

CITY OF SOUTHFIELD

Annual State of the City Address

March 20, 2017

Kenson J. Siver, Mayor





The Southfield Team



Council Pres. Frasier Pro Tem Crews Councilmen Brightwell, Fracassi & Mandelbaum



Councilwomen Morris & Seymour Clerk Banks Treas. Lowenberg City Admin Zorn Deputy Michrina



The Southfield Team

Administration

Fred Zorn, City Manager

John Michrina, Deputy City Mgr.

Sue Ward, City Attorney

Terry Croad, City Planner

Al Aceves, DDA Director

Maria Calhoun, Code Enforcement

David Ewick, City Librarian

Terry Fields, Parks & Recreation

Shelly Freeman, Business Development

Eric Hawkins, Chief of Police

Lisa Hawkins, Cable TV

Bill Johns, Homeland Security

Nikki Lumpkin, Purchasing

Michael Manion, Community
Relations Director

Johnny Menefee, Fire Chief

Jim Pierce, Deputy Budget Director

Mark Pilot, Building Dept.

Mike Racklyeft, City Assessor

Leigh Schultz, City Engineer

Larry Sirls, Public Works Director

Lauri Siskind, Human Resources

Rhonda Terry, Human Services

LaVern Walker, Technology Director

REDEVELOPMENT READY

**As an Established Community
Our Future Lies in Renewal
& Redevelopment**





WE ARE ...

**REDEVELOPMENT
READY CERTIFIED**

Southfield met all the requirements set forth by the Michigan Economic Development Corp. for certification.

In December 2016 Southfield became the 9th Michigan city to earn certification as a Redevelopment Ready Community.



REDEVELOPMENT READY COMMUNITY CERTIFICATION

Processes for redevelopment are:

- ✓ Streamlined
- ✓ Predictable
- ✓ Vibrant
- ✓ Efficient
- ✓ Transparent

Certified communities exhibit the best practices in planning & zoning



AMONG OTHER THINGS:

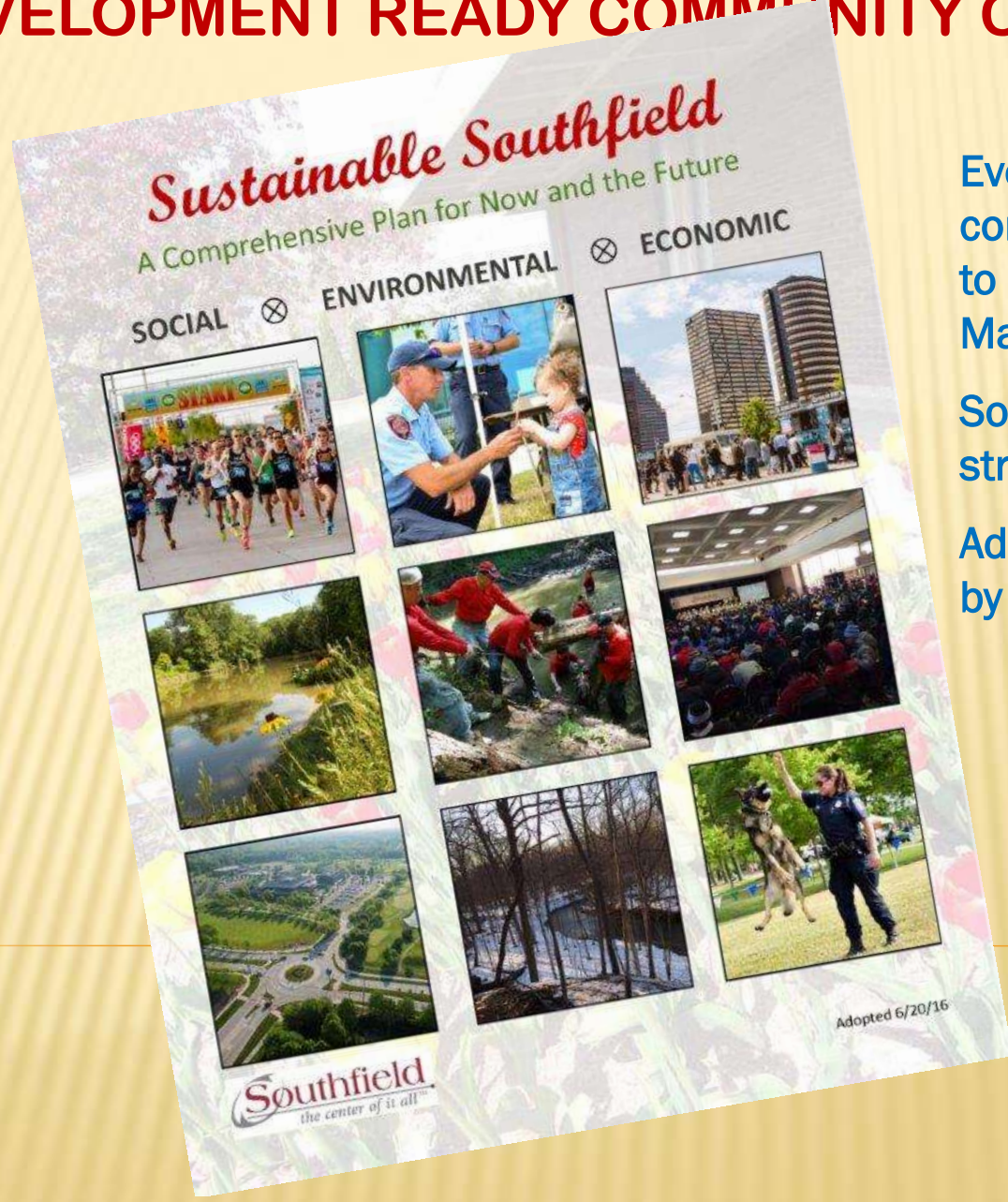
Governing body has adopted a new master plan with strategies for redevelopment

Zoning ordinances reflect goals of master plan with flexible techniques to promote infill development, flexible parking requirements & variety of housing options

Community identifies and prioritizes redevelopment sites and markets the same.

