



CITY OF NOVI
Administrative ePacket
March 26, 2026

Council Action/Attention

[Plante Moran Realpoint Update](#)

[Shockey Consulting Novi 2050 Strategic Plan Update](#)

[Data Centers Ordinance Update - McBeth](#)

Departmental Updates

[The Buzz Report](#)

[Echo Vally Update Community Oriented Policing Update - Gruenwald](#)

[Summary of 2026 March Board of Review and tentative MRF - Ziozios](#)

[Public Transit Ridership Update \(Q4 2025\) - Swick](#)

[DPW Strategic Plan 2026-2030 - Mikus](#)

For Your Information



City of Novi - Project Status Overview

Status Summary

Novi City Council Weekly Update #58

As of:

3/25/2026

Overall
Status

In progress

PMR Previous Activities (October 2024 – March 2026)

Design

- Bi-weekly design meetings continue to occur on Mondays.

Other

- ~~Technology contract is being circulated for City review and signatures~~
- ~~PMR/HED CDR estimate page turn meeting occurred on 3/11/26.~~
- ~~DTE utility relocation budget estimate and timeline being reviewed by City and PMR for schedule impacts for the Road Project.~~
- ~~PMR issued the Mechanical/Electrical Commissioning RFP on 3/18 with invitations to bid for five firms. Proposals are due on 4/3.~~
- PMR update to City Council occurred on 3/23/26.

Upcoming Activities

Governance

- City Council's remaining approvals consist of budget; schematic design; design development; technology vendor; furniture vendor; contractor bid packages; change orders (CO's) in excess of \$100,000 and/or CO's that exceed project contingency or program budget.
- FAC to approve budget transfers between projects (for example, a budget transfer from the PSB to FS 2) and use of contingency

Design

- HED conceptual design presentation to FAC scheduled for 4/13/26; schematic presentations scheduled for May for the FAC and Council.
- FAC meeting will be held on 4/13/26 or 4/20/26 for feedback regarding PSB and Fire Station 2 and 3 conceptual design.
- Schematic design presentation scheduled for 6/8/26 City Council meeting, with FAC meeting to be scheduled the week of 6/1/26.
- HED to coordinate a community Neighbors Meeting for FS 2 and FS 3 sites in Spring or Summer 2026.
- Design of PSB is contingent upon DTE approved utility relocation plan and additional site work approvals.

Other

- ~~PMR to present update to City Council on 3/23/26.~~
- The next PMR's Owner's Meeting with Novi will be on 4/6/26.
- PMR exploring implementation of dashboard in 2nd Quarter 2026.

Areas for Discussion

Site Due Diligence / Budget Items Checklist:

- PMR and HED working to populate necessary items for site plan approval
- ### City of Novi Road Project
- Approx. \$18 million, which includes property acquisition and utilities (\$11.5 million "construction cost" for the road itself)
 - PMR's assumption is that it is responsible for activities within the project sites, and that utilities are available at lot line
 - City will be responsible for wetlands, contaminated soils and land clearing of the identified spoils pile at the Public Safety Building Site (if needed), and relocation and/or improvements of public utilities adjacent at Lee Begole Drive to facilitate the road improvements and PSB project.
 - PMR analyzing cost-sharing financial scenarios between Public Safety Project and Road Project activities for items listed above for FAC.
 - City planning on bidding road project in Spring 2026.
 - City reviewing high-level timeline and budget for utility relocation due to the Road Project; DTE estimates due in two weeks.

Procurement and Contracts

- Site work/land clearing to occur 3rd/4th Quarter 2026 (some tree clearing and dirt removal is currently underway at PSB site)
- Targeting substantial completion of FS 2 and FS 3 by December 2027, with the PSB starting construction in 2028.
- PMR seeking approval of Mechanical/Electrical Commissioning and Furniture, Fixtures and Equipment (FFE) vendor in 2nd Quarter 2026.
- Future procurement services will include Materials Testing and Building Envelope Consultant.

Public Safety Buildings Project (continued)

In addition to the activities reported by PMR, please see the additional updates:

Public Safety HQ Site

March 23, 2026





City of Novi – Strategic Plan Status Update

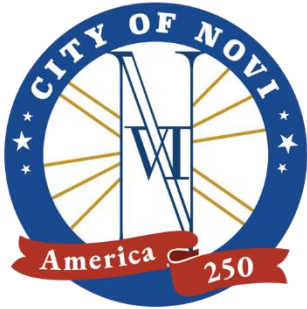
As of: 3/26/2026

Launch	Discovery	Visioning	Scenarios / Strategies	Crafting the Plan
Completed	Completed	Underway	May-Jun	Jul-Oct

Recent Progress	Upcoming Efforts / Engagements
- Launched Community Vision Survey in English, Spanish, and Japanese (288 responses to date) - Launched Sounding Board group (26 sign-ups to date)	- Launch Key Stakeholders Questionnaire - Topic-specific surveys - Finalize schedule for each survey - Staff Leadership Team review of issue papers to be used in future engagement and creation of draft goals - LRSP Committee Workshop (3/30)

Input Needed
None at this time.

MEMORANDUM



TO: VICTOR CARDENAS, CITY MANAGER
FROM: BARBARA MCBETH, AICP, CITY PLANNER
SUBJECT: DATA CENTERS – POSSIBLE ORDINANCE AMENDMENT
DATE: MARCH 25, 2026

Mayor and Council –
Please see a follow-up
to the initial
evaluation of changes
to the ordinance to
address future data
center requests.
- Victor

Following up on the memo the Planning Department presented earlier this year on Data Centers, it was noted that the City of Novi's ordinance would benefit from an update to the definition of the land use described as *Data Processing and Computer Centers*, along with identification of the appropriate zoning district(s) where Data Centers would best fit. Clear ordinance standards need to be identified for consideration during the review of the required submittal documents from applicants. While ordinance language has not yet been drafted, below are some considerations for an upcoming ordinance amendment.

Types of Data Centers and Definition.

Planning staff and the City Attorney's office have researched various descriptions of Data Centers. The following information regarding the **size and scale** of Data Centers was shared in *Zoning Practice | American Planning Association | October 2025*:

Data centers themselves fall into several distinct categories. **Edge or micro facilities** are the smallest, often modular, container-sized enclosures, ranging from a few hundred to a few thousand square feet. **Enterprise data centers**, typically operated by corporations or universities, can range from about 5,000 to 50,000 square feet, sometimes larger. **Colocation facilities** lease space to multiple tenants and often fall between 50,000 and 600,000 square feet, with many averaging around 150,000 square feet. At the largest scale are **hyperscale data centers**, typically built by major cloud or AI providers, which can easily reach hundreds of thousands of square feet per building and exceed one million square feet across a campus (Zhang 2023).

To prepare for the different scales and types of Data Centers, a **clear definition should be provided in the ordinance**. Other communities are considering definitions similar to this:

Data Center. A facility or group of buildings whose primary function is the housing, operation, and maintenance of computer servers, data storage systems, telecommunications equipment, and associated infrastructure used for the processing, storage, or transmission of digital information. Such facilities may include backup power generation, battery energy storage systems, water cooling and storage systems, fuel storage, utility substations, and security infrastructure. This term does not include server rooms or data-processing facilities that are accessory and incidental to a primary permitted use.

While this definition is fairly broad, the recommended guidance from a few of the available resources indicates that the **server rooms** in many larger office buildings, or data processing functions that are part of an otherwise permitted use **would be excluded from the Data Center definition**, and would not need to be reviewed through the same process to be established for Data Centers (but might otherwise require site plan approval). All other types and scale of Data Centers meeting the definition would need to be evaluated through the site plan review process that will be described in a draft text amendment.

One model ordinance provides the following additional definition that may be included:

Data Center Accessory Use: Ancillary uses or structures secondary and incidental to a Data Center use, including but not limited to: administrative, logistical, fiber optic, storage, and security buildings or structures; sources of electrical power such as generators used to provide temporary power when the main source of power is interrupted; electrical substations; domestic and non-contact cooling water and water discharge treatment facilities; water holding facilities; pump stations; water towers; environmental controls (air conditioning or cooling towers; fire suppression, and related equipment), and security features, provided such Data Center Accessory Uses/structures are located on the same tract of land. The use shall not include energy generation systems used or intended to be used to supply power to the Data Center during normal operations. (*Livingston County Model Ordinance*).

Zoning Districts

As with any Zoning Ordinance amendment, all land uses should be provided for in the Zoning Ordinance, and consideration for the appropriate locations for that use should be evaluated. Due to the nature of Data Centers as described in the suggested definition, it seems that the best location for the use in Novi is the **I-2, General Industrial District** (Novi's most intense industrial district). The following is the description of the I-2 Zoning district:

The I-2, General Industrial district is designed primarily for manufacturing, assembling, and fabrication activities, including large-scale or specialized industrial operations, whose external physical effects will be felt to some degree by surrounding districts. The I-2 district is so structured as to permit the manufacturing, processing and compounding of semi-finished or finished products from raw materials.

Uses similar to Data Centers that are permitted in the I-2 District include the following:

- Heating and electric power generating plants.
- Public utility buildings, telephone exchange buildings, electrical transformer stations and substations, and gas regulator stations, other than outside storage and service yards.

All standards for building height, setback, parking, landscaping, engineering, and façade in the I-2 District would govern the submitted site plan if this district is approved for Data Centers. Due to the possible external effects of Data Centers, it is staff's opinion that the ordinance should clearly state that Data Centers **shall not be permitted within a certain distance of existing or planned residential uses, and shall be subject to the standards in the ordinance for Special Land Use consideration.**

An **alternative** to designating a single or multiple zoning districts would be the possibility that the new ordinance language could establish an **overlay district**, meaning that the Data Center use would be permitted (or allowed subject to certain standards) anywhere that that overlay district is designated in the City. Areas that may be recommended to be included in an overlay district have not yet been determined.

Land Use Considerations and Required Submittals

Land use and other considerations related to Data Centers to be evaluated as a part of the Site Plan and Special Land Use consideration (in addition to other standards as provided in the ordinance) could require the following submittals from the applicant:

- A narrative describing the project in detail and the **compatibility of the proposed development with surrounding land uses.**
- Analysis of **environmental impacts**, including woodland or wetland impacts.
- A **Community Impact Statement** and **Environmental Impact Statement.**
- A **Noise and Vibration Impact Statement** prepared by the applicant for review based on the site plan, including noise association with the main facility and any supporting equipment. Information provided would include existing background noise (for a "before and after" analysis) and discussion of noise attenuation options (these are 24-7 operations, which is more intensive than even most industrial operations).
- A **Traffic Study** including the quantity of truck traffic anticipated at the site and on what basis.
- A report prepared by the applicant to ensure the **capacity of water and sewer** services for the site and adequate infrastructure to support the Data Center as it is built, and into the future.
- Written verification from the **electric utility provider confirming available capacity** and identifying any required system upgrades.
- **An estimate of average and peak electrical demand** expressed in kilowatts (kW) and megavolt-amperes (MVA), including a description of redundancy and resiliency systems.
- **A description of cooling methods** to be used, estimated average and peak daily water usage, and identification of potable versus non-potable water sources.
- **Phasing plans** or potential for expansion should also be addressed by the applicant at the time of the initial site plan submittal.
- **Other measurable performance thresholds** such as requirements for renewable-energy procurement, and water-recycling targets.

- **Depending on the form of approval, conditions or other arrangements could be imposed or agreed to** as to such things as utility bill protections, infrastructure upgrades including fiber internet capacity improvements to residential areas around data centers, heat reuse system, and noise controls.
- Collection of escrow fees for City's review of technical documents, as needed.

Monitoring and Reporting

Staff's reviews of various recommended guidelines for Data Centers include standards that require confirmation of compliance with noise requirements prior to the initial certificate of occupancy of the project, along with ongoing evidence from the operator of actual water/sewer use, energy use, compliance with the sound level restrictions, and copies of EGLE or other outside agency reports for review by the City and members of the public.

Decommissioning

Some communities are requiring decommissioning once the facility's useful life has passed. Decommissioning of industrial sites generally includes ensuring that there is a planned process of taking the facility out of operation in compliance with all state and local laws. Standards to be included in the ordinance language could include triggers and deadlines for decommissioning and financial assurance that the decommissioning will take place by the city requiring a letter of credit, bond or escrow prior to the start of construction.

More Information

The attached information from the Urban Land Institute called ***Local Guidelines for Data Center Development is attached*** in case additional information is desired.

Next Steps

This memo is intended to provide the general direction that the staff and the City Attorney's office are taking, with the draft ordinance amendment to be provided in a few weeks for consideration by the City Manager's office and City Council's Ordinance Review Committee.

Local Guidelines for Data Center Development

By the ULI Americas Data Center Product Council



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Urban Land Institute

ULI Americas Data Center Product Council



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1

Introduction: data centers 101

This paper seeks to demystify data centers and their purpose while offering a balanced model zoning ordinance for data center development that authorities having jurisdiction (AHJs) can adapt straight from the page. It also aims to provide a roadmap to data center development for local officials, planners, and other municipal decision-makers.

Data centers are still a relatively new land use, and they are often misunderstood or miscategorized. To be ready when data centers are proposed in your jurisdiction or to attract them, first it is important to understand their purpose in our society and how they function, as well as to have strategies to mitigate common challenges.

Essential infrastructure

In the morning, most of us brush our teeth or take a shower. We may not know where the water comes from or where it goes. We may not know that it is treated at a plant and arrives at our homes, where wastewater departs, is received in a facility, and is released into surface water systems.

These days, we often check our email or social media first thing in the morning, even before we shower or brush our teeth. The internet—like water, sewer, and power systems—has become part of our essential everyday infrastructure.

Water and sewage systems are typically financed and delivered by local cities or counties. Power is funded and delivered by a mix of public and private entities. Data centers, however, which form the backbone of the internet, are financed, developed, and operated primarily by privately held businesses. Unlike what occurs with other critical infrastructure systems, the development of data centers requires navigating a complex landscape of private property laws, environmental impact assessments, and local zoning regulations. Local officials, in other words, play a key role in ensuring access to the internet economy.

