

SUBURBAN COLLECTION SHOWPLACE

CORRIDOR MASTERPLAN

DRAFT

 SUBURBAN COLLECTION
SHOWPLACE

 **GEIS**
COMPANIES

Mayor and Council –

Please see the following proposed development currently being introduced by the owners of the Suburban Collection Showplace. The proposal includes numerous components:

- A Hotel
- Restaurant
- Supermarket (currently slated as Westborn Market)
- Multi-Family Housing
- Senior Living
- Event Space

I'd expect to see something on this initial proposal in the press here soon. There will be a lot more conversation as this plays out.

- Victor



**NOVI CITY WEST
PROPOSED CONNECTED COMMUNITY & SHOWPLACE EXPANSION**



NEW
PULTE TOWNHOMES
TOWNHOMES

*FUTURE CITY WEST
DEVELOPMENT*

NEW
RESTAURANT
DINING

EXISTING
CENTRAL PARK ESTATES
TOWNHOMES

NEW
VIVA BENE
SENIOR APARTMENTS
(55 AND OLDER)

NEW
CAMBIRA HOTEL
225 ROOMS

EXISTING
**SUBURBAN COLLECTION
SHOWPLACE**

EXISTING
**HYATT
PLACE**

NEW
CENTRAL PARK SOUTH
101 APARTMENTS

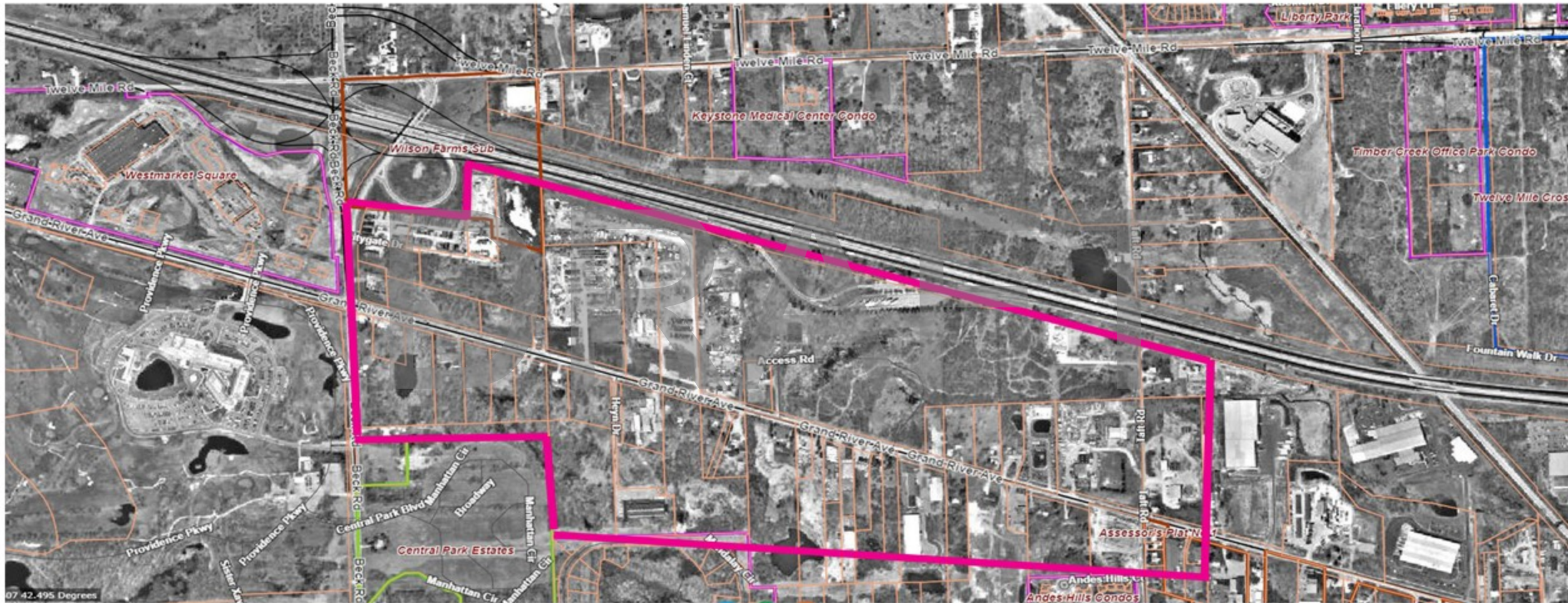
REHAB EXPANSION
1 SOURCE / SCREEN WORKS
GRAPHIC DESIGN SHOWROOM & TECHNICAL CENTER

