

Sustainable Southfield 2.0 Comprehensive Master Plan

2023-2028

Adopted December 12, 2022



City Council Resolution

Resolution for City Council

December 12, 2022

RESOLUTION FOR CITY COUNCIL

DECEMBER 12, 2022

A RESOLUTION TO ADOPT A NEW MASTER PLAN OF THE CITY OF SOUTHFIELD TO REPLACE THE EXISTING MASTER PLAN:

WHEREAS: The existing Comprehensive Master Plan (Plan) for the City of Southfield was adopted on June 20, 2016, by the City Council; and,

WHEREAS: At least every five (5) years after adoption of a Plan, the Council shall review the Plan and determine whether to commence the procedure to amend the Plan or adopt a new Plan; and,

WHEREAS: The preparation of a new Comprehensive Master Plan was required to establish goals and guidelines to facilitate the direction, redevelopment and growth of the City of Southfield to address changing demographic and marketing conditions created by the “Great Recession” and to reposition the City into the future; and,

WHEREAS: Sustainable communities are places that balance their economic assets, natural resources, and social priorities so that residents’ diverse needs can be met now and in the future. These communities prosper by attracting and retaining businesses and people and offering individuals of all incomes, races, and ethnicities access to the opportunities, services, and amenities they need to thrive; and,

WHEREAS: on January 19, 2021, the City Council authorized the City Planner, on behalf of the Planning Commission, to send the required Notice of Intent to update the Comprehensive Master Plan in accordance with the Michigan Planning Enabling Act (Act 33 of 2008, as amended) and to initiate the Master Plan procedure to update the Plan in accordance with Sect. 5.59 of the City Zoning Ordinance; and,

WHEREAS: Over 138 letters were mailed to registered homeowner’s groups and condominium associations to encourage participation. Further, several public meeting and workshops were held with homeowner groups, civic associations, boards & commissions, public schools, and city staff throughout the process to encourage public input; and,

WHEREAS: A social media platform, publicinput.com/sustainablesouthfield2026 website, was launched on February 1, 2021, for an 8-week public input period to solicit feedback on a variety of topics, which resulted in over 16,406 total responses, 1,150 total comments, and 581 total participants; and,

WHEREAS: On January 20, 2021, and March 16, 2022; the Planning Commission held public workshops and open houses on the preliminary draft master plan to seek additional public comment; and,

WHEREAS: On September 6, 2022, the City Council authorized the Planning Department, on behalf of the Planning Commission Secretary, to release the draft *Sustainable Southfield 2.0, Comprehensive Master Plan 2023-2028* for the required 63-day public review period and the requirements of the Michigan Planning Enabling Act 33 of 2008, as amended; and,

WHEREAS: On November 2, 2022, the Oakland County Coordinating Zoning Committee (CZC) held a meeting and by a 2-0 vote, endorsed the County staff's review finding that the City's Master Plan not inconsistent with the plan of any of the surrounding communities; and,

WHEREAS: on November 16, 2022, pursuant to the requirements of Article 4, Section 5.59, Comprehensive Master Plan Procedure, Chapter 45, Zoning, of Title V, Zoning and Planning of the Code of the City of Southfield, and the Michigan Planning Enabling Act, Public Act 33 of 2008, as amended, the Southfield Planning Commission held a public hearing on the proposed *Sustainable Southfield 2.0, Comprehensive Master Plan 2023-2028* and forwarded a favorable recommendation to City Council by unanimous vote; and,

WHEREAS: on December 12, 2022, pursuant to the requirements of Article 4, Section 5.59, Comprehensive Master Plan Procedure, Chapter 45, Zoning, of Title V, Zoning and Planning of the Code of the City of Southfield, and the Michigan Planning Enabling Act, Public Act 33 of 2008, as amended, the Southfield City Council held a public hearing on the proposed *Sustainable Southfield 2.0, Comprehensive Master Plan 2023-2028*,

NOW THEREFORE, BE IT HEREBY RESOLVED:

That *Sustainable Southfield 2.0*, A Comprehensive Master Plan for Now and the Future, (MP-08), draft dated December 12, 2022, be recommended for adoption, in accordance with Article 4, Section 5.59, Comprehensive Master Plan Procedure, Chapter 45, Zoning, of Title V, Zoning and Planning of the Code of the City of Southfield, and the Michigan Planning Enabling Act, Public Act 33 of 2008 be approved for the reasons set forth in the City Planner's recommendation; i.e.:

1. *Sustainable Southfield*, as prepared by the City of Southfield Planning Department, the City of Southfield Planning Commission and residents, has been thoroughly studied by the Planning Commission at their Planning Commission Study Meetings and Regular Meetings.

2. *Sustainable Southfield* will serve to guide and coordinate City decisions on new development and redevelopment; will assist in the review of development proposals to confirm they meet the goals and strategies of the Plan; and provide a basis for amendments to the Zoning Ordinance and Zoning Map.
3. Sustainable communities are places that balance their economic assets, natural resources, and social priorities so that residents' diverse needs can be met now and in the future. These communities prosper by attracting and retaining businesses and people and offering individuals of all incomes, races, and ethnicities access to the opportunities, services, and amenities they need to thrive.

BE IT FURTHER RESOLVED: That Resolution No. MP-08 is hereby recommended for adoption.

I, Allyson Bettis, duly appointed City Clerk of the City of Southfield, County of Oakland, State of Michigan, do hereby certify that the foregoing resolution was adopted by the Southfield City Council at their December 12, 2022 Regular Meeting held in the Council Chambers of the Municipal Building, 26000 Evergreen Road, Southfield, Michigan.

12/22/2022

Dated



Allyson Bettis, Southfield City Clerk

Acknowledgements

Thank You

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Mayor

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Executive Summary

Planning for Southfield's Future

Sustainable Southfield 2.0 is the City of Southfield's comprehensive plan for the future. Sometimes referred to as the "Master Plan," this document is used to guide future development, programs, and policies to help make our city match residents' vision for the future. The plan gives guidance to the City Council, departments, agencies, boards and commissions, and staff as they make decisions that impact the public – with every new building, street, or program, the question is asked "Does this align with the community's vision?"

Overwhelmingly, residents' vision for the future of Southfield is one rooted in resiliency, equity, and collective support for one another. Residents want a community where everyone has access to high quality recreation, entertainment and amenities, housing, and jobs – a city where everyone thrives.

The *Sustainable Southfield 2.0* Plan asked Southfield residents about the challenges they face today and what they want to see change in the next ten to twenty years. Over 1,000 residents participated in the creation of the Plan by providing their feedback through the public survey, at homeowners' association meetings, and at City Council and Planning Commission meetings. After receiving this feedback, over a dozen City departments collaborated to create the draft Plan, which was then distributed for public review. Members of the public, board and commission officials, neighboring cities, and Oakland County all reviewed the Plan over the course of two months and returned their comments to the City, which then shaped the final Plan. From start to finish, it took almost two years to create the final *Sustainable Southfield 2.0* Plan.

Sustainable Southfield 2.0 combined the public's feedback with information about the existing conditions in the city and upcoming trends to identify the opportunities and challenges that the community will soon face. The Plan covers a wide range of topics – from roads to housing, from schools to workforce development, and from trees to waste management – to try to get a complete picture of the future. Overall, the Plan directs the city toward a resilient future where the community can survive, adapt, and grow no matter the pressures we face – pandemics, climate change, and everything else the next twenty years will bring.

In total, *Sustainable Southfield 2.0* includes 113 clear objectives for the future to help make progress toward the community's goals. These objectives can all be found in "Chapter 10: Implementation." The Plan also includes innumerable recommendations and insights that will help guide the city forward – these are scattered throughout the document but can generally be found under the "Key Findings" section in each chapter. Chapters 1 and 2 provide a background on Southfield today, while Chapters 3 through 9 address specific topics and Chapter 10 gathers the entire Plan together. **We hope you enjoy *Sustainable Southfield 2.0*!**



Introduction
Art Title: City of Southfield
by Melvin Leiserowitz

Introduction

About the Sustainable Southfield Plan

The City of Southfield's former Master Plan, *Sustainable Southfield, a Comprehensive Plan for now and the Future*, was adopted on June 20, 2016. As required by the Michigan Planning Enabling Act, *Sustainable Southfield 2.0* will serve as the update to the former Master Plan and guide City Council with recommended policies and guidelines for the next five years (2023-2028).

The past five years since the last Master Plan was adopted, we have seen tremendous change in the way we live, work, shop and in many other aspects of our lives. 2020 turned us upside down with the COVID-19 pandemic, natural disasters, a contentious Presidential campaign, and the national light on systemic social injustice and inequities in America. As we learn to be more tolerant of each other and adjust our daily lives because of the pandemic today, we must maintain a focus on the development of Southfield in the future. The Southfield community continues to strive towards being sustainable, adaptive to changing conditions, and becoming a more welcoming, inclusive, and diverse community!





Public Engagement Summary

The City of Southfield launched the public input phase of *Sustainable Southfield 2.0* at the Planning Commission meeting held on January 20, 2021. Over the last two years, the City solicited public input through multiple means, including, but not limited to: stakeholder meetings; Planning Commission, Arts Commission, and Southfield City Centre Board meetings; neighborhood groups, homeowner associations, and condominium associations meetings; virtual town hall sessions; online engagement and public survey through a social media platform; and public hearings. Additional public input was solicited via the City website and social media, E-blasts, door knockers, and on-site pop-up boards located at City Hall and other park facilities. In total, over 1,000 people provided feedback on their vision for the future of Southfield.

Complete results of the public engagement can be found in the Appendices: Sustainable Southfield 2.0.

Planning Commission Kick-Off Meeting

The Planning Commission held a public workshop on Wednesday, January 10, 2021, to solicit comments from the Commission as well as the public on the issues they thought important in developing the Master Plan for the next 5 years. The following items were discussed:

- Importance of getting input from the public.
- Using greenspace for green infrastructure and move toward “green” building techniques.
- Pursuit of “green” initiatives and moving away from seas of asphalt parking.
- Non-traditional ways of meeting with people to get their input. Staff noted that the city can provide 24/7 access via public input sites on the computer and virtual town hall meetings with Homeowners Associations and Condo Associations.
- Use of public transit in a pandemic.
- Electric buses to be put in use.
- Importance of Public Art and placemaking.





Homeowner Association Meetings

A notice was sent to 138 Homeowner (HOA) and Condominium Associations registered in Southfield inviting them to meet with Planning team members to solicit input on the Master Plan update. On March 10 and March 24, 2021, Planning Department staff participated in two separate virtual meetings with two local HOAs: Evergreen Trails and Burgh Pointe. Staff provided an overview of the Master Plan Process, presented issues and trends, encouraged participation in the Master Plan process, and answered questions. In addition, participants were asked if they had any specific issues that they would like the City to address.

Evergreen Trails

5 people participated in this session and questions focused on where to go to participate in the online survey.

Burgh Pointe

12 people (all HOA Board members) participated in this session.

Questions focused on medical marihuana and why it was approved in the City. Most of the participants didn't want marihuana facilities and asked how it could be stopped in the community. The majority (63%) of Southfield voters approved the use of medical marihuana in 2018 by nearly a 2:1 margin. Thus, in 2019, City Council adopted Ordinances #1678 and #1712 regulating the use of medical marihuana. The second most common question regarded local roads in the Berg Road/Civic Center Drive Area. It was the consensus of participants that Berg Road needed significant repairs. Concerns were also expressed on when it might be fixed.

CCAB Visioning Session

On January 14, 2020, the Southfield City Centre Advisory Board (CCAB) held a visioning session. Board members each contributed at least one idea on various projects, events, and marketing priorities for the upcoming 1-2 fiscal years. Subsequently, each member then voted on top priorities with the following results:

Table 1. Public Engagement Feedback from CCAB Visioning Session

VOTES	VISION
14	Enhance gateways
7	Capture Business Community (after 5PM and weekends)
5	Coordinate events between Parks and Rec, LTU, the Library, etc.
5	Evergreen Road Pedestrian Crosswalk
4	Building Manager Meeting Club
4	LTU Flags/Banners on Ten Mile
4	EverCentre Park
3	Eagle Scout Projects
2	Ways to Draw People to Pathways via Activities/Geocaching
2	Branding and Infrastructure
2	Food Truck Locations
2	Survey City Centre
1	Meetup.com/Walking Clubs
1	Event Marketing
1	Fireworks and Winter Fireworks
0	Capture Transit Traffic through Signage
0	Connecting to the North via I-696 Bridge with Art
0	Bike Events
0	Capture Young Professionals

Online Engagement

Public participation is a key element in the formulation of a Master Plan. Busy schedules, waning interests, and the additional challenge of social distancing and quarantine mandates resulting from the COVID-19 pandemic created hurdles regarding the collection of public comment. However, online platforms allowed the community conversations to continue despite these challenges.

In addition to the several workshops and homeowners' meetings conducted by the Planning Department, the social media platform, *Public Input*, was key in providing meaningful interaction with Southfield's residents, business community, students, and visitors. Like the previous Master Plan update which utilized *MindMixer* as a similar tool, it allowed participants to contribute and interact at their leisure and at times that fit into their busy schedules.

Question and Topic Formulation

The Planning Department created a list of 17 topics which were rolled out over an eight-week period beginning on February 1, 2021. Planning worked with relevant City staff members to devise 3-7 questions per topic, two topics per week. A third bonus topic was added to Week 6 to obtain input on Southfield's Beech Woods Park as it coincided with the Parks and Recreation Department's *Beech Woods Park Master Plan* process. The Parks and Rec Department used results from the Beech Woods Park topic as part of their Virtual Open House presentation on May 11, 2021.

Questions were posed in the following ways, and all results were visible to the respondent after submitting their answers:

- **Multiple Options:** Allowed participants to choose one (or in some cases multiple) responses from a fixed set of options.
- **Rank Multiple Options:** Participants dragged and dropped topics in order of personal importance.
- **Matrix (Likert Scale):** Respondents rated questions or topics on a 5- to 7-point scale, ranging from one extreme attitude to another and typically including a moderate or neutral option. Typically, respondents were asked to rate the personal importance or receptiveness relating to various topics.
- **Open-Ended Comments:** Nearly every topic question had an opportunity for respondents to expand upon their answers or provide altogether different answers than were presented. Comments could be added to prior responses and/or thumbs up or down reactions could be made as well.
- **Interactive Map Response:** Areas within the City could be displayed by pin or line by the participant to illustrate comments by location.

Helpful Tools

- **Comment Flagging:** Public Input's moderation toolkit would automatically flag expletives within comments and send it to site moderators for review prior to posting.
- **Engagement Statistics:** Periodic summaries of engagement would be emailed to site moderators.
- **Optional Demographic & Locational Questions:** Allowed aggregation of zip codes and other helpful Census information and data - optional to participants.
- **Mailing List:** Each topic gave an opportunity for respondents to add their email to the Master Plan updates list. Planning staff then sent notification emails regarding new topics, changes, or updates to the process or Master Plan informational website in general.

SUSTAINABLE SOUTHFIELD 2026 MASTER PLAN UPDATE				PUBLIC INPUT SCHEDULE OF TOPICS FEB 1-MAR 22, 2021			
WEEK 1 2.1.21	WEEK 2 2.8.21	WEEK 3 2.15.21	WEEK 4 2.22.21	WEEK 5 3.1.21	WEEK 6 3.8.21	WEEK 7 3.15.21	WEEK 8 3.22.21
EXPERIENCING THE PUBLIC REALM							
PLACEMAKING & PUBLIC ART	CAPITAL IMPROVEMENTS & ROADS						
	NON-MOTORIZED TRANSPORT & PEDESTRIAN AMENITIES	SOUTHFIELD CITY CENTRE & LTU	COVID PANDEMIC IMPLICATIONS				
		EVERCENTRE	SOCIAL JUSTICE VALUES	AGE-FRIENDLY COMMUNITIES			
				EXPANDED HOUSING OPTIONS	CLIMATE CHANGE & GREEN INFRASTRUCTURE		
					HEALTHY LIVING/P&R		
						NORTHLAND REDEVELOPMENT	
						ECONOMIC DEVELOPMENT	CHANGING ECONOMY

Tapestry of a Community Art Project

Internationally renowned muralist Dr. Hubert Massey was commissioned by the Southfield City Centre and Southfield Public Arts Commission to create nine art panels, in three separate triptychs, to be located along the southbound Northwestern Highway Service Drive pathway of the City Centre Tail, adjacent to Lawrence Technological University (LTU). Two virtual town hall meetings were held (November 2020 and March 2021) to receive community input on the proposed mosaic mural.

Through these virtual meetings, attendees shared their thoughts and ultimately contributed to the project's final vision. Dr. Massey's philosophy and approach to this design engaged many stakeholders and representatives of the community to ensure that the final rendering would convey historic, cultural, and future themes of the City of Southfield. Complete results of the meetings can be found in the appendices.

The first panel pays respect to the ancestral, traditional, and contemporary lands of the Potawatomi (Bodéwadmik) People who were one of the three tribes of Indigenous People and recognized as the "Keepers of the Fire." The Covenanter Church is represented in the second panel; the Covenanters were one of the earliest religious organizations to take direct and firm anti-slavery position. Panel three shows the farm of Mary Thompson (who descended from founding members of the community who were instrumental in the shaping of the City) as well as Red Pole Park. The fourth panel illustrates the Congregation Shaarey Zedek Synagogue, which has been named as one of the top 10 breathtaking places of worship in the United States. Lawrence Technological University is represented in panels five and six through depictions of engineering, architecture, manufacturing, bio-medical engineering, nursing, art, and design. Panel seven shows Southfield's many engineering, automotive, and design and suppliers, as well as the Southfield Town Center. The diversity of the people of Southfield is represented in the various colors of hands in several panels as well as the City's natural features. Panels eight and nine have yet to be completed.

The first installations included the help of many community stakeholders and representatives on October 26 and 27, 2021.



Participation Results

During the 8-week topic period, the *Sustainable Southfield 2.0* Public Input platform generated an average of 965 responses and 68 comments by 68 participants per topic (16,406 total responses and 1,150 total comments). It appears there were 581 unique total participants. However, because anonymous participation was permitted (which is proven to improve participation rates and facilitate the candidness of responses), this number may be high if a participant answered both anonymously and with an indicated identity. This is an increase in 95 participants from the 486 individuals who participated in the prior online survey during the 2016 Master Plan update. The platform garnered a total of 2,331 views with an average of 137 views per topic.

Most participants indicated a postal code of 48076 (30%). Respondents indicating a postal code within Southfield (48076, 48075, 48033, or 48034) made up 82% of all participants. Only 22.7% of respondents chose to provide demographic information (which corresponds to Census data) pertaining to age. The highest percentage of respondents were in the 36-45, 56-65, and 66-75 age brackets (20% each) with a smaller rate of participation of younger individuals as compared to the previous Master Plan update. Even fewer respondents (11.4%) chose to provide demographic information (with categories also corresponding to Census data) pertaining to gender. Based on the data provided, the highest percentage of respondents identified as female (64%).

Top Themes

The top themes that became apparent over the 8-week process were:

1. Walkability and connectivity throughout the City (i.e., closing sidewalk gaps, sidewalk maintenance, bike paths, increased amenities such as pedestrian lighting, etc.)
2. Street and road repair/maintenance
3. Placemaking (favoring such ideas as open air or farmers markets and adaptive reuse of historic buildings)

Other recurring comments expressed an appreciation of the Southfield Public Library (and a desire for it to have extended hours), green education, a focus on Northland Shopping Center's history as a possible part of the future Northland development, and the desire for additional golf amenities, as well as a splash pad at Beech Woods Recreation Center.

Complete results of the Public Input participation engagement period can be found in the Appendices: Sustainable Southfield 2.0.

Southfield City Centre District Survey

The Planning Department, in cooperation with the City Centre Advisory Board (CCAB), also used the Public Input platform by developing a mini survey to determine communication preferences regarding the City Centre district. Feedback from the Southfield City Centre's residents, corporate entities, tenants, and employees provided insight on how the City can best communicate information and promote activities within the District.

Over the 10-day response period in November 2021, the survey garnered 1,009 responses, plus 265 comments from 87 participants. The following are highlights collected from the survey:

- Monthly or weekly email notifications with an up-to-date event calendar on the CCAB website are preferred means of communication
- When thinking of the Southfield City Centre, the Southfield Public Library, City Hall, LTU, walking paths, and public art are key features
- More restaurants/retail/entertainment options in the district (to experience after work and on weekends) are desired
- After work functions are preferable for engagement as a City Centre district employee
- 2/3 of respondents are unsure if corporate tenants are invested enough in the City Centre's efforts
- An overwhelming 77% of respondents indicated it is important or very important to engage young professionals or professionals with young families beyond the work week
- 36% of respondents walk or bike around the City Centre weekly and find the major deterrents to walking and biking around the district being mostly lack of time or long distance to destinations
- Additional safe and well-lit connected pathways/walkways/bike paths coupled with additional attractions (along the pathways or as a final destination) would encourage more non-motorized transit in the district
- 96% of respondents have never used the Southfield City Centre Bike Share System, primarily because they own and prefer their own bike and because they were not aware of the system; increasing advertising and awareness would be an improvement to the system
- About 1/3 of respondents anticipate working fully remotely with about 1/4 working in the office full time (5 days per week). Several other commenters noted they were working hybrid or had retired during COVID



Survey for Parks and Recreation






An online survey about the city's future was conducted as a part of the recent *Southfield Parks and Recreation Master Plan Update* and yielded relevant information for the *Sustainable Southfield 2.0* Master Plan. The survey was provided electronically on the Parks and Recreation page of the City's Website, as well as at the Open House sessions and at locations throughout the City. The City advertised the survey through the City's webpage, the City's Instagram, Facebook, Twitter, and Nextdoor accounts, notification to the neighborhoods and homeowners' associations, and email blasts from the City to all the recreation participants that had current email addresses on file with the City. With over 3,800 responses, it is estimated that just shy of 10% of the population was reached in this effort.





Community engagement efforts were led by the consulting firm OHM Advisors. An aggressive campaign was implemented not only to raise project awareness, but also to encourage and highlight the importance of public input. Project outreach and updates were relayed to various stakeholder groups via email and social media. Project information was also available via the City website and social media, E-blasts, door knockers, and on-site pop-up boards located at City Hall and Beech Woods.

In addition to virtual and in-person open houses and scheduled focus groups, online surveys focusing on the overall *Parks and Recreation Master Plan*, as well as Beech Woods Park specifically, were created and posted to the Public Input social media platform. Additionally, Week 6 of the *Sustainable Southfield 2.0* Public Input survey pertaining to Healthy Living also touched on noteworthy points relating to City parks and recreational activities and programming.



Visions

Sustainable Southfield Visions		
1: <i>Public Safety</i>		<p>Develop a partnership between Southfield residents and the Southfield Police Department with the purpose of involving both parties to create solutions that address the issues that impact the local community. Protect the community by using a customer approach to delivering services for residents and other police officers.</p> <p>The Southfield community and police can identify, prioritize, and focus on crime prevention with both parties actively involved and working together to achieve their desired outcome, focusing on prevention, problem solving, and partnership. The prevention and reduction of crime is done by creating helpful initiatives that are based on problems the community believes are affecting it. The partnership between the community and police is vital because residents can identify problems that need to be addressed, from which the police can focus on solutions to those problems. Through this partnership, the police gain trust and confidence from the community and both parties are involved in the issues that impact their shared community.</p>
2: <i>Families</i>		<p>Provide events, facilities, and services that appeal to families (i.e., movies, theaters, splash pads, etc.) and people of all ages.</p>
3: <i>Schools</i>		<p>Continuously look for new ways to improve schools through fresh and innovative ideas balanced with continuity and steadiness, mixing the old with the new. By educating youth and preparing them to become the next generation of innovators, protectors, and community stewards, school districts would build leaders who are not just visionaries, but who know how to continually raise standards, implement changes, and inspire changed behavior to achieve continuous success.</p>
4: <i>Recreation</i>		<p>Provide a comprehensive recreation network with a wide range of amenities, including a variety of sports venues and programs. Increase walkability through the development of park pathways and trails.</p>
5: <i>Entertainment</i>		<p>Attract and retain young families, professionals, and older adults with quality restaurants, entertainment, housing, and recreational facilities.</p>

Sustainable Southfield Visions		
6: <i>Housing</i>		Offer a variety of housing, mixed use, higher density, accessory dwelling units, housing for older adults, etc. to meet the needs of everyone within their budget.
7: <i>Aging in Place</i>		Provide support services, events, housing, etc., to support older adults with an emphasis on allowing them to age in place. Increase daily physical activity opportunities at the individual, social, and organizational levels.
8: <i>Sustainability</i>		Develop an integrated, resilient planning approach to help Southfield address climate change, climate adaptation, and equity through sustainability.
9: <i>Equity</i>		Ensure that all people have full and equal access to opportunities that enable them to lead healthy lives.



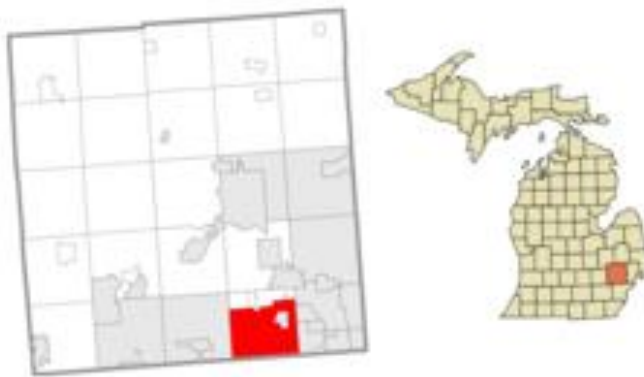
Chapter 1: Background
Art Title: Tapestry of a Community
by Dr. Hubert Massey

Chapter 1: Background

Context

Location

The City of Southfield is located along the southern boundary of Oakland County, situated in southwest Michigan. Southfield shares a southern border with the City of Detroit and is direct neighbors with several smaller municipalities, including Oak Park, Royal Oak, Berkley, Redford Township, Beverly Hills, Franklin, Bingham Farms, and Farmington Hills. Southfield also contains Lathrup Village, an independent city, completely within its borders. Southfield covers approximately 26 square miles, and the main branch of the River Rouge runs through Southfield, although it accounts for very little net area. The city is bounded to the south by Eight Mile Road, western by Inkster Road, and east by Greenfield Road. Southfield's northern border does not follow a single road but lies approximately along Thirteen Mile Road.



Map 1. Southfield Location



Indigenous History

The modern City of Southfield is located on the ancestral, traditional, and contemporary lands of the Potawatomi (Bodéwadmik). The incorporated City of Southfield resides on land ceded in the 1827 Treaty of St. Joseph (see the highlight box to the right) which created the reservations of Tonquish (in Sections 30 and 31 of the township) and Seginsiwin (in Sections 8 and 9 of the township). It is also believed that there was probably an Indian Burial Ground in Section 11 of today's city.

The Potawatomi are one of three tribes of Indigenous People who inhabited Michigan after the glaciers receded. The Potawatomi, the Odawa, and the Ojibwa were known as the "Three Fires Confederacy." The Ojibwa were the "Older brother," Keepers of the Faith or Tradition, the Odawa were the "Middle brother," Keepers of Trade, and the Potawatomi were addressed as the "Younger brother" and were recognized as the Keepers of the Fire.

European explorers first encountered the three tribes in the 1600s, when the Potawatomi called themselves Neshnabek, meaning "original people."¹

According to Professor Richard Stamps, there are as many as 40 sites of collections of arrowheads and stone tools from the Archaic, Woodland, and Historic Period in what later became Southfield Township.

The City of Southfield has a strong history of recognizing cultural diversity, which the City celebrates and honors. On July 30, 2018, the Southfield City Council renamed the federally recognized holiday "Columbus Day" (est. 1937) to "Indigenous Peoples Day" to be celebrated on the second Monday of October. It is the City's intent that Indigenous People's Day shall be used to reflect upon the ongoing struggles of Indigenous people on this land, and to celebrate the thriving culture and value that Indigenous nations add to our City, State, and Nation.

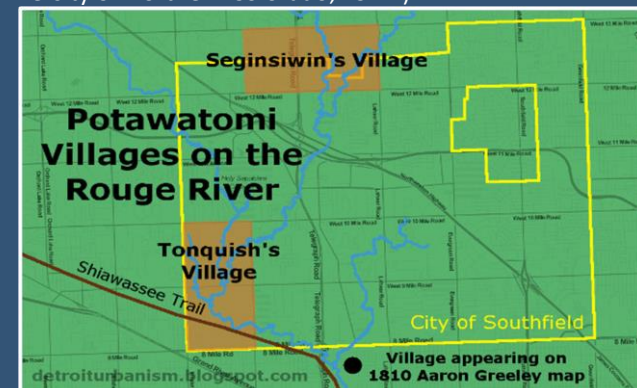
About land acknowledgements: Acknowledgment is a simple, powerful way of showing respect and a step toward correcting the stories and practices that erase Indigenous people's history and culture and toward inviting and honoring the truth. For more information visit

<https://usdac.us/nativeand>

UNITED STATES POTAWATOMIE TREATY

September 19, 1827

"In order to consolidate some of the dispersed bands of the Potawatomie Tribe in the Territory of Michigan at a point removed from the road leading from Detroit to Chicago, and as far as practicable from the settlements of the Whites, it is agreed that the following tracts of land, ... are hereby, ceded to the United States....Two sections of land on the river rouge at Seginsairn's village. Two sections of land at Tonguish's village, near the river Rouge...." "In testimony whereof, Lewis Cass, commissioner on the part of the United States, and the chiefs and warriors of the said tribe, have hereunto set their hands at St. Joseph, in the territory of Michigan, this nineteenth day of September, A. D. one thousand eight hundred and twenty-seven." (Source: Fay, George E., ed. Treaties Between the Potawatomi Tribe of Indians and the United States of America, 1789 – 1867. Greeley, Colorado, University of Northern Colorado, 1971.)



City Profile

Southfield Township, originally known as Ossewa Township, came into existence on July 12, 1830. The Town Hall became City Hall when Southfield was incorporated in April 1958. City officials moved to the present City Hall in 1964, which was built on land purchased at half market value from Mary Thompson, a town founder.

Today, Southfield is a community that is as unique and diverse as its residents. One of the City's brand key messages is "A Place for Everyone." It is this belief that our racial and religious diversity is a strength that weaves together the cultural fabric of our community. There truly is "A Place for Everyone" in the City of Southfield where all people, from virtually all walks of life, live peacefully together within our borders.

Southfield is an international city bustling with people from a rich array of cultural, racial, ethnic, and religious backgrounds, including large African American, Armenian, Chaldean, Jewish, and Russian populations. "The community's diversity is one of the many reasons my family moved to Southfield," says attorney Veronica Leonard, Southfield's Total Living Commission Chair. "My family and I really enjoy the melting pot effect in Southfield of having people of so many nationalities living happily together. You just don't see that in every community."

The City of Southfield truly offers a complete living community, featuring a nationally recognized public-school system, 10 colleges and universities, almost 800 acres of park land, a beautiful public 9-hole executive golf course and numerous other recreational activities, including urban shared-use pathways. Southfield is a progressive and modern city of beautiful homes and golden skyscrapers comprised of more than 77,000 engaged residents. Centrally located in the Detroit metro area, Southfield is not only the Center of It All™ geographically, but also the business center of southeast Michigan as well. Southfield's 27 million square feet of office space and 10,000 plus businesses, including more than 100 "Fortune 500" companies, make it home to a daytime population nearing



175,000 (pre-COVID-19 pandemic). Few other metropolitan areas can boast such a beautiful skyline, replete with high-rises located just minutes away from quaint, tree-lined neighborhoods.

The City of Southfield's elected officials and administration always keep residents and their needs at the center of the decision-making process with a keen focus on every tax dollar spent. City officials are continually looking for new ways to improve the city's overall quality of life while also refining and enhancing existing community programs and services. The City of Southfield makes great effort to not only maintain clear and open lines of communication, but also to continually improve those channels. As Southfield's demographics have changed, so too has the City's approach to reaching and engaging the community. The City has grown and adapted to meet the new and ever-changing needs of the community through its boards and commissions, public meetings and "town halls," newly relaunched municipal website, and the City's ever-growing social media outreach. City leaders actively engage residents to gather input that is used to help shape policies and programs that reflect the community's vision and requisites. In response to those needs, the City of Southfield has increasingly focused on creating more reflective and inclusive community programming, in addition to a more walkable City Centre business district. Since 2016, more than two dozen new public art pieces have been installed throughout the City.

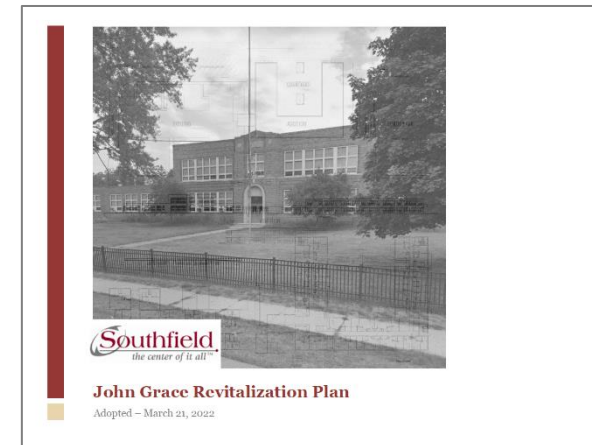


Relevant Adopted Plans

The following section provides summaries of all the different existing, adopted plans that influenced the creation of the Sustainable Southfield Master Plan. Sub-area plans are explained in detail under Chapter 7: Sub-Area Plans.

2022 John Grace Revitalization Plan

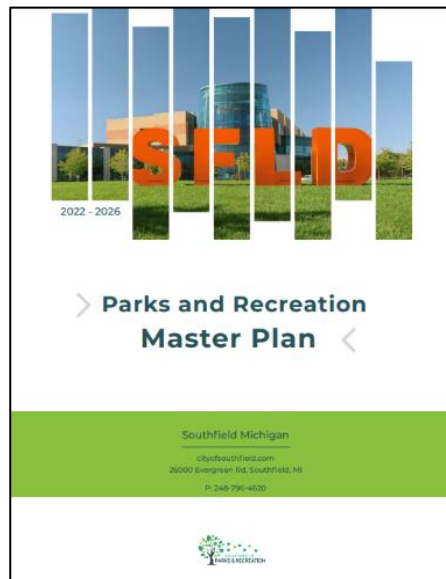
The former John Grace School and Community Center, located at 2130 Indian Street, is being considered for adaptive re-use for affordable senior housing. The City, in cooperation with the Planning Department and Planning Commission, is looking at the feasibility of renovating the historic building, reconfiguring the site, and making public improvements near the subject property. In early 2022, the City began considering rezoning the property as a Residential Unit Development District (RUDD). The RUDD option amendment to the zoning ordinance was adopted on May 30, 2019, with the aim to spur innovative redevelopment of historic buildings; the John Grace site is one of several that had been designated as possible future RUDD sites within the city. John Grace Arms, a multifamily development proposal by Lockwood Companies, is now in the preliminary review process and, if approved, would provide 60 affordable housing units in



addition to a 0.5-1.0-acre public park and an indoor community space. Seen as a transition from the single-family neighborhoods to the north into the more intensely developed areas along Eight Mile Road and Grand River Avenue to the south, the improvements are likely to activate continued investment from the City, businesses, and neighbors.

2022 Parks and Recreation Master Plan

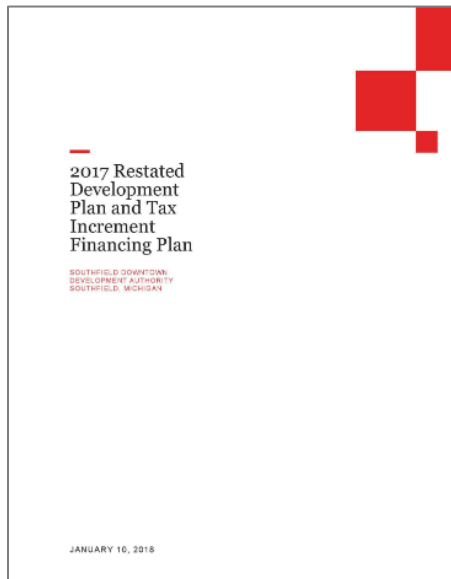
Adopted in January of 2022, the Parks and Recreation Master Plan serves as the guide for all open space and recreation facility management in Southfield. The city contains over 780 acres of parkland, special events, and recreational programming, and miles of nature and fitness trails. The Parks and Recreation Master Plan was created to determine the needs and opportunities that exist within the City in consideration of how many people will use recreational amenities, which programs they will participate in, and what type of facilities they want and need. By understanding the existing conditions and past trends, the City can appropriate/anticipate and plan for the community and its future. As a part of the plan, each park was categorized and ranked based on its accessibility to determine areas for improvements. Additionally, school facilities, private facilities, and parks in nearby cities were evaluated



as a part of the effort. These analyses, combined with a review of recreation facilities, programming and amenities, gave the city a clear picture of where parks and rec is headed in the future.

2022 Capital Improvement Plan (CIP)

Adopted in April of 2022, the Southfield Capital Improvement Plan (CIP) is the comprehensive document which outlines where and when the city is going to spend money on infrastructure improvements over the next six years. The plan covers all improvements that are major non-recurring expenditures for physical facilities, or recurring expenditures for physical items which cost over \$5,000, such as equipment and vehicles or the installation of sewer and water mains. The 2022-23 CIP contains approximately \$69,577,310 million in capital projects for Facilities Maintenance, Water & Sewer, and Streets & Highways alone. An additional \$14,434,906 million comes from Parks & Recreation, Storm Water Management & Flood Plains, Pedestrian Enhancements, Data Management, and Equipment, for a grand total of \$84,012,216 for the 2022-23 Fiscal Year Capital Expenditures.

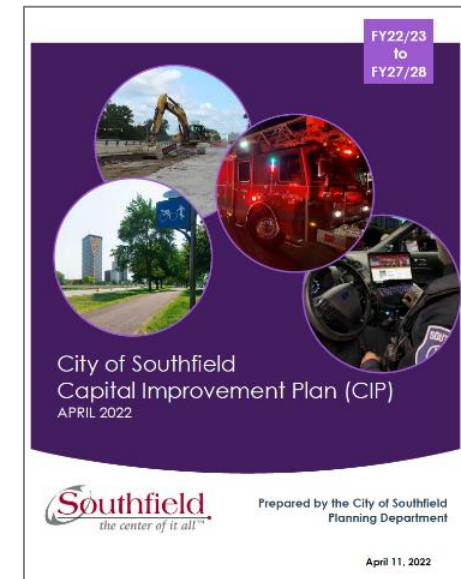


2018 SDDA Development and Tax Increment Financing (TIF) Plan

Adopted in January of 2018, the Southfield Downtown Development Authority's (SDDA) Downtown and Tax Increment Financing (TIF) Plan is the guide for expenditures made by the DDA over the next 26 years. The SDDA is a government agency that captures tax revenue from certain areas of the city (mostly the southeast corner of the city by Northland Center) and spends that money on projects that have a direct economic benefit for the city – street beautification, parking improvements, vacant site redevelopment, assistance for interested redevelopers, and more. The SDDA's planned redevelopment of key vacant sites, such as Northland, is particularly important for the Economic development component of Sustainable Southfield.

2017 COSA Senior Needs Assessment

In 2016, the Southfield Commission on Senior Adults (COSA) launched a Senior Needs Assessment as a part of the City's push to obtain AARP's "Age-Friendly City" designation. The assessment found that the three main challenges facing older adults were lack of awareness of available support programs, inadequate public transportation, and lack of affordable housing options. COSA then incorporated these findings into its



application, and the city was awarded the Age-Friendly City designation in 2017. Although the designation expires in 2022, the issues contained within the initial evaluation remain relevant to Southfield today, and COSA is working to renew the city's status this upcoming year.

2016 Southfield City Centre Vision Plan

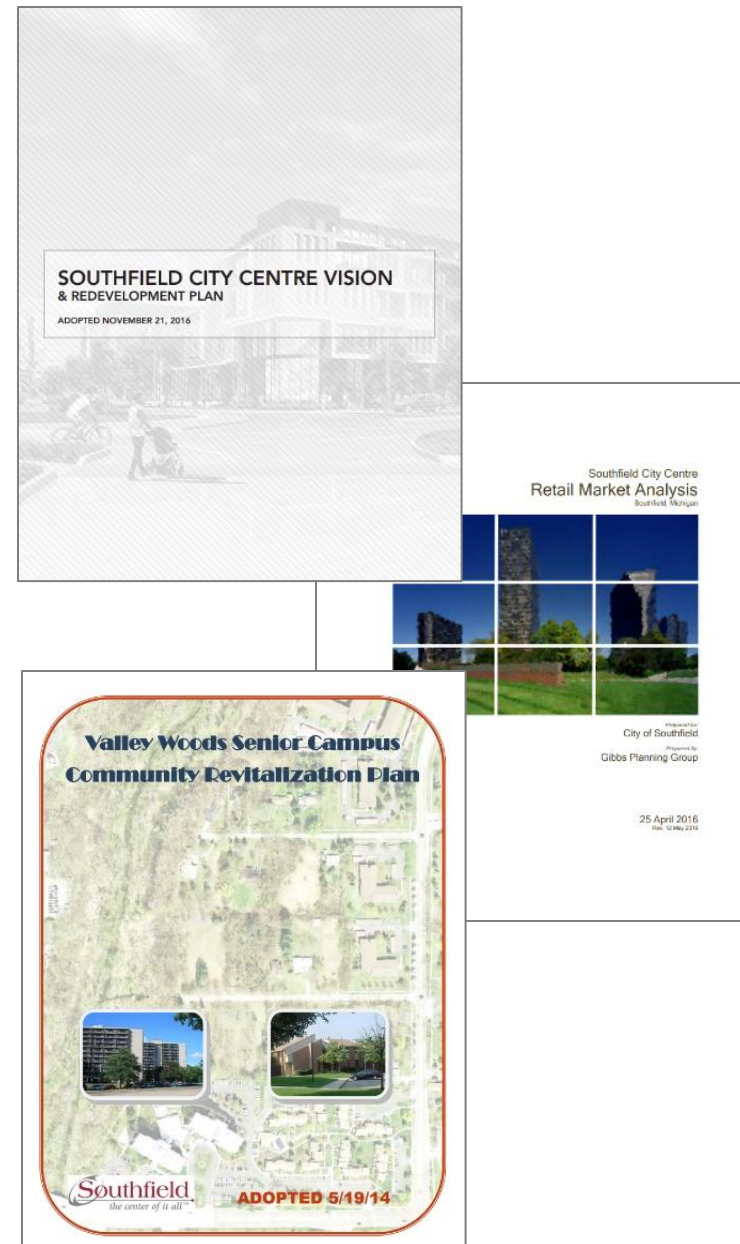
Adopted in November of 2016, the Southfield City Centre Vision Plan is the guide for creating a pedestrian-friendly mixed-use development in the site at the heart of the Southfield City Centre district to help attract and retain professionals, to create and maintain a “sense of place,” and to spur economic development. The City Centre site is located directly across Evergreen Road from the municipal campus, just south of the Upper Evergreen neighborhood. The plan is intended to set the vision for the development of the site by identifying market potential, providing a set of design guidelines and imperatives for development, and offering an illustrative vision of the site's full potential.

2016 Southfield City Centre Retail Market Analysis

Adopted in April of 2016, the Southfield City Centre Retail Market Analysis works in tandem with the City Centre Vision Plan. The Retail Market Analysis details which business types would be appropriate for the site and how capable the city would be of supporting such businesses-long term. Additionally, the analysis evaluates the impacts that different businesses would have on the local economy as a whole. This study finds that the proposed Southfield City Centre can support up to 183,700 square feet of additional retail and restaurant development, generating as much as \$52.7 million in new sales. By 2021, a small but steady growth in the residential base and increases in household income will grow the trade area's retail demand, potentially reaching \$58.5 million in consumer expenditure.

2014 Valley Woods Senior Campus

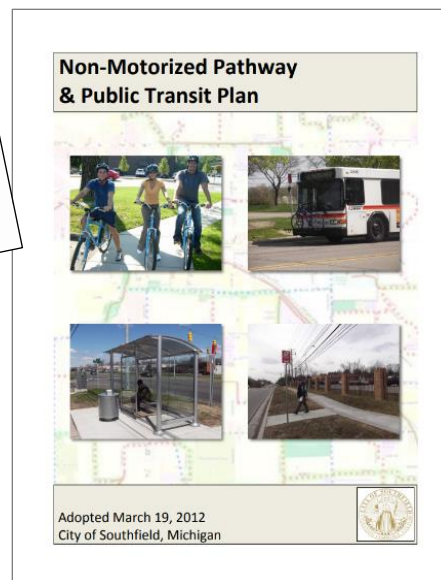
Adopted in May of 2015, the Valley Woods Senior Campus Plan is a neighborhood plan that lays out the plan for a senior-friendly neighborhood near the intersection of Civic Center Drive and Telegraph Road. Since 1988, the City of



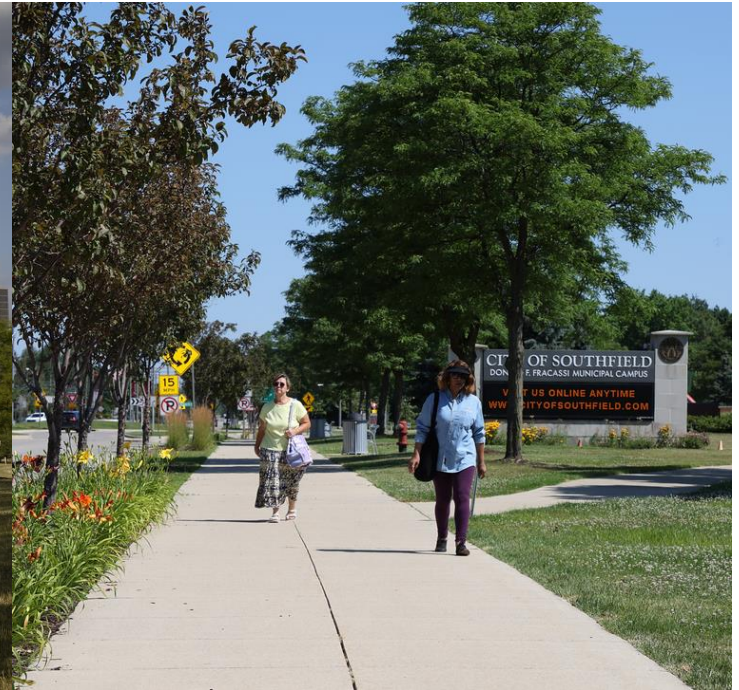
Southfield and the Southfield Nonprofit Housing Corporation have been buying parcels of land to the north of Civic Center Drive and west of Berg Road (immediately north of the McDonnell Tower and River Park Place Apartment complexes) for the purpose of establishing such a senior campus. The Valley Woods Plan includes several senior apartment buildings, a park, nature trails, and a wetland restoration project. Much of the Plan has now been successfully implemented, and it continues to be an important basis for informing Sustainable Southfield.

2012 Non-Motorized Pathway & Public Transit Plan

Adopted in March of 2012, the Southfield Non-Motorized Pathway & Public Transit Plan describes the plan for a “multi-modal” transportation system (vehicles, pedestrian, bicyclist, and public transit) that provides access for those citizens unable or unwilling to drive, such as older adults, children, and those who do not have access to a car. One goal of the plan is to provide a high-quality system that provides safe and efficient access to all areas of the community for a wide variety of users, such as drivers, pedestrians, bicyclists, and public transit riders. Since 2012, a large portion of the plan has been implemented, but it remains an important guide for the public infrastructure portion of Sustainable Southfield.



Southfield Residents on the Move



Population and Demographic Trends

Current Conditions

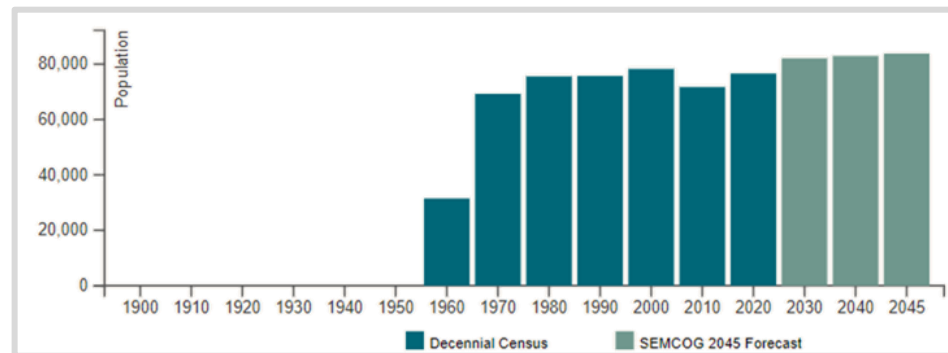
Understanding demographic changes over time helps provide a better picture of what the future may hold for a community. Analyzing past and present demographic, social, and economic data may help Southfield anticipate future land use patterns and community needs. This Master Plan uses a wide range of community data as a foundation to provide guidance for both land use and development decisions. The following chapters use the most current information available, including the 2020 US Census of Population and Housing, 2019 Population Estimates, the SEMCOG 2045 Regional Development Forecast, and other local and regional information (from SEMCOG) to reflect current conditions and trends more accurately.