The governing body has an approved economic development strategy

REDEVELOPMENT READY COMMUNITY CERTIFICATION



Every 5 years communities need to update their Master Plan.

Southfield's new plan stresses sustainability

Adopted in June 2016 by the City Council

REDEVELOPMENT READY

COMMERCIAL PROPERTIES





UPDATE

NORTHLAND CENTER

Year One of Progress

- Consolidated Properties ~ Macy's, Target, JC Penney's
- Secured & Fenced Mall Site
- Completed Environmental Testing
- Hired Team to Create Master Vision
- Unveiled Vision & Future Marketing Plan for Site
- Vetted Numerous Development Proposals
- Stockpiling Fill Dirt
- Leased Portion of Parking Lot
- Identified Qualified Demo Contractors
- Conducted Study on Re-use of Former Hudson's Store & the Power Plant
- Vetted Master Broker for the property
- Working to Untangle Various Easements

IMAGINE NORTHLAND ~ REDEVELOPMENT VISION



Hudson's Store as Centerpiece with Radiating Spokes, Providence Hospital Expansion, Retail on Greenfield, Mixed Use for Housing, Restaurants, Research & Development, Medical Offices, Water Feature/Park, Walkable Green Spaces, etc. [Go to www.imagenorthland.com for more information.](http://www.imagenorthland.com)

IMAGINE NORTHLAND ~ REDEVELOPMENT VISION



Basement contains 385 rooms. Some below grade spaces may be saved others will be demolished & filled in. Fill dirt is being stock piled for eventual use.

WHAT'S AHEAD?

- Bids for Removal of Asbestos & Hazardous Materials
- Bids for the Demolition of the Firestone Building & Target Store
- Contract for Oversight & Air Quality Testing of Asbestos Removal
- Providence Hospital Expansion
- Final Determination of Adaptive Reuse of Hudson's & Tunnels
- Master Broker marketing the site



IMAGINE NORTHLAND ~ REDEVELOPMENT VISION



Hudson's Adaptive Re-Use

- Structurally Sound
- Considerable Savings on Demolition Costs
- Preservation of Piece of Northland History
- Loft Apartments
- Interior Parking
- Some Retail/Commercial Use



LUXURY OF SPACE

IMAGINE NORTHLAND ~ REDEVELOPMENT VISION



Possible Adaptive Re-Use of Northland Tunnels

- Daylight Tunnels
- Save of Demolition costs
- Create Interesting Cityscape with Walkable, Art-Filled, Landscaped Spaces



NORTHLAND ~ REDEVELOPMENT MARKETING

THE
HEART
OF IT ALL

The text 'THE HEART OF IT ALL' is rendered in a bold, black, hand-drawn style font. The word 'HEART' is the central focus, with a bright yellow heart shape integrated into the letter 'A'. The words are arranged in three lines: 'THE' on top, 'HEART' in the middle, and 'OF IT ALL' at the bottom.

A draft marketing plan has been developed for the former Northland site and is expected to be rolled out later this year.

NORTHLAND AREA INVESTMENTS

PROVIDENCE TOWER & PROVIDENCE PLACE



Loop Investments, a local firm, has purchased Providence Tower & Providence Place and is undertaking a \$5 million in renovations.

SOUTHFIELD CITY CENTRE UPDATE



PROPOSED CHARACTER AT THE INTERSECTION OF EVERGREEN ROAD AND CIVIC CENTRE DRIVE [LOOKING WEST]

City Council approved the master plan created by Hamilton Anderson for City Centre development of 8.5 acres at Evergreen & Civic Center Drive

Southfield CITY CENTRE

Master Plan calls for small hotel (125 rooms), 155 units of mid-rise housing, retail, 1,050 parking spaces & public park



VISION PLAN CONCEPT SUMMARY

RETAIL/ RESTAURANT	+/- 145K SF
RESIDENTIAL	+/- 155 UNITS
HOTEL	+/- 125 ROOMS
FLEX SPACE	+/- 30K SF
PUBLIC PARK	+/- 28K SF
PARKING	+/- 1,050 SPACES

The proposed concept plan provides a highly walkable and dynamic environment while linking previously separated places within the district.

CITY CENTRE MIXED-USE DEVELOPMENT



PROPOSED CHARACTER OF THE CITY CENTRE MIXED-USE DEVELOPMENT [BIRD'S EYE VIEW LOOKING WEST]

CITY CENTRE MIXED-USE DEVELOPMENT



PROPOSED CHARACTER OVERLOOKING THE PARK FROM THE HOTEL [A VIEW FROM ABOVE LOOKING NORTHEAST]

Looking eastward across the park toward Evergreen Road and the Civic Center

CITY CENTRE / EVERGREEN ROAD



Michigan Chapter of the American Society of Landscape Architects (ASLA) President Clare Jagenow presents Mayor Siver and City Planner Terry Croad with a 2016 ASLA Merit Award.

