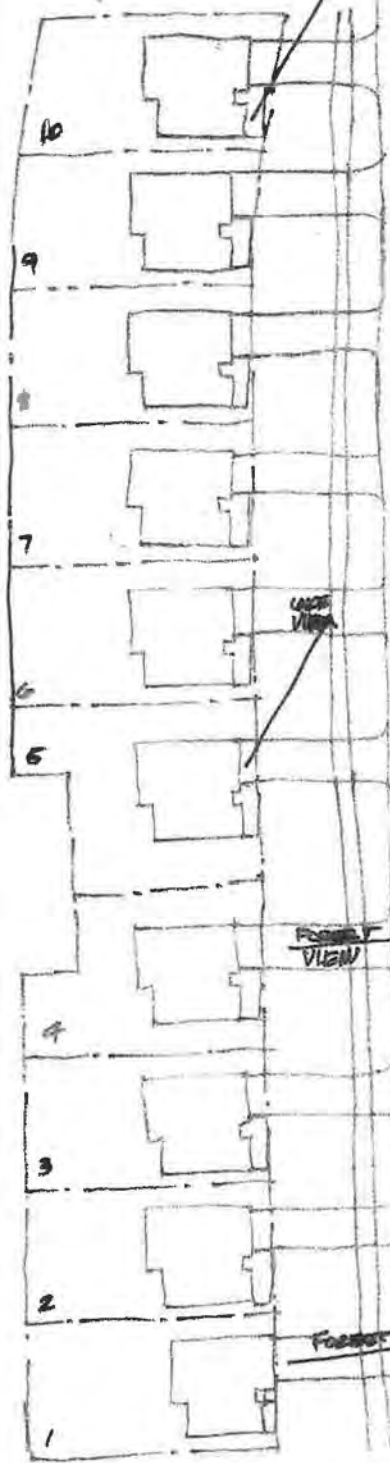
|          | ACREAGE<br>** | ALLOWABLE<br>UNITS * | SUBMITTED<br>PLAN | ALTERNATE<br>PLAN A | ALTERNATE<br>PLAN B |
|----------|---------------|----------------------|-------------------|---------------------|---------------------|
| PARCEL A | 1.3           | 9                    | 11                | 10                  | 10                  |
| PARCEL B | 1.174         | 8                    | 13                | 8                   | 10                  |
| PARCEL C | <u>0.684</u>  | <u>4</u>             | <u>7</u>          | <u>4</u>            | <u>5</u>            |
|          | 3.158         | 21*                  | 31                | 22                  | 25                  |

\* rounded down to whole unit

\*\* 23 units, if you use total acreage multiplied by 7.3 units/acre

ALTERNATE  
PLAN A

A =



= C

= B

| Item | Quantity | Unit Price | Total |
|------|----------|------------|-------|
| ...  | ...      | ...        | ...   |
| ...  | ...      | ...        | ...   |
| ...  | ...      | ...        | ...   |

| Item | Quantity | Unit Price | Total |
|------|----------|------------|-------|
| ...  | ...      | ...        | ...   |
| ...  | ...      | ...        | ...   |
| ...  | ...      | ...        | ...   |

ASSUMPTIONS  
 1. ...  
 2. ...  
 3. ...  
 4. ...  
 5. ...

10  
8  
6  
24  
TOTAL!



(Copy presented to Barb MacBeth and Lindsey Bell of Community Development at meeting held 10am 6-14-2018)

What we would like :

No 3 story attached townhomes and No form of on street parking on Old Novi Road.

These are deal breakers to the residents.

1. To maintain the semi-rural character of the lakes area that is created by the low density existing single family housing stock that currently exists in this unique area and that makes it what it is – your up north life style without the hassle of a four hour commute to get to your vacation home. Robertson's single family homes in the Milford project are more like what we already have in this area and many will fit on a 50-55 foot lot. These homes have already been repeated in Wixom just north and east of the Wixom and Pontiac Trail intersection. THEY EXIST. The city created this mess by opening up the door to a 7.3 homes per acre concept when they proposed this on paper to the world in the last version of the master plan. So 7.3 it is. That means 7.3 max units x 3.16 acres equals no way over 23 units. The City put the line in the sand. And even that depends on what the DEQ has to say on the Wooded Lot on the northwest corner.

We suggest that:

A) on the west side of Old Novi Road, the lot size width should be increased by 5 foot from what Robertson has proposed on their last submittal. 11 single family homes become 10. Go from 50 foot width to minimum 55 foot width. Models that Roberson already offers with front attached garages would then fit and provide not only a much more pleasing street scape that fits the area, but totally support the idea of a larger and greener and more private backyard not only for the new homeowner, but at a greater distance from the back property line that could protect the homeowners privacy on the Austin side of the property line. Therefore: NO detached garages in the back of the west side homes. Please look at what is on the other side of Robertson's property line to the west. Homes and building were built on and over where the owner at the time thought the property line was back in the 1920's. Novi was not a city back then and no one was watching. These folks cannot move their existing homes.