NEW
GROCEER & MIXED-USE
SPECIALTY STORE & 50 APARTMENTS

REHAB EXPANSION
FARM TO TABLE & THE MIX
DINING & RECREATION ENTERTAINMENT CENTER



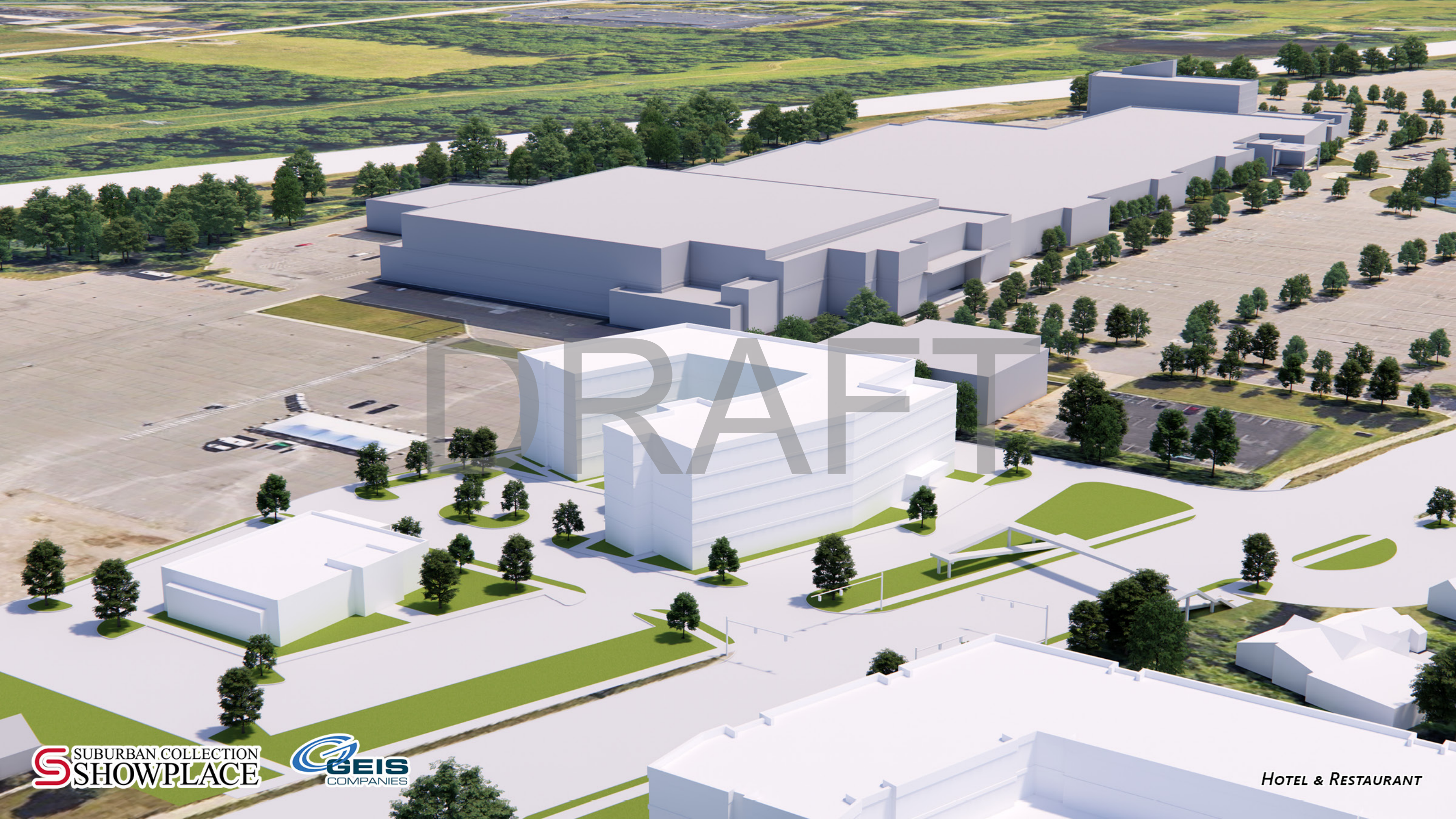
GRAND RIVER, NOVI - BECK RD. TO TAFT RD. A CORRIDOR STAGNATE FOR DECADES



HISTORICAL AERIAL SHOWING FORMER HEAVY INDUSTRIAL AND CONTRACTOR YARD USES
ALONG THE CORRIDOR. MOST OF THESE SITES REMAIN UNDEVELOPED AND UNDER UTILIZED.

EXISTING BUILDING CONDITIONS THAT WILL BE DEMOLISHED OR REHABILITATED







GEIS COMPANIES
10020 Aurora-Hudson Rd
Streetsboro, Ohio 44241
PH: (330) 528-3500
FX: (330) 528-0008
www.geisco.net

DATES AND REVISIONS

03-07-25	CONCEPT LAYOUT
03-14-25	REVISED LAYOUT
05-13-25	REVISED LAYOUT

NOTICE

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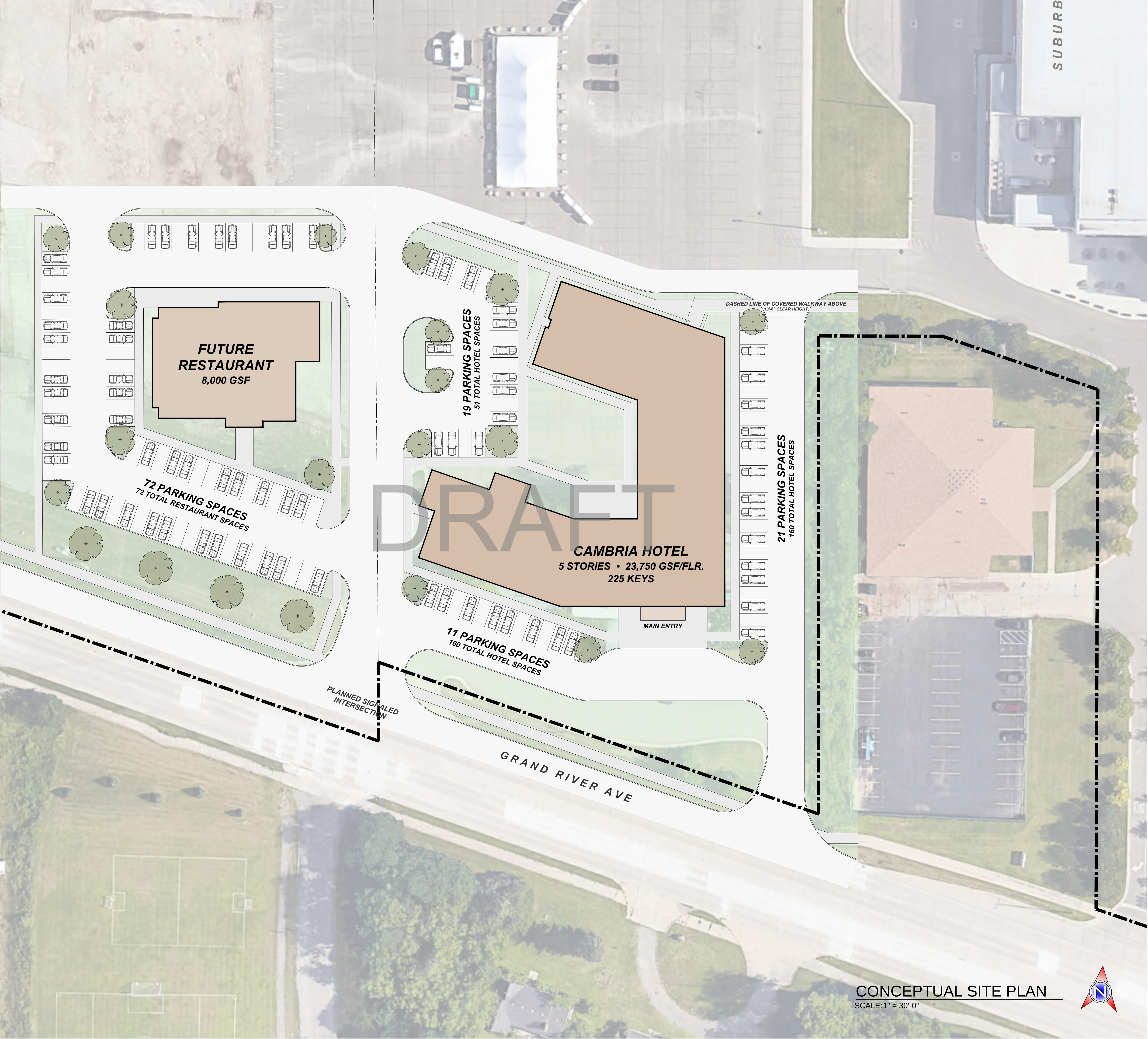
SITE CONCEPT
46100 GRAND RIVER AVE
NOVI, MI

Drawn By
Checked By
Project Number

SITE PLAN
DRAWING NO:

SP-1

SUBURB



CONCEPTUAL SITE PLAN
SCALE: 1" = 30'-0"





