

MEMORANDUM

CONFIDENTIAL CORRESPONDENCE ATTORNEY-CLIENT PRIVILEGE

TO: Mayor Gatt and City Council

FROM: Thomas R. Schultz, Esq.

RE: Society Hill/Sasson Development – Twelve Mile and Novi Roads
Proposed New Development Concept -Request for Amendment to Consent Judgment

DATE: March 15, 2023

Most of City Council is aware of the Society Hill development that was approved decades ago now (in the late 1990s) north of Twelve Mile, west of Novi Road. It was a pretty typical apartment-style development that was approved through the City's Planned Development Option (PD Option). The approval was complicated by virtue of the fact that the developer (Henry Sasson) had some other property in the City that was the subject of the eminent domain/condemnation action by the City, and one of the ways the City settled that case was to make some concessions on the Society Hill property with regard to site plan approval processes and infrastructure issues. For purposes of this memorandum, the details of that "deal" are not specifically relevant.

What is relevant is that the City has been approving an "extension" to the late 1990s apartment development site plan for the developer every year, in order to avoid having to make a significant investment in infrastructure in the area. And even though the developer has been requesting that extension every year, it has become apparent over the years that he really doesn't want to build the development that was approved all those years ago. He's had discussions over the years with City administration about options for changing the site plan; none of them ever went very far, for various reasons.

He now has expressed renewed interest in gaining new development approvals for the property—and possibly some of the properties adjacent to it. The purpose of this memorandum is two-fold:

1. To provide City Council an early copy of what the developer is proposing, which basically stated is a change from the 1990s style multiple-family/apartment development to a more modern mix of different kinds of multiple-family style dwellings throughout the project. You'll note from the attached that the developer is also actually contemplating some potential commercial development if he is able to acquire the property to the south (towards and fronting on Twelve Mile Road) in order to potentially incorporate a commercial element into the overall development.
2. To attach as a reminder for City Council the previous correspondence from our office that goes into greater detail about the history of the approved project and, more importantly,

the process that we believe would need to be used in order to amend the Consent Judgment that currently governs the development of at least the original portion of the property.

At this very early stage of discussion, the intention is to simply give the Council a “heads up” as to the proposed development concept and to secure Council’s approval to have the City’s planning staff take some time to review the proposal—not in the same kind of detail that it would for a formally submitted plan, but in enough detail to comment on the generally relevant aspects of the development proposed.

As further explained in the attached, if this moves forward the general process that we would expect to follow is:

1. Discussion with City Council as to whether it has any interest in amending the Consent Judgment to allow the proposed development.
2. If so, direct staff to do a full and in depth review of the kind it would for any other development.
3. Return to the City Council for site plan review, including a public hearing.

If the City Council decided to approve the project, we would do that through an amendment of the Consent Judgment.

The simple process above could get complicated if the developer seeks to add other properties to the development, or if it seeks some sort of tax abatements (note that the materials talk about a commercial rehabilitation district and/or neighborhood enterprise zone).

For now, the only issue is whether the City Council wants to add this concept to future items for it to discuss. If so, the Planning staff and other disciplines would start in on a general review now, with the idea of having a report for Council’s consideration at a future meeting, potentially as early as next month (April).

At this point, it is Mr. Cardenas’s intention to go ahead and have the Planning Department start in on that review unless there is objection from the City Council, at which point we would put this on a closed session to discuss this memorandum and the attached letter.

TRS:jah
Attachment

cc: Victor Cardenas
Cortney Hanson
Charles Boulard



JOHNSON ROSATI SCHULTZ JOPPICH PC

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Thomas R. Schultz
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January 4, 2018

**CONFIDENTIAL COMMUNICATION
ATTORNEY-CLIENT PRIVILEGE**

Mayor Gatt and City Council
City of Novi
45175 Ten Mile Road
Novi, MI 48375

RE: Society Hill/Sasson Development-Twelve Mile and Novi Roads

Dear Mayor Gatt and Councilmembers:

The City is once again being asked by Henri Sasson to consider a change to the approved site plan for the Society Hill apartment development at 12 Mile/Novi Roads. The last time this matter came before City Council was back in June of 2013. Our office did a brief history of the development and the Consent Judgment that governs the property as part of a larger memo on land use matters then before the City. I have attached an excerpt of that memo, relating to the Society Hill request, as Attachment A to this letter. The issue in 2013 was the same one that this letter will briefly address again: what process does the City use to consider a change in the approved development?

The development is governed by a Consent Judgment, which is attached as Attachment B. The Consent Judgment has an unusually complicated history, because it started with a road improvement that the City was making in the area. The upshot as relates to this property, however, is that Sasson got a site plan amendment approved, along with an extended expiration date for the site plan, and a requirement that the City annually review the site plan and either extend it or pay a significant sum to Sasson related to sanitary sewer improvements. Every year since, the City Council has extended the site plan.

The property remains vacant despite the approved site plan. Occasionally, Mr. Sasson comes to the City with a different vision for the site. This is that latest iteration, attached as Attachment C, along with a "comparison of plans" as between the approved 1997 plan and the proposed 2017 plan. As you can see, the number of units is proposed to increase from 312 to 488. There are additional parking requirements, different wetland and woodland impacts, as well as some other changes.

Sasson appears adamant in his position that, under the Consent Judgment, the site plan should not go to the Planning Commission. Rather than argue the point, and for the reasons outlined in the excerpt in Attachment A, our suggestion is to accede to Sasson's request that the matter not be referred to the Planning Commission—in other words, to have the Council be the sole reviewing and approving body. That said, we continue to believe, as indicated in the excerpt from the 2013 memo, that as part of the City Council review process a public hearing should be conducted at a City Council meeting before any action by the Council.

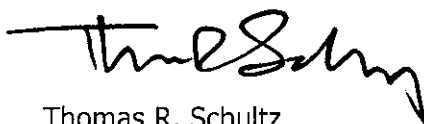
The City staff and consultants would review the proposed new plans in the normal course before the matter is placed on City Council's agenda for consideration. We also expect the City to apply the requirements of the *current* Zoning Ordinance and City Code to the proposed revised site plan. This may cause an issue with Sasson. The most likely concern for him will be changes in the City's storm water ordinance since 1997. Sasson has represented that he believes he still has wetland approvals from the State of Michigan based on the prior (1997) storm water discharge approvals.

In addition, the number of regulated trees on the property may be substantially different. At this point, the City Administration has indicated to Sasson that the plan will be reviewed under current ordinances.

The contents of this letter and our recommendation to pursue the review process without the involvement of the Planning Commission will be a matter for discussion at a closed session at the January 8, 2018, meeting. If you have any questions regarding the above, please do not hesitate to call.

Sincerely yours,

JOHNSON, ROSATI, SCHULTZ & JOPPICH, P.C.

A handwritten signature in black ink, appearing to read "Thomas R. Schultz", with a stylized, flowing script.

Thomas R. Schultz

TRS:jah
Attachments

cc: Pete Auger, City Manager
Victor Cardenas, Assistant City Manager
Cortney Hanson, City Clerk
Charles Boulard, Community Development Director
Jeff Herczeg, Director of Public Services

ATTACHMENT A

excerpt

3. Society Hill/Sasson Development – Twelve Mile and Novi Roads

The original Society Hill apartment development was approved in 1996. The original approval used the PD (Planned Development) option. It included 301 units on about 34 acres, arrayed in 10 buildings of 3-5 stories.

The approved site plan was amended on in 1999. The revision resulted in a development approval for 312 units, on the same property, with 25 three-story buildings.

During the course of the approval/revision process, the City and the owner of the Society Hill property (Mr. Sasson) were involved in litigation relating to condemnation of right-of-way in the area of Arena Drive (a separate parcel owned by Mr. Sasson) and also had dealings with regard to a special assessment for a sanitary sewer in the area of the Society Hill project. The approval process for the Society Hill development was complex. It started in 1995, took several trips through the Planning Commission and City Council. The Planning Commission apparently did not recommend certain aspects of the plan and at one point the City Council reversed a decision by the Commission on the woodland permit.

Mr. Sasson, as part of the resolution of the condemnation and SAD issues, agreed to a consent judgment with the City that, among other things, extended the final/revised Society Hill site plan approval for a period of five years (rather than the three years permitted under the ordinance) and provided that any revisions to the site plan would **skip the Planning Commission process** and go only to the City Council for review.

Under the PD option, an initial site plan is approved by the City Council, after review and recommendation by the Planning Commission. Before its action, the Planning Commission is required to hold a public hearing. The language of the consent judgment that removes the Planning Commission from the site plan extension and "revision" process is as follows:

B. Society Hill – Novi agrees and it is hereby ordered that the approval of the Site Plan described on Exhibit "A" shall remain in effect without the necessity of any site plan extension until five years after the date this Consent Judgment is entered, and that the project may be completed solely in accordance with the ordinances in effect on the date of the final Site Plan approval. Revisions to the Site Plan, which would otherwise require formal site plan review under Section 2516 of Novi's Zoning Ordinance, will be reviewed solely by the City Council after review by the appropriate City consultants. All reviews which may be made administratively under ordinances in effect on the date of the final Site Plan approval, shall be made administratively.

Thereafter, E & M, Inc. must annually seek approval from the City Council to extend final Site Plan approval. For each year the City Council grants E & M, Inc.'s request and extends final Site Plan approval, E & M, Inc.'s obligations under Paragraph A of this Consent Judgment shall remain in full force and effect; otherwise

those obligations shall be null, void and of no further force or effect and Novi shall be obligated to complete the SAD 94 sewer line to Twelve 1/2 Mile Road as originally planned and routed.

Many years passed without the 1999 site plan being taken advantage of. The City Council has issued a number of annual extensions because of the language at the end of the above excerpt stating that, if the Council fails to extend the site plan and it lapses, the City will be obligated to construct a sanitary sewer across the affected property. The cost of the sewer, combined with the fact that the City does not particularly need or want the extension at this time, has resulted in the annual recommendation of extension by administration and the resulting extension by the City Council. The underlying zoning remains RM-1, and the Master Plan shows multiple-family with a PD-1 option.

Recently, Mr. Sasson approached the City with a significantly different conceptual plan for the property. In addition to for-rent apartment units, the concept plan contemplates some commercial uses, as well as a greater density than currently approved (600-plus units), and some height deviations. The question is what effect the above provision of the consent judgment has on the planning review and approval process. Mr. Sasson is of the opinion that the proposed concept plan, although significantly different, is nonetheless a "revision to the site plan" that, under the consent judgment, should be reviewed and approved only by the City Council. That begs the question whether this is really more than a "revised" site plan; i.e., whether it is essentially an entirely different development—more units, different uses, greater height.

There is no definition of "site plan revision" in the zoning ordinance. However, it's not clear that it would matter in any event, since a revision has to go through the same *process* as an original or new PD option submission. Under Section 2404.4.E. of the zoning ordinance:

Site Plan Revisions. Revisions to an approved Preliminary Site Plan shall require resubmittal of plan revisions to the City for review. Such revisions shall be resubmitted to the Planning Commission and City Council for review and approval, except those revisions permitted to be reviewed administratively under Section 2516.1.c. Revisions requiring Commission and Council review shall include physical changes to the exterior building wall facade materials or physical alterations that will change the appearance of a building.

The Planning Commission and City Council, in making a review of a revised site plan, shall find that any such revisions forwarded to them for review and approval, meet all the minimum requirements of this Section, including its general intent.

Revisions to an approved Final Site Plan shall require resubmittal of plan revision to the City for administrative review, unless the City Council has requested that the Final Site Plan be submitted to it for review.

A good argument can be made that what Mr. Sasson is proposing is a "revision to the site plan" that was initially approved in 1996 and then amended in 1999, and that the consent judgment

says that the normal "step" of taking the revised plan to the Planning Commission must be skipped. That is Mr. Sasson's position, in fact—i.e., that even if the Council wanted to seek Planning Commission input it could not do so under the judgment, and that the City should have his proposed plan reviewed by its consultants and then placed on a City Council agenda, without going to the Planning Commission.