B) Also, Move the homes on the west side of Old Novi all the way east to the property line. Allow "Zero" setback for the front property line. Since Old Novi Road is a 120 right of way and from what we can tell, only 86 feet is needed for a 2 lane road, you've still got plenty of city green space to put in that 8 foot sidewalk you want per the master plan, --But also put it a lot closer to the road and away from the front of the houses. It's a 25 mile an hour road residential road folks, not an M5 highway. After all, some sidewalks on South Lake Drive even around Lakeshore Park ARE part of the road and you can't get much closer than that. Many homes in the lakes area and even down Old Novi Road now, were built on the edge of the front property lines, and it fits with the wider right of way of the road and the 25 mph speed limit. Homes on the west side of Old Novi will now have slightly deeper lots for nicer backyards and the houses are further away from their neighbors to the west. DO NOT ALLOW THE BUILDER INTO THE NOVI RIGHT OF WAY, we said up to, not into. The city screwed up South Lake Drive's sidewalk because they gave in to a few residents over right of way that belonged to the city in the first place. Residents now wish that they had those wider sidewalks on the road in front of their houses --they sure are using them. Those sidewalks to access the parks made their homes more valuable. Walled Lake did it right with bike and walking access on both sides of the street.

C) Forget any side entry garages in the back yards of the homes on the west side. Would you like headlights flashing your bedroom window, and the noise of a car trying to park, or a snowblower on an early morning, not to mention where are you supposed to toss the snow?. Save some cement and stop paving over everything. Make the garages attached to the home and entered from the front.

2. Absolutely NO on street parking anywhere on Old Novi Road. ESPECIALLY PARALLEL PARKING. On a two lane wide road--- where and how are you going to turn around and go back the way you came??? Through the residential side streets of course. Please look at a road map. These side streets have no sidewalks, no curbs, no lights, but lots of kids that play and people who walk their dogs and ride their bikes. Wainwright, Lindhardt and Martin to the east, Austin and Charlotte to the west and northwest. There are no other options to turn around when on Old Novi Road. DO NOT ENCOURAGE THE INCREASE IN CUT THROUGH TRAFFIC. These residents need "SAFE" walkability too.
3. Ever try getting out of your driver's side door after parallel parking your car on a narrow road? A road built narrow on purpose so as to be "road calming". You take your life and that of your car door's in your hands especially during morning and evening rush hour.
4. Do not touch the parking in front of the Lakeview Market. You will put them out of business if you remove their straight in parking. This straight in parking allows their customers to easily go back from the direction they came from. The Market's customers are in and out in 5-10 minutes. This business requires a high turnover of traffic. If you put city parking in front of this business, especially parallel parking, those cars will remain there all afternoon. No one is going to maneuver to the back side of this business's building and then have to walk to the front for a 5 minute trip, especially in winter snow and ice. You just shop elsewhere. And where are his semi trucks supposed to park when making a delivery? They should hog the road if cars are parked in the way?
5. Any Guest Parking should be on the property of the homeowner or that property is too small. Last thing to encourage is parking on the side streets.
6. Density should remain at the stated 7.3 per acre x 3.16 acres making a maximum number of anything equal 22-23 not 31 and never the original outrageous 57 that was proposed to the residents at their first meeting with Robertson, or the 70 that was submitted to the city back in Nov 2017. (as someone said to the developer at a meeting that was held at the Novi Library – if you can't make money changing from existing 3.3 units per acre (R-4) to 7.3 units per acre, then you paid too much for the land). Many of the utilities are already available on Old Novi Road. At one time it was THE Novi Road. And as the developer was quoted in the Novi News during one of his meetings, "I know it doesn't fit (the area), but it will sell". "I am out to make money for my employees." And even that 23 units depends on the DEQ with regard to one of those lots in the northwest corner.

Our comment if you are truly going to change existing zoning from R-4 platted subdivision lots, in this area and make this into a PRO, then the developer MUST **provide benefits to the existing residents of Novi**, ---and since additional taxes to the city are supposed to only be an 'Incidental benefit' and not one to justify the zoning changes, let's try these suggestions:

7. In this walkable area near TWO City Parks and Walled Lake itself---, Let's insist on providing a unique neighborhood community, established to target 'empty nesters', those looking for smaller—yet up scale single family housing, in housing styles that would help promote an age in place concept. This type of housing style is **very** scarce in this city and yet the master plan calls for needing more of this type of housing to retain the Novi citizens who want to down size and yet still own a modern, and upscale smaller home close to family and friends. This small 3 acre area is ideal for this type of development with it's walking location to Pavilion Shore Park and Lakeshore Park, and the three current business within a short distance of the proposed development. Not to mention all the malls located just one mile south via the new sidewalks proposed in the Master Plan. Let the yuppie millennials move to all the other projects and developments available to them in the rest of Novi, there are enough of those types of projects, there is only one Walled Lake. Age in Place concept means all home styles must have a first floor bedroom and bathroom. Extra bedrooms for guests and grandkids can go up to the second floor. But if you can't do steps, everything you need is on the first floor. If you want to use the first floor bedroom as a Man Cave or a Hobby



Room or an Office to start with, that's up to you, but later in life it can go back to becoming a master bedroom and bathroom. As a smaller 22-23 unit development that is practically what is called 'in fill' housing. Let's try it. Let's demand it.

