



2015 MASTER PLAN UPDATE

Community Open House Presentation

October 21, 2015

Presentation Overview

- Introduction of City staff and the Clearzoning team
- What is a Master Plan & Why do we Update?
- Overview of Open House Stations:
 - Existing Conditions Overview
 - Retail Market Analysis Summary
 - Housing
 - Grand River Corridor
 - Vision Station
 - Future Land Use Map



What is a Master Plan?

- The Master Plan addresses future land use, housing, transportation, and community development and other community features in a coordinated fashion.
- It portrays a clear statement of community goals and objectives, establishes a vision of the future, and includes plans to achieve the vision.
- The Master Plan is long-range in its view and intended to guide development in the City over a period of 10 to 20 years.

What is a Master Plan?

- It is reviewed and/or updated every five years, as required by state law (Michigan Planning Enabling Act of 2008).
- The information and concepts presented in the Master Plan are used to guide local decisions on public and private uses of land and the provision of public facilities and services.
- It establishes long-range, general policies in a coordinated, unified manner, which can be continually referred to in decision-making.

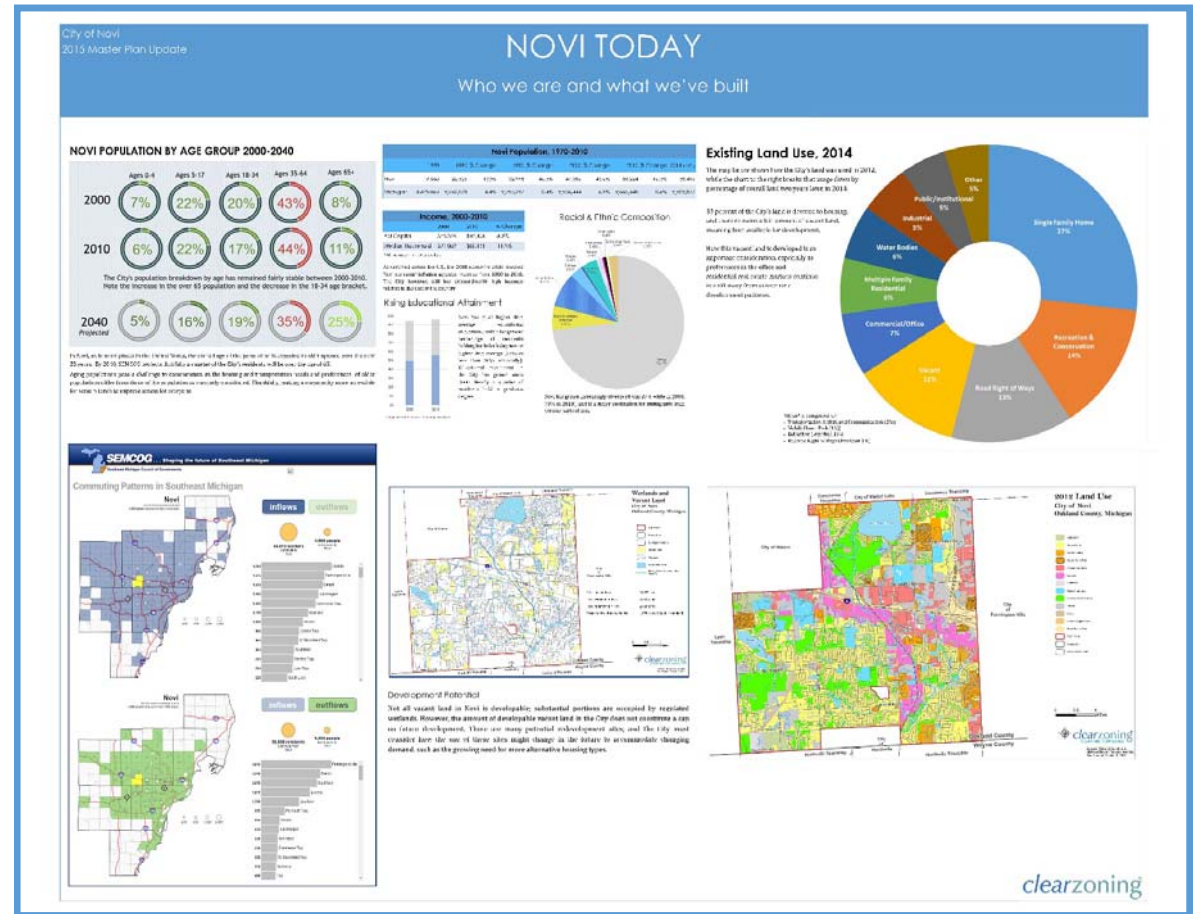


Overview of Open House Stations

- There are six stations for today's open house
- There will be planners and planning commissioners available at each station to answer questions.
- At each station, the community is invited to ask questions and offer input
 - Post-it notes: Write a comment and stick it on the poster
 - Comment sheets: For additional comments or questions – use a comment sheet (add your contact info if want to keep in touch or you need a response)

Station One:

- Novi Today (Existing Conditions)
 - This board offers a snapshot of the City's demographics, land uses, and transportation issues.
- Things to Consider:
 - What does the aging of the community mean in terms of land use, especially housing and transportation?
 - How is livability impacted by land use?



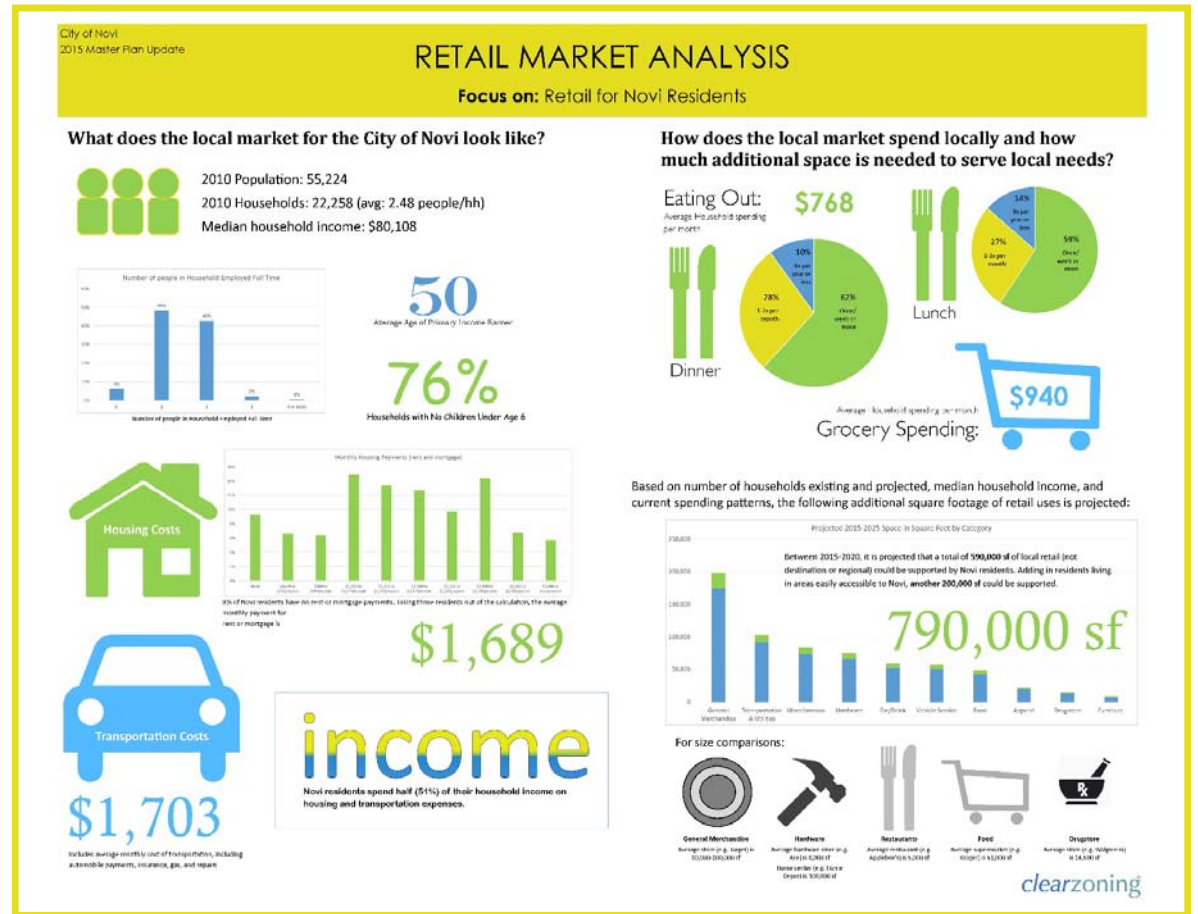
Station Two:

- Retail Market Analysis

- This board offers a summary of the retail market analysis, which is one factor in assessing the sufficiency of land planned for commercial uses. This analysis focuses on retail to serve Novi residents.