AWARDS

- ❖ Keep Michigan Beautiful 2016 President's Award
- ❖ 2016 Michigan Concrete Association Special Innovative Award
- ❖ 2016 Michigan ASLA Merit Award
- ❖ 2016 Southfield Chamber of Commerce Sustainability Award

CITY CENTRE MIXED-USE DEVELOPMENT



New construction on Evergreen Road includes a restaurant/retail building and a Vibe Credit Union

Arbor Lofts will break ground this spring for 70 plus apartments on Central Park Boulevard & Civic Center Drive.



CITY CENTRE MIXED-USE DEVELOPMENT



Arbor Lofts Townhomes will include garages & corner retail at Civic Center Drive & Central Park Boulevard.

CITY CENTRE ~ Creating a Sense of Place



Walkway extended along Northwestern Hwy.

CITY CENTRE ~ Creating a Sense of Place



Fundraising will soon be underway for the installation of the **Red Pole Park** along the new Northwestern Hwy. walking/bike trail.

CITY CENTRE / LAWRENCE TECH



Lawrence Tech is a key partner in the growth of the City Centre

CITY CENTRE / LAWRENCE TECH



GROWTH

- ❖ Taubman Complex with the Marburger STEM Center opens
- ❖ Artificial turf athletic field constructed
- ❖ Football coach hired
- ❖ Creation of the School of Nursing
- ❖ New 320 student dormitory to be built
- ❖ Establishment of LTU Business Colaboratory for programming, partnerships & business accelerator projects

LTU President Virinder Moudgil honors Taubman Family for donations to the university.

CITY CENTRE / LAWRENCE TECH



Eighteen months into their MEDC grant, the Collaboratory helped 15 companies form, two companies expand and two acquire patents. They helped create 19 jobs. They have helped raise \$2.4 million in follow-on funding. A new grant for \$250,000 was awarded to the Collaboratory in January from the MDEC.

From business idea to marketable product or service can be a long, murky path. The LTU Collaboratory was founded to assist entrepreneurs to find their way.

Established in 2013 by Lawrence Technological University in partnership with the City of Southfield, the Collaboratory is part of the Southfield SmartZone, now known as Southfield Centrepolis, one of 17 innovation centers in the Michigan SmartZone network.

REDEVELOPMENT READY

**RESIDENTIAL
PROPERTIES**



REDEVELOPMENT OF HOUSING & NEIGHBORHOOD REINVESTMENT INITIATIVES



Partnership between the Southfield City Council, the Southfield Non-Profit Housing Board & Habitat for Humanity-Oakland

\$800,000 in back taxes paid to Oakland County & \$33,000 in unpaid water bills paid to City of Southfield by Non-Profit Housing Board.

45 tax foreclosed properties are in the process of being rehabbed, brought up to code & sold at market value to people who must live in the homes

Program designed to improve housing, stem rise of rental homes, reverse impact of mortgage crisis & cut speculation by real estate interests.

REDEVELOPMENT OF HOUSING & NEIGHBORHOOD REINVESTMENT INITIATIVES



McDonnell Towers & River Park Place, housing for low income seniors, received a total makeover.

\$19.2 million rehab for 408 units with new kitchens, bathrooms, lighting, security systems, roofs, windows, elevators, etc.



REDEVELOPMENT OF HOUSING & NEIGHBORHOOD REINVESTMENT INITIATIVES



REDEVELOPMENT OF HOUSING & NEIGHBORHOOD REINVESTMENT INITIATIVES



**Bonnie Acres
Neighborhood
Revitalization
Project – Fall 2016**

Repeat in Fall 2017



REDEVELOPMENT OF HOUSING & NEIGHBORHOOD REINVESTMENT INITIATIVES



The BIG RAKE

75 yards of vacant homes & those of seniors & handicapped cleared of leaves by 250 volunteers