Purpose and function

A **data center** is a building that houses the infrastructure that supports the world's computing functions. This building is filled with servers that process and store the data commonly referred to as “the cloud.”

Processing and storage

Whenever you swipe your credit card, join a Zoom meeting, or

send an email, your virtual activity connects to a real place in the physical world: a data center.

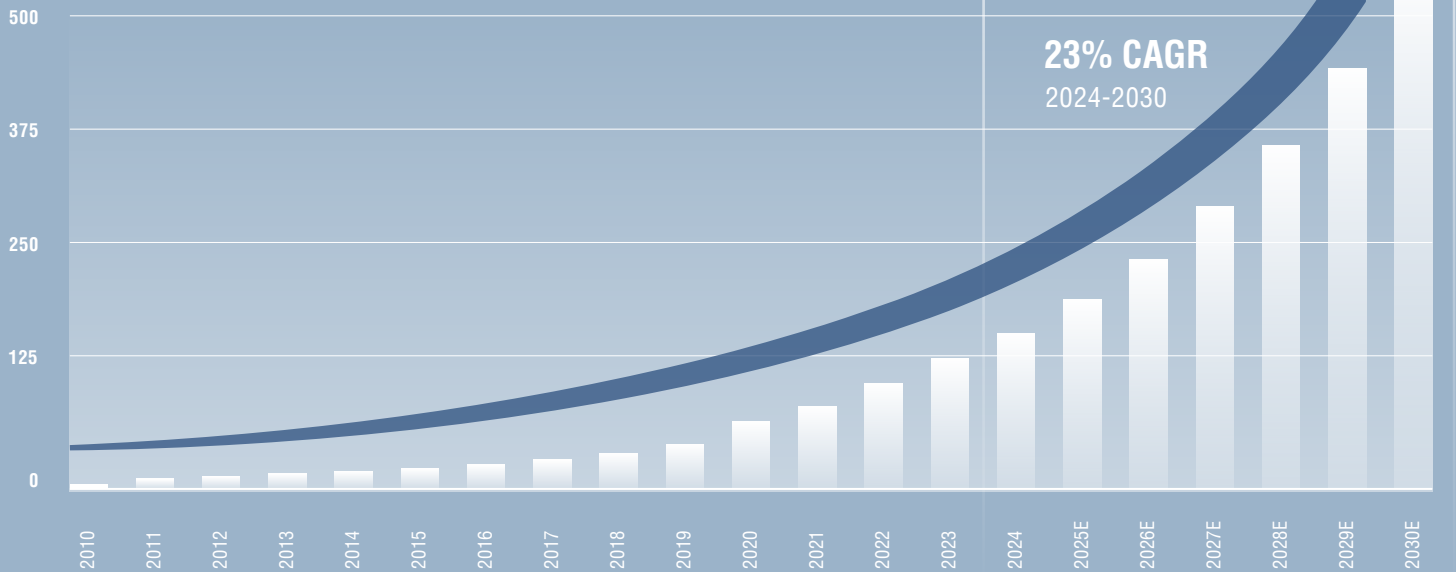
What gets processed in a data center? A better question: what does not? Data centers house our national security systems, including military communications. They enable online commerce, financial services, health care, and other essential services. Each app on your phone—even offline apps that

sync—and every activity on the internet requires a data center.

When you use your smartphone, that tiny device does not process your requests. Instead, your phone asks questions that get answered in data centers—usually in a fraction of a second.¹

Data centers' primary function is processing and accessing data, but they also store data, safeguarding sensitive information so it's inaccessible to hackers. When you save a file to the cloud, you are not storing it in the sky. A data center stores it, more efficiently and securely than a filing cabinet ever could.

Global data created annually in zettabytes



Source: JLL Research, IDC

The demand for more data center capacity

Our economy and communities were able to continue functioning during the Covid-19 pandemic—when schools, workplaces, and social gatherings shifted to the internet—thanks in large part to the support provided by data centers. This change also moved us further into an economy that exists, largely, online.

The rise of remote work and advancements in artificial intelligence (AI) that require high-density computing increased the demand for processing and data storage, thus requiring

more data center capacity. As a result, this property category has grown significantly.

If society and the economy continue the shift to the internet, we would seem to face a need for more data centers. Where these new data centers will be developed is a matter of great importance that requires several variables to come together. To discuss these variables, we first must discuss what a data center is.

Types of data centers

Corporate or enterprise data centers, which store and process a single organization's data, rose in prominence in the mid-1990s as the dot-com boom drove demand for fast internet connectivity and 24/7 operations. These data centers often store

the data of financial institutions—think American Express or Wells Fargo—that typically own and operate such facilities themselves, rather than leasing them from a provider.

¹ "One: You Use Data Centers," Where the Internet Lives, Google, podcast audio, <https://podcasts.apple.com/us/podcast/one-you-use-data-centers/id1541394865?i=1000501909698>.

At **colocation data centers**, which include **retail data centers**, third-party operators lease data center space—a certain number of server cabinets, for example, or kilowatts (kW) to multiple companies.

Wholesale data centers are a type of colocation data center where a third-party developer rents large portions of the space and energy capacity to one company—often, all of it.

Telecom data centers, owned by telecommunications companies such as Verizon, are where traffic from cell towers “switches” to the internet. These facilities tend to be smaller than the other data center types and require less energy.

Hyperscale data centers are built for a single customer: one of the large tech companies that provide many of the services we use every day—Google (Google Cloud), Amazon (AWS), Microsoft, and Meta. These companies sometimes own their own centers, and sometimes they lease them from a third-party developer. These centers are built based on the data demands of the hyperscaler.

The name *hyperscaler* emphasizes the ability to scale resources up or down quickly and efficiently to meet demand. These companies have a massive number of users and generate vast amounts of data, which together demand substantial processing power and storage capacity, especially as user bases grow unpredictably.

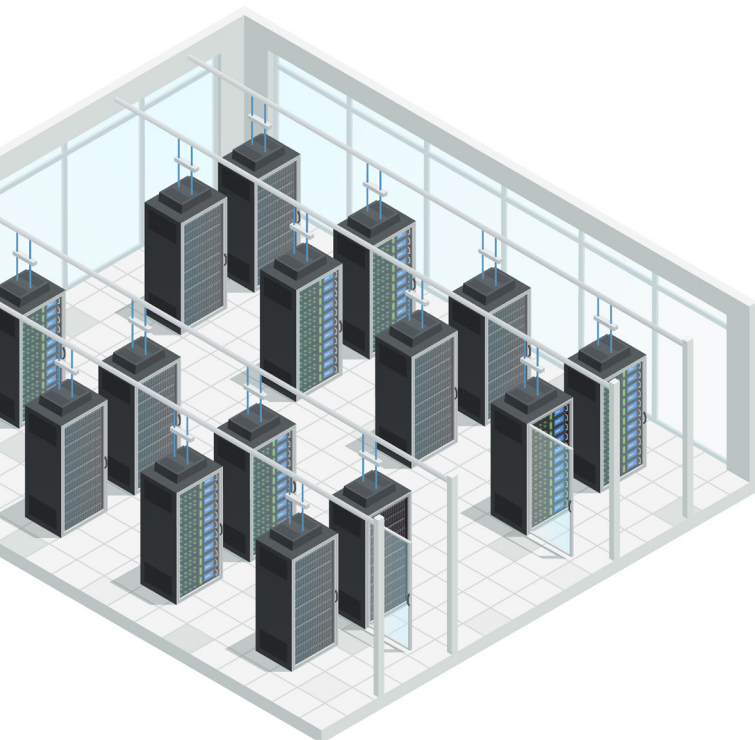
Differences from industrial warehouses

Data centers differ from other forms of commercial real estate. They constitute a relatively new category and, until recently, they were concentrated in select geographic areas. As a result, the buildings housing our essential internet infrastructure are widely misunderstood.

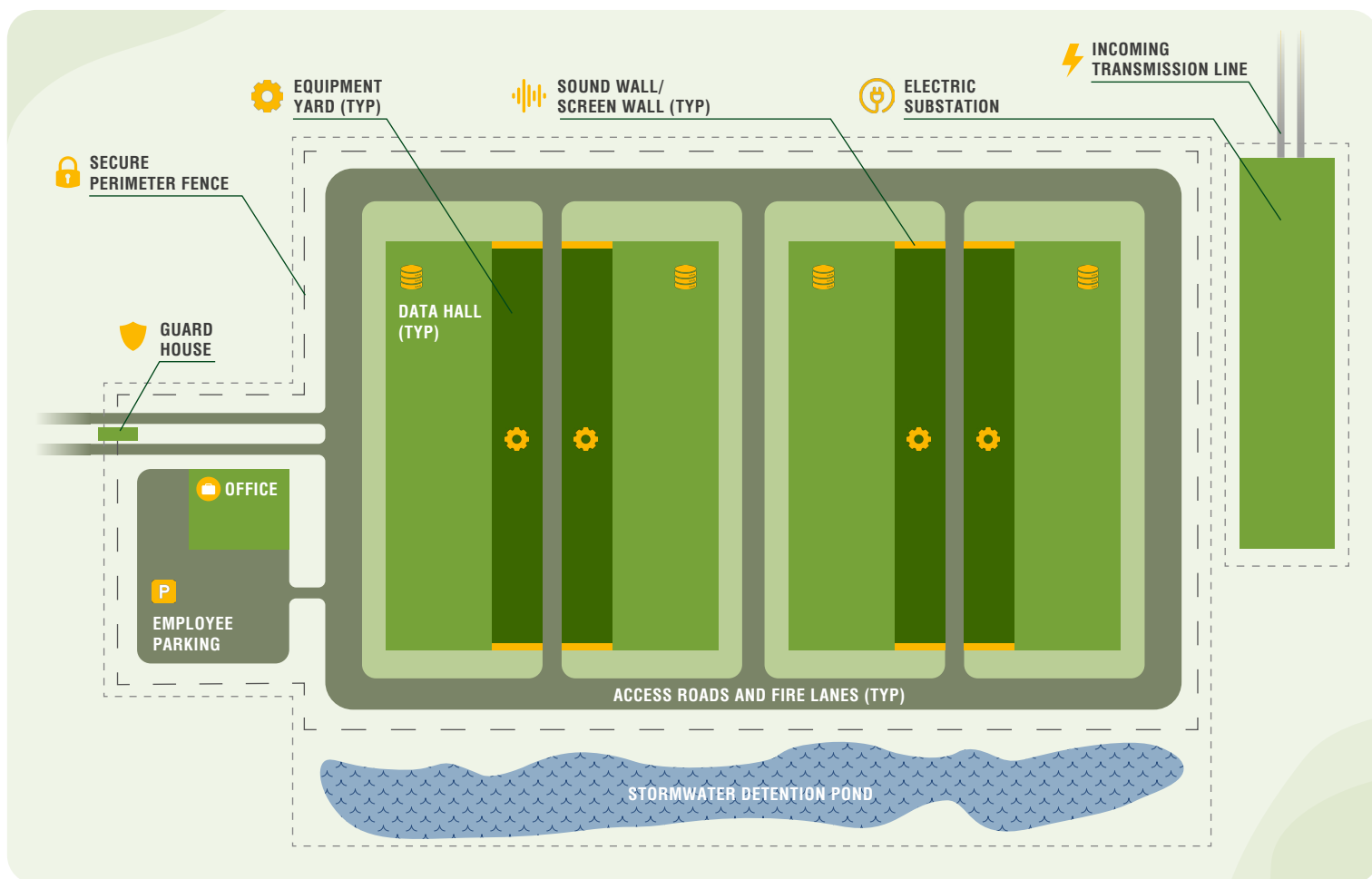
Typically, data centers are not explicitly mentioned in zoning codes. Instead, they fall under the umbrella of general industrial zoning uses. But because they store data, they are not typical warehouses. Their classification, as such, causes planning challenges, which we will detail further in a [later section](#).

Here's how data centers differ from industrial warehouses or factories:

- Data centers are more compatible with other uses nearby because, unlike factories or warehouses, they are odorless and lack truck traffic.
- They are often taller than traditional single-story warehouses. Data centers can be single-story or multistory. Single-story data centers start at around 30 feet (9.1 meters) and multi-story data centers go up from there.
- They require fewer employees once construction is complete, so long-term impacts on traffic, schools, and public services are minimal.
- They need fewer parking spaces and plumbing fixture counts than are typically mandated by industrial codes.
- Data centers require more robust underground and above-ground infrastructure.
- Unlike warehouses and factories, data centers have external electrical and mechanical equipment.
- Some data centers need multiple layers of redundancy, which we'll discuss [in a moment](#).
- Data centers require more security measures than industrial buildings, including 24/7/365 surveillance and controlled-access points.



Let's tour a hyperscale data center campus



Most of the data centers developed today are hyperscale data centers—typically within campuses. We tour one below.

Approaching the campus

As you approach a hyperscale data center campus, you are likely to encounter a fence or gate—often with a gatehouse—beyond which you may be able to see equipment yards and cooling equipment in the distance.

Security

Data center campuses have extensive security measures and strict protocols for employees and visitors. Infrared surveillance cameras and tall, anti-climb security fences that detect movement surround the property. A guard at the gatehouse checks guests' credentials outside. If you make it past this point—few people do—you will find another security checkpoint at the entrance to the data center building itself, where additional security personnel check badges.

Equipment yards

Before heading inside, let's first follow the winding campus driveway and stop at the mechanical and electrical equipment yards.

Electrical yards

In the electrical yards, you'll hear the low hum of static if you stand directly under the transmission lines. A nearby **utility substation transformer** receives this power and converts it down to the lower voltage needed for use inside. The medium-voltage power feeds into **switchgear** in the electrical yard—or another type of power distribution equipment that similarly dispenses electrical power throughout the data center.