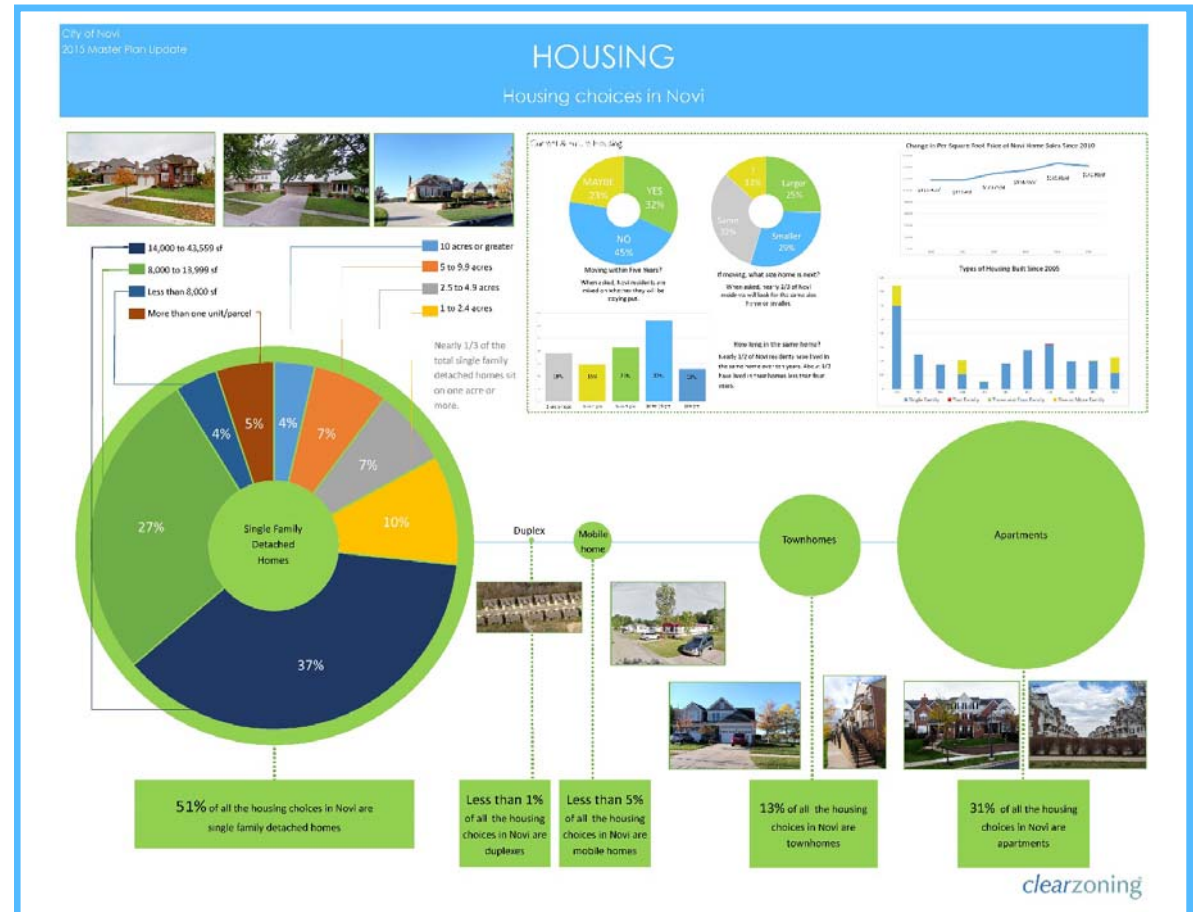
- Things to Consider:

- What kinds of local commercial uses would you use in Novi?
- Where do you think local commercial uses are needed?



