



CITY OF NOVI
Administrative ePacket
December 12, 2024

Council Action/Attention

Departmental Updates

[The Buzz Report](#)

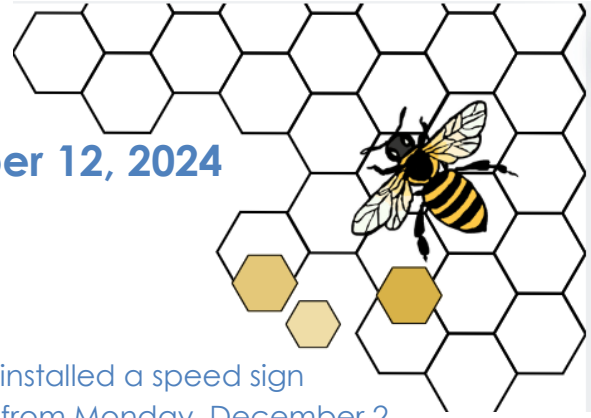
For Your Information

[Invasive species removals in Lakeshore Park - Meader](#)

[Noble Village - Crains Detroit Business](#)

Buzz Report

December 12, 2024



Hot Topics:

- **Liberty Park Speed Study (new)**

At the request of citizens in Liberty Park neighborhood, Novi PD installed a speed sign on Declaration Drive (for northbound traffic) near Bartlett Drive from Monday, December 2 through Saturday, December 7 to gather speed data. A total of 4,032 cars traveled on Declaration during this time, with an average speed of 18.72 mph. Data indicates speeding is not an issue and staff have relayed the findings to our contact in Liberty Park. No further action is anticipated.

- **10 Mile/Novi Road Traffic Light (new)**

There have been recent reports of the traffic light at Ten Mile and Novi Road malfunctioning, occasionally displaying a flashing red on all sides even at times of day when it shouldn't. The Road Commission for Oakland County (RCOC) is responsible for this signal and have already been contacted. As their monitoring panel was reporting no errors, they sent out a crew to investigate the issue on Monday, December 9th. No further report has been given to our offices from RCOC on the matter at this time, but we expect the problem has been resolved or is in the process of being so.

- **Bristol Corners Sidewalks (new)**

Residents of Bristol Corners have recently contacted the City requesting reimbursement for sidewalk repairs they undertook themselves. This matter was previously considered by the Mobility Committee and the following was determined:

For the duration of the Pilot Program, the City will not provide reimbursement for sidewalk repair/replacement work performed outside of the NSRP; in other words, work completed privately by a homeowner or Homeowners Association). Additionally, the City will not consider repair/replacement of sidewalk panels due to ponding or pooling water, assuming the two previously mentioned conditions per state law do not exist.

- **Incident at Novi Meadows**

On December 3rd, while PRCS basketball activities were being held at Novi Meadows upper elementary school, damages (broken exit lighting, drawing on walls, etc.) to school facilities occurred during a team's basketball practice. A message has been sent to the team regarding the matter, which was also captured on the school's surveillance system. PRCS and the schools will work together to ensure the necessary repairs are made.

- ~~**Trains/Railroad Crossings**~~

~~A resident has recently been reaching out with concerns about the Railroad Crossing Located just north of the Beck and West Road intersection. The trains that utilize that crossing, as well as others within City limits, do not provide schedules. These trains are ultimately overseen by the Federal government and any fines for stopped/delayed traffic at the crossings would ultimately be assessed and paid to them.~~

Frequently Asked Questions:

Q: What's happening with the old Jaguar dealership (10 Mile/Haggerty)? (new)

A: The former Jaguar dealership located at 24295 Haggerty Rd is in the process of being converted to an Audi Sales Center. While it was initially planned for the old building to be demolished, the developer instead decided to repurpose the existing building and make minor site improvements to meet their goals and brand expectations instead. Currently the renovation is in full swing, and recently was approved for it's "rough" building inspection.

Q: What is happening with the former nursing home at 10/Novi? (updated)

A: The former Whitehall nursing home has been demolished and Primrose School, a 13,586 square feet private preschool and daycare center, is currently being built on the former site. When completed, is estimated to be able to have 202 children during its peak hours.

The construction was previously limited only to foundation/flatwork while a hydrant was installed to make water available at the site. As of December 4th, the full building permit has been issued which will allow them to proceed with "vertical" construction.

Q: With the planned improvements to 9 Mile Road between Meadowbrook and Haggerty when will the trees be removed?

A: Endangered species protections require the trees to be removed prior to March 31, 2025, to avoid disturbing bat nesting areas. The City's tree contractor will remove the trees this winter

MEMORANDUM



TO: VICTOR CARDENAS, CITY MANAGER
FROM: RICK MEADER, LANDSCAPE ARCHITECT
SUBJECT: INVASIVE SPECIES REMOVALS IN LAKESHORE PARK
DATE: DECEMBER 11, 2024

Mayor and Council –
FYI, only
- Victor

We received a grant from Oakland County Parks to remove some of the dense stand of woody invasive plants on the slope above the picnic area in Lakeshore Park. The work was done by Oakland County Parks staff in October. The grant was only enough to clear about half of the area, but they saw the extent of the problem and worked another day to clear the entire area of what was mostly autumn olive, but also had buckthorn and honeysuckle throughout the area.

