

CONSTRUCTION UPDATE

The City of Southfield wants to keep you informed about what construction projects are happening in your neighborhood and throughout the city. The Construction Update is a monthly feature in the Observer & Eccentric.

Under Review:

Mitcham A.M.E. Church: Special use and site plan review request from Church to construct a new church on vacant land in three phases; a sanctuary in the first phase containing 3,240 gross sq. ft., a second phase addition with offices containing 2,304 gross sq. ft. and a third phase addition with seven classrooms and a nursery containing 3,637 gross sq. ft. for a total of 9,181 gross sq. ft. on the south side of Civic Center Drive, between Mulberry and Code Road

Great Lakes Surgical Center Phase II: A two story, 16,000 square foot medical office building, 26051 Lahser, northwest corner of Lahser and Civic Center. This is the second phase of the development.

Pomoroy Investments: Request to rezone from R-1, Single Family Residential, to I-L, Light Industrial, two developed residential lots on the west side of Lahser at 21275 and 21329 Lahser, between Eight and Nine Mile Roads.

Sam's Club: Proposed 2,200 sq ft car wash on existing Sam's club site, 22500 W. Eight Mile Road, north side of 8 Mile Road between Lahser and Telegraph Roads.

Southfield Retail Center, LLC: Request to rezone from RMM, Multiple Family (Medium Rise) to B-3, General Business for the vacant property located on the east side of Southfield Road between Twelve and Thirteen Mile Roads.

Southfield Techne Center II : Pomeroy Investment has submitted a special use request to incorporate 4,624 square feet of retail into the existing Techne Center II Industrial Park containing 184,950 gross square feet, on property located on the west side of Lahser Road at 21031 to 21211 Lahser Road, between Eight and Nine Mile Roads.

Southfield Techne Center I: Pomeroy Investment has submitted a special use request for existing Techne Center I Industrial Park on property located at 21620 through 21900 Lahser Road and 21500 through 21655 Melrose Avenue, between Eight and Nine Mile Roads.

Tinelle Properties: Requesting to construct a two-story mixed office and commercial building containing 7,125 gross square feet of office, 7,000 gross square feet of retail and 1,625 gross square feet of storage area for a total of 15,750 gross square feet on vacant property located at the southeast corner of Northwestern Highway and Inkster Road.

Recently Approved:

Bella Gardens: Construction of 28 attached site condominiums and 9 detached site condominiums at the northeast corner of Lahser Road and Duns Scotus.

Delite Cleaners: Special use and site plan review request of to convert an existing building into a coin operated laundry mat and dry cleaners containing 8,399 gross square feet located at 24490 Telegraph Road on the east side of the street, between Nine and Ten Mile Roads.

For Kids Sake Day Care: Rezoning request from B-3, General Business and RE, Single Family Residential, to O-S, Office Service and P-Vehicular, on the north side of the street between Beech Road and McAllister Street, with an accompanying site plan to construct a one-story day care facility containing 5,386 usable square feet on property located at 25700 Ten Mile on north side of the street, between Beech Road and McAllister Street.

Korean Presbyterian Church: Special use and site plan to construct a free-standing gymnasium (9,425 gross square feet) with additional parking and a children's playground, located at 25075 West Nine Mile Road, on the south side of the street, between Inkster and Beech Roads.

Mobil Oil Corporation Special use and site plan review request for Mobil Oil Company, to convert a gasoline service station into a gasoline filling station with ancillary retail sales, located at 27015 Lahser Road at the northwest corner of Eleven Mile and Lahser Roads.

Odyssey Healthcare Hospice: White Valley Associates has submitted a site plan to construct a one-story hospice facility containing 14 rooms located at 25285 Eleven Mile Road at the southwest corner of Eleven Mile and Franklin Roads.

Rossetti Architects: Requesting to construct a new office building containing 32,760 gross square feet with associated parking, Sidwell Parcel 2422-201-020, on the north side of Civic Center Drive, between Central Park Boulevard and Northwestern Highway.

Villas at Cornerstone: A mixed use development consisting of 182 townhomes & carriage homes and 9,200 square feet commercial building with a coffee shop and dry cleaners on the northwest corner of 8 Mile Road and Northland Drive.

Word of Faith: Proposed 3,200 sq ft storage building on existing Word of Faith site, 20000 W. Nine Mile Road, northwest corner of Lahser and 9 Mile Roads.

Under Construction

Abundant Faith Baptist Church: Rezoning request to rezone from R-2 and R-4, Single Family Residential, to P – Vehicular Parking, a triangular shaped piece of property located

on the west side of John Lodge Freeway, between Northland Drive and Melrose Street, with an accompanying site plan review request to convert a vacant one-story office building containing 28,720 usable square feet into a church and day care facility located at 21125 John Lodge Freeway on the west side of the street between Northland Drive and Melrose Street.