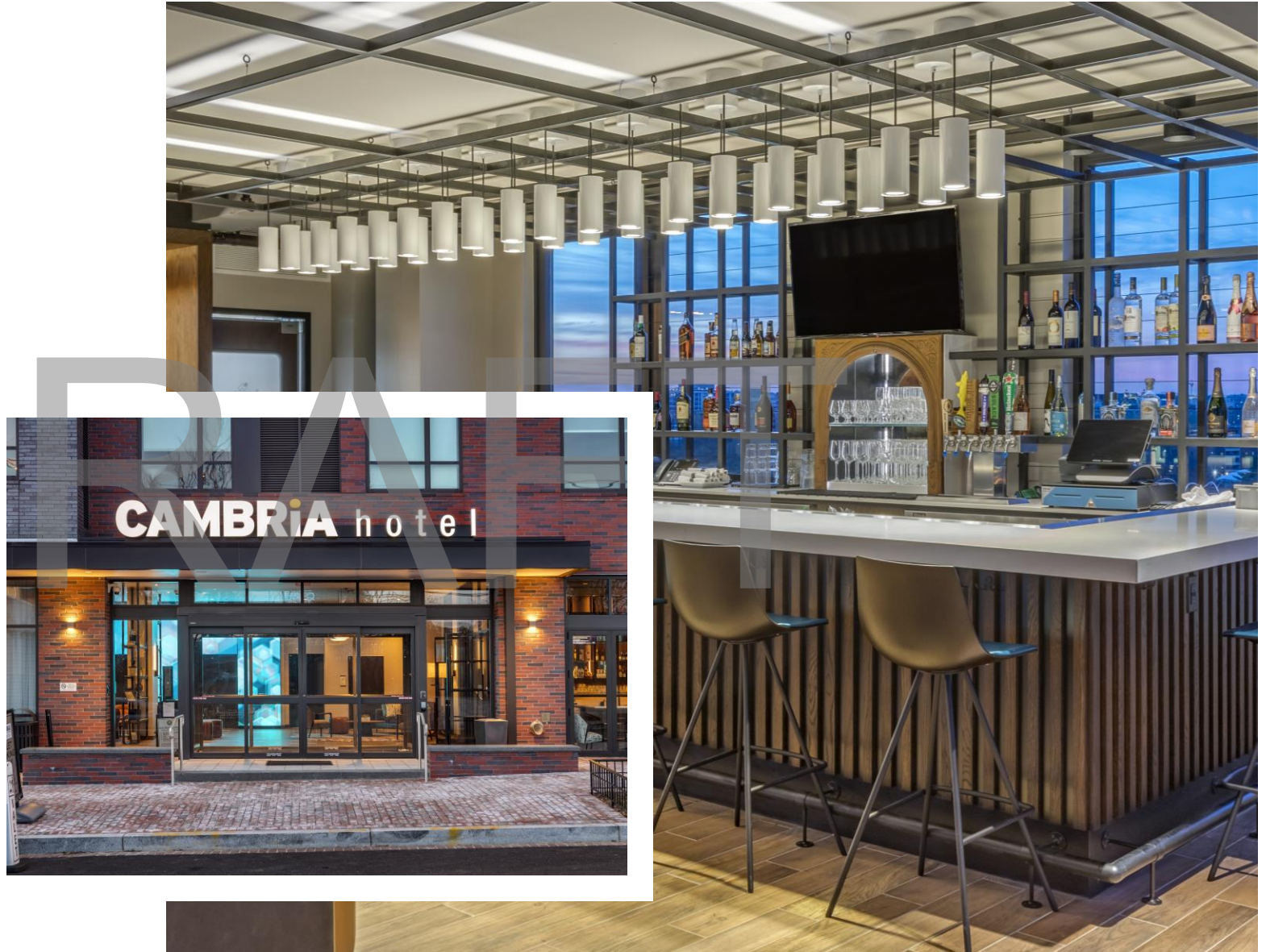
CAMBRIA

DRAFT

WHO IS CAMBRIA® HOTELS

Cambria Hotels is an upscale hotel brand from Choice Hotels—a hospitality leader with a proud legacy in the industry. Now open across top markets and quickly expanding coast-to-coast, each Cambria property is designed to offer guests an experience that's approachable yet sophisticated, with little luxuries that make a big difference when traveling.

And for you? Cambria opens opportunity to grow your portfolio in key markets, with a brand that's been value-engineered to help drive performance in a way that reflects your unique vision.



A CASUALLY TAILORED DESIGN PHILOSOPHY UNIFIES THE ON-PROPERTY EXPERIENCE

Guest Arrival

Public Space

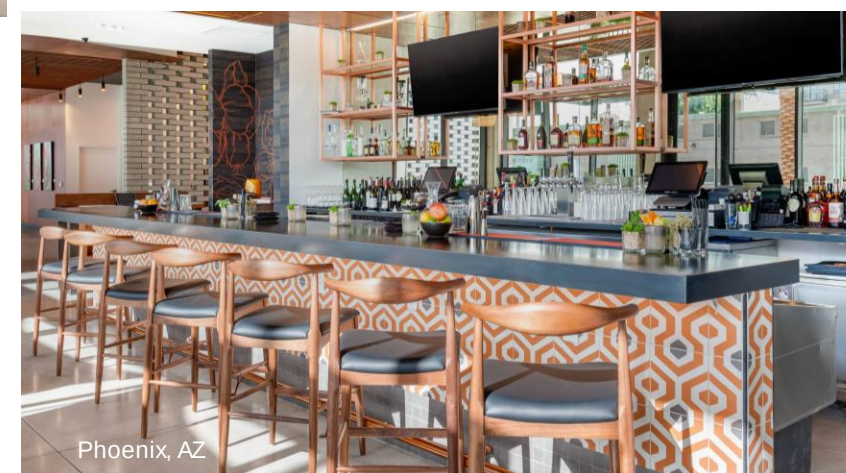


New Orleans, LA



Chicago, IL

Food & Beverage



Phoenix, AZ

Guest Room



Nashville, TN

Our design framework optimizes the use of space on property to enable efficiency and performance, and we're continually value-engineering the experience, designed to delight guests while remaining profitable for owners. This casually tailored design philosophy is anchored around the points of the guest journey that the guest tells us matter most.

CAMBRIA® HOTELS

OUR HALLMARKS

ARRIVAL EXPERIENCE

You're greeted by a sense of space and place and it's easy to orient yourself to make your stay frictionless and easy.

BAR FORWARD

Experience hyperlocal craft beer on tap, bites and small plates with flavors inspired by the destination.