In clearing the invasives, they made room for the numerous redbuds, maples and other native species already there to grow in the area, making it much more attractive and accessible for park users. I wanted to make you aware of the extra effort and great benefit Oakland County parks provided the City. See photos of the cleared area below.





Newsletters

Mayor and Council –

Please see this interesting article about Noble Fish, who has been building out the old Library Pub/Andiamo next to One World Market.

- Victor

Restaurants

Clawson sushi bar owner creating 2 Asian food hall/grocery store concepts

By Jay Davis

Gift Article



Credit: Studio H2G/Design FWD

Noble Village Group LLC will combine Noble Fish Sushi & Market and White Wolf Japanese Patisserie in downtown Clawson into one larger open space.

Reprints Share

December 10, 2024 01:09 PM | 20 HOURS AGO

The owner and operator of a popular Oakland County sushi restaurant and bakery is putting close to \$30 million into creating a pair of Asian food halls and grocery stores.

Noble Village Group LLC, which owns Noble Fish Sushi & Market and White Wolf Japanese Patisserie on 14 Mile Road east of Main Street in downtown Clawson, will take over an empty space next door in a \$5 million project and combine all three to create one open 12,000-square-foot spaced called Noble Village.

Related →

Japanese department store, claw-machine arcade added to Asian-themed development in Novi

Noble Fish to expand in Clawson building, which will add Japanese bakery

Owners of former Greektown nightclub open restaurant on Nautical Mile

The expanded Clawson space will get new fresh seafood and meat counters, ramen and cocktail bars, and an expanded grab-and-go food section. Noble Village will have seating for 100, with an additional 50 seats on a three-season patio facing 14 Mile Road.

Noble Fish opened in 1984 and White Wolf opened in 2019 as part of a [previous expansion](#).

Noble Village Group Director of Business Operations Doran Brooks told Crain's that the project came about in part from feedback from customers.

"People wanted shortened wait times, more seating," Brooks said. "Ultimately what we wanted to do with Noble Village coming online is go down further into the idea of bringing more to the people. We have a lot of offerings, but they're each under a different roof. We thought why not build a food hall-style venue with everything under one roof."

Brooks said Noble Village in Clawson is expected to bring in about \$15 million in revenue each year.

The same idea applies to a [second project](#).

A second Noble Village will be created in Novi inside a 34,000-square-foot space that previously housed the Library Pub. Noble Village Group's One World Market is on the ground floor of the space at 42705 Grand River Ave., which also houses the company's headquarters.

The project will see the addition of a food hall, izakaya pub and community center to go along with its grocery store, Noble Fish restaurant and White Wolf bakery. The company is investing about \$23 million into the Novi project, according to Brooks, including \$8 million to buy the building. Brooks expects the Novi location to bring in \$20 million-\$25 million in annual revenue.

The Novi location will also get a ramen bar and dedicated sandwich and Japanese fried chicken restaurants. The second floor will have a Japanese restaurant and theater space. There will be space on the second floor available for private events, Brooks said.



Credit: Studio H2G/Design FWD

Noble Fish Sushi & Market and White Wolf Japanese Patisserie in Clawson will stay open as construction goes on over the next year to combine the two businesses under one expanded roof.

Noble Fish and White Wolf will remain open during the work in Clawson, which started last month, Brooks said. That project is expected to be completed toward the end of 2025. Work on the Novi project will start once the Clawson project is finished, Brooks said, and be done late in 2026.

The Clawson expansion will create about 30 jobs to add to the 50 employees Noble Fish and White Wolf currently have, Brooks said. Some 50-100 jobs would be added at the Novi location, which has 45 employees, he said.

Birmingham-based Studio H2G is handling interior design work on both projects while Livonia-based Shaw Construction will be the contractor for both jobs. Wyandotte-based Detroit Architectural Group will also have a role in the project. Royal Oak-based design firm Design FWD will design logos, help with branding and build Noble Village a new website.

Brooks said there will be some educational components added to the projects, too. Items in the grocery section will include a QR code that when scanned will lead to videos on how to use specific ingredients. Noble Village would like to add a digital presence that could include chef prep videos or entertainment content, Brooks said.

“Our brand archetype is sage, which is a teacher,” Brooks said. “We want people to feel like they’re not just coming to eat. We just want to teach people more about the food and get them really excited about things.”

Another Asian-themed development continues to take shape in Novi. [Sakura Novi](#), which is being built at 42708 Grand River Ave., south of I-96 and Twelve Oaks Mall, will be a mix of retailers, restaurants, entertainment and apartments. The project has been in the works for about six years.



Credit: Studio H2G/Design FWD

Noble Fish Sushi & Market and White Wolf Japanese Patisserie will expand into a larger open space on 14 Mile Road in downtown Clawson.



By Jay Davis

Jay Davis is a reporter covering restaurants, retail and small business issues for Crain's Detroit Business. Prior to joining Crain's in 2020, Jay held roles covering prep sports, local government, and education.

📍 Restaurants, Retail, Food & Drink, Commercial Real Estate, News

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