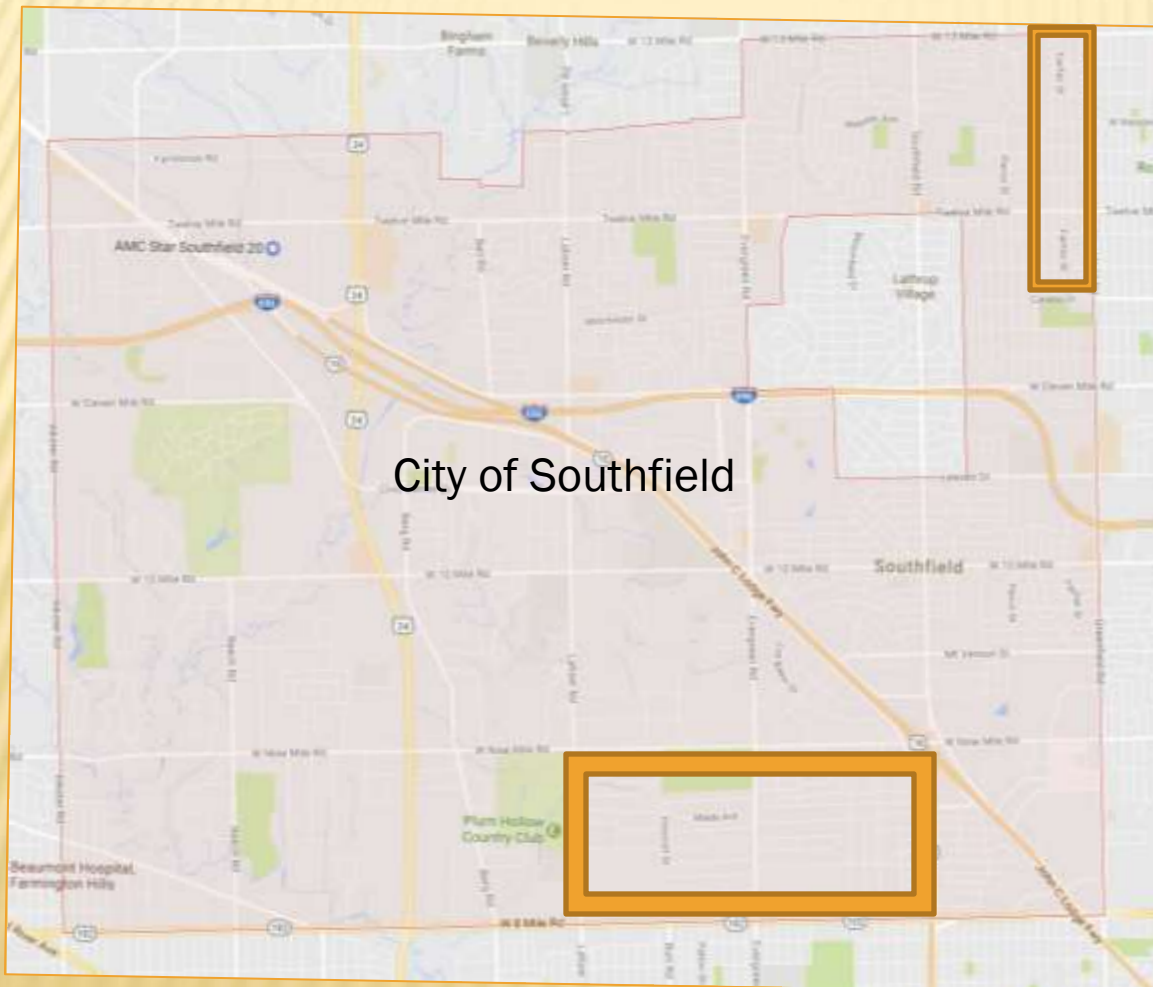
Litter Patrols & Park Cleanups

Comcast Cares,
Kappas,
Southfield Parks
& Garden Club,
Eaton Corp.
Employees &
others



REDEVELOPMENT OF HOUSING & NEIGHBORHOOD REINVESTMENT INITIATIVES

NEIGHBORHOOD ENTERPRISE ZONES



Two areas of the city will be designated Southfield Neighborhood Enterprise Zones

NE corner of the city from Catalpa to 13 Mile Road and Sections 34 & 35

These area have the largest concentrations of pre 1960 homes with modest assessed values.

REDEVELOPMENT OF HOUSING & NEIGHBORHOOD REINVESTMENT INITIATIVES

NEIGHBORHOOD ENTERPRISE ZONES



Credits only include material costs, NOT labor.

City and county taxes will be **reduced by 15.2 mills for 12 years** for homeowners who opt into the program.

In turn, property owners must make major home improvements by licensed contractors. Improvements must meet building code requirements.

Improvements may include new roofs, rewiring, re-plumbing, new windows, foundation repairs, insulation, additions, etc.

REDEVELOPMENT READY

**PUBLIC
SPACES**



PUBLIC ART INITIATIVES

Northland Art Collection Saved with Loan of \$500,000

With the closing of Northland Center, its art collection was slated to go to auction. Many of the sculptures, commissioned by the Hudson-Webber Company for the world's first modern shopping mall, were from the 1950s and created by leading Mid Century sculptors.

Mayor, Council and city administration intervened to keep the historic, 14-piece collection in Southfield. A low interest loan was arranged to purchase the collection.

Campaign kicked off in March 2016 to raise \$600,000 to repay the loan & secure funds to place & secure the art.

Raised to date: \$601,086 !!



PUBLIC ART INITIATIVES

Library Board approved \$300,000 donation from Leon Miller Legacy Fund to kick start the Free the Bear (public art) fund.



Marshall Fredericks Boy & the Bear placed in the Southfield Public Library

PUBLIC ART INITIATIVES



Above left: Peacock by Arthur Kraft

Above right: Unnamed by Sorel Etrog

Lower: River Series #4 by Morris Brose

Not shown: Unnamed by Harry Bertoia



Four additional sculptures were found in the basement of Northland bringing the collection to 18 pieces.