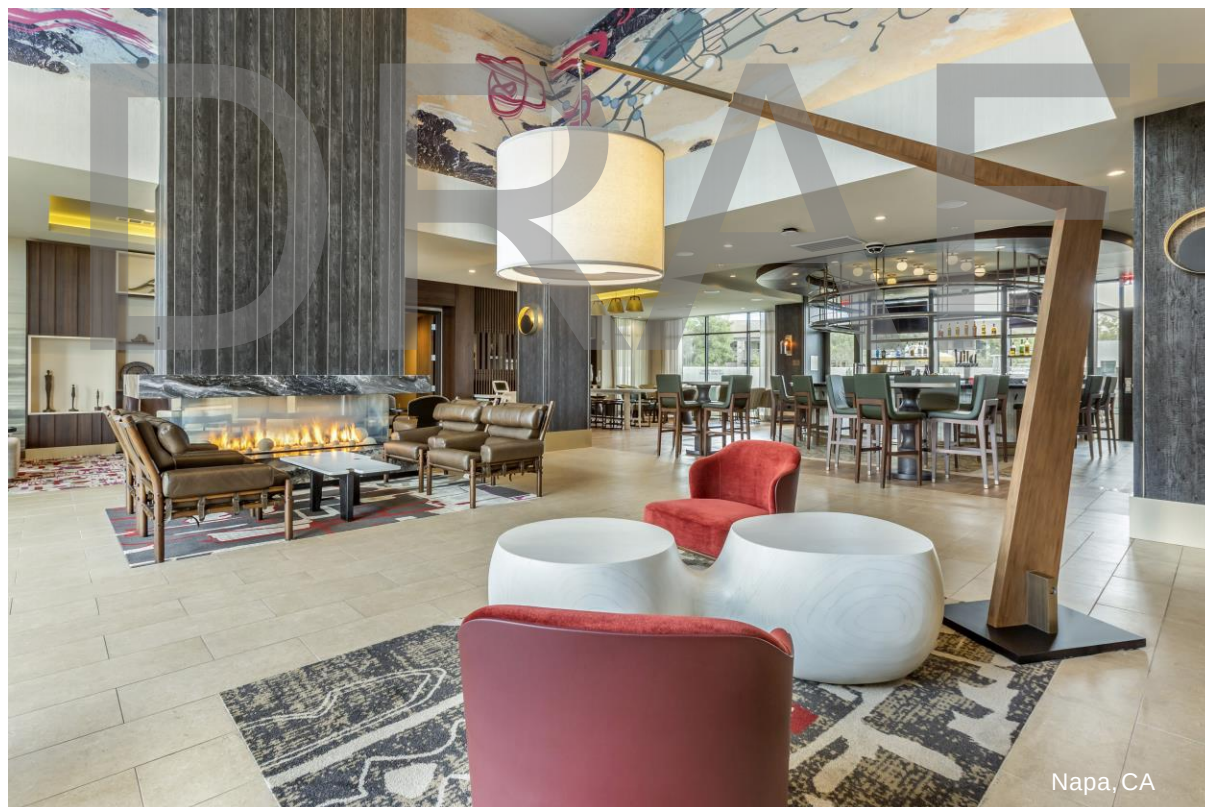
SPA-INSPIRED BATHROOMS

Our bathrooms are a place where you can pamper yourself with premium PURE bath products, Bluetooth mirrors and luxe towels.



GUEST ARRIVAL EXPERIENCE

An initial welcome that makes both first time and repeat guests feel special through design, service and amenities.



SIGNATURE EXTERIOR ELEMENTS







Pulte Townhomes





Know what's **below**.
Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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734.994.4000



SECTION 16

SECTION 16

TOWN 1 NORTH, RANGE 8 EAST

OAKLAND COUNTY, MICHIGAN

CLIENT
PULTE HOMES OF MICHIGAN, LLC

TE HOMES OF MICHIGAN, L
GRAND RIVER AVENUE

CONCEPT C

DATE
FEBRUARY 25, 2025

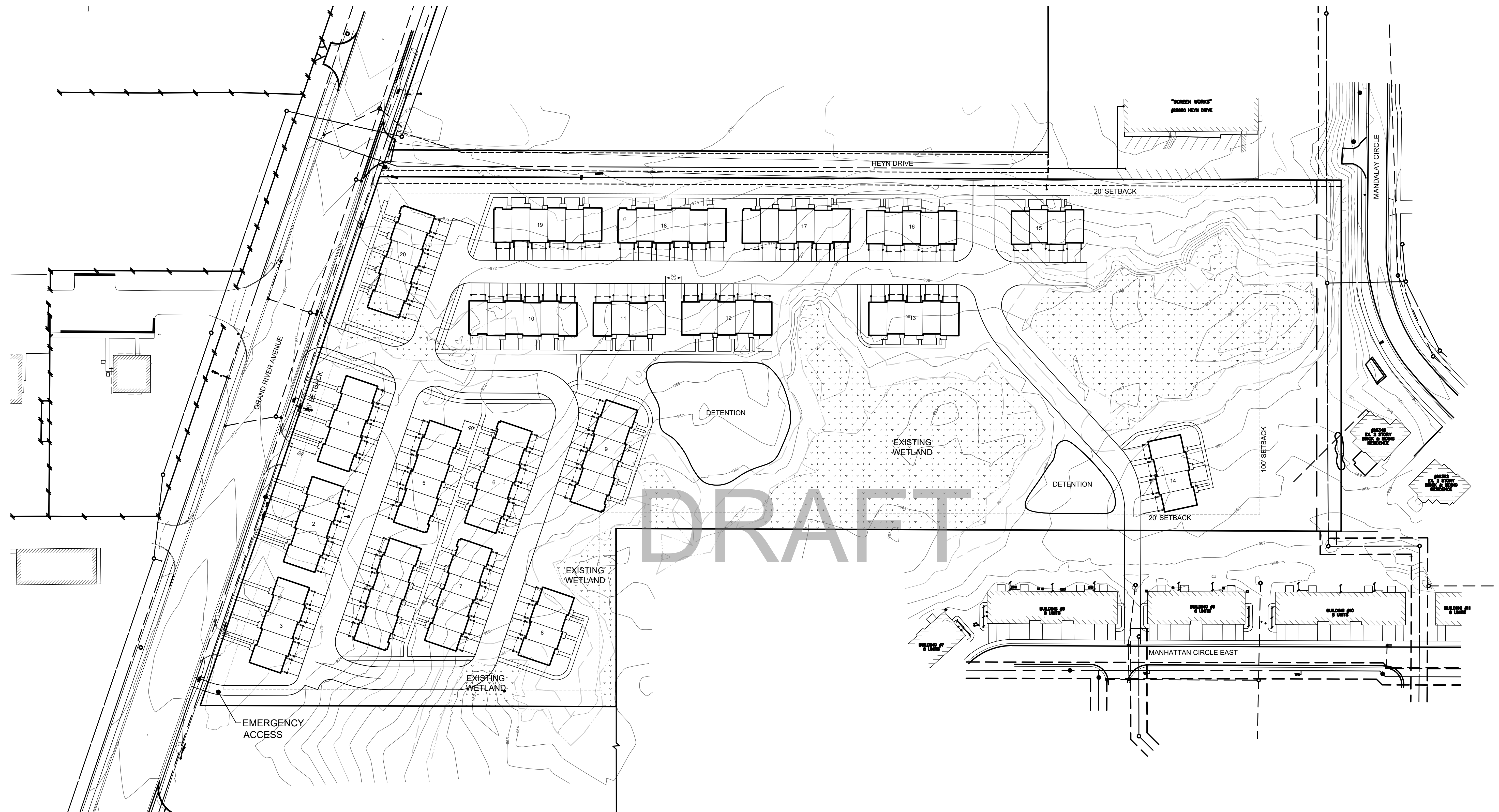
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REVISIONS			
SCALE	0	30	60
			
1" = 60 FEET			
DR.	SK	CH.	SK
P.M. M. BUSH			

JOB 23006213

SHEET NO.

01



SITE DATA:

SITE AREA:	14.82 AC
EXISTING ZONING:	CITY WEST
MASTER PLAN:	CITY WEST
SETBACKS:	
FRONT TO FRONT:	40'
FRONT TO SIDE:	30'
SIDE TO SIDE:	20'
REAR REAR:	40'
DENSITY:	
TOTAL UNITS ALLOWED:	148 UNITS (10 DU/AC)
UNITS SHOWN:	106 UNITS
DENSITY SHOWN:	7.15 UNITS/AC (106 / 14.82)
OPEN SPACE REQUIRED:	2.2 AC (14.82 X 15%)
OPEN SPACE PROVIDED:	6.5 AC (43.9%) 2.6 AC IS WETLAND



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Call before you dig.

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SECTION 16
TOWN 1 NORTH, RANGE 8 EAST
CITY OF NOVI
OAKLAND COUNTY, MICHIGAN

CLIENT	PULTE HOMES OF MICHIGAN, LLC
	GRAND RIVER AVENUE
	CONCEPT C

DATE
FEBRUARY 25, 2025

REVISIONS
SCALE 0 30 60
1" = 60 FEET
DR. SK CH. SK
P.M. M. BUSH
JOB 23006213
SHEET NO.



