

CONSTRUCTION UPDATE FOR APRIL 2011

The City of Southfield wants to keep you informed about what construction projects are happening in your neighborhood and throughout the city.

Under Review:

Aco Hardware: Administrative Site Plan review of Aco Hardware for the expansion of their existing outside retail sales area. The property is located at 29201 Greenfield Road at the southwest corner of Greenfield Road and Edwards Avenue.

Action Impact: Administrative Site Plan review of Action Impact Target Range for the construction of a new parking lot located at 25992 W Eight Mile Road on the north side of W Eight Mile Road between Beech Road and Wakedon.

Adjusters Worldwide: Special Use and Site Plan Site Plan Review request for general office use of an existing structure located at 24040 W Ten Mile Road on the north side of W Ten Mile Road between Berg Road and Telegraph Road.

AT&T Mobility: Administrative Site Plan review request of AT&T Mobility for antennae swap and additional equipment on an existing wireless communication tower located at Bedford Woods Park, 17299 Webster Avenue on the south side of Webster west of Pierce.

AT&T Mobility: Administrative Site Plan review request of AT&T Mobility for antennae swap and additional equipment on an existing wireless communication tower located at Fire Station #2, 25753 W Nine Mile Road at the southwest corner of Nine Mile and Beech Roads.

Catalpa Oaks Park: Preliminary Administrative Site Plan review request of Oakland County for Phase I development to include concession stand, pavilion, restrooms, and playgrounds. The park is located on the southwest corner of Greenfield Road and Catalpa Drive.

Denso: Administrative Site Plan review of Christopher Oliver for the addition of an overhead door for lift equipment on the west side of Building 4. Property is located at 24777 Denso Drive on the south side of Denso Drive just west of Telegraph Road.

Fifth Third Bank: Administrative Site Plan review request of Atwell, Inc. for the construction of three drive thru transaction stations & canopy for a bank branch at 23633 Greenfield Road on the west side of Greenfield Road just north of Providence Drive within the existing Clock Tower Plaza.

Highland Park Baptist Church: Administrative Site Plan review request of Highland Park Baptist Church for the placement of new baseball/softball scoreboards. The property is located at 28600 Lahser Road on the southeast corner of Lahser and Twelve Mile Roads.

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Korean Presbyterian Church: Administrative Site Plan review request of Korean Presbyterian Church for a 5,675 square foot classroom addition and additional parking. The property is located at 27075 W Nine Mile Road on the south side of Nine Mile Road between Beech and Inkster Roads.

Law and Technology Building: Rezoning request from B-3, General Business to RC, Regional Center for property located at 26500 Northwestern Highway on the north side of Northwestern Highway between Lahser Road and Corporate Drive.

Easter Seals: Administrative Site Plan review of Professional Engineering Associates for parking lot revisions to accommodate additional parking spaces on site. The property is located at 22150 W Nine Mile Road on the north side of Nine Mile Road just west of Lahser Road.

Family Dollar: Administrative Site Plan review request of GAV Architects to enlarge an existing dumpster enclosure. The property is located at 25700 W Eight Mile Road within the United Center shopping center which is on the northeast corner of Eight Mile and Beech Roads.

Recently Approved:

Carpenter Lake Nature Center: Request for construction of a 10,635 gross square foot nature interpretive center located on City-owned property at 27225 W Ten Mile Road on the south side of Ten Mile Road between Inkster Road and Gleneyrie Drive.

First Mercury: Request from First Mercury Financial Corporation for an accessory pavilion structure with associated landscaping and hardscape upgrades. The property is located at 26600 Telegraph Road on the east side of Telegraph Road just south of the I-696 expressway.

I.A.C. Showroom: Construction of a single story, 9,002 gross square foot showroom. The property is currently vacant located on the west side of Telegraph Road just south of the office building located at 28333 Telegraph Road between the M-10 Lodge Freeway and Twelve Mile Road.

Lowes Barber Shop: Conversion of an existing building to a salon/barber shop. The property is located at 17726 W Eight Mile Road on the north side of Eight Mile Road between Southfield Road and Northland Park Court.

Market Street Shops: Façade changes at a tenant space within the existing shopping center. The property is located at 29394 Northwestern Highway between Twelve Mile and Inkster Roads.

McDonald's: Rezoning request to B-3 General Business, and Special Use and Site Plan Review Request of Agree Development, LLC, to demolish the existing Cranbrook Centre

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Office building and construct a new 4,362 gross square foot McDonald's restaurant with drive-thru's and associated parking. The property is located at 30161 Southfield Road on the west side of Southfield Road between Webster and Thirteen Mile Road.

Northland Radiology: Northland Towers Associates to locate a mobile MRI unit on the property. The property is located at 20905 Greenfield Road between Northland and J.L. Hudson Drives.

Providence Hospital: Request of Providence Hospital to locate an oxygen bulk pad on the property. The property is located at 16001 W Nine Mile Road at the southeast corner of Nine Mile Road and Providence Drive.

Providence Hospital: Request of Providence Hospital to construct a 4,000 square foot emergency room addition to the existing DePaul Center. The property is located at 16001 W Nine Mile Road at the southeast corner of Nine Mile Road and Providence Drive.

Restorative Rehab: Request from Restorative Rehab, LLC, for the conversion of an existing building to a senior rehabilitation and assisted living facility with senior daycare. The property is located at 20830 Rutland Drive on the east side of Rutland Drive just north of Eight Mile Road.