PUBLIC ART INITIATIVES



Donation of “**Gratitude**” by Jay Lefkowitz in south Evergreen roundabout

PUBLIC ART INITIATIVES

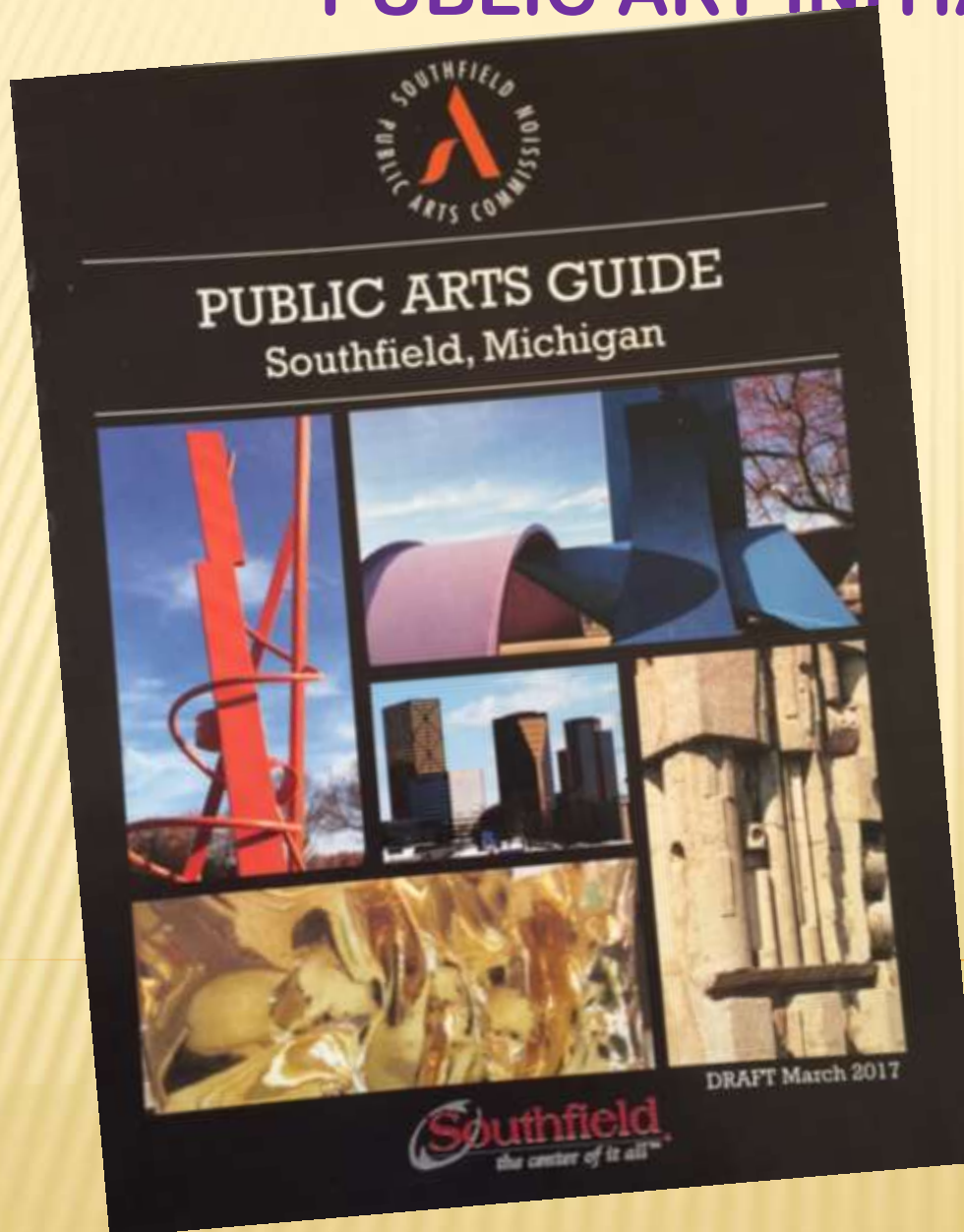


SFLD purchased by the City Centre Advisory Board

Donation of John Piet's "**Diversity**" for north Evergreen roundabout

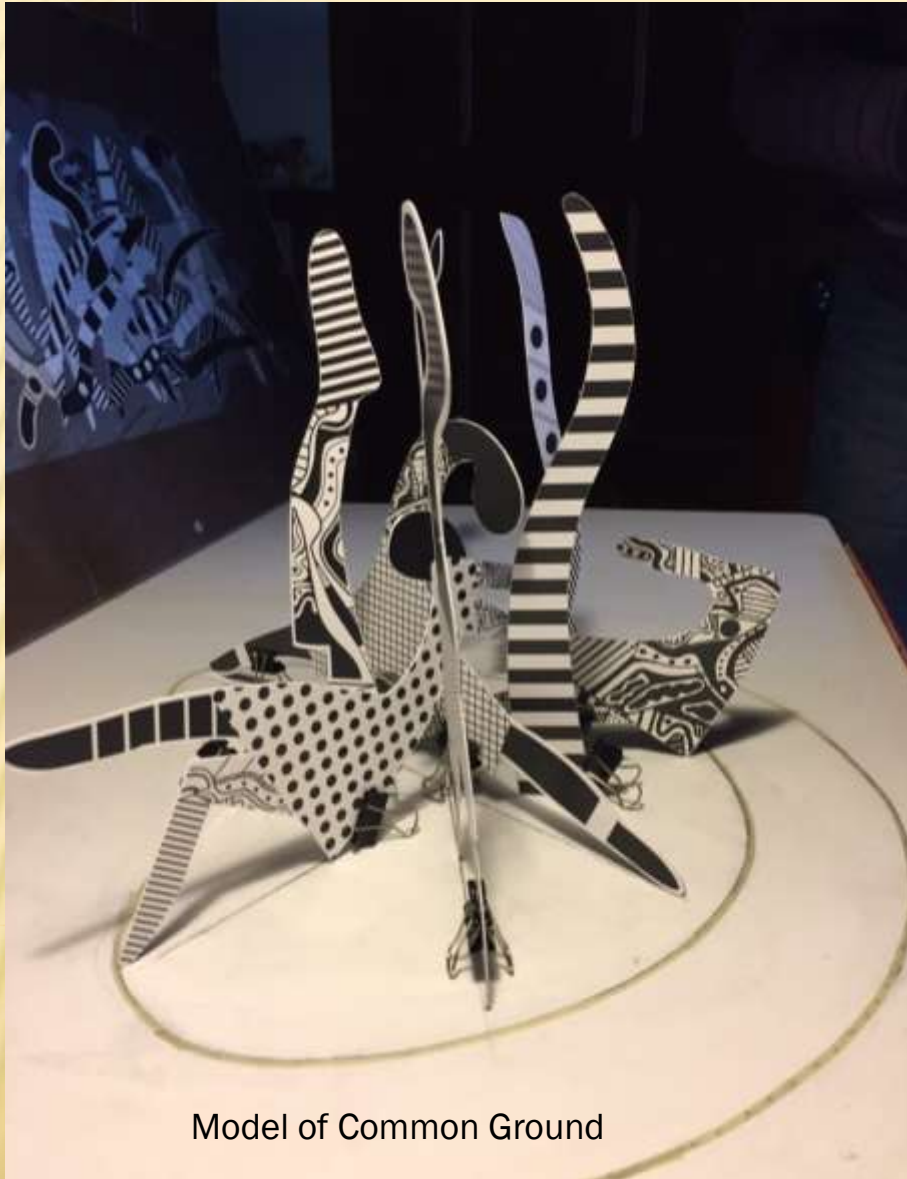
Baseline monument designed by David Barr financed by private donations along with creation of a pocket park at 8 Mile & Rutland.

PUBLIC ART INITIATIVES



The Southfield Planning Department & the Public Arts Commission have published a complete guide of publically displayed art in the City of Southfield.

PUBLIC ART INITIATIVES



Model of Common Ground

Renowned Detroit sculptor Charles McGee has offered the design of his piece **Common Ground** to the city.

The Southfield Public Arts Commission would be tasked with raising the funds to have the piece fabricated and placed at the Civic Center.

A new fund raising campaign to be launched this Spring ...
Finding Common Ground

REDEVELOPMENT READY

**PUBLIC
INFRASTRUCTURE**



REDEVELOPMENT OF INFRASTRUCTURE



In 2016, for the second year in a row, Southfield led Oakland County in the road construction.

We repaved 12 miles of major roads and neighborhood streets.

Additionally, we completed:

- 53,591 feet of water mains
- 1,884 feet of sewer lines
- 2.7 miles of new sidewalks

REDEVELOPMENT OF INFRASTRUCTURE

**\$40 million
in projects
during 2016***

- Bell Road
- Bush & Helen streets
- Nine Mile Road (between Beech & Telegraph)
- Northland Drive
- Ranchwood, Alhambra, LaCrosse & Roseland streets