Armada Oil and Gas Company: Special use and site plan review request to remove an existing gasoline service station and construct a new gasoline filling station with ancillary retail sales, new pump island and canopy, located at 19995 Nine Mile Road at the southeast corner of Nine Mile and Evergreen Roads.

Citgo Gas Station: Relocation of existing pump island and canopy and increase of ancillary retail sales area at the northeast corner of Southfield Road and George Washington Street.

Christopher Woods: Construction of 23 attached site condominiums at the southwest corner of Pebblecreek Parkway & 12 Mile Road.

Denso International: 38,000 square foot building for research and development and 4,000 square foot storage building at 24777 Denso Dr., just west of Telegraph Road.

Foodland: Renovation of existing 12,000 square foot grocery store, 18880 Eight Mile Road and Avon.

Fuddruckers: 11,400 square foot building in the Cornerstone District will include a restaurant and 3 additional retail spaces at 23195 Greenfield.

Hilton Gardens: Restaurant, patio & pool building addition to and renovation of existing 101,000 square feet of hotel at 26000 American Drive.

Lochmoor Homes: Construction of 34 detached site condos on the south side of Ten Mile Road between Telegraph and Lahser Roads.

Mobile Gas Station: Increase the ancillary retail sales area within the existing Mobile Gasoline filling station at the southwest corner of Telegraph Road and Swanson at 26355 Telegraph.

Progressive Insurance: Demolition of former Arrowsmith building and construction of new 16,561 square feet claim center at 23811 Telegraph Road, northwest corner of Garner and Telegraph Roads.

Southfield Gateway, L.L.C.: Site plan review request with Community Impact Statement to construct a one-story office and warehouse facility for Corporate Express containing 93,312 usable square feet located on the former Southfield Driving Range, between Northwestern Highway and Southfield roads and south of the Northwestern Highway Service Drive.

Spring Haven Villas/Pointe: A mixed use development of 170 urban town homes and 57 detached site condos with 11,000 square feet of retail on the east side of Southfield Road

between Twelve & Thirteen Mile Roads. Centex Homes 248-233-8300

Sunoco Gas Station: Demolish the existing gasoline service station and construct a new gasoline filling station with ancillary retail sales area at the southeast corner of Southfield Road and Ten Mile Road, 24848 Southfield Road.

Ten-Lahser, LLC: Special use and site plan of Ten-Lahser, LLC for Com Source Direct TV to construct a 100 foot high monopole tower to the rear of the Switch and Data Office building located at 24660 Lahser Road, on the east side of the street between McClung Street and Ten Mile Road.

Tower Ventures: Demolition of existing office building and home to construct a new one story, multi-tenant 6,400 square feet of shopping center. The center is located at 25150 Evergreen on the east side of Evergreen between Hilton and Jeanette, just north of 10 Mile Road.

Tyrone Taylor Office Building: New construction of a 7,881 square foot two story office building at the southwest corner of Northwestern Hwy & Lee Baker Drive.

Recently Completed:

Best Buy: Construction of a new store at Tel-12 Mall, 28400 Telegraph Road, at the former site of Media Play site.

Crush: 4,300 square foot restaurant and wine bar at 30855 Southfield Road x of Twelve Mile.

Evergreen Atrium: 6,700 square foot building will house 3 restaurants on the west side of Evergreen Rd just south of I-696, including a Chipotle, Mexican restaurant and Pot Belly Sandwich restaurant and Beaners, a coffee shop (to open Jan 2007).

Fidelity Bank: Conversion of Comerica to Fidelity Bank, 20000 W Twelve Mile Road, at the northeast corner of Evergreen & 12 Mile Roads.

Mobile Gas Station: Removal of two service bays and construction of ancillary retail space and façade changes at 18300 West Nine Mile Road, northwest corner of Nine Mile and Southfield Roads.

Seventh Day Adventist Church: 8,000 square feet church at the west side of Lahser Rd just north of 9 Mile Rd. This development will be completed in two phases.

Skybird Travel: Building addition to and renovation of existing 9,400 square foot office building at 26500 Northwestern Highway.

Starbucks/Wireless Giant: Construction of 3,000 square feet, 2 tenant strip center at 24785 Southfield Road.

Target: 126,000 square foot store at 30333 Southfield Road, west side of Southfield Road between 12 & 13 Mile Roads, at the site of the former CMI International Health Club.

Town Center: 1000, 2000, 3000 and 4000 Town Center is in the process of a multi-million dollar initiative that includes an extensive renovation its buildings and parking structure.

United Center: Renovation of strip center at 25700 W Eight Mile Road that includes: Dollar Village, Video Buster, Romaya's Coney Island, Kidz Outlet, Ocean Beauty Supply, Rent A Center, 24/7 Nails, Save On Shoes, Food World, Value World, United Custom Distribution and United Distribution Group.