8. In the case of the houses, As few steps as possible to the front porches if any steps at all. Slope the front porch sidewalks via landscaping and connect them directly to the side where the driveway is. Make them ADA compliant for getting from the car in the driveway to the porch with a wheelchair, or even a stroller. Connecting to the side at the driveway allows for more grass for drainage, less snow to shovel, easier access from car to front door, it also makes the lots look larger and greener, and provides more area for runoffs. Why would you want to shovel an extra sidewalk with steps especially when it is icy out and you have to shovel the driveway anyway to get your car out? Most mailboxes end up on the driveway –does the post office even offer front door delivery any more in new developments? So why a separate walk just to get to the front door. And if designed correctly, you don't even have to get out of your car to get the mail. Front porch sidewalks are just so "city", this area is cozy rural.
9. Think "age in place" features and require them - all doorways, especially on first floor need to be 36" wide, --Bathroom, Bedroom, Laundry Room, Front/Side Doors. All means ALL. All door handles and faucet knobs need to be Leveler style handles. Nothing with round knobs. Grab bars/soap dishes in strategic locations in master bathroom, Higher toilets at least for the first floor bathrooms. Even double handrails (one on each side) of the stairways to the second floor.
10. Next: Get rid of those silly crazy eight and oval sidewalk patterns on the east side of Old Novi Road. Sidewalks to no where. Yes, we get the idea that it's supposed to match Pavilion Shore Park, but who cares other than people looking at a Google Earth Map, besides, there's nobody on the south side that has a sidewalk to connect with. – Total waste of extra cement and space, especially if you are putting the 8 foot main sidewalk on the West side of the street where it actually connects to a development to the south that will have people in it. We're not impressed. Just make a normal sidewalk that connects from A to B
11. By Eliminating at least one of the 11 currently proposed west side homes, it would allow for more choices of home styles. See pictures of Milford development – these are on 50' wide lots,-- an extra 5 or even 10 (if you remove 2 houses) would get you back to the proposed 7.3 units per acres and make a huge difference in the feel of the run of homes as you drive to the lake. Robertson submitted 8 proposed home styles. Lafayette, Lakewood, Addington, Franklin, Princeton, Richmond, Charleston, and Concord. Of these, Lafayette (2217sq ft), Lakewood (2164sq ft), Richmond(1718sq ft) and Concord (2297sq ft) have very nice units that would fit in well with the neighborhood, and all come with 1<sup>st</sup> floor master bedrooms that would be perfect for the "age in place" concept so sorely lacking in Novi's current housing stock. Robertson also has in their portfolio a nice 1 story duplex where one is a side entry garage and one a front entry garage.
12. Residents on Austin backing up to the new housing have requested either Wood, or Masonry privacy fencing on the west property line abutting their properties.—Please be cognizant of their homes location and need for privacy. Not all lots will need this, remember some of these lots go back 97 years and surveying back then left something to be desired. There was no Novi back then and also no requirement of where you could build on your lot. Watch where you are building when adding new construction.
13. One of our residents has designed two concept plans for the East Side of Old Novi Road. A few attached town homes 'could' become acceptable under certain conditions. Non-negotiable is a maximum of 2 stories without a ton of steps to get into the unit. Plus all guest parking must park in front of the garage doors, not in the street. If the builder would consider building wider rather than taller, this concept would give easy access into the unit from access door next to garage door or the front door facing Old Novi. The sweet spot is the units would be staggered – giving each unit a truly "LAKEVIEW" of Walled Lake and the Park from the front porch balcony and from the interior dining area. All thanks to the narrow width of Old Novi and