- Streets in Woodburn Woods, Kingsley Estates, Berg Hills & Edgewood Hills Neighborhoods
- Magnolia Neighborhood (West Side)

* Includes roads, water mains, sewers & sidewalks



Ribbon cutting for the re-opening of Nine Mile in Fall 2016

REDEVELOPMENT OF INFRASTRUCTURE

\$50 million in road & infrastructure repair/replacement planned for 2017*

\$9.4 in outside funds (federal, Oakland County, Lathrup Village, Beverly Hills)

MAJOR ROADS

Evergreen Road between 11 & 13 Mile

Evergreen Road between 9 & 10 Mile

NW Hwy/Lodge Service Drive from 10 Mile to Lahser

NW Hwy/Lodge Service Drive from Telegraph to its end

Lahser Road between Civic Center & NW Hwy



* Includes roads, water mains, sewers & sidewalks

REDEVELOPMENT OF INFRASTRUCTURE

\$50 million in road & infrastructure repair/replacement planned for 2017

SUBDIVISIONS

Beechwoods Acres

Evergreen Trails (north half only)

Green Valley subdivision

Southfield Homeowners (partial)

MISCELLANEOUS STREETS

Winchester from Lahser to Evergreen

North & South Bellwood

Rougemont

Samoset, Forestview & Rougecrest

Carleton, Nancy, Leewright & Fredrick

Oliver Court

River Heights & Lee Lane

Hilton, Jeanette & Sherfield between Pierce & Lathrup



REDEVELOPMENT READY

**OUR
SCHOOLS**



SCHOOL IMPROVEMENTS

The reorganization & consolidation plan — **Southfield 20/20** — was successfully implemented this past fall by the Southfield Board of Education. The new Southfield High School for Arts & Technology opened smoothly. The consolidation saved school funds and increased program options for students.