Two notes of caution as the City determines the process for the changes to the plan. First, the City recently litigated with the Singh Development Company a claim by Singh that the City had failed to precisely follow the development procedures specified in the zoning ordinance for landscaping. While not extremely expensive, the litigation obviously was a cost to the City. One question that arises is whether, if the City does not follow the exact ordinance procedures for a revised site plan in the zoning ordinance, the adjacent owners—which include the Singh Development Company, which owns the adjacent Bollingbroke property—will or could object and cause a similar expenditure by the City.

Second, although not completely on point with this situation, there is a line of cases that discusses the impropriety of "opening up" an older consent judgment in order to accomplish a change in a zoning approval without going through the "normal" procedures for an approval. In *Vestevich v West Bloomfield Township*, 245 Mich App 759; 630 NW2d 646 (2001), Plaintiff had challenged the zoning on a property as unconstitutional. The trial court upheld the ordinance and the zoning classification, and that decision was upheld on appeal. Ten years later, the plaintiff and defendant township (together) persuaded the trial court to enter an amendment to the consent judgment that would allow the plaintiff to develop the parcel in exchange for certain concessions to the township. The adjacent property owners objected and intervened in the litigation. The trial court eventually set aside the amendment to the consent judgment. The Court of Appeals upheld that action, making the following observation:

What took place in this instance was no timely motion for relief from judgment, but a fictional revival of old litigation through which the parties hoped to modify the zoning constraints attendant to the subject property without going through the notice and hearing proceedings that are statutorily prescribed for zoning controversies within the enabling legislation, the City and Village Zoning Act....

Although our original advice to the City was that the proposed new development would need to go through the entire PD process—including the Planning Commission review—that observation was made before we learned that the **original** site plan approval actually came through the PD process. A reasonable argument can be made that, once a development has been approved for the property under the PD process, even significant changes can fall under the "site plan revision" language at 2404.4.E quoted above. If that is the case, that would appear to trigger the language of the consent judgment quoted earlier above, which states that such revisions "will be reviewed solely by the City Council after review by the appropriate City consultants." Because the consent judgment is not being amended, and is not being used as a vehicle to avoid a process otherwise required, the *Vestevich* case would not apply.

One suggestion to protect the City from an argument by a neighboring property owner that the exact process of Planning Commission first, City Council second, was not followed would be for the City Council, as part of *its* review process, to conduct a public hearing. Then the adjacent owner could at best argue only that the Planning Commission's "input" was lost; it would not be able to argue that the step of a public hearing was in fact not held.

The question for the Council is how to process Mr. Sasson's new proposal—not whether the City Council likes the exact proposal or has comments or changes to it. The City staff has not yet formally reviewed the new submission, and has not sent it to its consultants for review. There will probably be issues that will need to be addressed regarding changes to regulations since the original site plan approval some time ago. This specifically includes the stormwater retention requirements which will likely require MDEQ permits as well as City approval. If processed as a site plan revision, then the other approvals, such as woodlands and wetlands approval, would likely be by City Council as well. On the assumption that the City Council will give direction as to the process, City staff is already beginning those analyses.

cc: Clay Pearson, City Manager
Victor Cardenas, Assistant City Manager
Maryanne Cornelius, City Clerk
Rob Hayes, Director of Public Services/City Engineer
Jason Mangum, Director of Parks, Recreation & Cultural Services

ATTACHMENT B

STATE OF MICHIGAN

IN THE CIRCUIT COURT FOR THE COUNTY OF OAKLAND

In the matter of the petition
of the City of Novi for
condemnation of private property
for the widening of Novi Road
between Twelve Mile and
Twelve Mile and One-Half Mile Road
in the City of Novi, Oakland County,
Michigan:

CITY OF NOVI, a Michigan municipal
corporation,

Plaintiff,

-vs-

TOLTEC STRUCTURES, a Michigan
Co-Partnership and E & M, Inc., a
Michigan corporation,

Defendants.

Case No: 95-502489-CC
HON. Frederick Mester

RECEIVED
OAKLAND COUNTY CLERK
JUL 17 1995

FRIED, WATSON & BUGBEE, P.C.
By: David M. Fried (P13710)
Dennis Watson (P31300)
Attorneys for Plaintiff
42400 Grand River Avenue, Suite 100
Novi, MI 48375
(248) 380-2000

STEINHARDT, PESICK & COHEN, P.C.
By: Jerome P. Pesick (P29039)
Attorneys for Defendants
28400 Northwestern Highway, Ste. 120
Southfield, MI 48034-8346
(248) 358-5888

CONSENT JUDGMENT

At a session of said Court held in the
Courthouse Tower, City of Pontiac, County of
Oakland, State of Michigan, held on _____
_____, 2001.

PRESENT:

FRED M. MESTER
CIRCUIT COURT JUDGE

See page 5

THIS CONSENT JUDGMENT agreed to and entered as of _____, 2001, by and between Plaintiff, City of Novi ("Novi"), a Michigan municipal corporation, whose address is 45175 W. Ten Mile Road, Novi, Michigan 48375 and Defendant, E & M, Inc. ("E & M"), a Michigan corporation whose address is 32605 W. Twelve Mile Road, Suite 290, Farmington Hills, MI 48334.

This Consent Judgment is entered into based upon the following recitals of fact which each of the parties acknowledges are true:

1. E & M, Inc. owns approximately 33.899 acres of land in the City of Novi, more specifically described as Sidwell Parcel Nos. 50-22-10-400-020, 021, 022, 023, 024, 025, 026, 027 and 028. ("Society Hill Land").
2. Defendant Toltec, Inc. was the land contract vendor to E & M; the land contract has been paid and Toltec no longer holds an interest in the Society Hill Land.
3. River Oaks Limited Partnership, a partnership created by one of the principals of E & M, Inc. developed and operates the River Oaks West apartment complex within Section 26 of the City of Novi.
4. On September 21, 1987 Novi established City of Novi Special Assessment District No. 94 to finance the construction of certain sanitary sewer improvements by specially assessing various properties, which included the Society Hill Land, except for Parcels 50-22-10-400-027 and 028.
5. Parcels 027 and 028 were designated in SAD 94 as parcels specially benefitted by the sewer improvements to be constructed pursuant to the SAD. Because the parcels were not specially assessed they were designated to be charged tap fees for

contribution for the improvement, when and if connected to the SAD 94 sewer.

6. The SAD 94 fund currently contains approximately \$75,956.00 plus interest. Because of wetland issues, the sanitary sewer improvements contemplated to be constructed in SAD 94 are not complete. Novi and E & M want the SAD 94 sanitary sewer improvements to be completed, but the sewer will cost in excess of the estimated \$75,956.00 to complete.

7. On October 6, 1999, Novi granted final site plan approval to a site plan and related plans for development of the Society Hill Land. These plans are listed on Exhibit "A" and are incorporated in this Consent Judgment by reference ("Site Plan"). By entry into this Consent Judgment Novi confirms its approval of the Site Plan. Exhibit "A" shall also include all other plans approved for the Society Hill project by the City.

8. On August 16, 1995, Novi filed this condemnation action in the Oakland County Circuit Court against E & M, Inc. and Toltec Structures ("Lawsuit"). On September 1, 1995, Novi filed a second condemnation case to acquire related property, said case being City of Novi v E & M, Inc. and Peter Winter, Trustee, Oakland County Circuit Court Case No: 95-503646-CC.

9. The parties seek to resolve all issues concerning SAD 94, the Society Hill project and the lawsuits by entry of this Consent Judgment.

NOW, THEREFORE, in consideration of the undertakings of the parties, the parties agree and IT IS FURTHER ORDERED AND ADJUDGED AS FOLLOWS:

- A. SAD 94 - Novi agrees that it will provide E & M with an easement (construction and permanent) to extend the SAD 94 sanitary sewer line to

the west line of the Society Hill Land. Upon demand by E & M, Novi agrees to pay E & M the estimated \$75,956.00, in the SAD fund together with all interest accrued on that fund ("Funds"). Upon receipt of the Funds and the easement to extend the sewer line to its property line, E & M agrees to complete the sanitary sewer line on the Society Hill Land in accordance with Exhibit "A". There is presently capacity in the City's sanitary sewer system and water distribution system to service the Society Hill development. The City agrees to reserve sufficient sewer tap capacity and water tap capacity for the development. This reservation is: (1) subject to any moratoria, restrictions or limits on capacity imposed by the Michigan Department of Environmental Quality (MDEQ) or other federal, state or county agency having jurisdiction; and (2) and is subject to force majeure and is contingent on strikes, accidents, acts of God, weather conditions, inability to secure labor or other delays beyond the control of the parties. Subject to the above, the Society Hill project shall be permitted to tap into and receive service from the sanitary sewer system and water system upon completion by E & M of the SAD 94 sanitary sewer extension, and of the water line extensions depicted on the Site Plan, and acceptance of such improvements by the City. The permission to tie into the sanitary sewer and water systems shall not relieve the applicant of the obligation to pay applicable charges and fees for such services not related to the construction of SAD 94, including but not limited to, any consumption charges, service charges, debt service charges,

lateral availability fees or connection charges or permit fees.

B. Society Hill - Novi agrees and it is hereby ordered that the approval of the

Site Plan described on Exhibit "A" shall remain in effect without the necessity of any site plan extension until five years after the date this Consent Judgment is entered, and that the project may be completed solely in accordance with the ordinances in effect on the date of the final Site Plan approval. Revisions to the Site Plan, which would otherwise require formal site plan review under Section 2516 of Novi's Zoning Ordinance, will be reviewed solely by the City Council after review by the appropriate City consultants. All reviews which may be made administratively under ordinances in effect on the date of the final Site Plan approval, shall be made administratively.

Thereafter, E & M, Inc. must annually seek approval from the City Council to extend final Site Plan approval. For each year the City Council grants E & M, Inc.'s request and extends final Site Plan approval, E & M, Inc.'s obligations under Paragraph A of this Consent Judgment shall remain in full force and effect; otherwise those obligations shall be null, void and of no further force or effect and Novi shall be obligated to complete the SAD 94 sewer line to Twelve ½ Mile Road as originally planned and routed.

C. Arena Drive Easements - E & M, Inc. shall provide to the City for nominal consideration the following easements for the construction of Arena Drive within the City of Novi, said easements to be appropriately executed by the

River Oaks West Limited Partnership or such persons or entities having an interest in the underlying property, with subordination of all lien interests as necessary:

- (1) A permanent easement for constructing, operating, maintaining and/or repairing a highway and public utilities in, over, upon and through the following described premises situated in the City of Novi, County of Oakland, State of Michigan, to-wit:

Beginning at a point distant S 02°47'44" E 1100.00 feet along the west line of Section 26 (nominal centerline of Novi Road) and N 86°54'46" E 33.00 feet from the NW 1/4 corner of said Section 26. Said point of beginning being located on the easterly right-of-way line of Novi Road. Thence N 86°54'56" E 27.00 feet; thence S 02°47'44" E 25.00 feet; thence S 86°54'56" W 27.00 feet to a point on the easterly right-of-way line of Novi Road; thence N 02°47'44" W, along said right-of-way line, 25.00 feet to the point of beginning.

- (2) A permanent easement for constructing, operating, maintaining and repairing a storm drainage system in, over, upon and through the following described premises situated in the City of Novi, County of Oakland, State of Michigan, to-wit:

Beginning at a point distant S 02°47'44" E 1100.00 feet along the west line of Section 26 (nominal centerline of Novi Road) and N 86°54'46" E 260.00 feet from the NW 1/4 corner of said Section 26; thence N 86°54'46" E 60.00 feet; thence S 02°47'44" E 30.00 feet; thence S 86°54'46" W 60.00 feet; thence N 02°47'44" W 30.00 feet to the point of beginning.

- D. Replacement of Trees - The City has constructed dirt berming along Arena Drive within the City of Novi adjacent to the River Oaks West apartment development. The River Oaks West Limited Partnership shall have the right to place landscaping and trees on such berming, provided that it shall be responsible for the maintenance of any such landscaping and trees. The City shall otherwise be responsible for the maintenance of the berm. E & M

may place any required replacement trees, which cannot be placed on the Society Hill Land or the River Oaks West berm on other land within the City. If replacement trees are to be planted upon other land within the City, E & M shall be responsible for obtaining permission from the underlying property owner.