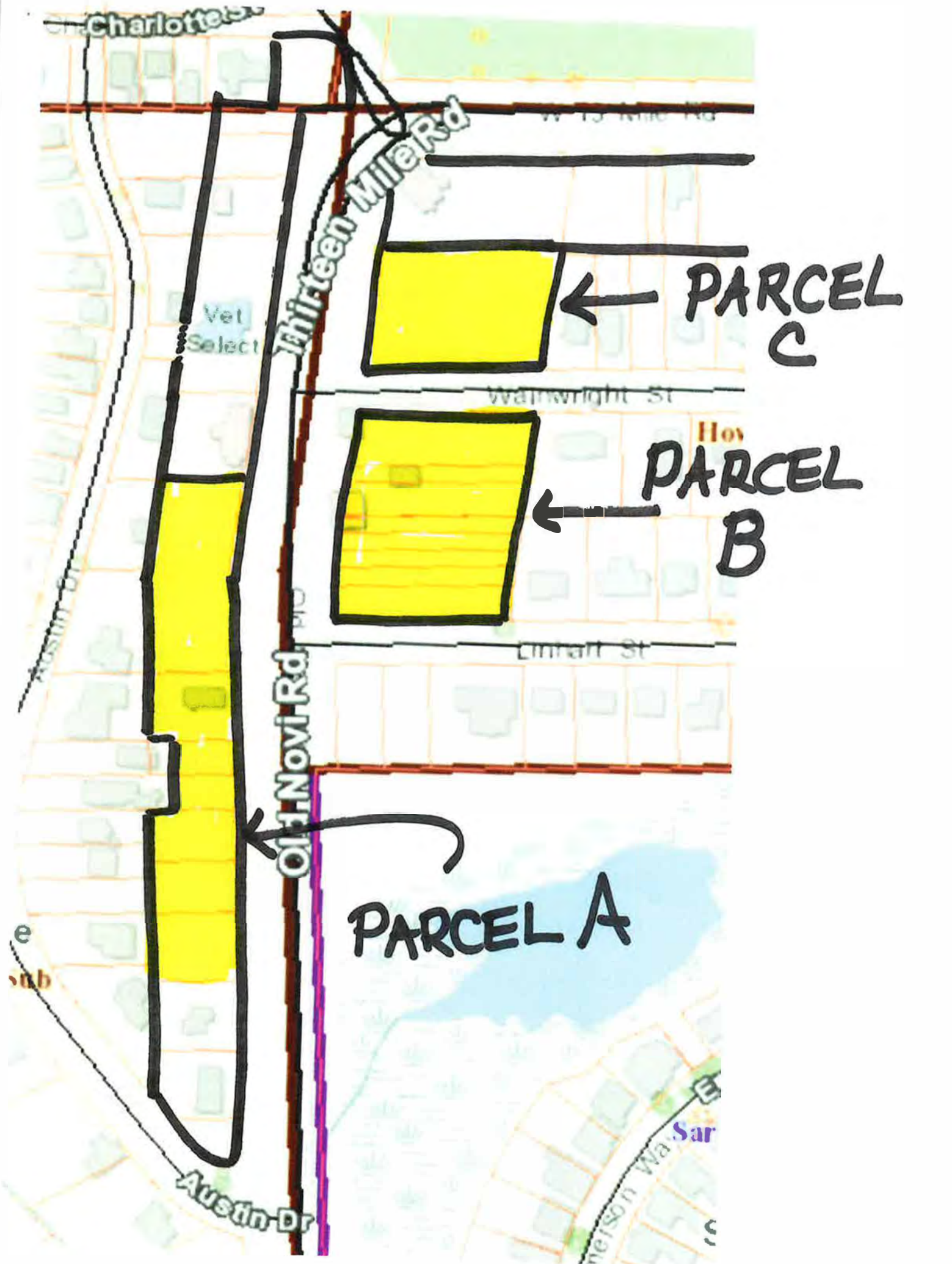
the wider City Right Of Way, along with the curve of the road. Sweet. Have your cup of coffee in the warmth of your dining area and watch the iceboats out on the lake. Just like the lakefront owners do.

14. On the corner, we have a locals bar and restaurant (best steaks in the city at a great price and all I can say about the Friday Fish Fry, is you better get there early to get some) We have a small convenience store that services those that want to picnic, or just buy lotto tickets. We'd love to see someone in the city figure out how to turn the old Mobile Station into a Dairy Queen/Donut/Coffee/Sandwich Shop. You only need parking for 15 minutes, then go park in the Pavilion Shore Parking Lot. Perfect for the hikers, joggers, bikers, dog walkers, and parents pushing strollers.
15. The Master Plan called for adding some business to the area as part of the PRO. Robertson is cherry picking the residential lots and adding only housing. They said that's all they do. The 13 Mile and Corner of South Lake and Old Novi Road lots are still up for grabs. There are for sale signs up. So where is there any local's benefits when all that is added is more housing?
16. If Robertson doesn't have enough varieties of exterior elevations to meet the city similar/dis-similar ordinance, Then allow them a variance on this one. We're only talking 10 units in a row on one side. How many duplicates would that end up with? Variances of the units on Wainwright and Lindhardt can also be tweaked
17. Homes on the east side Parcels of Old Novi Road could also be built on the western Property line dependent on where the road right of way is located due to the curve of the road as it approaches 13 mile. Again Up to the Property Line would be acceptable because of the higher road right of way, but not OVER the Property Line. The City should not give up any land!!!
18. The residents want to see single family homes the way their two subdivisions were platted for,---- not tall attached townhouses.

IF and ONLY IF some limited form of attached TWO story housing becomes permitted, Robertson must design it in such a way that at least 2 guest parking spaces per unit must be available directly behind each set of double garage doors. If the owner wants to store play toys in the garage (bikes, kayaks, sail boats, canoes, etc), he can still park in front of his own garage doors. No off site parking should be allowed just because the builder didn't plan well. Units should be no taller than 2 stories, and wide enough to allow an additional door for interior entry access from the same side as the garage. And if these 2 story Townhomes become the same height as their 3 story counterpart, they are also unacceptable. Go drive by the project at New Novi and 13 Mile called Manchester and tell our residents that that would look good in this neighborhood. The lakes area was established as single family detached homes 96-97 years ago. Attached Townhomes are not appropriate, no matter how profitable.

Per page 43 of the Master Plan: The recommendations of the Land Use Plan have a long-range planning horizon and do not necessarily imply that short-range rezoning is appropriate.

Per Page 46 of the Master Plan: ..Studies indicate that different types of land uses demand various levels of municipal services, such as Schools, fire and police protection, sewer and water, road infrastructure, etc.... The costs of services and infrastructure must be balanced against revenue.....Studies ..show that residential land uses (especially multiple-family residential with a high number of bedrooms) typically demand more services than they pay for in tax revenues. ....Most communities strive to balance their mix of open space, residential, and nonresidential land uses not only to provide a more even flow of revenues and expenditures, but also to address quality-of-life issues.....