Station Three:

- Housing
 - These boards highlight housing choices in Novi and emerging trends.
- Things to Consider:
 - Do you plan on moving in the next five years? What kind of home will you be seeking? Will it be in Novi?
 - What kinds of housing are needed for your children as they leave the house and you or your parents as you/they transition from the family home?



Station Four:

- Grand River Corridor
 - These boards highlight Grand River Avenue as it runs through Novi.
- Things to Consider:
 - How often do you travel Grand River? What do you think of the experience?
 - How do certain “hubs” of activity on the corridor (such as Providence Hospital and the Suburban Collection Showplace) be better integrated into the corridor and what additional land uses would support those activities?

City of Novi
2013 Master Plan Update

GRAND RIVER CORRIDOR

Help discover its potential

The Grand River corridor features a wide variety of uses and destinations, including the Town Center, auto-oriented commercial development, the Suburban Showplace Collection, St. John's Providence Park Hospital, industrial uses on both small and large scales, vacant land, and a handful of residential developments.

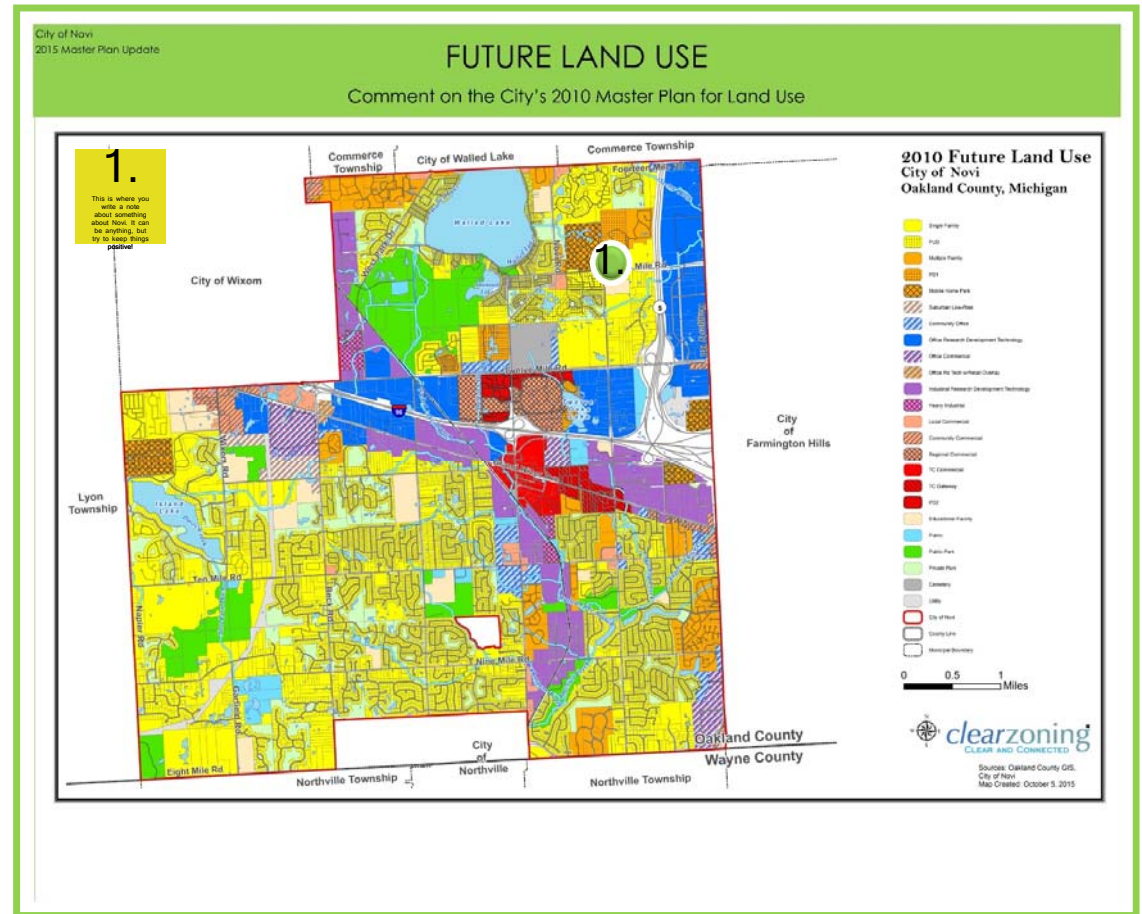


Use the post-its and dots provided to highlight problem areas, things you'd like to see more of, your ideas for improving the corridor, and your questions regarding the future of Grand River. For the purposes of this Master Plan, please be aware that we are primarily focusing on the corridor outside of the Town Center area.