Population Trends

In 1950, Southfield Township had approximately 18,500 residents and comprised 36 square miles, containing land that is now the Cities of Southfield and Lathrup Village and the Villages of Bingham Farms, Franklin, and Beverly Hills. Between 1950 and 1960, the cities and villages in the township began incorporating during a period of rapid growth. In 1958, at the time of Southfield's incorporation, the City had approximately 29,000 residents.

As a first ring suburb of Detroit, the City of Southfield experienced major growth during the auto-dominated 1960's and, by 1970, the City had grown to nearly 70,000. Southfield's population reached more than 75,000 by 1980, but growth was already slowing considerably. As of July 2021, the City of Southfield had an estimated 76,810 residents, according to the Southeastern Michigan Council of Governments (SEMCOG). This figure is up 7% from the population reported by the US Census Bureau for the year 2010 (71,739). The recently released 2045 Forecast for Southeast Michigan by SEMCOG predicts that the population will increase only slightly over the next 25 years. SEMCOG forecasts that the population will increase to approximately 83,816 by 2045, an overall increase of 9.1% from the 2021 population estimate.²

Figure 1. Southfield Population from 1960 to 2020 and Future Projection



Source: SEMCOG

Households

The US Census Bureau defines a household as all persons inhabiting a housing unit. Households can include one or more families or one or more unrelated persons who share living quarters. The greatest change to average household size occurred between 1970 and 1980. Southfield's number of households is forecasted to remain mostly unchanged which is consistent with its population pattern. Between 2020 and 2045, the average household size is forecasted to increase from 2.28 to 2.30 persons per household.³

Age

The age distribution of the City's residents has been slowly changing. However, it's the aging of the baby-boomer generation that most significantly impacts the community's age distribution over time. This effect is seen by sharp increases in the 65+ age bracket as the baby boomer generation advances in age. However, the 25-64 population remains stable, indicating a possible influx in residents maintaining the age group of residents within the working class.

Southfield already has a higher proportion of residents in the 65+ age group than Oakland County, metro Detroit (Macomb, Oakland, and Wayne Counties), and the State of Michigan. This number will only increase with time, and this must be noted as this age bracket generally requires costly public services. As this growth occurs, the City must adapt to meet their changing needs by exploring age-friendly housing options, increased recreational programs for older adults, improved public transportation options, and improvements in walkability to allow residents to age in place.

In April 2015, the American Association of Retired Persons (AARP) launched their Livability Index, a new online tool designed to help communities' better serve the nation's aging population. To create the index, the AARP Public Policy Institute surveyed 4,500 Americans 50 and older to determine the aspects of community



most important to them. AARP then developed several categories around those results: housing, neighborhood, transportation, environment, health, engagement, and opportunity.⁴

The Livability Index score rates the overall livability of a selected neighborhood, city, county, or state on a scale from 0 to 100. It is based on the average score of seven livability categories—housing, neighborhood, transportation, environment, health, engagement, and opportunity—which also range from 0 to 100. AARP scores communities by comparing them to one another, so the average community gets a score of 50, while above-average communities score higher and below-average communities score lower.

In 2015, Southfield's score was 49, just below the median. In 2018, Southfield's score rose to 53, above the national average, however, it has decreased slightly to 49 in 2022.

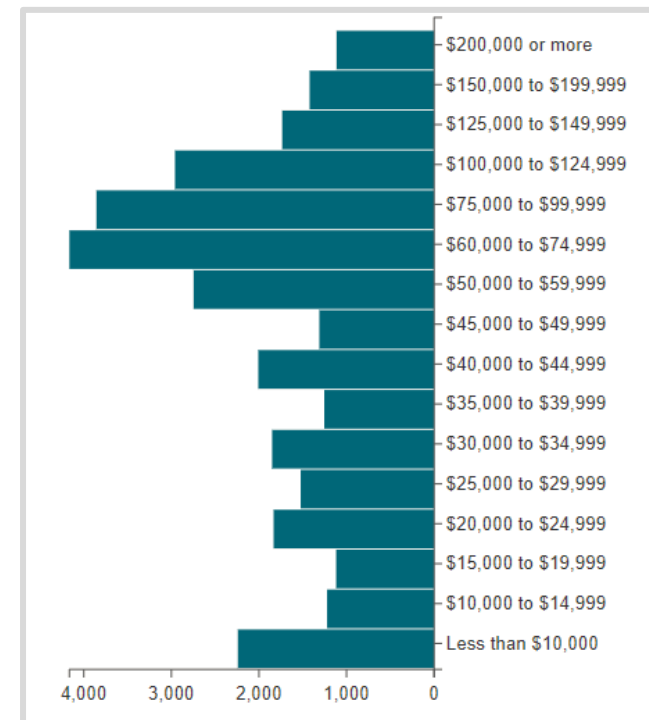
Race

In 2000, Southfield had a racial mix consisting of over ½ of the total population being Black (54.3%), just less than ½ being white (38.9%), and the remainder being made up of other ethnicities (6.8%). Between 2000 and 2010, the number of white residents declined by 12,555 or 41%, according to the US Census Bureau. During the same period, the black population increased by about 8,000. This shift, which was a continuation of the trend from the 1990 Census, has resulted in the City's once minority black population now comprising nearly 70% of all Southfield residents. This trend is consistent with other communities across the Detroit metro area, as the suburbs of Detroit gained nearly twice as many black residents between 1990 and 2010 than any other racial or ethnic group. Between 2010 and 2019, there has been a slight decrease in white residents (6.7%), but all other numbers remain relatively consistent. Southfield continues to have one of the highest concentrations of black residents in the metro area.⁵

Income

Southfield's residents are primarily middle-class. In constant dollars, the median household income increased only slightly by approximately 6% over the past two decades to \$55,705. Southfield has a lower median household income than the Detroit metro area (12% lower), a trend that began in 2000 and has continued. Incomes in Southfield are approximately 30.1% lower than in Oakland County (\$79,698). However, Oakland County ranks the highest in median household income statewide, followed closely by Livingston County.

Figure 2. Southfield Income Distribution (2019)



Source: SEMCOG, 2019

Poverty has decreased in Southfield during the past five years, as well as in Oakland County, but increased for Metro Detroit as a whole.⁶

Tax Base

Based on the adopted 2021-2022 City of Southfield Municipal Budget Executive Summary, property taxes represent 66% of General Fund Revenues. Projected taxable value, excluding capture districts (Local Development Finance Authority aka LDFA, DDA, SmartZone, Brownfield Redevelopment Authority, and Renaissance Zone), is \$2,606,715,860, which represents a 1.36% increase over the 2020-21 projection.

The taxable value of Commercial, Residential, Personal, and Industrial properties contributes to the City's revenue from property taxes. As seen in Figure 3, the taxable value of Commercial properties results in generating the most revenue to the City at 45% with Residential properties generating the second most at 41%.

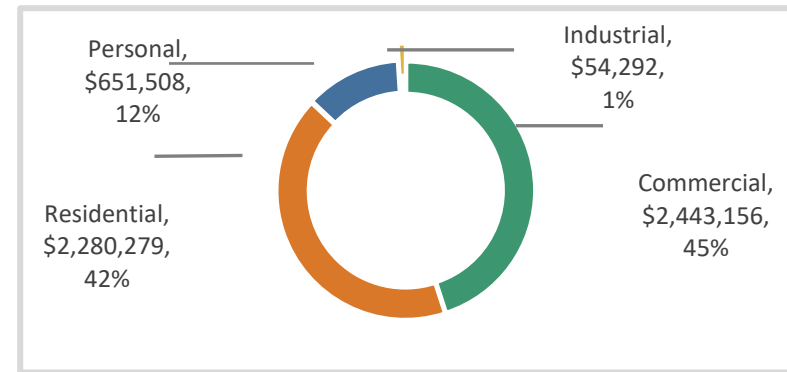
Education

A snapshot of the educational characteristics of a community is important because education levels are strongly related to economic success, particularly as Michigan and metropolitan Detroit transition from a manufacturing economy to one that is largely knowledge-based. Concentrations of educated residents attract and sustain jobs and tend to provide governments with a higher tax base.

Based on 2019 data, the educational attainment of Southfield's adults is slightly higher than that of the metro area but notably lower than Oakland County, as seen in Figure 4. 92% of Southfield adults 25 years old or older have at least a high school diploma, compared to 98% in the County and 92% in the metro area. 55% of Southfield residents have a college degree, compared to 41% in the metro area and 55% in the County.⁷

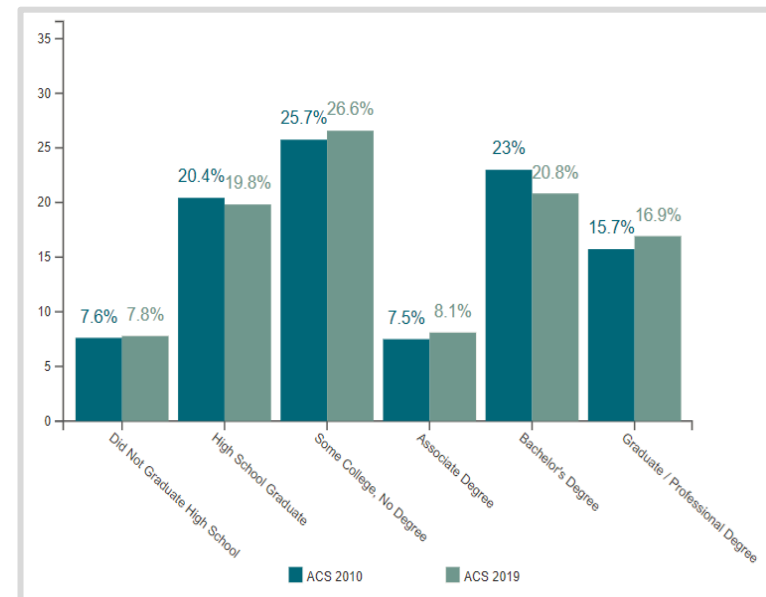
If Southfield can be proactive in enticing students with college degrees to remain in the City after graduation, it will see its share of high school- and college-educated residents rise, ultimately helping to preserve and strengthen its healthy economy.

Figure 3. Breakdown of Taxable Value (2021-2022)



Source: Southfield Assessors Department

Figure 4. Southfield Educational Attainment (2010 vs 2019)



Source: SEMCOG, 2010, 2019



Chapter 2: Key Recent Changes and Trends
Photo: Southfield A&T High School

Chapter 2: Key Recent Changes and Trends

Local Changes Since 2016

Zoning Innovations

Southfield has a history of innovation in zoning, especially for suburban communities located in South-East Michigan. When many other suburban communities were limiting heights of buildings to 2 or 3 stories, Southfield allowed unlimited height (provided yard requirements are satisfied) in the City Centre and created the forerunner to mixed-use zoning in its RC, Regional Center, RS, Regional Shopping, and ERO, Educational Research-Office, districts. Over the past 5 years, the City has implemented even more zoning innovations, summarized below.

RUDD

In May 2019, the City added the RUDD, Residential Unit Development District, to encourage and allow adaptive reuse of former school sites and grounds. The RUDD is intended to encourage the adaptive reuse and preservation of former school buildings and sites, foster green infrastructure and natural resource conservation, encourage innovation in land use planning, and provide enhanced housing, employment, traffic circulation and recreational opportunities for the residents of Southfield.

ODD

In April 2013, the City added the ODD, Overlay Development District (Ordinance No. 1603). The purpose of the ODD is to encourage development of those parcels of land which, because of their size, location along higher density adjoining uses, or their unique environmental features, require a more flexible development scheme. The ODD fosters creative development design, or preserve desirable natural features, significant historical landmarks and architectural features. The ODD modifies the

PLACEMAKING AND THE ART OF MIXED USE BY SHAMIM AHMADZADEGAN

“In my work as a mixed-use practitioner, I’m constantly aware of the importance of the public realm in making great cities that are layered with experience. I’m talking about the plazas, courtyards, passageways, sidewalks, and parks — the in-between spaces that serve as the connective fabric weaving together the threads of a city and its people. To me, these interstitial spaces are where a city’s soul lives and where social interactions reside.

During research for the Gensler Experience IndexSM, we discovered that a sense of place adds significantly to a great experience. When we work with clients on new developments, we focus on characteristics that are rooted to the place they’re in. We’ve found that this adds authenticity and allows visitors to feel connected to where they are. Ultimately, mixed-use projects are all about porosity and connectivity, from the connection to public transportation, to different parts of the city, to all of the components in between.

Gensler’s research examines this overlooked aspect of city-making. We identified six elements — nature, community, human scale, culture, connectivity, and art — that can be blended into developments to create places with spirit and energy. When applied effectively, these elements can unlock project potential, generate higher revenues, and create more soulful spaces and, ultimately, more soulful cities.”

(Source: Gensler Research, *Dialogue* Issue 32, Dec 2021).

traditional form of zoning and permits variety in design, site configuration, setbacks, layout, use, and encourages efficiency in use of land and natural resources, while ensuring compatibility with surrounding land uses.

In return for greater flexibility in site design requirements, ODD projects are expected to deliver exceptional quality community designs that provide above-average pedestrian amenities, incorporate creative design in the layout of buildings, and focus on pedestrian space and circulation, incorporate public art, assure compatibility with surrounding land uses and neighborhood character, and provide greater efficiency in the layout and provision of roads, utilities, and other infrastructure.

Finally, ODD projects authorized under the ordinance shall provide a better and more desirable living and physical environment than what would be possible under the zoning regulations that apply to the development or traditional zoning district, while implementing the policies and objectives of the Master Plan. The ODD has been updated in 2015 (Ordinance No. 1640), 2017 (Ordinance No. 1676 and 1678), and 2021 (Ordinance No. 1738).

Green Infrastructure Ordinance

In June of 2017, the Southfield City Council approved a series of amendments to city Zoning that added provisions for green infrastructure. The text amendments are spread across different articles of the Zoning Ordinance and address regulations for green infrastructure and low impact development methods, as well as revise storm water management, landscape and parking standards, conditions, and general requirements. The amendments are designed to promote the use of green infrastructure and ensure the health, safety, and welfare of the community.

Southfield Arts Commission

The City established the Southfield Arts Commission (Ordinance No. 1630) in November 2014 to promote the public welfare and to serve the public interest, convenience, and enjoyment through the promotion of the arts in the City of Southfield. A secondary benefit was to have art function as part of placemaking to help attract and retain professionals.

In April 2016, Southfield created the Public Art requirement to encourage the placement of art in the public view as part of new developments and major redevelopments. The Public Arts Commission recognizes that public art creates a unique sense of place and distinction, enjoyment, and pride for all citizens, businesses, and visitors. The goal of the Public Arts Commission is to create a stimulating environment that reflects and enhances the City's heritage, diversity and character through public artworks, integrated architecture, infrastructure, and landscape of Southfield.



Regional and National Trends

Pandemic Impacts

Participation Technology

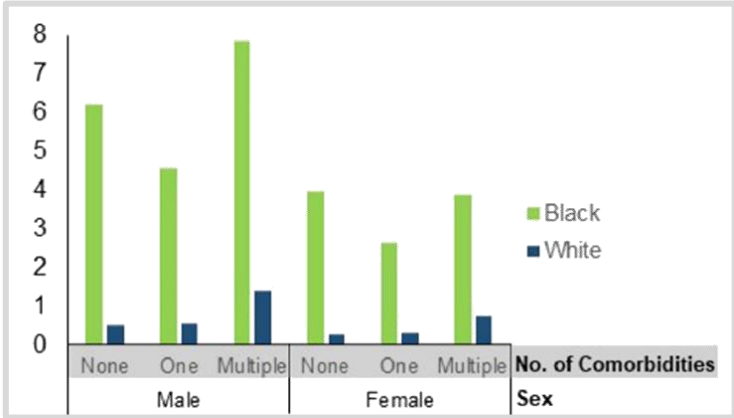
In the earliest days of the pandemic when the U.S. was in full lockdown, many placemaking organizations like parks groups, libraries, and arts organizations turned to digital tools to continue reaching their communities. Webinars, virtual tours, downloadable scavenger hunts, and online public meetings exploded in popularity. There is a new focus on ensuring equity in new mobility technologies. We need to examine how governments can use better technology frameworks and public-private partnerships to put communities in the driver seat.

However, digital technologies also open communities to more risk – risk of biased feedback, risk of ransomware attacks, risk of data loss, and risk of unintentional exclusion of segments of the population. As the City moves forward with digital engagement, all of these possibilities must be considered and mitigated in advance.

Health Equity and Access

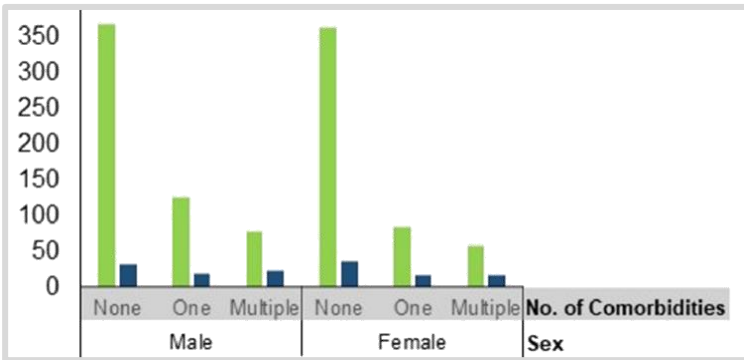
By June 2020, State of Michigan data showed that 31% of COVID-19 cases and 40% of COVID-19 deaths were among African Americans, even though this group represents about 14% of the state’s population. By December 2020, the percentage of COVID-19 deaths among African Americans dropped to 26%. However, African Americans still had the highest mortality rate for COVID-19 at 221 deaths per 100,000, compared to white Michiganders, which had the second highest rate of 112 deaths per 100,000.⁸ By 2021, it became apparent that the pandemic was continuing to have a disproportionate impact on Black communities, as shown in Figure 5 and Figure 6. As a majority Black city, these impacts have hit particularly close to home for Southfield residents.

Figure 5. Covid Deaths per 10,000 People Over 65 Years Old in Michigan (2021)



Source: Parpia, Alyssa S., (2021, February 26), Racial disparities in COVID-19 mortality across Michigan, United States

Figure 6. Covid Deaths per 10,000 People Under 65 Years Old in Michigan (2021)



Source: Parpia, Alyssa S., (2021, February 26), Racial disparities in COVID-19 mortality across Michigan, United States

Street Adaptation

One response to the lack of sufficient and safe public space in many cities during the pandemic was to open up streets to uses other than moving and storing cars. From open streets to street dining to more innovative approaches like Oakland's "Essential Places" program, these experiments shattered many long-standing assumptions about how street space must be allocated.

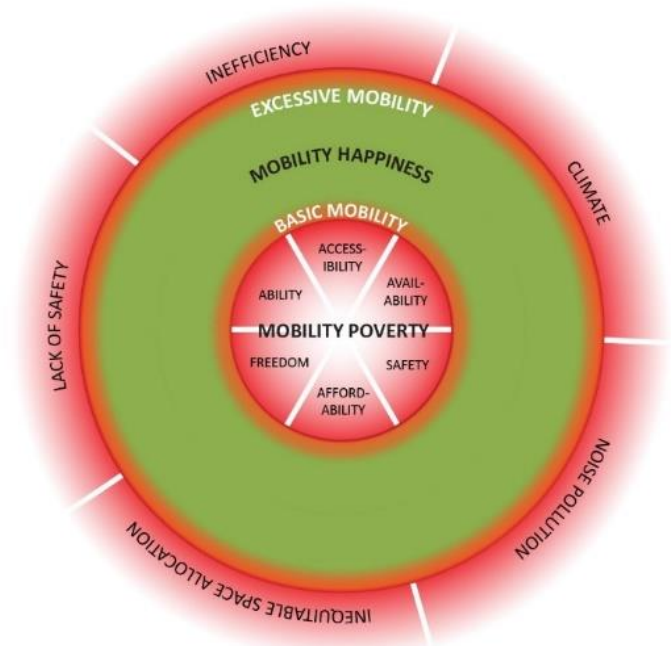
One big question over a year later is whether these lighter, quicker, cheaper experiments have any staying power. The Dutch mobility firm Mobycon, introduced their "Mobility Doughnut" tool (shown right) during a breakout session at Walk/Bike/Places conference in 2021. Their tool is inspired by the economist Kate Raworth's idea of the "Doughnut Economy," which argues that rather than aiming for maximum economic growth, government policy should strive for an economy that hits a sweet spot between meeting the basic needs of every person and living within our ecological ceiling, avoiding activities that harm the planet. Likewise, the Mobility Doughnut aims to measure mobility in a way that prioritizes offering more ways to move to people who have the fewest options and promoting transportation modes that are environmentally friendly.⁹

Justice, Advocacy, and Policy

The pandemic magnified many of the inequities of American cities, from access to high-quality green space to traffic violence to unemployment to housing precarity, while other injustices like police violence continued almost unabated. Meanwhile, the "solutions" that cities implemented in response to the pandemic often followed these same lines of inequity as well.

At the height of nationwide protests for racial justice last summer, this led some prominent Black place-makers, activists, and equity practitioners to challenge urbanists to question why they did not consider anti-Black racism as part of their professional scope, and whether quick-build urbanism can ever be equitable in the absence of long-term investment and relationship-building in marginalized communities, among other critiques.

Much can be learned from the Virginia Walkable Action Institute (VWAI), which has connected justice to policy over the past year of the pandemic. The Institute is an experiential learning collaborative that brings together national and international experts with regional teams to tackle issues of transportation justice and health equity in public space. From web conferences to drones to socially distant site visits, the VWAI model was used to adapt to a year of global pandemic and civic unrest.¹⁰



Creative Programing

As lockdowns have loosened, many placemaking organizations have found new ways to lead events and community engagement efforts safely. For example, public libraries have adapted remarkably during the pandemic to continue providing access to books, media, programming, and services. Librarians can be some of the best partners for place-makers and active transportation advocates, whether it's about developing and cross-promoting programming, working together to transform the built environment, or advocating for more walkable, bikeable, and healthy communities.

Economic Opportunity

One of the many lasting impacts of the pandemic is the recession it has unleashed. Not only did unemployment hit over 14% at the height of the pandemic, but more specific challenges, such as declining women's workforce participation and changes to commercial real estate may have long-lived repercussions on the way our economy works.

In this context, placemaking has an important role to play. If downtowns (and commercial districts in Southfield like the City Centre and DDA) must adapt to fewer in-person offices, and neighborhoods become where people spend most of their day, municipalities and communities must adapt both places to a changing set of needs and pressures.

In national studies focused on economic opportunity, three exciting recent projects showcase a range of ways that place-makers are pitching in: 1) the state of "pocket patios" along commercial corridors in Austin, Texas, 2) the new vision for Union Square in New York City, which would expand public open space by 33% and radically improve pedestrian safety on adjacent streets, and 3) the conversions of two brownfield sites, an auto repair shop and a gas station, into a restaurant and food system collaborative—all using placemaking and active transportation principles.

Creative interventions like these that help small businesses adapt and become more than the sum of their parts through placemaking will only become more important as we grapple with an ongoing recession and an evolving economy.¹¹



Retail Relocations

As we look ahead to a post-pandemic future, there's one market segment that's currently ripe for redevelopment and transformation: the traditional retail mall. With the massive transformation of real estate spurred by the pandemic, retail centers will emerge as one of the most valuable asset classes in a post-pandemic landscape, as building owners, investors, and developers look to reposition these aging, vacant, or underutilized properties — converting them into vibrant, mixed-use developments that will unlock latent value and meet consumers' rapidly changing demands.

CBRE (the world's largest commercial real estate services and investment firm) research predicts up to a 20% reduction in total U.S. retail real estate inventory by 2025, which will be largely triggered by large-scale adaptive reuse and conversion, particularly among malls that have been the most impacted by declining categories such as department stores and apparel. According to CBRE, "Malls will require a strategic evaluation of the highest and best use of the underlying land and demand drivers for adaptive reuse and conversion."

The City sees a triple bottom line — with environmental, social, and economic benefits — in transforming existing retail centers into multi-use environments. First, the environmental benefits are clear: In the U.S., the building industry accounts for 49% of total energy consumption. One of the crucial ways to reduce carbon impact is to reuse existing building stock and thereby limit embodied carbon — the CO2 emissions associated with a building's creation. The low-rise nature of these centers also makes them perfect candidates for net-zero energy systems. Low window-wall ratio and large expanses of roof can make for an ideal canvas for energy savings and production. The

FIVE KEY EMERGING RETAIL TRENDS TO WATCH IN 2022 AND BEYOND BY CRAIG PATTERSON

"1) Customers value inclusivity and sustainability:

To be seen as valuing employees and being sustainable, it's not enough for retailers to put an "our people are our top priority" or "we're green" label on their websites. Consumers are increasingly concerned about social justice and climate change, and they're willing to change their loyalties to brands that are more in sync with their values. They want to see retailers take meaningful steps such as protecting mental health, hiring diverse employees, carbon labelling, comprehensive recycling, sourcing products ethically and fairly.

2) Adding value in the supply chain:

Retailers depend on supply chains, and technology offers several ways to add greater value. While some innovations still seem futuristic, like using drones or autonomous robots for last-mile delivery, automation is clearly here to stay. Sobeys uses automated warehouse processes to power their successful Voilà delivery service.

3) Omnichannel transforms every stage of the retail experience:

Why is it so important for retailers to build their omnichannel abilities? Omnichannel lets retailers meet consumer needs along every possible channel — in-store, online, or a mix of the two. Research shows a strong link between opening physical stores and increased traffic to online stores. In addition, as shoppers embrace shopping on social platforms such as Facebook and Instagram, retailers can use omnichannel to reach new markets.

4) Engaging customers with experiential retail:

Another important trend that's linked to omnichannel is experiential retail. With stores open again, consumers don't just want to shop, they want an engaging, personalized experience. As customers travel through a store, omnichannel lets them use their smartphones to access product information, sign up for exclusive events, even order customized products for speedy delivery.

5) Technology helps staff deliver the competitive edge:

Experiential retail also highlights the ways that staff are a key competitive advantage. Whether customers are shopping in person or online, interactions with skilled and knowledgeable staff are essential. With technology, retail staff can access optimized data to deliver more personalized experiences."

(Source: September 6, 2021, Retail Insider)

economic benefits are also self-evident: In addition to curbing emissions, repositioning existing structures can reduce energy consumption and curb construction and demolition waste, leading to large financial savings.

And then there are the cultural and social benefits of adaptive reuse. In suburban areas, former malls have an opportunity to provide an alternate to the central business district, providing flexible workspace environments much closer to our homes. At the height of its potential, a retail center can transform into a town center, providing cultural, civic, or other diverse entities that may be missing. In urban environments, many large, single-use assets provide unique opportunities to invigorate historic icons for the next generation.¹²

Missing Middle Housing

“Missing Middle Housing” is a term that encompasses all the housing types that residents want to live in but do not currently exist in a community, usually because they are not provided for the zoning ordinance and/or master plan. Common missing middle housing types in older Michigan communities, which typically have a high number of single-family homes, include duplexes, fourplexes, cottage courts, second-floor apartments above commercial businesses, and multiplexes. These types of housing are generally compatible with the character of existing single-family residential neighborhoods and can work to support walkability, provide locally serving retail, and improve access to public transportation options. They can also provide a range of affordability to address the discrepancy between the cost of available housing stock and the prices people can afford. As such, many municipalities are filling in the missing middle portions of their zoning codes by creating new residential or mixed-use zoning districts that provide for one or more of these missing middle types by-right.¹³

Elimination of Single-Family Exclusive Zone

California recently eliminated exclusive single-family zoning with the passing of “the California Housing Opportunity and More Efficiency (HOME) Act, which “facilitates the process for homeowners to build a duplex or split their current residential lot, expanding housing options for people of all incomes that will create more opportunities for homeowners to add units on their existing properties.”¹⁴

Accessory Dwelling Units

Accessory dwelling units (ADUs), also known as granny flats, mother-in-law apartments, or carriage houses, are housing units that are constructed on the same parcel as an existing primary residence, such as a single-family home. ADUs might be in an accessory building, such as a converted garage or new construction, or attached to the primary residence, such as a converted living space, attached garage, or an addition. At the height of the suburbanization, communities favored low-density development defined



by large-lot single-family homes and ADUs, that were once a common amenity, were excluded from zoning codes. However, growing demand for affordable housing, combined with limited land, has led to changing attitudes about the use and development of ADUs. Municipalities have consistently found that ADUs are a cheap, easy way to increase the number of housing options while also meeting the needs of older adults, empty-nesters, and young working professionals, many of whom are priced out of traditional homeownership. They also provide rental income for homeowners, giving people a way to “cash in” on the equity of their home without having to sell it. ADUs are also one of the most affordable options for both individuals and cities (if offered financial assistance) because they are often simple conversions, do not require the purchase of new land, and are on lots that already services by utilities.¹⁵

Tiny Homes

Tiny homes are related to ADUs but may or may not be an ADU themselves. Tiny homes are houses that are 600 square feet or less, although some are as small as 250 square feet. They can occupy a lot all by themselves or be on a lot with an existing home (which would make them an ADU), and they may be connected to municipal energy and water or be off-the-grid. Tiny homes are made out a variety of materials – wood, metal panels, former shipping containers – and are often movable by trailer hitch, although some are permanent fixtures.

Remote Office Work

The COVID-19 pandemic and State of Michigan mandates changed the office work environment overnight in March 2020. In May of 2021, employers are now contemplating bringing employees back, albeit slowly, to the workforce for in-person work because the State of Michigan and the CDC will no longer need to require remote work for most employee’s due to higher levels of those getting the COVID-19 vaccines. Further, companies are responding to employee concerns and comments regarding hybrid “3-2-2” work schedules (in office and work from home options) that allow for a greater work-life balance. The 3-2-2 schedule balance traditional and remote work, where employees work for three days in office, two days remote, and two days off. Employers are also embracing digital nomads: a person who earns a living working online in various locations of their choosing (rather than a fixed business location).

FROM SHE-SESSION TO SHE-RECOVERY: RISING FROM THE PANDEMIC KIM LESSLEY

“From the start of the global pandemic, it was apparent that the economic fallout affected women more than men. It was initially dubbed the ‘she-cession’ because so many aspects of the economic crisis fell disproportionately on women. Women had higher job losses, lower wages, and increased responsibilities juggling careers with children’s education.

During the so-called ‘she-cession’, all of the responsibilities from three normally separate areas of our lives – workplace, home, and school – converged within our own four walls, and it was a struggle for many.

The global pandemic touched all of our lives in different ways. For some, it’s an ongoing inconvenience. For others, it was a life-changing shift that has set their lives on a new course.

While many women are embarking on new entrepreneurial ventures, others are considering re-entering the corporate world. As we move forward with the ‘she-covery’, businesses need to step up to support current and future employees and their families to create a better employee experience.” (SAP, July 29, 2021)

Hotels and Short-Term Rentals

The hospitality industry is changing faster than ever. Today's travelers have a myriad of options for accommodations; besides traditional hotels, they can choose between vacation rentals, hostels, serviced apartments, treehouses, and even underwater hotels. As people travel more frequently and for longer durations - and as platforms like Airbnb allow any accommodation provider to reach a large audience online - the characteristics of accommodations themselves are changing.

In addition to forward-thinking hotel tech, we're seeing changes to the workforce and work culture, shifting guest preferences, and an increased focus on eco-friendliness. A focus on environmental sustainability isn't new, but the degree to which guests expect (and prefer) eco-friendly products and services is. Simply suggesting that guests reuse towels for an extra day isn't enough; today's traveler wants to stay at hotels that have integrated green practices in all aspects of their business. From physical changes to hotel buildings, like the addition of solar panels, to menus with more vegetarian and vegan choices, it's evident that these environmentally friendly trends are here to stay.

Also, travelers are seeking new experiences, whether through wellness, outdoor activities, gastronomy, or a specific interest like sports or music. They're traveling solo, with a group, or on business, and they might learn about a destination or travel brand via social media, rather than traditional marketing channels. Today's traveler has an open mind, choosing funky motels or glamping over standard hotels and even visiting emerging destinations before they've popped up on the tourism radar.

Based on these trends, it will be a lot less "big box" and a lot more "out of the box." Hotel design trends show a focus on art, community, and uniqueness. Guests crave design that echoes the destination's character, whether with local art or the architecture itself. In some hotels, the space itself is what drives uniqueness, with creative lobby ideas or public areas that showcase nature.¹⁶

Other trends in the hotel industry include:

- Hotel loan default rates continue to increase, and many hotels will be sold not as an ongoing business but for the value of the real estate
- Developers are not building new hotels and won't be for the foreseeable future
- Some hotels will not survive post-pandemic, and many may be targeted for apartment redevelopment projects

A Yurt Hotel Rental



New Industrial Businesses

While other industries are seeing major disruptions, the industrial sector has been growing since the onset of the pandemic. Although industrial facilities have seen recent supply chain disruptions, the following trends persist:

- Self-storage is red hot; rents, valuations soar as sector keeps growing
- The industrial sector is booming due to the demand for logistics and distribution; vacancy rates are very low, and developers are scrambling to find good sites (developers are trying to find any sites with industrial zoning or sites that can be rezoned to industrial)
- Amazon fulfillment centers are selling for huge prices on the investment market
- Logistics is still the hottest category of industrial real estate¹⁷



Fulfillment Center in Livonia, MI



EZ Storage in Southfield, MI

US Inflation Rate Rises

The annual inflation rate in the US accelerated to 9.1% in June of 2022, the highest since November of 1981, from 8.6% in May and above market forecasts of 8.8%. Energy prices rose 41.6%, the most since April 1980, boosted by gasoline (59.9%, the largest increase since March 1980), fuel oil (98.5%), electricity (13.7%, the largest increase since April 2006), and natural gas (38.4%, the largest increase since October 2005). Food costs surged 10.4%, the most since February 1981, with food at home jumping 12.2%, the most since April 1979. Prices also increased significantly for shelter (5.6%, the most since February 1991).¹⁸

The Great Resignation and Quiet Quitting

The Great Resignation is an ongoing economic trend in which have voluntarily resigned from their jobs in great numbers, beginning in early 2021. Possible causes include wage stagnation amid rising cost of living, long-lasting job dissatisfaction, safety concerns of the COVID-19 pandemic, and the desire to work for companies with better remote-working policies.

People are switching jobs and industries, moving from traditional to nontraditional roles, retiring early, or starting their own businesses. They are taking a time-out to tend to their personal lives or embarking on new personal or professional journeys.¹⁹

Rethinking the Public Rights-of-Way

Recent developments, including the COVID-19 pandemic, increased demand for micro-mobility solutions to rethink the design and planning of public rights-of-way. Today, sidewalks and pathways are not only used by pedestrians, but they also accommodate scooter riders, skateboarders, autonomous delivery vehicles and even outdoor dining. In particular, bike sharing and e-bikes have seen a steep rise in demand since the onset of the COVID-19 Pandemic. Due to multiple users, functions and purposes, there is increasing need to review policies and regulations of these traditional pedestrian pathways.²⁰



High Gas Prices and Hiring Signs at a Gas Station



Southfield City Centre Bike Share Station



Chapter 3: Healthy Living
Art Title: Moby Dick
by Joseph Anthony McDonnell

Chapter 3: Healthy Living

Introduction

The physical design of our City affects our health every time we step out our front doors. Sometimes making healthy choices is not easy. Being physically active is hard if you do not have access to sidewalks or parks and eating right is hard if healthy foods are not available. Our health is affected by the physical design of our community. This following chapter discusses how planning and designing communities with health in mind can lead to improved community health, wellness, and quality of life.

A popular definition of health comes from the World Health Organization. They define health as the state of complete physical, mental, and social well-being, and not merely the absence of disease or infirmity. This means that health is more than being free of disease or not feeling sick - it is also a state of physical, mental, and social well-being. This state can bring about such feelings as happiness, contentment, and security.

Major factors that determine health are:

- **Family Health History:** Many people have a family health history of some chronic diseases (like cancer, coronary heart disease, and diabetes) and health conditions (like high blood pressure). People who have a close family member with a chronic disease may have a higher risk for developing that disease than those without such a family member.
- **Behaviors/Lifestyles:** We all make choices that affect our health. Some people choose to eat healthy, get regular physical activity and maintain a healthy weight; they don't smoke or put themselves at risk for injury or catching a disease.
- **Environment:** The environment can directly influence our health, such as when we are exposed to pollution or injured due to environmental hazards, and it also influences our behavior and lifestyle. Behaviors and lifestyle choices are in part, shaped by the environment where people are born, grow, live, work, worship, and age and the health systems available to them. The term "environment" can include the social, cultural, political, natural, and built environments. These environments can affect physical and mental health. The fabric of a community and the community pool of human resources available to it are often called "social capital." This term refers to the individual and communal time and energy available for such things as community improvement, social networking, civic engagement, personal recreation, and other activities that create social bonds between individuals and groups. Such activities and bonds can affect mental and physical health.

Background & History

Racial Disparities in Health

Southfield, like many other southeast Michigan communities with diverse populations, has a history of racial discrimination which continues to create disparities in health today. As of 2016, Southfield still had a worse than average black infant mortality rate.²¹ As such, achieving health

equity is one of the key goals that the City continues to strive for in 2022. The Robert Wood Johnson Foundation provided the following definition of health equity:

*“Health equity means that everyone has a **fair and just opportunity to be as healthy as possible**. This requires removing obstacles to health such as poverty, discrimination, and their consequences, including powerlessness and lack of access to good jobs with fair pay, quality education and housing, safe environments, and health care.”*

Foundation staff members put forth these four key steps to achieve health equity:

1. **Identify important health disparities.** Many disparities in health are rooted in inequities in the opportunities and resources needed to be as healthy as possible. The determinants of health include living and working conditions, education, income, neighborhood characteristic, social inclusion, and medical care. An increase in opportunities to be healthier will benefit everyone but more focus should be placed on groups that have been excluded or marginalized in the past.
2. **Change and implement policies, laws, systems, environments, and practices to reduce inequities in the opportunities and resources needed to be as healthy as possible.** Eliminate the unfair individual and institutional social conditions that give rise to the inequities.
3. **Evaluate and monitor efforts using short- and long-term measures** as it may take decades or generations to reduce some health disparities. In order not to underestimate the size of the gap between advantaged and disadvantaged, disadvantaged groups should not be compared to the general population but to advantaged groups.
4. **Reassess process strategies and outcomes/plan next steps.** Actively engage those most affected by disparities in the identification, design, implementation, and evaluation of promising solutions.

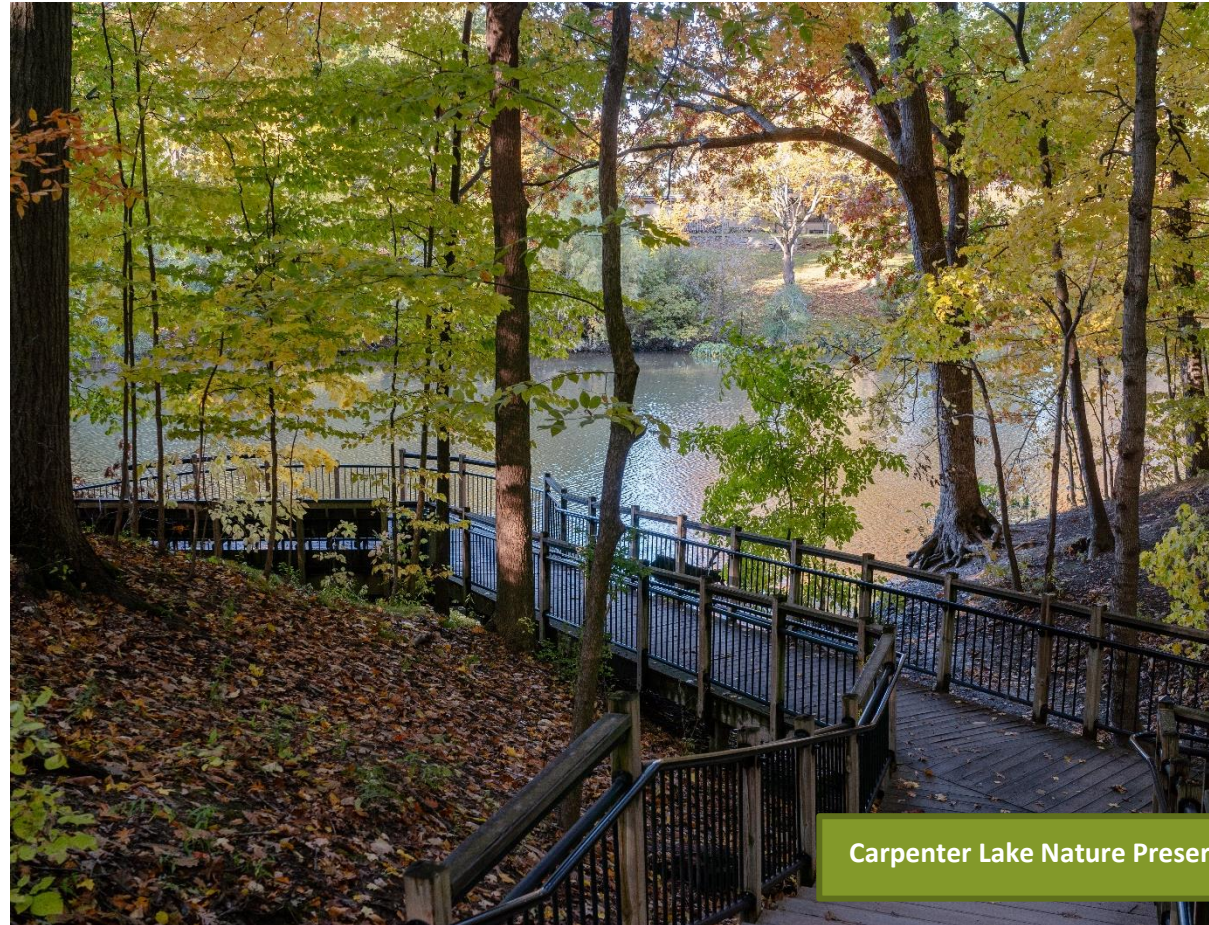
Current Conditions

Environmental Conditions

Green and Open Space

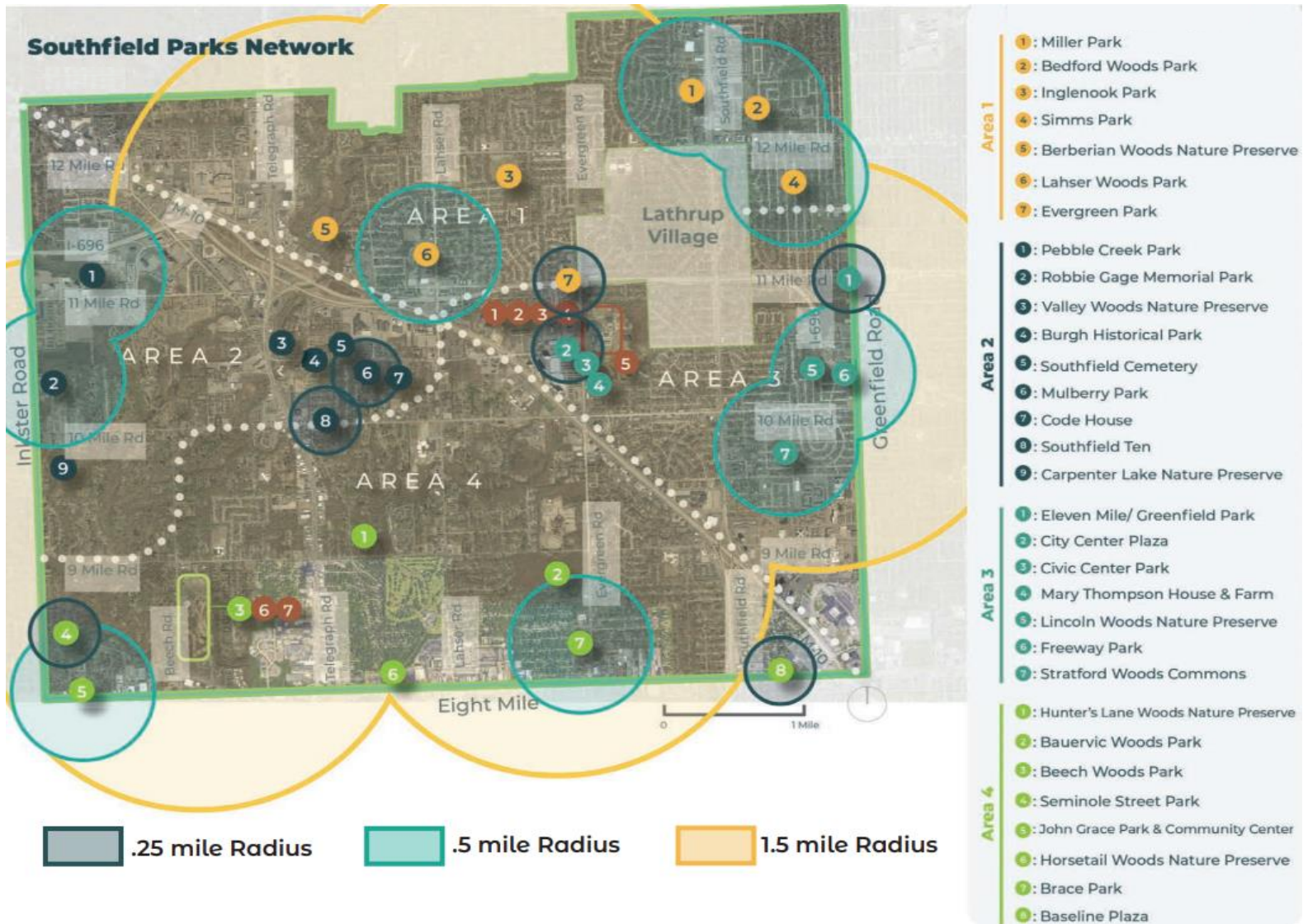
Like many legacy cities in southeast Michigan, Southfield's natural environment faces challenges due to the city's history of industrialization. Southfield is largely built-up, having been developed as a bedroom suburb for Detroit, and is constrained in its ability to provide open space – there are no massive tracts of undeveloped land that can be set-aside as future preserves or parks, so the city must make do with what it has. Additionally, many parking lots and developments were built without sustainability in mind and now negatively impact air and water quality, as well as the mental experience of passerby. As such, as the city squeezes more trees and gardens in where it can, improving the environmental conditions for humans and other animals in the city remains an uphill battle. However, Southfield has been routinely restoring wetlands

when possible, including the wet prairie Lincoln Woods, and continues to protect the mature trees that remain in Carpenter Lake Nature Preserve, Bauervic Woods Park, and Valley Woods Nature Preserve. The City now regulated tree removals as well, in an effort to protect and increase the trees throughout the city and maintain them as an amenity that provides shade, water and air purification, and aesthetic improvements. For more information on the natural environment, please see the summary of the Parks and Recreation Master Plan in Chapter 7: Sub-Area Plans.



Carpenter Lake Nature Preserve

Map 2. Southfield Parks and Nature Areas





Climate

The climate of Southfield and southeast Michigan is influenced by its location within significant storm tracks, the overall influence of the Great Lakes, and the urban “heat island” of metro Detroit. The most pronounced lake effect is in cloud cover. Southfield averages 176 sunny days per year. The US average is 205 sunny days. Most winter storms originate to the northwest throughout Michigan except in metro Detroit where much of the heaviest precipitation comes from southwest winds. According to US Climate Data, the summer high is around 83.6 in July, and the winter low in January is 17.3. The growing season averages 180 days, with the last frost date in early May and a first frost date in late October. The snow average is 35.2 inches a year, and the rain average is 33.5 inches per year. Together, the snowy and rainy climate makes it difficult for many residents to engage in a healthy lifestyle for much of the year, which is a major consideration for the city when planning the recreation and transportation networks.