Charlotte St

Thirteen Mile Rd

Wainwright St

Vet Select

← PARCEL C

Wainwright St

Hoy

← PARCEL B

Elmhart St

Old Novi Rd

← PARCEL A

e sub

Austin Dr

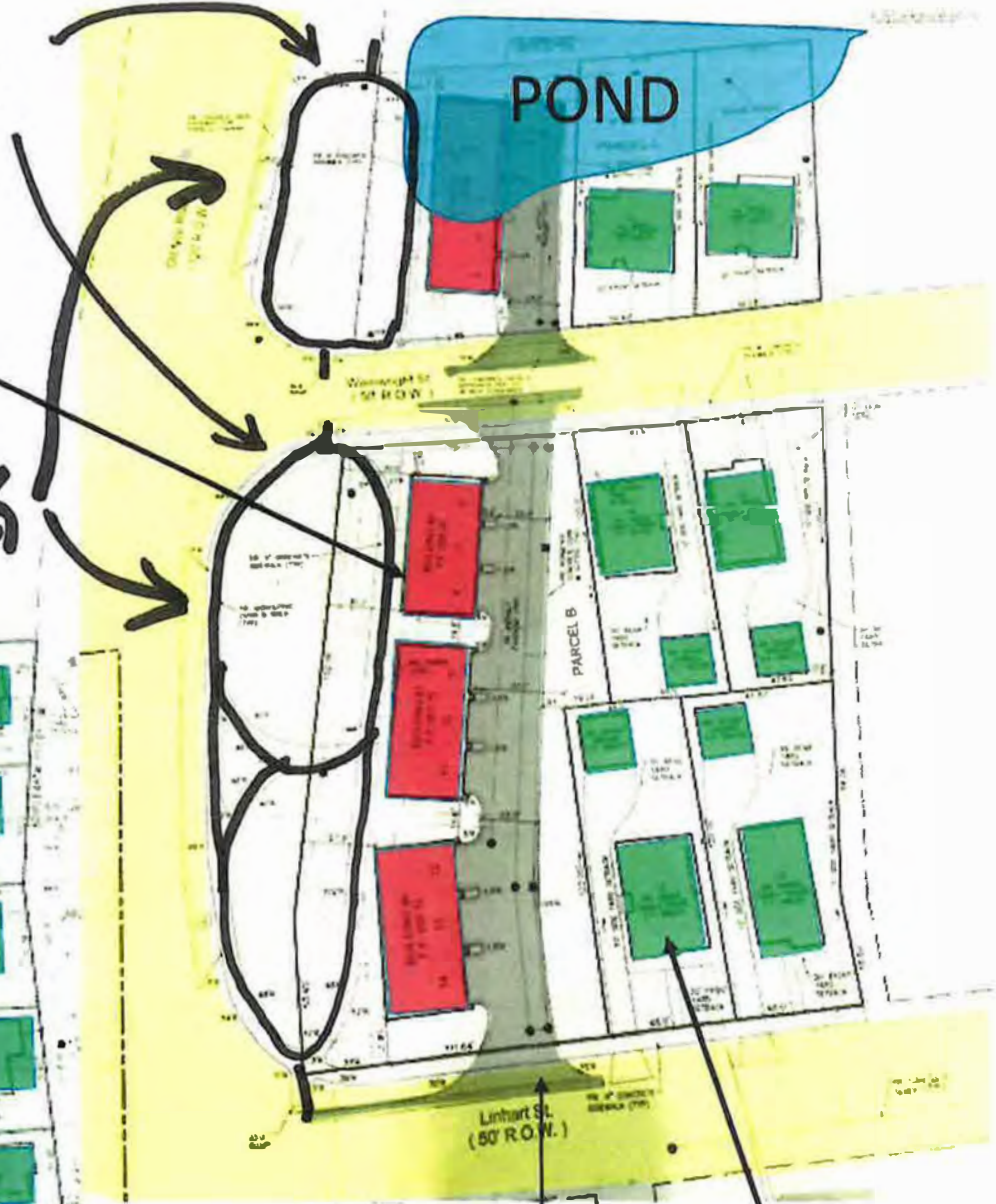
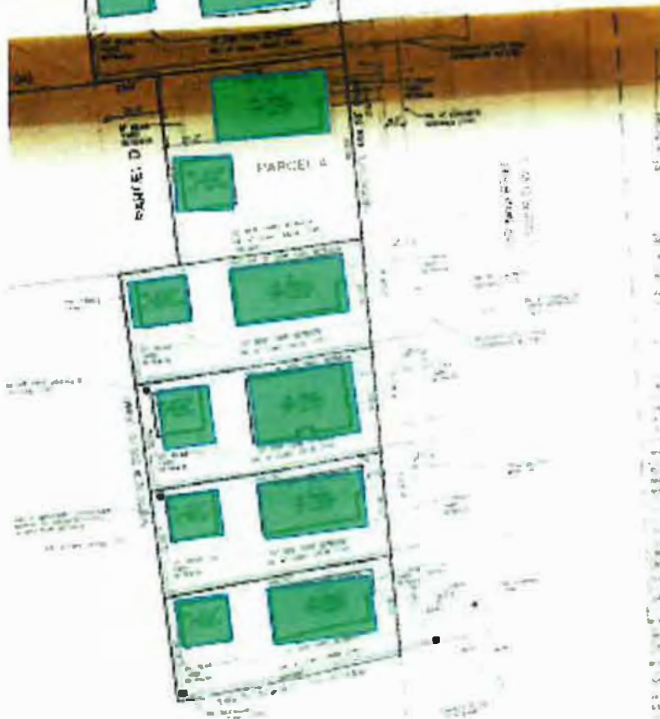
Sar