Alongside the switchgear, you will see multiple generators that provide emergency power in case of an electrical utility outage. If they look like they aren't running, it's because they are usually turned off. Except during emergency outages, they are turned on only for monthly maintenance tests for a mere 30 minutes² and are quiet while running due to sound-attenuated enclosures.

2 GeneratorSource, "Data Center Generator Maintenance," GeneratorSource, January 2024, <https://www.generatorsource.com/blog/January-2024/Data-Center-Generator-Maintenance.aspx>.

Redundancy

Like hospitals, data centers require a high level of redundancy to ensure they never go down, and the generators are part of this preparedness. Redundancy is often also created through multiple power feeds. The servers have backup capacity, too. For instance, your inbox is stored on several servers so that if one fails, your emails remain accessible.

Mechanical yards

The mechanical yards operate similarly but typically focus on cooling rather than on power redundancy. On the ground, you'll find chillers that cool the data center. At some data centers, they are on the roof.

Heat is a byproduct of computer processing. The servers within data centers must remain cool to function correctly. There are multiple ways of to achieve this cooling, but for the purposes of this paper, we focus on three main categories: air-cooled chillers, water-cooled chillers, and evaporative cooling.

A highly efficient **air-cooled chiller system** is sealed in a closed loop and uses little to no water—less than the amount used in three single-family homes.

Both water-cooled and evaporative systems use more water and consume less electricity than air-cooled chiller systems. In an open-loop **water-cooled chiller system**, cooling towers evaporate water for cooling purposes. **Evaporative cooling** is primarily achieved by large air-handling units that move air

across a wet medium to evaporate water, which removes heat and cools the air in the data hall.

Data center structure

Let's now make our way through the security checkpoint and into the data center building itself. Inside, we find the **data hall**, where the servers sit in rows of tall racks along a series of aisles fed by **electrical distribution equipment**. Data halls are the *pièce de résistance* of any data center. Such a structure is typically designed from the data hall outward, with all supporting infrastructure responding directly to its needs.

If you examine the racks from the floor upward, you see bundles of colorful fiber optic cables (inside of which are thin strands of glass) connecting servers to switches and routers. These cables enable high-speed data transfer. Without them, we would be unable to access the web or many of the apps we use daily. The cables are organized in lanes that converge at massive **switches**.

Inside the data center building, you also find electrical rooms that house other critical power supply infrastructure. Battery-powered **uninterruptible power supply (UPS) systems** sit in large cabinets against the wall. In the event of a utility outage, these systems feed power to **power distribution units (PDUs)** inside the data hall. UPS systems are the first-used backup power source and often prevent use of the generators outside.

The importance of clustering

The internet is a network of interconnected networks, and so are data centers. **Clustering** refers to the practice of linking the servers at multiple data centers with high-speed, low-latency connections so they work together as a unified system. This interconnected group is called a cluster, and each server in the cluster is called a **node**.

Importantly, clustering requires physical proximity: locating multiple data centers close to one another geographically so that optical signals in fiber cables don't lose strength. That's why a huge portion of global internet traffic passes through major hubs such as northern Virginia's "Data Center Alley."

Clustering also requires interconnection—linking these data centers through high-speed, low-latency connections.

Reduced latency

One primary reason for data center clustering is to reduce **latency**, the time it takes for information to travel from its source to its destination. When data centers are geographically distant from each other, latency increases, which leads to slower application performance for end users, including the dreaded "spinning wheel of death." When data centers are

located near each other, data can travel shorter distances, and this information exchange runs faster. Due to quicker response times, the user experience improves.

Improved reliability

Clustering enhances redundancy. If one data center server goes offline, others in the cluster can take over, ensuring continuous service availability. Without clusters, one server failure could cause an outage with international implications. In the [appendix](#), we explore this concept further through a case study.

Load balancing

Clustered data centers allow for more efficient **load balancing**, the process of distributing network traffic across multiple servers at interconnected data centers. This practice prevents any single server or center from becoming overwhelmed.

Shared infrastructure

Data centers require conduits for power and, in some cases, water. When data centers cluster, they benefit from shared power and cooling infrastructure while also reducing the need for long-distance fiber optic connections.

2

What happens when data centers come to your region: opportunities, challenges, and mitigations

Data centers can provide significant economic benefits and other opportunities. Data center projects also introduce unique planning challenges, however. To be prepared, and to seize opportunities when appropriate, AHJs must understand these challenges and how to mitigate them.

Opportunities

Support essential national infrastructure

Data centers contribute to national infrastructure and economic growth. Also, they enable the digital economy by underpinning businesses of all sizes in virtually every industry.

According to the United States Department of Energy³, “At a national level, data centers are critical to supporting America’s economic growth by powering businesses and enabling continued leadership in innovation, including for AI applications.”

HERE’S HOW DATA CENTERS SUPPORT NATIONAL SECURITY AND ECONOMIC GROWTH:



They protect the privacy of all of the data within U.S. borders against cyber threats by powering security measures such as encryption, firewalls, and access controls.



Data centers also support the development and deployment of emerging tech. Data centers are the backbone of AI infrastructure, which requires rapid data processing, storage, and analysis at scale.



They host critical infrastructure for our emergency services, providing the necessary computing power and data storage to support communication networks, emergency response coordination, and real-time data analysis during crises.



On a macroscale, maintaining advanced data center infrastructure allows the U.S. to compete with such countries as China in the race for AI dominance, thus fostering economic growth and strengthening national security through technological leadership.



Our health care system depends on data centers. They enable a range of services, from telehealth visits to managing digital health records, and they even assist in providing data-analysis-informed diagnoses for patients.



On a microscale, data centers also improve businesses’ operational efficiency by democratizing access to supercomputer processing and secure cloud storage so that small businesses can compete more easily with larger corporations.

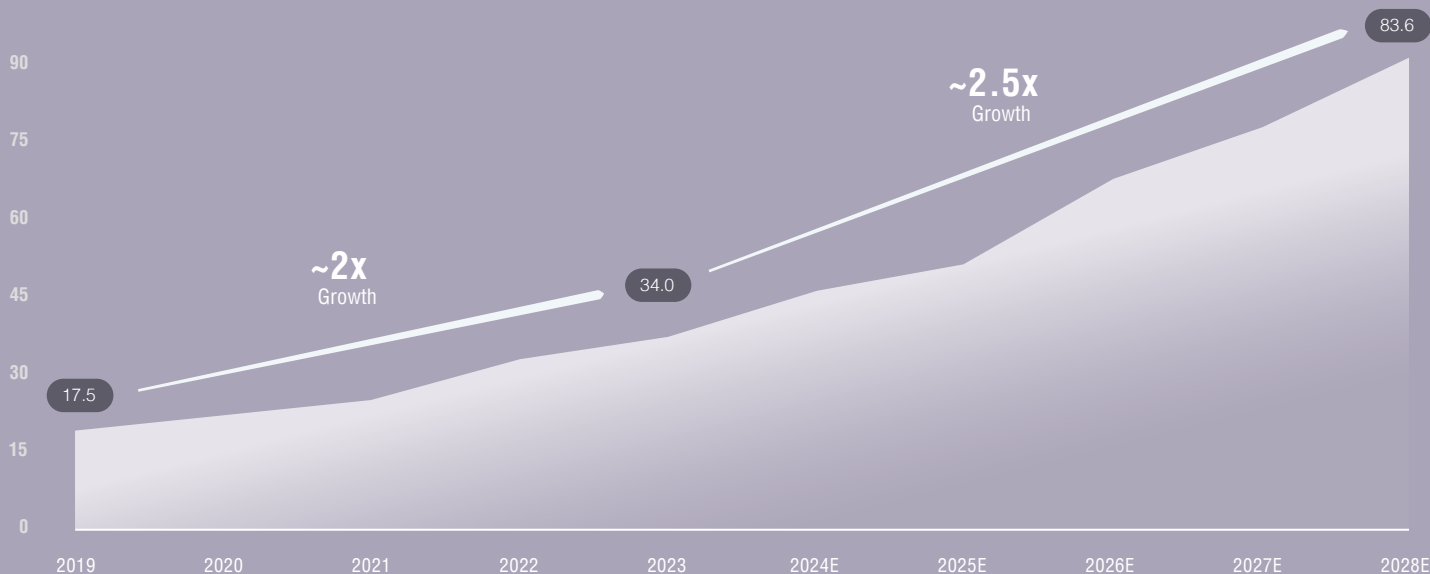


Banks and the rest of our financial ecosystem rely on data centers for their daily operations.

³ U.S. Department of Energy, “Clean Energy Resources to Meet Data Center Electricity Demand,” <https://www.energy.gov/policy/articles/clean-energy-resources-meet-data-center-electricity-demand>.

Increase much-needed processing and storage capacity

Growing global data center demand in gigawatts



Source: CBRE, DC Bytes

Our needs for data center capacity have grown—and continue to grow at a fast clip as we create more data.

If we don't build data centers that support this increasing data density, it could hamper the economy, business operations, and our daily lives.

On a microlevel, a lack of data center capacity or redundancy makes files and apps load slowly. On a macrolevel, if we don't build enough data centers to meet our growing storage and processing needs, there will be outages with international consequences, like the October 2021 Meta outage. We include a case study on this incident and its profound impacts in [the appendix](#).

Jobs

When data centers are in operation, they require fewer employees to operate than most other commercial properties, leaving minimal impacts on traffic in surrounding areas. A typical data center operates with fewer employees than other commercial or industrial facilities. Unlike industrial facilities, there is no fleet of trucks going in and out, which further minimizes traffic congestion.

More workers are present while the data center campus is under construction, though. Data center construction projects happen in phases, especially on larger campus developments, and these

phases can extend over several years. This phased approach often leads to misunderstandings regarding the permanency of the increased traffic. Clear communication about the nature and duration of construction phases can help manage expectations and reduce misunderstandings.

This phasing approach has a plus side, however. Data centers create local construction jobs for tradespeople who otherwise travel from job to job—with less fossil fuel consumption thanks to reduced commuting. Jobs related to data center construction typically provide these workers, sometimes called journey-people, with more stability and longer timelines, offering a higher quality of life. This outcome, in turn, can prevent or alleviate labor shortages and reduce renovation and building expenses in the area, benefiting homeowners and businesses.

Although the operational workforce of data centers is relatively small, people employed in these roles are well-compensated, often earning six-figure salaries without the need for significant training or a college degree. During both the construction and operational phases, data center jobs boost to the local economy because workers spend at retail stores, nearby restaurants, hotels, and suppliers.

Data centers also indirectly create many jobs across the broader economy. According to PricewaterhouseCoopers International Limited⁴ (PwC), each direct job in the U.S. data center industry

4 PwC, "Economic Impact Study of the US Data Center Industry," January 2021; "Data Centers and Ancillary Job Creation," TechIndustryReview, March 2022.

generates, on average, six ancillary jobs throughout the national economy. As a result, the total annual impact of the data center industry on national employment—combining direct, indirect, and induced effects from both construction and operations—grew from 2.9 million jobs in 2017 to 3.5 million jobs in 2021, representing a 20 percent increase.

Furthermore, the PwC study does not include jobs created by the cloud access and processing power that data centers enable. Data centers also facilitate zero-commute remote work across the country, further reducing fossil fuel consumption and contributing to a more sustainable economic model.

Tax revenue

Data centers provide municipalities with substantial economic and fiscal benefits through various forms of tax revenue (if unabated) that far exceed ones associated with other property types.

Hyperscale data centers are capital-intensive developments that can cost billions to construct—and are filled with high-value equipment and infrastructure. Taxes levied against them can be a windfall for AHJs.

A case in point: the data center tax base in Loudoun County, the central hub of North Virginia's Data Center Alley, increased from \$15.996 billion in 2023 to \$25.627 billion in 2024, constituting 58.5 percent of the municipality's total tax revenue.⁵

Data center owners pay two primary forms of property taxes. The first is real property tax, which applies to the land campuses are built on and the permanent structures that sit upon it, such as buildings. The second is personal property tax, which is levied on movable assets such as the servers and equipment inside data centers.

These revenues become significant boons to surrounding municipalities. In Loudoun, personal property tax revenue from computer equipment purchases for data centers surged by 170 percent in 2023, accounting for two and a half times the tax revenue.

The presence of data centers can also lower the overall tax burden for residents. In Loudoun, the general property tax rate

is set at \$0.87 per \$100 of assessed value; it would be \$1.33 (an additional 52 percent) but for the influx of data center developments, according to the county's executive director of economic development.⁶ Revenue from data centers accounts for \$0.47 of the tax rate, thereby alleviating the burden on other taxpayers.

Data center revenue can be channeled into net-zero programs and those related to health care, education, and other critical public services.

Data center revenue can be channeled into net zero programs and ones related to health care, education, and other critical public services. Revenue from data centers in Quincy, Washington, for example, has been used to fund local schools, public safety, and infrastructure improvements.⁷

By 2026, Loudoun County projects it will receive roughly \$1.4 billion in tax revenue from the personal property tax it levies on computer equipment alone.⁸ This amount constitutes nearly half of Loudoun County's entire fiscal 2021 budget of \$3 billion.

Community incentive packages

Data center operators also provide significant benefits through incentive packages negotiated with municipalities that can include funding for schools or public infrastructure projects. In multiple cases, hyperscalers have funded renewable energy plants and created workforce development programs in areas where they operate.

As part of AWS' \$10 billion data center campus investment in Mississippi, the company developed STEM-focused workforce training and career awareness programs for K-12 school systems and funded the state's first utility-scale wind farm.⁹ You can learn more about the community benefits the hyperscaler provided in [the appendix](#).

5 Emily Leayman, "Loudoun's Data Center Tax Base Jumps, Residential Increases Continue," Patch, February 8, 2024, <https://patch.com/virginia/ashburn/loudouns-data-center-tax-base-jumps-residential-increases-continue>.