In addition to Michigan’s baseline cloudy and snowy climate, climate change is already having noticeable health impacts as temperatures rise, leading to more dangerously hot days, and pollution increases, affecting those with lung conditions. The impacts of climate change on agriculture (e.g., early frosts that kill crops) and the natural environment also affect individual health by lowering the amount of green space available to combat the negative effects of a warming world – unmitigated habitat loss creates a vicious cycle of more and more heating. How we design our communities may also determine how well we cope with climate change in the

future. People are exposed to climate change through changing weather patterns (for example, more intense and frequent extreme events) and indirectly through changes in water, air, food quality and quantity, ecosystems, agriculture, and economy. At this early stage the effects of climate change are small but are expected to steadily increase in all countries and regions.

Because automobile emissions account for 26% of U.S. greenhouse gas emissions (a contributor to climate change), healthy community design elements may help slow down the effects of climate change by providing alternatives to driving cars such as walking, biking and public transit. As cities grow larger, they may experience stronger and longer heat waves because of the urban heat island effect. Two factors create the urban heat island effect: the loss of trees and vegetative cover to development (since tree canopy and plantings function to cool cities and waterways by shading surfaces, buildings, and waterways, deflecting solar radiation and transpiring water back to the atmosphere) and the construction of dark surfaces (especially pavement and rooftops) that absorb heat and re-radiate that heat.



Community design elements that may help lessen the urban heat island effect, in addition to providing air and water quality benefits described above, include:

- Creating parks, green rooftop parks, gardens, and green spaces
- Promoting green infrastructure stormwater management techniques in site design, including the trees, green roofs, permeable pavements, and other plantings that filter water and reduce heat island effects
- Making building energy-efficient
- Minimizing the use of dark surfaces that absorb heat and re-radiate that heat during the evenings, when the cities would otherwise cool down

For a further discussion of climate change and its relationship to flooding and stormwater, please see Chapter 8: Public Infrastructure.

Brownfield Contamination

In addition to limited remaining green spaces, Southfield faces another challenge due to the city's history of development: brownfield contamination. Brownfield properties are those where redevelopment or reuse of the property may be difficult because of the presence or perception of contamination – decommissioned gas stations or industrial facilities are prime examples. If mismanaged, these properties can threaten the health of residents and the environment by releasing toxic contamination into the air, water, or soil, that will require extensive clean-up. However, when managed properly, these properties can be cleaned and turn into an asset for the community; the reuse of brownfield protects the environment and health of residents, as well as revitalizes communities by turning vacant property into economic opportunity, reusing existing infrastructure, and minimizing urban sprawl.

Southfield has been proactively managing the city's brownfield sites for years to ensure they are property re-used to support healthy living and a strong economy. The Southfield Brownfield Redevelopment Authority (SBRA) was created on August 20, 2001, under the authority of Public Act 381 of 1996, the Brownfield Redevelopment Financing Act. Per Act 381, the City Council designated the board of the Southfield Local Development Financing Authority as the board of the SBRA. The purpose of the SBRA is to promote the revitalization, redevelopment, and reuse of certain contaminated, blighted, or obsolete properties primarily using tax increment financing. As of 2021, Southfield had seven ongoing brownfield redevelopment projects.²²

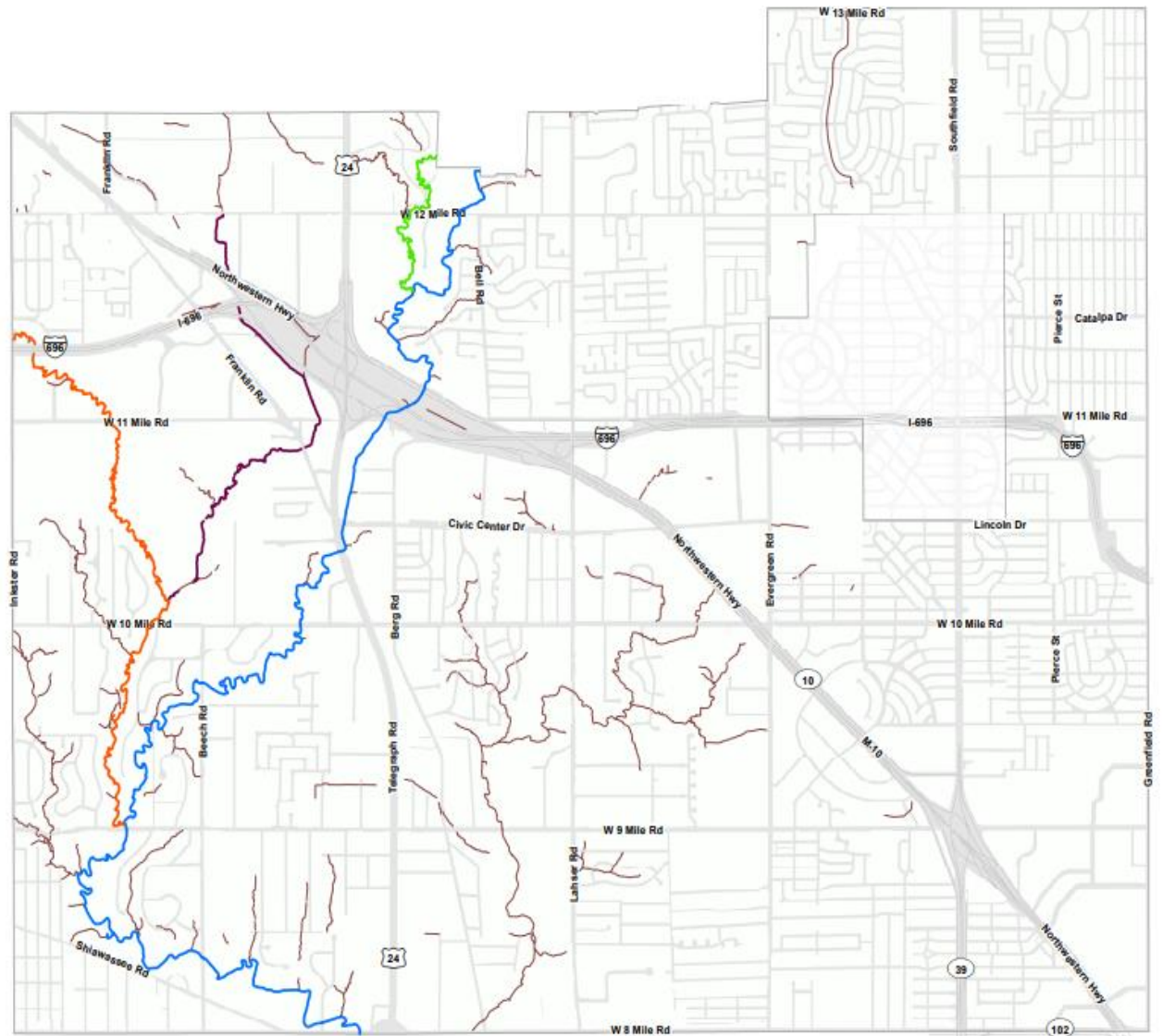
Lear Headquarters
36.4 acres - Base Year: 2005
Comau Southfield
9.2 acres - Base Year: 2008
Central Park Place
8.2 acres - Base Year: 2009
Durr Headquarters
14.4 acres - Base Year: 2014
Southfield Park Plaza
9.4 acres - Base Year: 2015
Centex/Spring Haven
38.9 acres - Base Year: 2006
25110/25250 Evergreen
2.3 acres - Base Year: 2010

Figure 7. Brownfield Sites in Southfield

Waterways

Southfield is home to both a Branch of the Rouge River and numerous related streams and creeks. Most of the city's waterways are heavily urbanized and not yet safe for swimming or fish consumption, but a few residents do occasionally use the surface waters as a source of recreation (kayaking, canoeing, birdwatching, etc.).

Map 3. Waterways in Southfield



Southfield
the center of it all™



Miles
0 0.25 0.5 1

Waterlines

- Franklin Branch (8)
- Pebble Creek (19)
- Pernick Creek (25)
- Rouge River (64)

Individual Health

There are many individual obstacles that people face to becoming healthy, whether those are disabilities, long-term health conditions, or other factors that affect their daily life. The City of Southfield can help people with individual health obstacles achieve a healthy lifestyle through inclusive programming and public space design and accommodating all people – regardless of their health status – is one of the main goals of the 2022 Parks and Recreation Plan and is heavily incorporated in Sustainable Southfield.

Disability

As of 2019, 12.9% of Southfield residents under the age of 65 were living with a mental or physical disability that affected their daily life. Combined with residents over 65 who have age-related disabilities, this means that thousands of Southfield residents have individual challenges that make pushing healthy living uniquely difficult. In total, Southfield has approximately 13,000 residents living with a disability, over half of whom have a disability that affects their day-to-day mobility. Accommodating populations with disabilities is necessary to attract potential residents and retain existing residents by improving everyone's quality of life.²³

Other Conditions

Southfield also has a high number of residents with pre-existing conditions or diseases with long-lasting impacts that affect one's ability to stay healthy. As of 2018, Oakland County had higher rates of cancer and critical care hospital admissions than the state of Michigan as a whole, and 24.7% of all deaths were caused by heart disease, compared to 23.1% statewide. However, despite the high cancer rates in Oakland County, it remains one of the less significant causes of death in the county, meaning that more people require treatment but more people also recover.²⁴

Healthy Food Access

When residents live in a place where healthy foods are not accessible and affordable, it is especially difficult for them to practice healthy living. Studies have found that low-income and underserved communities often have limited access to stores that sell healthy food, especially high-quality fruits and vegetables. The U.S. Department of Agriculture's Food Desert Locator gives a spatial overview of low-income neighborhoods with high concentrations of people who are far from a grocery store. The tool reveals that the southwest corner of Southfield is considered a partial food desert because a significant number of residents are more than 0.5 miles from a store that sells healthy food.²⁵

Good nutrition is vital to good health and disease prevention. But it's hard for people to eat their fruits and vegetables (and to stay away from too much junk food) if they don't have access to fruits and vegetables. In one study of 50,000 neighborhood blocks in Detroit, researchers found that 92% of food retailers were comprised of "fringe food outlets" such as liquor stores and fast-food restaurants, while only 8% were grocery stores of any size. Access to affordable and healthy food is a part of healthy community design, and Southfield has many opportunities to improve through a variety of local regulations and programs.

Diversity and Inclusion

Part of leading a healthy lifestyle is having a healthy mind – less stressors means that people are more able to concentrate on bettering their own individual health and helping the natural environment. Stress can also have adverse cardiovascular effects and negatively affect long-term health. One part of lowering mental stress is creating an environment where everyone is comfortable to be themselves, regardless of their ethnicity, religion, age, income, family living situation, disability status, appearance, or anything else that makes them unique. Encouraging and fostering inclusion lowers individual stress, in turn giving people the freedom to fully pursue healthy living.

The City of Southfield is a progressive community that is a welcoming, livable, sustainable, vibrant, walkable, and inclusive city that provides equal opportunities to all individuals. The City of Southfield has long been an integrated community that is welcoming to people of all ages, races, religions, and socio-economic backgrounds. To that end, Southfield was the first city in the State of Michigan to partner with residents and other community stakeholders to create the Dr. Martin Luther King, Jr. Task Force to address and embrace the City's changing demographics. The Task Force and the City work collectively together to help facilitate inclusion and integration peacefully and constructively. Southfield was also the first city in the state to hold a Dr. King peace walk or march to celebrate the legacy of not only Dr. King, but Southfield's own diversity and inclusion. The first Dr. Martin Luther King, Jr. Peace Walk took place on January 20, 1986, commemorating the first national observance of Dr. King's birthday. The Task Force and Walk both continue to grow and scope each year, now with year-long educational and community outreach activities, many especially geared towards youth.

In addition, Southfield has a significant orthodox Jewish community located in the City. We want to be cognizant of the fact that every Saturday (Friday sundown to Saturday sundown) is the day of rest for the Jewish Community and that they are unable to participate in City sponsored events.

LTU Summer Camp: Introduction to Landscape Architecture

In the summer of 2022, the City of Southfield Planning Department partnered with the Michigan chapter of the American Society of Landscape Architects (ASLA) and Lawrence Technological University (LTU) to host an Introduction to Landscape Architecture Summer Camp for high school students. The goal of the three-day camp was to expose a diverse population of high school students to the field of Landscape Architecture. Student participants attended from 7 various high schools located in southeast Michigan and were grouped into two teams in order to work together on the concept design of a hypothetical teen park component.

Throughout the three days, students had the opportunity to learn from industry experts by attending presentations, visit project sites for design inspiration, and create a conceptual design with hands-on tools. The camp concluded with the students presenting their final design concepts to their peers and instructors. The overall experience was extremely successful, and the City hopes to continue conducting summer camps in the future.

LTU Summer Camp



Recent Programs and Initiatives

Southfield Peace Poles and Walk

In October 2020, the City celebrated the installation of three “peace polls,” set in a landscaped garden to the north of the entrance to City Hall. The poles declare “May Peace Prevail on Earth” in 24 world languages, including sign language and braille. With a theme of sustainability, the poles represent global peace through the May Peace Prevail on Earth International and Amigos de la Paz (friends of peace) nonprofit organizations.

The City of Southfield also created the Total Living Commission (TLC) to analyze and address overall quality of life issue in Southfield and successful integration. The Commission regularly makes recommendations to Council on matters from legislative policy to new city programs and initiatives. One such program recently developed by TLC was the Southfield Ambassadors and the Southfield Spirit Fest parade and celebration of Southfield’s diversity.

20 Minutes of Heart Healthy Activity

Recently, the American Heart Association found that just 20-minutes of physical activity was associated with lower rates of incident cardiovascular diseases. The greatest cardiovascular risk reduction was observed for those over 70 who were getting more than 20 minutes per day of physical activity.²⁶ To help reduce cardiovascular disease in the community, the City of Southfield has been promoting 20-minutes of daily heart healthy activity. One major effort has been the opening of the Civic Center atrium to the public for indoor walking – anyone is welcome year-round to come inside and walk the atrium loop, and informational signs calculating the number of laps equaling one mile have been posted throughout.

2021 All-America City Award (AAC) Competition

Equity is the fabric that allows communities to achieve broad-based economic prosperity and other goals. Resilience enables communities to face challenging times by not only preserving what makes their community great but adapting and growing stronger. Inclusive civic engagement is a key ingredient in communities that have these two qualities.

The need for equity and resilience became more obvious in 2020, as communities have dealt with a global pandemic and racial bias incidents in law enforcement. Those communities with more equity and resilience have been more successful in combating the pandemic and making the needed changes to improve the racial equity of law enforcement and other city services.



The All-America City Award not only recognizes strong civic capital, it also honors the progress and innovation demonstrated through the cross-sector partnerships in three project examples. It recognizes a community's courage to recognize its challenges, along with commitment to face those challenges with the same spirit exhibited in the highlighted projects. It's about moving forward and getting the hard work done collaboratively, innovatively, inclusively and with maximum civic engagement.

- The City of Southfield was selected (March 2021) as a national finalist for the 2021 All-America City Award (AAC). The 20 national finalists represent the diversity of American communities from the largest cities to the smallest towns, from east to west and north to south.
- The award, given to 10 communities each year since 1949, celebrates and recognizes villages, towns, cities, counties, tribes, and regions that engage residents in innovative, inclusive, and effective efforts to tackle critical challenges.

Unfortunately, Southfield was not one of the top 10 finalists for the National Civic League's 72nd annual All-America City Awards (AAC). However, the City of Southfield's Kimmie Horne Jazz Festival entry won the Cultural Entertainment Showcase award.

Diversity and Inclusion Initiatives

As a community with a majority African American population, Southfield residents and officials have been particularly touched and impacted by the historic and recent acts of police brutality and racial injustice. In response to the most recent national tragedy of the murder of George Floyd, the city installed new *Black Lives Matter* and *Southfield Strong* banners. The banner installation was just one of the city's responses to the tragedy.

- **Southfield Unity Day – Kneel to Heal, June 14, 2020:** At this event attendees formed a symbolic human chain of unity and knelt for eight minutes and forty-two seconds to honor the life of George Floyd.
- **Black Men Unite Peaceful Protest – June 28, 2020:** The march was designed to unite Black men while protesting police brutality and racial injustice. The event also included a voter registration drive and 2020 Census encouragement.
- **“Our Sorrow and Determination for a More Equal and Just Society” Joint Resolution:** The Southfield City Council and Mayor adopted this joint resolution to show solidarity with efforts to root out systemic racism. The city also continues to support training, policies and practices for police officers that de-escalate tense situations and avoid the use of deadly force.
- **Southfield Police Department Duty to Intervene Policy:** A new policy amendment was adopted that requires every sworn employee present at any scene to stop another sworn employee when force is being inappropriately applied or is no longer required.

Black Lives Matter March in Southfield



- **My Brother's Keeper (MBK):** The Southfield Chapter of MBK hosts monthly meetings featuring different guest speakers, in addition to other activities, events and field trips to mentor Southfield's young men of color.
- **International Peace Poles Installation & Dedication – November 6, 2020:** The city held a dedication ceremony for the installation of new International Peace Poles.
- **Juneteenth – June 15-22, 2022:** The City of Southfield recognized Juneteenth (officially Juneteenth National Independence Day and also known as Jubilee Day, Emancipation Day, Freedom Day, and Black Independence Day) with a week-long series of events and activities to highlight the celebration of African American history and culture. Events included a free outdoor jazz and blues concert, a dance performance, book displays in the Southfield Public Library, art exhibitions, and a walk led by Southfield Mayor Kenson Siver. The week culminated in a celebration on the Municipal Campus front lawn which included appearances by Black Cowboy L.C. Caldwell, the Tuskegee Airmen, reenactments by actors dressed as famous African Americans throughout history, a drumming workshop, more dance performances, music, children's activities, games, crafts, and food trucks.

Juneteenth Celebrations



Best Cities for Black Women

Black women serve a critical role in the American economy, contributing \$3.8 billion to the GDP annually. Often the breadwinners for their families, they have the highest labor force participation rate for women and make up 21% of all women-owned businesses.

Even with these significant contributions, Black women live at the intersection of multiple barriers and experience the compounded effects of racial and gender bias. This combination results in low-wage jobs and a significant wealth gap: Black women who work full-time, year-round earn 62 cents for every one dollar that white men earn working full-time, year-round.

When posed that question, Dr. Lori Martin, a professor of African and African American studies and sociology at Louisiana State University, had this to say: "A livable place for Black women is safe, and for women with children, it is home to schools where all students have access to an excellent education. It would also be diverse, with a visible and thriving black community, including black businesses."

While the socioeconomic realities of our current time touch all corners of the country, there are pockets of the U.S. where the wealth gap narrows, and Black women have more opportunities.

MoneyGeek ranked 200 cities with populations greater than 65,000 from the best to the worst for Black women. The ranking includes analysis of income, poverty rate, homeownership, educational attainment, and health insurance gaps between Black women and the entire population nationally and locally. The size of the local Black population and the cost of crime in the area was included in the ranking to reflect the presence of Black community and safety, respectively.²⁷

Southfield was ranked the best city for black women in the U.S. with a score of 100!

The Doll House Boutique on
10 Mile and Evergreen





Chair Yoga Class

AARP Designation Process

The Southfield Commission on Senior Adults (COSA), established in 1987, is the primary community-led voice for these matters. Consisting of local older adults and City liaisons, this commission identifies Senior Adult issues in the community and works closely with City Departments to solve them.

Current demographic trends show that Southfield is an aging community. Because of growth, it is important for the City to review all its resources and protocols to ensure that older adults are effectively cared for and have excellent livability as they take up a greater proportion of the population.

Matters related to Senior Adult livability include:

- Housing (adequate facilities and number of units)
- Transportation (access to bus routes and other forms of transit)
- The public realm (addressing sidewalk gaps and universal accessibility)
- Social inclusion
- Health services

One of COSA's primary goals is to maintain the city's "Age-Friendly Community" designation from the AARP, which was received in 2017. The initial Action Plan authored by COSA five years ago included several surveys which gathered important information, as well as an inventory of current senior-related assets. The Planning Department sends a liaison to COSA meetings and is involved with the Commission as they develop their report. Many of COSA's goals and action plans for their Housing, Transportation, and Outdoor Spaces and Buildings domains overlap with ongoing Planning Department objectives, and Planning continues to help them implement these goals and objectives today. Currently, the Planning Department is working with the Transportation domain to identify high-priority bus stops that currently lack amenities to provide better accessibility, as well as a bench and trash receptacle. The Planning Department also works to help and data to COSA for their reports, as requested, and will continue to assist them as they work towards renewing the Age-Friendly designation.

Key Trends & Challenges

Pandemic Impacts on Health

The year 2020 had many unique and unprecedented challenges due to the COVID-19 pandemic. This pandemic not only posed threats to Michigan's entire population, but particularly to marginalized communities, including people of color. Since the beginning of the pandemic, racial and ethnic minority populations have experienced a disproportionate impact, both in terms of morbidity and mortality as well as economic harm. African Americans still had the highest mortality rate for COVID-19 at 221 deaths per 100,000, compared to white Michiganders, which had the second highest rate of 112 deaths per 100,000.²⁸ As a majority Black city, these impacts have hit particularly close to home for Southfield residents.

Mixed Use

Parks, green spaces and public places for leisure and social activities and communities that are mixed-use, which means a mix of housing, civic uses, and commercial uses, including retail, restaurants, and offices. Mixed use allows a community member to work closer to where they live, thus reducing their amount of commuting time and increasing their time for leisure and social activities.

Finding a good home in a safe neighborhood, that's convenient to jobs, good schools, and other daily needs, can be difficult. Usually, neighborhoods with lots of amenities are more expensive because more people want to live there. People who work in these neighborhoods, but can't afford to live there, may have to live far away in areas that are not safe. Workers like police officers, firefighters, and teachers who contribute so much to a community may have to sacrifice safety and convenience for affordability.

Healthy community design principles support social equity by promoting:

- Communities where people of all abilities and ages can move about their community for all their needs, and should they choose, remain in their community all their lives.
- Diverse housing options and price levels so that all persons regardless of income can live in the same community where they work, play and worship.
- Neighborhoods clustered around one or more well-defined neighborhood centers that support jobs of all types and skills, commercial activity, and a range of amenities.

Creating safe and comfortable streets and sidewalks helps encourage community members to incorporate physical activity into their daily routine by biking and walking. Less people using cars also translates into better air quality and lower heat levels, making it easier to safely pursue outdoor exercise and activity. These improvements, combined with adequate housing, make it a no-brainer for people to get out and enjoy their community while pursuing individual health. For more detail on the trend toward 20-minute (mixed use) neighborhoods and the trend toward increasing housing options, please see Chapter 4: Housing and Residential Character below.

Key Findings

Strengths and Opportunities

Robust Programing

Residents in Southfield have access to many healthcare resources and programs, either provided locally, regionally, or through non-profit or medical providers. The City of Southfield partners with Providence Hospital (PH), American Cancer Society (ACS), American Heart Association (AHA), Lawrence Technological University (LTU), the City Centre Advisory Board (CCAB) and other health agencies and local businesses to promote and support annual Healthy Initiatives. Additionally, St. John Providence Community Health offers a variety of programs designed to improve healthy living, such as the Infant Mortality Project.

Weaknesses and Threats

High Number of Uninsured Residents

Despite the many healthcare programs available, Southfield still has a significant number of uninsured and underinsured individuals – without insurance, residents cannot take advantage of many of the programs that may improve their individual health. This is not just a problem for Southfield, but for all the municipalities and counties in the Detroit metro area; estimates for the city of Detroit alone are that 200,000 individuals are uninsured. Some programs do provide services for the uninsured, such as St. John's Ryan White Program (provides services to uninsured HIV patients who need early intervention, diagnosis, and treatment) and Health Care for the Uninsured Program (provides primary care services for those 19 to 64 years of age, up to 200% of poverty). Even with the implementation of the Affordable Care Act, there is still a need to assist Southfield's residents in finding an insurance package that works for them.

Service Gaps

Most Southfield residents live within walking distance of some sort of medical office, hospital, urgent care, or other similar facility. However, some areas of the city, such as the neighborhood along Inkster Road, still have less access than others. The City does not currently understand all the medical service gaps that exist because of geography, and how those gaps may correlate with different health outcomes. A community health assessment could remedy this lack of knowledge and help the city better plan for new health care facilities in the future.

Goals, Objectives, and Strategies

Goals

- Eliminate local food deserts
- Reduce city' obesity rates and encourage healthy food choices, especially among children
- Promote alternative modes of mobility with a focus on active transportation and micro-mobility
- Work toward improved mental health outcomes for the community
- Promote active living by making it safer to walk or bike to daily activities like shopping, work, school, and recreation
- Build a more equitable community where the health and well-being of all people is supported, regardless of age, ethnicity, national origin, or disability status
- Engage in outreach that targets minorities and under-represented groups in community meetings, land use and planning commission, and hiring decisions
- Promote and encourage individual and communal time and energy available for such things as community improvement, social networking, civic engagement, personal recreation, and other activities that create social bonds between individuals and groups

Objectives and Strategies

- Promote educational programs for healthy living
- Promote exercise programs
- Promote and provide more public sports events and programs
- Promote public and semi-public exercise facilities (outdoor and indoor)
- Identify locations for and construct community gardens
- Create provisions that allow for more flexible placement of community gardens throughout the city
- Adopt zoning policies and regulations that promote and support urban agriculture activities
- Revisit and update internal hiring diversity policy
- Provide technical assistance and outreach efforts that increase equal access to land use resources and economic development tools
- Promote greater equality of access to minority business development and support land use and zoning that increases goods and services in resource poor neighborhoods
- Hold annual bike-the-town events to encourage people to get comfortable with and excited about cycling
- Revise the city's Public Engagement Plan to incorporate more innovative and inclusive engagement methods that are shown to be effective in reaching under-served populations



Chapter 4: Housing and Residential Character
Art Title: Peacock Sculpture
by Arthur Kraft and Gwen Lux

Chapter 4: Housing and Residential Character

Introduction

About As a first ring suburb of Detroit, the City of Southfield is characterized by single-family homes on large lots and luxury apartments, as well as an aging population. The city's residential character has been defined by its history as an automotive-oriented patchwork of suburban developments, and this layout continues to shape the residential offerings through the city today.

Southfield's housing values are generally hover around \$100,000 to \$200,000 for a two-bedroom detached home property values, reflecting both market potential and the negative price spillovers resulting from the city's proximity to Detroit. Detroit's underfunded public educational system, above average crime rates and poverty rates, shrinking employment opportunities, and low housing values all impact the prices of new and existing homes in Southfield. According to the Southfield Assessor, housing values have steadily increased following the post-recession low of 2013. The 2022 Residential Assessed Values (\$2,114,241,840) have increased roughly 6.78 percent above the 2008 high (\$1,980,028,850), recovering 55% between 2018 through 2022 over the last 5 years. The recovery has remained steady from year to year, and we have been witnessing a sellers' market with low supply, where residential values have increased an average 11% per year since 2018.

Like many other legacy communities in southeast Michigan, Southfield's housing needs are also being affected by national demographic shifts. Aging Baby Boomers were at their peak family size and peak income between 1990-2010²⁹ but now nuclear family unit is a minority throughout America. About 25% of new households prefer condos and urban townhomes, and most young adults and older adults prefer living in walkable neighborhoods that are sustainably designed, characterized by diverse land uses, and have a broad array of civic amenities. In 2019, the number of residents over 65 grew by 20.7%, faster than the overall rate of 18.9% in southeast Michigan. By 2030, the number of Americans over 65 number could rise to 500 million,³⁰ and the City of Southfield's housing needs will be impacted by this demographic shift.



Map 4. Sketch Map of 1870s Southfield Township

Background & History

History of Development

Before incorporating as a City, Southfield Township began seeing the effects of the suburban housing boom almost immediately after the end of World War II. Southfield issued only 147 building permits in 1944, but the number nearly tripled to 405 in 1945 and continues to rise into the 1950s. In 1953 the Lathrup Townsite in the northern part of the township incorporated as Lathrup Village, which stands to this day as a separate municipality from Southfield proper. Northland Center opened in 1954, further stimulating building and construction throughout the township. Despite the township still be relatively rural in the early 1950s, Southfield officials recognized that careful planning was needed to manage future growth.

In 1958 the unincorporated township (minus Lathrup Village, Franklin, and Bingham Farms) successfully voted to incorporate as a city, improving the ability of the local government to plan and provide for residential development. Around the same time, the Wayne County Road Commission initiated plans to turn Southfield Road into an expressway to handle the increased traffic at Northland and to a new Ford Motor Company office.

Southfield's suburban growth continued throughout the second half of the twentieth century, with the population doubling from 1960 to 1970, making it Michigan's fastest growing city in that decade. Between 1958 and 1967, 8,300 single-family homes were built in the city, nearly 1,500 of those in 1965 alone.³¹ Today, many of these older homes remain throughout the city, creating a distinctive character throughout the city's residential neighborhoods.



Deer Lick Farm, 1905



National Historic Register of Places – The Plumbrooke Estates Neighborhood

In November 1960, the City of Southfield approved the Plumbrooke Estates subdivision and the first homes opened in May 1961, with prices between \$23,900 and \$26,000. These homes were unique in terms of their design and character, which had a cohesive mid-century style. Today, the neighborhood still has moderate lot sizes, curved streets, mature trees, and attractive green spaces, as well as a variety of popular mid-century house styles, including Colonial Revival, Ranches, and Contemporary. The houses share similar materials and features across styles, such as stacked bond brick masonry, wide overhanging eaves, and large windows. The quality of the houses and distinctive design of the neighborhood led to Plumbrooke Estates being added to the National Register of Historic Places in 2019, to be preserved as a cultural heritage site for future generations.³²

National Historic Register of Places – The Northland Gardens Neighborhood

Between 1956 and 1976, several developers built out the Northland Gardens neighborhood, located in the southeast corner of the City just north of Eight Mile Road. Nearly all homes in the neighborhood are ranch style, and most are unaltered from their original state except for repainting or minor repairs. Although the homes were all built at a similar time, each one is unique because of features like porches, breezeways, garages, awnings, and other architectural details. Most homes in Northland Gardens have brick or other masonry facades, occasionally incorporating wood siding on garage doors or under roof gables. The overall cohesiveness but individual variety of the houses in Northland Gardens led to it being National Register of Historic Places in 2020, alongside Plumbrooke Estates.³³



Current Conditions

This chapter provides background information on housing in Southfield and some comparisons with historical data and the region. The evaluation serves as a basis for the future land use plan strategies regarding housing and public improvements to support the needs of residents.

Planning for housing is critical because nearly 60% of land in the City is devoted to residential uses. Additionally, people seeking a place to live or deciding whether to stay in a community base their decisions in part on the community's housing characteristics, such as home values and affordability.

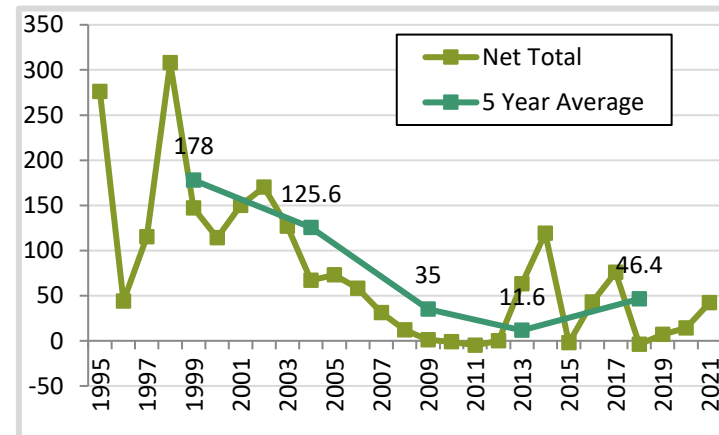
SOURCES: The most recent census data in this chapter is from the Census Bureau's 2019 American Community Survey (ACS) 5-year estimates. 2020 and 2021 census data were not used because they are not necessarily an accurate reflection of changes in housing characteristics due to the COVID-19 pandemic's drastic and unpredictable impacts on housing.

Housing Units

According to the Census Bureau, a housing unit may be a house, apartment, mobile home, group of rooms, or single room that is intended for occupancy by families or individuals who live separately from other families or individuals in the building and have direct access from outside the building or through a common hall. A "family" is a group of related individuals, which may or may not include up to 5 unrelated individuals, that live in the same unit.

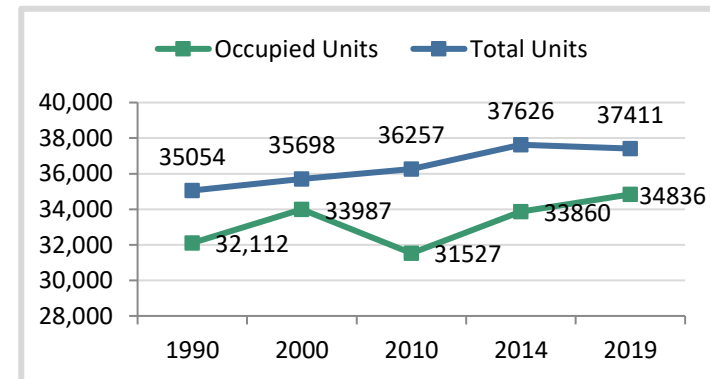
The number of new construction housing units in Southfield has been drastically decreasing since 1995, while population and household growth have decreased only slightly. Figure 8 shows the annual net number of residential building permits steeply decreased by 277 permits from 1995 to 2010, rose again briefly in 2010 and 2017, and then dropped off in 2018. Since 2018, the number of new permits has been steadily increasing, a trend in part owed to the recent redevelopment of older homes and buildings into new housing units. Figure 9 shows that the number of housing units has been rising steadily since 1990, a trend indicative of increased multi-unit development, which only requires one permit for multiple housing units.

Figure 8. Southfield Residential Permits, 1995-2021



Source: US Census Bureau ACS

Figure 9. Southfield Housing Units & Occupancy, 1990-2019



Source: US Census Bureau ACS

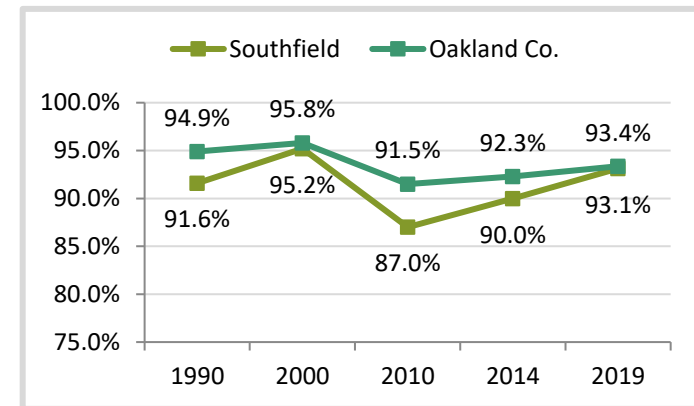
Occupancy

Housing occupancy is the percentage of total housing units that are occupied at any given time. Occupancy can be an indicator of housing stability, with high occupancy generally indicating a stable or growing residential housing market. Because Southfield has had little change population or the total number of households over the last decade, as well as a shrinking average household size, demand for housing overall has been on a slight decline. However, Figure 9 depicts a slight uptick in occupied housing units since 2010. This change is reflected in the occupancy rate, which increased from 87% in 2010 to 93.1% in 2019, as shown in Figure 10. Over the same period, Oakland County also experienced a similar increase in occupancy from 91.5% to 93.4%.

Residential construction has been relatively responsive to recent population trends. The net number of residential building permits issued in Southfield peaked in 1998 and has generally been declining since, mirroring the City's population change.

The occupancy percentage of apartment in Southfield is high with the average occupancy per apartment complex being 97.3% occupied (2.7% average vacancy). The lowest occupancy/highest vacancy rate of all the apartments in Southfield is 38% and this equates to 184 vacant units of 298 total units being currently available for rent. This building is skewing the numbers by a whole percentage point for total City apartment unit vacancy. The vacancy rate fluctuates each month as leases expire but the total current number of vacant apartment units (as of November 2021) in the City of Southfield is 404 units. This is an apartment vacancy rate for the City of Southfield of approximately 3.3%. If this high vacancy building was not included the lowest occupancy rate would be 88% and this equates to 47 units vacant of 381 total units and Southfield's occupancy rate would be 98.3% (vacancy of 1.7%). The current state of the City of Southfield's apartment market has approximately 12,120 total apartment units, not including senior/assisted living.

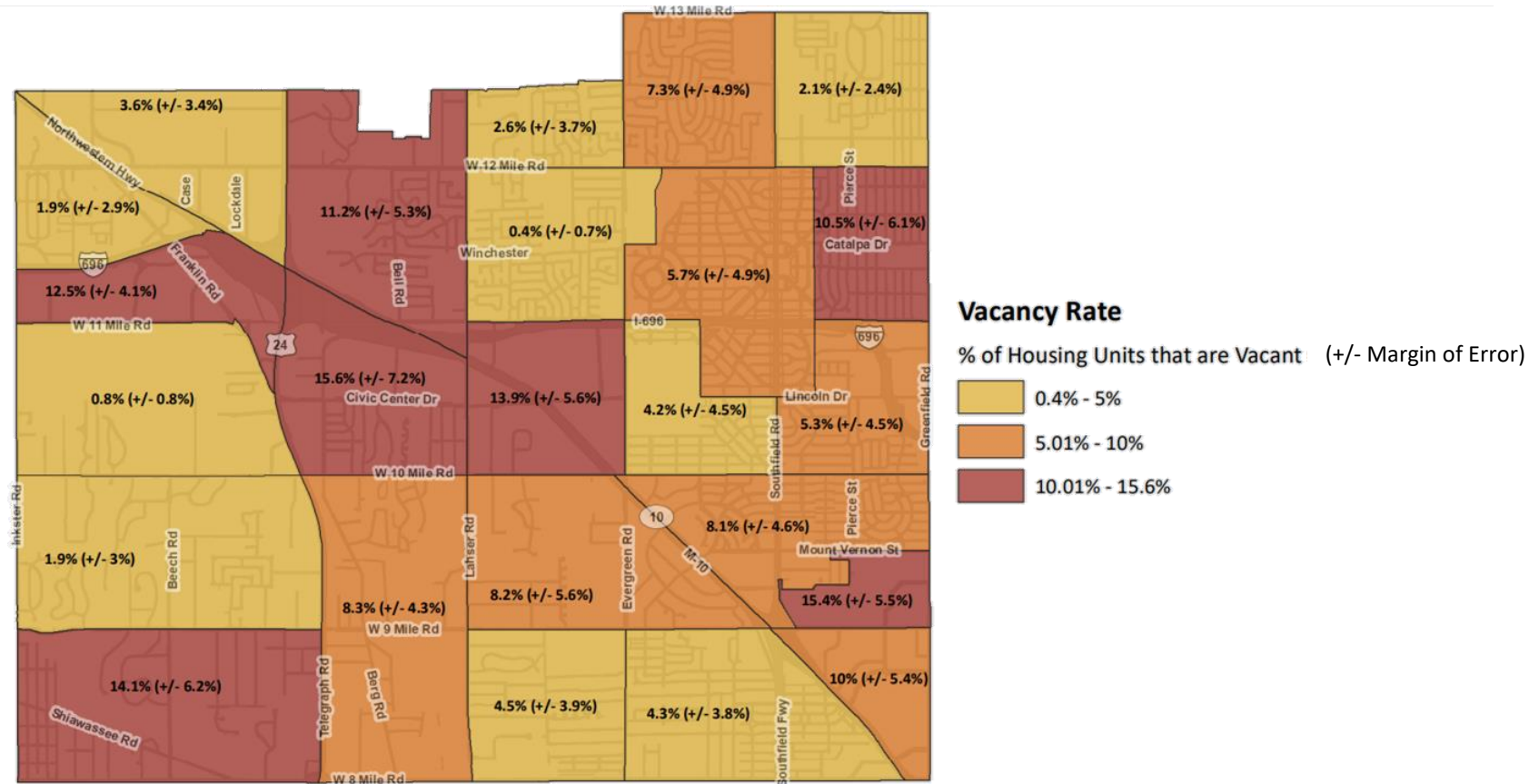
Figure 10. Regional Occupancy Rate, 1990-2019



Source: US Census Bureau ACS

Certain neighborhoods have more vacant housing units than others. These neighborhoods may face challenges like a housing stock in various states of repair and low interest in homes relative to home prices. Identifying the location of those neighborhoods helps in addressing their issues and reducing vacancies. The areas with highest vacancies can be seen in Map 5. These areas are generally within the Regal Towers Apartment complex near Franklin and Eleven Mile Roads, in Section 34 bounded by Eight Mile, Lahser, Evergreen, and Nine Mile Roads, just east of Inkster Road between Ten and Eleven Mile Roads, the south half of Section 15, and around the Southfield DDA district.

Map 5. Southfield Vacancy Rates, 2014-2019



Source: US Census Bureau ACS

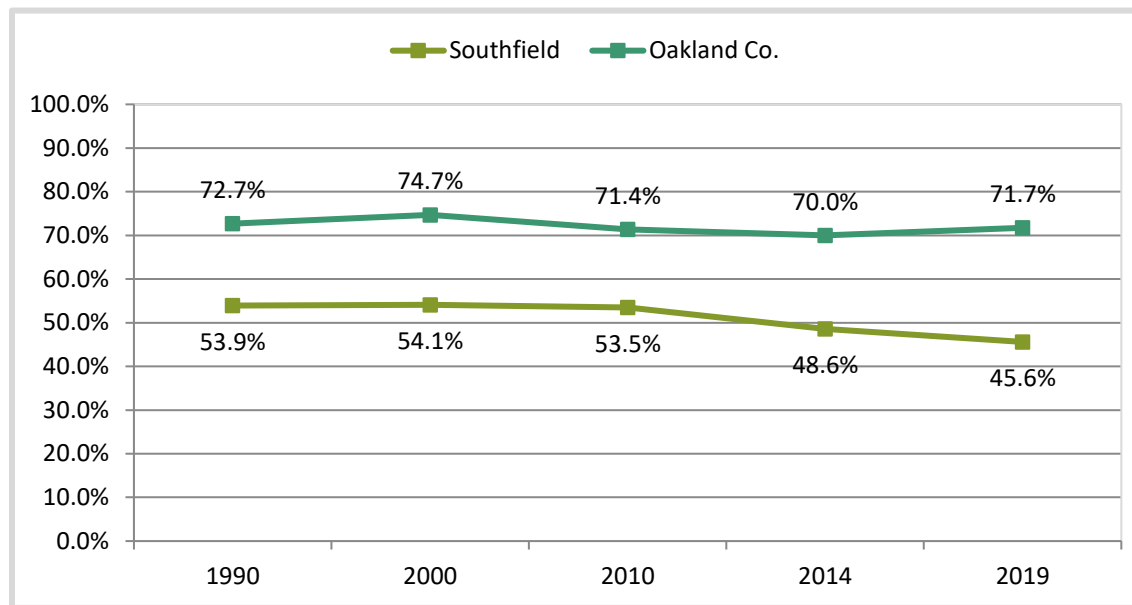
Home Ownership

Home ownership is the single largest factor in the generation of wealth for individuals and families, especially low-income families (HUD, 2004). Like occupancy rates, the percentage of owner-occupied housing units can be an indicator of housing stability.

In 2019, approximately 46% of Southfield residents owned their residence while approximately 54% rented, and the home ownership rate has been declining slightly over the last decade. As Figure 11 shows, home ownership rates are significantly lower in Southfield than in Oakland County, which can be attributed in part to the City's large proportion of multiple-family residential units, particularly apartments. Home ownership is declining most likely due to rising housing costs (noted below) and decreasing median household incomes.

While many people are happy with their ownership arrangement, a notable segment of Americans want the opposite of what they currently have. More than 8 in 10 Michigan homeowners are content with their housing situation, but only 5.7 in 10 renters are satisfied with their current housing.³⁴ In a 2017 survey conducted by the Pew Research Center, 72% of renters said they would like to own a home at some point.³⁵ However, researchers also estimate that around 17-20% of people want to rent rather than own for a variety of reasons – more flexibility, less maintenance, and a lesser need for space are just a few of those reported.³⁶

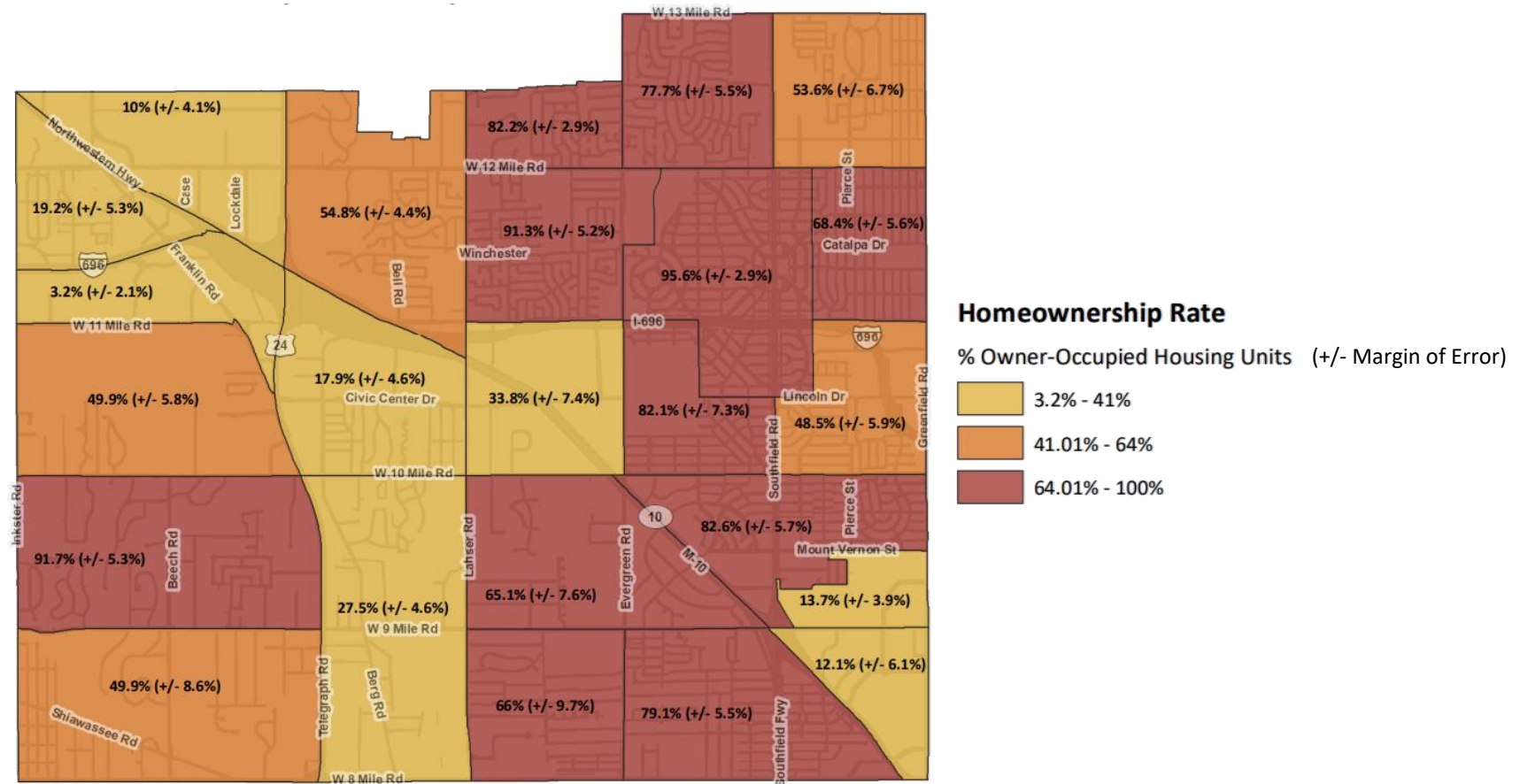
Figure 11. Regional Home Ownership Rate, 1990-2019



Source: US Census Bureau ACS

Certain neighborhoods in Southfield are experiencing lower homeownership rates than others. These areas are generally less stable because the residents can more easily move out of the neighborhood. Many of these neighborhoods have high numbers of multiple-family units. These areas are highlighted in Map 6 and include the areas around Northland, northeast of the Telegraph/I-696 interchange; along Shiawassee east of Beech; between Telegraph and Lahser; the City Centre; and along I-696 on the City's eastern edge.