- E. The estimated compensation previously paid in this matter (Docket No. 95-502489-CC) and in Docket No. 95-503646-CC shall be the full compensation paid for all property interests acquired, and shall be inclusive of all costs, interest, witness fees and attorney fees.
- F. The covenants contained in this Consent Judgment are binding upon and shall inure to the benefit of the respective successors, assigns and contractors of each of the parties.
- G. This Consent Judgment resolves the last pending claim and closes the case.

FRED M. MESTER
CIRCUIT COURT JUDGE

APPROVED AS TO FORM AND SUBSTANCE
AND NOTICE OF ENTRY WAIVED:

FRIED, WATSON & BUGBEE, P.C.

By: Dennis Watson
DENNIS WATSON (P31300)

STEINHARDT, PESICK & COHEN, P.C.

By: Jerome P. Pesick
JEROME P. PESICK (P29039)

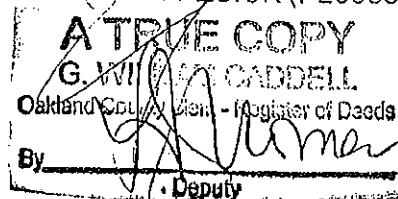


EXHIBIT "A"

SHEET INDEX	SHEET DESCRIPTION	DATE
SITE PLANS:		
1.	Cover Sheet	06/12/01
2.	Topographic and Boundary Sheet	04/10/97
3.	General Plan	06/23/99
4.	Paving and Grading Plan	04/23/01
5.	Paving and Grading Plan	04/23/01
6.	Paving and Grading Plan	04/23/01
7.	Sanitary/Water Main Plan	04/14/99
8.	Sanitary/Water Main Plan	04/14/99
9.	Sanitary/Water Main Plan	06/11/99
10.	Sanitary Sewer Profiles	12/08/98
11.	Sanitary Sewer Profiles	12/08/98
12.	Storm Sewer Profiles	06/28/99
13.	Storm Sewer Profiles	04/23/99
14.	Storm Sewer Profiles	06/28/99
15.	Soil Erosion/Drainage Area Plan	06/23/99
16.	Soil Erosion/Drainage Area Plan	06/23/99
17.	Soil Erosion/Drainage Area Plan	04/23/99
18.	Soil Erosion/Drainage Area Plan	06/16/99
19.	Details Calculations	06/23/99
20.	Retaining Wall Details	12/08/98
21.	City of Novi Sanitary Sewer Details	06/15/98
22.	City of Novi Sanitary Sewer Details	06/15/98
23.	City of Novi Sanitary Sewer Details	06/15/98
24.	City of Novi Water Main Details	06/15/98
25.	City of Novi Water Main Details	06/15/98
26.	City of Novi Storm Sewer Details	06/15/98
LANDSCAPE PLANS:		
SP-1	Site Plan	07/01/99
SP-2	Summary Information	08/14/01
WE-1	Wetland Plan	07/01/99
WO-1	Woodland Plan	08/27/99
L-1	Landscape Plan	08/27/99
L-2	Entry Plan	08/27/99
L-3	Plant List	08/27/99

MISCELLANEOUS SITE PLANS:

Construction Phase Diagram	04/12/99
Site Lighting/Mail Box Plan	12/08/98

ARCHITECTURAL DRAWINGS (CLUBHOUSE)

CC-1	Cover Sheet	03/17/99
C1.0	Building Foundation Plan	06/04/99
C2.0	Building Lower Level Floor Plan	06/04/99
C2.1	Building First Floor Plan	06/04/99
C3.0	Building Elevations	06/04/99
C3.1	Building Elevations	06/04/99
C4.0	Building Sections	06/04/99
C5.0	Roof Plan	06/04/99
CE1.0	Electrical Plans	06/04/99
CS1.0	Structural Plans	06/04/99
CD-1	Details	06/04/99
CD-2	Details	06/04/99
CD-3	Details	06/30/99
UT-1	Utility Building Plans and Evaluations	03/25/99
UT-2	Utility Building Wall Sections	03/25/99
UT-3	Trash Compactor Plans and Elevations	NO DATE
GH-1	Guard House Plans and Elevations	03/31/99

ARCHITECTURAL DRAWINGS (23 BUILDINGS):

CS-1	Cover Sheet	10/30/98
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(23'-8" / 30'-0" Back-To-Back Townhome Units):

BB-1	Building Foundation and 1 st Floor Plan	07/21/98
BB-2	Building 2 nd and 3 rd Floor Plan	07/21/98
BB-3	Building Roof Plan	08/27/98
BB-4	Building Elevations	08/27/98
BB-4.1	Optional Building Elevations	07/21/98
BB-A1	Foundation Slab Plans	07/21/98
BB-A1.1	Foundation Opt. Walk-Out Basement	06/12/01
BB-A2	1 st Floor Plans	09/17/98
BB-A2.1	1 st Floor Plans – Opt. Walk-Out Basement	06/12/01
BB-A3	2 nd Floor Plans	07/21/98
BB-A4	3 rd Floor Plans	06/26/98
BB-A5	Building Section/Roof Plan	06/26/98
BB-A6	Elevations	06/26/98

BB-A7	Opt. Rear Elevations	06/26/98
BB-S1	Structural Foundation/Walk-Out Basement Plans	06/12/01
BB-S2	Structural 1 st and 2 nd Floor Plans	06/12/01
BB-S3	Structural Roof Framing	10/15/98

(22'-0" Townhouse/Flat – Townhouse Over Flat Units):

TF-1	Building Foundation and Ground Floor Plans	NO DATE
TF-2	Building 1 st and 2 nd Floor Plans	12/04/98
TF-3	Building 3 rd Floor and Roof Plans	12/04/98
TF-4	Building Elevations	12/04/98
TF-4.1	Opt. Building Elevations	12/04/98
TF-A1	Foundation/Slab Plans	06/12/01
TF-A2	1 st and 2 nd Floor Plans	12/04/98
TF-A3	3 rd Floor and Roof Plans	12/04/98
TF-A3.1	Optional Third Floor Plan	06/12/01
TF-A4	Building Section	NO DATE
TF-A5	Building Section	12/04/98
TF-A6	Front Elevation	12/05/98
TF-A7	Rear Elevation	12/05/98
TF-A8	Side Elevation	12/05/98
TF-A9	Side Elevation – Alt. Condition.	11/20/98
TF-S1	Structural Foundation and 1 st Floor Plans	12/04/98
TF-S2	Structural 2 nd and 3 rd Floor Plans	12/04/98
TF-S3	Structural Roof Plans	NO DATE
CD-1	Details	10/30/98
CD-2	Details	10/30/98
CD-3	Details	10/30/98

(Plumbing):

P-1	Building #18 and #12 Underground Plumbing	12/14/98
P-2	Building #6 Underground Plumbing	12/14/98
P-3	25'-8" Unit Plumbing	12/14/98
P-4	Townhouse/Flat Units – Ground and 1 st Floors	
	Internal and End Plumbing	12/14/98
P-5	Townhouse/Flat Units – 2 nd and 3 rd Floors	
	Internal and End Plumbing	12/14/98
P-6	30'-0" Unit Plumbing	12/14/98
P-7	Plumbing Specifications	12/14/98

(Electrical):

E-1	Townhouse/Flat Electrical Floor Plans	12/14/98
E-2	Back-To-Back Electrical Floor Plans	12/14/98
E-3	30'-0" Unit Electrical Plans	12/14/98

E-4	30'-0" and 25'-8" Unit Electrical Power Plans	12/14/98
E-5	Lighting Panels and Building Load Summaries	12/14/98
E-6	Electrical Notes, Schedules and Building Service Entrance Wiring Diagram	12/14/98

(Mechanical):

M-1	Townhouse/Flat Unit Plans – HVAC	12/14/98
M-2	Back-To-Back/25'-8" Unit Plans – HVAC	12/14/98
M-3	30'-0" Unit Plans – HVAC	12/14/98
M-4	Walk-Out 25'-8" Units Plans – HVAC	12/14/98
M-5	Walk-Out 30'-0" Unit Plans – HVAC	12/14/98
M-6	30'-0" Unit Opt. 3 rd Floor Plan – HVAC	12/14/98
B1-BB1	25'-8"/30'-0" Back-To-Back Foundation and 1 st Floor Plans	06/12/01
B1-BB2	25'-8"/30'-0" Back-To-Back 2 nd and 3 rd Floor Plans	07/21/98
B1-BB3	25'-8"/30'-0" Back-To-Back Roof Plan	08/27/98
B1-BB4	25'-8"/30'-0" Back-To-Back Elevations	06/12/01
B2-BB1	25'-8"/30'-0" Back-To-Back Foundation and 1 st Floor Plans	06/12/01
B2-BB2	25'-8"/30'-0" Back-To-Back 2 nd and 3 rd Floor Plans	07/21/98
B2-BB3	25'-8"/30'-0" Back-To-Back Roof Plan	08/27/98
B2-BB4	25'-8"/30'-0" Back-To-Back Elevations	06/12/01
B3-BB1	25'-8"/30'-0" Back-To-Back Foundation and 1 st Floor Plans	06/12/01
B3-BB2	25'-8"/30'-0" Back-To-Back 2 nd and 3 rd Floor Plans	07/21/98
B3-BB3	25'-8"/30'-0" Back-To-Back Roof Plan	08/27/98
B3-BB4	25'-8"/30'-0" Back-To-Back Elevations	06/12/01
B4-BB1	25'-8"/30'-0" Back-To-Back Foundation and 1 st Floor Plans	06/12/01
B4-BB2	25'-8"/30'-0" Back-To-Back 2 nd and 3 rd Floor Plans	07/21/98
B4-BB3	25'-8"/30'-0" Back-To-Back Roof Plan	08/27/98
B4-BB4	25'-8"/30'-0" Back-To-Back Elevations	06/12/01
B5-BB1	25'-8"/30'-0" Back-To-Back Foundation and 1 st Floor Plans	06/12/01
B5-BB2	25'-8"/30'-0" Back-To-Back 2 nd and 3 rd Floor Plans	07/21/98
B5-BB3	25'-8"/30'-0" Back-To-Back Roof Plan	08/27/98
B5-BB4	25'-8"/30'-0" Back-To-Back Elevations	06/12/01
B6-BB1	25'-8"/30'-0" Back-To-Back Foundation and 1 st Floor Plans	07/21/98
B6-BB2	25'-8"/30'-0" Back-To-Back 2 nd and 3 rd Floor Plans	07/21/98
B6-BB3	25'-8"/30'-0" Back-To-Back Roof Plan	08/27/98
B6-BB4	25'-8"/30'-0" Back-To-Back Back Elevations	08/27/98
B8-BB1	25'-8"/30'-0" Back-To-Back Foundation and 1 st Floor Plans	06/12/01
B8-BB2	25'-8"/30'-0" Back-To-Back 2 nd and 3 rd Floor Plans	07/21/98
B8-BB3	25'-8"/30'-0" Back-To-Back Roof Plan	08/27/98
B8-BB4	25'-8"/30'-0" Back-To-Back Back Elevations	06/12/01
B10-BB1	25'-8"/30'-0" Back-To-Back Foundation and 1 st Floor Plans	07/21/98
B10-BB2	25'-8"/30'-0" Back-To-Back 2 nd and 3 rd Floor Plans	07/21/98