SIDE WALKS  
TO NOWHERE

3 Story  
Apartment  
Homes

STREET PARKING  
DN OLD HOVI RD

Single Family  
Homes  
(Sideways  
garage)



POND

Exit on Side  
street???

Single  
Family  
Homes  
(Front  
entrance  
garage)

ROBERTSON'S  
VISION



POND

VetSelect Animal Hospital of Novi

Western Union

Old Novi Rd

Wainwright St

Wainwright St

Ema St

Old Novi Rd

Linhart St

Linhart St

Austin Dr

Old Novi Rd

Old Novi Rd

Google

Emerson Way

Emerson

Imagery ©



VetSelect Animal Hospital of Novi

Western Union

Erma St

Old Novi Rd

Old Novi Rd

Old Novi Rd

POND

Wainwright St

Wainwright St

Linhart St

Linhart St

Austin Dr

Austin Dr

Emerson Way

Emerson

Google

Imagery



# WHY ARCHITECTURE MATTERS!

Dear Planning Commission, Lakeview Residents, and Robertson Brothers,

The City of Novi sees this area as special and came up with two concepts for the area to entice development of the area to fulfill a need or create a place. If a developer, develops a project fulfilling either of those causes, it **benefits** the City.

The cottage concept fulfills a need for down-sizing homes and or aging-in-place concepts. The suggested Retail and Condos on 13 mile and Old Novi Road creates a place where street life can happen. Both noble causes, but this developer has chosen not to part-take. Without benefit to the community, the unit count should be firm at 21 units, unless legal interpretation requires a count of 23 units.

The Developer and the Community would be short sighted In their thinking by not allowing more to happen! Old Novi Road has the ability to extend Pavilion Park down the street with the 120 feet right- of-way. This requires residential units to be designed and oriented toward the park and water. If the homes are designed with orientation and front porches and decks, room views toward the water, such outdoor spaces may be enticed to be used. It is a lakeview culture and the front porch (prior to electronics) was a way of strengthening community and socialization.

Having front outdoor living spaces will entice homeowners to use the space. The street may entice people to walk down it to the park versus driving because of the architecture and possible interaction with neighbors. People walking down the street may entice people to use their front outside spaces even more, because of the view and people watching. This creates a sense of community.

This is a benefit to the community for socialization and community culture. In exchange for the creation of this concept in extending the park down Old Novi Road with architecture created and oriented specific for the property, the community should look at this endeavor as a **benefit** to the community. Therefore, allow the Developer to build up to 25 units. Although the investment in time and money to develop new one-time unit designs specific to the property costs more, the reward in additional units and unit appeal by purchasers having a view of the water should reimburse any additional design costs.