DRAFT



DRAFT



Viva Bene - Purposefully Active





GEIS COMPANIES
10020 Aurora-Hudson Rd
Streetsboro, Ohio 44241
PH: (330) 528-3500
FX: (330) 528-0008
www.geisco.net

DATES AND REVISIONS

03-11-25	CONCEPT LAYOUT
03-21-25	REVISED LAYOUT

NOTICE

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SITE CONCEPT
GRAND RIVER RD
NOVI, MI

Drawn By
Checked By
Project Number

SITE PLAN
DRAWING NO:

SP-1

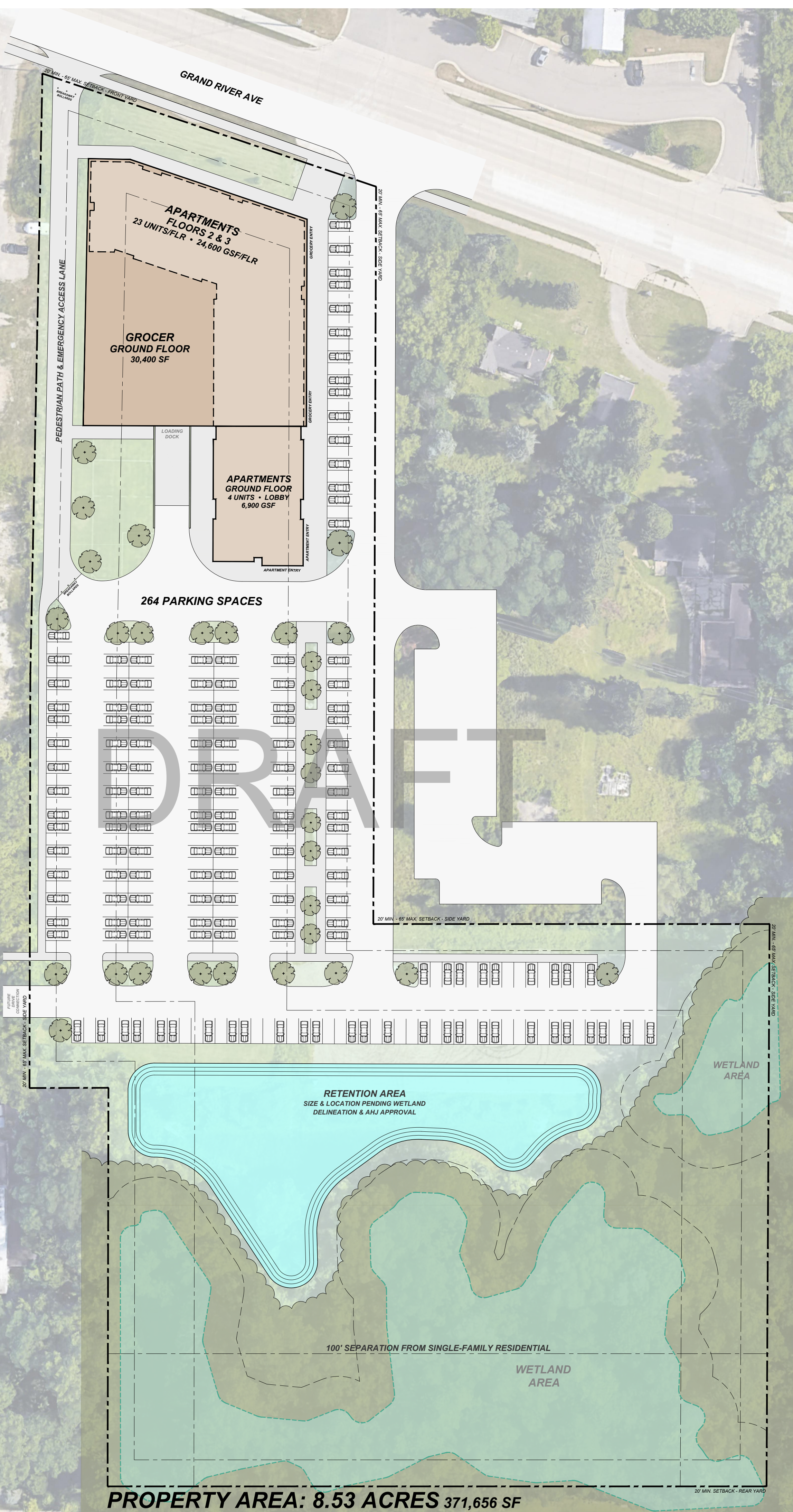
PROJECT DATA

MIXED-USE BUILDING

STORIES	3
FLOOR AREAS	
FIRST FLOOR	37,300 GSF
GROCERY	30,400 GSF
RESIDENTIAL	6,900 GSF
SECOND FLOOR	24,600 GSF
RESIDENTIAL	24,600 GSF
THIRD FLOOR	24,600 GSF
RESIDENTIAL	24,600 GSF
TOTAL AREA	86,500 GSF
TOTAL UNITS	50
STUDIO	5
1 BED1 BATH	16
2 BED/2 BATH	29

PARKING

PROVIDED PARKING	264
RESIDENTIAL SPACES REQ'D	100
GROCERY SPACES REQ'D	122
TOTAL REQ'D	222



CONCEPTUAL SITE PLAN
SCALE: 1" = 50'-0"









CONCEPTUAL ARCHITECTURAL SITE PLAN
SCALE: 1" = 30'-0"