B10-BB3	25'-8"/30'-0" Back-To-Back Roof Plan	08/27/98
B10-BB4	25'-8"/30'-0" Back-To-Back Back Elevations	06/12/01
B11-TF1	22'-0" Townhouse/Flat Foundation and Ground Floor Plans	12/04/98
B11-TF2	22'-0" Townhouse/Flat 1 st and 2 nd Floor Plans	12/04/98
B11-TF3	22'-0" Townhouse/Flat 3 rd Floor and Roof Plans	12/04/98
B11-TF4	22'-0" Townhouse/Flat Elevations	12/04/98
B12-TF1	22'-0" Townhouse/Flat Foundation and Ground Floor Plans	12/04/98
B12-TF2	22'-0" Townhouse/Flat 1 st and 2 nd Floor Plans	12/04/98
B12-TF3	22'-0" Townhouse/Flat 3 rd Floor and Roof Plans	12/04/98
B12-TF4	22'-0" Townhouse/Flat Elevations	12/04/98
B14-TF1	22'-0" Townhouse/Flat Foundation and Ground Floor Plans	12/04/98
B14-TF2	22'-0" Townhouse/Flat 1 st and 2 nd Floor Plans	12/04/98
B14-TF3	22'-0" Townhouse/Flat 3 rd Floor and Roof Plans	12/04/98
B14-TF4	22'-0" Townhouse/Flat Elevations	12/04/98
B18-TF1	22'-0" Townhouse/Flat Foundation and Ground Floor Plans	12/04/98
B18-TF2	22'-0" Townhouse/Flat 1 st and 2 nd Floor Plans	12/04/98
B18-TF3	22'-0" Townhouse/Flat 3 rd Floor and Roof Plans	12/04/98
B18-TF4	22'-0" Townhouse/Flat Elevations	12/04/98
B19-BB1	25'-8"/30'-0" Back-To-Back Foundation and 1 st Floor Plans	07/21/98
B19-BB2	25'-8"/30'-0" Back-To-Back 2 nd and 3 rd Floor Plans	07/21/98
B19-BB3	25'-8"/30'-0" Back-To-Back Roof Plan	08/27/98
B19-BB4	25'-8"/30'-0" Back-To-Back Elevations	08/27/98
B20-BB1	25'-8"/30'-0" Back-To-Back Foundation and 1 st Floor Plans	07/21/98
B20-BB2	25'-8"/30'-0" Back-To-Back 2 nd and 3 rd Floor Plans	07/21/98
B20-BB3	25'-8"/30'-0" Back-To-Back Roof Plan	08/27/98
B20-BB4	25'-8"/30'-0" Back-To-Back Elevations	08/27/98
B23-BB1	25'-8"/30'-0" Back-To-Back Foundation and 1 st Floor Plans	07/21/98
B23-BB2	25'-8"/30'-0" Back-To-Back 2 nd and 3 rd Floor Plans	07/21/98
B23-BB3	25'-8"/30'-0" Back-To-Back Roof Plan	08/27/98
B23-BB4	25'-8"/30'-0" Back-To-Back Elevations	08/27/98

MISC. ITEMS:

-	Floor Plans	NO DATE
-	Woodland Survey	08/27/99
-	Society Hill Specifications	NO DATE

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ATTACHMENT C

NF
ENGINEERS
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & PAUL ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48343-5032
TEL (248) 332-7923
FAX (248) 332-8237



PROJECT
City Center -
Apartment Complex

CLIENT
S & M Holdings, LLC
2403 W. 12 Mile Rd.,
Suite 200
Farmington Hills, MI 48334

Contract:
Mr. Henry Saxon
Ph: 248-705-0911
Fax: 248-819-6000
TR Equities

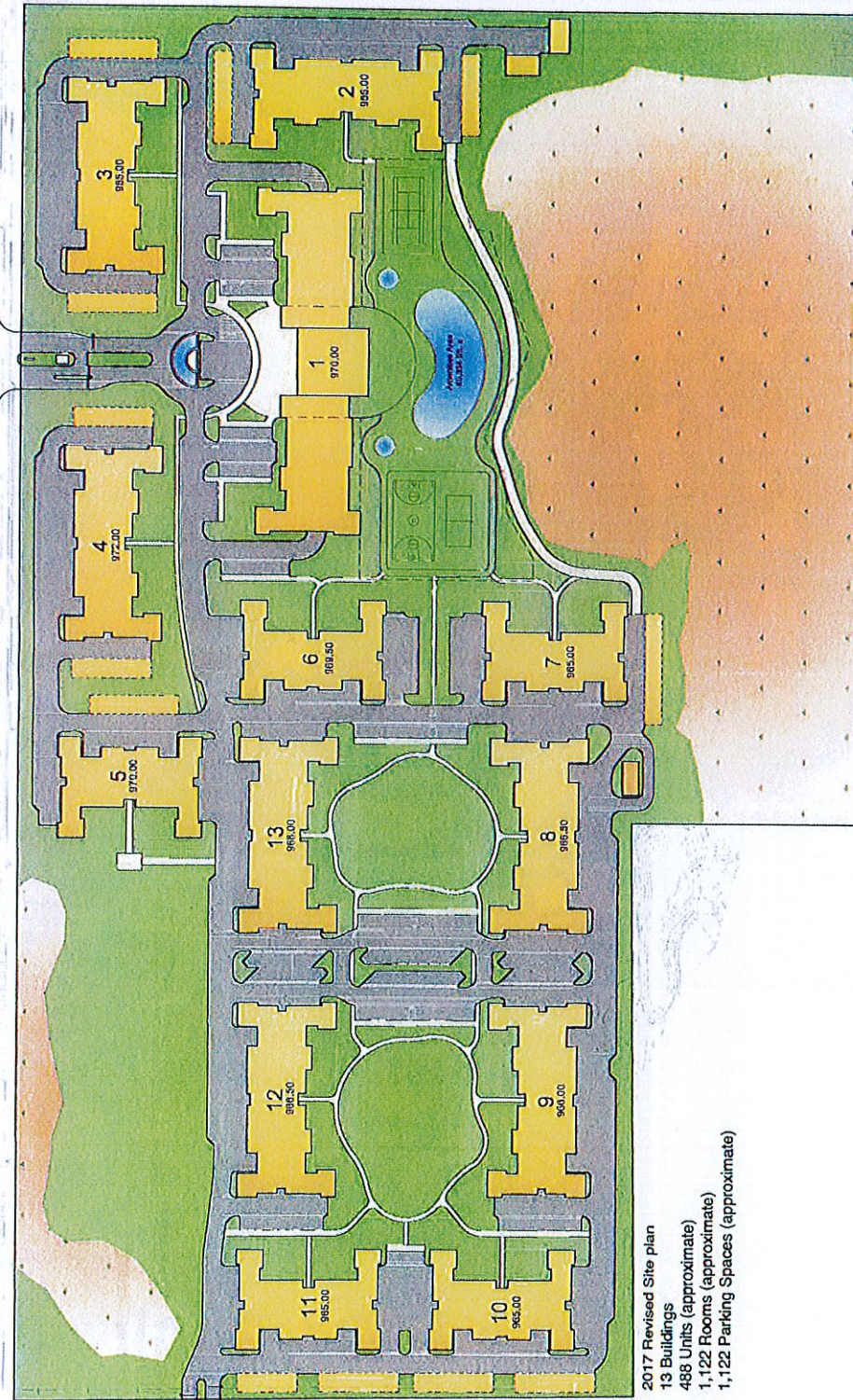
Contract:
Mr. Aron Darnajian
Ph: 248-819-6000

PROJECT LOCATION
East of the SE 1/4
of Section 10
11 North, R. 8 East,
City of Novi,
Oakland County, Michigan



VISIONI

WORKS BY
 Johnson
 SIGNED BY
 PROVED BY
 PERIOD
 178
 MAY 30, 1917
 NLS 1" = 60'
 SHEET NO.



2017 Revised Site plan
13 Buildings
488 Units (approximate)
1,122 Rooms (approximate)
1,122 Parking Spaces (approximate)



**CIVIL ENGINEERS
LAND SURVEYORS**

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257



PROJECT
City Center -
Apartment Complex

CLIENT
E & M Holdings, LLC
32605 W. 12 Mile Rd.,
Suite 290
Farmington Hills, MI 48334

Contact:
Mr. Henry Season
Ph: 248-705-0911
Fax: 248-819-6000

TTR Equities
Contact:
Mr. Am Durakjian
Ph: 248-819-6000

PROJECT LOCATION
Part of the SE ¼
of Section 10
T. 1 North, R. 8 East,
City of Nowi,
Oakland County, Michigan



Know them below
Call before you dig

INTRODUCTION

CHRONIC
R. Johnson

DESIGNED BY:
B. Brickel

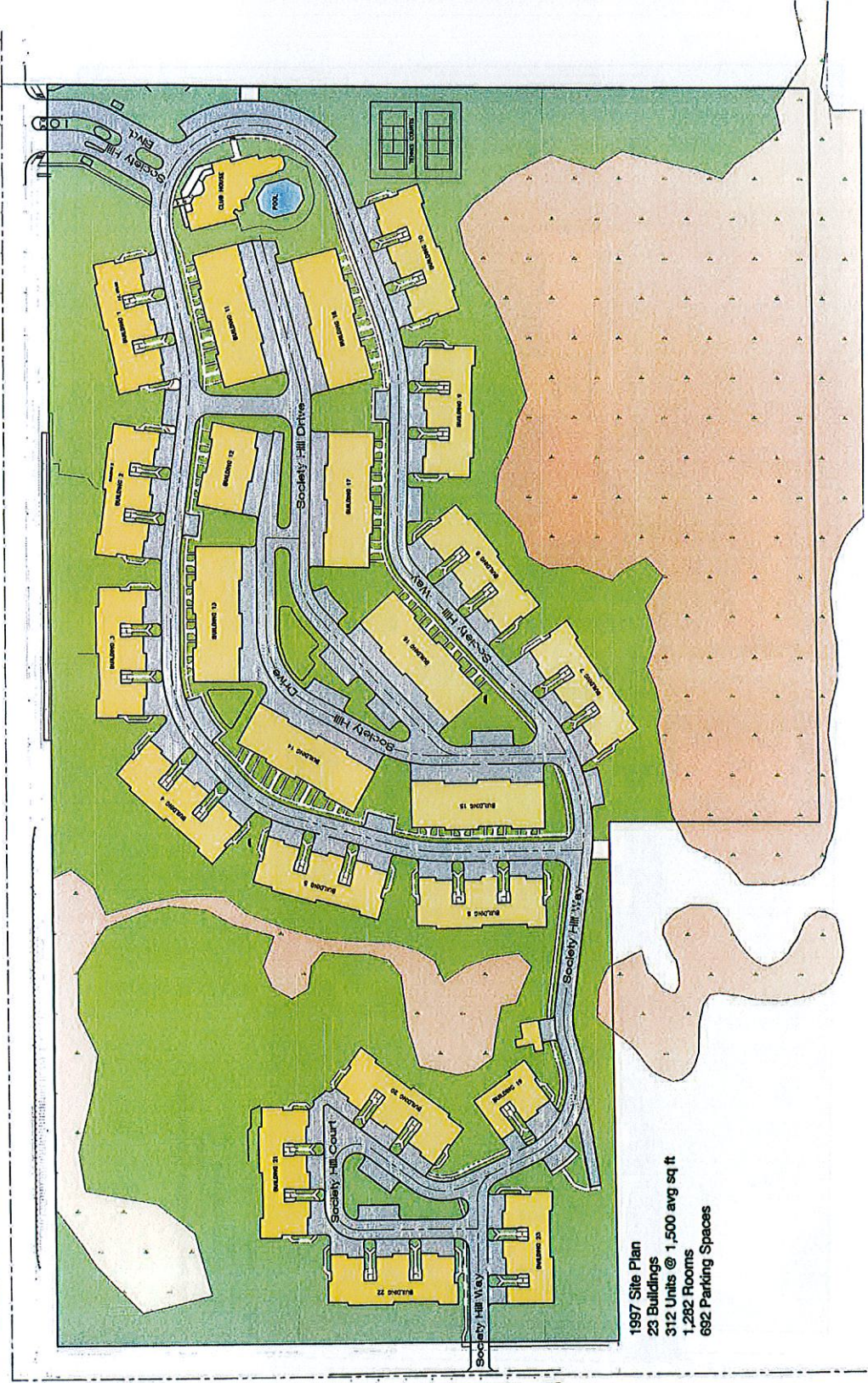
APPROVED BY
B. Brickel

DATE: June 30, 2017

SCALE, 1" = 60'