clearzoning

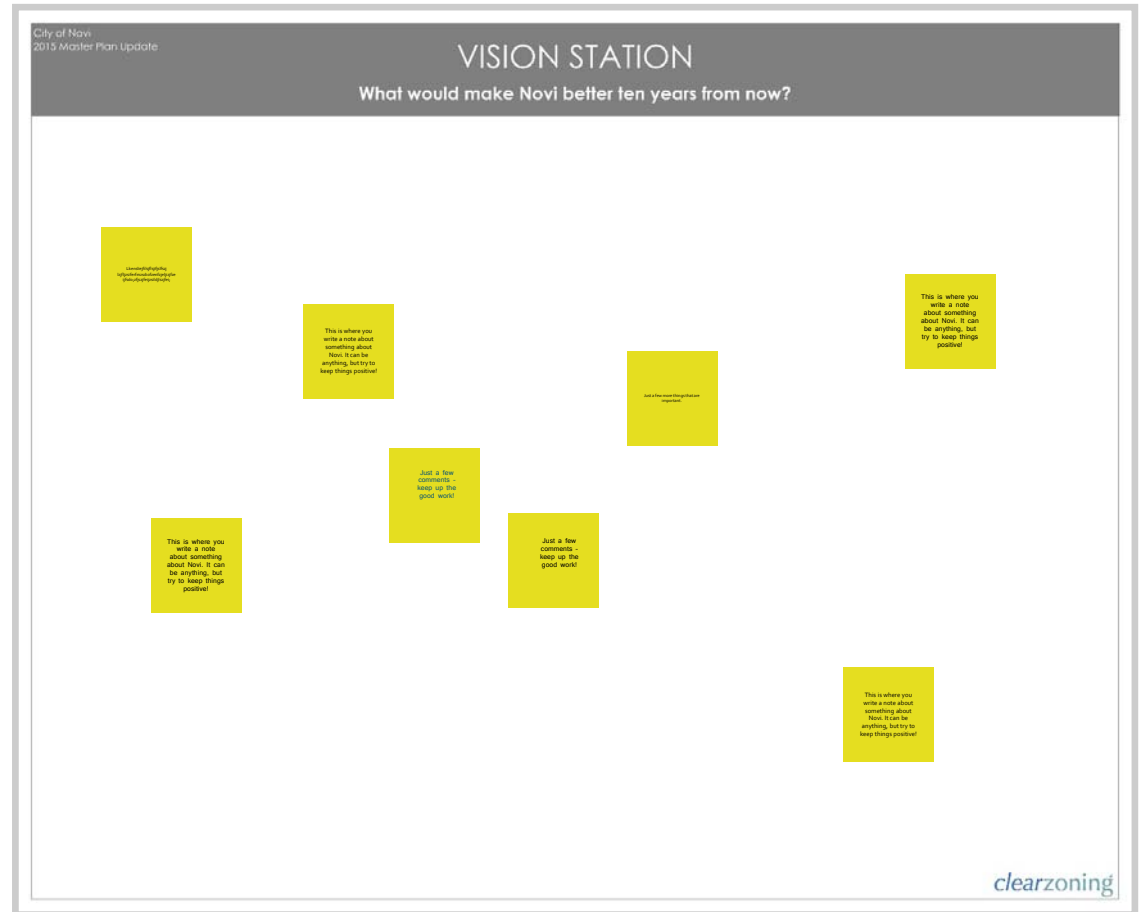
Station Five:

- Future Land Use
 - This board illustrates the 2010 Future Land Use Map.
- Things to Consider:
 - Think about land use in terms of the preceding stations – how do local commercial uses, housing, and corridor revitalization impact land use?
 - Use dots to highlight areas that you think need special attention (write a number on the dot to a corresponding post-it note comment).



Station Six:

- Vision Station
 - Open boards for comments
- Things to Consider:
 - What would make Novi better ten years from now?
 - What three things do you value about Novi?



Thank you for attending!

Follow the Master Plan Update process on the City's website:

www.cityofnovi.org