Map 6. Homeownership Rates by Neighborhood, 2014-2019



Source: US Census Bureau ACS

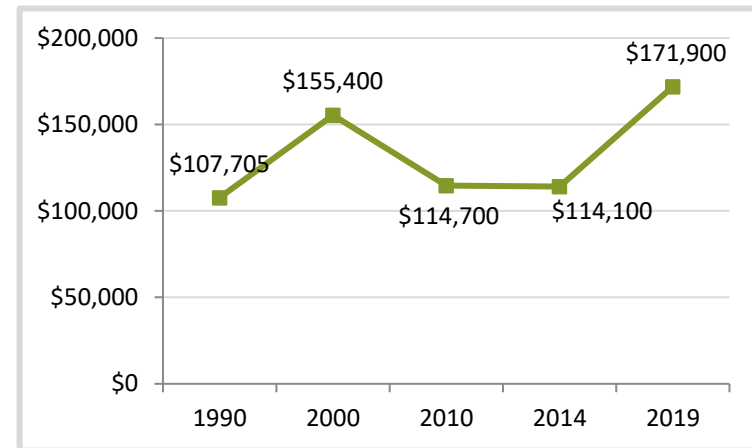
Housing Costs

The cost of housing, combined with income and the cost of transportation, determines housing affordability. Over the last five years owner-occupied housing has been getting more expensive in Southfield, after previously seeing a drop-off in 2010 following the Foreclosure Crisis. According to the US Census Bureau, the median value of owner-occupied homes in Southfield was \$171,900 in 2019, up dramatically from \$114,100 in 2014. The overall rising cost of housing, depicted in Figure 12, makes it difficult for potential home buyers to enter the housing market. However, the recent rise in occupancy rates since 2010 as noted above may hint that the rise in housing prices be in part due to rising demand.

Value

Housing values were on a steady rise from 2014 to 2019, but experienced a dramatic jump with the onset of the COVID-19 pandemic. Despite a decline in overall inventory, homes throughout Michigan are selling for higher prices than ever.³⁷ In 2014, most homes in Southfield were valued around \$50,000 to \$199,000. But by 2019, home values had risen so quickly that most homes were valued around \$100,000 to \$299,000, with a median value of \$171,900, as shown in Figure 13. Today, the median listing price is estimated to be even higher at \$225,500.³⁸ Since 2010, this is a notable change in distribution when values were much more evenly distributed.

Figure 12. Southfield Median Housing Values, 1990-2019



Sources: US Census Bureau ACS, SEMCOG

Figure 13. Southfield Housing Values, 2014 vs 2019



Source: US Census Bureau ACS

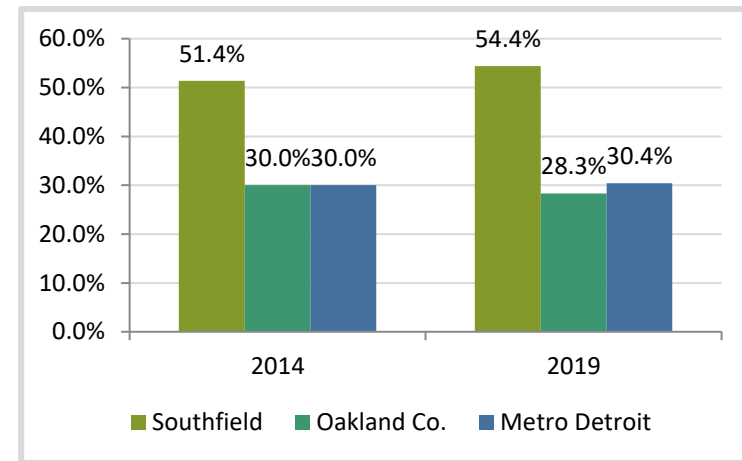
Rent

Southfield has a large supply of rental housing, particularly when compared with the Metro Detroit area. Figure 14 shows that in 2019, rental housing comprised approximately 54% of Southfield's occupied housing units, compared to just 28% in Oakland County and 30% in the metro area. Further, the share of rental housing in Southfield increased from 2014 while only minimally increasing in the County and decreasing in the metro area.

As the share of rental units increases, a higher percentage of households are impacted by rental rates. In 2019, median gross rents for Southfield residents were significantly higher than for residents in Oakland County in every rent bracket except \$1,000 to \$1,499 per month. The median gross rent Southfield residents paid in 2019 was \$1,133, compared to only \$1,104 in the County and \$962 in the metro area. Figure 15 shows the distribution of gross rent paid by residents of Southfield compared to those of Oakland County and the metro area. Southfield households pays higher rents than in the County and metro area.

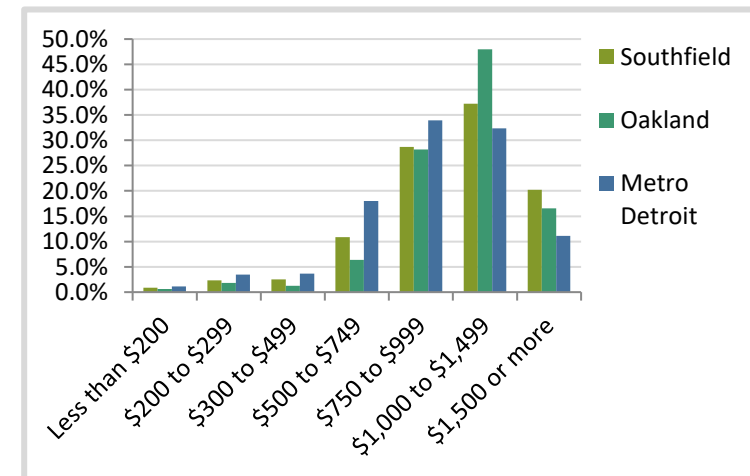
The average low rent per unit for an apartment building in Southfield is \$1,049 per unit. The average high rent per unit for an apartment building is 1,271. The lowest rent commanded in the apartment market in Southfield is \$554 per month and is for a 490 square foot studio apartment in McDonnell Towers. The highest rent commanded in the City of Southfield's apartment market is \$3,200 per month and is for a four-bedroom, 1,711 square foot room in Arbor Lofts. The average rent per square foot of living space in the City of Southfield is \$1.29 and the median is \$1.19. This rent is being asked for by The Park at Trowbridge which has an exceptionally high vacancy rate, the highest vacancy rate in the City. The lowest rental rate per square foot of living area is \$0.68 per square foot. This rent is being asked for by The Oxley Apartments and they have a 100% occupancy rate. Today, the apartment market in Southfield is strong and supply is low and unable to keep up with demand.

Figure 14. Regional Residential Rental Share, 2014 vs 2019



Source: US Census Bureau ACS

Figure 15. Regional Gross Rent, 2019



Source: US Census Bureau ACS

Household Income

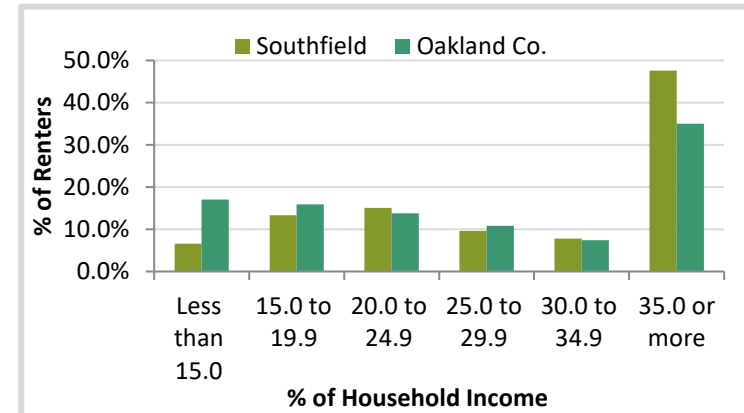
As noted in Chapter 2: Key Recent Changes and Trends, the median household income declined slightly between 2000 and 2010 and was lower than that of Oakland County for the entire period. When combined with increasing rents, Southfield renters should be spending a higher portion of their income on rent which is reflected accordingly. As Figure 16 shows, the portion of income spent on rent is generally comparable in Southfield and in the County, except for those at the very far ends of the spectrum. The largest discrepancy occurs in the 35% or more category, where more Southfield residents are putting a larger amount of the monthly income toward rent than Oakland County residents. This may be related to the poverty rate in Southfield, which is higher than in the rest of the County.

Housing Types

Single-family detached residences comprise the largest share of residential housing in Southfield. In 2019, these types of housing structures comprised nearly 50% of all residences. The next most prevalent housing type was multiple-family structures with 20 or more units, which comprised almost a quarter of the housing stock. However, relative to the surrounding County and metro area, detached single-family residential homes comprised a lower portion of Southfield's total housing units, as shown in Figure 17. According to the 2019 American Community Survey, Southfield has an approximate 22% lower share of single-family residential units and a much larger share of multiple-family residential units compared to Oakland County and metro Detroit. In particular, the share of large (i.e., containing 20 or more units) multi-family structures in Southfield are about 4 times that of the County or metro area.

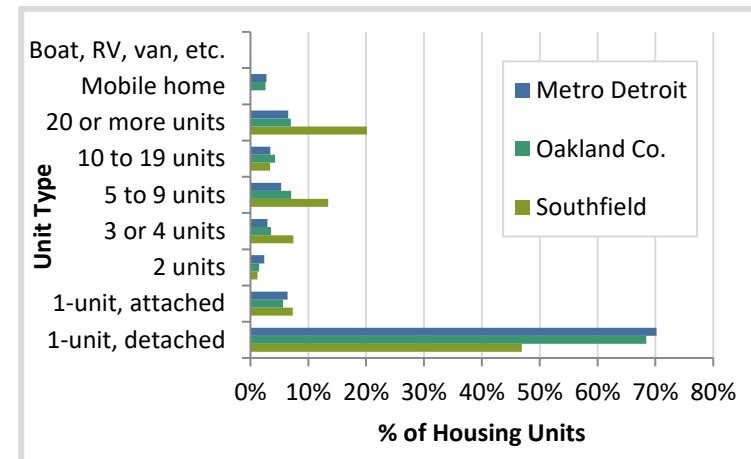
Many of these structures are apartment and condominium towers. The presence of apartment buildings helps explain the city's high residential rental share (noted above) and reemphasizes the impact that higher rents have on

Figure 16. Regional Rent as a Percentage of Household Income, 2019



Source: US Census Bureau ACS

Figure 17. Regional Residential Housing Distribution, 2019



Source: US Census Bureau ACS

Southfield's large rental population. The acres of land devoted to multiple-family residences can be a deceiving statistic, as residential densities can vary widely within the multiple-family designation.

Housing Unit Age

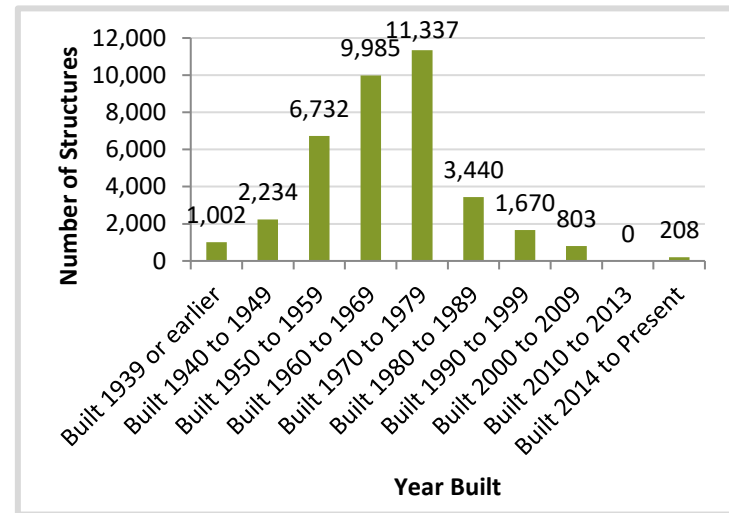
Southfield has a diverse mix of housing that has been developed over the course of its history and the City's residential architecture reflects the historical growth of the community. In the early 1950s, prior to the City's incorporation, the Township of Southfield was home to approximately 19,000 residents, jumping to 75,000 residents by the end of the 1970s.

This explosive growth is reflected in the age of Southfield's housing stock. As Figure 18 shows, the greatest share of existing housing units was constructed from 1960-1979. Afterward, as the population growth flattened, the share of new structures decreased. Only about 14% of Southfield homes were built after 1990. Because Southfield is largely built out, the annual number of new structures can be expected to remain low as new development will primarily consist of redevelopment of existing land. Over time, as newer structures replace older ones and as residential densities increase, the share of newer housing units will begin to increase. As the housing stock continues to age, efforts to preserve and rehabilitate existing units will be critical in preserving property values and maintaining a high quality of life for Southfield's residents.

Resident Length of Stay

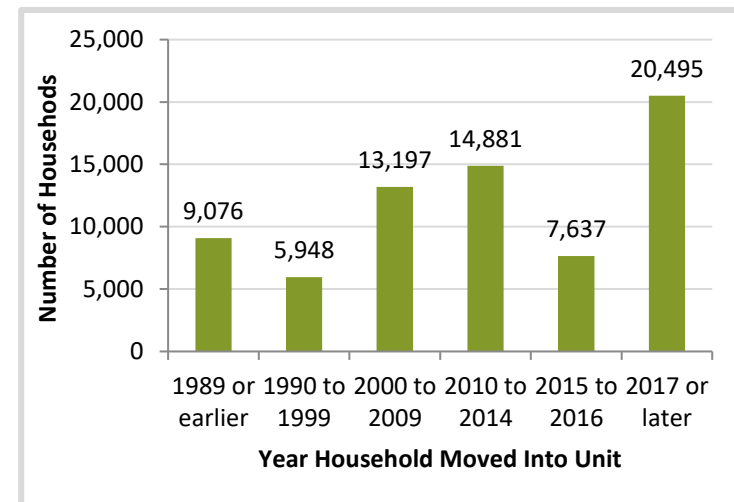
The length of time a person lives in a home is a measure of a community's stability. In 2019, 79% of Southfield residents had moved into their home in 2000 or later, as shown in Figure 19. This trend can be explained by Southfield's major shift in racial composition around 1990, during which many residents moved out of and into the city, and the city's high number of renters, who move more often than homeowners. As new housing construction slows and prices rise, relocation options may be limited, and householders can be expected to remain in their homes for longer durations in the future.

Figure 18. Year Built, Southfield Residential Structures, 2019



Source: US Census Bureau ACS

Figure 19. Year Householder Moved In, pre-1989 to 2019



Source: US Census Bureau ACS

Current Housing Programs

Ongoing Housing Programs

Housing Choice Voucher Program (Section 8)

The U.S. Department of Housing and Urban Development (HUD) provides funding for its Housing Choice Voucher (HCV) Program, formerly known as Section 8. The HCV Program subsidizes rent for income-qualified individuals through the Southfield Housing Commission. As a tenant-based program, the Voucher holder is subsidized - not the rental unit. The Program is often referred to as "Finders Keepers" because the family must locate a unit that meets Housing Quality Standards (HQS) established by HUD.

Community Development Block Grant (CDBG)

The City of Southfield receives CDBG funds annually from the U.S. Department of Housing and Urban Development (HUD). Fund allocations are based on development of viable urban communities by providing proper housing and a suitable living environment and by expanding economic opportunities, principally for persons of low and moderate income. The CDBG program allows the City of Southfield to develop and implement activities and projects that are uniquely suited and beneficial to Southfield residents within the framework of federal guidelines.

As required by the Department of Housing and Urban Development (HUD), each activity funded with CDBG monies must meet one of the three national objectives:

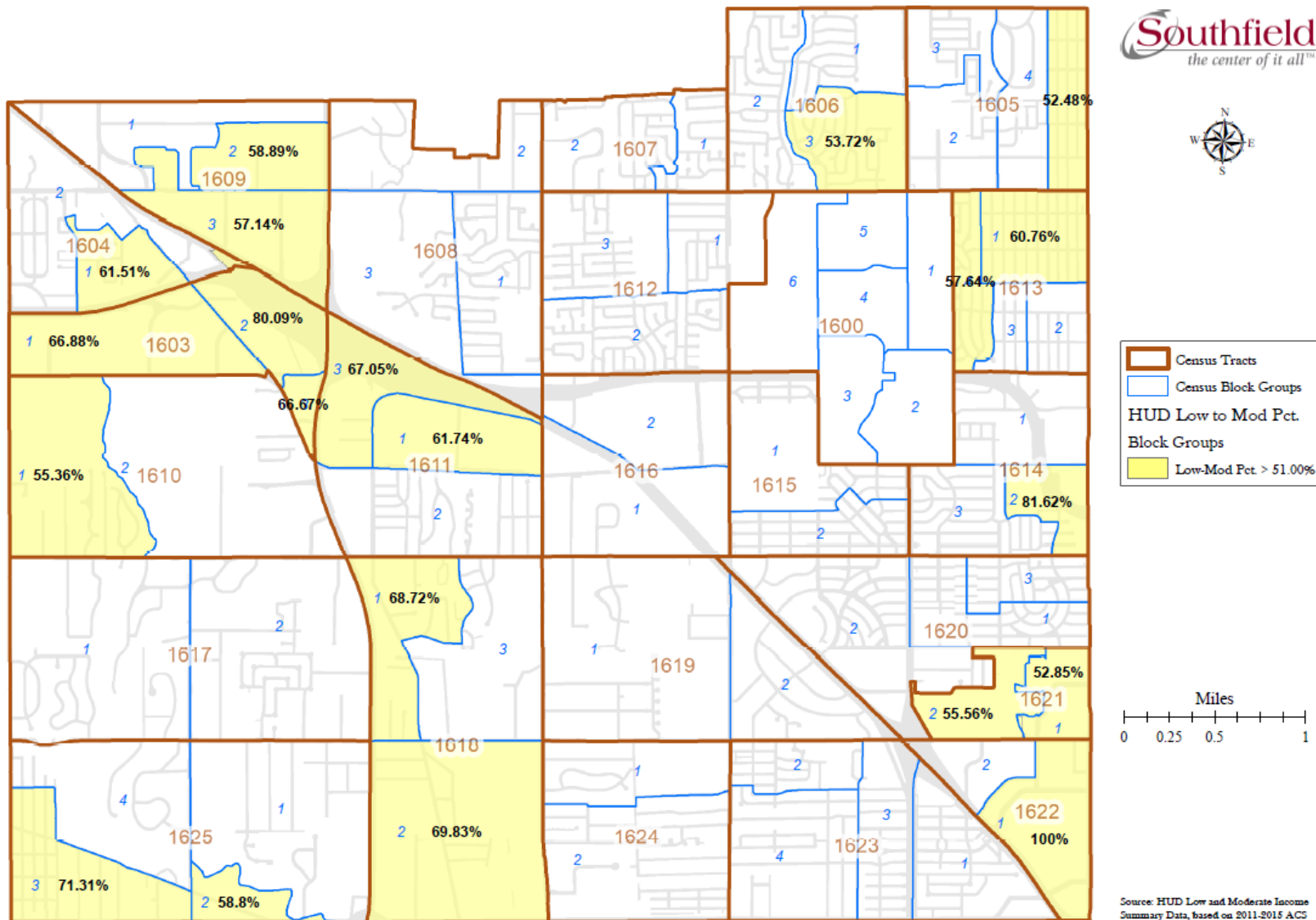
1. Benefit persons of low and moderate income (see Map 7 on the proceeding page for City-wide eligible areas)
2. Aid in the prevention or elimination of slums or blight; and/or
3. Resolve an urgent need or serious and immediate threat to health and welfare of the community where other financial resources are not available.

The City of Southfield's CDBG HUD Entitlement of \$411,507 for Fiscal Year 21-22 (July 1, 2021 to June 30, 2022) is allocated to the following programs, as shown in Table 2. CDBG Funds Expenditures.

Table 2. CDBG Funds Expenditures

Program	Description	Amount Allocated	Amount Expended
CDBG Program Administration	Administrative costs for running the CDBG program. Expenditures include wages, supplies, legal notices, etc.	\$85,291	\$3,746
Fair House	Promotes equal and fair housing through the Fair Housing Center of Metropolitan Detroit	\$1,955	\$1,955
HAVEN	Provides services related to domestic violence	\$1,500	\$1,500
South Oakland Shelter (Lighthouse)	Provides services to residents for counseling, emergency shelter, food distribution, housing assistance, and support	\$1,500	\$1,500
Southfield Youth Assistance (SYA)	Provides low-income youth scholarship funds for skill-building education, recreational programs, camps, etc.	\$18,665	\$8,854
Emergency Relief Fund (ERF)	Provides interim care to low/moderate income residents to prevent evictions, utility shut offs, and pay for food, medication, etc.	\$19,190	\$0
Southfield Home Improvement Program (SHIP) – home repair program	Provides funds to low/moderate income homeowners to repair their homes. Typical improvements include roofs, furnaces, and sewer connections	Entitlement funds: \$81,670 Program income funds: \$160,023	Entitlement funds: \$62,194 Program income funds: \$32,072
Rebuilding Together	Aids low/moderate income families with home improvements	\$29,040	\$5,000
CHORE Program	Provides assistance to low/moderate income older adults with funds for minor home repair	\$145,130	\$104,116
Transportation of Southfield Seniors	Provides affordable public transportation to senior adult residents	\$24,630	\$24,630
Blight Code Enforcement	Provides funds to eliminate blight through code enforcement.	\$29,040	\$29,040
Total		\$666,647	\$379,258.61

Map 7. CDBG Low-Mod Eligible Areas



The Southfield Home Improvement Program (SHIP)

SHIP is a low-interest loan program for income qualified homeowners, funded through the Community Development Block Grant (CDBG) Program. The focus of the program concentrates on maintenance of the existing structure as it relates to health and safety issues and minimum housing standards. The City pays for the repair and the cost of the repair is established as a lien on the house, which is then repaid to the city at the time the house is sold. Typical types of improvements include roofs, windows, doors, siding, insulation, heating, electrical, and plumbing repairs. The City of Southfield also participates in efforts to reduce lead-based paint hazards but does not participate in remodeling or updating for cosmetic purposes, nor constructing additions or new structures.

CHORE

The City of Southfield's CHORE program has been helping older adults maintain their homes since its inception in 1983. Funded through the Community Development Block Grant (CDBG), CHORE provides an annual spending account for each income qualified senior adult household to be used for labor associated with lawn care, snow removal, window and gutter cleaning, minor plumbing, furnace, and electrical repairs. However, the CDBG funding for the CHORE program has been reduced over the last five years, leading to a slight decline in program participation.

MSHDA

The Michigan State Housing and Development Authority (MSHDA) offers low-interest loan programs that give lower income people an opportunity to buy their first home.

The Neighborhood Stabilization Program (NSP)

The NSP was established for the purpose of stabilizing communities that have suffered from foreclosures and abandonment through the purchase and redevelopment of foreclosed and abandoned homes and residential properties. The NSP is a component of the Community Development Block Grant (CDBG) program. NSP funds are to be used for activities that include, but are not limited to:

- Establishing financing mechanisms for purchase and redevelopment of foreclosed homes and residential properties
- Purchasing and rehabilitating homes and residential properties abandoned or foreclosed
- Establishing land banks for foreclosed homes
- Demolishing blighted structures
- Redeveloping demolished or vacant properties

NSP grantees can use their discretion to develop their own programs and funding priorities. However, at least 25 percent of NSP funds must be used for the purchase and redevelopment of abandoned or foreclosed homes or residential properties that will be used to house individuals or

families whose incomes do not exceed 50 percent of the area median income. In addition, all activities funded by the NSP must benefit low- and moderate-income persons whose incomes do not exceed 120 percent of area median income.

The Southfield City Council authorized the incorporation of the Southfield Growth Corporation (SGC) in 2009. The SGC is the administrative entity responsible for the day-to-day management of NSP and is operated by volunteers. To-date, the NSP program has used most of the initial grant award but around \$60,0000 remains and the SGC continues to acquire dilapidated houses as they present themselves. SGC anticipates that it will acquire several new homes in 2022 when the Oakland County tax foreclosures open.



The Southfield Neighborhood Revitalization Initiative (SNRI)

The SNRI is a partnership between Southfield City Council, Southfield Non-Profit Housing Corporation (SNHC), and Habitat for Humanity Oakland County. SNHC pays back taxes, water bills, and fees, and finances renovation costs for acquired homes. The SNRI contracts with Habitat for Humanity to renovate homes, perform environmental studies, bring houses up to current building codes, and sell the homes at market value, thus raising property values. Property sale proceeds go back to the Southfield Non-Profit Housing Board. The SNRI also funds the SF Community Development program, which is funded by the SGC and funds the construction of new and conversion of existing buildings to be sold as market-rate homes and condos. The former McKinley school is one of the program's most prominent projects, which is being converted into numerous condos targeted toward young professionals and empty nesters.

Southfield Non-Profit Housing Corporation (SNHC) Housing Units

In addition to the SNRI, the SNHC operates four multi-family rental complexes targeted toward older adults and people with disabilities. In total, the SNHC offers 504 affordable units between the River Park Place Townhomes and Apartments, McDonnell Tower Apartments, and the Woodridge Apartments.³⁹

Ongoing Housing-Related Programs

Neighborhood Associations

The City encourages the creation of, and coordination with, neighborhood associations and organizations, including condominium associations. Such organizations can coordinate with the City and develop improvement and organizational strategies that apply to their neighborhood, such as a neighborhood watch program. Neighborhood organizations can also work with the City to set up Special Assessment Districts (SAD) for infrastructure and streetscape improvements, such as road and sidewalk maintenance, the installation of rain barrels and rain gardens, and decorative street lighting. The City, through the Southfield Parks and Garden Club, currently issues “Community Pride Awards.” Awards are granted to reward individuals, condominium associations, apartment complexes, and neighborhoods for their efforts to maintain, improve, or beautify their neighborhood or development.

Semi-Annual Neighborhood Beautification Programs (Clean-up Programs)

The City currently hosts annual clean-up days, which allows residents to dispose of unwanted items. The spring clean-up offers residents the option to dispose of household items, and the fall hazardous waste clean-up day offers them the option to dispose of products that cannot be sent to the landfill. The Big Rake is another annual clean-up hosted through the CHORE program, which partners with Lawrence Tech students to volunteer to clean up older adults’ leaves each fall.

The Rock the Block partnership program with Habitat for Humanity, sponsored by private industry, also provides minor repair services for low-income older adults, such as repainting home exteriors, repairing gutters, and replanting lawn beds. The Oakland Rebuilding Together program is also partially funded through the City’s CDBG and provides more extensive renovations to select homes.

Entranceway Program

The Southfield Entranceway Program is a beautification program which funds neighborhood and condominium entranceway improvements. Administered by the NIC, the City will provide matching funds at a 2-to-1 ratio to a maximum of \$1,000 for the construction of new entryway signage. Many Southfield neighborhoods either have no signage or deteriorated signage, and do not have the resources to pay for new signage.

alone, which can run as high as \$2,000 for a small sign. The City launched the Entranceway Program in 2020 to beautify the city and help neighborhoods establish a distinct character and pride of place.



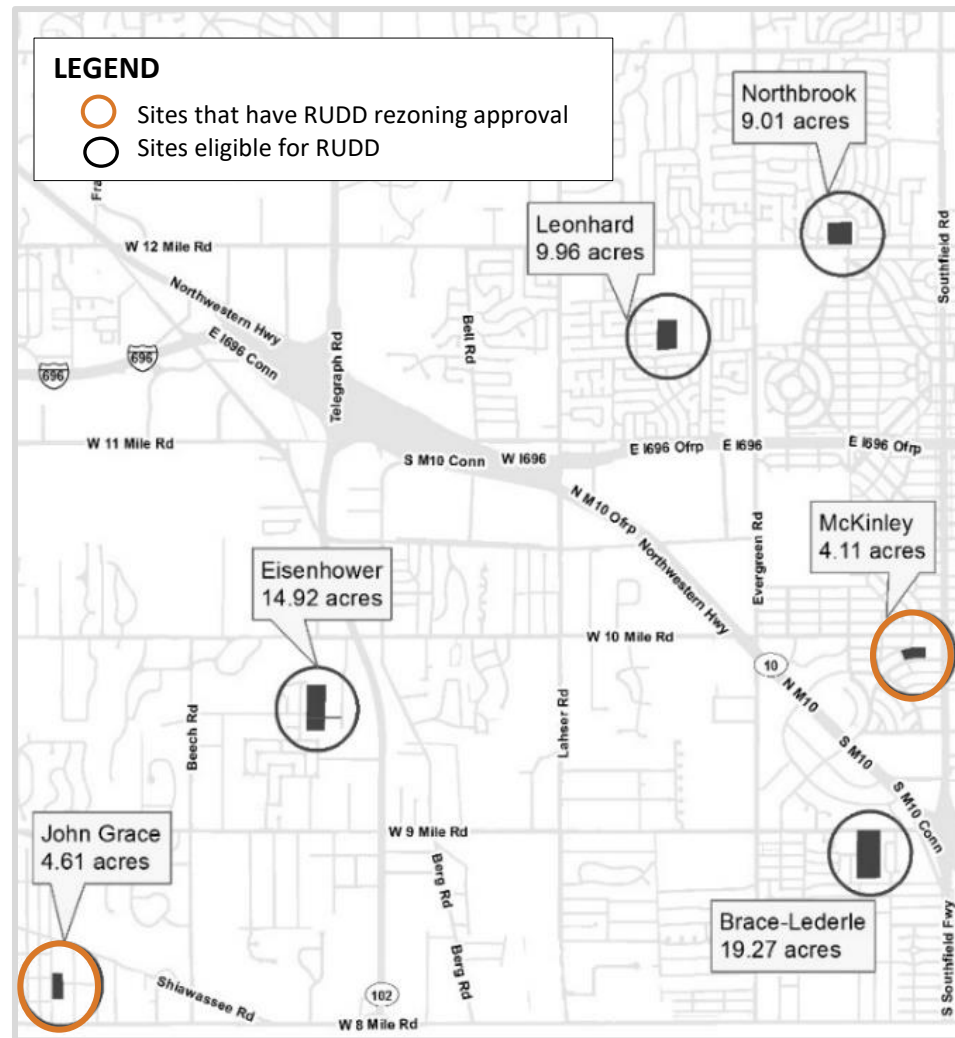
Safe Routes to School Program

In 2016, Southfield received a \$600,000 Safe Routes to School (SRTS) grant from the Michigan Department of Transportation for the installation for new sidewalks near schools. The city used the funds to improve pathways near Thompson K-8 International Academy, Yeshiva Beth Yehudah, and Beth Jacob. The grant funds were broken up into five priorities, resulting in new sidewalk infill on Southwood from Ten Mile Road to Lincoln Road on both sides, Sherfield from Kingshire to Pierce on both sides, Fairfax from Ten Mile Road to Goldwin on both sides, as well as new crossings with a pedestrian refuge island at Ten Mile Road west of Fairfax and 11 Mile and Fairfield Roads east of Fairfax. Having a safe environment for children to walk and play not only makes neighborhoods healthier, but also more welcoming to young families. As such, the SRTS grant has helped Southfield improve neighborhood safety and overall desirability over the last five years.

RUDD Sites

The purpose of Residential Unit Development Districts (RUDD) is to encourage the use of land in accordance with its character and adaptability; promoting adaptive reuse and preservation of former school buildings and sites; foster green infrastructure and conserving natural resources, natural features, and energy; encouraging innovation in land use planning; providing enhanced housing, employment, traffic circulation and recreational opportunities for the residents of Southfield. At present, two former school sites are being redeveloped with the use of the RUDD tool: the McKinley and John Grace schools, as shown in Map 8 (for more information, please see the Adaptive Reuse section below or Chapter 5: Economic Development).

Map 8. RUDD Sites in Southfield



Key Trends & Challenges

Short-Term Rentals

A “Short-Term Rental Unit” typically refers to a house, apartment, or other type of housing unit that is rented for 30 consecutive days or less by persons other than the permanent resident or owner. Across the United States, short-term rental services like Airbnb and VRBO have taken off in the last few years, growing by nearly 800% between 2011 and 2017.⁴⁰ Short-term rentals are especially controversial in Michigan, where legislation over their operations is currently being debated by the State Senate. In 2021, the State House introduced and passed House Bill 4722, which would allow short-term rentals as a permitted use by-right in all residential zoning districts in all municipalities across the state. The bill would also prohibit local municipalities from adopting or enforcing zoning ordinance provisions that have the effect of prohibiting short-term rentals.⁴¹ While some residents see this bill as a beneficial economic stimulus measure that would allow people to raise their annual incomes, others see it as a threat to neighborhood stability, character, and property values due to the frequent changes in tenants. Many municipalities are currently working on creative ways to manage short-term rentals outside of zoning, such as creating a short-term rental registry and broadening local nuisance ordinances. As of July 2020, there were estimated to be 61 short-term rental units in Southfield, mostly comprised of single-family homes.

Age-in-Place Housing

Providing appropriate senior housing options that are safe, attractive, and stimulating is increasingly important as the general population ages. Fewer financial resources are available to older residents, and so they need affordable options that are. Right now, Michigan has more than 2 million adults over age 60, accounting for nearly 25% of the state's population. As people live longer on average, residents 85 and older remain the fastest-growing age group.⁴² As such, many municipalities across the state are launching initiatives to find ways for residents to comfortably age-in-place, either by modifying their existing homes to be accessible or by providing more housing options, such as apartments, duplexes, and assisted living facilities. Presently, the SNHC operates four affordable multi-family rental complexes targeted toward older adults: the River Park Place Townhomes, River Park Place Apartments, McDonnell Tower Apartments, and Woodridge Apartments. Additionally, there are approximately 18 privately-owned assisted living facilities of varying sizes operating within the city limits.

The inner-ring suburbs of Detroit, including Southfield, face a particular challenge when it comes to providing new age-friendly housing: limited land. When the nearby City of Huntington Woods conducted its *Senior Amenities and Lifestyle Analysis* in 2020, it found that only approximately 2% of the land in the City was immediately available for the construction of new housing. As such, the City had to think creatively about ways to adapt existing housing to assist with aging-in-place. Some of these ideas included creating a floating zoning district that accommodates more accessible lot layouts and floor plans, and amending the zoning code to allow accessory dwelling units and garage conversions.⁴³ Although the City of Southfield is not as limited in land availability as many of its neighbors, similar challenges with age-in-place housing are likely to arise as the population continues to trend older in the future.

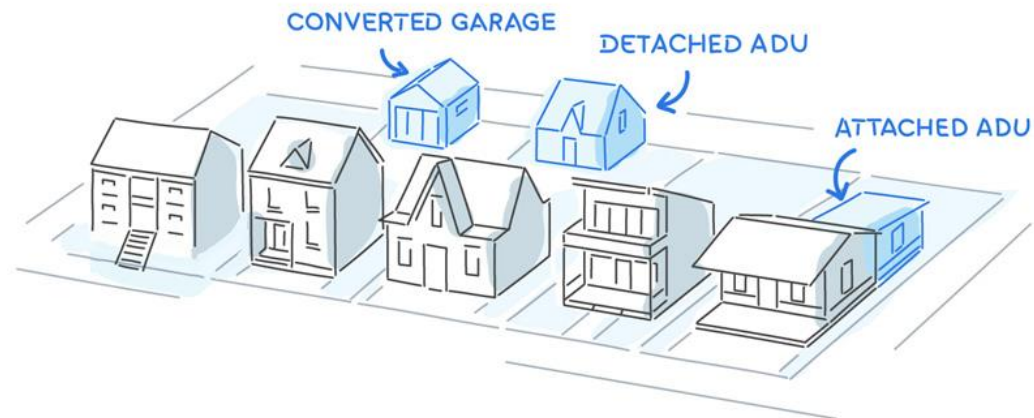
“Missing” Middle Housing

“Missing Middle Housing” is a term that encompasses all the housing types that residents want to live in but do not currently exist in a community, usually because they are not provided for the zoning ordinance and/or master plan. Common missing middle housing types in older Michigan communities, which typically have a high number of single-family homes, include duplexes, fourplexes, cottage courts, second-floor apartments above commercial businesses, and multiplexes. These types of housing are generally compatible with the character of existing single-family residential neighborhoods and can work to support walkability, provide locally serving retail, and improve access to public transportation options. They can also provide a range of affordability to address the discrepancy between the cost of available housing stock and the prices people can afford.⁴⁴ As such, many municipalities are filling in the missing middle portions of their zoning codes by creating new residential or mixed-use zoning districts that provide for one or more of these missing middle types by-right.

Today, multi-family housing is provided throughout the City of Southfield in a variety of forms. The most common type is apartment-style housing, characterized by larger parking lots and buildings with few entrances. Some complexes include a grouping of smaller multi-family homes, which may or may not have individual entrances. More modern approaches to multi-family housing include townhomes and single-family attached and low-rise condominiums, which are becoming more desirable to those looking for high-quality housing with low maintenance requirements, particularly younger residents, retirees, or those whose families are reducing in size.

Accessory Dwelling Units (ADUs) and Tiny Homes

Accessory dwelling units (ADUs), also known as granny flats, mother-in-law apartments, or carriage houses, are housing units that are constructed on the same parcel as an existing primary residence, such as a single-family home. ADUs might be in an accessory building, such as a converted garage or new construction, or attached to the primary residence, such as a converted living space, attached garage, or an addition.



“About 25% of new households prefer condos and urban townhomes.”

(Shaping the City: Seeking a new template for truly smart growth. By Roger K. Lewis, published April 22, 2011, The Washington Post)

At the height of the suburbanization, communities favored low-density development defined by large-lot single-family homes and ADUs that were once a common were excluded from zoning codes. However, growing demand for affordable housing, combined with limited land, has led to changing attitudes about the use and development of ADUs. Municipalities have consistently found that ADUs are a cheap, easy way to increase the number of housing options while also meeting the needs of older adults, empty-nesters, and young working professionals, many of whom are priced out of traditional homeownership. They also provide rental income for homeowners, giving people a way to “cash in” on the equity of their home without having to sell it. ADUs are also one of the most affordable options for both individuals and cities (if offered financial assistance) because they are often simple conversions, do not require the purchase of new land, and are on lots that are already services by utilities.⁴⁵

Tiny homes are related to ADUs but may or may not be an ADU themselves. Tiny homes are houses that are 600 square feet or less, although some are as small as 250 square feet. They can occupy a lot all by themselves or be on a lot with an existing home (which would make them an ADU), and they may be connected to municipal energy and water or be off-the-grid. Tiny homes are constructed from a variety of materials – wood, metal panels, former shipping containers – and are often movable by trailer hitch, although some are permanent fixtures.

Adaptive Reuse

Adaptive reuse is a specific form of redevelopment that, in recent decades, has driven the revitalization of historic neighborhoods around the world. Adaptive reuse refers to a specific variety of redevelopment that makes use of existing building stock for the purposes of contemporary living. The adaptive reuse process involves the renovation of an existing building, whereas renovation stops at freshening and refinishing a building for its original purpose. Adaptive reuse implies a transformation of use; vacant office buildings have been adapted into residential buildings, industrial warehouses into co-workspaces, and more.

There are four major adaptive reuse projects in Southfield as of January 2022. These projects are listed below and explained in detail in Chapter 5: Economic Development.

- Arbor Lofts
- The Alcove
- Former John Grace School
- Former McKinley School



The Alcove RUDD

Expansion of Residential Offerings in Single-Family Zones

Across the nation, local and state governments are making legislative changes to increase the number of residential offerings in single-family residential zoning districts. While many other zoning districts allow for multiple types of homes, businesses, or other developments, single-family zoning districts have always stood apart as being uniquely restrictive. To help address a housing shortage, Minneapolis became the first large American city to expand the offerings in its single-family zoning districts by allowing up to 3 housing units (a tri-plex) to be built on any single-family residential lot. The change did not eliminate the right to construct or maintain single-family homes in these districts, but simply expanded the variety of allowed uses in the lower density zones across the city. The local dimensional requirements for residences, such as setbacks, landscaping coverage, lot coverage, and height, ensure that the new triplexes are in keeping with the design and character of existing neighborhoods and fit seamlessly alongside detached homes.⁴⁶

In 2019, Oregon also became the first state to require that triplexes, duplexes, and town homes be allowed in any residential zone where a single-family home is allowed. By September of 2021, the City of Ben, Oregon, became the first municipality with over 25,000 residents to comply with the statewide legislation.⁴⁷ Since then, dozens more cities across the United States have revised their single-family zoning district regulations to allow for a broader variety of housing types, both to alleviate shortages and provide the “missing middle” housing that is desired by residents.

Public Input survey respondents recognize the changing concept of what has historically been considered a “home.” In fact, 62% of respondents indicated that they would be open to new and innovative forms of housing within their respective neighborhoods that are affordable, shared, eco-friendly, flexible, stylish, and/or healthy. Forty-four percent (44%) of respondents are in support of duplexes and tiny homes in their neighborhoods but they were a bit more wary of the possibility of triplexes with only 32% indicating that they have a high level of comfort. An overwhelming number of respondents were in support of Zoning Ordinance amendments permitting Accessory Dwelling Units (ADUs) (69%) and encouraging adaptive reuse of underutilized buildings (74%).

20-Minute Neighborhoods

A 20-minute neighborhood is an active, safe, walkable, convenient, mostly residential neighborhood where people can get most of their day-to-day goods and services within a 20-minute walk. 20-minute neighborhoods have existed since the 1930s, when the idea of the “neighborhood unit” – a self-contained neighborhood that included homes, a school, a commercial district, a post office, and a park – first emerged. This idea was often lost during post-war housing development, which resulted in suburban neighborhoods where residents must drive to reach all their basic amenities. As such, many cities, including Detroit, are taking steps to implement 20-minute neighborhoods in areas that are lacking grocery stores, healthcare, shopping, drug stores, and other necessities. This has proven a challenge in Detroit, where the housing density is often too low to support neighborhood amenities or schools but has found success in other more populated places.⁴⁸

The City of Southfield is actively working to develop more 20-minute neighborhoods throughout the city by ensuring that new residential development is located near existing, or includes new, commercial, or public amenities. One area targeted for 20-minute neighborhood development is the Ten Mile Road corridor between Southfield Road and Greenfield Road, which currently has several under-utilized lots that

are currently vacant or over-parked. Because the corridor has existing residential homes along the center stretch with commercial development capping both ends, it was identified as an ideal location for mixed-use development.

Lower Parking Requirements

Many cities across the United States have recently turned a critical eye to the amount of parking that they require be built with new developments. Many municipalities have minimum parking requirements that reflect parking needs during the peak of auto ownership in the mid-20th century but are now outdated and do not reflect modern transportation needs. Additionally, developers are keen to reduce the cost of new construction, of which municipally-required over-parking is a large component. In 2017, Buffalo, New York, became the first major city to completely remove minimum parking requirements. Projects larger than 5,000 square feet will still require a parking analysis that factors in alternative transportation options in the area and incorporates the most up-to-date national parking standards for the project's particular use.⁴⁹ Overall, this change reflects the growing trend away from parking minimums toward parking maximums, which encourage more efficient development that meets the needs of people walking, biking, or taking transit, as well as people using their own cars. Additionally, parking adjustments can free up land by allowing existing businesses to sell off the unused portions of their parking lots for redevelopment, increasing the overall supply of land in constrained communities.

Furthermore, the future growth of the ridesharing and autonomous vehicle industries is expected to lower the overall demand for parking space. In a future with significant use of shared autonomous vehicles, parking space need could fall as much as 83%.⁵⁰ Additionally, a 2019 study at the University of Colorado found that ride-hailing is replacing driving trips and could reduce parking demand, particularly at land uses such as airports, event venues, restaurants, and bars.⁵¹

Supply Chain Shortages During the Pandemic

The ongoing shortage of housing materials and housing units is rising, in part because of the COVID-19 pandemic. The Federal Home Loan Mortgage Corporation (FHLMC or Freddie Mac) estimates that the shortage of total housing units has increased by 52% from 2018 to today, with an even more pronounced shortage of entry-level homes that are affordable to first-time buyers. Even pre-pandemic, the share of entry-level homes in construction declined from 40% in the early 1980s to around 7% in 2019.

The U.S. is currently experiencing an increase in housing demand during the pandemic because people are spending more time at home. This high demand has exacerbated the shortage and caused home prices to rise over 12% between 2020 and 2021. The combination of low supply and high demand is causing entry-level prices to rise rapidly, which is triggering affordability issues for buyers of all income levels.⁵²

Key Findings

Strengths & Opportunities

Outdated Housing Redevelopment

Many neighborhoods in Southfield are comprised of small houses, typically less than 1,000 square feet and on smaller lots. These homes are outdated and do not offer many of the amenities desired by today's home buyers. In particular, the residential houses along 12 Mile and Greenfield Roads are ideal for redevelopment, as has already been happening to similar homes along Twelve Mile Road in the neighboring municipalities of Berkeley and Huntington Woods. Through creative code and design guideline changes, the City could facilitate home expansions in these neighborhoods, as well as encourage the gradual redevelopment of smaller aluminum/vinyl siding homes and homes on slabs. Any redevelopment should be initiated by property owners and driven by the market, with the City's role as facilitating or assisting the homeowners.

Residential Traffic Safety



The perception of “neighborhood livability” is strongly influenced by such factors as traffic volumes and speeds. Traffic calming, street layout, and architectural requirements can all enhance safety in a neighborhood. In 2022, the City launched its pilot traffic calming program, which is being launched in neighborhoods that have problems with cut-through traffic. If successful, this pilot program presents a key



opportunity for the City to justify the launch of a full-scale traffic calming program, ultimately making neighborhoods safer, encouraging neighbor interactions, and increasing overall awareness of the street. For more on the pilot program, see Chapter 8: Public Infrastructure.



Reuse of School Sites

The City of Southfield has been working with the Southfield Public School administration to come up with appropriate and context sensitive redevelopment plans, including housing options, for closed and vacant school buildings and sites. As mentioned under the adaptive reuse section above, two current former school sites undergoing planning review utilizing the RUDD tool:

- Former McKinley School
- Former John Grace

Continuing these efforts presents a major opportunity for Southfield to make additional land available for development, which would continue to alleviate the challenges of limited land supply. Additional school buildings may also be sold in the future as the population ages and attendance declines, presenting more possibilities for redevelopment. Other school sites for potential future missing middle housing, depending on the needs of the school district, may include:

- 19080 W Twelve Mile Road (9.216 acres)
- 20900 Independence Drive (10 acres)
- 18575 W Nine Mile Road (19.26 acres)
- 24500 Larkin Street (10.98 acres)
- 17050 Dorset Ave (1.164 acres)

Neighborhood and Information Center (NIC)

As part of the Community Relations Department the City's NIC provides a link between City government and Southfield residents. For visitors, home seekers and homeowners, the NIC is a valuable source of information about the City and one of Southfield's main strengths heading into the future. The Center provides relocation information, welcome packets, school information, as well as information about City services and programs. More than just an information source, the NIC serves as a liaison to City government for residents and neighborhood associations, refers complaints to City departments and monitors their resolution, strengthens existing neighborhood associations, and reactivates dormant ones, arranges for neighborhood association block parties, meeting rooms and mailings, and arranges yearly training and workshops for neighborhood leaders.

Buffering Protections for Residential Uses

Some areas, including residential areas adjacent to commercial properties, may become ripe for conversion to non-residential use. In some cases, this is a reasonable change to provide greater lot size or depth needed for certain types of modern non-residential uses. When this type of land use change is determined to be appropriate, the City requires site design to limit conflicts with the adjacent neighbors such as:

- Screening with brick walls or residential-style fencing supplemented by landscaping.

- Lighting with downward directed cut-off fixtures to prevent light from spilling onto residential properties.
- Locating and screening waste receptacles and loading areas to minimize noise impacts and protect views from adjoining residential properties.
- Ensuring building design incorporates architecture that enhances the quality of the neighborhood, with mechanical equipment properly screened and setback to not create noise issues with nearby residential. In some cases, the non-residential use should be designed to have a residential appearance in terms of scale, height, materials, and overall design.
- Providing accessible pedestrian, bike, and transit connections.

These design requirements are one of the Southfield's key strengths, as they help ensure the character of residential neighborhoods and the stability of future development by preventing nuisances.

Active Use of Home Improvement Programs

Between 2015 and 2017, \$1.5 million was distributed between the SHIP and CORE programs alone. Additionally, in 2017 the SNRI program had 97 active properties and had paid out a total of \$1.1 million in delinquent back-taxes. To date, the Southfield Non-Profit Housing Board has invested over \$4.5 million in home renewal. In Michigan, nearly half of homeowners and one-third of those renting do not know where to go for housing assistance.⁵³ Thanks to the Mayor's Office and City's aggressive efforts to revitalize neighborhoods, many more Southfield residents are aware of the assistance available to them than the average Michigander.