[illegible]

7946-01 SPI



1997 Site Plan
23 Buildings
312 Units @ 1,500 avg sq ft
1,282 Rooms
692 Parking Spaces

Society Hill**Comparison of plans****1997****2017**

Site Area	33.899 Acres	33.899 Acres
Units	312	488
Rooms	1282	1122
Parking	692	1122

Building Height (max)	Approx. 37.5 ft (BB) Approx. 46 ft (TF)	unknown unknown
------------------------------	--	--------------------

Wetland Impacts	As proposed	Significant increase in impact (elimination of wetland on north portion of site)
------------------------	-------------	--

Woodland Impacts	As proposed	Removal of est. 320 additional protected trees
-------------------------	-------------	--

East Entrance Drive - Novi Road	As proposed	Relocated approx. 300 ft to the north
--	-------------	---------------------------------------

North Emergency Access Drive - 12-1/2 Mile	As proposed	Converted to blvd. entrance/relocated approx. 250 ft to east
---	-------------	--

ROW	Dedication of additional 12-1/2 Mile Road ROW to 43.5 feet	Appears to have been reduced to a total proposed 1/2 width of approx. 36 feet?
------------	--	--

Stub street to west	As proposed	Eliminated
----------------------------	-------------	------------

Setbacks

South parking and drives	20 feet	20 feet
South bldg	50 feet (gatehouse)	15 feet (maint. bldg)

Note: based on overlay of additional development area on 1999 tree survey

East parking and drives	60 feet+	30 feet	
East bldg	60 feet	48 feet	
		35 feet (gatehouse)	
North parking and drives	50 feet	8 feet (carports)	
North bldg	50 feet	52 feet to residential bldg	
North parking and drives	20 feet	12 feet	at jog along West property line
North bldg	90 feet	28 feet	at jog along West property line

Notes: comparison prepared by scaling proposed layout and comparing to the following 1997 project docum

SP-1 (7.1.99)	WE-1 (7.1.99)	WO-1 (8.27.99)
BB4 (8.27.98)	TF4 (12.4.98)	TF4.1 (12.4.98)
Woodland Survey (7.1.99)		

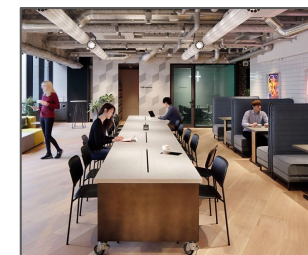
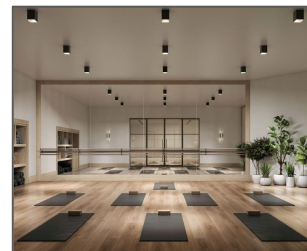
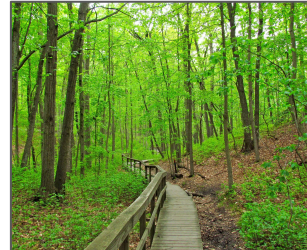
Society Hill Novi, MI



Table of Contents

CONFIDENTIAL

Page 3	- Executive Summary
Page 4	- Novi Comprehensive Plan
Page 5	- Approved Site Plan
Page 6	- New Design Principles
Page 7	- Revised Site Plan
Page 8	- Design Inspiration
Page 9	- Higher Density Product Offering
Page 10	- Lower Density Product Offering
Page 11	- Green Space Overview
Page 12	- Grading Plan
Page 13	- Comparison Chart
Page 14	- Amenities, Green Space & Sustainability
Page 18	- Green Space & Amenity Sections
Page 21	- Development Challenges
Page 22	- Commercial Rehabilitation District
Page 23	- Neighborhood Enterprise Zone
Page 24	- Next Steps

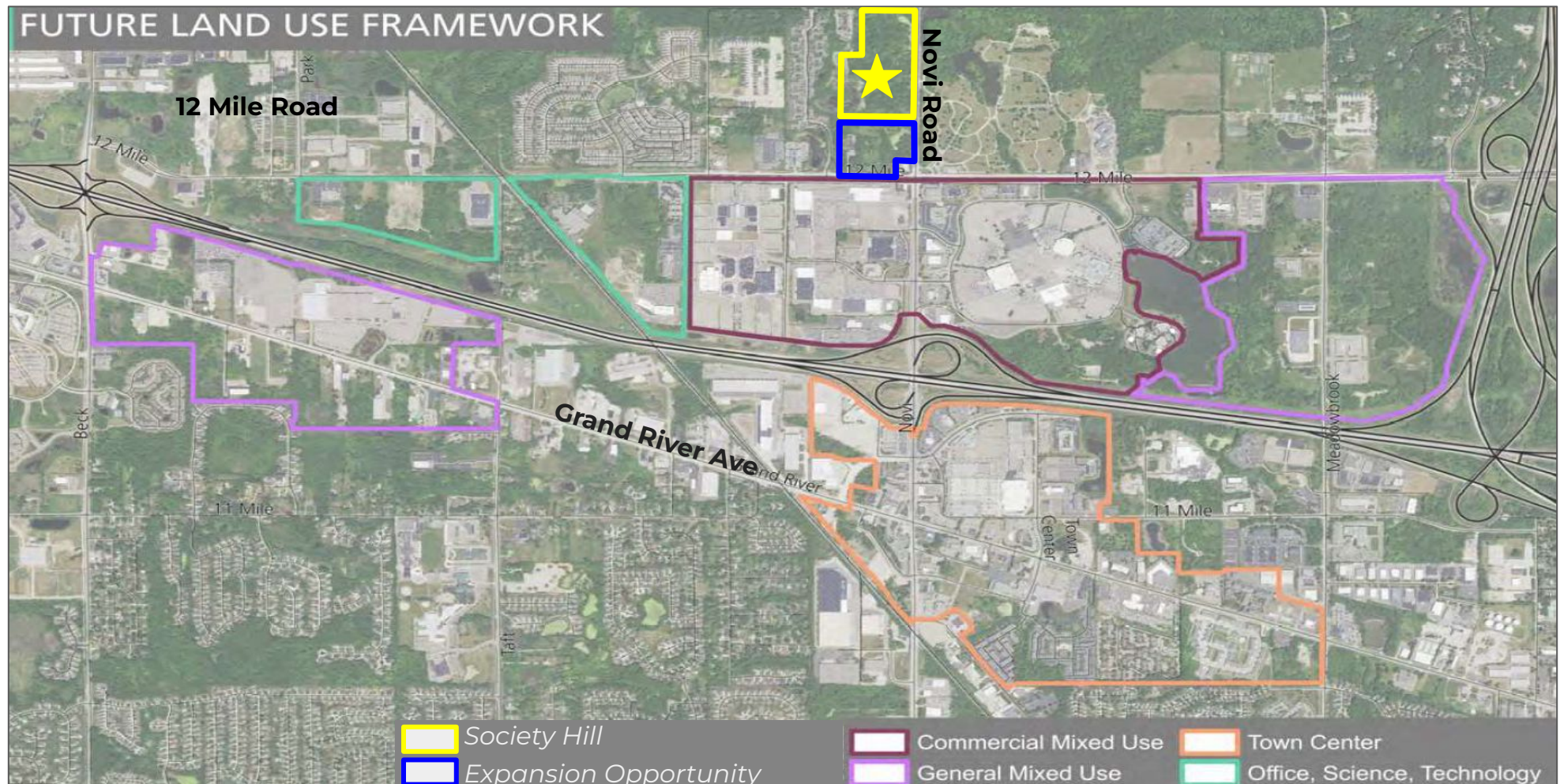


- After more than 25 years since final site plan approval, Society Hill's ownership group has developed an enhanced site plan that keeps consistent with the approved Site Plan's intent and elevates the original development concept to a new level of excellence in design.
- The project features numerous passive and active recreational opportunities, multiple housing options to serve diverse populations and sustainable design features within close proximity to the City's commercial core, all within a single integrated project.
- The resulting site plan creates cohesion across 450 residential units, ~800 parking spaces, 10+ acres of green space, a sports recreation facility featuring basketball, pickleball, and padel and a state of the art clubhouse that will include a Class A fitness center, cycle and yoga studios, co-working space & social lounges.
- The revised site plan introduces commercial retail programming that is ancillary, and complementary, to the overall residential vision for the project, including, but not limited to, a small cafe/coffee shop and live/work units. This ground floor retail space will help to create a true live, work, & play environment for residents that will call Society Hill home.
- While paying homage to the past, Society Hill also looks to the future with a revised design that replaces 20th century wellness, sustainability and design standards with that of the 21st century, setting a new standard of design for the City of Novi that will be desired by its residents for generations to come.

Novi Comprehensive Plan

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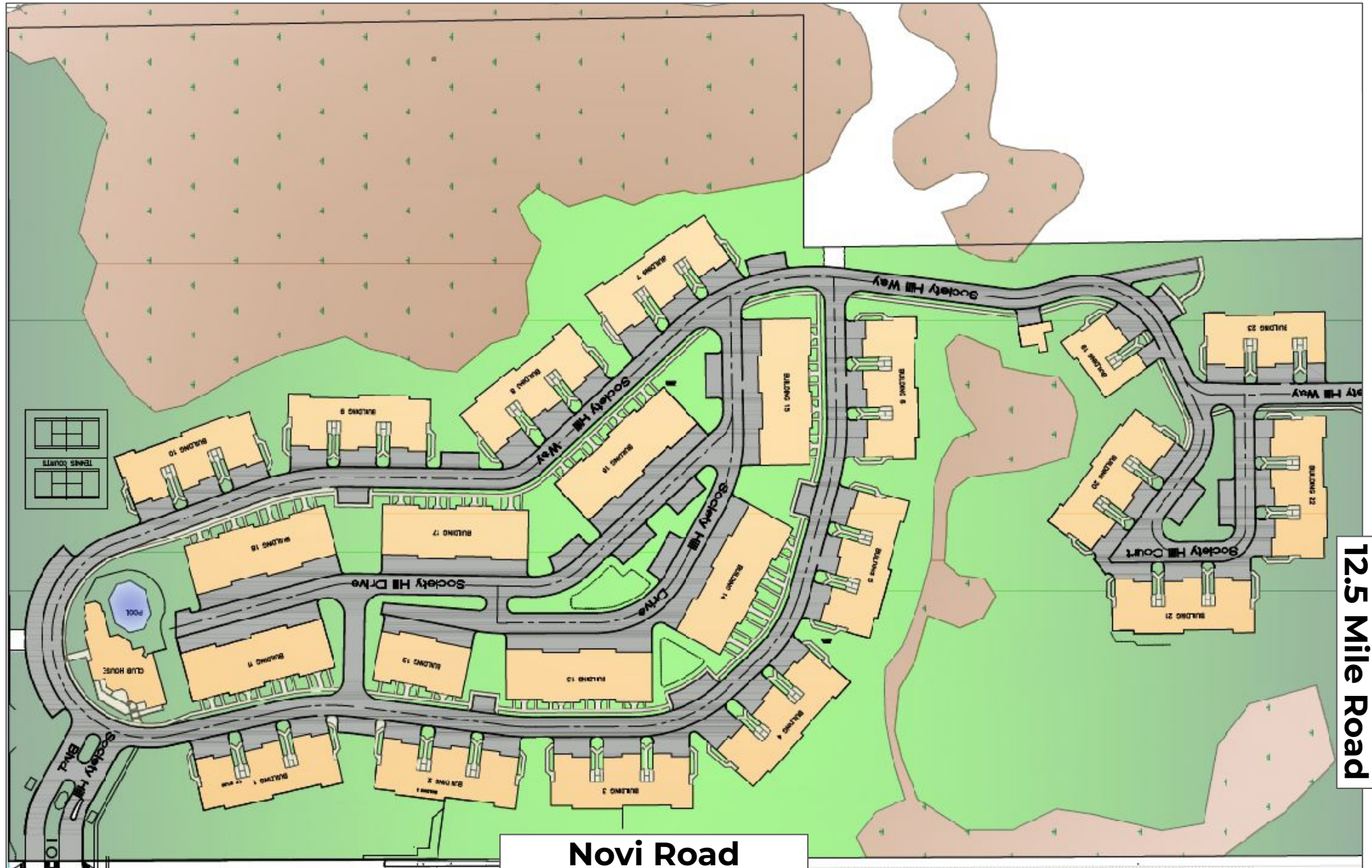
This new vision for Society Hill is consistent with the City's Master Plan goals for maximizing the use and development of the remaining developable properties in the City to maintain Novi's position as a top destination community for living, working and shopping in Michigan. The project will kick-start the broader future vision the City is contemplating for the commercial/mixed-use district at 12 Mile & Novi Road. The introduction of this one-of-a-kind, mixed residential project with ancillary retail uses, will result in a broader consumer base that will help to preserve and bolster the success of Twelve Oaks Mall and the surrounding commercial corridor.