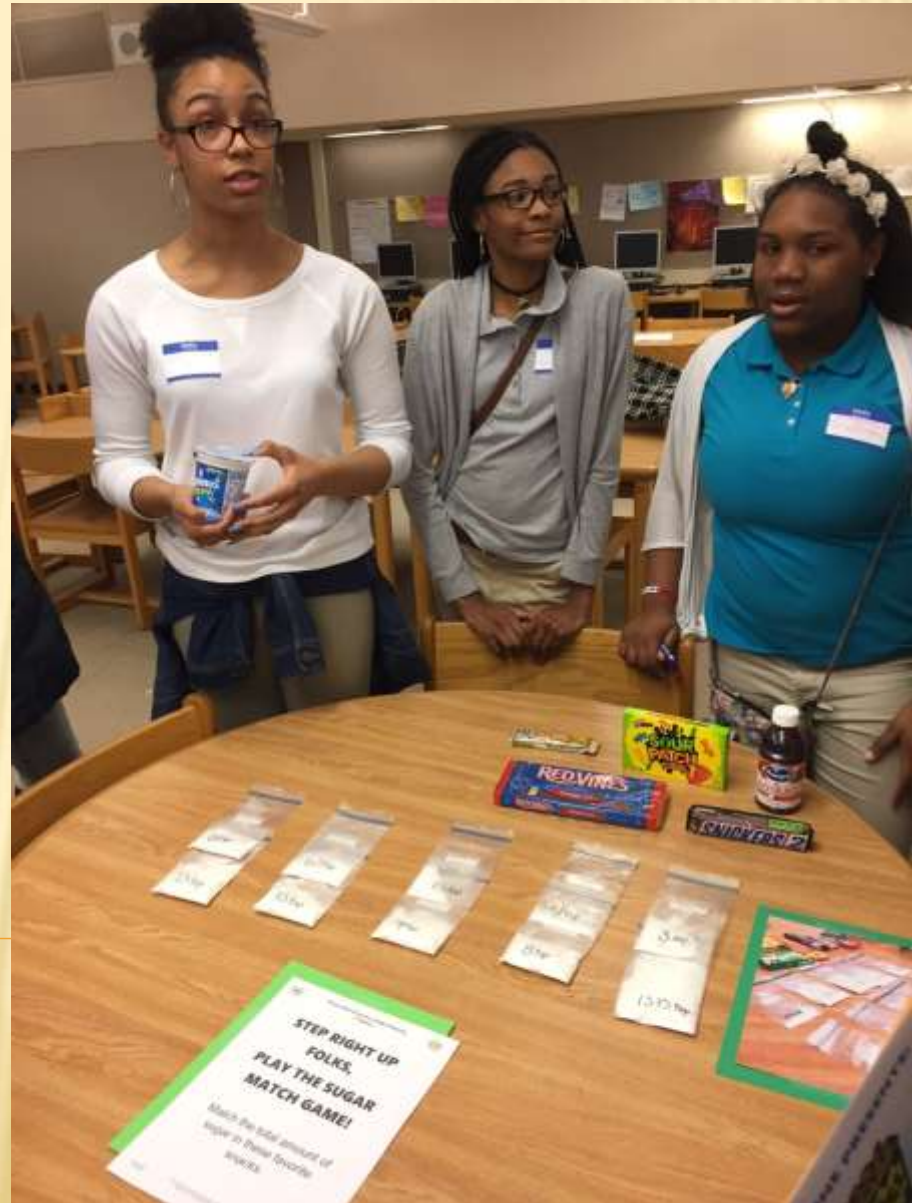


SCHOOL IMPROVEMENTS

Besides Advanced Placement & Dual Enrollment, Southfield Public Schools offers the **C2 Pipeline**, sponsored by Wayne State University.

Any high school student may enroll in the program which meets four days a week afterschool.

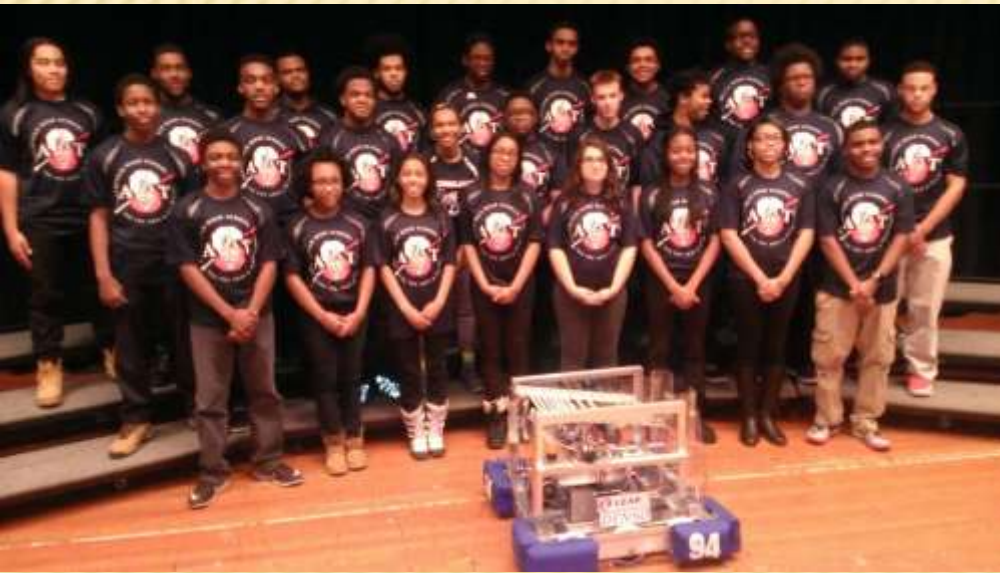
C2 Pipeline builds skill sets, study skills and confidence as it prepares students for higher education.