DRAFT













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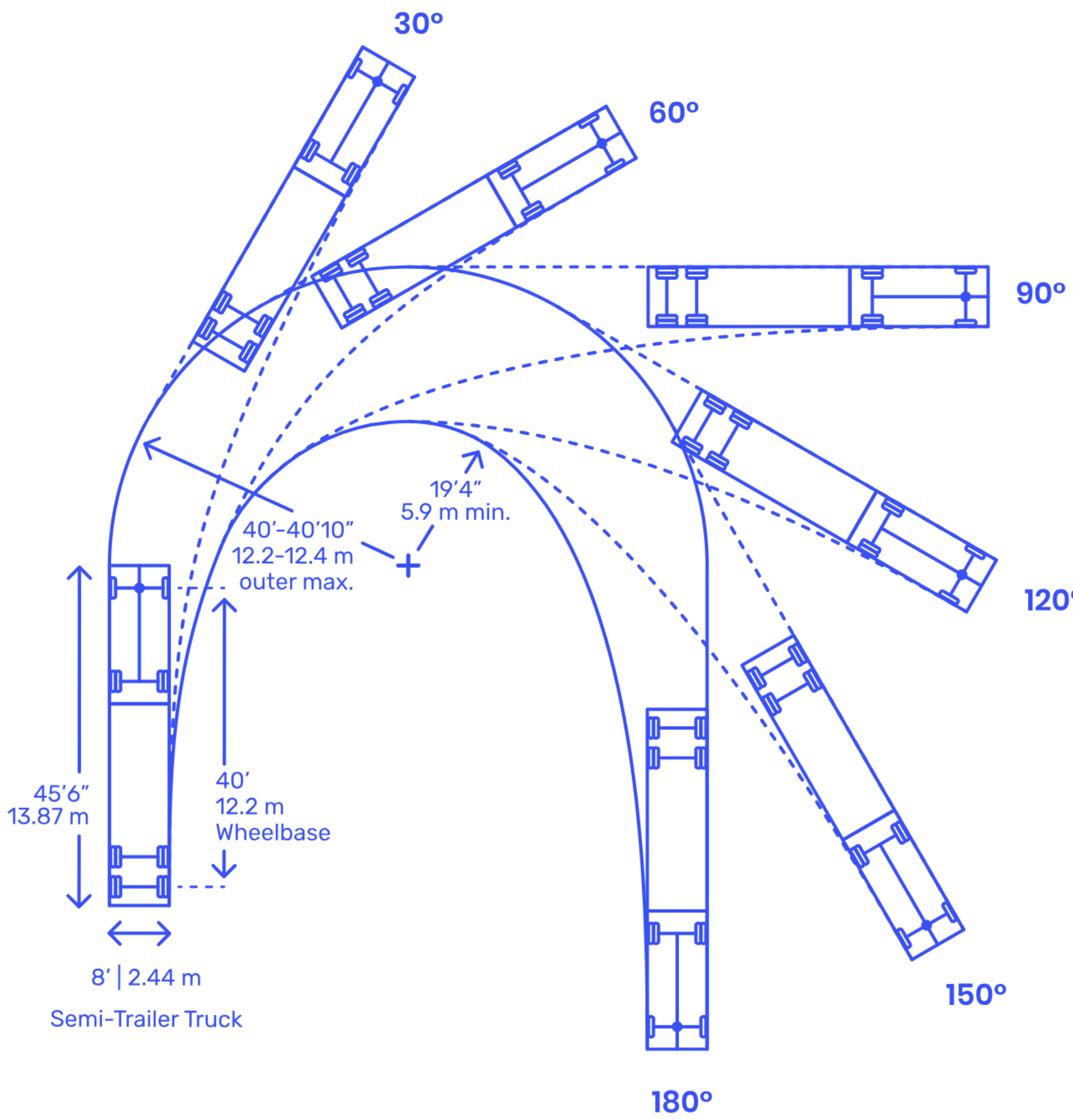
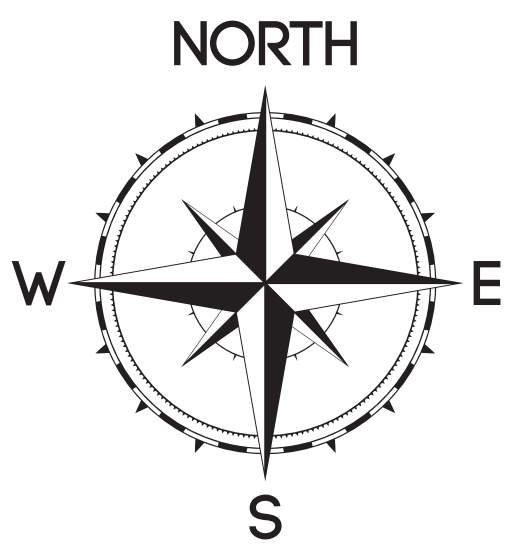
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NOVI OFFICE EXPANSION

26600 Heyn Drive, Novi, MI 48374

Site Plan
Scale: 1" = 60'-0"



Semi-Trail Truck Radius Requirements



Turns for semi trucks very tight, should have more radius on curb cuts.

Parking lot needs to allow access by semi trucks to the existing truckwell and the two new overhead doors.

Main signaled entry road does not have enough radius for semi trucks to turn.

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CLIENT: 1Source

PROJECT: Novi Office Expansion

DATE: 04/27/25

JOB: 99999

NOVI OFFICE

26600 Heyn Drive, Novi, MI 48374

(248) 735-9999

TROY OFFICE

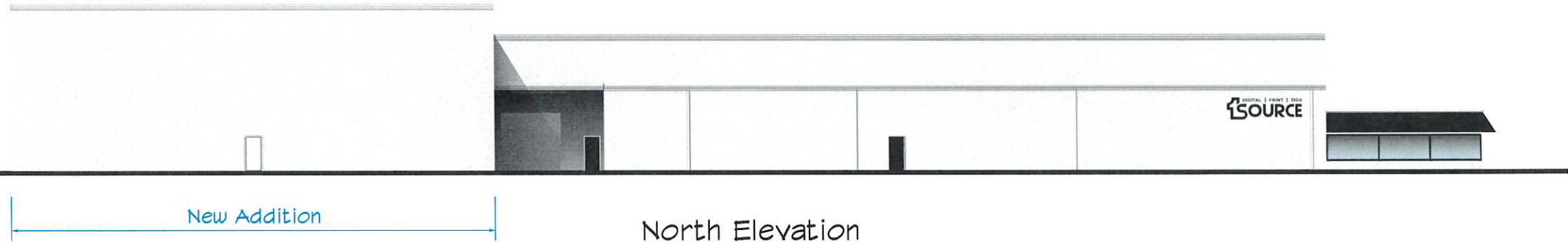
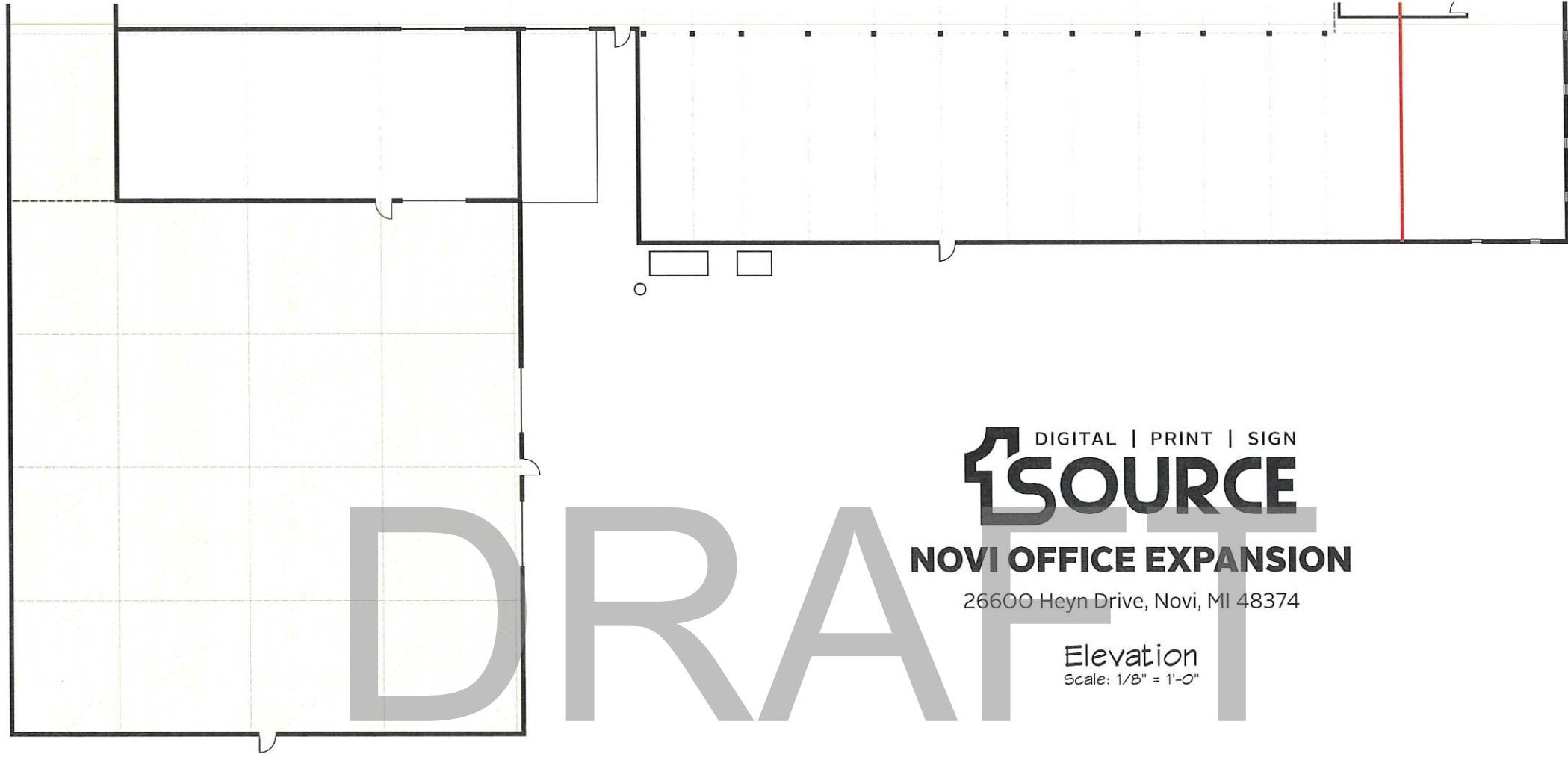
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04/29/25