6 Hanna Pampaloni, "Rizer: Land Value Increases Bring Benefits and Challenges," Loudoun Now, June 28, 2024, https://www.loudounnow.com/business/rizer-land-value-increases-bring-benefits-and-challenges/article_5b417aa8-3592-11ef-b587-f7ca7fd349c0.html.

7 Nick Parker, "Quincy Data Centers: The Data Center Conversation" (Presentation, Port of Quincy), <https://wedaonline.org/wp-content/uploads/2020/10/Port-of-Quincy-Presentation.pdf>.

8 "Loudoun Data Center Revenue Growth," Washington Business Journal, October 19, 2020, <https://www.bizjournals.com/washington/news/2020/10/19/loudoun-data-center-revenue-growth.html>.

9 Amazon Staff, "AWS plans to invest \$10 billion in Mississippi, the largest capital investment in the state's history," About Amazon, January 25, 2024, <https://www.aboutamazon.com/news/aws/aws-10-billion-investment-mississippi>.

The region that includes Fredericksburg, Virginia—an emerging exurban hyperscale campus market located southeast of Loudoun County—is a case study in how AHJs can attract landslide economic and fiscal benefits while mitigating potential concerns well in advance.

In March 2024 Virginia's governor, Glenn Youngkin, alongside other state and local elected officials, announced that AWS was making a \$35 billion dollar investment in data centers in

Spotsylvania, Caroline, Stafford, and Louisa counties, creating approximately 2,000 new jobs. Also announced was AWS' contribution of \$400,000 in community funds to those localities.

We explore how AHJs in the region did the work to prepare for and attract that investment in [the appendix](#), which also covers similar measures in [Elk Grove Village](#), Illinois, a unique suburban community northwest of downtown Chicago that modified its zoning code to attract data center development.

Challenges and mitigations

Sustainability

The sustainability of data centers is a significant concern for both AHJs, as well as for data center operators and developers, who ensure that their centers are designed and engineered to minimize emissions and other community impacts.

Grid impact

Let's address the misconception that data centers draw from the grid power that other customers, such as residential consumers and retail operators, could use. This concern is common among constituents when a data center is proposed in a municipality.

The grid is heavily regulated. Under existing federal regulations (and in Texas, the only state that regulates its own power grid), demand from a new customer cannot affect the reliability or availability of an existing customer.

Rather than taking power from the grid, new large-load customers such as data center operators face the challenge of finding readily available power that the utility can deliver—especially because many seek clean power sources.

According to the U.S. Department of Energy (DOE), as quoted in a recent article,¹⁰ data centers can actually catalyze the grid's clean energy transition: “Near-term data center driven electricity demand growth is an opportunity to accelerate the build-out of clean energy solutions, improve demand flexibility, and modernize the grid while maintaining affordability.”

Here's why: in many municipalities, energy providers are obligated to meet the power demands of various users. When a significant portion of demand comes from data center operators, many of which have strong commitments to using renewable energy, that activity accelerates the greening of the grid. These companies, driven by their climate goals, place considerable pressure on utility providers to adopt cleaner energy solutions.

“Near-term data center driven electricity demand growth is an opportunity to accelerate the build-out of clean energy solutions, improve demand flexibility, and modernize the grid while maintaining affordability.”

U.S. Department of Energy

Unlike AHJs, which cannot create the demand to push forward such changes themselves, data center operators wield considerable influence by creating substantial demand for renewable energy.

This dynamic forces utilities to accelerate and help finance their transition to greener energy sources, thereby modernizing the grid to meet contemporary environmental standards. Public officials have a critical role to play in this scenario. By ensuring the existence of clear and easy-to-follow guidelines for data center development within their jurisdictions, AHJs can become integral to the solution, thus fostering a cleaner energy infrastructure.

Conversely, discouraging data center development could inadvertently push these operations into regions with less stringent grid standards and undermine broader sustainability efforts. Thus, the collaboration between data center operators and local governments is pivotal in driving the clean energy transition and ensuring grid modernization.

10 U.S. Department of Energy, “Clean Energy Resources.”

Grid sustainability

Data center companies—third-party developers, operators, and hyperscalers among them—typically have far stricter carbon reduction commitments than do municipalities themselves.

- The top five hyperscalers have a combined renewable energy portfolio totaling more than 45 gigawatts (GW) worldwide, the equivalent of roughly 118,215 Tesla Model 3 motors¹¹ running on full power—and that figure doesn't include on-site generation.¹² Roughly 57 percent of global corporate wind and solar capacity tracked by S&P Global Commodity Insights is tied to these five companies alone.
- Amazon first committed to powering all of its operations, including AWS data centers, with 100 percent renewable energy by 2025. As of 2023, Amazon reported achieving this goal early, with 100 percent of its electricity consumption matched with renewable energy sources. The company also set a goal to reach net-zero emissions by 2040.¹³
- Microsoft committed to designing and operating data centers that are carbon negative, water positive, and zero waste before 2030, procuring 100 percent renewable energy on a global scale by 2025, and significantly expanding and decarbonizing local electricity grids.¹⁴
- Apple has committed to becoming carbon-neutral across its entire supply chain and product life cycle by 2030. This effort includes using nearly 10 GW of existing renewable energy and investing in new renewable generation.¹⁵
- Google, meanwhile, announced its goal in September 2020 to operate carbon-free, on clean local electricity, 24 hours a day, 7 days a week, 365 days a year by 2030. From 2010 to 2023, the company signed more than 115 agreements totaling in excess of 14 GW of clean energy generation capacity.¹⁶

- Meta committed to net zero emissions for its supply chain and to becoming water positive by 2030. The company plans to power all of its data centers with renewable energy by 2025.¹⁷

The methods through which hyperscalers and data center developers are working toward these goals include:

On-site generation: Some data centers have solar panels or other renewable energy sources installed directly on their premises. Wind and solar require a lot of land, however, and on-site land is usually scarce. As such, these projects typically provide only a small portion of data centers' total energy needs.

Power purchase agreements (PPAs): In a PPA, data center companies (the buyers) sign long-term contracts with renewable energy providers (the sellers) to purchase electricity from specific wind or solar farms. PPAs often support the development of new renewable energy, thus contributing to overall grid decarbonization and improving the grid mix for local residents and businesses.

Renewable energy certificates (RECs): Companies purchase RECs to offset their energy consumption, which supports the economics of clean energy development. RECs are not necessarily tied to the specific municipalities where data centers are located, though.

Investment in renewable projects: Hyperscalers often invest directly in the development of new renewable energy projects.

Diesel generators

The role of diesel generators at data centers is often misunderstood. As we [discussed elsewhere](#), these generators are present only as a backup power source.

Also worth noting is that diesel generators are subject to a comprehensive regulatory framework. The Environmental Protection Agency (EPA) sets federal standards implemented and enforced at the state level for generators, and states may

11 U.S. Department of Energy, "How Much Power is 1 Gigawatt?" Office of Energy Efficiency & Renewable Energy, <https://www.energy.gov/eere/articles/how-much-power-1-gigawatt>.

12 S&P Global Market Intelligence, "Datacenter Companies Continue Renewable Buying Spree, Surpassing 40 GW in US," S&P Global, <https://www.spglobal.com/market-intelligence/en/news-insights/research/datacenter-companies-continue-renewable-buying-spree-surpassing-40-gw-in-us>.

13 Amazon, "Climate Solutions," Amazon Sustainability, <https://sustainability.aboutamazon.com/climate-solutions>.

14 Microsoft, "Microsoft's Datacenter Community Pledge: To Build and Operate Digital Infrastructure That Addresses Societal Challenges and Creates Benefits for Communities," Microsoft Blog, accessed September 15, 2024, <https://blogs.microsoft.com/blog/2024/06/02/microsofts-datacenter-community-pledge-to-build-and-operate-digital-infrastructure-that-addresses-societal-challenges-and-creates-benefits-for-communities/>.

15 Apple Inc., "Apple's Climate Roadmap," Apple Newsroom, <https://www.apple.com/newsroom/2021/07/apples-climate-roadmap/>.

16 Google, "Build a Carbon-Free Future for Everyone," Google Sustainability, accessed September 15, 2024, <https://sustainability.google/projects/carbon-free-24x7/>.

17 Meta, "The Next Stage of our Climate Commitment: Net-Zero Supply Chain Emissions by 2030," Facebook Newsroom, <https://about.fb.com/news/2021/10/the-next-stage-of-our-climate-commitment-net-zero-supply-chain-emissions-by-2030/>.

have additional requirements.¹⁸ Once permitted, each diesel generator's operation is bound by strict regulations. Operators typically may run generators for only a limited number of hours per year for routine maintenance and inspection purposes.

Although it varies by facility, generators at data centers are typically used far less than these rules dictate. Generators' brief monthly operation to ensure proper functioning is comparable to running a pump system that's been inactive for an extended period—regular checks prevent potential issues that accompany prolonged inactivity, such as seized components or degraded lubricants.

Greener alternatives to diesel are in various stages of development, but none has been proved at scale yet.

Water sustainability

Cooling accounts for almost 40 percent of the total energy consumed by data centers, McKinsey and Company estimates.¹⁹ Several factors determine the type of cooling that is most sustainable yet still suitable for the job.

Air cooling can be more efficient at lower load percentages and smaller equipment capacities. It can also be sustainable at any scale when the data center is located in an area with a high percentage of renewable sources in the energy grid, including ones generated on site.

When cooling processes require water, nonpotable water sources can be used so as not to reduce the local drinking water supply. Nonpotable water is treated—either at a local plant or, in some cases, on site—to remove contaminants, solids, and impurities. Then recycled water is then distributed in plum-colored pipes, which accounts for the nickname the **purple pipe system**. To pursue it, companies often consider access to recycled wastewater an important factor in the early stages of site selection.

Hyperscalers have even helped AHJs finance such projects, though that's not always viable, which makes proximity to existing treatment facilities a key consideration. In 2012, Google funded the construction of the Sweetwater Creek Sidestream Plant in Douglas County, Georgia, which we explore further in [the appendix](#).

Electrical utility transmission and distribution

When developers vet a site for a data center, they consider whether there are adequate transmission lines. At the local level, there can be pushback against the building of new transmission lines, inside and outside a data center context. Local pushback against transmission lines increased by 57 percent from 2022 to 2023, according to Columbia Law School research.²⁰

This challenge exists not just for data centers but also for the clean energy transition. One truism says that the transition can't happen without transmission. Here's why: as more sectors such as transportation go electric, overall power demand is likely to increase, requiring greater transmission capacity. Grids in the U.S. are not connected, which is a problem because such clean energy sources as solar and wind are often located far from urban centers, where electricity is most needed. Connecting grids across the country requires a plethora of new transmission lines.

"By the 2030s, we need to build so many new lines that they would reach to the moon if they were strung together," says Bill Gates, cofounder of Microsoft, in a video on his YouTube channel. "And by 2050, we'll need to more than double the size of the grid, while replacing most of the existing wires."

Most transmission lines, built between the 1950s and the 1970s, are now outdated.²¹

How did we get here? For a long time, electricity generation was centralized, and there was no need for a connected grid. Large coal-powered plants and nuclear power plants produced massive amounts of electricity in specific locations. This electricity was then distributed widely to homes, businesses, and industries throughout a large area. Power flowed primarily in one direction: from centralized plants to distributed end users.

As we transition to clean grid sources, however, we need a less centralized, more distributed system. Unlike fossil fuel plants, renewable energy sources are often geographically dispersed, variable in output, and located far from major consumption centers. They require a shift to an interconnected grid with diverse, distributed sources, one that's more resilient to outages and increasingly frequent extreme weather events caused by climate change. This shift requires more cross-regional transmission or inter-regional transmission. It requires . . . transmission lines.

18 U.S. Environmental Protection Agency, "Regulations for Emissions from Heavy Equipment with Compression-Ignition Engines," <https://www.epa.gov/regulations-emissions-vehicles-and-engines/regulations-emissions-heavy-equipment-compression>.

19 Srini Bangalore et al., "Investing in the Rising Data Center Economy," McKinsey & Company, January 17, 2023, <https://www.mckinsey.com/industries/technology-media-and-telecommunications/our-insights/investing-in-the-rising-data-center-economy>.

20 "Opposition to Renewable Energy Facilities in the United States," Sabin Center for Climate Change Law, Columbia Law School, May 2023, https://scholarship.law.columbia.edu/sabin_climate_change/200/.

21 Bill Gates, "The Surprising Key to a Clean Energy Future," Gates Notes, January 24, 2023, <https://www.gatesnotes.com/Transmission>.

Often, constituents don't understand that transmission lines are an essential part of our sustainable future, even without data center demand. Properly communicating this message to a community isn't easy, but it's essential. Siting data centers near transmission infrastructure is most efficient, as doing so allows for use of the existing infrastructure and the associated rights of way for new infrastructure, if needed.

Sound

Another common community concern is sound. Most mitigations related to it are already baked into the development process. Data center designers, architects, and engineers tend to design data center campuses to mitigate impacts from sound upon nearby neighbors, including strategic placement of generators away from other uses. Developers typically employ on-site acoustic monitors as part of regulatory entitlements to ensure sound levels remain within acceptable limits.

Let's discuss where sounds occur at data center campuses. Remember the low hum in the equipment yards? It comes from cooling equipment. Screens and sound attenuators make it barely audible.

Generators make mechanical sounds, albeit only when they are turned on for testing or emergencies. Sound impacts can also be easily mitigated by housing generators in sound-attenuated enclosures with proper exhaust systems.