Weaknesses & Threats

Lack of Age-In-Place Housing and Support Programs

The CHORE program is the City of Southfield's primary method for alleviating the housing barrier that keep older adults from aging-in-place. Many older adults live in established neighborhoods, and some find their financial resources strained over time, leaving them to struggle to maintain their homes. The programs that currently provide major accessibility renovations – such as access ramps, grab bars, bathroom remodels, and lifts – are limited in scope and do not reach all older adults that require such services.

Aging Infrastructure

Well-maintained infrastructure is very important to perceived neighborhood quality. Broken sidewalks, streets with potholes, and broken curbing all portray images of neighborhood instability, declining property values, and negatively reflect on the community. Because Southfield is a historic inner-ring suburb, it has older infrastructure than many other suburban communities in the further reaches of the Detroit metropolitan area. Additionally, many residential areas have widely spaced and insufficient street lighting, as well as deteriorating or missing sidewalks, that make travel hazardous for a variety of people. Although the Safe Routes to School program addressed some of these deficiencies, many locations with insufficient pedestrian amenities and crossings remain throughout the city.

Goals, Objectives, and Strategies

Goals

- Make Southfield a more attractive place for younger families
- Retain neighborhood character while improving the quality of homes, public facilities, and infrastructure
- Support quality, safe, and affordable housing in a variety of types, sizes, locations, and costs to meet the needs of current and future residents, regardless of age or income
- Support a land use pattern and land use designations that provide for housing opportunities at varying densities and at appropriate locations consistent with the Land use Plan
- Make Southfield an age-friendly community where residents can age-in-place in their homes in comfort
- Provide a diverse and stable housing stock providing for a range of housing opportunities for all income groups and a quality living environment for all persons
- Retain property values

Objectives and Strategies

- Expand the allowable uses in the single-family zoning district to include more attached housing types by-right
- Provide mixed-use and higher density residential options
- Eliminate Euclidian zoning where feasible
- Develop Accessory Dwelling Unit (ADU) regulations
- Promote and provide incentives for green building and alternative energy techniques
- Regulate short-term rentals (i.e., Airbnbs, VRBO, etc.)
- Preserve historical and architectural character, especially our Mid-Century Modern architecture, and promote the rehabilitation and re-use of existing structures, where feasible
- Provide affordable housing that is well maintained and meets the needs of the entire community
- Seek partners and funding to increase the supply of housing for older adults, including developments that support aging in place
- Promote new development that conveys a positive sense of place
- Incorporate traditional, walkable, pedestrian-friendly design into new and existing residential neighborhoods through design standards
- Encourage and promote programs that help people maintain the quality and appearance of individual properties
- Create pedestrian links that connect neighborhoods with each other, major community features, and regional assets
- Review ordinances, codes, regulations, and permitting processes to eliminate or modify conflicting and excessive requirements and to streamline the regulatory review process
- Provide more infill housing options in the future land use plan and zoning ordinance



Chapter 5: Economic Development
Art Title: Pioneer Family II
by Andreas Drenters

Chapter 5: Economic Development

Introduction

Southfield continues to play a vital role in supporting the State of Michigan's economy. With over 27,000,000 square feet of office space, second in size only to Detroit's central business district, leaders from an array of industries have selected Southfield to house their global and north American headquarters. Companies like, Veoneer, ThyssenKrupp, Marelli, Denso, Peterson Spring, Tenneco, Lear, S&P Global, International Automotive Components and Stefanini determined that Southfield offers a diverse and skilled workforce, low cost of doing business and access to an innovative research university, Lawrence Technological University. Lawrence Tech's is known for "Theory and Practice" – taking abstract ideas into the real world to solve tomorrow's problems. Automotive suppliers to software developers locate in Southfield to tap into the talent found within the City Centre District.

As the "Center of It All" in Southeastern MI, Southfield has a strategic advantage to draw companies to consolidate and expand. Our access to highways, exceptional public services, strong fiber optic network and affordable cost of living creating a stable business environment. Our business community is an integral part of the fabric of Southfield.

Supporting the reinvestment our people and property within the city is a necessity. As Southfield population, infrastructure, and commercial and retail inventory age, we have experienced a steady loss of tax base and increase in vacancy. The COVID pandemic exacerbated the vacancy of commercial and retail properties. During the on-set of the pandemic, the City of Southfield continued investing and supporting residents and redeveloping property. We are beginning to see an uptick. The entrepreneurial spirit is thriving, and new developments and repositioning of older properties is happening. This is signifying a positive economic shift.



Entrepreneurial Support

To invigorate the entrepreneurial spirit, the Southfield Business Development (SBD) team (located in the Business Department) is teaming up with proven area experts to reverse the losses seen during the pandemic. Southfield has many components in place that enable underserved entrepreneurs to emerge and is taking the steps to bring back a "sense of community" for small businesses.

Education and human connection are critical components to aid the growth of a small business. SBD is looking to create sustained, collaborative efforts that will result in more participation and economic prosperity for all.

The Southfield Evolution Lab, housed within the SBD Office, will harness the passion and energy that is thriving in Southfield. The Lab will be located at the Southfield Centropolis Accelerator at Lawrence Technological University (LTU), and it will offer co-working space, networking tools, and other business amenities. Shared offices promote networking and sharing and great places to develop new ideas, boost creativity, meet with experts, expand contacts, and foster connections between entrepreneurs.

Target businesses for the Lab include Southfield's underserved entrepreneurs and non-Southfield underserved entrepreneurs that are willing to relocate to Southfield. Business can receive 3 months of free rent at the Lab but must be in operation for at least 1 year, have 1-4 employees, and have annual sales of \$10,000- \$100,000.

This new Lab would position the City of Southfield as a city for innovators and entrepreneurs. According to Babson College, 55% of Americans believe they can start their own business in 2016. In Southeast Michigan, this number is even higher (57%) as there is a lower number of entrepreneurs who are afraid of failing (21% in Detroit-metro compared to the national average of 33%). Due to the COVID-19 pandemic, businesses faced major challenges, from access to patient capital, digital/tech resources and knowledge, and employee recruitment and retention. There is a demand for resources, and The Southfield Entrepreneur Evolution will be the connector.



Current Conditions

Southfield

Major Industries

The City of Southfield is home to tier-one automotive suppliers, such as Tenneco, Denso, and Lear Corporation, and numerous companies supporting the robust automotive industry in surrounding Southeast Michigan. Oakland County has some of the highest concentrations of engineering and design workers in the nation, with skilled trades and engineering employment in the region reaching almost 200,000 in 2014. The automotive and manufacturing industries continue to be a cornerstone of the city's local, regional, and statewide economy.

Oakland County and the City of Southfield also boast a competitive concentration of software and IT workers than that of the average US city. Wages for IT workers in the City of Southfield are extremely competitive; starting rates average around \$25 per hour for many top occupations, with median rates over \$40 per hour. The demand for software and IT talent continues to grow in the region, and is supported by the presence of Microsoft, IBM, and Cisco Systems.

The City of Southfield is home to business support service centers for many of Southeast Michigan's major corporations, including Blue Care Network, Michigan Mutual, and Credit Acceptance Corporation. In 2014, there were over 62,809 workers in administrative and business support service positions in Oakland County alone. Occupation titles include analysts, administrative assistants, customer service representatives, telephone call center, telephone answering service, telemarketing, and other contact center positions. Employment in the professional and business support sectors for Southfield has increased by 26 per cent from 2010 to 2014, and call center workforce numbers has increased by 46.6 per cent in that same time period. Firms have clearly recognized that Southfield has the location, infrastructure, and talent needed for their business support service centers

Both state equalized value and taxable value are expected to continue to increase in the future, albeit gradually. The Southeast Michigan Council of Governments (SEMCOG) is optimistic stating, "This is a healthy outlook for the region and its communities." Ultimately, it's not strictly income levels that determine an area's relative wealth—property values primarily contribute to a community's financial prosperity and are the key to attracting profitable industries and businesses into the area.⁵⁴

Key Development Districts

The Michigan SmartZone network connects universities, industry, research organizations, government, and other community institutions to stimulate the growth of technology-based businesses and jobs. In 2014, the Southfield SmartZone, along with Automation Alley regional partners, was one of three local development finance authorities (LDFAs) in the State of Michigan to receive a 15-year extension from the Michigan Economic Development Corporation (MEDC). The Southfield SmartZone is a 384-acre certified technology park bordered by Telegraph Road to the east, Inkster Road to the west, and adjacent to I-696 at the northwest corner of the City of Southfield. It is home to 413 business

employing over 4,000 total employees. Notable companies located in the Southfield SmartZone include Sun Communities, Veoneer, Tenneco, Citizens Bank, Grant Thornton LLP, CBS TV, and Hantz Group.

In addition to the SmartZone, the Southfield City Centre, adjacently located south of I-696 and east of M-10, is Metro Detroit's premier business district with a diverse set of companies and talent that supports the vibrancy of the area. Approximately 45,000 employees working in the finance, insurance, real estate, health care, IT and software industries work within a five-minute drive of the City Centre district. The district's largest employers include Blue Care Network, Eaton, Plante Moran, RI, Alix Partners, Clariance Technologies, Marelli, among many more. The Southfield City Centre district is actively being marketed as a vibrant hotspot for retail and recreation, with the capacity to support 645,000 square feet of retail projected to generate up to \$252 million in gross sales revenue by 2016.

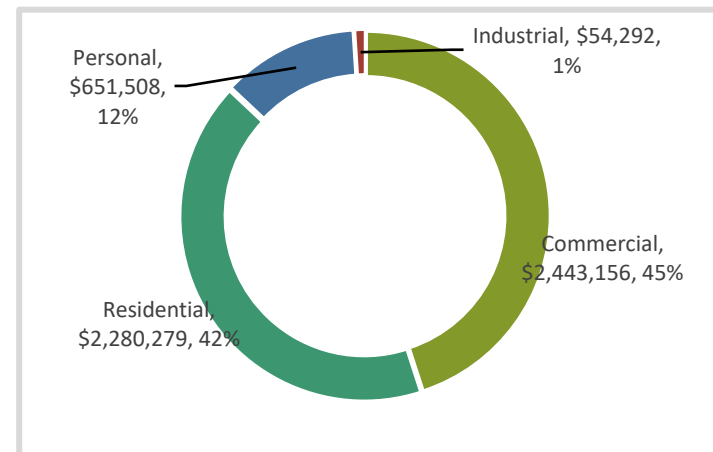
For more information on the City Center district, please see Chapter 7: Sub-Area Plans.

Tax Revenue and Taxable Value

Based on the adopted 2021-2022 City of Southfield Municipal Budget Executive Summary, property taxes represent 66% of General Fund Revenues. Projected taxable value, excluding capture districts (LDFA, DDA, SmartZone, Brownfield Redevelopment Authority, and Renaissance Zone), is \$2,606,715,860 which represents a 1.36% increase over the 2020-21 projection.

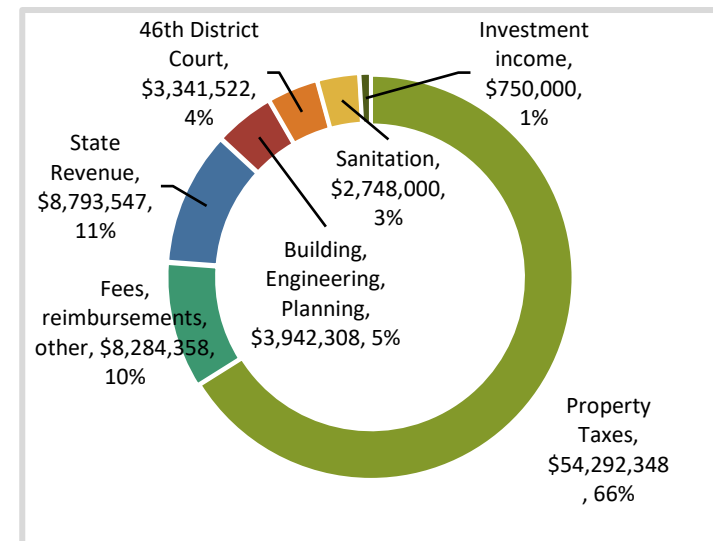
The taxable value of Commercial, Residential, Personal, and Industrial properties contributes to the City's revenue from property taxes. As seen in the chart below, the taxable value of Commercial properties results in generating the most revenue to the City at 45% with Residential properties generating the second most at 41%.

Figure 21. Breakdown of Taxable Value (2021-2022)



Source: Southfield Assessor's Department

Figure 20. General Fund Revenues, 2021-2022



Source: Southfield Assessor's Department

Oakland County

Oakland County's economy is critical to the state because it provides 20% of states GDP and 17% of state's payroll employment. Oakland's high education levels, strong family incomes, and large share of managerial and professional jobs put the county in a strong position to rebound from the economic hardship resulting from the COVID-19 pandemic.

Income

Average adjusted household income in Oakland County is significantly higher than in Michigan overall, reflecting Oakland's relative prosperity. Average adjusted household income growth between 2012 and 2019 for Oakland County grew by 25%, from \$113,000 to \$142,000. In the state, average adjusted incomes grew from \$84,000 to \$103,000. Only 18% of Oakland County residents live in lower-income households, compared to 28% of Michigan residents. Conversely, 32% of Oakland County residents lived in upper-income households, compared to only 19% of Michigan residents.

However, the sharp economic disparities along racial and ethnic lines that exist at the state level are also present in Oakland County. Although only 13% of Non-Hispanic Asian and 14% of Non-Hispanic White residents live in lower-income households, 27% of Hispanic and 33% of Non-Hispanic Black residents live in lower-income households.

Employment

During the Great Recession, the unemployment rate in Michigan peaked at 13.8% in the third quarter of 2009, while in Oakland the rate peaked one quarter later, at 13.3%. The unemployment rate in the state and Oakland County will likely continue to decline through the end of 2023, with the rate of decline slightly faster in Oakland County. During Michigan's lost decade culminating in the Great Recession, Oakland County lost jobs at a faster rate than the state. The COVID-19 recession led employment in the state of Michigan to decline by 846,700 (19.1%) in the second quarter of 2020, while Oakland County lost 145,851 jobs (19.6%).

All of the net job gains in the county are forecast to occur in the private sector. Government, which includes public K-12 education as well as Oakland University and Oakland Community College, is forecast to lose 913 jobs between 2019 and 2023. Management of companies and enterprises lost only



303 jobs in 2020 as those companies successfully transitioned to working from home. Management employment is forecast to grow by 2,747 (14.5%) from 2019 to 2023. The finance and insurance industry gained jobs in 2020, and it is forecast to continue seeing steady job gains over the next three years.

Employment in professional and technical services declined by 5,902 in 2020, but the county is expecting to recover all of those job losses and more. Within the professional services industry, the county expects architectural and engineering services to see the largest job gains between 2019 and 2023 (3,704, or 9.2%). The construction industry gained 237 jobs in 2020, and the City expects it to be the fastest-growing major industry in Oakland County over the next three years, adding 7,007 jobs between 2020 and 2023. A shortage of trained workers may limit those gains, though.

The manufacturing sector outside of motor vehicle manufacturing is forecast to gain 1,127 jobs between 2019 and 2023, with the largest job gains in miscellaneous manufacturing, which includes medical equipment (732), chemicals and pharmaceuticals (543) and plastics (464). Transportation and warehousing is forecasted to grow by 1,977 jobs (15.3%) as e-commerce continues to grow.

The retail trade industry lost 9,277 jobs (11.8%) in 2020. We expect it will recover about one-third of those jobs in 2021 (3,179), but that employment will then flatten out. We do not expect that retail trade will return to 2019 employment levels in the foreseeable future. Private health and social services lost 9,427 jobs (8.8%) in 2020 as individuals deferred medical care. The county anticipates that almost all of these job losses will be recovered over the next three years. Local hospitals, however, are expected to employ 1,800 fewer people in 2023 than they did in 2019.

Information services are expected to add only 399 jobs (3.0%) over the next three years, as job losses in newspapers and telecommunications mostly offset job gains in software publishing and data processing. Employment in the local motor vehicle and parts manufacturing industry fell by 2,842 jobs (13.1%) in 2020 but is expected to recover 46% of those job losses over the next three years (1,307). Like retail trade, the local motor vehicle manufacturing industry may never return to 2019 employment levels.

Wages

The average real wage in Oakland County has consistently run about 15% higher than in the state of Michigan. Both Oakland County and Michigan overall saw a large jump in average real wages during last year's pandemic recession; real wages grew by 6.2% in Oakland County and by 5.8% statewide, the largest single-year increases in real wages on record. The jump in average wages last year represented the disproportionate loss of lower-paying jobs relative to higher-paying jobs caused by the COVID-19 pandemic. Few individual workers experienced wage increases of that magnitude. As the economy recovers from the pandemic, employment among lower-income workers is expected to increase more quickly than among higher-income workers.

Real wages are forecast to average \$67,600 in Oakland and \$58,700 in Michigan by 2023. Thus, despite the near-term pull-back, Oakland County's average real wage in 2023 will stand 4.8% above 2019 levels. Whether this increase will be outpaced by inflation has yet to be determined.⁵⁵

Education Sector

Employment in Oakland County's higher-education services industries declined by 11% in the second quarter of 2020. The recovery in the higher-education services industries should be boosted by the widespread return of full-time, in-person K-12 and higher education in 2022. The return of the healthcare industry to more normal operations should also boost employment in the higher-education services industries.

The impact of the 2020 pandemic recession has been the most severe for Oakland County's lower education services industries. In the second quarter of 2020, employment in these industries declined by 32.8%, or nearly one-third. The county estimates that the lower-education services industries recovered just over half of those job losses by the fourth quarter of the year.

Although healthy job growth is forecast in the lower-education services industries through 2023, but the reality is that these industries are currently still in a deep hole, from which recovery will be difficult. Many businesses in these industries have closed during the pandemic. It will take time for new businesses to open and for new patterns of consumer behavior to be established. Additionally, the headwinds facing the retail trade industry prior to the pandemic remain in place. With those factors in mind, the county forecasts employment in these industries to remain 3.1% short of its pre-pandemic level at the end of the forecast period in the fourth quarter of 2023.⁵⁶



Recent Programs and Initiatives

Programs

History of Incentives in Southfield

The City's economic base, while still rich in economic assets and opportunities, faces stiff competition from newer and nimbler regional communities. This base is restructuring because of corporate mergers and acquisitions, manufacturing and service industry outsourcing, and the desire by most businesses today to reduce operating costs and improve productivity.

The City of Southfield's Business Development (SBD) team aids micro businesses to Fortune 500 companies with specialized concierge services. They partner with businesses through every phase of the development process. Whether a business relocation, construction of a new facility, or the launch of an entrepreneur's small business dream, they will walk you through the process from identifying a site to grand opening.

SBD also connects businesses to a variety of federal, state, and regional incentives and assistance. Southfield's incentives, combined with an ideal location, business-friendly atmosphere, fast-track concierge service and motivated workforce, are why so many Fortune 500 and international companies have already said "Yes!" to Southfield, "The Center of It All."

Local Incentive Policy

The City of Southfield is truly "Open for Business" as attested by our favorable business climate, skilled workforce, and redevelopment ready, business-friendly environment. The City of Southfield is a "Core Community" as designated by the State of Michigan. Corporations and development projects will be eligible for a wide range of incentives from the State, County, and other local agencies.

Southfield Administration is dedicated to fostering a partnership between its investors, developers, and the regulatory authorities to fill office space and to return "brownfield properties" to active and appropriate reuse. The City encourages looking to open a business or developing a historically impacted property in the City to discuss these incentives with the SBD.

The City prefers providing incentives to projects that support:

- Increase occupancy in office sector
- Provide adaptive reuse of vacant/blighted buildings
- Create additional research and development and/or high-tech manufacturing



- Increase the diverse range of industry
- Advance strategic goals for the City of Southfield, such as:
 - Increase the supply of workforce housing
 - Increase the walkable environment
 - Increase the commercial occupancy rate
 - Contribute to advancing action items in the adopted Master Plan

Available Incentives

There are several types of incentives that can be used to assist with real estate redevelopment and business attraction efforts. These include, among others, tax abatements, tax increment financing, revolving loan funds, low interest loans and grants, expedite planning and building permits and Oakland County Michigan Works Southfield talent assistance. The City will discuss the options with developers during an initial consulting meeting.

The applicant will be required to show a financial need for assistance and provide verification that they are eligible for assistance according to state law. Pursuant to this policy, potential developers and/or companies may identify a specific need and apply for local and state incentives. The Southfield City Council sets parameters for when and how particular local incentives will be awarded and will consider each application on a case-by-case basis, based on the merits of the particular project and intended future use of the property, if applicable.

PA 210 Commercial Rehabilitation Act

Encourages the rehabilitation of commercial property by abating the property taxes generated from new investment for a period up to 10 years. Properties must meet eligibility requirements and be located in a Commercial Rehabilitation District as defined by the City of Southfield and by Oakland County. The State Tax Commission is responsible for final approval and issuance of Commercial Rehabilitation certificates.

PA 198 Industrial Facilities Exemption

Property tax abatements were created by the State of Michigan to provide a stimulus in the form of significant tax incentives to industries that renovate and expand aging plants, build new plants, and promote establishment of research and development laboratories. Property tax abatement is an incentive provided primarily to build new plants in Michigan or renovate and expand aging assembly, manufacturing, and research plants. The incentive comes in the form of abated property taxes. The value of the project added will produce 50% of the taxes for a set period of time and then resume to the full tax value at the end of the abatement period. The State Tax Commission is responsible for final approval and issuance of Industrial Facilities Tax Exemption certificates.

Public Act 328 New Personal Property Exemption

Allows eligible businesses to abate personal property taxes on new investments in the City of Southfield. Eligible projects include manufacturing, mining, research and development, wholesale trade, and office operations. The State Tax Commission is responsible for final approval and issuance of Personal Property Tax Exemption certificates.

A developer or company cannot be eligible for incentives in the City if it meets any of the following criteria:

- There are outstanding back taxes owed on the property, or
- The parcel on which development is proposed is not an eligible property as defined by the applicable legislation.

In 2014, the legislature finalized revisions to the Michigan Personal Property Tax (PPT) reform. Under this revised package, the small “essential services assessment” (ESA) that manufacturers pay to cover their costs associated with local government police, fire, ambulance, and jail services will now be a flat, statewide rate that is fixed and requires only one form and payment to be submitted to the state.

Michigan Business Development Program

This program is available to eligible businesses that create qualified new jobs and/or make qualified new investment in Michigan. This is a new incentive program available from the Michigan Strategic Fund (MSF) in cooperation with the Michigan Economic Development Corporation (MEDC). The program is designed to provide grants, loans, and other economic assistance to businesses for highly competitive projects in Michigan that create jobs and/or provide investment.

Brownfield Tax Increment Financing

For brownfield tax increment financing, the cost of certain eligible activities may be reimbursed through capture of taxes on the increased taxable value resulting from redevelopment. This tax capture can apply to both local and state property taxes but will require approval of the MEDC and/or MDEQ if state property taxes are captured. Eligible activities in the City include, not limited to:

- Environmental Assessments (ex. Phase I, Soil and Groundwater Investigations, Baseline Environmental Assessments)



- Response Activities
- Due Care Plans
- Remediation and Engineered Controls
- Asbestos and Lead Based Paint Abatement
- Demolition
- Pre-demolition asbestos abatement
- Other actions necessary to protect the health, safety, welfare, environment, or natural resources
- Public Infrastructure
- Site Preparation
- Site Improvements

Interest costs are not considered to be an eligible activity under this policy. Whether the Applicant successfully demonstrates such a need will be determined at the sole discretion of the City. Applicants are encouraged to obtain approval for school tax capture as appropriate for the eligible activities requested. The Applicant is responsible for keeping detailed records of all eligible expenses and investments, including purchase orders, invoices, waiver of liens, contracts, and records of payment, and for providing these to the City when requesting the incentive, as detailed by the City. Final reimbursement will be based on the records provided, and the City is not responsible for incomplete or inaccurate records. All requests for eligible expense reimbursement must be received no later than one year after receipt of certificate of occupancy in order to be considered eligible for reimbursement.

A construction, redevelopment, renovation, or reconstruction project can be eligible for incentives in the City if it meets **all** the following criteria:

- The property is in the City of Southfield
- The property is an eligible property as defined by applicable legislation

An eligible project can be considered for incentives in the City if it meets **all** the following criteria:

- The project is consistent with the objectives of this guideline and the City Master Plan
- The projects construction budget and operating proforma indicate that it requires incentives to be successful and would not occur without the incentives
- The project will significantly contribute to revitalization of the City through increased property taxes, job creation or creation of place
- The development will ameliorate impediments to redevelopment through demolition, restoration, remediation, mitigation, or control

A project cannot be eligible for brownfield incentives in the City if it meets **any** of the following criteria:

- The Applicant is responsible for hazardous substance contamination identified at the property
- There are outstanding back taxes owed on the property
- The Applicant is not an innocent landowner as defined by Act 381

- The parcel on which development is proposed is not an eligible property as defined by the applicable legislation

Projects will be evaluated based on, but not limited to, the following criteria:

- The amount of extraordinary costs for redevelopment
- Amount of property tax generated after construction
- Amount of investment on a square foot basis
- Job retention, creation, and quality
- Location
- Existence of abandoned, blighted or functionally obsolete buildings on property
- Length of time for which incentives are being requested
- Amelioration of threats to public health or the environment
- Whether the project will provide additional beneficial effects on the surrounding area and the community as a whole

For more on how brownfield redevelopment ties in with the natural environment and health, please see Chapter 3: Healthy Living.

Pandemic Response

Federal Response

Created by the American Rescue Plan Act (ARPA) in 2021, the Coronavirus State and Local Fiscal Recovery Funds provide eligible governments with a substantial infusion of resources to meet pandemic response needs and rebuild a stronger, more equitable economy as the country recovers. Within the categories of eligible uses, recipients have broad flexibility to decide how best to use this funding to meet the needs of their communities. From an infrastructure standpoint, governments may use Coronavirus State and Local Fiscal Recovery Funds to:

- Support public health expenditures, by funding COVID-19 mitigation efforts, medical expenses, behavioral healthcare, and certain public health and safety staff.
- Address negative economic impacts caused by the public health emergency, including economic harms to workers, households, small businesses, impacted industries, and the public sector. This can provide a wide range of assistance to individuals and households, small businesses, and impacted industries, in addition to enabling governments to rehire public sector staff and rebuild capacity.
- Replace lost public-sector revenue, using this funding to provide government services to the extent of the reduction in revenue experienced due to the pandemic.
- Provide premium pay for essential workers, offering additional support to those who have borne and will bear the greatest health risks because of their service in critical infrastructure sectors. This can be used to offer premium pay directly, or through grants to private employers, to a broad range of essential workers who must be physically present at their jobs

- Invest in water, sewer, and broadband infrastructure, making necessary investments to improve access to clean drinking water, support vital wastewater and stormwater infrastructure, and to expand access to broadband internet. Cities may also use this funding to invest in wastewater infrastructure projects, including constructing publicly owned treatment infrastructure, managing, and treating stormwater or subsurface drainage water, facilitating water reuse, and securing publicly-owned treatment works. Cities may use funds for maintenance of infrastructure or pay-go spending for building of new infrastructure as part of the general provision of government services, to the extent of the estimated reduction in revenue due to the public health emergency.

ARPA also provides for transit agency grants, which can be used for transit agencies to prevent, prepare for, and respond to COVID-19. This includes the reimbursement of payroll of public transportation employees, operating costs to maintain service due to lost revenue due because of the COVID-19 public health emergency and paying the administrative leave of operations personnel due to reductions in service.

MEDC/State Response

Since a State of Emergency was declared in March of 2020 in response to COVID-19, the Michigan Economic Development Corporation (MEDC) has launched 23 economic relief and recovery programs to provide vital economic support to businesses, entrepreneurs, workers, and communities across all 83 Michigan counties to support the frontlines in the fight against COVID-19.

County Response

Oakland County is comprised of more than 1.2 million residents and 42,000 businesses that generate more than 20 percent of Michigan's gross domestic product. Maintaining a healthy economy in Oakland County is not only a key goal, but also provides an essential contribution to the fiscal well-being of the region and state. As of spring of 2021, Oakland County received more than \$257 million in funding from the federal and state governments to manage through the pandemic. The largest portion dedicated to communities and families; closely followed by funding for businesses and workers; and, finally, to support county COVID-19 operations.

Oakland County leaned in to provide support to make certain residents had the resources they needed to survive. Through funding to local municipalities, public schools, libraries, senior centers, veteran service organizations, and community centers, the county worked to ensure services and support systems were accessible virtually and/or in person. Emergency funds for rent, mortgage, utilities, and food assistance also were made available to veterans and their dependents, as well as citizens negatively impacted financially by COVID-19. Nearly \$90 million in support was directed to the business community for those seriously impacted by the pandemic through a variety of initiatives, including:

- A series of five small business grant programs that provided direct financial support to small businesses, in the early days of the pandemic through the winter of 2021, ranging from the retail and hospitality industries to manufacturing, business services, and wholesale
- Grant programs were developed to support manufacturing companies to retool and use advanced manufacturing processes to provide PPE and improve the region's ability to respond to future supply chain disruptions
- 15,000 reopen kits were created to help small businesses access hard to find PPE and cleaning supplies needed to safely open to the public

Southfield Response

In response to the pandemic, the City of Southfield instituted the following measures to assist businesses:

- Allowed restaurants to expand outdoor dining areas
- Allowed providers of personal services to operate outside an established business
- Reduced fees and expedited approvals
- Provided businesses with free ‘Open for Business’ and/or ‘Open for Carryout’ lawn signs
- Distributed over 400 free COVID-19 safety tool kits to help small businesses reopen safely
- Offering grants for restaurant relief through the Restaurant Technology and PPE Reimbursement Program and the Restaurant Weatherization Program

RRC Program

The Redevelopment Ready Communities (RRC) program was initially developed under the Michigan Suburbs Alliance in 2006. Southfield was one of the first five communities to obtain certification in 2006 and was recertified in 2019. Southfield’s RRC Certification is now valid through December of 2024, but the process for updating begins December 9, 2022.

Throughout 2020, MEDC and the Michigan Municipal Executives (MME) worked together to solicit feedback on communities’ experience in RRC and how they could work to ensure RRC is built in a way that acknowledges the challenges and ever-changing needs local communities face. Feedback included a widely distributed survey with over 200 responses as well as three live feedback sessions facilitated by customer service professionals, allowing them to capture not only quantitative feedback but also hear the real-world stories and impacts RRC is having in communities.

RRC 2.0 provides two options for communities to choose from, allowing communities to choose the path that best fits local capacity and goals. While some new ones were included, the number of best practice criteria decreased overall. In conjunction with RRC 2.0, the MEDC released updated guides, Trello boards, RRC Library, training modules and more.

The City previously identified three redevelopment-ready sites under the RRC program, including: the former Northland Center, the city owned vacant 8.14-acre parcel (“EverCentre”) located at the northwest corner of Evergreen Road and Civic Center Drive, and the former McKinley School.



2018 SDDA Reestablishment

The Southfield Downtown Development Authority (SDDA) is the governmental entity responsible for capturing local tax revenue and directly reinventing it in local community amenities, particularly those that boost economic development. The SDDA was created by City Council in 1988 to stabilize the area known as the SDDA District. After the initial period of the SDDA lapsed, it was re-established on May 5, 2018, by City Council.

The SDDA District's location astride the Lodge Freeway (M-10) and adjacent to the Cities of Detroit and Oak Park is an important gateway into the City of Southfield. The district is approximately one square mile, bounded by Mt. Vernon to the north, Greenfield Road to the east, Eight Mile Road to the south, and Southfield Road to the west. The SDDA's continued success and vitality are important to maintain Southfield's positive community image in the southeast Michigan region.

The largest land area in the District includes the former Northland Shopping Center. Built in the 1950's, Northland was one of America's first enclosed shopping centers. The District is also home to the new Northland City Center (under construction), Oakland Community College, St John Providence Hospital (Southfield's largest employer), and Surgeons Choice Medical Center along with a concentration of health services type office and commercial uses. Since the inception of the SDDA, the District has seen more than \$160 million in development and redevelopment construction. Some recent activities include the Northland City Center redevelopment, Oakland Community College campus expansion, which includes the acquisition of the adjacent North Park Plaza property, and St John Providence emergency center expansion.

SDDA MISSION

"Ensure a safe and prosperous environment that advances technology, healthcare, retail, and higher education while supporting stakeholder values that care, share, and grow the Community."

Map 10. Southfield DDA Boundary



Additionally, the SDDA has partnered in public improvement projects including the Nine Mile Road reconstruction, Northland Transit Center reconstruction, and the Greenfield Road reconstruction. Also, the SDDA has constructed sidewalks, improved streetscape amenities along with bus stop improvements to enhance the walkability of the district. The SDDA provides maintenance of all the public space and streetscape areas within the district.

Finance Mechanism

The SDDA's operations are funded through a 1.778 mill tax levy along with Tax Increment Finance (TIF) revenues to achieve the objectives of the development plan. Using TIF revenues, the SDDA has contributed over \$1 million in public improvements to the roads, streetscapes, gateway features and landscape improvements. Unfortunately, at present the Tax Increment Finance tool which the SDDA uses for projects is still under-funded, meaning there are no funds to complete projects now. Once future projects come on-line, then additional revenue may be available.

Today, the SDDA maintains focus on attracting retailers, restaurants and medical healthcare providers to the area and filling a demand by area residents and employees for goods and services close to home and work. However, because of the pandemic impacts to the local and national economy, the SDDA is not currently collecting enough tax revenue to finance all planned projects.

Governance

A twelve-member board, plus the Mayor, meet bi-monthly to carry out the activities of the organization. The SDDA uses committee structure to advise staff and review specific projects and finances.

SDDA FOCUSED DEVELOPMENT PROJECTS

- Enhance the District's physical layout.
- Improve the District's public infrastructure and aesthetics.
- Provide development and redevelopment assistance.
- Encourage improvements on private properties.
- Renovate and improve the District's facilities.
- Continue maintenance and District operations.
- Promote business development.
- Conduct District-wide marketing, on-going administration, and planning.

Map 11. Oakland Community College Campus Future Expansion Map



Map 12. Downtown Development Authority (DDA) Buildings in 3-D Classified by Use



Strategic Planning

The most recent strategic plan for the SDDA was adopted in 2013, prior to the lapse and reestablishment of the authority. The purpose of the 2013 SDDA Strategic Plan is to reaffirm the overall direction for the SDDA District with input provided by the SDDA Board, the City of Southfield, and other partners. Considering the effects of changes in the economy, population and housing trends is a vital piece to the continued growth of the area.

Plan Goals and Objectives

1. **Infrastructure & Aesthetics:** Enhance the District's streetlight infrastructure and increase safety for pedestrians; Enhance the District's road infrastructure; Improve the appearance of Eight Mile, the Service Drive and Greenfield Roads; Improve the District's walkability; Enhance the District's landscape and aesthetics; Transit Improvements.
2. **Economic Vitality of the SDDA:** Prepare and adopt a real estate property acquisition policy; Support streamlining of City's approval process; Pursue funding from non-TIF sources.
3. **Marketing & Communications:** Improve the public's perception so that the SDDA is considered a safe place to live, work and visit; Strengthen code enforcement in the District; Improve communication between apartment owners in the District and the SDDA; Continue public relations and marketing program and work with media to broadcast success.

Housing

The housing stock in the Southfield DDA is dominated by units in large buildings, as 48.6% of the district's housing units are in buildings containing 20 or more units. 70% of the SDDA's housing units are rentals, which is substantially higher than the housing stock in the city. Interestingly, home values for owner-occupied units in the SDDA are slightly higher than in the City of Southfield, perhaps because of recent conversions of rental units into condominiums. However, rents in the SDDA are lower than the City's median value. Overall, this indicates that the SDDA is a viable and competitive choice for persons seeking housing in the city, a positive indicator for the future success of the SDDA District.



Business and Employment

The SDDA is an important business and employment center within the City, as the home to retail, healthcare, and education entities. Pre-pandemic, the SDDA was home to roughly 11.05% of all businesses in the city and 8.02% of all employees in Southfield worked in the SDDA. The health services sector made up the highest concentration of employment at 37.4%; followed by the retail trade sector at 17.2% and professional, scientific and technical services sector at 8.8% in the SDDA district.

Other Projects and Developments

Non-Motorized Pathways

As of 2022, the City is working on linking the City Centre shared-use pathway to the future perimeter pathway to be constructed around the Northland City Center and connecting the City Centre District to the DDA District and Lawrence Technological University (LTU) to Ascension Providence Hospital - Southfield (a full-service *hospital* with 24/7 emergency care, a Level II Trauma Center, and a Primary Stroke Center) via a non-motorized pathway. For more on the City Centre Trail, see Chapter 8: Public Infrastructure.

The Southfield Non-Motorized Pathway and Public Transit Plan (adopted 2013) is the basis for pedestrian, bicycle, and transit improvements on a city-wide scale. At the time, the master plan recommended performing sub-area plans for the City Centre and SDDA that would have specific projects and priorities for implementation. These sub-areas plans would create the needed connections at a pedestrian scale.

These pathway sub-area plans began with a review of the previous planning efforts and on-going City sponsored projects. Public input included an on-line survey, and interviews with City and SDDA staff, SDDA businesses, and transit stakeholders. The primary objectives resulting from the effort are:

- **Pedestrian Connections:** Mid-block pedestrian crossings with refuge islands and pedestrian signals; Aesthetics and amenity improvements, including lighting, landscaping, and benches; Bridge improvements to facilitate pedestrian crossings of the Lodge Freeway (M-10).
- **Bicyclists:** Northwestern connector to Lawrence Tech, MDOT/Greyhound, and the City Centre district; On-street bike lanes on Mt Vernon; Bicycle parking as part of new developments; Bicycle routes connecting east and west of the Lodge Freeway.
- **Transit:** Creation of a transit center along Nine Mile Road near the Oakland Community College Southfield campus; Staged improvements to the existing transit center at Northland Center; ADA compliance, including key-walk installations; Additional installations of bus shelters, including benches, trash receptacles and bike racks where appropriate.

Coasting The Baseline Project

The Coasting the Baseline Project is a series of commemorative markers located on Eight Mile (Baseline) Road. Each marker is a ten-foot-tall obelisk that describes the significance of surveying in the settlement of Michigan and as the foundation for property ownership in the state. Michigan was the first state in the nation to be fully surveyed using modern surveying practices. Known as the Public Land Survey System (PLSS) or the rectangular survey system, it is a mathematically designed and based method of measuring land.

The Baseline became known as Eight Mile Road and runs across Michigan from Wayne County on the east to Van Buren County on the west. The prime meridian was established at 84 degrees, 22 minutes, 24 seconds west longitude, a line drawn straight north from Defiance, Ohio. All subsequent land surveys in Michigan refer to these principal coordinates. The original Southfield Township was designated as "Town No. 1 North, Range 10 East." The Southfield Coasting the Baseline Obelisk is the fourth obelisk installed to join those of other neighboring communities (Farmington Hills, Northville, and Novi) along Eight Mile Road. It is envisioned that markers will stretch from Lake St. Clair to Lake Michigan along the baseline. The markers, designed by Michigan native and world-renowned sculptor David Barr (1939-2015), include engraved references to early surveying tools, land ownership, and elements of each community's local history (including Southfield) and are made from alternating blocks of black and white granite. The obelisk shape was chosen because it was commonly used by early surveyors to mark significant geographical points. The site selected for Southfield's Coasting the Baseline marker is at Eight Mile and Rutland on City-owned property, located in the SDDA district.

The Southfield Coasting the Baseline Obelisk was erected in the fall of 2015 through private and corporate sponsors. The project includes a 24-foot by 24-foot concrete plaza, divided into 36 equal squares to replicate the original 36 square mile sections of Southfield Township. Each section contains a survey marker representing a numbered section 1-36. Additional features include benches, brick piers and ornamental fencing, landscaping, and a "donation" plaza. The plaza was dedicated on June 10, 2016.



Northland Center Redevelopment

When the Northland Center first opened in 1954, it was the world's largest shopping center. Northland led the way for Southfield to become a major commercial, business, and residential center in metropolitan Detroit. In addition to being a catalyst to population growth in Southfield, the Center help foster enormous office expansion in the City.

The opening of Northland Center on March 22, 1954, was the springboard for the phenomenal growth of Southfield in the 1950's and 1960's. The Northland Center was the Nation's first modern shopping mall opened in 1954. The anchor of more than 80 stores would be the world's largest branch department store: the J.L. Hudson Company. Hudson's selected the site in Southfield because of its location near major roads and the area's growing, migrating population. The architect, Victor Gruen's vision was to create an urban core in a suburban setting. He believed that a shopping center encompassed the good qualities of the old marketplace and country fair.

However, after a sixty-year successful run and due to changing retail shopping habits of consumers and products, Northland center fell into receivership and closed in April 2015. Over time, Northland became a victim of the economy, competition from other lifestyle shopping centers, changing consumer tastes, and a shift in retail shopping including e-commerce. Ashkenazy Acquisition, which bought the Mall in 2008, defaulted on a \$31 million payment in 2014. In September 2014, Northland Mall entered into a court-appointed receivership under the direction of Simon and Attorneys ("Simon"). Shortly after this both Target and Macy announced they would close their respective stores forcing the mall to close in its entirety April of 2015.

In December 2015, the City of Southfield purchased the former Northland Center and its 114-acre site for \$2.4 million. The purchase does not include the closed Target store or the Triumph Church (former J.C. Penny Department store). The City estimates that it will spend approximately \$8-10 million in demolition and land clearance. The City of Southfield has identified two primary sources of funding: The Tax Base Initiative Fund (TBIF) and the Local Improvement Revolving Fund (LIRF). In addition, there are several grants and low interest/no interest loan opportunities to off-set part of the cost of the purchase, demolition, and site clean-up.

Former Northland Mall Redevelopment Study

In 2016, the City of Southfield hired a professional design development team, guided by a steering committee, to assist the City with the development of an initial strategic plan for the redevelopment and repurposing of the former Northland Mall site (approximately 114 acres) to include: acquisition, site assemblage, demolition, repurposing, public engagement, creation of mixed-use concept plans, green infrastructure, place making, branding campaign, marketing, and a phased development plan.

Reinventing Former Northland Mall Site

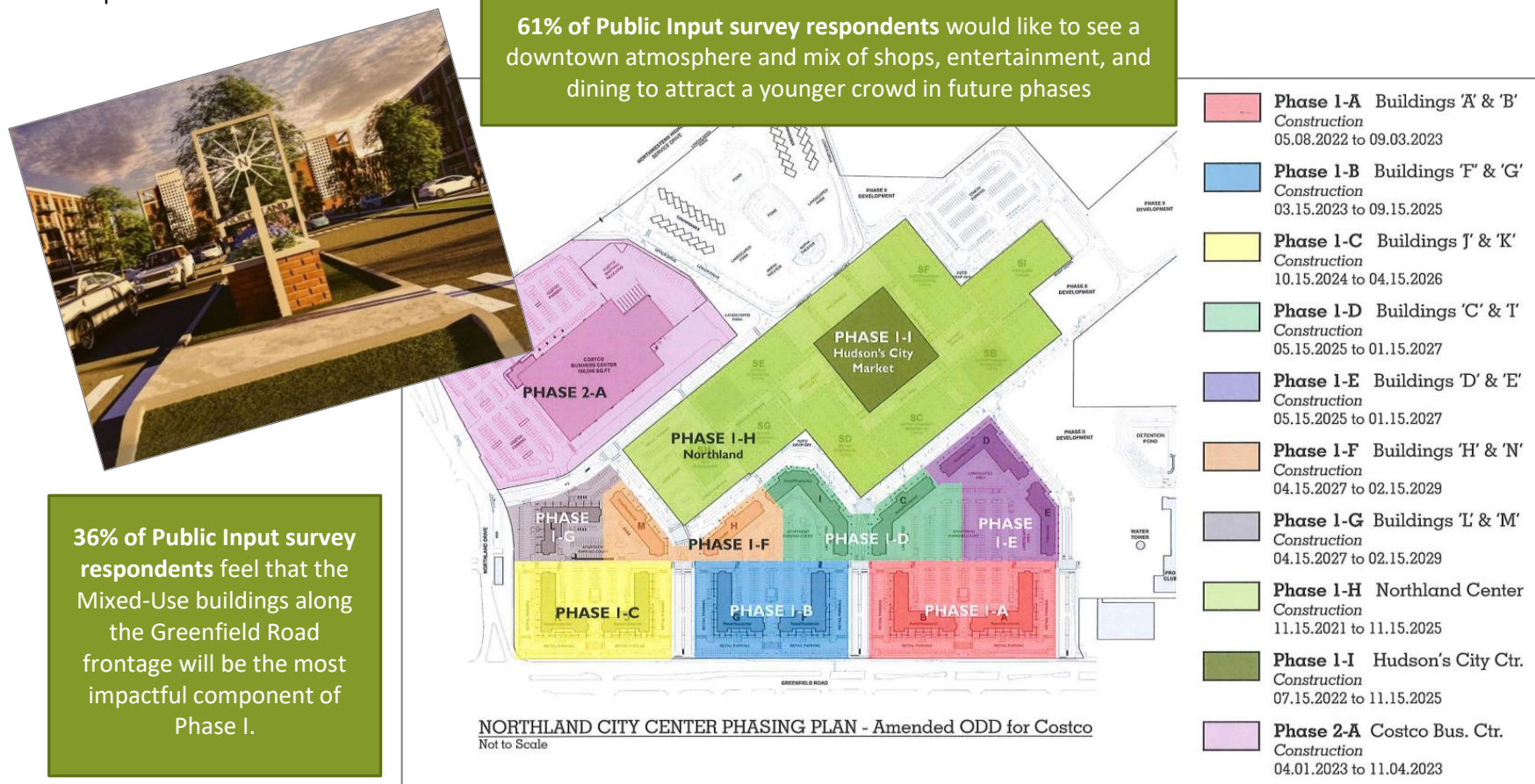


As of August 2021, the City of Southfield successfully sold Northland Mall, for \$11,093,000, to Contour Companies (“Contour”) of Bloomfield Hills, Michigan. Contour Companies (aka Northland Center, LLC) have proposed a dynamic mixed-use redevelopment including apartments at various rental rates, retail and restaurants, office and green space that closely mirrors the City’s original vision for the Northland Redevelopment based upon residents’ collective input. Contour plans to save the original five retail pads from the former mall as well as the underground tunnels and former Hudson’s building. The redevelopment will occur in two phases. Phase 1 will transform the property into a lively new urban center that consists of approximately 1,339-unit mixed-use apartment community which will provide work-force housing. Six of these buildings will have a commercial component on the ground floor. The former Hudson’s store will be developed into the Hudson City Market, a vibrant food-and-specialty home furnishings marketplace, occupied with dining and entertainment options. Phase 2, located on the western part of the property, will both complement and complete the development’s sense of community by incorporating townhouses and more mixed-use-residential. The landmark power plant is proposed to become a community clubhouse adjacent to the Northland water tower.

Northland City Center

On January 19, 2021, the City Council approved and applied the Overlay Development District ODD (see Chapter 2: Key Recent Changes and Trends for full explanation) for the re-envisioned “Northland City Center,” mixed-use development on approximately 105 acres by Contour Companies of Bloomfield Hills. Demolition began in the summer of 2021 and the first phase of development began, which includes a mixed-use development consisting of up to 1292 apartment units, 218 loft residences, and 144,522 square feet of commercial space along Greenfield Road, renovations to the former mall (approx. 750,000 sq. ft. i.e., Hudson Market Place, Health, Wellness and Fitness, Cinemas, etc.)

Phase II will have mixed-use commercial space; 84 townhouses and 192 apartments; health, wellness and fitness; recreational facilities; hotels; senior living; medical and general office; water tower restoration; pump house renovation and related uses within the Northland Overlay Development District.



The Middlepointe (formerly EverCentre)

In 2021, Middlepointe Investment Group, LLC a Michigan limited liability company, was approved for an Overlay Development District for a mixed-use phase development for the city owned vacant 8.14-acre parcel (formerly known as “EverCentre”) located at the northwest corner of Evergreen Road and Civic Center Drive. The multi-phased mixed-use development may include retail, restaurant, office, residential and pocket parks.

The Middlepointe project consists of construction of new workforce housing and mixed-use development. This project will complete the site demolition left unfinished from the previous three building office-complex and fill and repair the grade issues left currently present onsite. The new development project consists of construction of a walkable, high-density mixed-use development. A mix of 4 to 6 story residential and retail buildings will be constructed on the western side of the site along Central Park Boulevard, with a multi-story parking deck, and integrated, high-density, ground level parking beneath one of the residential structures. In total, the project includes 275 residential units (240,000 square feet), a 448-space multi-story parking deck, 20,000 square feet of retail/commercial flex space with associated parking, and pocket-parks, public gathering, and green space. The apartments will include amenities such as community areas, pool, fitness center, business center, pet spa, parking garage, keyless entry, package room, storage, bike share and more. Residents will have direct access to City Centre shops and restaurants.