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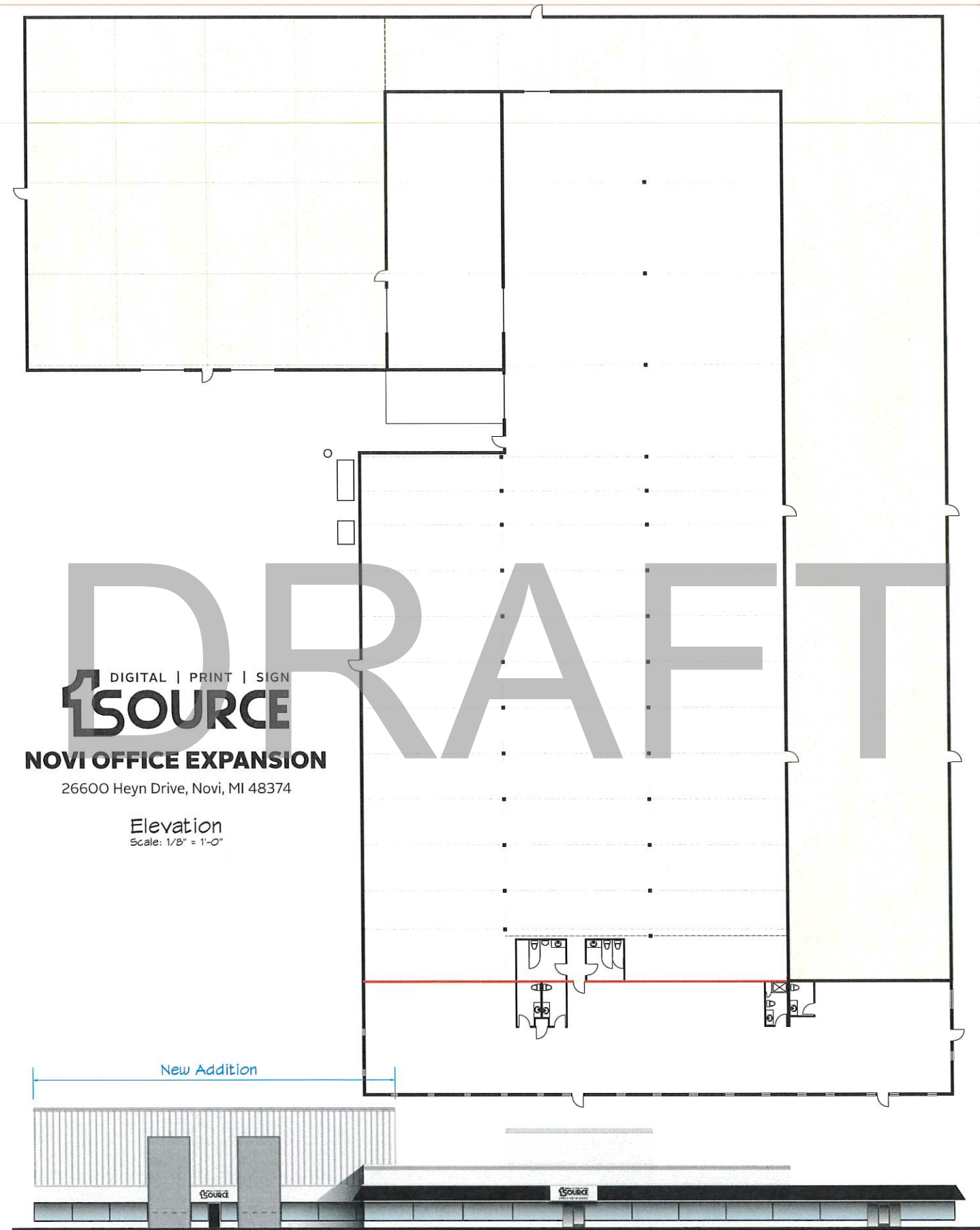
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04/29/25

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PROJECT: Novi Office Expansion
DATE: 04/27/25
JOB: 99999

NOVI OFFICE
26600 Heyn Drive, Novi, MI 48374
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NOVI OFFICE EXPANSION

26600 Heyn Drive, Novi, MI 48374

Elevation
Scale: 1/8" = 1'-0"

New Addition

West Elevation

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NOVI OFFICE
26600 Heyn Drive, Novi, MI 48374
(248) 735-9999

CLIENT: 1Source
PROJECT: Novi Office Expansion
DATE: 04/27/25
JOB: 99999

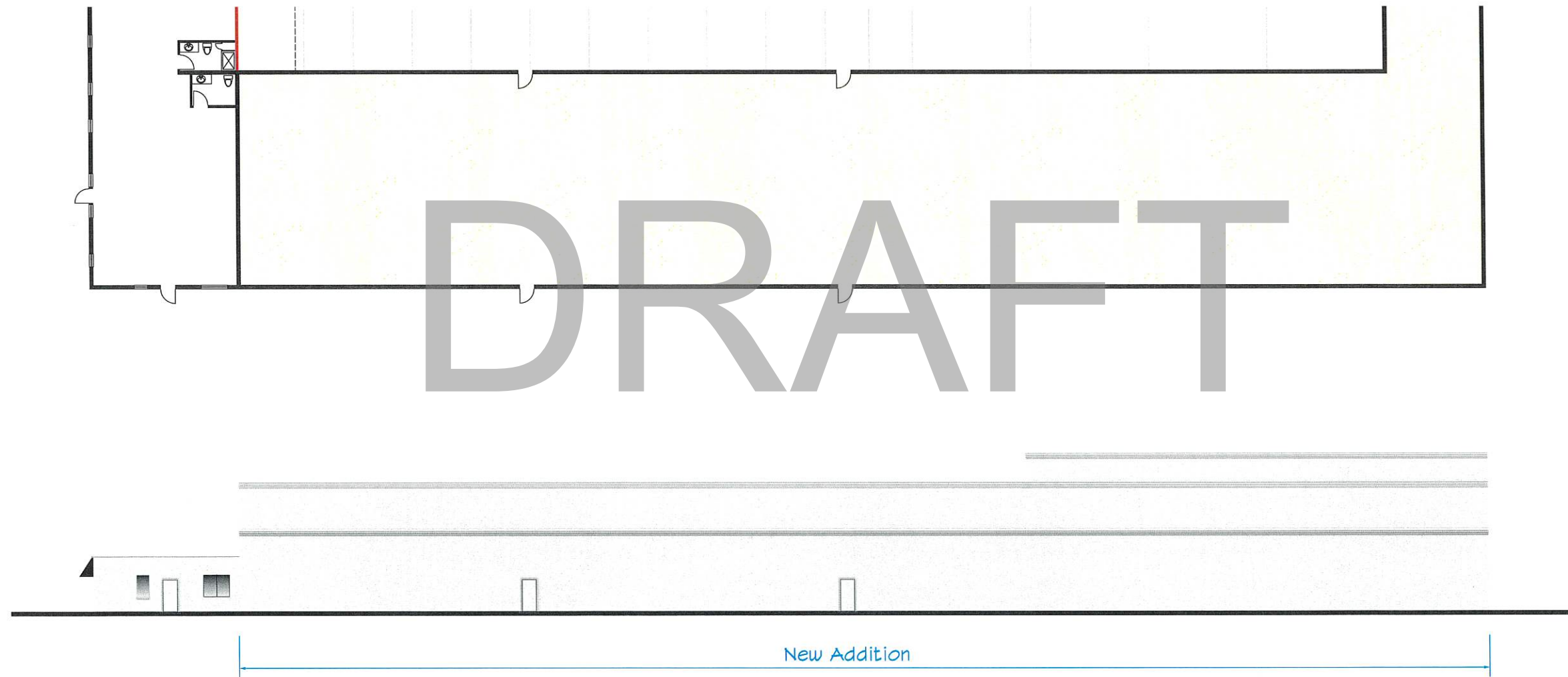
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04/29/25