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Approved Site Plan

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The revised site plan was developed with nine key principles in mind:

1. Maximum utility of the unique site topography
2. Extensive network of open and connected green spaces
3. Preserving, enhancing and integrating the natural site attributes (wetlands/woodlands)
4. Multiple product offerings that provide housing alternatives appealing to a wide consumer base
5. Maximizing covered/garage parking
6. Comprehensive amenity offerings rarely included in a single development project
7. Connectivity to the existing commercial and retail services that make up the City's commercial core, attracting a diverse residential population
8. Maximizing energy efficiency with sustainability initiatives at the forefront of design
9. Creation of a true live, work, & play environment with a neighborhood/community feel by introducing ancillary retail space along the ground floor of buildings that front the community's main transportation artery to serve the residents of the community

Revised Site Plan

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Still in the conceptual phase, final design will take into consideration the following elements to create an unmatched aesthetic environment for residents and visitors:

- Large windows to maximize light and air
- Dedicated outdoor space for all units either through ground floor patios or balconies
- Contemporary modern aesthetic that fits in with the context of the broader community



Higher Density Product Offering

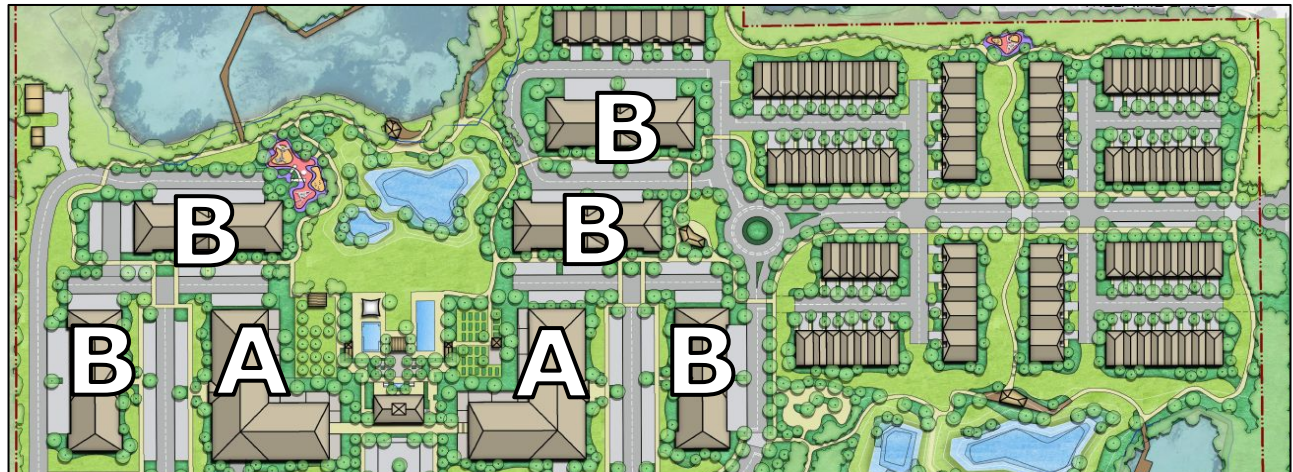
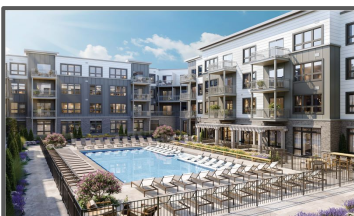
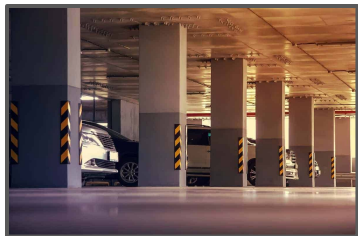
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Building Type A: Four Residential Stories over 1 Story Garage Podium with Elevator	
Buildings On-Site:	2
Units Per Building Total	70 per building 140 total
Unit Typology:	One, two and three bedroom units
Unit Size Range:	750 SF - 1,250 SF
Amenity Offerings:	Fitness center, pool, yoga studio, community lounge, co-working space, game room, cycle room, pet spa, theatre room
Building Features:	Direct access to an abundance of amenities, covered garage parking, elevator use, lobby, ancillary retail, live/work units
Target Renter Demographic:	Broad consumer group including young professionals, empty nesters, corporate users, etc.



Building Type B: Four-Story Garden Style Walk-up	
Buildings On-Site:	5
Units Per Building Total	40 per building 200 total
Unit Typology:	One and two bedroom units
Unit Size Range:	800 SF - 1,200 SF
Amenity Offerings:	Pool, garden, walking path, playground, open green space
Building Features:	Direct access to an abundance of amenities, covered garage parking, dedicated outdoor space
Target Renter Demographic:	A more price sensitive consumer than Building Type A, but still an aspirational consumer that wants the adjacency to amenities



Lower Density Product Offering

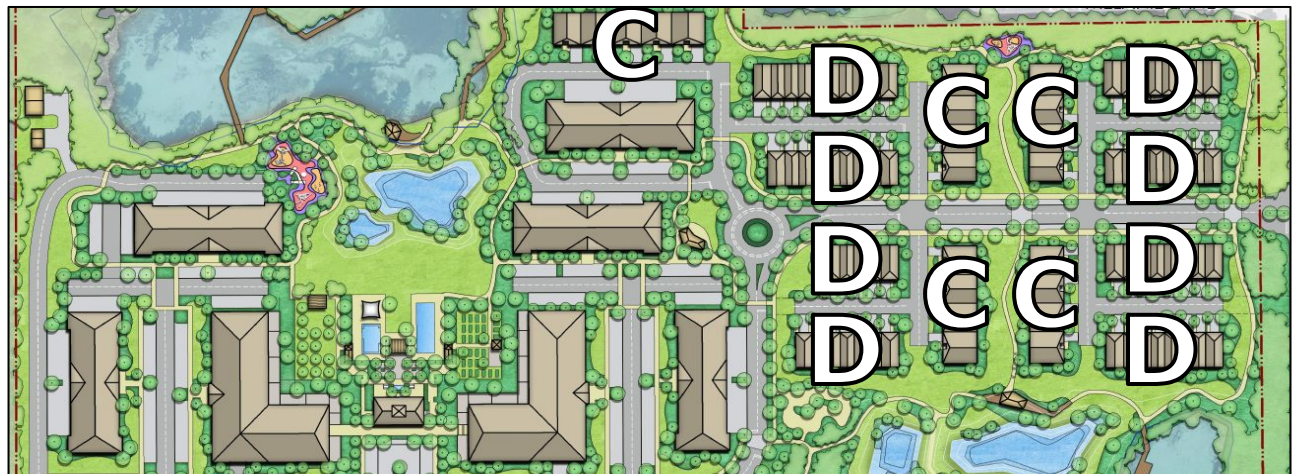
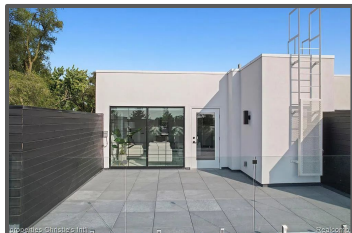
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Building Type C: 2-story Townhome with 2-car Garage	
Buildings On-Site:	5
Units Per Building Total	6 per building 30 total
Unit Typology:	Two and three bedroom units
Unit Size Range:	1,800 SF - 2,200 SF
Amenity Offerings:	4 total (2 garage) parking spaces, walking path, activated ponds
Building Features:	Privacy in quiet, tree-lined dedicated neighborhood with large units, bedrooms and additional storage/garage space
Target Renter Demographic:	Families requiring additional space and privacy that desire the ability to easily access a large amenity package. Empty nesters & aging in place population



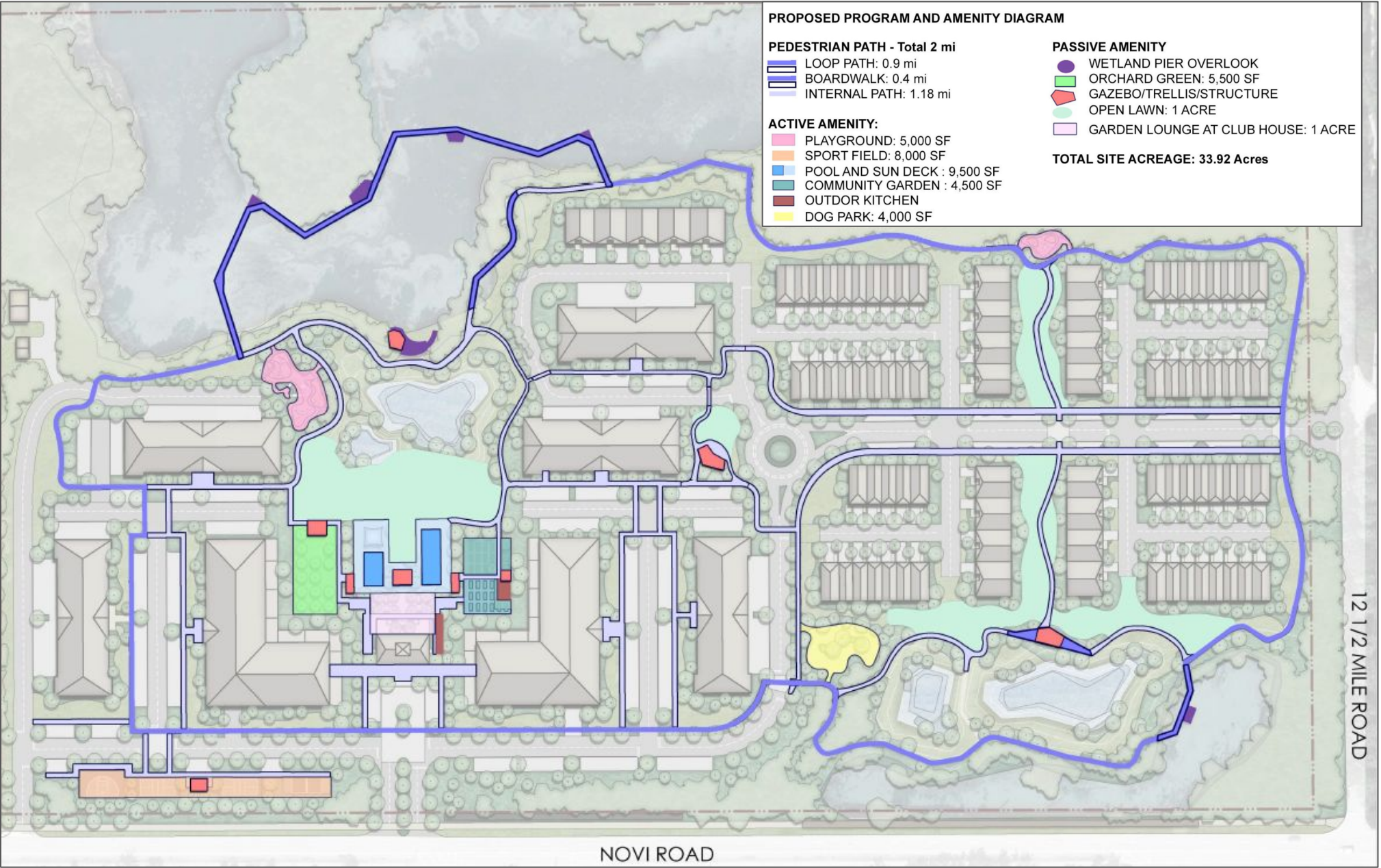
Building Type D: 3-story Townhome with 2-car Garage	
Buildings On-Site:	8
Units Per Building Total	10 per building 80 total
Unit Typology:	Two and three bedroom units
Unit Size Range:	1,400 SF - 1,800 SF
Amenity Offerings:	3 total (2 garage) parking spaces, walking path, activated ponds
Building Features:	Privacy in quiet, tree-lined dedicated neighborhood with large units, bedrooms and additional storage/garage space
Target Renter Demographic:	Families requiring additional space and privacy that desire the ability to easily access a large amenity package. Empty nesters