The project is mixed-use and fits into the City of Southfield's redevelopment ready community plans for a walkable community. The city has made significant investments in improving walkability within the City Centre, especially along the Evergreen Road corridor, together local businesses, universities, residences, and parks. This project significantly increases the Southfield City Centre's mixed-use presence, while providing amenities and services to residents and visitors all within walking distance. This project is a lynch-pin that will bind all the other efforts to date.



Location

The project is located at the northwest corner of Evergreen Road and Civic Center Driver, Southfield's version of "Main St. and Main St." Located in the commercial corridor of Evergreen Road, in the heart of Southfield's developing City Centre district, it is adjacent to the city's municipal complex, library, golf course, ice rink, recreational and park center (east of the project), connected by a pedestrian crossing. New mixed-use residential development is located directly west of the project location. The Southfield Town Center office complex and the 33-story, 216 unit, 5000 Town Center residential high-rise along with 250 Brownstone Townhomes are to the south of the project. This development will complement the numerous other mixed-use, retail, corporate offices and parks that have been developed in the City Centre over the past 5 years.

Workforce Housing

The project fits within the city's master plan and is part of the city's area-wide planning effort and integrated into its redevelopment ready community plans. Workforce housing is in high demand, especially in the City Centre area. Southfield has a large corporate footprint, and the current dated housing stock does not provide options which include modern design or amenities found in surrounding communities. This is critical to ensure Southfield can attract and retain residents in the workforce. More now than ever the current workforce is seeking housing options that are in close proximity of their jobs, including everyday services and amenities within walking distance. The Middlepointe Development checks all these boxes and will serve the current demand for workforce housing. The development also has space allocated for co-working space to accommodate the trend of remote workspaces. The City of Southfield has been actively supporting this development effort in the City Centre with the following projects.

The Middlepointe development will provide a diverse mix of tenants that will create jobs and provide both entry-level positions and upper tier positions in the medical field. Furthermore, the development of this key site will attract new business and residents to the City, while spurring further development of nearby properties. This development will also act as a retention mechanism for companies who currently call the Southfield City Centre home.



McKinley School Redevelopment



Renderings of McKinley School Condo Project



In the 1920s, the local school district was served by a one room schoolhouse—not exactly the type of modern living that Baker was trying to sell to prospective homebuyers. Therefore, in an unusual fashion for a home developer, Baker himself financed the construction of a new school building to attract families to the area. The school, built in a then-popular Collegiate Gothic Revival style, was named for U.S. President William McKinley, and completed in 1929. McKinley School features architectural enhancements such as terrazzo floors and custom tiled drinking fountains and fireplaces.

Southfield Township, and later as the City of Southfield after its incorporation, experienced significant post-WWII suburban development. The district's enrollment tripled in the 1950s alone. Due to overcrowding, in 1956 the school district constructed an addition to the building in the modern International Style.

Just as in the 1920s, growth projections of the 1950s were overestimated and the population boom slowed, and in time the school found itself underused and outdated. McKinley School closed in 1971 but was given additional uses throughout the 1970s and early 1980s via special education, Southfield Schools staff offices and as a community



center. The school district leased and later sold the building in 1984 to the Academy of Detroit North, who at some point added portable classrooms to the property. The Academy of Detroit North closed in 2015 and the site has been vacant since.

Phase I: 18 residential condominiums within school building and removal of temporary portable structures along with lawn restoration

- 9 one-bedroom units (943 – 1,020 sq. ft.)
- 6 two-bedroom units (1,281 – 1,786 sq. ft.)
- 3 three-bedroom units (2,100 – 2,600 sq. ft.)

Phase II: Construction of 11 two-story, two-family side-by-side residential condominiums (22 total units)

- 22 three-bedroom units (1,811 – 2,090 sq. ft.)

John Grace School Redevelopment

The former John Grace School and Community Center, located at 2130 Indian Street, is being considered for adaptive re-use for affordable senior housing. The City, in cooperation with the Planning Department and Planning Commission, is looking at the feasibility of renovating the historic building, reconfiguring the site, and making public improvements near the subject property.

In early 2022, the City began considering rezoning the property as a Residential Unit Development District (RUDD). The RUDD option amendment to the zoning ordinance was adopted on May 30, 2019, with the aim to spur innovative redevelopment of historic buildings; the John Grace site is one of several that had been designated as possible future RUDD sites within the city. John Grace Arms, a multifamily development proposal by Lockwood Companies, is now in the preliminary review process and, if approved, would provide 60 affordable housing units in addition to a 0.62-acre public park and indoor community space available for reservation. Providing appropriate senior housing options is increasingly important as the general population ages. Fewer financial resources are available to older residents, as such, they need affordable options that are safe, attractive, and stimulating. Many older adults live in established neighborhoods, and some find their financial resources strained over time,



Rendering of John Grace Revitalization Project

leaving them to struggle to maintain their homes, or worse, to heat them or pay their mortgage at all. Seen as a transition from the single-family neighborhoods to the north into the more intensely developed areas along Eight Mile Road and Grand River Avenue to the south, the improvements are likely to activate continued investment from the City, businesses, and neighbors.

The Alcove and Arbor Lofts



Concept Site Plan for the Alcove

The Alcove

Utilizing the Overlay Development District (ODD) zoning tool (see Chapter 2: Key Recent Changes and Trends), the Alcove project, pictured left, was the conversion of the former Hawthorn Suites into 144 total units of market-rate multi-family style housing units in 18 buildings with community center, pool, outdoor patios and dog park

Arbor Lofts

The Arbor Lofts project, pictured below, was a three-phase redevelopment project that converted the former 114,000-square-foot, four-story Civic Plaza office building into a new residential and retail community in 2013.

- Phase 1: The top three floors were converted into 57 loft apartments with a total of 171 rooms. The first floor has been converted into mixed-use space, including a common gym, and lounge area, and other business and personal service type uses.
- Phase 2: 16-24 two-bedroom micro-units (450-900 sf) within row-houses along Civic Center Drive and existing carports converted to 6 additional units.
- Phase 3: includes 24-72 two-bedroom micro-units (450-900 sf) of multi-family units located to the northern portion of the site with a new dog park.

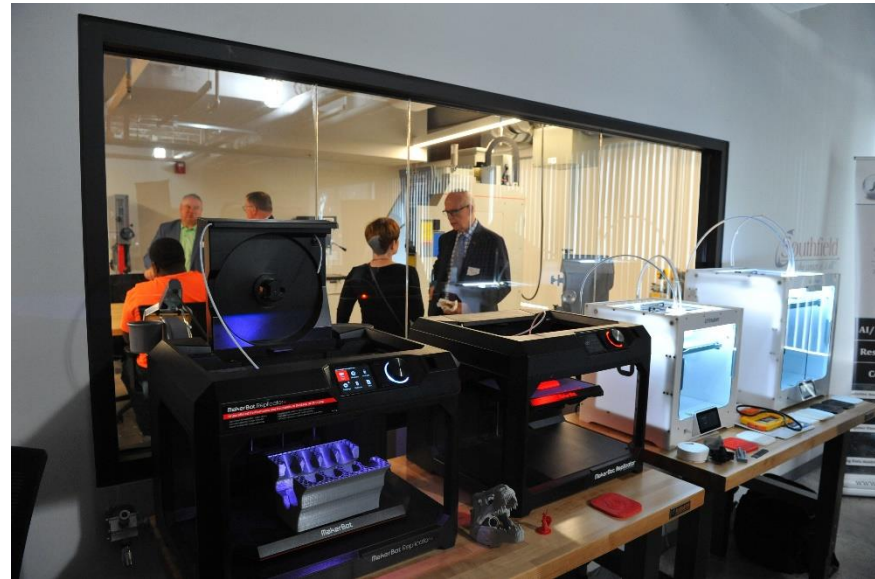


3-D Aerial View of Proposed Arbor Lofts

Centrepolis Accelerator (LTU)

Lawrence Technological University (LTU) is a private university founded in 1932 that offers nearly 100 programs through the doctoral level in its Colleges of Architecture and Design, Arts and Sciences, Business and Information Technology, and Engineering. PayScale lists Lawrence Tech among the nation's top 11 percent of universities for the salaries of its graduates, and U.S. News and World Report lists it in the top tier of best Midwestern universities. Students benefit from small class sizes and a real-world, hands-on, "theory and practice" education with an emphasis on leadership. Activities on Lawrence Tech's 107-acre campus include more than 60 student organizations and NAIA varsity sports.

The Centrepolis Accelerator is a business incubator on a mission to accelerate the growth of Michigan's cleantech and advanced manufacturing entrepreneurs by providing access to key business and product development resources. Centrepolis is proud to announce the launch of the nation's first Cleantech, Climatech, and Circular Economy (C³) Accelerator. First and foremost, the C³ Accelerator would not be possible if it wasn't for the funding partners at the Michigan Department of Environment, Great Lakes, and Energy (EGLE), NEI, Wells Fargo IN2, the DoE, City of Southfield, and Lawrence Technological University. As of 2021, the C³ Accelerator will utilize a \$250K+ fund in grant, loans, and services to support the product development and scaling efforts of Michigan and globally based technology companies with solutions that support a cleaner and circular economy.



Technologies:	Qualifications:
Cleantech	Utilizing waste streams in the value chain to convert into value added products and efficiencies, via recycling, upcycling, recovery, or reprocessing with other materials.
Circular Economy	Renewable energy/fuels or improve energy efficiency, electrification, and non-fossil cleaner fuels, organic or natural materials that displace non-sustainable materials in products/processes, create or preserve clean water, I4.0 technologies allowing energy utilities, co-ops, and transmission firms to operate more efficiently.
Climatech	Reducing carbon dioxide, methane, and other harmful emissions, sequester CO2 into value added products, provide adaption solutions to existing and expected impacts of climate change.

The C³ Accelerator is a 6-12-month program providing a comprehensive set of support services to advance business and technical milestones. C³ is different from most accelerators, the program offers support with no formal cohort like most accelerators do. The Accelerator will be organized each year and culminate in a business pitch showcase event to expose these promising companies to a large group of potential customers, strategic partners, and investors to further support their growth specifically in the state of Michigan. Dedicated participation and funding are in place to support underserved entrepreneurs including ventures led by women, minorities, veterans, and people with disabilities.

The goals laid out for the C³ Accelerator are simple:

1. To support Michigan-made products and Michigan supply chains to achieve a significant economic multiplier effect and sustain Michigan's global competitiveness.
2. To be the most impactful, best-in-class hardware/physical product accelerator on the planet by generating meaningful and long lasting, local economic development.
3. To develop hardware/physical products that advance sustainable renewable electricity, building energy efficiency, grid resiliency, mobility/vehicle technologies, and other clean energy innovations.
4. To ensure the inclusion and success of all hardware/physical product entrepreneurs. We do this by partnering with community-based organizations, universities, and professional/industry associations to continually identify and recruit promising underserved entrepreneurs.

After careful consideration, the eligibility for the C³ Accelerator has been laid out as follows: Start-ups and established firms with unique technology and/or business models. Michigan based firms, both start-ups and established firms with unique C³ technology and/or business models. Companies from outside the state will have an opportunity to apply as the Evergreen Fund plans to globally crowdsource the best-in-class technology companies and use the Fund as a business attraction tool for the State of Michigan. Companies must demonstrate that their technology can support the challenges and needs of Michigan partners, specifically State/County/City Departments, utilities, transmission firms, manufacturing, and commercial companies. Companies from out of state will be required to set up Michigan operations to qualify for funding including EGLE-derived grants.

C³ program service offerings include access to grants and loans to support business milestones, pilots and demos, Department of Energy (DOE) Small Business Innovation Research (SBIR) and Small Business Technology Transfer (STTR) programs, connections to national labs, assistance with the Michigan match assistance pilot program, product design, engineering, and prototyping, design for manufacturability, supply chain support, supplier, customer, and strategic partner introductions, office and co-working space, free/discounted access to resource software, free/discounted events and much more.

NEW STUDY: LTU'S 18-MONTH ECONOMIC IMPACT IS \$377 MILLION

"Lawrence Technological University boosted the southeast Michigan economy by \$377 million from Jan. 1, 2019, to June 30, 2020, a new economic impact study shows. The study, "The Economic Impact of Lawrence Technological University on Southfield and Metro Detroit," was completed March 15 by Kevin Stokes of Indiana-based EconIMPACT, who has conducted similar studies for a dozen other universities across the country.

The university provides nearly 350 full-time jobs, almost 200 part-time jobs, and creates hundreds more jobs at area businesses frequented by LTU faculty, staff, students, alumni, visitors, and other partners. The study estimates that LTU has created 1,786 jobs in metro Detroit through this spinoff effect. The university also produces some of the nation's highest-earning graduates, most of whom remain in metro Detroit—24,297 of them reside in the area, according to the latest count, out of a total living alumni body of 33,800.

More than 2,000 LTU alumni own their own businesses, which together employ 5,080 people and generated \$349 million in revenue during the study period. LTU has also pumped \$85 million into the metro Detroit economy over the past decade in various construction projects, including new residence halls and classroom-laboratory buildings.

"That Lawrence Tech contributes to this region's vitality by providing a workforce of remarkably innovative graduates has been well known," LTU President Virinder Moudgil said. "This new study also measures the University as an economic engine that attracts financial investment and generates value that benefits our communities and the professions we serve."

During the study period, LTU also generated \$1.5 million in revenue for Southfield city government while requiring \$700,000 in city services, resulting in a net benefit of \$800,000 to the city. LTU has also received \$8.3 million in research grants since 2017.

LTU's Centrepolis Accelerator, a manufacturing business incubator founded in 2019 with state, city, and foundation backing, served 46 companies during the study period, and helped commercialize 12 new products." (Source: LTU Alumni Magazine)



Key Trends & Challenges

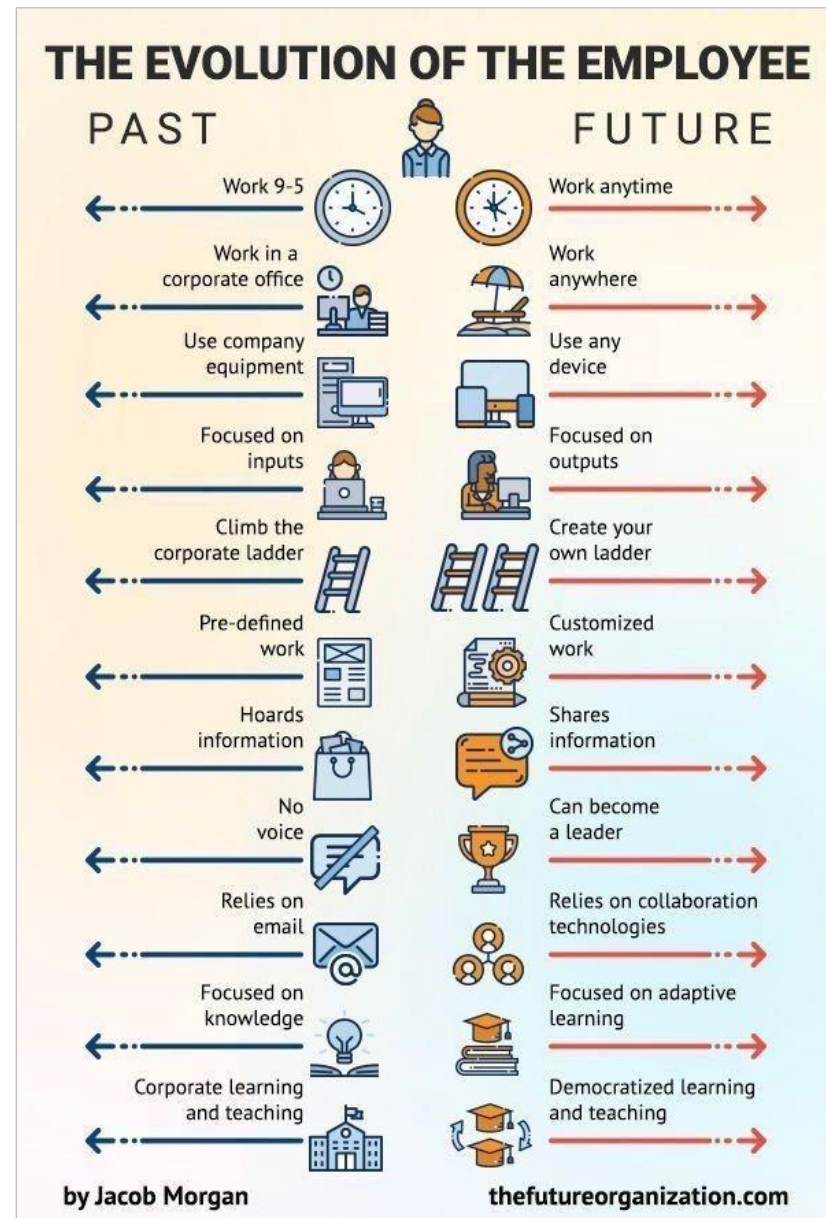
Continuing Pandemic Impacts

Remote Work

The pandemic and Michigan State mandates changed the office work environment overnight in March 2020. In May of 2021, employers are now contemplating bringing employees back, albeit slowly, to the workforce for in-person work because the State of Michigan and the CDC will no longer need to require remote work for most employee's due to higher levels of those getting the COVID-19 vaccines. Further, companies are responding to employee concerns and comments regarding hybrid "3-2-2" work schedules (in office and work from home options) that allow for a greater work-life balance. The 3-2-2 schedule balance traditional and remote work, where employees work for three days in office, two days remote, and two days off. Employers are also embracing digital nomads: a person who earns a living working online in various locations of their choosing (rather than a fixed business location).

Some companies are considering a gradual return to work in 2022. Thus, many companies are debating if they need more-or-less office space. As a result, the uncertainty in the market is leading to lower rental rates. Further, office developers are not building new speculative office properties. Some of these changes were being contemplated before the pandemic, but COVID-19 accelerated the future of work:

- As companies get their employees back to the office, we are still seeing a unsurety regarding the need for office space. Trends include reduction of office space by 25-30% due to live-work home accommodations.
- Office lease rates continue to decrease, and some predict we will not see pre-pandemic rates return for 5 years.
- Office development has slowed as owners try to fill newly vacant space in their existing properties.



- Employees are making life decisions based upon the “new normal,” including decisions about child-care, home school, and other lifestyle changes that fit with working from home. Much of the workforce indicated a preference for some sort of hybrid work arrangement, working some days in the office and others from home.⁵⁷

Nearly 6 in 10 American workers in an October [2021] survey by job search site LinkedIn said they had gone through a career awakening during the COVID-19 pandemic, whether it was a desire for better work-life balance, deciding to pursue a promotion or redefining their means of success.⁵⁸

Changing Workforce Demographics

The United States population is growing older, and the nation’s workforce is reflecting these demographic changes. Today, people aged 65 and older represent one of the highest U.S. labor force participation rates in the developed world. As a result, some employers that typically depend on younger employees, such as retail and restaurants, are projecting labor shortages. Many businesses are now investing in older employee retention programs, such as better healthcare packages, to keep a firm grasp on their knowledge base. Other businesses are rethinking their model to make do with less employees overall. No matter the approach a business is taking, it will be even more important to consider demographics changes when planning for the economic future of Southfield.



WEARY OF GRIND, MORE WORKERS CALLING IT QUILTS DETROIT FREE PRESS

The reopening economy [from COVID-19 work life] has set off an unprecedented reshuffling of the U.S. workforce. Americans are quitting jobs in record numbers, typically to take another position. . . many change jobs because they’re burned out after working so hard during the pandemic or finally beginning job searches they put off during the health crises . . . many white-collar employees prefer to work from home permanently after doing so during the pandemic. . . people are starting to come back and apply for new positions . . . dire shortage of workers resulting partly from Americans choosing to stay on generous unemployment benefits or caring for children learning from home while schools are closed. . . A record 4 million workers quit jobs in May [2021] . . . About 35% of workers switched jobs over the past year . . . About 63% of those planning to change jobs in the next six months cite the abundance of openings, many at higher pay, amid a resurgent economy . . . And 32.8% say they’re fried from working so hard during the crises and need a change. Restaurants, hotels, shops, and factories all of which have struggled to find workers, offer signing bonuses and higher pay, prompting many workers to hop from one job to another. . . About 30% of those surveyed by Joblist who changed jobs also switched industries . . . Sectors that lost jobs during the pandemic – restaurants, hotels, retail, and energy – generally saw employees bolt. Those that have thrived – health care, software and information technology, consumer goods, health care and finance . . . Twenty percent of employees surveyed by ZipRecruiter this month say they’ll search for work that can be done from home. Most U.S. businesses want their employees back in the office at least some of the time after the pandemic fades.

(Source: Detroit Free Press/USA Today, Aug. 1, 2021)

Key Findings

Strengths and Opportunities

Adaptive Reuse Tools

The adoption and aggressive use of the RUDD, ODD, and MUCD tools puts Southfield in a strong position to facilitate and encourage more adaptive reuse development projects across the city. Zoning always works best when it is proactive – having the appropriate tools ready beforehand makes development simple and prevents the city from having to play catch-up to meet a project’s needs. With the potential emergence of more available school sites in the future, this is one of the city’s greatest assets.

Weaknesses and Threats

Office Space Vacancies

Southfield has an overabundance of Class C Office Space that is vacant or underutilized. For more detail on the excess amount of Class C office space in the city, please see the Key Findings section of Chapter 6.

DDA Finances

As mentioned above, the SDDA is not currently generating enough revenue to pay for the projects it proposed and is currently what some financial analysts call “upside-down.” This makes it difficult for the city to finance public placemaking projects and further improve the economic conditions of the Northland area. Additionally, SDDA funds are often needed to help incentivize large developments looking for local infrastructure contributions. As such, the financial state of the SDDA presents one of the greatest weaknesses going forward and great focus must be put on helping it recover.

COVID-19

The pandemic has caused many companies to shift to an employee work from home or hybrid work from home and work in the office model that is reducing the need for office space. Many start-up businesses and online retail businesses have reduced the need for traditional office space and increased the need for storage use.

Goals, Objectives, and Strategies

Goals

- Retain, expand, and attract businesses
- Remain business-friendly and continue to provide business incentives to maintain an equal playing field
- Support a more diverse economy and tax base
- Encourage innovation and the growth of emerging business sectors
- Develop local talent in an inclusive, diverse, and comprehensive matter
- Improve the learning-to-job pipeline for people at all levels of secondary and post-secondary education
- Attract and retain young professional and skilled older professionals
- Cultivate external businesses relationships to connect to the regional economy
- Establish and maintain housing, transportation, communication, and utility systems which foster quality development
- Encourage development that is environmentally sensitive and sustainable

Objectives and Strategies

- Create programs and amenities that attract and retain young professionals
- Investigate methods to support the increasingly remote workforce
- Maintain Redevelopment Ready Communities (RRC) certification
- Initiate sustainable urban (re)development strategies that foster green business growth and build reliance on local assets
- Encourage the preservation of the city's historic assets, including historic neighborhoods, Mid-Century Modern buildings, and the former Northland Center area
- Provide start-up businesses with both financial and technical assistance
- Recruit growing businesses that are suited to the region and are seeking a highly skilled work force or are willing to train an entry-level work force
- Continually upgrade technology infrastructure to meet future need
- Provide information to local businesses about funding support and investment opportunities
- Assist local firms in finding appropriate development sites for expansion
- Facilitate the development of neighborhood business centers through land use and zoning
- Cooperate with local educational institutions to coordinate training/skill requirements to meet the needs of local employers
- Assist older adults in finding both paid and volunteer job opportunities
- Identify the economic needs of the chronically unemployed and underemployed in the region and develop programming - including education and retraining - to meet those needs



Chapter 6: Existing and Future Land Use
Art Title: Yin Yang
by David Barr

Chapter 6: Existing and Future Land Use

Introduction

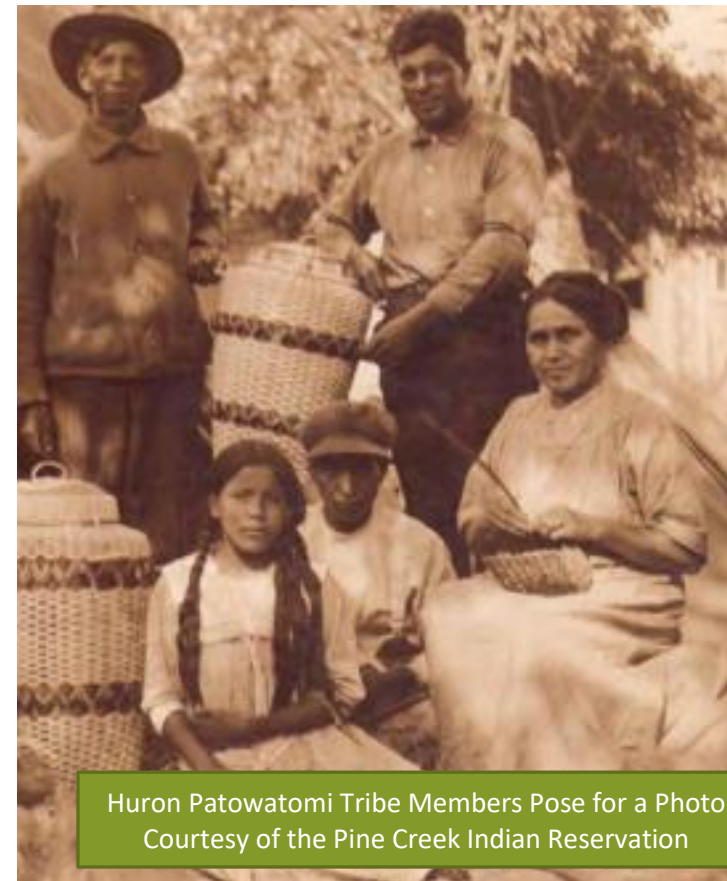
The way we use our land determines our daily lives – whether we can walk to the grocery store, how far we must travel for work, and what it looks like right outside our living room window. The placement and quantity of different land uses, such as retail and shops, medical offices and outpatient clinics, parks, and more, affects how people experience Southfield every day. Examining where land uses are today and planning for where they should be in the future is critical to shaping a city that supports the health, welling, prosperity, and happiness of all residents.

Background & History

In the past 60 years, Southfield has grown from a rural farming community to one of the leading business centers in Michigan and the Midwest. Few other metropolitan areas can boast such a beautiful skyline, replete with golden skyscrapers and high rises located just minutes away from quaint, tree-lined neighborhoods. As we celebrate Southfield's history, we look fondly back on where we have come as we look optimistically forward to where we are going.

Pre-1900s

Prior to settler arrival in Michigan, the land now containing Southfield was home to several Indigenous villages of Neshnabek (Potawatomi). While much of the Neshnabek land in southeast Michigan had been taken by the United States government in the 1807 Treaty of Detroit, the Neshnabek had retained several areas of land in Oakland County. These included two villages in Southfield Township, the Seganchewan village in sections 8 and 9, and Tonquish's village in sections 30 and 31, both in the western part of the township. A portion of the Shiawassee Trail, an American Indian road running from just west of Detroit north and west to the Saginaw River, ran through the southwest corner of the township roughly along what is now Shiawassee Street. Both land reservations were taken by the United States government in the 1827 Treaty of St. Joseph, in which this land and other tracts were exchanged for consolidated land in Kalamazoo and St. Joseph counties. For more information on the American Indian history of Southfield, please see in the Indigenous History section of Chapter 1: Background.



Huron Patowatomi Tribe Members Pose for a Photo
Courtesy of the Pine Creek Indian Reservation

The first stable roads in the metropolitan area were Grand River and Woodward, and the first road to pass through the area now known as Southfield was Shiawassee. These roads came to dictate trade throughout the area, and heavily influenced the largely agricultural development of the area pre-1900s.

1900s to Present

Following the Depression and World War II, Southfield faced a period of potentially explosive growth when it developed as one of Detroit's first inner-ring suburbs. Like many suburbs, this meant a rapid transformation from a largely agricultural area into an urbanized one, characterized by detached single-family houses and low-density shopping centers. After incorporating in 1958, Southfield embarked on a series of planning efforts to manage and encourage controlled growth.

On February 1, 1960, Southfield opened its own library in the former Brooks School building at 11 Mile and Lahser and soon after, in 1964, the Southfield Civic Center opened, featuring a new Library, Parks and Recreation Building, Police Headquarters and City Hall. The Civic Center Arena, with its swimming pool and indoor ice-skating facilities, was opened in 1970.

Beginning in 1978, the Civic Center facilities were expanded to include a new Public Safety Building, a Court Building and the Southfield Pavilion, a multi-use facility with a capacity of 3,000 people. The Library, with a collection of over 150,000 books and other media, was also expanded to include a separate non-fiction level and offices. A new state-of-the-art library opened in 2003 and offers extensive service to the residents of the city.

Parks developed in the City include Cranbrook Park (1968), Optimist Park (1965), Lahser Woods Park (1970), Valley Woods Nature Preserve (1972), Robbie Gage Memorial Park (1972), Evergreen Woods Nature Preserve (1975), Pebblecreek Park (1978), Catalpa Park (1978), Bedford Woods Park (1978), and Inglenook Park (1981).

Existing Land Use

About

The collection and analysis of existing land use and natural features information represents one of the most important steps in the Comprehensive Plan update process. The analysis of such information not only identifies what and where particular uses exist, but also provides insight as to where future development might occur, as well as where land use conflicts exist or may develop. Land use planning is the primary tool communities use to correct or avoid land use conflicts and to create sustainable and supportive land use arrangements.

From September 28, 2020, through December 4, 2020, Planning Department Staff conducted a Land Use Survey of every property in the City of Southfield to determine if the mapping from the previous Master Plan conducted in 2016 was still accurate. Due to the COVID-19 pandemic, each Staff member was given 6 Sections of the City to review individually via a “Windshield Survey.” Each staff member drove by each site in the Sections they were given to confirm the land use indicated on the maps matched the actual land use character of the property based on the Land Based Classification Standards (LBCS) system.

The result of the surveys found that, overall, the previous mapping was accurate though some properties did need to have their classifications changed due to rezoning of properties that had occurred over the past 5 years, may have been mislabeled previously, the uses had changed, or the structures on the sites may have been removed resulting in a “Vacant” classification. Any changes to property use were documented on the current land use maps and updated with the help of the Engineering Department in the City’s GIS (Geographic Information System) mapping software for the City.







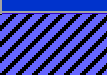





Land-Based Classification Standards provide a consistent model for classifying land uses based on their characteristics. The model extends the notion of classifying land uses by refining traditional categories into multiple dimensions, such as activities, functions, building types, site development character, and ownership constraints. Each dimension has its own set of categories and subcategories for classifying land uses. By classifying every land-use across multiple dimensions, users can have precise control of land-use classifications.

QUICK DEFINITION – “ACTIVITY”

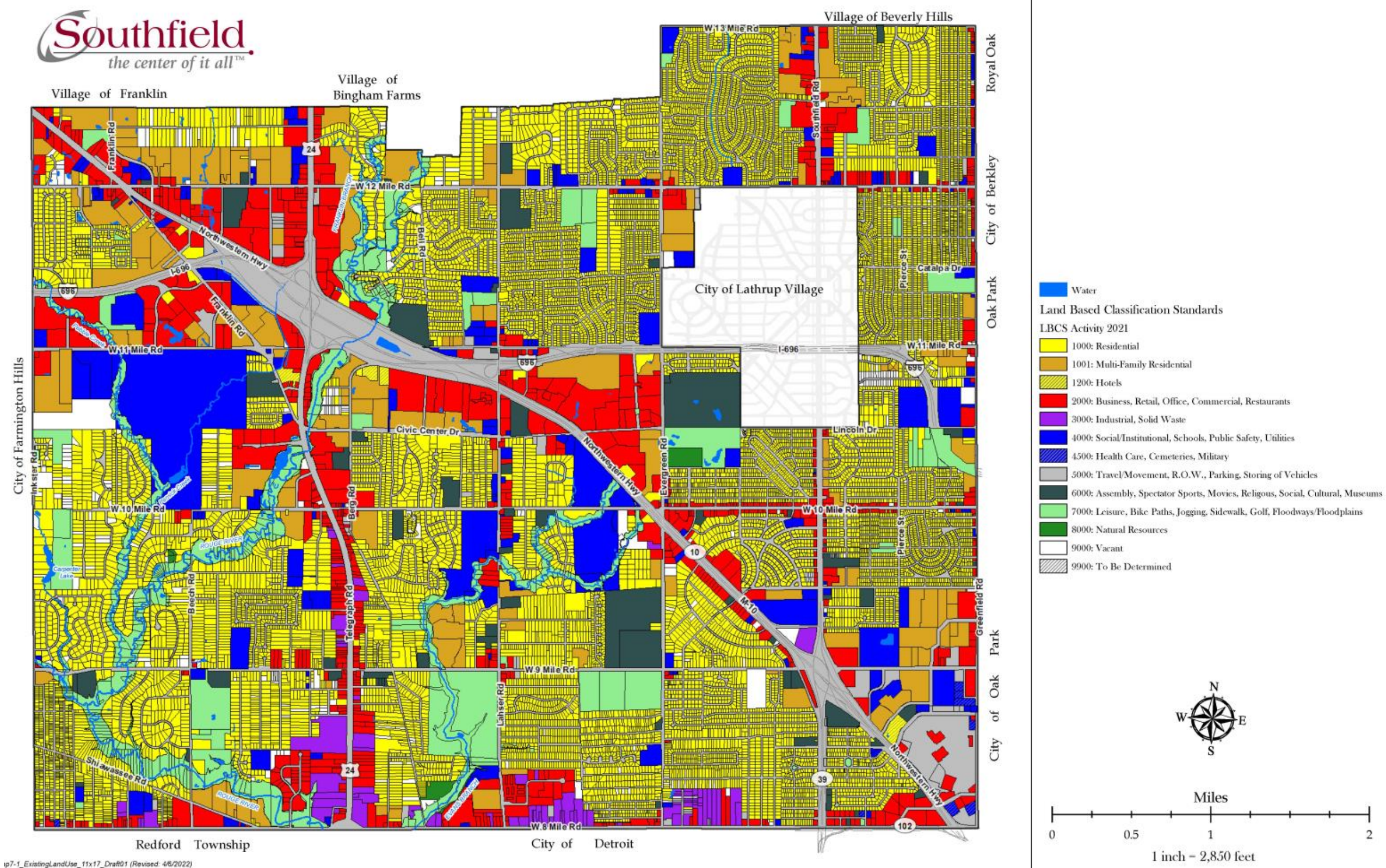
Activity refers to the actual use of land based on its observable characteristics. It describes what takes place in physical or observable terms (e.g., farming, shopping, manufacturing, vehicular movement, etc.). An office activity, for example, refers only to the physical activity on the premises, which could apply equally to a law firm, a nonprofit institution, a courthouse, a corporate office, or any other office use. Similarly, residential uses in single-family dwellings, multifamily structures, manufactured houses, or any other type of building, would all be classified as residential activity.

The Existing Land Use Color Code

The Land Based Classification System classifies land use using a four-digit code and individual colors as follows:

Color	Code	Label	Description	Example Activities
	1000	Residential	Includes activities that occur in single-family residential uses or structures	Single family and manufactured homes, hotels, tourist homes, and B & B's
	1001	Multi-family Residential	Includes activities that occur in all types of residential uses, structures, ownership characteristics, or the character of the development	Apartments, townhomes, triplexes, and other multi-family structures such as dormitories or group homes
	1200	Hotels	Includes all short-term stay uses	Hotels, motels, hostels
	2000	Business	Includes all uses that are business related. Used as a catch-all category for all retail, office, commercial, and industrial activities	Retail shops, stores, restaurants, offices, and banks
	3000	Industrial	Includes all manufacturing, assembly, warehouse, and waste management activities	Assembly plants, manufacturing facilities, industrial warehouses, trucking, self-storage, solid waste, landfills, and recycling facilities
	4000	Public Institutional	Includes all publicly owned, institutional, or infrastructure related activities	Educational facilities, schools, instructional and administrative functions, public safety, utilities
	4500	Private Institutional	Includes all privately owned, institutional, or infrastructure related activities	Cemeteries, health care facilities, and military complexes
	5000	Roadways/ Travel and Movement	Includes all activities associated with all modes of transportation. It includes rights-of-way and such linear features associated with transportation, including free standing parking lots.	Pedestrian-only roads (such as open walking mall areas) that are in the right-of-way, roads, parking areas, car washes, public transit yards and stops, trains, and railroads
	6000	Assembly	Includes all activities associated with mass assembly of people for either transportation, spectator sports, entertainment, or other social and institutional reasons	Bus terminals, spectator sports stadiums and venues, movies, concert, and entertainment venues, City Hall, religious institutions, museums, libraries, and galleries
	7000	Leisure	Includes all forms of leisure activities, both active and passive	Bike paths, pathways, athletic tracks, playgrounds, trials, health clubs, gymnasiums, indoor and outdoor recreational facilities, ice rinks, golf, parks, pools, and other recreational venues
	8000	Natural Resources	Includes all agricultural activities for the production of food and fiber products	Farming, cultivating and harvesting crops, feeding and raising of livestock, forestry, mining, quarrying, drilling, and dredging. Excludes forest logging and timber- harvesting operations but includes sod production, nurseries, orchards, and Christmas tree plantations
	9000	Vacant	No human or classifiable activity	Vacant lot where a house was demolished


Map 13. Existing Land Use Map



Note that Existing Land Use maps differ from the Zoning District Maps - the Existing Land Use Maps drill down further to literal use of a land, such as a gas station, grocery store, or dental office, while the Zoning Map just refers to general categories like commercial or residential.


Takeaways on Existing Land Use

Southfield Existing Land Uses 2021



Land Use	Area (ac.)	Area (%)	Parcels	Parcels (%)
Agricultural				
Single Family Residential	6,550.7	38.9%	16,978	87.6%
Multiple Family	1,381.0	8.2%	167	0.9%
Mobile Home Park				
Commercial/Office	2,057.9	12.2%	905	4.7%
Industrial	445.6	2.6%	181	0.9%
Public/Institutional	1,455.7	8.7%	155	0.8%
Recreation/Conservation	814.0	4.8%	112	0.6%
Transp./Utility/Comm.	275.3	1.6%	35	0.2%
Extractive				
Vacant	709.7	4.2%	853	4.4%
Water	106.4	0.6%		
Railroad Right-of-Way				
Road Right-of-Way	3,022.8	18.0%		
Total	16,819.0	100.0%	19,386	100.0%

Oakland County Existing Land Uses 2021



Land Use	Area (ac.)	Area (%)	Parcels	Parcels (%)
Agricultural	25,325.6	4.4%	693	0.2%
Single Family Residential	232,359.5	40.0%	371,822	85.8%
Multiple Family	13,931.0	2.4%	2,412	0.6%
Mobile Home Park	3,302.8	0.6%	237	0.1%
Commercial/Office	18,564.8	3.2%	12,860	3.0%
Industrial	18,867.7	3.2%	5,903	1.4%
Public/Institutional	21,074.1	3.6%	3,104	0.7%
Recreation/Conservation	84,902.4	14.6%	7,235	1.7%
Transp./Utility/Comm.	6,285.4	1.1%	1,215	0.3%
Extractive	5,581.2	1.0%	98	0.0%
Vacant	53,658.1	9.2%	27,738	6.4%
Water	35,248.3	6.1%		
Railroad Right-of-Way	1,009.9	0.2%		
Road Right-of-Way	61,393.3	10.6%		
Total	581,504.0	100.0%	433,317	100.0%

By far, the City of Southfield is a residential community - 88.5% of land use is in Single Family and Multiple Family parcels and is on par with Oakland County as a whole. 5.6% of land use is in Commercial and Industrial uses situated along Eight Mile, Telegraph Road and Northwestern Highway; about 2% more than Oakland County. Recreation/Conservation uses only make up 0.6% of the city's land which is below Oakland County area which is 1.7%.

With such a large residential community, access to more recreational opportunities in the form of pocket parks, neighborhood parks, trails and greenways, and other amenities throughout the city should be explored for underserved parts of the community.

Key Trends & Challenges

Limited Land

The City of Southfield has limited inventory of vacant land available for development that is not encumbered by woodlands, wetlands, or steep slopes.

Excessive Amount of Class C Office Space

The COVID-19 pandemic has drastically reduced the need for office space as many people are now working from home, either full- or part-time. As a champion of office space over the last decade, Southfield now faces the threat of having too much vacant office space with no interested tenants. The pandemic has exacerbated the negative cycle that comes from having empty buildings. Low occupancy rates lead to a loss of revenue for landlords, who - in turn - can no longer afford to invest the money in upkeeping empty buildings. Over time, the buildings deteriorate and lose value, which in turn lower the city's tax base. Repurposing this office space to meet the needs of the modern workforce and the desires of developers is going to be one of the largest challenges as the city looks to the future and the coming decades.



Key Findings

Strengths and Opportunities

Adaptive Reuse: RUDD & School Sites

The City of Southfield has been supporting the adaptive reuse of former school sites through the creation of the RUDD district. These sites present a key opportunity for the city because they are some of the very few large, contiguous parcels available in the city. As such, they are some of the few sites where comprehensive planned developments are possible and are the most ideal sites for large multi-family and mixed-use projects. The city is already capitalizing on this opportunity and turning it into a strength today and will continue to do so if more school sites become available for adaptive reuse in the future.

Shallow Office Lots

Lot depth Limitations on major east-west corridors (Nine, Ten, and Twelve Mile Roads) present an opportunity to change conventional zoning districts to mixed-use, higher density residential. Thus, the City will develop regulations to create a flexible Mixed-Use Corridor District (MUCD) to encourage adaptive reuse and infill development.

Weaknesses and Threats

Planning Commission Powers

Southfield is one of many cities across Michigan that decided long ago to give some of the decision-making powers typically held by the Planning Commission to City Council. By state law, governing bodies (city councils, township boards, etc.) are always involved in some types of development projects, such as property rezonings, that may have wide-reaching impacts. However, some governing bodies want to be more involved in the other development projects that are happening in the community, and pass resolutions that increase the scope of their influence regarding planning and zoning. Today, the Southfield City Council is the final authority on all site plans, special land uses, and other development projects, while the Planning Commission simply issues recommendations to Council. This process is unusual compared to other Michigan communities and means that developers must wait twice as long to get anything approved because each project must go through twice as many meetings. Additionally, the State's RRC program requires that Planning Commissions have final decision-making authority for a community to receive state funds. As it stands, the legislative arrangement in Southfield is costing developers time and money and may prevent the City from claiming the state funds available through RRC, making it one of the largest weaknesses as the community looks to the future.

Future Land Use

About

Future land use categories are used to describe how the community wants a particular neighborhood or geographic area to feel in the future – the variety of houses, shops, and amenities people want to see while walking down the street and the overall density of the area. Future land use categories are often confused with zoning district categories, which prescribe exactly what type of structure is legally allowed, the standards to which it must be built, and the uses that are permitted on each individual property. The Future Land Use Map does not prescribe legal zoning classifications, but rather describes the general character that the community wants to achieve in different parts of the city. Future zoning changes will be compared against the map to make sure they align with the community’s aspirations. Southfield’s Future Land Use Map serves as the primary policy guide for future land use decisions, investment in public improvements, and coordination of public improvements and private development. The map presents an idealized future indicated by the growth patterns in the city. It is the intent of the map to assist in the orderly development and redevelopment of the city, and to assist the community in enhancing its vision for the future.

The factors involved in determining future land use include:

- Consistency with existing land use patterns.
- Relationship to uses in surrounding communities to ensure compatibility at City boundaries.
- Reduction in incompatible land use relationships.
- Creation of suitable land use transitions through intermediary uses like office between single-family and larger scale commercial uses.
- Suitability of the site for different land uses in terms of site size, features, and adjacent uses.
- Maintenance of aesthetic qualities that contribute to the community character and quality of life.
- Existing planning policies and zoning regulations.
- Availability of infrastructure including utilities, roads, and community facilities.
- Average daily traffic volumes on adjacent streets.
- Preservation of natural features and consideration of the effects of development on the environment.
- Market conditions for various land uses.
- Goals of the Plan that express the community character desired by residents.

QUICK DEFINITION – “DENSITY” VS “BUILDING INTENSITY”

Density refers to the number of housing or commercial units over a given area. For example, an apartment building may have a density of 12 housing units per acre, while a detached single-family home may have a density of 1 housing unit per acre. Density always depends on the total size of a parcel.

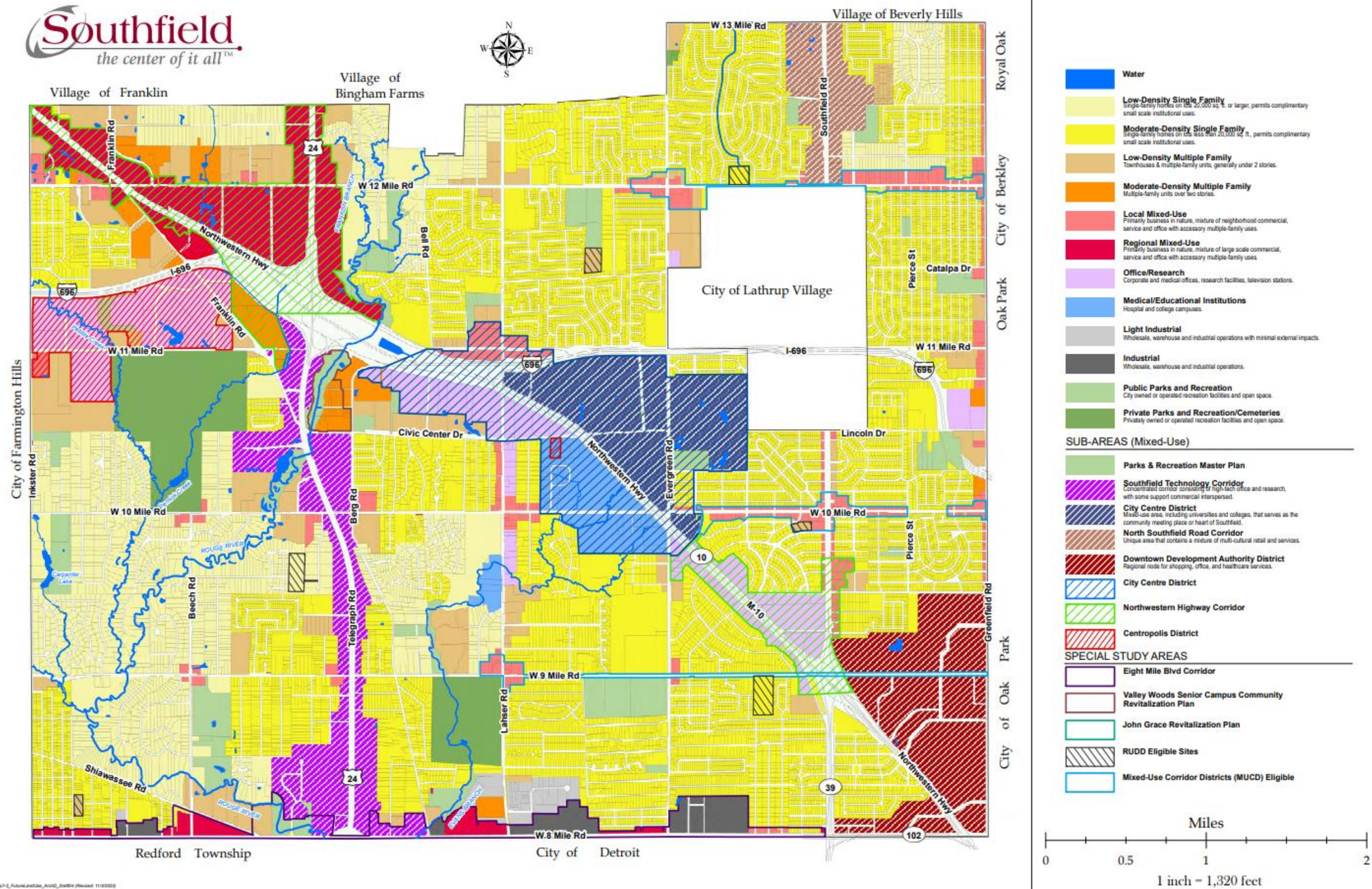
Building intensity refers to how much built area there is on the parcel and may be expressed using a variety of measurements, such as the building height, “bulk,” or the percentage of the parcel covered by a building footprint. For example, a 30-story office building covering 90% of a parcel would be considered high intensity, while a 2-story duplex covering 25% of a parcel would be considered low-intensity.