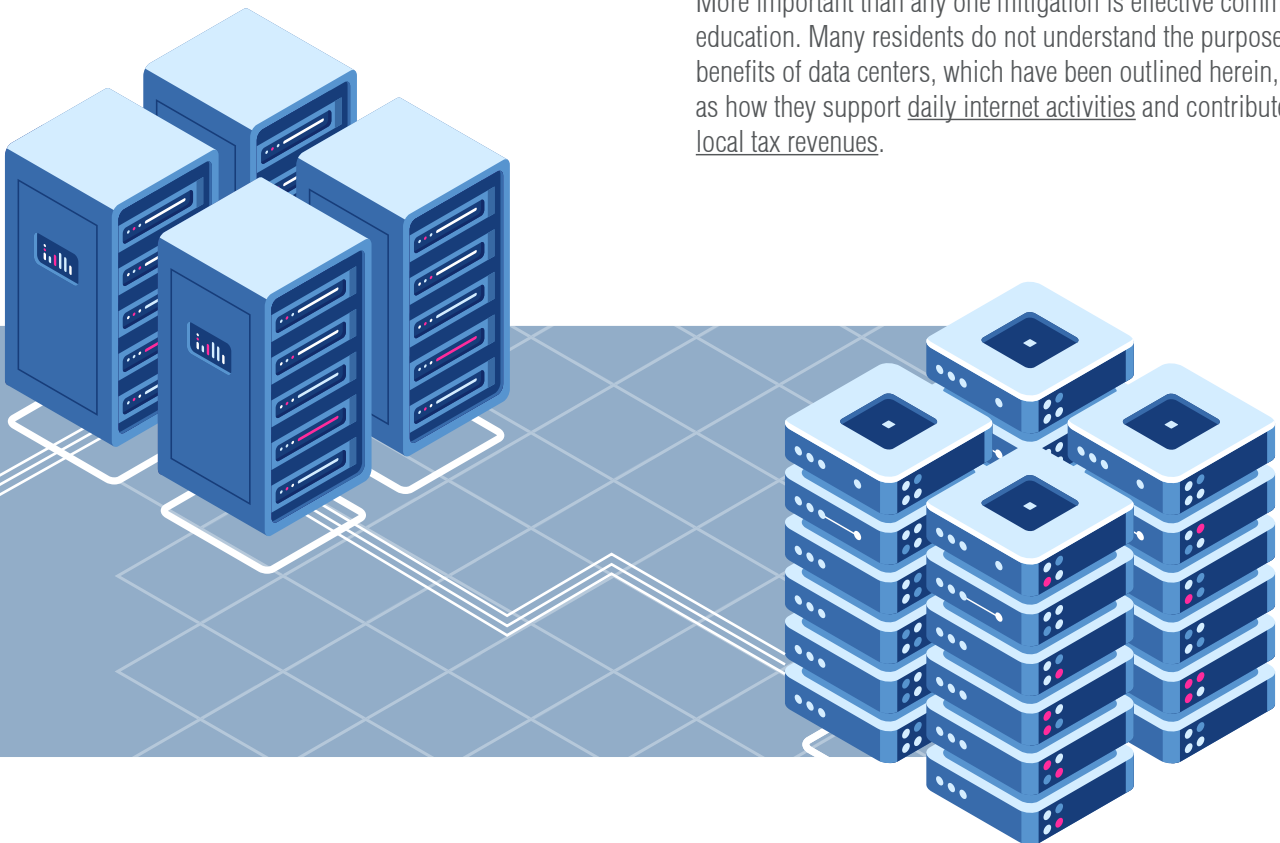
Aesthetics

Community members often raise concerns about whether data center campuses will look as if they fit into the community. This issue can be mitigated by:

- Creating buffer zones near residential and retail areas
- Employing glass façades in key areas to make data centers more closely resemble office buildings than industrial complexes
- Applying other exterior design techniques that use materials and colors to blend buildings into their surroundings, if required and appropriate to the context

Although these mitigations are effective, it's important not to codify excessively specific or restrictive design standards into zoning codes, as doing so can discourage data center development. Exceedingly stringent height restrictions, for example, could hinder the functional design of these facilities. Balancing aesthetic considerations with operational needs of data centers is key.

More important than any one mitigation is effective community education. Many residents do not understand the purpose and benefits of data centers, which have been outlined herein, such as how they support daily internet activities and contribute to local tax revenues.



3

Long-term planning for data centers



Location considerations

Because of their unique operational and physical requirements, several crucial factors must be considered when deciding what sites suit data centers:

● Power Data centers are power-intensive. Reliable and robust access to power is non-negotiable, making proximity to high-capacity substations essential.	● Roads Whereas operational traffic is minimal, the initial construction phase generates more traffic. Thus, easy access to highways and major roads is vital for logistics and transportation.	● Land Hyperscale campuses require ample land area to accommodate both the facility and its accompanying infrastructure.
● Discharge infrastructure If there is runoff from water-based cooling, a site will need adequate infrastructure for wastewater discharge, such as a connection to a municipal sewer system, an on-site water treatment facility, or proper drainage.	● Wet utilities Some data centers require access to municipal water supply greater than what typical industrial developments need. The climate goals of most hyperscalers and developers are driving demand for recycled, rather than potable, water.	

Frequent missteps

Common pitfalls in planning for data centers include:

● Height restrictions:

Failing to allow sufficient building height can impede the efficient design of cooling systems, which rely heavily on vertical space for optimal airflow. The minimum height for a single-story data center could be as much as 30 feet (9.1 m). In denser jurisdictions with higher land basis, multistory data centers are common and typically require at least 66 feet (20.1 m) of height, in addition to considerations for rooftop equipment. Minimum heights are generally measured ground level to the roof line. Ancillary height structures, such as parapets, equipment platforms, screens, and stairwells can add another 15–20 feet (4.6–6.1 m) of height in some cases.

● Zoning challenges:

The lack of a uniform land-use category for data centers presents challenges for localities in siting these facilities appropriately. Data centers typically fall between office and industrial/warehouse uses, which often makes the applicant request variances that appear to be special considerations rather than basic requirements. This outset can lead to high-stakes decision-making by exception that undermines the existing zoning codes.

● Building code challenges:

Typical building code requirements around occupancy and plumbing fixtures may need to be modified for data center uses.

● Parking and plumbing standards:

Regulations developed for office or warehouse uses often impose excessive parking and plumbing fixture counts on data centers, which necessitate variances and complicate the planning process.

● Substation zoning:

Substations often fall under different categories than does the data center itself, creating further zoning inconsistencies and the need for additional, sometimes separate, approvals for one campus.

● Construction confusion:

Data center campuses are often built over time, as we [discussed above](#), which can cause planning confusion. The sightlines of a campus may change over time, so it's important to consider both the full campus and each individual building in the planning process.

● Fire Department considerations:

Fire departments that are not yet experienced with data centers might not know that the on-site batteries and generators are for backup purposes only, so education is essential. Yet even though those backups aren't frequently used, data centers are built with robust fire detection and suppression systems. Modern batteries for UPS applications include multiple safety features, including battery management systems that monitor voltage, temperature, and current. Fuel tanks for backup generators are typically stored in separate, fire-rated enclosures, and secondary containment systems are used to prevent fuel spills and leaks.

Clear rules benefit all parties

Clear rules in zoning codes and land use plans, as well as in the entitlement and permitting processes, benefit all stakeholders involved in data center development, including the surrounding community.

Clarity simplifies the planning process, reduces the amount of planning that is done by exception, and lets communities gain maximum financial benefits from data center developments.

In the next few sections, we discuss planning options for AHJs seeking to be prepared to regulate thoughtful data center development, to attract it, or both. We also provide a [model zoning ordinance](#) that municipalities can adopt, designed to address common concerns while avoiding excessively restrictive measures that could hinder data center development.

4

Regulating data centers

Planning-related options

AHJs that want to bring data centers to their region can start by identifying strategic locations. Municipalities should perform comprehensive analyses to determine suitable areas, based on power availability, infrastructure, and environmental impact.

Ideally, more than one area should be designated for potential development—as with the process for industrial parks—to provide flexibility and attract varied investments.

● Option 1: Create an overlay district

One option for guiding the development of data centers is to incorporate an overlay district. An overlay district is mapped to certain areas of the jurisdiction's zoning map without necessarily changing the underlying zoning district and what is allowed therein.

A historic overlay district is a common application of this tool. It typically provides for certain additional standards—an expansion of the uses that might be permitted in that district, a limitation of them, or some mix of the two.

A data center overlay district can allow for the development of data centers and prescribe that such development meet certain standards or requirements. An overlay district clearly indicates where and under what circumstances data centers are permitted and provides additional direction to any data center developer seeking to develop in that jurisdiction.

● Option 2: Create a planned innovation, research, and technology (PIRT) district

PIRTs—and their regional equivalents, which include innovation zones, technology corridors, and research and technology parks—offer municipalities a flexible approach to land use that goes beyond traditional industrial or commercial zoning.

This designation allows for a mix of uses and can adapt to the specific requirements of data centers without necessitating a rezoning. Data centers in a PIRT district can integrate seamlessly with adjacent research facilities or tech hubs, fostering synergistic growth and innovation. Examples of successful PIRT districts include Palo Alto's Stanford Research Park.²²

When data centers are sited clearly as being a by-right use, data center developers are more likely to consider the location for investment because they have the required certainty that the land they acquire won't struggle or be delayed in the approvals process. In the appendix, we explore how Elk Grove Village did so successfully.

● Option 3: Note preferred data center locations in the comprehensive plan and invite owner- or hyperscaler-initiated rezoning applications

AHJs can identify preferred locations for data center development in their comprehensive plans and invite rezoning applications in those areas.

Municipalities and data center companies can agree on development conditions—sometimes called proffers, development agreements, or conditional zoning—which are voluntary commitments made by developers in return for allowed zoning. They outline specific conditions or promises agreed upon to mitigate the impact of proposed developments or to otherwise benefit the municipality's residents.

Development conditions may include infrastructure improvements, restrictions on use, environmental protections, community benefits, and other strictures. They are flexible enough to apply to various zoning categories, including PIRTs.

● Option 4: Implement a specific data center zoning district defined by ordinance

Creating a data center-specific zoning district is a solution that's more detailed and restrictive than the previous three. We recommend it as a best practice in many jurisdictions because it establishes clear guidance on where data centers are permitted by right and eliminates the possibility that high-stakes decisions are made by exception. The ordinance should define data centers and outline general standards for building them, such as building size thresholds, height limits, and floor area ratio (FAR) requirements.

The zoning ordinance should include specific use standards for data centers, such as parking, setbacks, buffering, plumbing fixture counts, equipment screening requirements, and operational sound limits. The next chapter consists of a model ordinance that AHJs can adopt.

22 "About Stanford Research Park," Stanford Research Park, <https://stanfordresearchpark.com/about/>.

5

Model zoning ordinance guidelines

AHJs that want balanced and transparent zoning standards that mitigate unwanted impacts while encouraging the many potential benefits of data center development can take this zoning ordinance off the page and adapt it.

No two jurisdictions are the same. Each needs to layer in its own considerations.

Our intention, however, is to offer a strong foundation upon which AHJs can build zoning districts for data centers defined by ordinance. Note that the language provided below is to be included in the zoning ordinance and there may be other provisions that govern development, such as in the building code as it pertains to plumbing fixtures, that may need to be adjusted.

For example:

- Rural counties can consider additional guidelines and requirements when a data center is adjacent to certain agricultural uses or other sensitive uses.
- Urban municipalities can consider additional guidelines and requirements when a data center is adjacent to transit hubs or to prioritize pedestrian activity.

Zoning categories

Broadly, zoning districts in which data centers have specific considerations fall into four categories:

Residential: Because data centers are ultimately an industrial use, we believe that data centers are not appropriate in residential districts.

Industrial: Given the nature of data centers, they should be permitted in all industrial categories, from light industrial to heavier industrial. In such areas, data centers should be permitted as any other industrial use would be allowed, including following the same height, setback and landscaping requirements.

Rural/agricultural: In rural areas, data centers should be permitted to the extent that industrial uses would be permitted in such areas, provided that the same conditions are applied that would be applied to permissible industrial uses on such land. If another industrial use would require a certain setback, landscaping treatment or other mitigation on rural or agricultural land, our recommendation is that the same conditions be applied for a data center on such land.

Commercial: Data centers in commercial areas can be appropriate, provided they comply with certain use standards as set forth below. For the purpose of this section, commercial districts are defined as ones that permit a diversity of nonresidential uses, such as office and retail.

Use standards for commercial areas

Data centers shall be permitted by right in commercial districts if the following criteria are met:

1. To provide screening and reduce noise levels, all equipment for cooling, ventilation, or otherwise operating the facility—including generators or other power supply equipment—must be fully enclosed, except when determined by the [zoning administrator] not to be mechanically feasible. If the zoning administrator determines that full enclosure is not mechanically feasible, all equipment for cooling, ventilation, or power generation must be screened by a wall or similar barrier. In addition, any accessory electrical substation must be screened from adjacent nonindustrial properties or public streets by a wall or similar barrier. This standard does not apply to solar panels.
2. A data center building must include a main entrance feature that is differentiated from the remainder of the building façade by a change in building material, pattern, texture, color, or accent material. The entrance feature must also either project or recess from the adjoining building plane.
3. The primary façades of data centers must include either:
 - a. A change in the primary facade surface for every approximately 150 horizontal feet of at least one of the following: building material, pattern, texture, color, or accent material; or

- b. A minimum of thirty percent (30%) of the primary facade shall be comprised of windows, doors, or similar fenestration design features such as faux windows that are generally distributed horizontally and vertically across the façade.
 - c. These standards do not apply to accessory uses.
 - d. For the purposes of this requirement, a primary facade shall be deemed to be a facade that fronts on a public street.
- 4. Buildings may be constructed up to one hundred (100) feet (30.5 meters) in height or taller with special exception approval and subject to FAA limitations.
 - 5. FAR shall not exceed [1.5 times the maximum FAR of the commercial district] without approval of a special exception. With approval of a special exception, the FAR may be increased to [2.5 times the maximum FAR of the commercial district].