Serra Chevrolet: Serra Works of Telegraph, LLC, for the construction of a single story, 33,522 gross square foot auto dealership with two (2) 117' tall wind turbines. The property is located at 28111 Telegraph Road on the west side of Telegraph Road between the M-10 Lodge Freeway and Twelve Mile Road.

Silver Pine Imaging: Request of T.S. Quatro Company on behalf of the owner, Stephan Nolan, for the location of a mobile MRI unit on the property and conversion of the existing tenant space to medical office. The property is located at 20475 W Ten Mile Road on the south side of Ten Mile Road between Northwestern Highway and Tamarack Circle.

Tamaroff Honda: MJK Properties, LLC, to construct a 3,606 gross square foot showroom expansion with related parking layout revisions to the existing Honda automotive dealership. The property is located at 28585 Telegraph Road on the west side of Telegraph Road between the M-10 Lodge Freeway and Twelve Mile Road.

Yeshiva Beth Yehudah: Request for demolition of the existing house, garage and pool and the change in use of the property to a park to be used in conjunction with the existing Yeshiva Beth Yehudah school property to the west. The proposed park location is 16301 Lincoln Drive on the south side of Lincoln between Greenfield Road and Woodvilla Drive.

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Under Construction

Advanced Auto Recyclers: Outside storage and to serve as an as-built site plan to accommodate offices/shop area/warehousing for an automotive recycler. The site is the previous Ersco Steel Company site located at 22800 W Eight Mile Road on the northeast corner of Eight Mile and Berg Roads.

Affiliated Diagnostics: Affiliated Diagnostics with mobile MRI unit and associated parking and landscaping changes. The property is located at 26550 Northwestern Highway at the southeast corner of Northwestern Highway and Lahser Road.

Easter Seals: Construct three Barrier Free ramps and a dumpster enclosure at their existing office complex. The property is located at 22180 W Nine Mile Road on the north side of Nine Mile Road just west of Lahser Road.

Solaire Condominiums: Common area building addition to the existing condominium development located at 15800 Providence Drive on the north side of Providence Drive just west of Greenfield Road.

Staples Warehouse: Southfield Gateway, LLC, to construct a fenced-in employee break area outside of the existing building at 23300 Northwestern Highway. The property is located at the southwest corner of Southfield Road and Northwestern Highway.

Steve's Pizza: Carryout restaurant and exterior equipment pad with fence at Regal Towers Apartments . The property is located at 27500 Franklin Road on the east side of Franklin Road between Eleven Mile Road and Clara Lane.

Stop 'n Go Gas Station: Conversion of a gasoline service station with two mechanics service bays to a gasoline filling station with a 639 useable square foot ancillary retail sales area and construct a new façade. The property is located at 20041 W Twelve Mile Road on the southwest corner of W Twelve Mile and Evergreen Road.

Uppleger DDS: Conversion of the previous Crush restaurant to a multi-tenant building to include a dental clinic and future tenant at 30855 Southfield Road on the west side of the street between Webster & Thirteen Mile Roads. Work to be performed includes façade renovations & entrance canopy.

Verizon Wireless: Administrative Site Plan review request for generators, new parking and other additional equipment on the exterior of their existing building located at 24242 Northwestern Hwy on the east side of the Northwestern Highway service drive between Mount Vernon Street and Lee Baker Drive.

Wound Care Clinic: Requests for roof expansion & installation of an oxygen tank behind the existing building and in conjunction with the interior alteration of their hyperbaric medical suite. The property is located at 24111 Southfield Road on the west side of

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Southfield Road between Mount Vernon Street and Maryland Drive.

Recently Completed:

Advanced Auto Parts: Demolish the existing Dunn Blue Print buildings and construct a new 6,119 gross square foot retail building with associated parking. The property is located at 20380-20532 W Eight Mile Road on the north side of W Eight Mile between Evergreen and Lahser Roads.

Burger King: Construction of a new 3,000 gross square foot Burger King restaurant with drive-thru located at 23660 Telegraph Road on the east side of Telegraph Road between Nine and Ten Mile Roads.

First Mercury Office Building: New location for First Mercury Financial Services located at 26600 Telegraph Road at the southeast corner of Telegraph Road and the I-696 Expressway.

Mr. Joe's: New entrance canopy and façade renovations. The property is located at 26077 W. Twelve Mile Road at the southeast corner of Franklin and Twelve Mile Roads.

Oakland Community College: New construction of a 69,530 gross square foot addition for new classrooms and offices to the existing 100,600 gross square foot Oakland Community College for a total of 170,130 gross square feet with associated parking. The property is located at 22322 Rutland on the east side of Rutland between Nine Mile Road and Northwestern Highway.

Planet Fitness: Façade renovations taking over a portion of the vacant Farmer Jack tenant space at Southfield Plaza. The property is located at 29816 Southfield Road on the east side of Southfield Road between Twelve Mile and Webster Roads.

Southfield Chrysler: Constructed a new entry and canopy at the existing Southfield Chrysler dealership. The property is located at 28100 Telegraph Rd on the east side of Telegraph Road between Northwestern Highway and Twelve Mile Road.

Young Israel of Southfield: Construction a 3,200 gross square foot, one story building addition (with a study hall, children's play area and a social hall) to the existing 8,400 gross square foot existing building for a total of 11,600 gross square feet. The property is located at 27705 Lahser Road on the west side of Lahser Road between Eleven and Twelve Mile Roads.