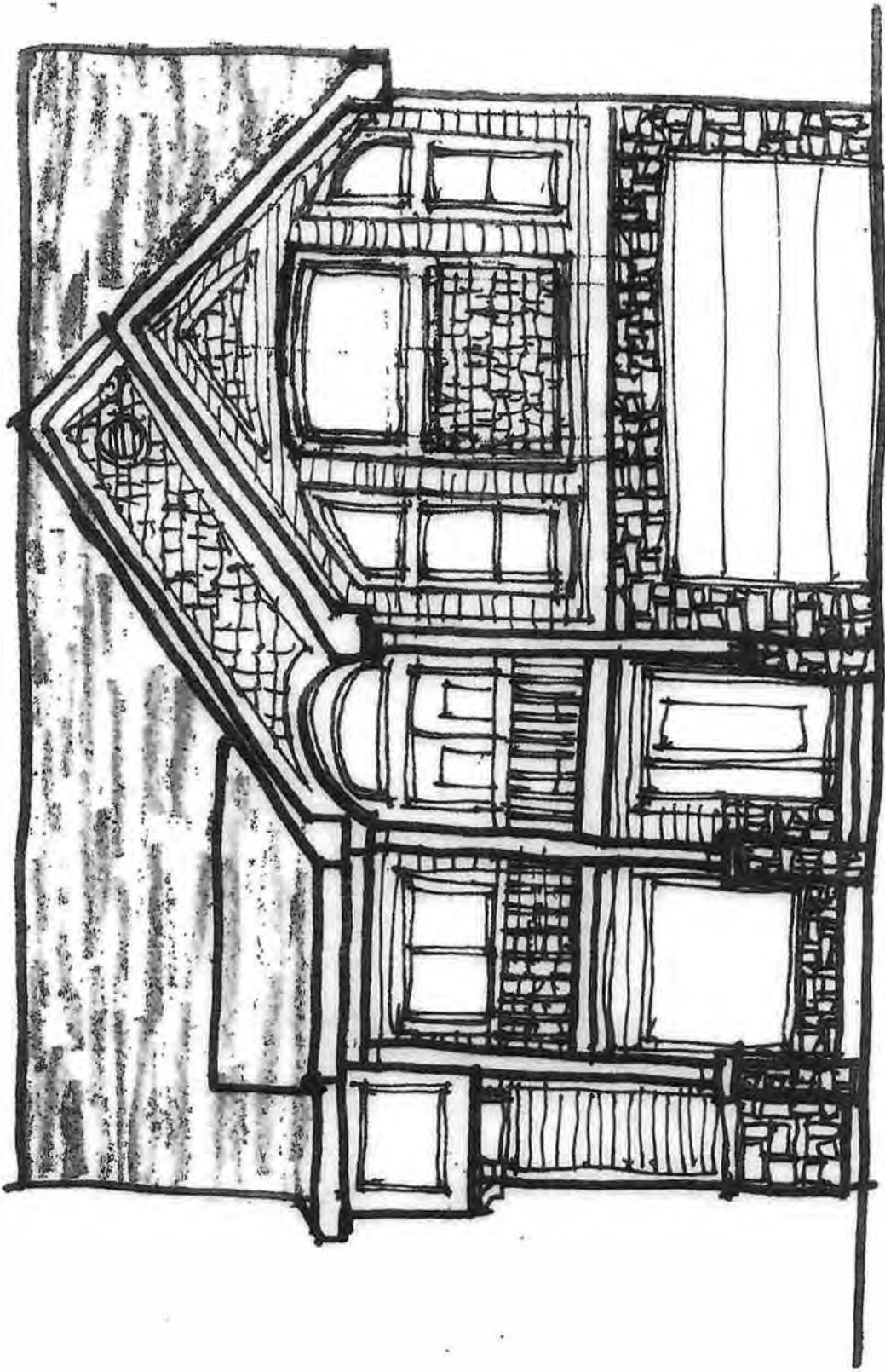
Please see the attached single family home designed called "The Lakeview" as an example what could be developed for the property.

Thank you for your time.