SCHOOL IMPROVEMENTS

Southfield hosted the District Competition for FIRST Robotics. The event was heavily sponsored by Comau and DENSO North America.

In addition Lear and DENSO sponsor the Southfield High School for Arts & Technology Robotics Team.



SCHOOL IMPROVEMENTS



New Yeshiva Beth Yehudah under construction.

Meanwhile, across town **Yeshiva Beth Yehudah** has moved into the former Schoenhals Elementary School and demolished most of its original school.

A new building is presently under construction on Lincoln Drive.

The city's Hebrew schools are experiencing enrollment growth.

SCHOOL IMPROVEMENTS



The former Akiva Hebrew Day School on Twelve Mile is in the final stages of completing its new building. The school has been renamed the **Farber Hebrew Day School**. A ribbon cutting is planned for May.

REDEVELOPMENT READY

**BUSINESS
COMMUNITY**



BUSINESS INVESTMENTS



Detroit vs Everybody
clothing store opening

It was a great year for new business openings & business expansion.

BUSINESS INVESTMENTS



List of Expansions:

Comau

Lear

Denso

Credit Acceptance

Nexcess.net

Auto Liv

123 NET

Signed new leases:

Baker Tilly

Global Hue

Major New companies:

Great Expressions

Sandler & Travis

Foster Swift

Coming in 2017 – Expansion of Blue Cross/Blue Shield with 380 jobs moving into Southfield.

BUSINESS INVESTMENTS



The Friedman Group has invested heavily in the rehabilitation of the massive Galleria Office Complex on Northwestern Highway & 12 Mile with the result of an increase in leased space. Sandler & Travis added 300 jobs here.

BUSINESS INVESTMENTS



Unique Lady Prom & Bridal

Scores of new businesses opened and/or expanded this past year.

OTHER RIBBON CUTTINGS

Sandler & Travis

Jimmy Jazz

Hobby Town

Michigan State University College
of Human Medicine

Kresge Eye Institute

Karisma's Closet

H&M Nails

Rainbow Rehabilitation

Renee's Gourmet Pizza

Zoup's 100th store opened on
Evergreen

PACE Southeast

42 West

Comerica Bank at Town Center

Southfield Pancake House

Wendy's at Nine Mile & Telegraph

BUSINESS INVESTMENTS



PACE Southeast Senior Adult Center in partnership with Henry Ford Hospital & Presbyterian Villages



Gluten free, gourmet pizza & pasta

BUSINESS INVESTMENTS



Annual Collaboration for Entrepreneurship (ACE)

34 startup companies entered the ACE Challenge in January as part of the LTU Collaboratory in partnership with the City of Southfield & Michigan Economic Development Corp.



BUSINESS INVESTMENTS



Kiwi/VR Group to open Best Western Premiere Hotel

The long vacant Holiday Inn on Telegraph Road is undergoing a major rehab and expansion.

Three hotels planned for the site:

Phase I – The tower -- **Best Western Premiere** with 192 rooms & banquet & meeting rooms. \$3.6 million rehab

Phase II - Best Western Premiere 64 **Extended Stay Suites** at a cost of \$2.5 million – Summer 2017

Phase III– Five story tower will become **LaQuinta Hotel** with 95 rooms & new spa and pool complex at a cost of \$2.7 million – Summer 2018

BUSINESS INVESTMENTS

Best Western
Premiere Hotel



PARKS & RECREATION INVESTMENTS



The Southfield Parks & Recreation Team & Parks & Rec Board has completed a new, five-year Master Plan for city recreational programs and facilities.

Think Beyond the Chair & Daimler/Chrysler donated a barrier free playscape to Beechwoods Park.

PUBLIC SAFETY INVESTMENTS



Southfield Police Department has hired 15 new officers this year.

Major crime declines for 9th consecutive year

Study ranks Southfield 6th in refugee resettlement, decline in crime

In a recent national study on the correlation between immigration and crime, Southfield saw a rise in immigrants and a decrease in crime. The study conducted by New American Partnership counters the contention that immigrants are a leading cause of crime in the US.



Southfield Fire Department has current vacancies to fill & will add 3 additional firefighters in July 2017.

COMING ATTRACTIONS

April 15 ~ Comcast Cares Day – Clean Up/ Fix Up – Freeway Park
Volunteers needed – 8am to noon

May 20 ~ Southfield Flower Day on Nine Mile – 9am to 5pm
Discounts on flowers and plants for Southfield residents

June 9 ~ Eat to the Beat Concert & Food Truck Rally – 11:30am-2pm
Civic Center Drive & Central Park Boulevard

June 17 ~ Summer Soulstice Fun Run/Walk & Southfield Spirit Fest
Spirit Parade starts at 4pm from LTU to Civic Center
Fun Run/Walk/Stroll starts at 6pm
Activities on the front lawn, food trucks, beer tent

June 26 ~ Southfield Parks & Garden Club Annual
Garden Walk – 2-5pm – San Marino Neighborhood

June 28 ~ Family Fun & Safety Night – 5:30 to 9:45pm
Civic Center Front Lawn

July 11 ~ Gazebo Concerts begin at the Historic Burgh
7-8:30pm (weekly through August 22nd) – Southfield History
Museum open during concerts



Thank You!



 **Southfield**
the center of it all™