The Future Land Use Color Code

Complete description of the objective and general character associated with each color code, see the pages following the Future Land Use Map.

Color	Label	Quick Description
	Low Density Single-Family Residential	Single-family homes on lots 20,000 sq. ft. or larger
	Moderate Density Single-Family Residential	Single-family homes on lots less than 20,000 sq. ft.
	Low Density Multiple-Family Residential	Townhouses and multiple-family units, generally under two stories
	Moderate Density Multiple-Family Residential	Multiple-family units over two stories
	Local Mixed-Use	Primarily business in nature, mixture of neighborhood commercial, service, and office with accessory multiple-family uses
	Regional Mixed-Use	Entirely business in nature, mixture of large-scale commercial, service, and office
	Office/Research	Corporate and medical offices, research facilities, TV stations
	Medical/ Educational Institutional	Regional college or hospital campuses
	Light Industrial	Wholesale, warehouse, and industrial operations with minimal external impacts
	Industrial	Wholesale, warehouse, and industrial operations
	Private Parks and Recreation/Cemeteries	Privately owned or operated recreation facilities and open space
	Public Parks and Recreation	City-owned or operated recreation facilities and open space

Map 14. Future Land Use Map



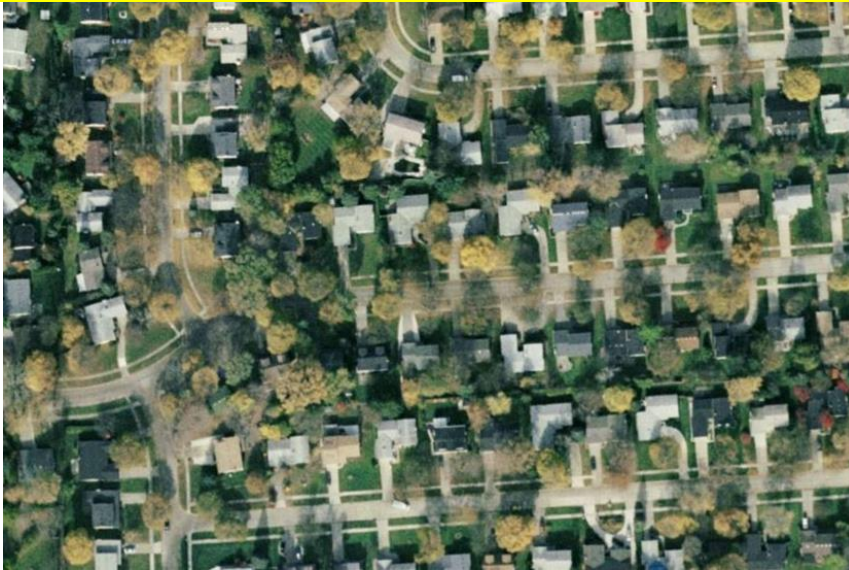
General Character Description

To protect the vitality and character of the existing Low Density Single-family Residential neighborhoods in the city, development in these areas should continue to follow the traditional neighborhood design principles that currently prevail in these areas. Infill and redevelopment in existing neighborhoods must be compatible with the surrounding environment, including massing, size, spacing and architectural styles that are compatible with the surrounding established residential neighborhoods. Street design in new developments should include an interconnected street system, sidewalks, street trees and adequate lighting. Green streets stormwater approaches incorporating bioretention and the use of permeable surfacing in parking lanes or other low-volume areas should be considered and encouraged.

A unique low density single-family area is found on Farmbrook Road, north of Twelve Mile Road between Franklin and Telegraph Roads. This area has a distinct rural character and potential geological issues that need to be considered during any potential redevelopment. While the density may be increased slightly, homes in this area should still fall within the low-density category and shall take advantage of the unique water features. The design of Farmbrook Road shall retain its open and rural character.

Moderate Density Single-Family Residential

Single-family homes on lots less than 20,000 sq. ft.



Location

Most residential neighborhoods within Southfield fall into this category.

Objective

Moderate Density Single-family Residential development contributes to the goal of providing a larger variety of single-family housing types and price ranges to accommodate residents in all stages of life. This variety should include residential development designed to attract young professionals from other areas to begin and grow their careers. Furthermore, the higher density single-family residential development allows for increased walkability and pedestrian connections to nearby commercial, institutional, and civic uses.

Land Use

This designation is intended to accommodate single-family residential development on lots that are smaller than half an acre. Lot sizes can range from 7,500 sq. ft. up to 20,000 sq. ft and corresponds generally with the R-A, R-T and R-1 through R-4 zoning districts. Accessory and

support uses such as small to moderate sized churches, parks and schools may be considered, provided they do not disrupt the character of established neighborhoods. Such uses should be considered special land uses to ensure compatibility. Home occupations should also be explored, as discussed in the Low Density Single-Family Residential category discussed on the previous page.

General Character Description

To protect the vitality of the existing Moderate Density Single-family Residential neighborhoods in the city, development in these areas should continue to follow the traditional neighborhood design principles that currently prevail in these neighborhoods. Infill and redevelopment must be compatible with the surrounding environment, including the massing, size, spacing and architectural styles that are compatible with the surrounding established residential neighborhoods. Street design in new developments should include an interconnected street system, sidewalks, street trees and adequate lighting. Green streets stormwater approaches incorporating bioretention and the use of permeable surfacing in parking lanes or other low-volume areas should be considered and encouraged.

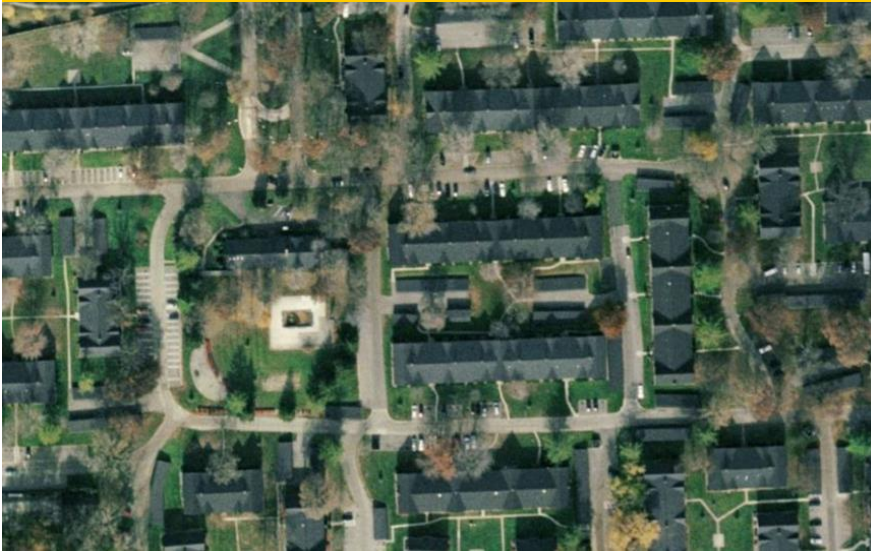
These neighborhoods face many challenges as the lots are often smaller than desired for modern home expansions or new development. Future reinvestment in these neighborhoods will need to provide spacing between homes adequate for emergency service, while maintaining the traditional neighborhood design principles that currently prevail.

One unique area shown for moderate density single-family is along Nine Mile Road, just west of Telegraph Road which is a residential area peppered with farm markets. Through the years, these markets have become part of the neighborhood ambiance. A special study for this area by the City suggested the existing markets should be encouraged to remain, and that minor expansions to the uses would be considered with corresponding improvements to the site to improve appearance and access. However, the markets are non-conforming, meaning the land is zoned residential so no other business use is permitted. If the current uses cease, any redevelopment should be residential.

Another area that requires additional discussion is the eastern frontage on Evergreen Road between Nine Mile and Ten Mile Roads. Located across the street from the Word of Faith Christian Center and accessed off a busy north-south arterial in the city, uses other than single-family residential uses may be appropriate if well designed. Small scale office and multiple-family uses may be considered along this stretch if the buildings are designed with a residential appearance and are well buffered from the established neighborhood to the east.

Low Density Multiple-Family Residential

Townhouses and multiple-family units, generally under two stories



Location

Scattered throughout Southfield, Low Density Multiple-family Residential uses are usually found on major roads and abutting non-residential areas.

Objective

Low Density Multiple-family Residential is intended for residential land uses at a higher intensity, or density, than the single-family areas, with the objective to promote a mixture of housing opportunities throughout the city. Multiple-family residential development allows for increased walkability and pedestrian connections to nearby commercial, institutional, and civic uses. The Low Density Multiple-family Residential designation offers home ownership possibilities not typical of higher density multiple-family areas. This designation also works well as a transitional use by buffering lower intensity single-family uses from higher intensity commercial uses and roadways with higher traffic volumes.

Land Use

Intended land uses within Low Density Multiple-family Residential areas include attached single-family buildings, duplexes, or low density multiple-family developments. This includes townhouses, attached condominiums, apartments, and senior housing developments under two stories. The expected density range of this classification is up to 30 units per acre and corresponds with the R-T, RC, and RM zoning districts.

General Character Description

Low Density Multiple-family Residential development should include high-quality design that emphasizes pedestrian connections with surrounding uses, provides alternative housing options, and act as a buffer between single-family neighborhoods and higher intensity uses.

Future development under this designation should be designed to maintain a neighborhood scale and character to limit potential adverse impacts to adjacent single-family areas. New development should possess innovative design elements that are consistent with the residential character of the City such as ranch-style units or stacked condominiums with individual entrances that are more common in owner-occupied units. Some areas will be appropriate for cluster development to protect open space and preserve key natural features while still permitting adequate density. The area on the east side of Berg Road north of Eight Mile Road is an example of a site that is suggested for cluster development. Adhering to LID site design principles will be important to balance development with water quality and natural resource protection.

Moderate Density Multiple-Family Residential

Multiple-family units over two stories



Residential areas include a variety of multiple-family developments, with a focus on apartment or loft complexes, senior housing over two stories in height, and adaptive re-use of former school sites developed under the Residential Unit Development District (RUDD) provisions. The expected density range of this classification is from 30 to 60 units per acre and corresponds with the RMM, RC, and RMU zoning districts.

General Character Description

Moderate Density Multiple-family Residential development should possess innovative design elements that are consistent with the character of the City. Stormwater features suitable for higher-density settings and buildings, such as planter boxes, green roofs, and permeable surfacing are encouraged. The design of the multiple-family buildings should complement adjacent single-family neighborhoods but may feature buildings with first-floor communal entrances that emphasize pedestrian connections with nearby shopping and transportation opportunities.

Location

Moderate Density Multiple-family Residential areas are generally located on major roads such as along Telegraph and Greenfield Roads, Northwestern Highway, or near activity nodes such as Northland Mall and Providence Hospital. A residential market analysis is recommended to determine the type and quantity of various housing options needed and underserved in Southfield.

Objective

Moderate Density Multiple-family Residential development in Southfield contributes to the goal of providing a wide variety of housing types and price ranges to accommodate residents of all lifestyles. Multiple-family development provides living options with pedestrian connections to nearby commercial, institutional, and civic uses. They provide both affordable housing in the City and homes for those seeking low and no maintenance ownership opportunities. These developments may also cater to the growing older age segments of the population.

Land Use

Permitted land uses within Moderate Density Multiple-family

Local Mixed-Use

Primarily business in nature, mixture of neighborhood commercial, service and office with accessory multiple-family uses



Location

Local Mixed-Use nodes are found strategically throughout the city. Primarily located at intersections of the Mile Roads and corresponding north/south arterials, Local Mixed-Use areas are also found along many of the Mile Roads, Greenfield, Southfield, and Lahser Roads.

Objective

Local Mixed-Use areas provide convenient and easily accessible businesses and services, along with alternative housing options in a concentrated area. These nodes of activity are intended to include uses that support nearby residential neighborhoods without adversely impacting the residents. The localized, neighborhood configuration of these nodes promotes local trips and walkability.

Land Use

Uses within Local Mixed-Use areas include a mixture of residential and non-residential uses, both vertically and horizontally. This includes live/work units, upper story residential units, attached townhouses, multiple-family buildings,

small-scale retail establishments of less than 20,000 square feet, personal service businesses, restaurants, and offices. Businesses considered appropriate should conveniently serve the immediate neighborhoods, within a one-and-a-half-mile radius.

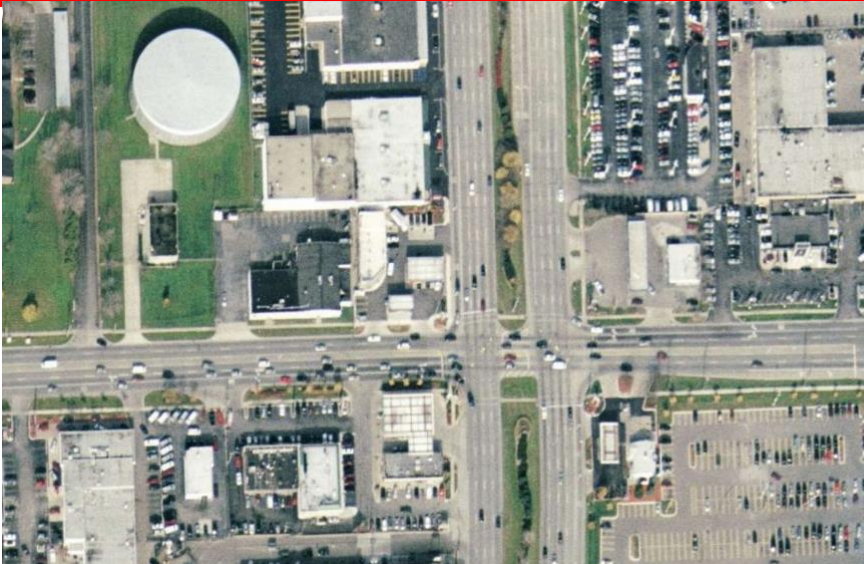
General Character Description

With a stronger focus on building form rather than land use, sites within the Local Mixed-Use designation should be integrated into surrounding neighborhoods. This can be accomplished through traditional design elements that replicate the character of adjacent neighborhoods, promote walkability within the area, and provide shared access whenever possible.

Redevelopment should focus on requiring consistent site upgrades as development occurs, including improved site design, stormwater management, access management, building facades, streetscape elements, pedestrian access, public transit access and landscaping. Generally, parking areas should be in the rear or side rather than in the front of the building. The scale and size of the developments in these areas should be limited to promote a pedestrian scale environment, minimize traffic impacts and be compatible with adjacent neighborhoods. In addition, adequate buffering shall be provided to minimize noise and light impacts on the residential neighborhoods. A couple of sites exist on Franklin Road, just north of Telegraph that are currently used as single-family homes. Redevelopment of this area should consist of low intensity mixed use residential and office, with the potential for some limited commercial uses. Any redevelopment of these sites will require deep buffers and residential design to be consistent with the neighborhood to its west.

Regional Mixed-Use

Primarily business in nature, mixture of large scale commercial, service and office with accessory multiple-family uses



service businesses, restaurants, and offices. These areas may contain hotels, movie theaters, drive-through restaurants, and dealerships as well. The larger scale of these areas will require a large amount of floor space and parking, as they cater to a regional market.

General Character Description

Like the Local Mixed-Use designation, the focus in the Regional Mixed-Use designation is not particularly on use but on form and layout of the site. Since much of these areas are already developed, the challenge will be in encouraging redevelopment and consistently requiring site upgrades as development occurs. These upgrades include improved site design, access management strategies to improve traffic circulation both in the roadway and between businesses, pedestrian access, higher quality and diversified building facades, low impact design, storm water management, sustainable landscaping, etc. New development should be of a unique design and architecture, with a mixture of uses to strengthen these existing regional nodes.

Location

Regional Mixed-Use centers are located around existing nodes of activity at Northland Mall, certain sections of Eight Mile Road, along Northwestern Highway and Telegraph north of I-696. Many of these areas are eligible for the Overlay Development District (ODD) tool. See Chapter 5: Economic Development for more detail on ODDs.

Objective

Regional Mixed-Use uses tend to cater to automobile traffic from a broader market area and provide a wide variety of businesses and services to residents, employees, and visitors to the metro Detroit region. These regional nodes of activity are intended to include uses that support residential neighborhoods without adversely impacting the residents.

Land Use

Uses within Regional Mixed-Use areas promote a mixture of residential and non-residential uses, both vertically and horizontally. This includes live/work units, apartment complexes, adaptive reuse of antiquated office buildings into loft apartments, senior housing, a variety of large- and small-scale retail establishments, personal

Office/Research

Corporate and medical offices, research facilities, TV stations



Location

Office/Research uses are focused along the service drives to I-696 and M-10 and within the American Commerce Center on Eleven Mile Road.

Objective

Office/Research uses are important to the city as they diversify the tax base, balance traffic flow associated with residential/commercial uses, and provide employment opportunities.

Land Use

Representative uses include corporate headquarters, research facilities and centers, technology or pilot testing facilities, micro-electronic and biotechnology uses, and certain industrial research operations that are compatible with others uses envisioned within the designation along with a limited number of commercial uses.

General Character Description

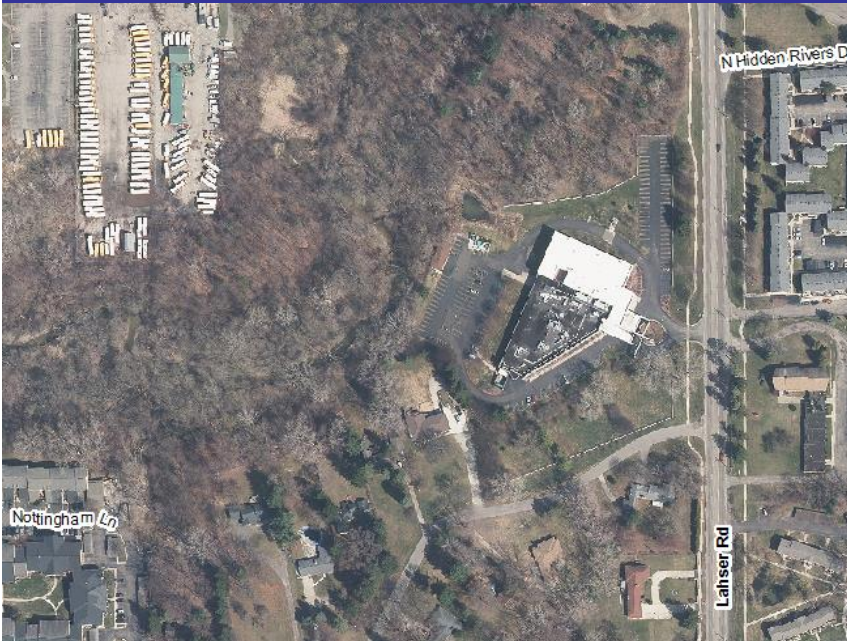
While the definition of Office/Research is somewhat broad, the intent is to concentrate certain compatible uses in a planned, campus-like setting with more extensive landscaping, higher quality architecture and more site amenities than typically found in general industrial areas. Outdoor storage of materials and equipment is limited, with screening required where it is to occur. Ancillary

commercial uses should only be permitted if the following criteria could be met:

- The amount of commercial will not materially erode or diminish the property available for the Office/Research uses.
- The commercial uses would include those to serve both nearby residents and employees and visitors to the Office/Research uses.
- Traffic impacts could be addressed, as commercial uses tend to generate more traffic than Office/Research uses.

Medical/Educational Institutions

Regional college or hospital campuses



Location

Educational/Medical Institutions include the existing facilities and planned expansion areas around larger medical institutions such as Straith Hospital for Special Surgery, located on Lahser.

Objective

These institutions provide local choices for high quality medical and educational opportunities located within the City of Southfield. In addition, they serve as a regional draw for people to come to the city, thereby enhancing the local economy.

Land Use

This category includes regional college and hospital campuses with a complementary mixture of uses. Included in this category are Straith Hospital and related offices, residences, and other ancillary uses.

General Character Description

These campuses are park-like settings with integrated site design and access. Future expansion of these facilities should be consistent with the existing campus, respect surrounding land uses, and provide a balanced mixture of uses that minimizes off-site impacts.

Light Industrial

Wholesale, warehouse, and industrial operations with minimal external impacts



Location

Light Industrial areas are primarily situated in the southern portion of the city, off Eight Mile Road (Bridge Industrial Park), off Lahser Road (Southfield Business Park), and pockets on East Street, Keefer/Hazelhurst area, and Mapleridge Ave.

Objective

Light Industrial is intended for a variety of lower intensity industrial operations, such as light manufacturing, and assembly, research, and technology and industrial offices. Light Industrial developments are an important source of the employment and tax base and have significantly less impact on surrounding areas than Industrial uses.

Land Use

Appropriate uses for the Light Industrial district include high-tech industries, research laboratories, light assembly operations and corporate offices. Commercial uses that support industrial activities are encouraged in these areas. Heavy, smokestack industries and large warehouse operations dependent on heavy trucking or rail are not intended for this district.

General Character Description

Redevelopment of Light Industrial areas should include improved site design, access management tools, attractive building facades and significant landscaping to establish a park-like setting. Similarly, new development should take the form of a design-controlled, industrial/research park, with integrated site planning. The planned industrial centers provide an environment for a mix of office, commercial, light industrial, and research uses within a controlled environment. External nuisances, such as noise and odors, should be minimized through design and activity restrictions.

Industrial

Wholesale, warehouse and industrial operations



outdoor storage, rail access, odors, and noise. As with the Light Industrial designation, site design, appearance and buffering are important to ensure that such impacts are limited, especially where they abut residential land uses. Development and redevelopment of these areas should concentrate on minimizing impacts by screening outdoor storage areas and facing overhead doors away from the street or neighboring residential areas so that loading and unloading activities are not visible.

Location

Industrial areas are limited to three distinct areas located off Eight Mile Road.

Objective

Due to the city's access to major transportation routes, industrial uses are anticipated to play an important role in the economy of the city. While such uses are desirable in terms of tax base and job creation, they must be located appropriately to limit adverse impacts to lower intensity uses.

Land Use

This category is intended to accommodate higher intensity industrial uses, such as manufacturing, major assembly of products, primary metal industries, fuel or hazardous materials handling, truck terminals, distribution facilities, and other similar uses, including auto-related recycling facilities. Areas with facilities involved in chemical production, heavy assembly, large warehousing, and trucking are intended for this designation.

General Character Description

Areas with Industrial designations require special planning and site design. The operation of these uses may involve heavy truck traffic,

Public Parks and Recreation

City-owned or operated recreation facilities and open space



Location

Public Parks and Recreation uses are located throughout Southfield, strategically located to best serve city residents.

Objective

Public Parks and Recreation facilities in the city are intended to provide a wide variety of high quality passive and active park facilities in locations that are convenient for residents and visitors alike. The City has a separate Parks and Recreation Plan, which more specifically discusses the existing and planned facilities and outlines goals and objectives for maintaining the City's Parks system.

Land Use

Land uses included in the Public Parks and Recreation category are City-owned or operated recreation facilities such as sports fields, golf courses, playgrounds, pathways and nature trails, picnic areas, and open space areas. A mixture of passive and active recreation is encouraged.

General Character Description

Preservation of open space and the availability of recreation facilities are extremely important to city residents. This promotes a higher quality of life and increases the desirability of the city. Parks should continue to be integrated into the city's neighborhoods to create a unified system. The sizes of the spaces should vary depending on their function. Neighborhood parks and open space areas should be less than two acres in size and areas serving the community should be upwards of five acres in size. Parks and open spaces should offer opportunities for recreation,

picnicking and relaxing. Pedestrian accessibility should be accomplished through sidewalk connections to the neighborhoods and pathways throughout the sites. Parks can also be co-designed to provide water quality and stormwater management benefits.

Vacant or underutilized sites and sites with significant natural features that are located next to existing parks should be explored by the city for opportunities for park expansion and to develop a cohesive open space system.

Private Parks and Recreation/Cemeteries

Privately owned or operated recreation facilities and open space



Location

Private Parks and Recreation uses include existing privately owned facilities including the Plum Hollow Golf Club on the corner of Nine Mile and Lahser Road and the Cranbrook Swim Club on Evergreen Road south of Thirteen Mile Road. Holy Sepulchre Cemetery, located on Ten Mile Road, west of Telegraph is an example of a large private cemetery with significant open space.

Objective

Private Parks and Recreation facilities in the city provide recreation opportunities that complement those provided by the Parks and Recreation Department and provide residents with greater choices to meet their recreation needs. Large cemeteries also provide wildlife corridors and may contain large woodlots, wetlands and water features, which should be protected and preserved.

Land Use

Land uses included in the Private Parks and Recreational category are private recreation facilities such as golf courses, private clubs, athletic fields, and indoor sports facilities.

Goals, Objectives, and Strategies

Goals

- Offer unified, well-organized, walkable residential neighborhoods that provide a variety of housing options, and recreational and social opportunities, and community assets in a livable environment for the City's residents
- Provide for an appropriate amount of mixed-use commercial, office, industrial, and recreational uses, located for convenience, safety, and leisure, resulting in aesthetic business areas in the City
- Provide for a mix of housing options for singles, families, and older adults with increased density, walkability, and mixed-use in our neighborhoods and along major corridors in the City
- Create a diversified and balanced mixture of land uses that will support the economic vitality, tax base, and livability of the City

Objectives and Strategies

- Establish community engagement strategies to solicit ideas from our civic leaders, business community, and neighborhood homeowner and condominium associations on creating economic vitality, walkability, and recreational opportunities throughout the City
- Regularly evaluate economic and market trends that will establish the land use policies and alternatives to be considered, including demographic, socioeconomic, housing, and transportation trends
- Identify economic sectors that have the potential to contribute to the type of economic development being sought by the City, including addressing the needs of underserved populations and fostering growth in targeted industries
- Identify the market prospects facing various real estate development and investment projects, particularly in locations that might be targeted for growth and/or change
- Create a procedure or practice to identify economic and fiscal implications of various policies or land use regulations
- Align the Zoning Ordinance with the goals of the Master Plan
- Streamline the approval process and work toward having site plans for permitted uses approved administratively or by the Planning Commission



Chapter 7: Sub-Area Plans
Art Title: Red Pole Park (background) by HED
& Endeavor (foreground) by Signgraphix & T.E.C. Jr.

Chapter 7: Sub-Area Plans

Introduction

The City of Southfield has several sub-area planning districts and corridors that warranted detailed study by the Planning Department, Planning Commission and City Council because of their uniqueness or changes in market conditions and land use. Each sub-area has its own plan or development concept in place, many of which are currently underway.

Despite their free-standing nature, it is important to consider these sub-area plans within the broader scope of the Master Plan. By looking at the plans together, the City can identify areas of overlap, project opportunities, and get a better picture of the future of the community. It is important that all the sub-area plans work together and to reflect their goals in the Master Plan.

As shown in Map 15 on the following page, the City of Southfield has 10 sub-areas:

- The Residential Unit Development District (RUDD) eligible areas
- The Mixed-Use Corridor District (MUCD) eligible areas, which includes the 9-Mile Corridor sub-area
- The City Centre District (proposed)
- The Northwestern Highway Corridor
- The Smart Zone (aka Centrepolis) District
- The Eight-Mile Boulevard Corridor
- The Valley Woods Senior Campus
- The Southfield Technology Corridor
- The Southfield Downtown Development Area (DDA)
- The North Southfield Road Corridor

Not all of these sub-area plans are discussed in the following chapter, but all have been evaluated as a part of the Master Plan. The following chapter highlights the key findings from the most pertinent sub-area plans, including the 2022 Parks and Recreation Master Plan, which is considered a sub-area plan for the city since it covers select areas within the City boundary.



Future Land Use Category Descriptions

Low Density Single-Family Residential

Single-family homes on lots 20,000 sq. ft. or larger



Location

Primarily located in the southwest portion of the city, west of Telegraph Road, south of Eleven Mile Road. Pockets also exist between Nine Mile and Ten Mile just east of Telegraph, south of Thirteen Mile Road between Southfield and Greenfield Roads, and in the neighborhoods surrounding the Twelve Mile and Telegraph intersection.

Objective

Low Density Single-Family Residential in Southfield should protect the vitality of existing, high-quality neighborhoods. Areas located on naturally constrained lands should promote use of an open space clustered design to allow a reasonable number of homes while preserving the area's natural resources and creating high-quality neighborhoods.

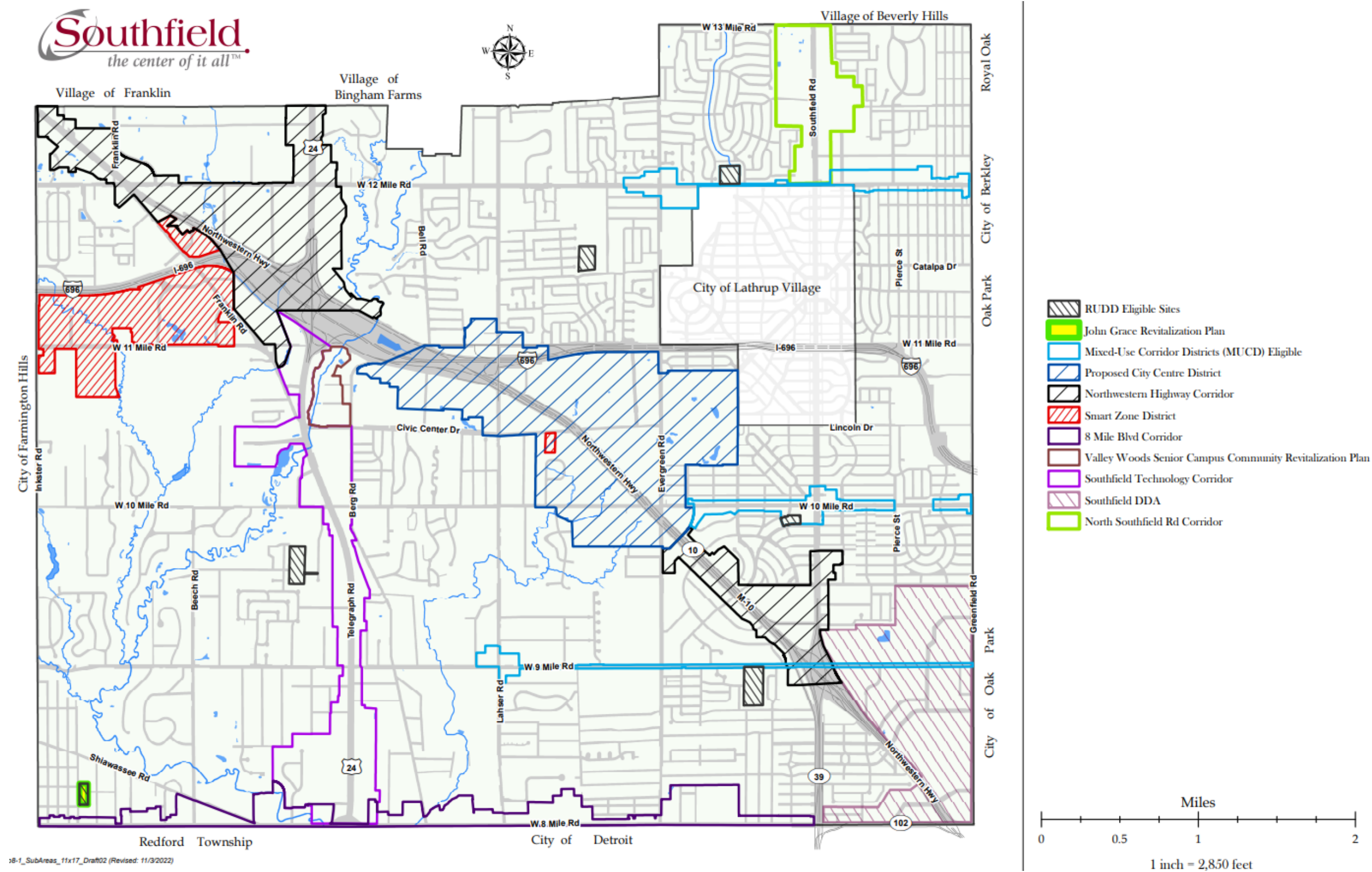
Land Use

This designation is intended to accommodate single-family homes on lots that are half an acre or larger and roughly corresponds with

the R-E zoning district. Where natural features constrain the buildable area of a development, clustered development with permanently dedicated open space should be encouraged to preserve Southfield's natural resources. Accessory and support uses, such as small to moderate sized churches, parks, and schools, may be considered, provided they do not disrupt the character of the neighborhoods. Such uses should be considered special land uses within the single-family districts to ensure compatibility.

Home occupations in neighborhoods have been an item of discussion in the city. Southfield currently does not allow home occupations (except for Group Child Care homes), a profession carried on by an occupant of a dwelling as a secondary use which is subservient to the main residential use. Today's business climate lends itself to people working out of their homes, and most communities accommodate it, with some parameters to ensure the residential nature of the neighborhood is protected. Regulations should be developed that permit small scale home occupations provided they do not physically alter the appearance of the dwelling, do not increase traffic volumes, and do not require additional parking.

Map 15. Map of Sub-Areas in Southfield



Current Sub-Area Plans

Parks and Recreation Master Plan

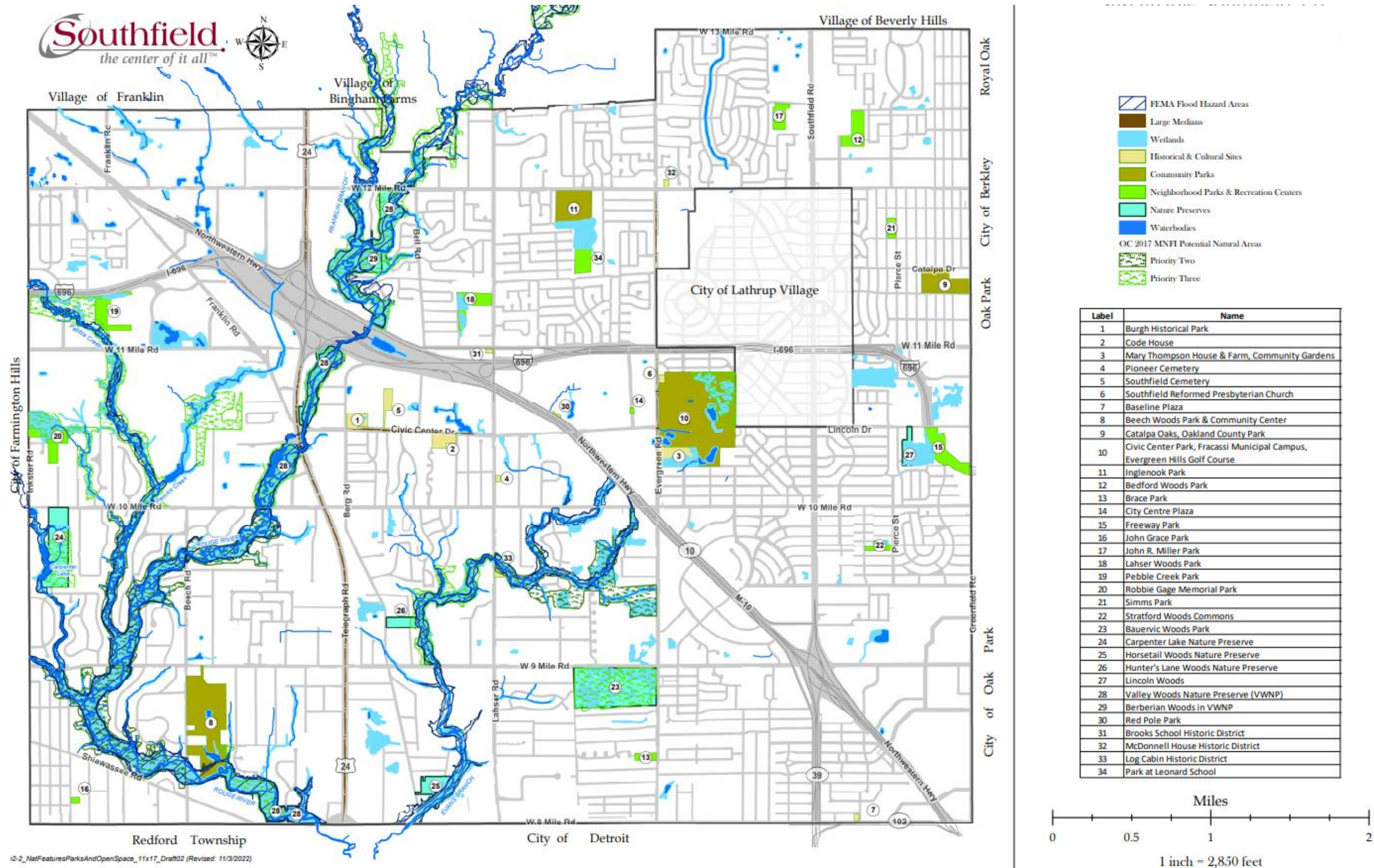
The 2022 Parks and Recreation Master Plan is a road map for the Parks and Recreation Department's decisions (including facilities and programming) over next five years, as well as projected future needs. The Plan gives the City a better understanding of the needs and wants for parks, recreation, historic and cultural facilities, and programming going into the future. As Southfield experiences moderate growth, it is important to know how many people will use recreational amenities, which programs they will participate in, and what type of facilities they want and need. All Southfield parks are free and open to the public. Certain facilities (Evergreen Hills Golf Course, Beech Woods Recreational Center, Southfield Sports Arena and Pool) are fully staffed and require an admission fee. While some facilities are available on a “per-use” basis, other facilities are available as rentals by reservation (rooms and spaces at the Parks and Recreation Building and the Beech Woods Recreation Center).

Overall, the Parks and Recreation Master Plan found that the city has a surplus of medium-size neighborhood parks but a deficiency of mini-parks (aka pocket parks) and large community parks. Because of the city’s large population and lack of large, contiguous open parcels that could be developed, it is unlikely that new community parks will be built anytime soon. However, the city will continue making progress on acquiring more mini-parks and general parkland in the future, to help correct the overall deficiency in open space. The Plan also evaluated which parts of the city are currently lacking open space/parkland (shown below), which will be priority locations for new parks in the future.

The Plan also included an evaluation of all the recreation facilities managed by the city and the collection of extensive public input through several online surveys. This information, combined with the analysis of the parklands, yielded the following five-year goals:

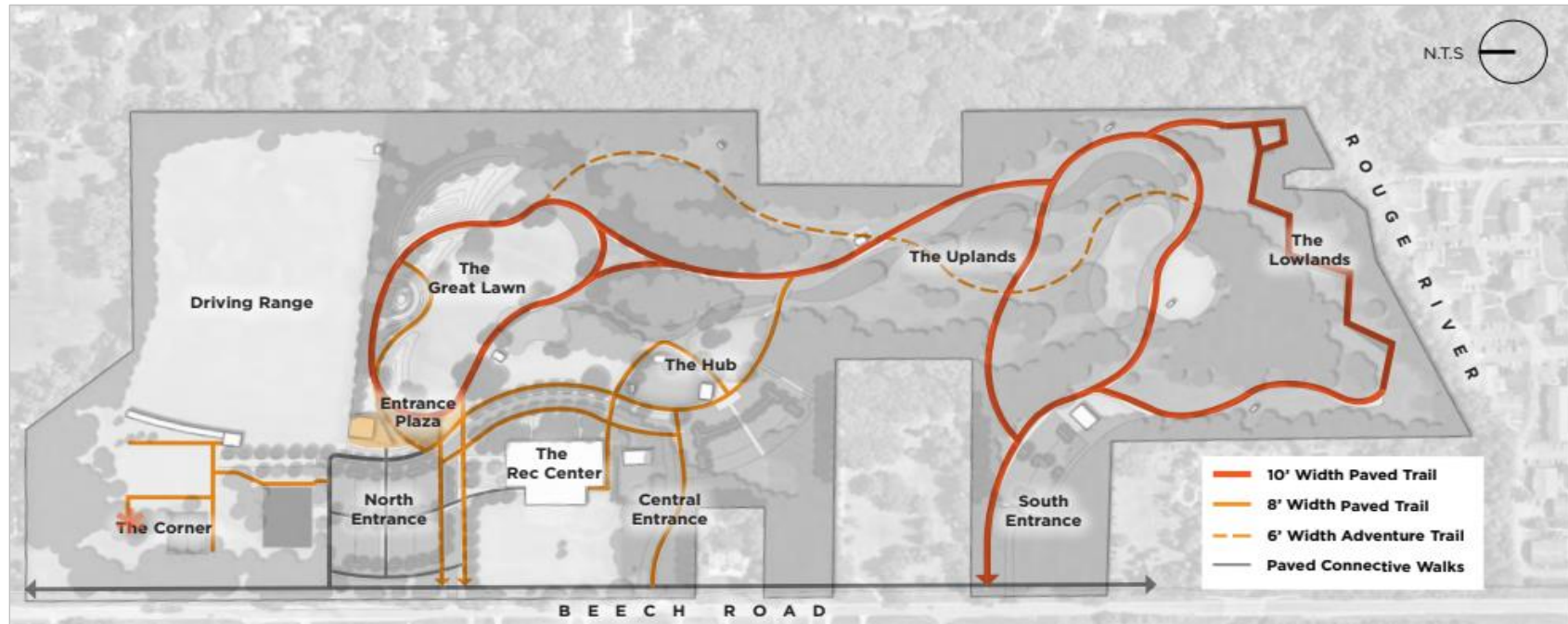
1. Pursue the parks and recreation priorities set forth in the city’s significant planning and policy documents
2. Plan and implement improvements to enhance utilization of undeveloped or underdeveloped parks
3. Provide unique opportunities and diverse experiences
4. Protect and preserve the environment
5. Establish partnerships with organizations and neighboring communities
6. Continue best business practices for the management of all parks and facilities in Southfield
7. Create and maintain accessibility at all parks and facilities in Southfield
8. Focus on economic development principles that will continue to contribute to the development and maintenance of city parks, facilities, and special events
9. Market and promote Southfield’s parks and facilities to attract visitors of all ages
10. Encourage the preservation of historic resources in the city
11. Encourage methods and practices that will improve residents’ overall quality of life

Map 16. Parks and Recreation Assets Map



Beech Woods Master Plan

The Beech Woods Master Plan is a specific park plan for Beech Woods, contained in a separate document but under the Parks and Recreation planning scope. Beech Woods Park is an 83-acre community park located in the Southwest corner of Southfield and majority of the park is occupied by a 9-hole golf course. Due to its size, Beech Woods is a unique asset for the city and has much more opportunity for flexible planning than other parks. In May of 2021, public engagement began for the future of Beech Woods and project team members presented residents with several different possible designs for the park. The final design is included below.



Capitalizing on Beech Woods Park's active uses to the north and landscape to the south, the master plan design seeks harmony between these two characters by weaving them together throughout the park. This will create a multi-generational destination which attracts daily community use as well as regional users who visit for key programs and facilities.

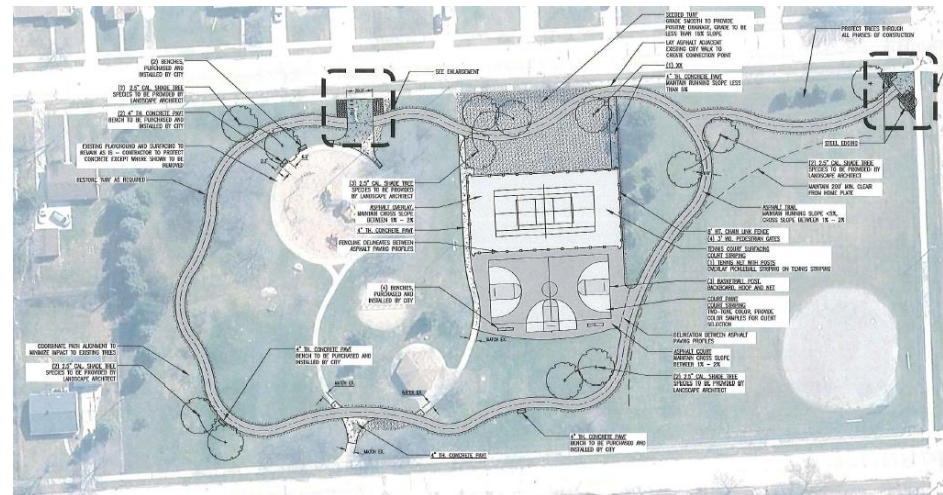
Some key elements of the plan include:

- Sustainable parking lot landscaping that captures stormwater
- A 500+ person amphitheater
- A food-service clubhouse with indoor and outdoor gathering spaces

- A splash pad and universally-accessible playground
- Nature trails, complete with native plants to support wildlife habitat, and educational signage
- A restored and enhanced stormwater management system composed of ponds, wetlands, and swales
- Outdoor dining pods

Simms and Miller Parks Plans

Although smaller than Beech Woods, Simms and Miller Parks were two under-used neighborhood parks that were identified as needing their own special plans. As such, in 2021, the Planning Department undertook creating plans to enhance these parks and turn them into desirable and interesting amenities, rather than underused sport fields with no connecting paths. This effort focused on creating walkways throughout the parks that connect the existing amenities (ballfields, pickleball and basketball courts, and playgrounds) and make it possible for people of all ages and abilities to use the space. It also included the addition of amenities like trash cans, bike racks, and handicap parking spaces, plus the repair of existing paved courts. In total, the redevelopment of Simms and Miller parks is expected to greatly enhance the lives of immediate neighbors and increase their appeal to residents across the city.



Public Input survey respondents identified their three (3) favorite parks within the City of Southfield:

1. Carpenter Lake Nature Preserve (66%)
2. Inglenook Park (44%)
3. Civic Center Park (34%)























City Centre Development Plan

Adopted in November of 2016, the Southfield City Centre Vision Plan is the guide for creating a pedestrian-friendly, mixed-use development in the site at the heart of the Southfield City Centre district to help attract and retain professionals, to create and maintain a “sense of place,” and to spur economic development. The City Centre site is located directly across Evergreen Road from the municipal campus, just south of the Upper Evergreen neighborhood. The plan is intended to set the vision for the development of the site by identifying market potential, providing a set of design guidelines and imperatives for development, and offering an illustrative vision of the site’s full potential.

The 2016 retail market analysis conducted by Gibbs Planning Group determined the amount of supportable retail, the type of retail uses that should be encouraged, and the sales volumes that development can achieve in the Southfield City Centre study area. The analysis found that the eight-acre site can presently support up to 183,700 square feet of additional retail and restaurant development, generating as much as \$52.7 million in new sales, potentially growing to \$58.5 million in consumer expenditure by 2021. The demand could partially be absorbed by existing businesses and/or with the opening of 35 to 50 new restaurants and stores.

The 2016 residential market analysis conducted by Zimmerman/Volk Associates found that, from the market perspective, up to 250 rental and for-sale, multi-family housing units can be supported within mixed use redevelopment this site. Based on market preferences, the 250 units would include 203 rental apartments and 47 condominiums in four- or five-story buildings, with retail uses located on the ground floor. The analysis also determined where the households with the potential to move to new housing units in the City Centre District currently live (the “draw area”). Approximately 25% of the market potential are currently living in Southfield, suggesting these residents prefer multi-family housing in a walkable, mixed-use environment but have settled

Legend

-  Single-Family Housing
-  Office Building
-  Attached Condo Building
-  Multi-Family Apartment
-  Hotel and Motel
-  Retail Building
-  Eating and Drinking
-  Educational
-  Health and Social Services
-  Transportation and Utility
-  Parking Garage
-  Delivery Services
-  Library
-  Dormitory Quarters
-  Governmental
-  Leisure Activity
-  Manufacturing
-  Religious and Civic
-  Residential Care Facility
-  Warehouse and Storage
-  Wholesale Trade
-  Other



3-D View of City Centre Buildings Classified
According to Use

for something else in the short term. Ultimately, the City Centre Development Plan yielded the following concept plan, expressed graphically. By interweaving all of these elements, this concept is consistent with the market demand for retail and residential in a mixed-use environment in four to five story buildings. Furthermore, this concept aligns with the City of Southfield's master plan which envisions the City Centre area as the "business hub" of the city by fostering a dense, walkable, mixed-use district that will continue to attract and retain businesses and employees.

Map 17. City Centre Trail Map

MAP LEGEND

The numerical keys for locations of highlighted works of Public Art (PA) and Cultural Sites (CS) are noted in the map legend and locations are marked on the map.

For a descriptive list of all works of Public Art and all Cultural Sites located along Southfield City Centre Trail, download the PocketSights app to your mobile device and search "Southfield, Michigan." Two guided tours are available.