Use standards for industrial areas adjacent to residential

Although data centers are appropriate in all industrial zoning categories, special attention may be afforded when industrial land is adjacent to residential. In such cases, the following language could be included in the locality's zoning ordinance:

- 1. Where industrial is adjacent to residential or any other sound-sensitive use, any data center building or ancillary equipment should (1) be located at least 200 feet (61 m) from the residential or noise-sensitive use or (2) meet the other standards set out for data centers in the commercial districts set out in [section 1](#).
 - a. A lesser distance that does not conform to the standards in paragraph 1, above, may be allowed with special exception approval.

Parking requirements for all data centers

As referenced elsewhere in this document, the parking requirements for data centers are far less than would be required for another industrial or commercial use of a similar size. Overbuilding parking for a given data center site or campus can be unnecessarily costly but more importantly creates excess impervious surface and avoidable environmental consequences. Accordingly, we recommend that the parking requirements for data centers be established either by:

- 1. Applying the parking requirements for office that exist in the ordinance, but only to the portion of the data center building that is actually utilized for office space; or
- 2. Requesting a staffing plan from the data center developer and allowing such data to inform the minimum number of needed parking spaces.



6

Appendix, contacts, and additional resources

Appendix: case studies

Google's Gmail and the need for redundancy

According to Google's podcast *Where the Internet Lives*,²³ Gmail launched in 2004 while offering a staggering 1 gigabyte of storage—more than 250 times the capacity of other email services at the time.

Gmail revolutionized user expectations and increased the need for data center capacity. It made every individual's account data exist on multiple interconnected servers at Google's hyperscale data centers, ensuring that users always have access to their personal information, even in the event of individual server failures, and allowing users to search and organize emails in a new way.

The Meta outage and the quest for data center capacity

The October 2021 Meta outage affected Facebook, Instagram, WhatsApp, Messenger, Oculus, and other services, making them inaccessible to billions of users for six to seven hours. This disruption, caused by an ill-timed and erroneous maintenance command, led to a cascade of failures that severed Meta's data centers from the internet. The primary cause was a lack of redundancy in the backbone network, which left no failover capacity for critical services.²⁴

The economic impact was significant, with individuals and businesses that relied on these services facing major interruptions—amplified by the fact that many users sign in to other apps and services through their Facebook logins. As Mike Isaac and Sheera Frenkel wrote, in the *New York Times*, this mix of factors led “to unexpected domino effects such as people not being able to log into shopping websites or sign into their smart TVs, thermostats, and other Internet-connected devices.”²⁵ Meta's stock value dropped by billions of dollars during and after the outage.²⁶

Google's financing of a water treatment plant

In 2012, Google funded the Sweetwater Creek Sidestream Plant in Douglas County, Georgia. This move made its nearby data center the first in the state to use recycled water for cooling. Google partnered with the Douglasville-Douglas County Water and Sewer Authority on an initiative to conserve the Chattahoochee River's potable water supply, especially during droughts and summertime.

AWS' community incentives package in Mississippi

As part of AWS' \$10 billion data center campus investment in Mississippi—the single largest capital investment in that state's history—the company funded Mississippi's first utility-scale wind farm, located in Tunica County, and developed STEM-focused workforce training and career awareness programs for K-12 school systems.

The hyperscaler committed to supporting local educational institutions—community colleges, technical schools, universities, and workforce development organizations—by developing training programs for high-demand career pathways in data center construction and operations, as well as the broadband expansion sector. AWS also provided a free cloud computing curriculum to local institutions and learners.

Fredericksburg, VA's windfall

Located southeast of Loudoun County, Fredericksburg, Virginia, is an emerging exurban hyperscale campus market. Alongside its regional partners, it represents a case study in attracting data center development—and landmark economic and fiscal benefits—while also mitigating potential concerns well in advance.

In March 2024, Virginia's governor, Glenn Youngkin, alongside other state and local elected officials, announced that AWS was making a \$35 billion investment in data centers in Spotsylvania, Caroline, Stafford, and Louisa counties, thereby creating approximately 2,000 new jobs. It was also announced

23 Fischer Barry, “Two: Inside the Walls,” *Where the Internet Lives*, December 9, 2020, podcast, 40:54, <https://www.google.com/about/datacenters/podcast/>.

24 Kerry Sheridan, “Facebook Outage: Social Media Giant Blames Network Problem for Global Disruption,” *BBC News*, October 4, 2021, <https://www.bbc.com/news/technology-58793174>.

25 Mike Isaac and Sheera Frenkel, “Gone in Minutes, Out for Hours: Outage Shakes Facebook,” *New York Times*, October 4, 2021, <https://www.nytimes.com/2021/10/04/technology/facebook-down.html>.

26 Greg Roumeliotis, “Facebook Services, Including Instagram and WhatsApp, Suffer Worldwide Outage,” *Reuters*, October 5, 2021, <https://www.reuters.com/technology/facebook-instagram-whatsapp-suffer-outage-2021-10-04/>.

that AWS would be contributing \$400,000 in community funds within those four localities, which, together with bordering Fredericksburg, constitute an economic region: the Fredericksburg Area Association of Realtors service area.

What Youngkin called the largest single economic development investment in the history of the state didn't happen by accident. The Fredericksburg Regional Alliance (FRA) at the University of Mary Washington and other regional groups had together been paving the way for data center development since 2016, when they also focused on ensuring the facilities would be built away from residential areas or well-buffered if close to them.

"The reality is [that] this region is one of the [fastest-growing] areas in the Commonwealth. With growth comes the need for infrastructure and services that the area can [afford only] by attracting new revenue sources or raising taxes on local businesses and residents," stated Curry Roberts, president of the FRA, in a local op-ed. "To get ahead of this [need], leaders in our region have worked for over a decade to attract data centers and the tremendous local tax revenue they bring."

According to Roberts, the regional coalition began its quest by evaluating 50 sites to determine whether—based on zoning, transmission lines, and water access—they were compatible with data center use. The coalition eventually narrowed its list down to 15 locations across five localities, with each site exceeding 100 acres. This groundwork set the stage for an ambitious economic development plan aimed at attracting major industry players such as AWS.

Roberts emphasized the importance of getting information in front of the public proactively, rather than waiting for opposition to arise. Stafford County, for example, held several community meetings to educate people about data centers before any specific projects were proposed.

Stafford and Spotsylvania counties set the stage for evaporative cooling by engineering recycled wastewater systems for that purpose in data centers. These systems are now used by data centers, which pay for the service, thus creating additional revenue for the localities.

When AWS approached regional leaders in 2018 about a data center project, the FRA was able to act quickly. It coordinated with localities to harmonize tax rates and depreciation schedules on a parcel that straddled several jurisdictions, ensuring a straightforward fiscal environment for AWS.

Although the project stalled during the pandemic, by 2023 AWS had acquired and entitled approximately 2,500 acres (1,012 ha), paving the way for the development of 18 million to 19 million square feet (1.7 million–1.8 million sq m) of data center space.

Tax benefits from the investment are immense. According to Roberts, for every dollar of service demanded by a data center, the operator is paying \$13 in taxes.

Elk Grove Village's innovation district

Elk Grove Village, Illinois, a suburban community northwest of downtown Chicago, is located at a major fiber intersection. It intentionally attracted data center development through a combination of zoning code modifications, the promotion of strategic location advantages, and proactive communication with the development community.

Since its formation, the village has had unique zoning. The eastern half of the community, adjacent to O'Hare International Airport, is home to the largest contiguous industrial park in the United States and is zoned as such. The western half of the village is primarily residential and zoned to protect housing.

Matthew Roan, the village manager of Elk Grove Village, said the municipality updated its zoning code to spur redevelopment within its office park by creating a new "innovation and technology" zoning district that specifically permitted data centers as an approved use, thus inviting data center operators to fill unused space.

Additional modifications to the zoning code allow data centers to have greater building heights and front-yard fencing or screening that wouldn't normally be permitted for industrial uses. Other changes reduce parking requirements. All of these changes allow data center builders to get their projects off the ground more quickly, amid the certainty that the structures can be built and won't struggle in the approvals process—an uncertain phase that makes land acquisition too risky for some parties.

This proactive approach has attracted data center developers and hyperscalers, including Meta and Microsoft. Roan, who has served in various roles in village government since 2000, said it brought significant economic benefits to the region, including long-term development and permit fee revenues, financial assistance for local school districts and other taxing bodies, high-quality site aesthetics, and temporary construction jobs. The increased tax and fee revenue from data centers allowed the village to reinvest in infrastructure improvements and redevelopment projects, he said.

This strategic positioning of Elk Grove Village as a data center hub exemplifies how proactive municipal policies can drive growth and innovation—as well as stable economic returns. Once data centers make their large capital investments, Roan said, they tend to stay in the community long term, unlike more transient industrial users.

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7

Glossary

air-cooled chiller system: A cooling system sealed in a closed loop that typically consumes very little water—less than the amount used in three single-family homes.

clustering: The practice of data centers locating near one another, connecting their servers to work as a unified system, or both.

colocation data centers: Multi-tenant data centers where third-party operators (developers) lease data center space—a certain number of server cabinets, for example, or kilowatts (kW) to a host of other companies.

corporate data centers: Also called enterprise data centers, these facilities store and process a single organization's data. These data centers often store the data of financial institutions—think American Express or Wells Fargo—that typically own and operate such facilities themselves, rather than leasing them from a provider.

data center: A building or campus that houses the infrastructure that supports the world's computing functions.

data hall: The rooms in data centers where data is processed and stored.

evaporative cooling: A cooling system that uses large fans to move air across a wet medium to evaporate water, which removes the heat from the data center and cools the air.

hyperscale data centers: Large data center buildings or campuses that process and store the data of companies that often need to scale up or scale down their infrastructure quickly.

hyperscaler: A company that occupies and operates a large data center building or campus. These companies—which include AWS, Microsoft, Google and Meta, often need to “scale up” their infrastructure quickly.

latency: The time it takes for information to travel from its source to its destination.

load balancing: The process of distributing network traffic across multiple servers at interconnected data centers.

node: An individual server in a cluster of servers.

phasing: A process for data center campus construction that occurs in stages.

power distribution units (PDUs): Devices that distribute energy to servers, network devices, and other equipment within a rack.

power purchase agreements (PPAs): An agreement between a data center company (the buyer) and a renewable energy provider (the seller) to purchase electricity from specific wind or solar farms.

purple pipe system: A recycled water setup whereby water is treated to remove contaminants, solids, and impurities and then distributed via plum-colored pipes.

renewable energy certificate (REC): A tradable commodity wherein each REC equates to the generation of 1 MWh of power from a qualified renewable resource, usually wind or solar power generation facilities.

switch: A device used to connect network devices and route data through interconnected networks.

switchgear: Power distribution equipment that controls, protects, and distributes electrical power throughout the data center.

telecom data centers: Where traffic from cell towers “switches” to go out to the internet. Typically owned by such telecommunications companies as Verizon, these centers tend to be smaller facilities than the other data center types and require less than 10 kW.

uninterruptible power supply (UPS) systems: Electrical equipment used in data centers to provide battery backup power in the event of a power outage.

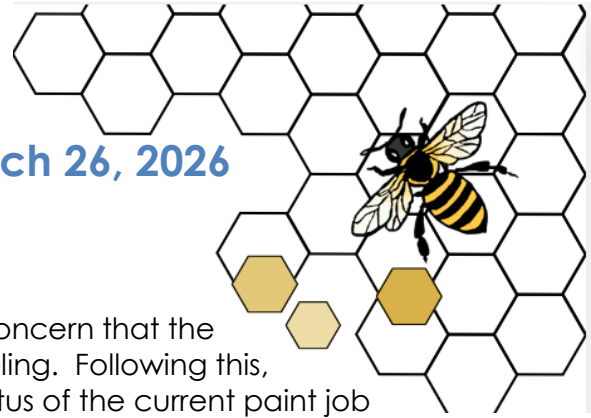
utility substation transformer: A large electrical device in the electrical yards of a data center campus that steps down high-transmission voltages from the utility grid to lower, more manageable medium-voltage levels suitable for distribution throughout the data center.

water-cooled chiller system: An open-loop pipe system in which water removes heat from the refrigerant.

wholesale data center: A type of data center where a third-party developer rents a large portion of the space, the energy capacity, or both to one company—often, all of it.

Buzz Report

March 26, 2026



Hot Topics:

- **Novi Special Water Tower Paint Inquiry**

Resident Larry Ciano reached out to the City expressing concern that the paint on the Novi Special Water Tower appeared to be peeling. Following this, City staff performed a drone inspection to check on the status of the current paint job and found that current paint job is indeed degrading in several places. The next steps are currently being determined.

- **New SMART Route Launch, 350 Wixom**

SMART will be launching a new, local fixed-route bus service on the projected date of Monday, April 20th. 250 Wixom is a community-oriented route with stops in downtown Wixom, northwestern Novi, downtown Walled Lake, the Walled Lake municipal complex, and southern Commerce Township running 7 days a week. Timetables will be posted on the smartbus.org website ahead of launch to assist with trip planning. The Novi stops on the south side of Pontiac Trail are Beck, Wellington, Wedgewood, and Novi Square Shopping Center.

- **Eight Mile Bridge over CSX Railroad**

City staff recently attended a virtual pre-construction conference with the Wayne County Department of Public Services (WCDPS) and their contractor, E. C. Korneffel Company, regarding the \$3M bridge deck replacement project on 8 Mile Road over the CSX Railroad. The tentative schedule is to close the bridge completely on March 2, 2026, and to reopen for traffic on August 15, 2026 (5 ½ months). Access from Novi Road and to Brickscape Drive will remain open throughout the construction.