NOVI OFFICE EXPANSION

26600 Heyn Drive, Novi, MI 48374

Elevation
Scale: 1/8" = 1'-0"



South Elevation

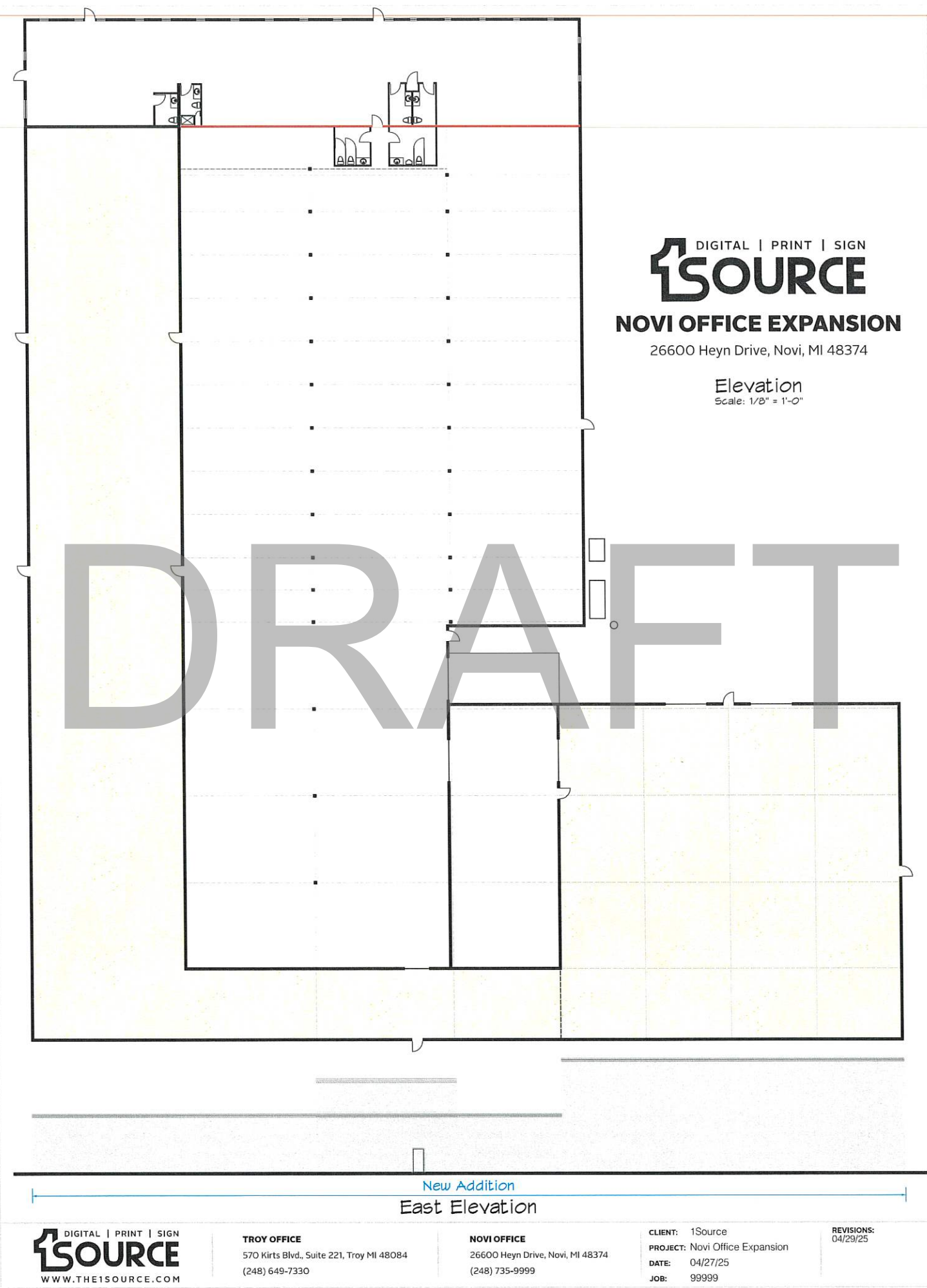
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CLIENT: 1Source
PROJECT: Novi Office Expansion
DATE: 04/27/25
JOB: 99999

NOVI OFFICE
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TROY OFFICE
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PROJECT DATA

APARTMENT BUILDINGS

STORIES	4
TOTAL UNITS	106
STUDIO	11
1 BED/1 BATH	35
2 BED/2 BATH	52
3 BED/3 BATH	8
FLOOR AREAS	
TYPICAL FLOOR	15,580 GSF
TYPICAL BUILDING	62,320 GSF
TOTAL AREA	124,640 GSF
PARKING	
PROVIDED PARKING	224
REQUIRED PARKING	218
PARKING RATIO	2.11 SPCS/UNIT

PROPERTY AREA: 6.99 ACRES 304,381 SF

BUILDING A
4-STORY • 53 UNITS • 15,580 GSF/FLR
62,320 GSF TOTAL

BUILDING B
4-STORY • 53 UNITS • 15,580 GSF/FLR
62,320 GSF TOTAL

224 PARKING SPACES
ADD 11 SPACES FOR 17 MINOR PARKING SPACES
AND 11 SPACES FOR 24 MINOR PARKING SPACES

RETENTION AREA

RETENTION AREA

EASEMENT AREA

89' SETBACK - 14' ADDITIONAL FOR BUILDING LENGTH

75' SETBACK - CONTINUOUS

EASEMENT AREA

BECK RD

CONCEPTUAL SITE PLAN

SCALE: 1/32" = 1'-0"



GEIS COMPANIES
10020 Aurora-Hudson Rd
Streetsboro, Ohio 44241
PH: (330) 528-3500
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DATES AND REVISIONS

03-28-25
CONCEPT LAYOUT

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SITE CONCEPT

BECK RD
NOVI, MI

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SITE PLAN
DRAWING NO:

SP-1