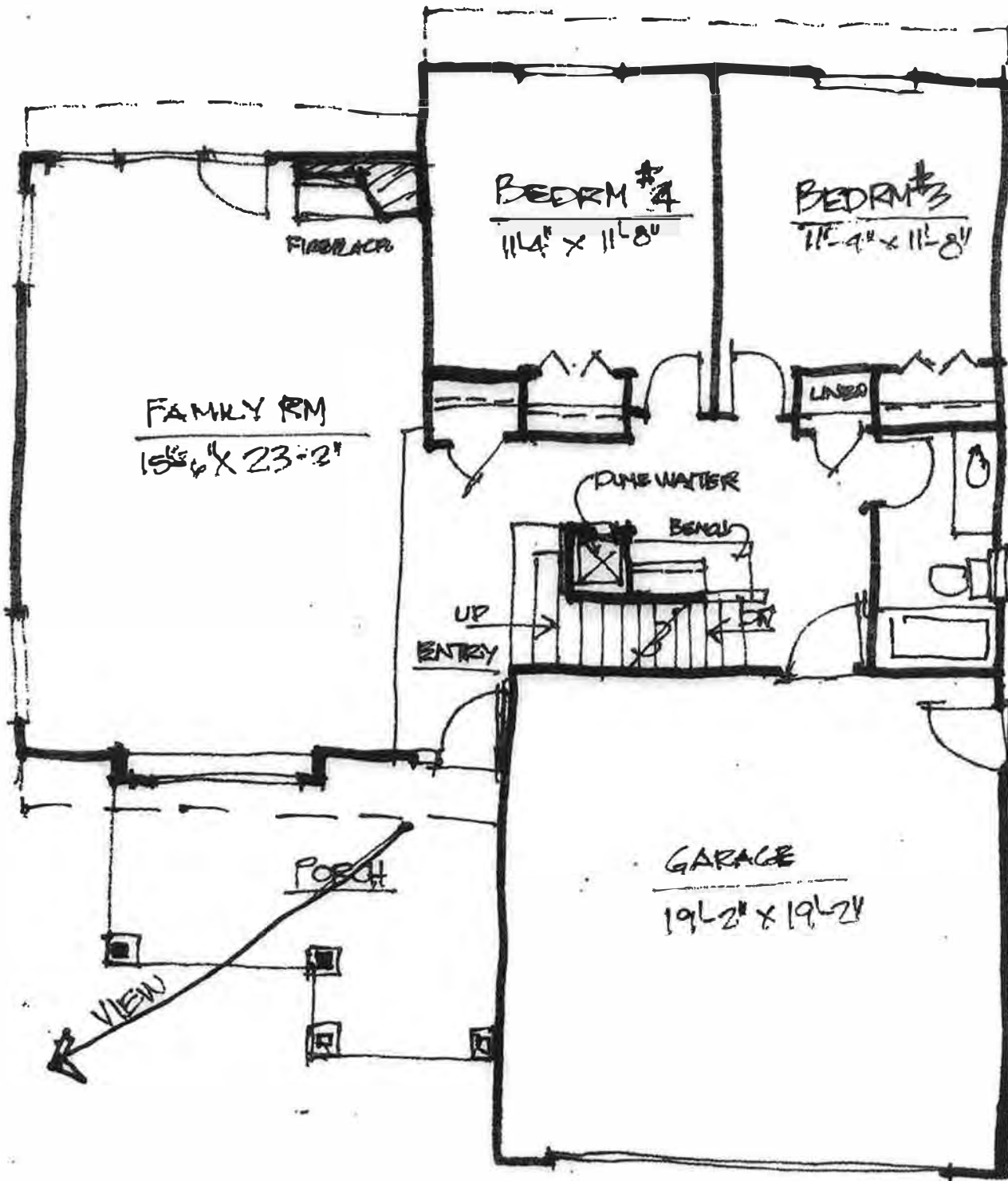
Your Neighbor and Local Architect,

WGW



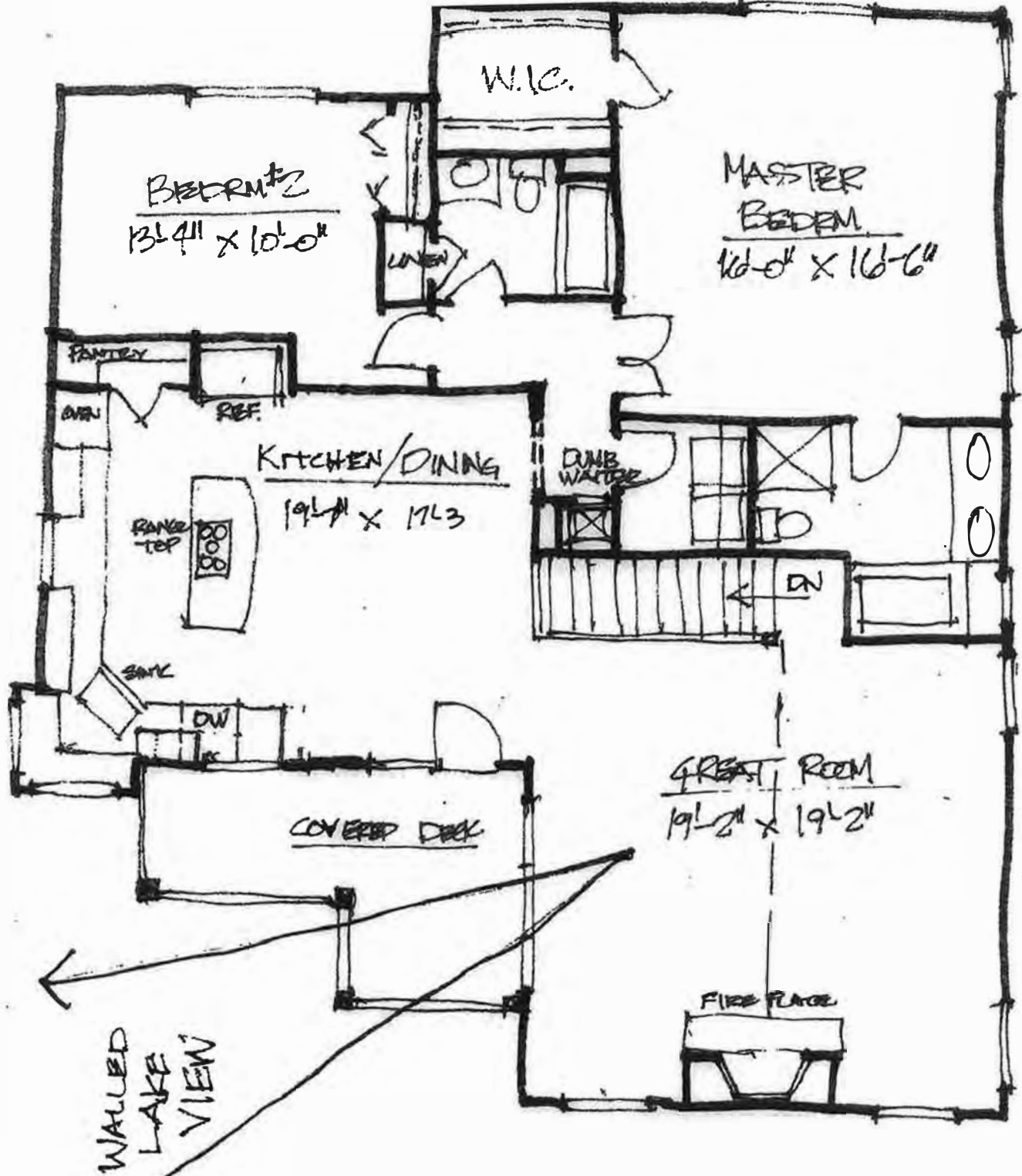


THE LAKEVIEW



# THE LAKE VIEW FIRST FLOOR

FF. 1072 SF  
 SF. 1496 SF  
 TOTAL 2568 SF



# THE LAKEVIEW

## SECOND FLOOR

The 2 story homes with stone in Milford do look nice!





But...these 3 story  
apartments (Apartment  
homes) look bad!!!!