Community and Economic Development Project Updates:

Map of Development projects

- **Supra Revolving Sushi (Former Bar Louie) – 12 Mile Crossing**
The space recently vacated by Bar Louie is set to become a new revolving sushi restaurant. Initial permits have been issued. There is not yet a timeline for when they plan to open.
- **Central Park South – Beck Road, South of Grand River Ave**
The former Central Park Estates project has been redesigned and is being treated as a new project by planning. New multiple-family development with 106 units in a single 5-story building. The site improvements include parking on the first level of part of the building, garages, and related open spaces. Awaiting submission of Final Site Plan for review.
- **Providence Meadows – Grand River Ave, West of Providence Parkway**
Proposed rezoning of 31 acres from Light Industrial to High Density Multiple Family to develop 161 townhome units. Next steps will be initial PRO Plan consideration by ~~Planning Commission~~ and City Council. At the January 14th Planning Commission meeting this project received initial feedback (no votes were taken) and will come before Council soon for their initial input (again, *not* for action, just initial feedback).
- **Grand-Beck Development – Grand River east of Beck Road**
Fuel station, convenience store, and Clean Express car wash to be built on a vacant parcel. Preliminary Site Plan has been approved by the Planning Commission. Awaiting submission of Final Site Plan for review. Estimated Completion Date: Unknown
- **Taft Knolls III – Taft Rd, north of 10 Mile Rd**
The Site plan for a Single-Family Residential Development of 13 new homes is now under construction.
- **North Eight Kitchen & Cocktails (Former Border Cantina) – Novi Road north of Eight Mile**
New restaurant by the owners of Benstein Grille in Commerce. Modified site plan with building additions and remodel has been approved by Planning Commission and Zoning Board. Interior Demolition work has commenced as of September. A Foundation-only permit has been issued for the exterior additions.
Estimated Completion Date: Unknown
- **Novi 10 (10 Mile and Novi Road)**
The applicant for the proposed development at 10 Mile and Novi Road has returned with a revised concept for their proposal. The drafting of their PRO agreement is underway.
- **Novi Acres (FKA Station Flats)**
The owners of the property in between Target and Sam's recently submitted a new Preliminary Site Plan, under the new name of Novi Acres. The previously planned project, known as Station Flats, has been scuttled.
- **Camelot Parc/Avalon by Village of Stonebrook**
Townhomes for sale with garages, fewer units (currently zoned PSLR so a special land use approval will come before council for a decision). They last went before City Council on February 23rd for a tentative approval of their PSLR Agreement and Concept plan.

- **El Car Wash** (Former PNC Bank) – Grand River Ave/12 Mile Rd
Complete and now open.
- **El Car Wash # 2** (former Original \$6 Car Wash) - Novi Road and 96
Permits have been issued
- **Cantaritos Fiesta Mexican Restaurant** (Former Chili's Grill & Bar) – 8 Mile/Haggerty Road
The former Chili's location in the City's southeast corner is planned to soon become a new Mexican restaurant following necessary renovations and upgrades to the interior of the building. *Estimated Completion Date: Late spring 2026*
- **Raising Cane's Chicken Fingers** (Former Wendy's) – Novi Rd/Grand River Ave
The Louisiana-based fast food chain Raising Cane's is planning to take over the space in the near future. Permits issued.
*Estimated Completion Date: **Late 2026***
- **Primrose School** (Former Whitehall nursing home) – 10 Mile/Novi Road
The former Whitehall nursing home at 43455 Ten Mile Rd has been demolished and Primrose School, a 13,586 square feet private preschool and daycare center, is [now completed](#).
- **Transformco (Former Sears at Twelve Oaks)**
Spaces for [a Dicks House of Sport, Round 1 Arcade and Bowling, and Primark](#). Nearly all the external work has been completed. A Revised Structural package has been approved and work is now underway. *Estimated Completion Date: **Spring/Summer 2026***

Ordinance Enforcement Updates:

- **DICE (24555 Novi Rd):** Community Development continues to work with them to clean up graffiti on the back of the building. Their plans for a car wash are set to expire very soon.

Frequently Asked Questions:

None at current



TO: ERICK W. ZINSER
DIRECTOR OF PUBLIC SAFETY/CHIEF OF POLICE

FROM: KRISTIE L. GRUENWALD, COMMANDER

SUBJECT: ECHO VALLEY COMMUNITY ORIENTED POLICING

DATE: MARCH 24, 2026

MEMO

Mayor and Council –

Please see a follow-up on recent concerns during Audience Comment in Echo Valley:

- Efforts by Novi PD to address speeding
- Costs of a sidewalk on 10 Mile Road.

- Victor

A Community Oriented Policing (COP) initiative was launched on February 24, 2026, in response to traffic safety concerns raised by residents of the Echo Valley Subdivision during the public comment portion of the February 23, 2026, City Council meeting.

This initiative focused on addressing a range of traffic-related issues, with particular attention to cut-through traffic during school arrival and dismissal times. Residents expressed specific concerns regarding vehicle speeds and the safety of children at school bus stops.

In response, officers dedicated targeted time and resources to traffic enforcement and safety efforts within the neighborhood. Over the course of the month, officers conducted 31 traffic enforcement actions, issued eight citations, and provided two verbal warnings for disobeying a stop sign. These efforts, along with three additional patrols, accounted for a total of 15 hours and 28 minutes of directed patrol time.

Enforcement efforts will continue until the need for further targeted action within the subdivision is assessed, based on ongoing enforcement data and continued collaboration with residents.

PRELIMINARY OPINION OF PROBABLE PROJECT COSTS

Project ID#	CIP Budget Category	City Staff Evaluation as of	Total Project Cost
095-99	Sidewalks & Pathways	August 2018	\$891,201

Segment 99 -- 10 Mile Road (South Side; Wixom Road to Beck Road) - 8' Pathway



Project Description, Justification, & Operating Budget Impact

Construction of 2,700 feet of 8-foot-pathway and ADA improvements along the south side of 10 Mile from Wixom Road to Beck Road. This segment was identified as a top 20 priority segment by Walkable Novi Committee. The project will improve the connectivity of the non-motorized transportation system.

Design Engineering	\$	51,197
Right-of-Way Acquisition	\$	79,000
Geotechnical Design	\$	10,000
Other	\$	-
TOTAL ENGINEERING	\$	140,197
Contingency	\$	28,040
Notes: 20%		
TOTAL ENGINEERING (including contingency)	\$	168,237

Construction	\$	568,854
Construction Engineering	\$	39,820
Crew Days	\$	31,500
Material Testing	\$	17,066
Other	\$	-
TOTAL CONSTRUCTION	\$	657,240
Contingency	\$	65,724
Notes: 10%		
TOTAL CONSTRUCTION (including contingency)	\$	722,964

BUDGET DETERMINATION BASED ON YEAR AWARDED			
Budget Determination excludes TOTAL ENGINEERING (including contingency) if completed in prior fiscal year			
2018-19	\$891,201	2023-24	\$1,033,146
2019-20	\$917,937	2024-25	\$1,064,141
2020-21	\$945,475	2025-26	\$1,096,065
2021-22	\$973,839	2026-27	\$1,128,947
2022-23	\$1,003,055	2027-28	\$1,162,815

Engineering Completed in Prior Fiscal Year?

No

Funding Source?

204 - Municipal Street Fund

Outside Funding?

No

MEMORANDUM



TO: MAYOR FISCHER AND CITY COUNCIL
FROM: JAN ZIOZIOS, CITY ASSESSOR
SUBJECT: SUMMARY OF 2026 MARCH BOARD OF REVIEW AND TENTATIVE MILLAGE REDUCTION FRACTION
DATE: MARCH 24, 2026

The 2026 March Board of Review has concluded. Novi's assessment roll and reports for equalization were completed and delivered to Oakland County Equalization and the Oakland County Treasurer.

The board reviewed and acted on 205 total petitions. Six poverty applications were reviewed. Five applications that met Novi's income and asset limits were approved; one application exceeded the guidelines and was denied.

The board heard 30 in-person scheduled appeals, 10 walk-in appeals, 120 personal property write-in appeals and 39 real property write-in appeals.

Additionally, Novi's tentative Millage Reduction Fraction for 2026 based on the post-March Board taxable values is calculated to be **0.9946**. The calculations are presented below. The statutory inflation rate multiplier for use in the 2026 "Headlee Millage Reduction Fraction (MRF) formula is 1.027¹.

"Headlee Millage Reduction Fraction (MRF) formula is:
(Prior year TV minus losses) X CPI (1.027) divided by (Current Year TV minus additions)"

Prior Year TV (2025)	\$5,222,777,180	minus losses	\$32,923,933	=	\$5,189,853,247
Current Year TV (2026)	\$5,469,906,810	minus additions	\$110,955,295	=	\$5,358,951,515
					2026 IRM
					\$5,189,853,247 X 1.027 = \$5,329,979,285
					\$5,358,951,515
					equals:
					0.9946

¹ Michigan State Tax Commission Bulletin 2 of 2026 and MCL 211.34d

The tables below provide a comparison of 2025 ad valorem values to 2026 ad valorem values and the percent change.

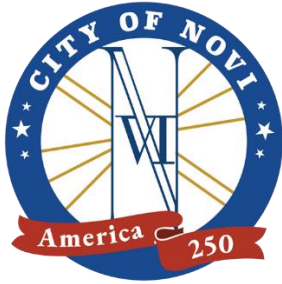
The overall assessed value of Novi's residential real property increased 8.24 percent from 2025 to 2026, which reflects market change, other adjustments, loss and new. Commercial property assessed value increased 4.98 percent, and industrial real property value increased 5.25 percent. Personal property assessed value increased 3.41 percent. Overall, Novi's assessed value increased 7.35 percent. The parcel count increased by 125.

2026 MARCH BOARD OF REVIEW ASSESSMENT ROLL SUMMARY							
Values are Tentative until State Equalization is Completed in June							
**** Assessed Value Totals****							
Class	Parcel Count	2025 Board of Review AV	Loss	+ or - Adjustment	New	2026 Board of Review AV	Percent Change from 2025
Commercial Real	915	1,641,351,860	11,212,119	74,763,074	18,185,755	1,723,088,570	4.98%
Industrial Real	151	95,180,150	2,194,257	6,637,337	551,080	100,174,310	5.25%
Residential Real	18,938	4,555,254,170	3,977,860	332,098,348	47,445,524	4,930,820,182	8.24%
Total Real	20,004	6,291,786,180	17,384,236	413,498,759	66,182,359	6,754,083,062	7.35%
Commercial Personal	2,675	184,975,480	28,168,040	0	30,740,120	187,547,560	1.39%
Industrial Personal	39	8,336,490	396,460	0	2,963,640	10,903,670	30.79%
Utility Personal	14	73,135,640	99,800	0	4,042,420	77,078,260	5.39%
Total Personal	2,728	266,447,610	28,664,300	0	37,746,180	275,529,490	3.41%
Total Exempt	302	0				0	-
Grand Totals	23,034	6,558,233,790	46,048,536	413,498,759	103,928,539	7,029,612,552	7.19%

The overall taxable value of Novi's residential real property increased 5.24 percent from 2025 to 2026, which reflects losses, adjustments (including the IRM of 1.027 and uncappings) and additions. Commercial real property taxable value increased 3.71 percent and industrial real property taxable value increased 3.11 percent. Personal property taxable value increased 3.41 percent. Overall, Novi's taxable value increased 4.73 percent and is 77.8 percent of the city's total assessed value.

2026 MARCH BOARD OF REVIEW ASSESSMENT ROLL SUMMARY							
Values are Tentative until State Equalization is Completed in June							
**** Taxable Value Totals****							
Class	Parcel Count	2025 Board of Review TV	Losses	+ or - Adjustment	Additions	2026 Board of Review TV	Percent Change from 2025
Commercial Real	915	1,320,318,360	1,600,664	47,891,102	10,071,042	1,369,266,660	3.71%
Industrial Real	151	73,647,840	249,560	2,812,090	161,960	75,938,150	3.11%
Residential Real	18,938	3,562,363,370	2,394,349	146,683,725	42,884,003	3,749,172,510	5.24%
Total Real	20,004	4,956,329,570	4,244,573	197,386,917	53,117,005	5,194,377,320	4.80%
Commercial Personal	2,675	184,975,480	27,418,950	-17,168,440	47,159,470	187,547,560	1.39%
Industrial Personal	39	8,336,490	560,870	-649,180	3,777,230	10,903,670	30.79%
Utility Personal	14	73,135,640	699,540	-2,259,430	6,901,590	77,078,260	5.39%
Total Personal	2,728	266,447,610	28,679,360	-20,077,050	57,838,290	275,529,490	3.41%
Total Exempt	302	0				0	-
Grand Totals	23,034	5,222,777,180	32,923,933	177,309,867	110,955,295	5,469,906,810	4.73%

MEMORANDUM



TO: VICTOR CARDENAS, CITY MANAGER
FROM: REGINA SWICK, GRADUATE MANAGEMENT ANALYST
SUBJECT: TRANSIT USAGE – Q4, 2025
DATE: MARCH 25, 2026

The purpose of this memo is to provide an update on the community's use of the fixed-route bus service via SMART and the People's Express, which focuses on providing essential transportation services to seniors and individuals with disabilities.

SMART

Since the last quarter, SMART routes serving the community experienced a 2% decrease in ridership, bringing total Q4 2025 ridership to 21,262 riders. While this reflects a modest seasonal decline of 378 riders compared to Q3, overall usage remains strong. The 305 Grand River route continued to carry the highest volume of riders, averaging approximately 149 boardings per day, while the 740 Twelve Mile route averaged 78 daily boardings. Ridership on Route 805 remains consistently low.

Year-over-year, SMART ridership continues to show strong growth. Total Q4 2025 ridership rose by roughly 59% compared with Q4 2024, while full-year 2025 ridership increased 32% over 2024, with all three routes posting notable gains. This ongoing upward trend indicates that fixed-route transit remains an increasingly popular transportation option in the community, despite minor fluctuations from quarter to quarter.