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Green Space Overview

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Comparison Chart

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Item	Original Site Plan	Revised Site Plan	Variance
Total Number of Residential Buildings	23	20	-13.04%
Total Number of Units	312	450	44.23%
Total Living Area	565,613	578,174	2.22%
Average Unit Size	1,813	1,285	-29.13%
Total Number of Parking Spaces	692	809	16.91%
Parking Ratio	2.22	1.80	-18.94%

Total Miles of Walking/Running/Biking Paths	0 Miles	1 Mile	New Addition
Clubhouse, Pool & Fitness Center	Yes	Yes	Increase in planned SF
Commercial Component	No	Cafe and/or Dedicated Live/Work Units	New Addition
Recreational Sport Area	No	Basketball, tennis & pickleball Courts	New Addition
Community Playgrounds	No	Yes	New Addition
Dedicated Lounge & Co-Working Space	No	Yes	New Addition
Activated Ponds / Water Features	No	Yes	New Addition
Activated Green and Open Space	0 acres	10+ acres	New Addition
Gazebo Seating Areas along Walking Trail	No	Yes	New Addition
Dog park and pet spa	No	Yes	New Addition
Dedicated outdoor space for all units	No	Yes	New Addition

Zoning	PD1	PD1	No Change
Building Height	As-of-Right	As-of-Right	No Change
Entrance	Novi Rd & 12 1/2 Mile Rd	Novi Rd & 12 1/2 Mile Rd	1 additional on Novi Road

Amenities

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Yoga Studio



Community Lounge



Cycle Room



Theatre Room



Billiards & Arcade Room



Dedicated Coworking Space

Amenities

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Fitness Center



Community Pool Deck



Rooftop Deck Space



Pet Spa



**Tennis, basketball,
pickleball courts**



**Dedicated outdoor space
for every unit**

Activated Green Space

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Community Playgrounds



Dog Park

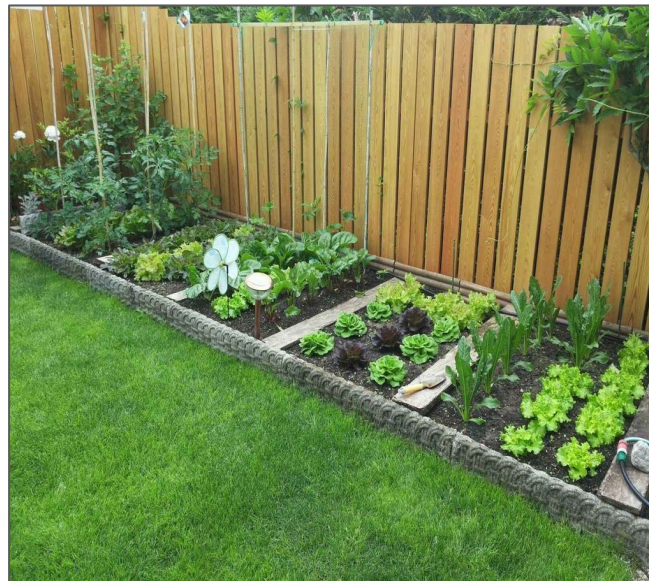


Gazebo seating areas

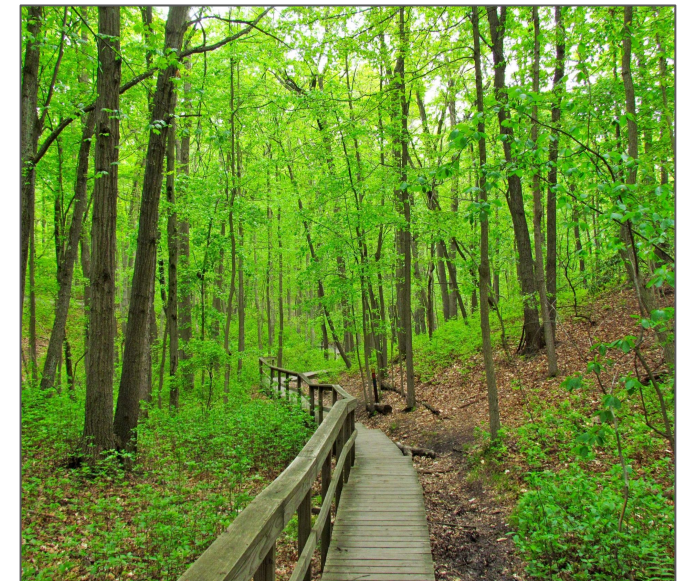


**Water Features (Summer)
Ice Skating (Winter)**

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**Dedicated Gardening
Locations**



**Interconnected walking &
running trails (one mile)**



EV Charging Stations



LED Lighting



Smart Home System



Motion Sensored Lighting



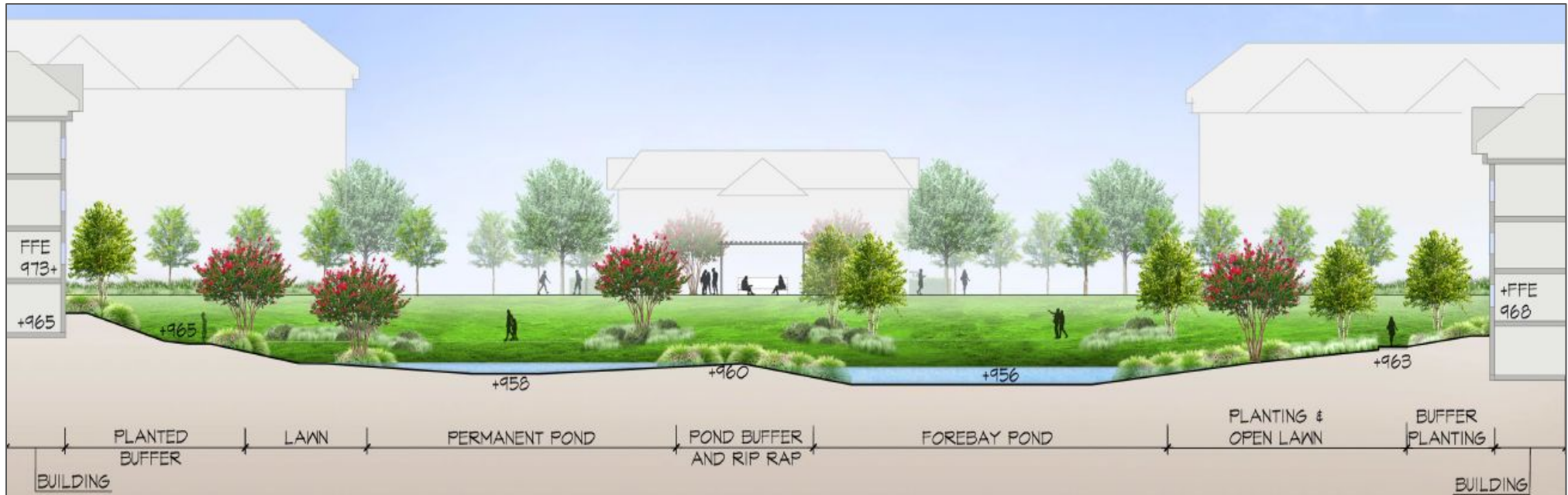
Sustainable Building Materials



Energy Efficient Windows

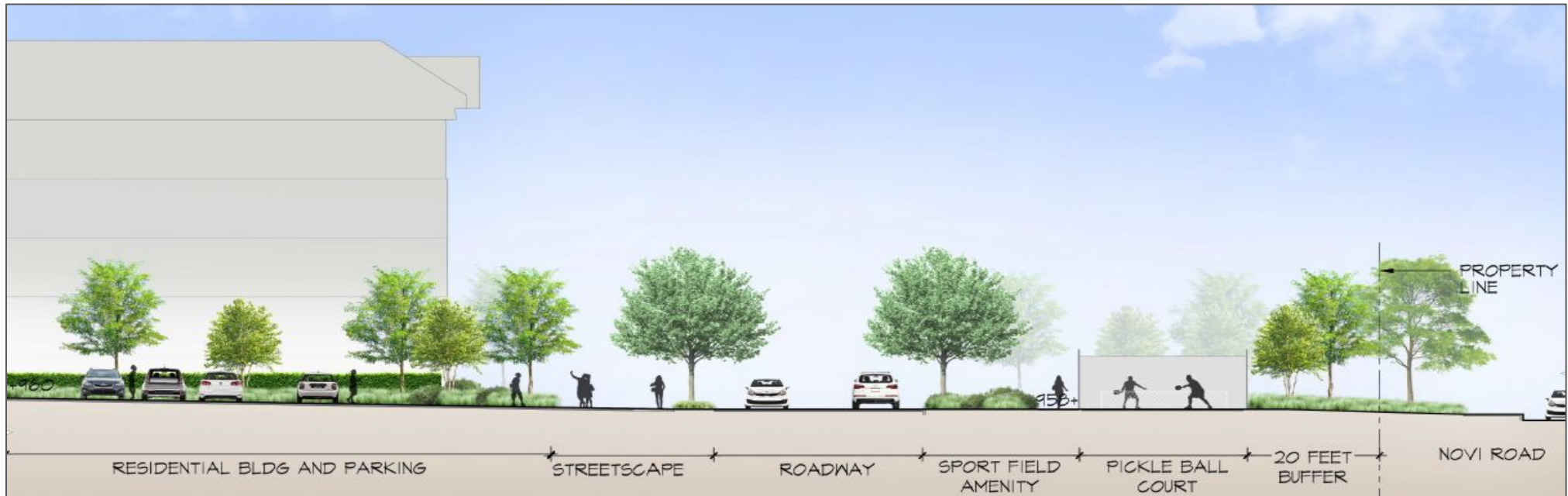
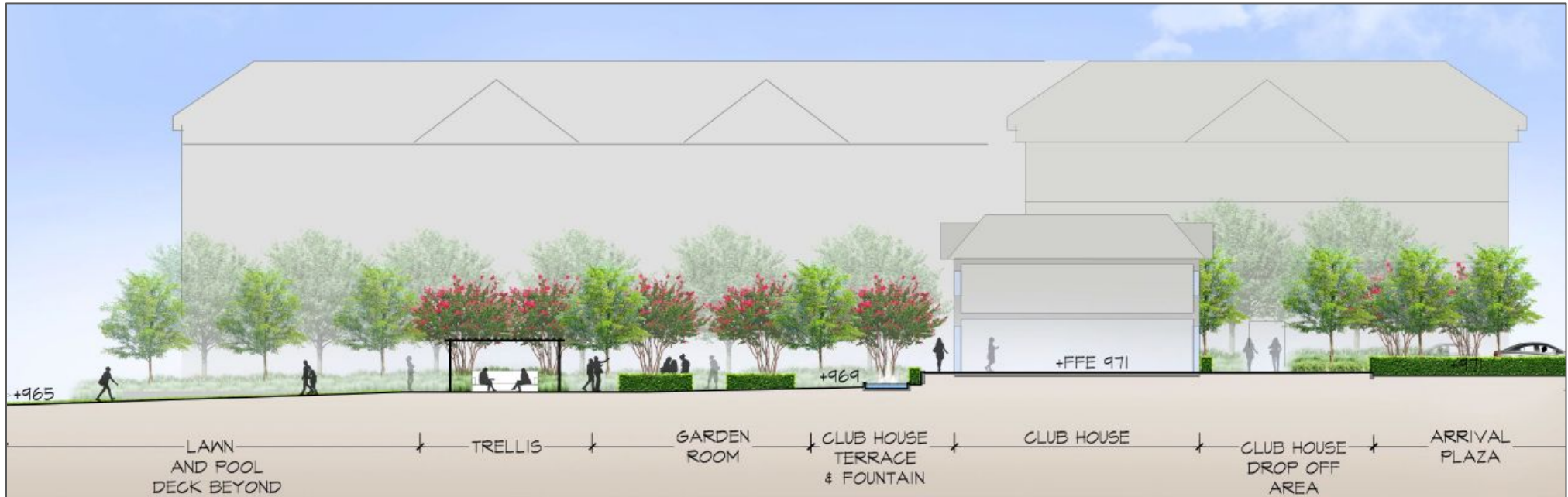
Green Space & Amenity Sections