SMART Ridership Data: Q4, 2025

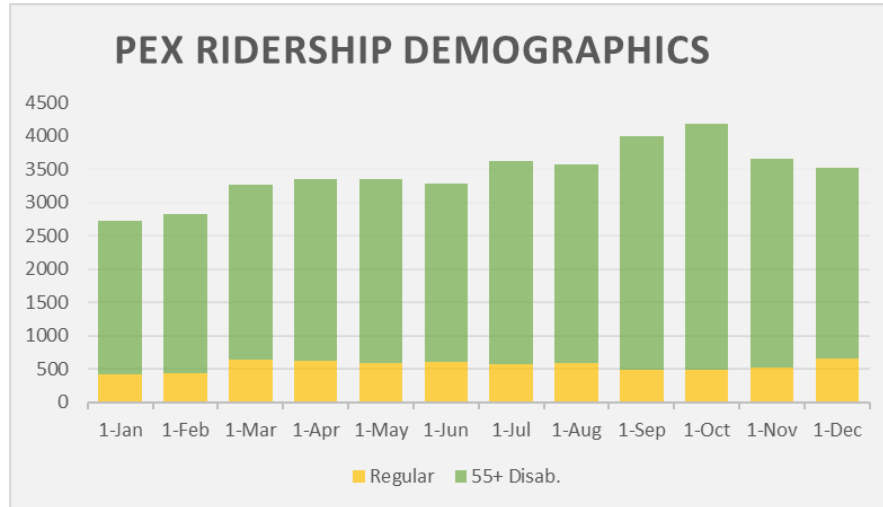
Route		This Qtr	Change	Per	Per	Per	% Change
		Riders	Since Last Q	Day	Week	Hour	Since Last Q
305	Grand River	13,703	17	149	1054.08	9.03	0%
740	Twelve Mile	7,178	(424)	78	552.15	4.73	-6%
805	Grand River Park	381	29	4	29.31	0.25	8%
Total		21,262	(378)	231	1635.54	14.01	-2%

People's Express (PEX)

People's Express continues to provide essential demand-response transportation for seniors and individuals with disabilities. Ridership levels remain stable to slightly increasing, with the majority of trips serving residents aged 55 and older or those with a disability. Medical and dialysis-related trips continue to represent a significant portion of overall usage, underscoring the service's critical role in supporting access to healthcare.

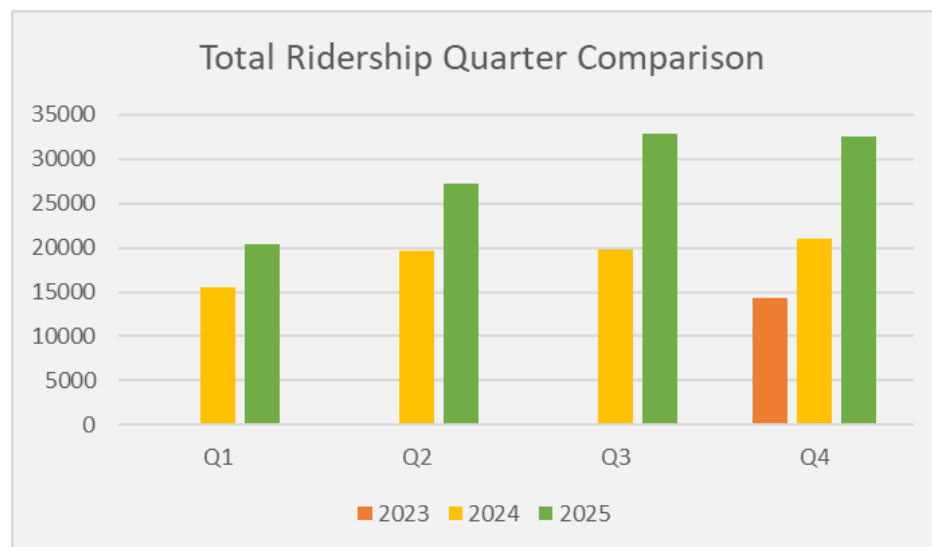
and daily living needs. Staff will continue coordinating with PEX leadership to monitor demand and ensure service capacity aligns with community need.

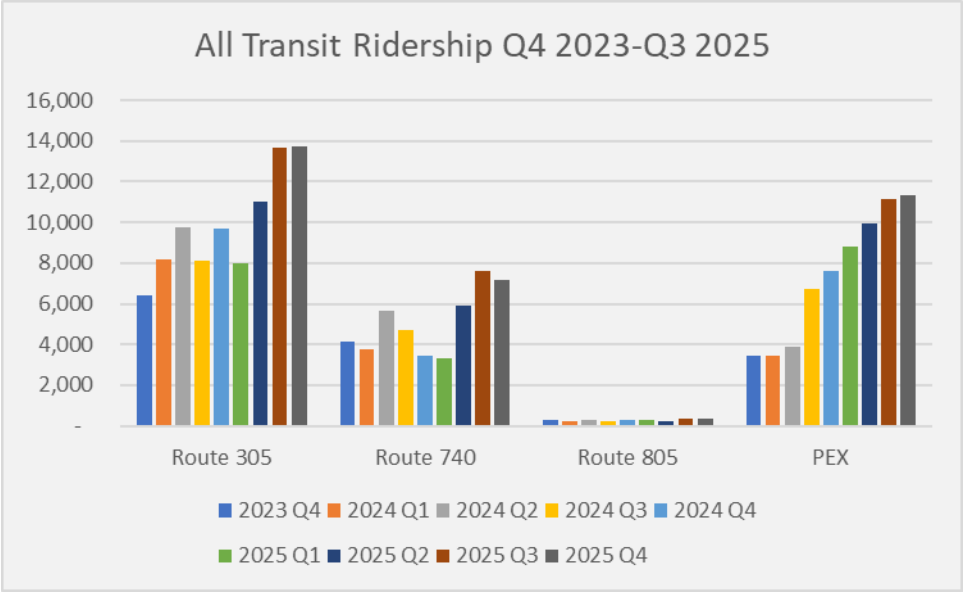
PEX Ridership Data: Q4, 2025



Novi All Transit Ridership: Q4 2023 – Q4, 2025

Taken together, SMART fixed-route services and People's Express demand-response transportation indicate sustained and growing reliance on public transit within Novi. While quarterly fluctuations are expected due to seasonal and travel pattern changes, year-over-year data reflects meaningful growth in overall ridership. These trends reinforce the importance of continued collaboration with regional transit partners and data-driven planning to ensure services remain accessible, efficient, and responsive to resident mobility needs.





MEMORANDUM



TO: VICTOR CARDENAS, CITY MANAGER
FROM: MEGAN MIKUS, DEPUTY DIRECTOR OF PUBLIC WORKS
SUBJECT: DPW STRATEGIC PLAN 2026-2030
DATE: MARCH 26, 2026

The APWA accreditation process requires the Department of Public Works to have a strategic plan and update it every four years. DPW's first strategic plan for 2021- 2025 was developed after several focus group sessions with staff at all levels.

The 2021-2025 plan focused on these objectives:

- ✓ Improve community outreach and engagement.
- ✓ Enhance operational services.
- ✓ Engage in proactive, sustainable planning.
- ✓ Develop team members to function as a high-performing organization.

Takeaways from the previous plan were:

- A top-down approach was used to make sure goals were completed, which meant there was not as much involvement from front-line staff.
 - Establish future goals where frontline staff have more ownership in completing and more involvement in communicating their progress.
- Support or buy-in from external stakeholders was required to accomplish previous goals, which created time-consuming facilitation.
 - Create goals that the department has sole agency to complete.

Updates to the DPW 2026-2030 Strategic Plan include:

- Aligning the department's vision and values with the City's revamped mission and values statements, which were completed in 2024.
- Each division/ functional work group was tasked to come up with up to five goals. The goals were devised by front-line staff with guidance from managerial staff. Objectives provided when devising the goals were:
 - A new tool/ technology you can incorporate in your work (commitment/ innovation).
 - An external customer service improvement or level of service improvement (commitment/ trust).
 - A task you can stop doing or streamline to be more efficient (commitment/ innovation).

- A stretch goal/outside-of-the-box thinking (innovation).
- An internal culture improvement (team/ trust).

Moving forward, staff at all levels are responsible for the execution and status reporting of the department's goals.

Attached is the **DPW Strategic Plan Update 2026-2030**.



CITY OF NOVI

DEPARTMENT OF PUBLIC WORKS

STRATEGIC PLAN 2026-2030 UPDATE

TIMELINE

July 2025: Reviewed the 2021-2025 goals in all staff training. Rolled out the new format for the strategic plan update:

August to October 2025: Each division devised its recommended goals and presented them to the Director.

March 2026: Presented updated strategic plan (2026-2030) to the department.

The City updated its Vision and Values Statements in 2024; therefore, the Department aligned its Statements

MISSION STATEMENT

The Department of Public Works team is the long-term steward and visionary guide of city infrastructure and city assets.

VISION STATEMENT

The City of Novi aims to lead in innovation, excellence, and outstanding service through a culture of trust, respect, and continuous improvement.

VALUES STATEMENT

Team: We work together to achieve collective success.

Commitment: We are dedicated and passionate about delivering the highest quality of service.

Innovation: We are driven by a relentless curiosity to explore new possibilities.

Trust: We are transparent, clear, and involve citizens in our community.



CITY OF NOVI

DEPARTMENT OF PUBLIC WORKS

STRATEGIC PLAN 2026-2030 UPDATE

GOALS | FIELD OPERATIONS

1. Enhance winter maintenance driver efficiency.

- Research and implement technology to enhance winter operations (Example: route completion, dash cameras, AVL, etc.)
- Review routes periodically to optimize completion times.

2. Reduce flooding concerns with public infrastructure.

- Catch Basins: Clean 20% of the basins each fiscal year (continue).
- Ditching: Inspect one cleaning district each year over the next five years (continue).
- Detention Basins: Develop a proactive inspection and maintenance program (new).

3. Improve the dead deer pick-up process.

- Look into contracting services or improve the in-house process (reducing job interruptions, identifying sanitary pickup process, identifying disposal sites, etc.)

4. Develop storage yard on Treatment Plant Drive (a.k.a. Area 51).

- Example: Salt storage, cold/ warm Storage, Vactor pad, concrete batch plant.

5. Strengthening communication and team.

- Commitment by staff to review communications promptly (emails, etc.)
- Build interest and educate others on the type of work performed by the division.



CITY OF NOVI

DEPARTMENT OF PUBLIC WORKS

STRATEGIC PLAN 2026-2030 UPDATE

GOALS | FLEET

1. Improve vehicles and equipment maintenance.

- Mechanics review the best preventative maintenance practices with operators each season (summer and winter fleets).
- Purchase a tire changer and balancer machine to do the work in-house more efficiently. Currently, DPW mechanics borrow the machine from the PD Garage or outsource the work.
- Hire a summer laborer to detail light-duty vehicles each year.

2. Fully utilized the fleet management software (RTA) to improve recordkeeping and communications with drivers.

- Mechanics use paperless shop (inputting work orders digitally) in the fleet management software (RTA).
- Have drivers utilize digital pre-trip inspections and service requests so forms are input directly into the fleet management software (RTA).
- Utilize the RTA Dashboard, so drivers and managers know the status of work orders.



CITY OF NOVI

DEPARTMENT OF PUBLIC WORKS

STRATEGIC PLAN 2026-2030 UPDATE

GOALS | WATER & SEWER

- 1. Minimize sanitary sewer backups by investigating software (E.g., Pioneer platform) that will code sanitary sewer cleaning and televising videos.**
 - Necessary repairs can then be programmed once defects and blockages are identified.
- 2. Reassess problem sanitary sewer spots to determine if they require future monitoring.**
 - Operators will use the camera truck to check on roots or pop a manhole to see if there are backups. As locations are reviewed, some will be removed from the problem area list to be periodically monitored.
- 3. Educate water customers on the benefits of signing up and utilizing the water utility customer portal, Dropcountr.**
 - The water utility customer portal provides water customers with access to information and features related to their account, including water usage patterns, usage threshold notifications, leak alerts, and more. It can answer many common questions. City staff can send notifications to specific customers regarding outage updates, etc.
- 4. Digitize lift station standard operating procedures (SOPs), so they are accessible in the field.**
 - Operators develop written SOPs.
 - Look into software solutions to assist with easily accessing the SOPs in the field, such as Gray Matter Systems.



CITY OF NOVI

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STRATEGIC PLAN 2026-2030 UPDATE

GOALS | ENGINEERING

1. Explore the use of AI and new technology.

- Use AI for plan review assessment or other written documents.
- Assess whether in-house use of drones would be beneficial.

2. Develop education and outreach on best watershed practices.

- Expand resident education as required by Municipal Separate Storm Sewer System (MS4) permit.
- Assist/Host Alliance of Rouge Communities (ARC), Friends of the Rouge (FOTR) sessions.

3. Update Road Closure application to accommodate various scenarios typically submitted.

- Revamp the application to ensure all the information is gathered from the applicant at one time, so that all city departments are provided with the information needed to assist (Police, Field Operations, etc.).

4. Develop a process to communicate planned fiber installation subdivisions.

- Be proactive with our communication with subdivisions, so residents can better understand what to expect and who to contact with questions.

5. Establish a way to consolidate and keep up-to-date information about engineering projects and activities in one location.

- Keeps customer service reps informed and able to provide better customer service.
- Helps the team be better in tune with workloads and priorities.



CITY OF NOVI

DEPARTMENT OF PUBLIC WORKS

STRATEGIC PLAN 2026-2030 UPDATE

GOALS | ADMINISTRATION

1. Promote adopting industry best practices at all levels.

- Utilize the APWA accreditation process and encourage bringing new ideas to the group.

2. Ensure DPW is best prepared to assist the community during an emergency.

- Conduct periodic table-top exercises.
- Review what staff need to be trained in NIMS and who needs a refresher.

3. Strengthening Asset Management System

- Review our policies and procedures to unify the process

4. Promote High-Performing Organization

- Promote philosophy as intentional culture improvement/ communication.
- Participate and coordinate organizational and department trainings.