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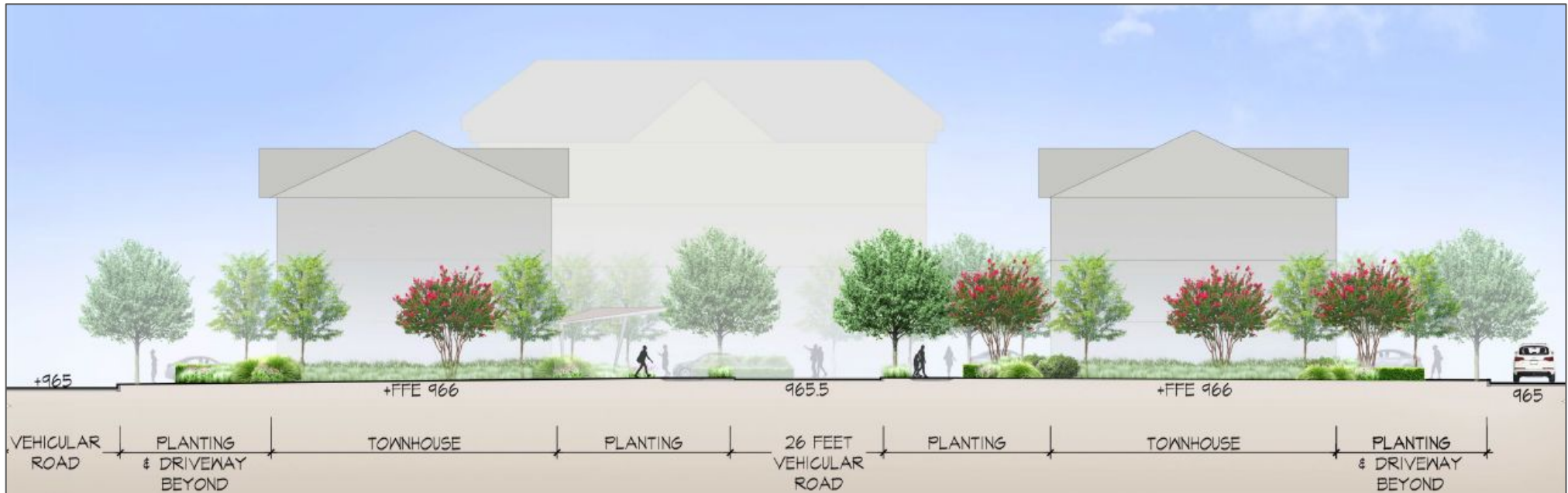
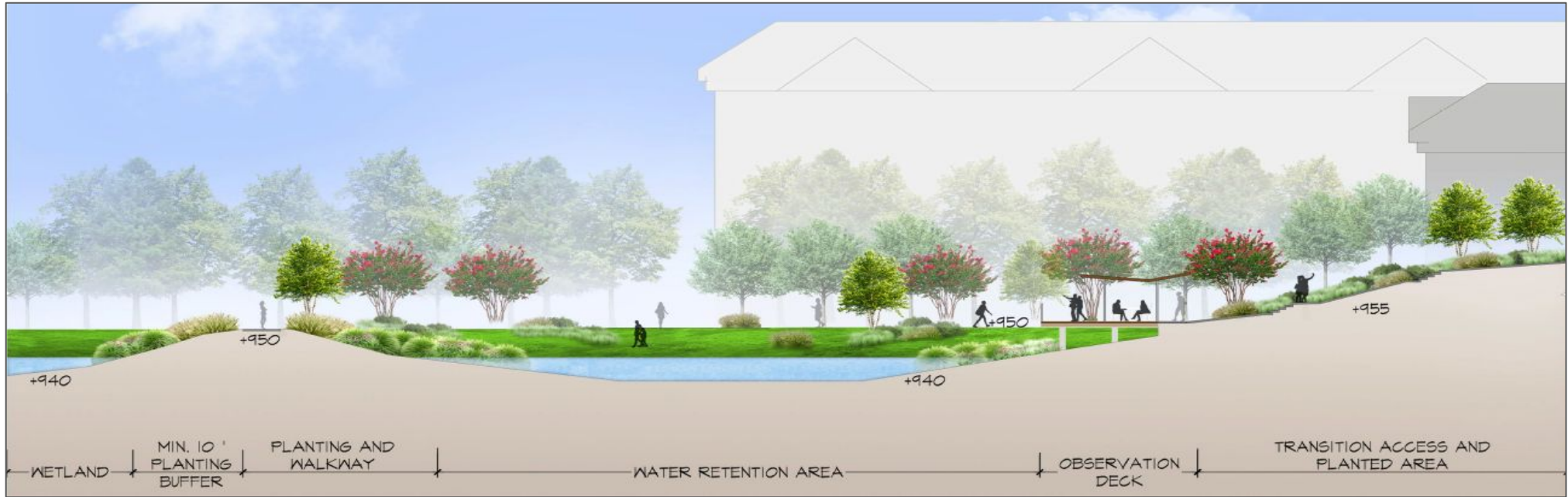
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Society Hill's ownership group desires to work hand-in-hand with the City of Novi to deliver this exciting project, increasing the new housing stock within the market. Today, developers as a whole are facing a number of headwinds that create financial feasibility challenges for any project. These factors include:

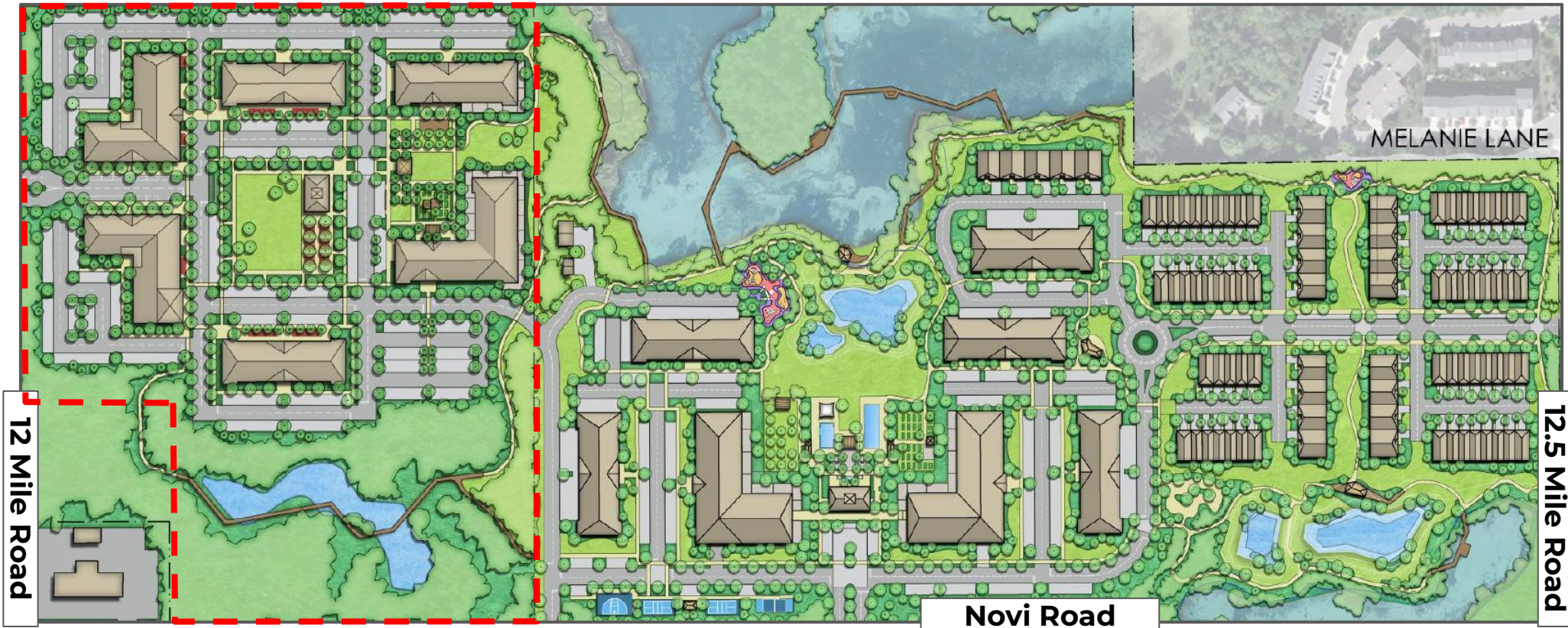
1. Inflationary environment that has created significant cost ramifications on all aspects of new development including material pricing and labor wages
2. An interest rate environment that has not been seen in decades, driving up financing costs to unprecedented levels and increasing the risk profile of ground-up development
3. Downward pressure on rental rates, upward pressure on operating expenses (insurance, taxes, payroll, energy) and high vacancy rates as macroeconomic conditions make it more and more difficult for residents to afford their own households

Despite these financial constraints, the new vision for Society Hill can become a reality through municipal assistance that would include a tax abatement program achieved through either:

- A. Establishment of a Commercial Rehabilitation District and subsequent property tax abatement
- B. Establishment of a Neighborhood Enterprise Zone and subsequent property tax reduction

Commercial Rehabilitation District

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- The development of Society Hill under the proposed site plan offers many significant advantages for the City of Novi, but the maximum value would be achieved through creating connectivity with the rest of the commercial corridor and advancing the City of Novi's goals of creating a true live, work, & play environment.
- To ensure the execution of a best-in-class development that is consistent with the City's future vision, ownership is prepared to pursue the acquisition of the required adjacent parcels (outlined above in red) from third parties & the City. This plan is only financially viable through the creation of a Commercial Rehabilitation District for the entirety of the project that would include approval of a property tax abatement.
- The proposed acquisitions would lead to the creation of an even more extensive mixed-use environment that may include programming such as senior living, boutique office space and activated retail fronting 12 Mile Road.

Neighborhood Enterprise Zone

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- Due to the planned inclusion of ancillary street level retail space and/or dedicated live/work residential units, Society Hill is a prime candidate for a Neighborhood Enterprise Zone and property tax reduction.
- Staying within the spirit of the act passed in 1992, the development of Society Hill will accomplish the following:
 - Spur the development of residential housing in communities where it may not otherwise occur
 - Stay consistent with the master plan, neighborhood preservation and economic development goals of the local governmental unit
 - Encourage new investment in communities and promote the revitalization of specific neighborhoods

As a result of extensive progress over the past several months on site plan design, ownership is ready to advance the project upon approval of an amendment to the Consent Judgment to reflect approval of the revised development plan, followed by final site plan/engineering approvals and issuance of applicable permits. In order to move the project forward, the following items are required:

1. Meet with City Council for Study Session to discuss the revised plan (seeking a vote to confirm Council will amend the Consent Judgment for a plan such as this)
2. Prepare a more formal preliminary site plan and submit for review and comment by City staff and consultants
3. Return to City Council for review and approval of the preliminary site plan and proposed amended Consent Judgment
4. If the Consent Judgment amendment is approved and entered by the Court, proceed with final site planning/engineering and third party agency approvals and permits
5. Concurrently with the above, acquisition of city owned (and other privately held) parcels on Novi Road and the establishment of either a Neighborhood Enterprise Zone or Commercial Rehabilitation District for the entirety of the project and subsequent approval of a property tax abatement.