FREE-STANDING RESTAURANTS

- S-1: TGI Fridays
26299 Evergreen Road
- S-2: Kerby's Koney Island
25050 Northwestern Highway
- S-3: Wendy's
24999 Northwestern Highway

SHOPPING DISTRICTS

- S-4: Shoppes at Park Place
25203 to 25309 Evergreen Road; for complete listing, visit grandsakwa.com/property/shoppes-at-park-place
- S-5: City Centre Plaza
25100 Evergreen Road
- S-6: City Centre II
25200 Evergreen Road
- S-7: Evergreen Atrium Marketplace
26221 Evergreen Road
- S-8: Travelers Terrace Retail Center
26555 Evergreen Road

HOTELS

- H-1: Detroit Marriott Southfield
27033 Northwestern Highway | 248.356.7400
- H-2: Courtyard By Marriott Detroit Southfield
27027 Northwestern Highway | 248.358.1222
- H-3: Comfort Suites Southfield
24977 Northwestern Highway | 248.357.9990
- H-4: Holiday Inn Express & Suites - Southfield
25100 Northwestern Highway | 248.350.2400
- H-5: Westin Southfield Detroit
1500 Town Center | 248.827.4000
- H-6: Sonesta Simply Suites Detroit - Southfield
1 Corporate Drive | 248.945.0010
- H-7: Staybridge Suites & Hampton Inn
26060 & 26080 Northwestern Highway

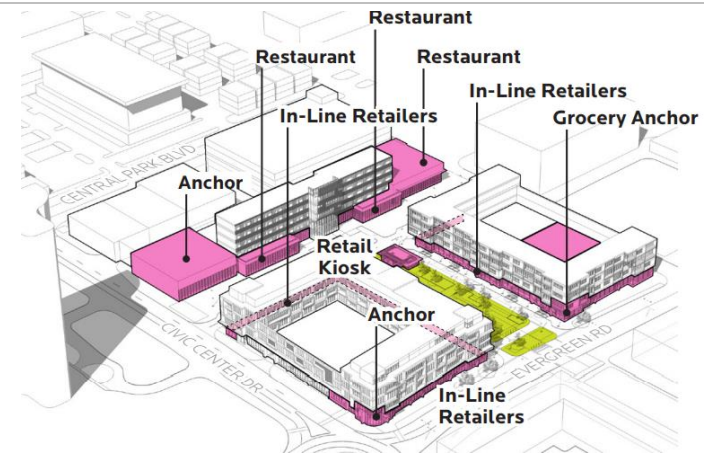


EverCentre

Currently, there is an 8.14-acre site located across from the Municipal Campus at the northwest corner of Evergreen Road and Civic Center Drive. The following schematics were developed to encourage higher density mixed-use development at the subject site. Public Input survey comments indicated interest in pedestrian and festive lighting and pop-up food vendors/kiosks for this property. Additionally, respondents felt that the top three types of development pertinent for inclusion into the future development included restaurants, mixed-use development, and entertainment venues.

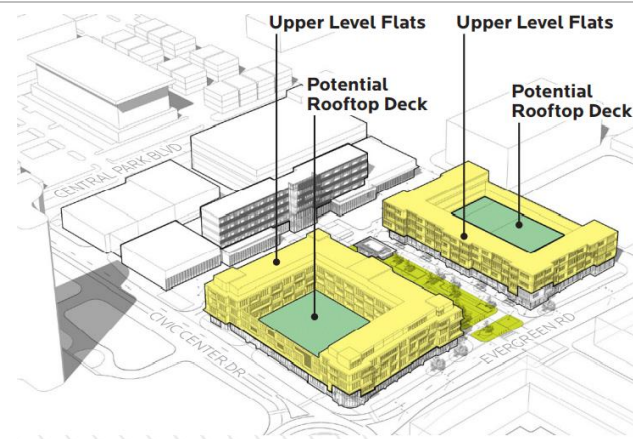
Active Ground-Floor Retail

Throughout the site, the mixed-use buildings illustrate a total of 145,000 square feet of ground-floor retail, helping to create contiguous areas of walkability and street life within the district. Retail is proposed in a mix of formats including anchor retail (10,000-25,000 SF per space), in-line retail (1,500-5,000 SF per space), and restaurants (2,000-7,000 SF per space) to support the demand and needs of both residents and visitors. The selected location of anchor retailers maximizes visibility from Evergreen Road and includes a small-format grocery store.



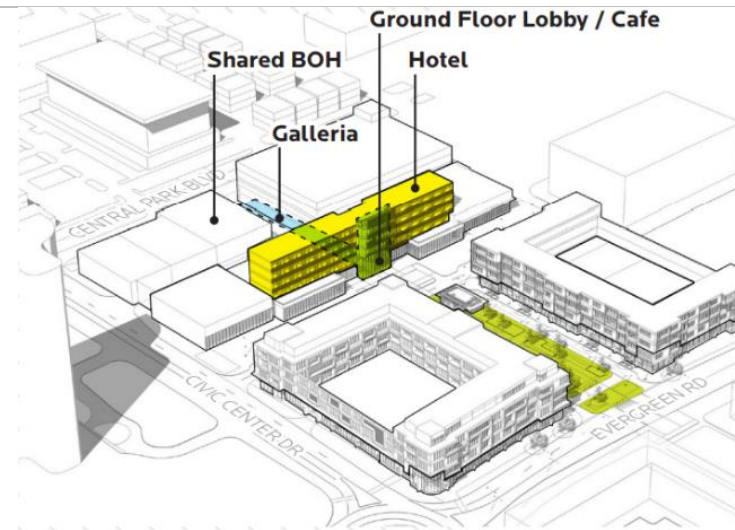
Multi-Family Housing

The proposed concept offers upper level flats (apartments, condos) in a mixed-use environment, offering attractive living options to a diverse market audience, consistent with the residential market analysis conducted as part of this plan. In total, the concept averages 20 residential units per acre, helping create a critical mass within the district that will be able to support and be supported by the proposed mix of retail, commercial, and restaurant tenants.



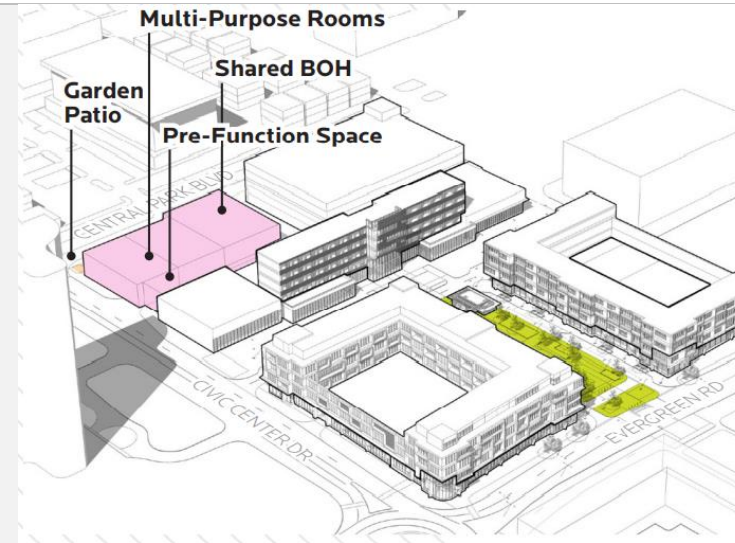
Hotel

A boutique hotel would be one of the region's few hospitality locations within a walkable mixed-use environment. The illustrated design introduces a unique architectural component intended to frame the public park, reinforce view corridors and pedestrian connections, and offer a year-round galleria to be activated with retail and public programming. Four upper levels provide +/- 125 rooms over a ground-floor lobby and retail, offering excellent views of the park and the convenience of places to eat, shop, and relax within walking distance during visitors' stay



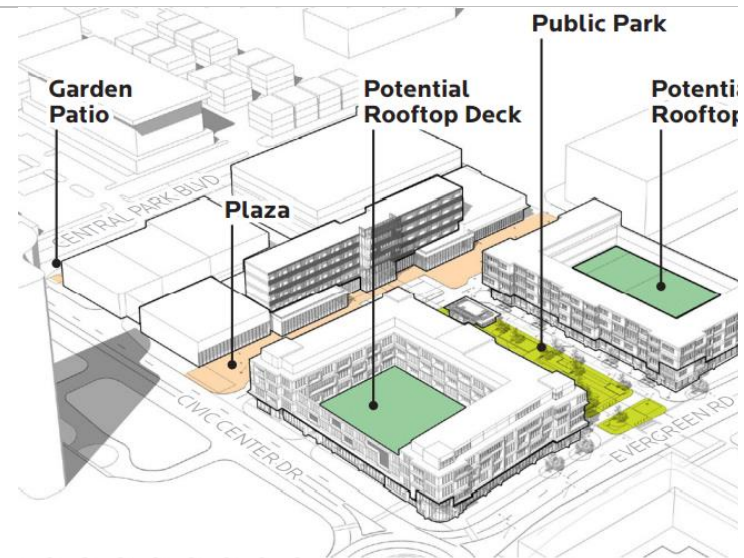
Flex Space

"Flex space" is provided in response to the City's desire to offer a flexible community-oriented component. This +/- 30,000 SF space is designed in concept to include multi-purpose rooms, pre-function space, and utilize a shared back-of-house with the hotel to serve a multi-purpose role in the overall development. Potential uses include special event space, performance venue, small business incubator, professional meeting space, and/or classrooms.



Open Space

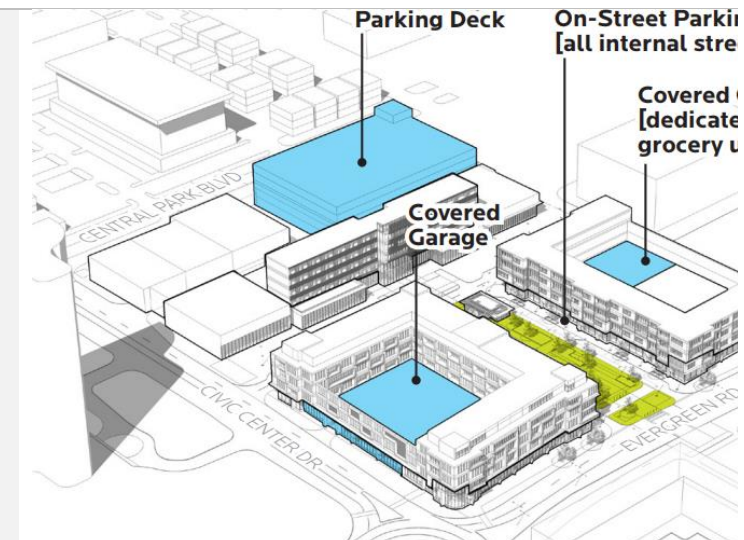
The public park is a town square concept that acts as a central gathering place for the new development and the district as a whole, seamlessly integrating architecture and public life. The park provides +/- 28,300 SF of public open space, activated by ground-floor retail and regular programming. Opportunities for additional open space within the development include plazas for outdoor seating and dining along the wide sidewalks. Several covered parking areas also provide the potential for rooftop amenity space for residents and vegetated green roofs, screening parking from residents' view and utilizing sustainable design practices



Parking

+/- 1,050 spaces for vehicular parking are provided in multiple formats, including a five-level parking deck (850 spaces), covered garage parking for dedicated grocery (55 spaces) and residential (65 spaces) use, and on-street parallel parking (80 spaces).

Building upon the recent streetscape improvements led by the City of Southfield in the district, this concept further connects streets and assets within the district to establish a highly connected and attractive street network. The streets are designed to enhance their function beyond their use for transportation, allowing them to serve as vibrant public spaces with outdoor dining, movable seating, bike parking, street trees and green stormwater infrastructure, and an intersection of commerce and social activity



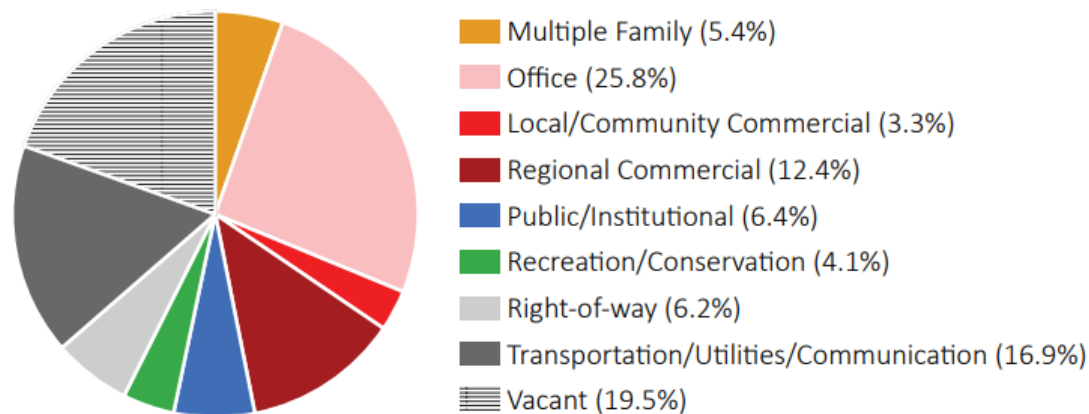
Centrepolis SmartZone Action Plan

Adopted in 2017, the Centrepolis SmartZone Action Plan provides a realistic road map of land use planning, redevelopment, infill development, and specialized areas of development focused on encouraging quality places, entrepreneurial networks, talent and creative business attraction, and positive branding narratives. These components are essential to realizing the goals of new development and local economic growth that supports the growth of the Southfield SmartZone.

The Southfield Centrepolis SmartZone is a 368-acre certified technology park. The original portion of the park is located east of Telegraph Road, west of Inkster Road, and directly adjacent to I-696 in the northwest. The amended and expanded park now includes the 107-acre campus of Lawrence Technological University. As of 2014, the area is primarily zoned RC Regional Center, with some B-2 Planned Business, B-3 General Business, TV-R Television-Radio Office-Studio, OS Office Service, NS Neighborhood Business, and ERO Education Research - Office.

The analysis conducted as a port of the Action Plan found several strengths and weaknesses of the SmartZone district, displayed graphically on Map 18.

Figure 22. Land Use Breakdown within Centrepolis SmartZone

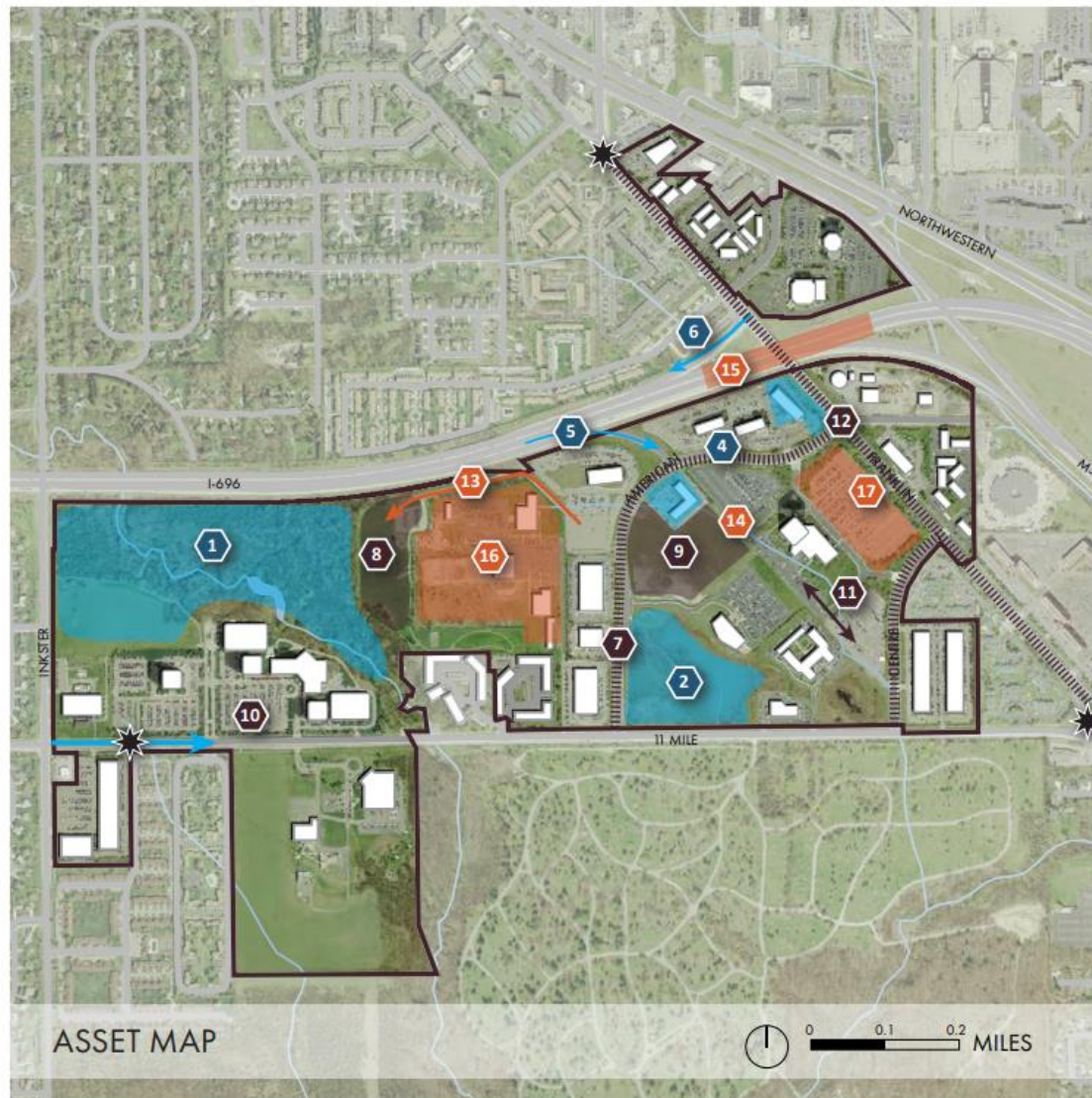


QUICK DEFINITION – “CENTREPOLIS” AND “SMARTZONE”

The Centrepolis Accelerator is a business incubator, housed in Lawrence Tech University, that is on a mission to accelerate the growth of Michigan’s cleantech and advanced manufacturing entrepreneurs by providing access to key business and product development resources.

SmartZones are State designated areas that target the attraction of technology based businesses. SmartZones support high tech ventures such as biotech, information technology and advanced manufacturing. The Southfield Centrepolis SmartZone is developed as integral component of Automation Alley by locating strategic employers, cooperative programs, and initiatives within the zone in order to design a center for jobs and wealth creation. The City received approval from the State of Michigan to amend and extend the term of Centrepolis SmartZone. The amended Development and Tax Increment Financing Plan expands the SmartZone to include the campus of Lawrence Technological University and an additional 234 acres of land contiguous with the original SmartZone. The approval of the Amended Plan also extends the term of the SmartZone for 15 years until Fiscal Year 2033/34.

Map 18. Centrepolis SmartZone Concept Plan



GATEWAYS

- Franklin and Eleven Mile
- Eleven Mile and Inkster
- Franklin and Northwestern



ASSETS

1. Pebble Creek
2. Natural wetlands and boardwalk
3. Business headquarters
4. Hotels
5. Access from eastbound I-696
6. Access to westbound I-696



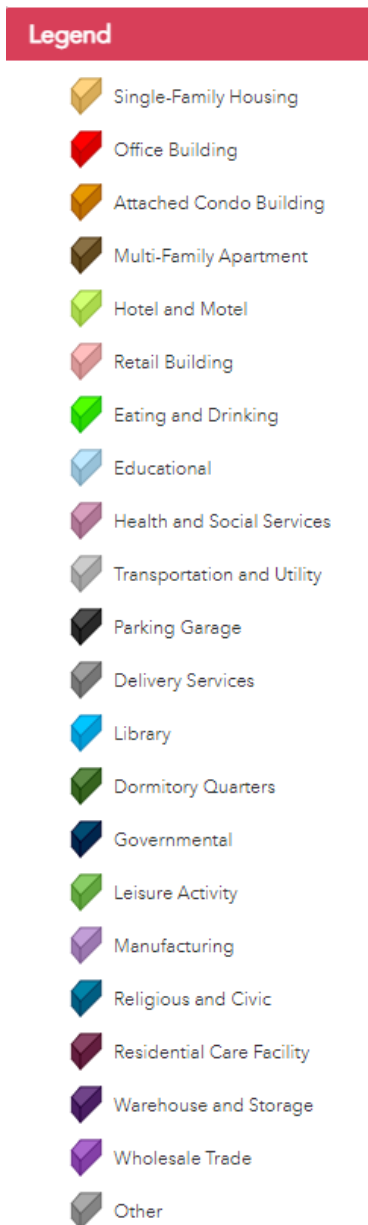
OPPORTUNITIES

7. Wayfinding signage in SmartZone
8. Pebble Creek and Park
9. Key redevelopment site
10. Reuse and infill opportunities
11. Interconnected parking
12. Streetscapes on American, Franklin, and Centre



CHALLENGES

13. Lack of connection/visibility for Pebble Creek Park
14. Lack of amenities and services
15. Physical and visual barrier created by I-696
16. Army Reserve
17. Large surface parking lots



Ultimately, the effort yielded the following action items, which are the joint responsibility of the City and several other agencies, such as LTU:

- 1) Design and implement SmartZone streetscape and gateways at critical locations: Eleven Mile and Inkster, Eleven Mile and Franklin, Franklin and I-696, and American Drive at I-696 exit. Incorporate Centrepolis SmartZone branding into streetscape and gateways
- 2) Enact Zoning Ordinance amendments that support infill and redevelopment
- 3) Design and implement improved pedestrian access to and identification of Pebble Creek Park
- 4) Establish a SmartZone Wireless Access Zone. Use SmartZone Wireless Access Zone as a branding and marketing opportunity
- 5) Implement SmartZone streetscape along American Drive, Franklin Road, and Centre Drive
- 6) Create an area-wide storm-water management system
- 7) Increase existing sidewalk on Eleven Mile Road to a 10-foot wide safety path

Mixed Use Corridor District (MUCD)

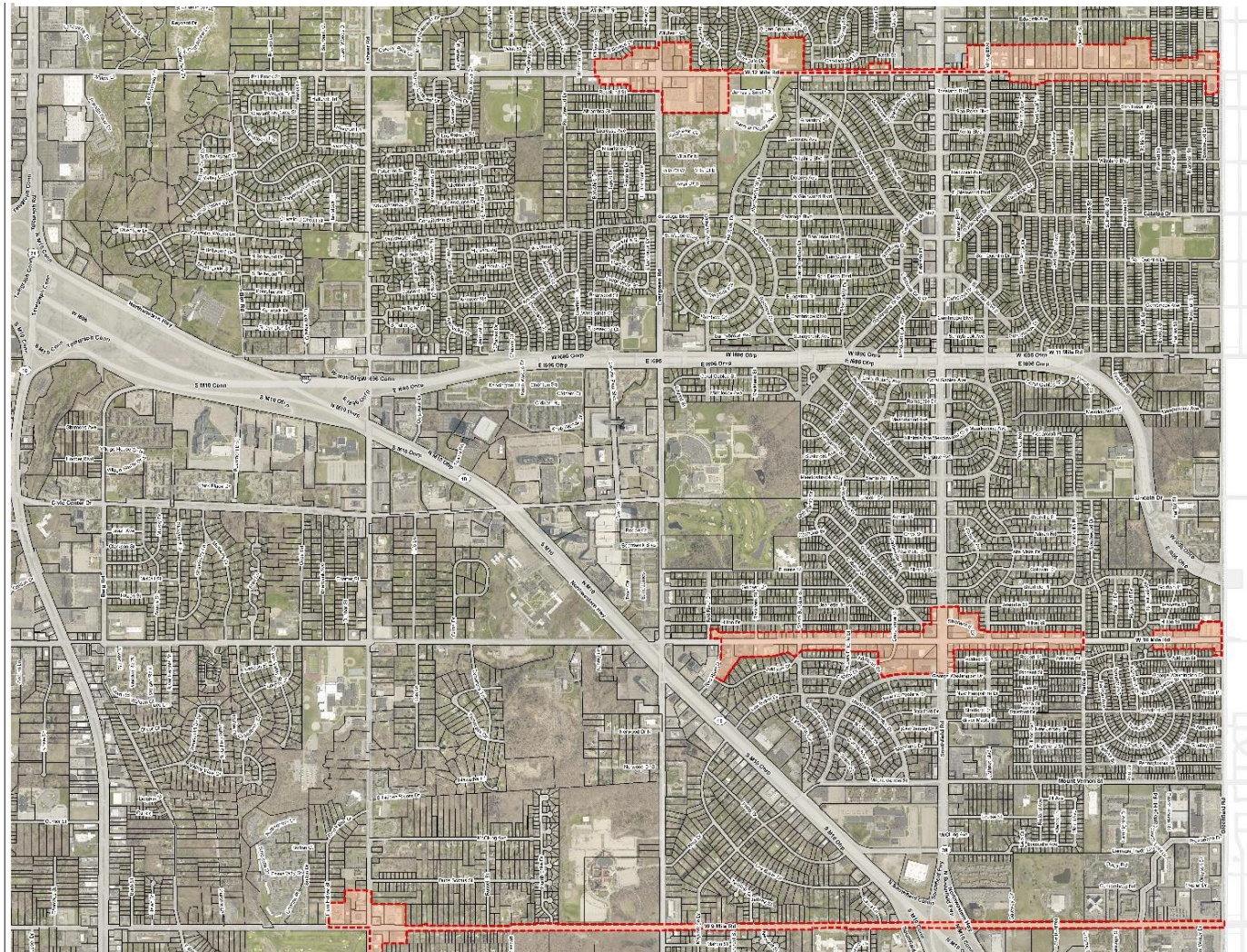
Many of Southfield's "Mile" roads (i.e., Nine, Ten, and Twelve Mile Roads), especially in the eastern portion of the City, contain antiquated office uses on shallow-depth lots. It is the intent of the city to create an innovative and flexible zoning overlay district to encourage adaptive reuse and higher mixed-use redevelopment on these underutilized properties.

The intent of this district is to create a Mixed Use Corridor District (MUCD) regulations for the purposes of: encouraging the use of land in accordance with its character and adaptability; to act as a buffer between adjoining non-residential and residential areas, and to ensure that new development is compatible in use, scale, and design with the transitional function of the District; permit moderate-density, multiple-family residential uses, along with small-scale commercial uses and mixed-use developments that will primarily serve the day-to-day needs of residents in nearby neighborhoods and residential complexes; and encourages innovation in land use planning; providing enhanced housing, employment, walkability, traffic circulation and recreational opportunities for the residents of Southfield; ensuring compatibility of design and use between neighboring properties; and, encouraging development that is consistent with *Sustainable Southfield 2.0*, as amended.



Aging and Underdeveloped Buildings
Lots along Ten Mile

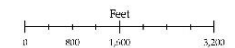
Map 19. MUCD-Eligible Areas in Southfield



- Tax Parcels
- Right of Way
- MUCD



1 inch = 825 feet



Nine Mile Corridor

The Nine Mile Corridor Plan is a year-long project that began in the summer of 2022 and is intended to identify a preferred non-motorized treatment for Nine Mile Road, stretching from I-75 in Hazel Park to I-275 in Farmington Hills. The project came about through a series of meetings with the City Managers from each of the six cities along the corridor, Hazel Park, Ferndale, Oak Park, Southfield, Farmington, and Farmington Hills, to discuss the opportunity for shared recreation assets within Southern Oakland County. Nine Mile Road connects each of these communities with each other, is a locally owned roadway, and is nearby to a number of parks, recreation facilities, neighborhoods, and business districts, making it a perfect corridor to enhance from a non-motorized transportation standpoint.

Map 20. Nine Mile Corridor Plan Study Area



A community survey for the Nine Mile Corridor was conducted from October 17, 2022, to November 28, 2022, that included 727 total responses. 92.45% of users visit destinations along Nine Mile by car, but 32.3% of respondents also travel by bike, 7.4% walk, and 2.1% use public transport. 57.1% of respondents stated that they would use the corridor without car if non-motorized pathways were provided. When asked “what improvements would encourage you to walk and bike more?” the top five responses included: “Places to sit and rest with shade” (48.8%); “Protected Bike Lanes” (47%); “Landscaping and street trees” (46.2%); “Wider sidewalks” (42.6%) and “More public parks and public spaces” (42.5%).

Table 3. Responses to Nine Mile Corridor Survey "What Improvements Would Encourage You to Walk and Bike More?"

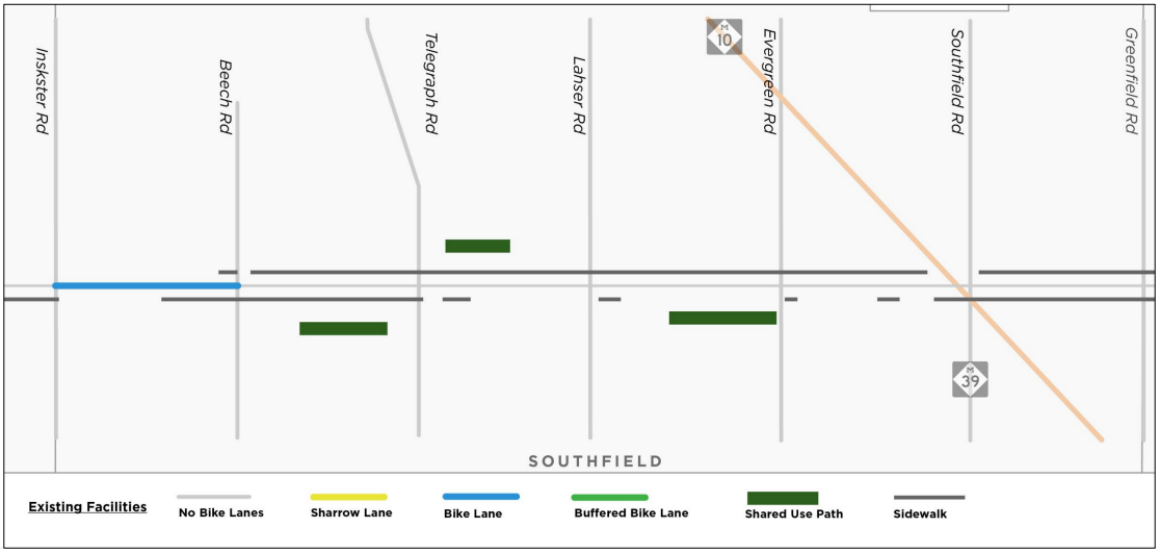
Response	Percentage	Total Responses
Places to sit and rest with shade	48.8%	355
Protected bike lanes	47.0%	342
Landscaping and street trees	46.2%	336
Wider sidewalks	42.6%	310
More public parks and public spaces	42.5%	309
Separated pedestrian and bike paths	40.3%	293
Striped, high-visibility crosswalks	36.0%	262
Public art	32.6%	237
Lighting and emergency call boxes	31.2%	227
Bike repair stations, including air pumps	17.3%	126
Road diets	13.1%	95
Other	13.3%	97

The Nine Mile Corridor Plan will explore the feasibility of a connected non-motorized pathway that will allow residents along the corridor to walk and bike from end to end in a safe and comfortable way. It is also intended to serve as the backbone to a larger non-motorized network that connects each community’s parks, business districts, and other assets together. The outcome of the plan will include a recommended route for the pathway, a preferred facility type, placemaking opportunities, and options to catalyze economic development. Additionally, the plan will include funding opportunities and implementation strategies to assist each community in implementing the shared vision for the Nine Mile Corridor.

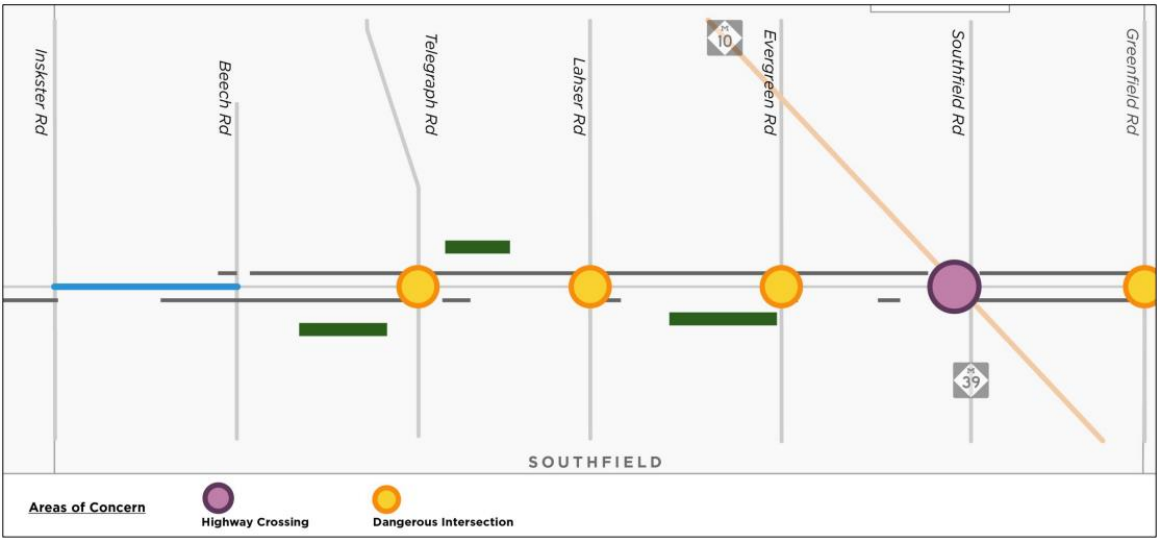
Special emphasis will be given to the Nine Mile Corridor (aka Nine Mile Connectivity, Placemaking, and Recreation Corridor Project) for placemaking, art, signage, pedestrian amenities, street facades, landscaping, and shared-use pathway development. Southfield is working with many adjacent communities to develop a regional “Greenway Corridor” along Nine Mile Road linking the I-75 and I-275 freeways.

In February 2022, the City Council authorized approximately \$319,000 for construction of a ½ mile segment of shared-use (8-10 ft. wide) pathway on the south side of 9 Mile, adjacent to Bauervic Woods Park, from Evergreen Road to Prescott, which was completed in November 2022.

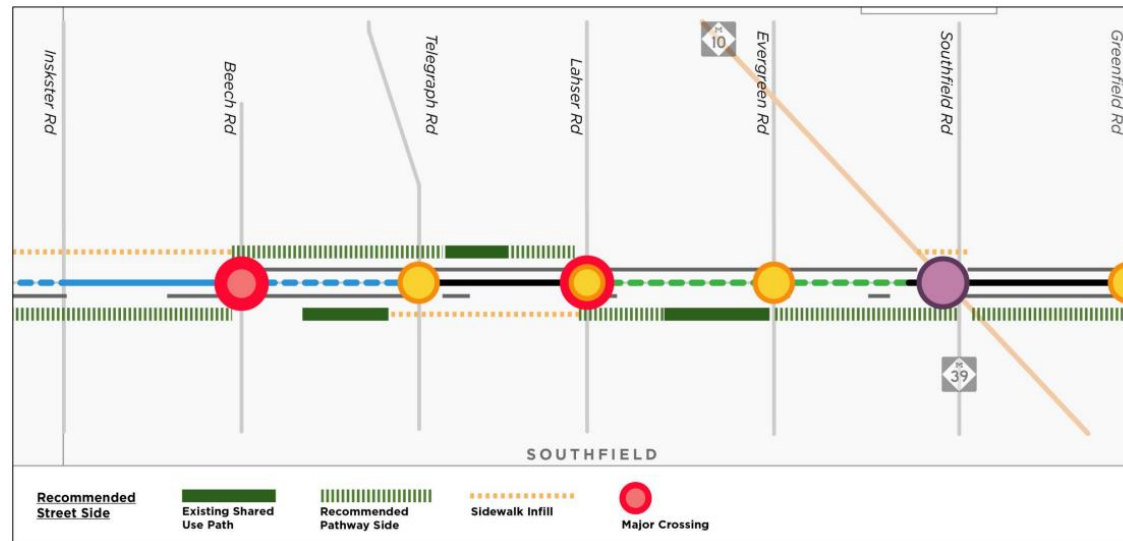
Map 21. Existing Conditions on Nine Mile Road



Map 22. Areas of Concern on Nine Mile Road



Map 23. Recommended Improvements on Nine Mile Road



Map 24. Existing and Proposed Improvements on Nine Mile Road Between Lahser and Greenfield Roads



Goals, Objectives, and Strategies

Goals

- Establish viable and high-quality commercial, residential, and office districts that promote transit and pedestrian-friendly development to connect those districts with each other and the surrounding community
- Provide for high quality, integrated communities providing a diverse range of uses and development to sustain a diverse economy, including offices, retail, entertainment, institutions, services, recreation and leisure, and restaurants
- Respond to a growing market demand for walkable, vibrant communities with convenient transit linkages, proximity to jobs, and access to nearby public services and spaces and activity-oriented destinations
- Continue to implement the individual goals and objectives of each Sub-Area Plan and their key redevelopment areas
- Provide an environment conducive to and support of living, working, shopping, and entertainment
- Strengthen the physical and social connections within and between communities

Objectives and Strategies

- Implement the Nine Mile Corridor connectivity objectives in coordination with adjacent communities (I-75 to I-275)
- Support the Oakland Community College redevelopment project
- Provide for both vertical mixed-use (lower floors of commercial and upper floors residential or office) and horizontal mixed use on an entire block that allows residents to live, work, and play in the same general location
- Improve the public realm through creation of context-sensitive built environment
- Promote development strategies for the rehabilitation and re-purposing of existing structures, conservation, and sustainable/green building design
- Provide for a mixture of land uses, including retail and residential, that help to generate positive pedestrian activity in an area
- Provide for a variety of housing options, including higher density mixed-use developments along our major corridors, where development has been challenging due to shallow lots and obsolete buildings
- Develop shared-use pathways throughout the City to connect users with public transit to key destinations in the City and beyond
- Identify and market opportunities sites for infill to take advantage of existing infrastructure and reduce the need for new facilities
- Target development opportunities to nearby, compatible land uses to shorten trips and facilitate alternative modes of transportation, such as walking, bicycling, and public transit

- Provide a combination of financial and regulatory incentives to mixed-use developers, such as permit fee reductions and expedited approvals, tax abatements, and dimensional bonuses
- Provide regulatory flexibility with regard to building height, housing density, floor area, lot coverage, yard setback, landscaping, and other zoning provisions for mixed-use developments in key areas targeted for growth
- Implement modern parking management tactics, including shared parking, parking reductions and minimum parking eliminations, maximum parking standards, shared vehicles, proximity to transit, valet parking, and bicycle parking



Chapter 8: Public Infrastructure
Art Title: Striving
by Signgraphix & T.E.C. Jr.

Chapter 8: Public Infrastructure

Introduction

Non-Motorized and Motorized Infrastructure

Southfield is a first-ring midwestern suburb, designed in mid-century to reflect the prosperity of a vehicle-centric world. Its land use patterns ignored the needs of pedestrians, providing, at best, a fragmented system with sidewalks too narrow to accommodate both foot traffic and cyclists. And, in areas not serviced by sidewalks, “goat paths” appeared from persistent trudging feet and bicycle wheels. In its modern design, with 75 ft. building setbacks, sea of asphalt parking and fragmented pedestrian system, the city left behind those who couldn’t drive or didn’t own a vehicle. What’s worse, inadequate sidewalks make the city and many neighborhood services inaccessible for pedestrians, individuals with disabilities, wheelchairs, and older adults. 65 years later, the city is still trying to overcome this very auto-dominated land-use pattern.

The City, in cooperation with the Southfield City Centre, has focused on making the City Centre district much more walkable through sidewalk-gap infill, widening of pathways, and building non-motorized connected trails with pedestrian and bicycle amenities. The City Council and residents have recognized this concerted effort and are now applying this formula to other parts of the city. As part of this Master Plan Update, a critical review of land use and zoning regulations are needed to provide more opportunities for basic services within walking distance and adjacent to our neighborhoods.

What Are Complete Streets?

According to Smart Growth America, “Complete Streets are streets for everyone.” They are designed and operated to prioritize safety, comfort, and access to destinations for all people who use the street, especially older adults, people living with disabilities, people who cannot afford or do not have access to a car, and historically underrepresented communities. Complete Streets make it easy to cross the street, walk to shops, jobs, and schools, bicycle to work, and move actively with assistive devices. There is no one design for a Complete Street because each one is unique and responds to community context. A complete street may include sidewalks, bike lanes (or wide paved shoulders), special bus lanes, comfortable and accessible public transportation stops, frequent and safe crossing opportunities, median islands, accessible pedestrian signals, curb extensions, narrower travel lanes, roundabouts, and more.⁵⁹ Although Southfield does not have a formal Complete Streets policy, Planning and Engineering staff use complete street tenants in roadway projects to make sure the city is progressing on its path toward equity for all residents.

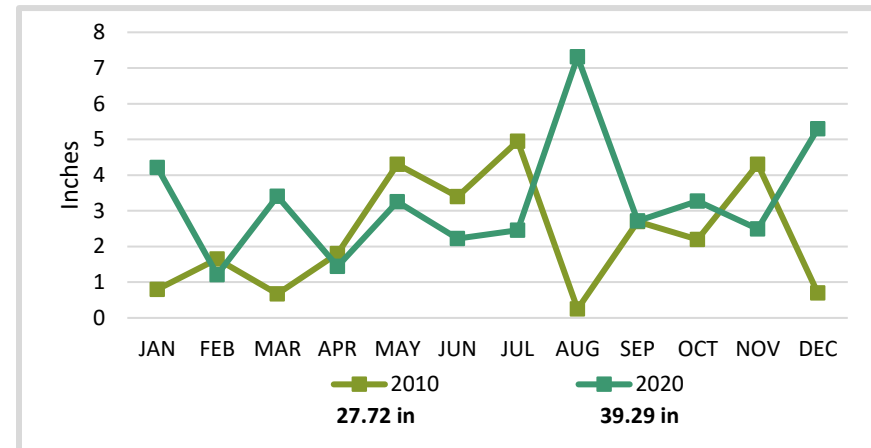
Stormwater and Green Infrastructure

Stormwater infrastructure, which includes green infrastructure, is a form of public infrastructure that often goes unnoticed on a dry day. However, these systems play a vital role in every community, including Southfield, because Michigan is one of the most water-rich and rainy states in the country and getting wetter every year, as shown in Figure 23. Stormwater infrastructure in legacy communities, like Southfield, has traditionally consisted of solely storm drains and pipes, which directly dispose of the water into the Rouge River. However, impervious (vegetated) surfaces that capture stormwater are now broadly considered to be a part of Southfield's stormwater infrastructure system, because they help control floods and naturally cleanse dirty runoff. These features, such as rain gardens, wetlands, and swales, both improve water quality and make the community more attractive by preserving valuable recreation land and wildlife habitat, as well as lowering air temperatures.

The City of Southfield's Storm Water Master Plan exists to guide the management of storm water throughout the City. The first Storm Water Master Plan, developed in 1969, identified areas of the City that could be drained by a system of proposed storm drains. By the late 1990s, much of the original plan had been implemented or was no longer relevant. As storm water management priorities shifted from managing peak flows and controlling flooding, the City updated the Storm Water Master Plan in 2001 and committed to regular updates of the plan every ten years. Over the past ten years, the topic of storm water management has continued to evolve. The link between increased runoff volume (despite managing discharge rate and water quality) and degradation of downstream surface water bodies has become a key issue in managing storm water runoff. Low-impact practices (managing storm water at its source rather than on a site or regional-wide basis) have become a preferred method for managing storm water.

SEMOG's *Green Infrastructure Vision for Southeast Michigan* is a framework that guides the preservation and future implementation of green infrastructure in Southeast Michigan. The vision benchmarks the amount of green infrastructure in the region, identifies future green infrastructure opportunities, and recommends strategic implementation approaches. The Vision details the various benefits of green infrastructure, including economic value, water quality, air quality and recreation.⁶⁰ In 2012, Southfield used the Vision to create local *Low Impact Development (LID) Guidelines* handbook, which promotes building policies designed to improve the health of both the residents and the environment. LID uses the preservation of existing features, landscape-based techniques, and the construction of stormwater treatment best management practices to protect natural functions and water quality.⁶¹ These two documents, as well as Southfield's ordinances, master plan, and internal technical Stormwater Management Plan, guide the future of stormwater infrastructure throughout the city.

Figure 23. Historic Rainfall 2010 vs 2020



Sources: Oakland Water Authority



Definitions













Green infrastructure is defined in two broad categories in Southeast Michigan. First, it includes ecosystems that are present in the natural, undisturbed environment such as wetlands, woodlands, prairies, and parks. The second category includes constructed or built green infrastructure such as rain gardens, bioswales, community gardens, and agricultural lands. Both approaches to green infrastructure are involved in the LID approach to site design.⁶²

Table 4. Low-Impact Design Terminology

<i>LID Term</i>	<i>Definition</i>
Community Garden	Urban and/or residential land used to grow food but can also provide ecological services. Example: Mary Thompson Farm
Conservation Easement	Public and private land designated for conservation in perpetuity.
Critical Habitat or Regionally Significant Feature	Areas unique to Southeast Michigan that are critical to protect and enhance, such as the Detroit River International Wildlife Refuge and the Rouge River corridor.
Rain Gardens or Bioswale	An attractive, sunken landscape filter planted with plants. Rain gardens are designed to absorb storm water run-off from impervious surfaces such as roofs and parking lots
Green Roof	Green roofs are roofs planted with vegetation that absorbs stormwater. Green roofs provide a 50%-90% annual runoff reduction and reduce energy for heating and cooling
Riparian Corridor	Land that exists between water bodies (lakes, rivers, streams, and wetlands) and higher dry upland areas (forests, fields, cities and suburban property).
Wetland	Michigan-designated wetlands, and constructed wetlands or other natural features that provide similar functions
Floodplain	The area of low-lying ground adjacent to a river which flood during storms or after the snow melts
Urban Forest	Areas of tree canopy cover that exist in multiple forms throughout the city, such as woodlots, private landscapes, street trees, and park trees
Permeable Pavement	Paving surfaces that are made of either a porous material that enables stormwater to flow through it, or nonporous blocks spaced so that water can flow between the gaps



Table 5. Benefits of Green Infrastructure

What are the benefits of Green Infrastructure?		
Water Quality		Green infrastructure reduces the amount of polluted stormwater runoff entering our rivers and lakes. In cities with combined sewer systems, green infrastructure is being used to reduce sewer overflows during storms.
Flooding		Green infrastructure can reduce flood risk by slowing and reducing stormwater runoff into waterways.
Water Supply		Harvesting rainwater is good for outdoor irrigation and some indoor uses. Water infiltrated into the soil recharges groundwater and increases flow into rivers.
Quality of Life		Green infrastructure provides aesthetic benefits to the area by increasing the amount of a community's green space.
Recreation		Green infrastructure can provide recreational and tourism opportunities including increased access to hiking, hunting, fishing, and bird watching.
Economic Growth		Green infrastructure can increase residential property values located near trails, parks, and waterways. In addition, green infrastructure is one way to attract and retain the knowledge-based workforce in our region.
Traffic Calming		Green infrastructure techniques along roads can also be used to slow traffic and provide a buffer between the roadway and pedestrians.
Habitat Connections		Green infrastructure can provide needed links in habitat corridors to strengthen and support rare and important plant and animal areas in the community.
Air Quality		Increased vegetation positively impacts air quality through carbon sequestration, the capture of fugitive dust, and removal of air pollutants.
Individual Health		Green infrastructure encourages outdoor physical activity, which can have a positive impact in fighting obesity and chronic diseases.
Public Finances		Green infrastructure can reduce a community's infrastructure costs by using natural systems rather than built systems, and by avoiding building lengthy new stormwater pipes.
Energy and Climate		Implementing techniques such as green roofs, increased tree plantings around buildings, converting turfgrass to no-mow areas, and reclaiming stormwater for use onsite can reduce energy consumption and save money.

Suitable Locations for Different Types of Green Infrastructure

Within the integrated network of green infrastructure are constructed green infrastructure techniques, sometimes referred to as low impact development techniques. This category of green infrastructure includes constructed practices such as rain gardens, bioswales, native plant grow zones, permeable pavement, green roofs and even community gardens.

These constructed practices play an important role within the green infrastructure network providing ecological, environmental, economic, and social benefits. For example, these techniques primarily work to improve water quality by reducing stormwater runoff entering our water resources. However, their characteristics and designs also lead to greater economic value of adjacent properties and improved recreational opportunities with demonstrated habitat enhancements.

The recommended quantity of green infrastructure techniques is linked to the percentage of impervious surfaces in urban areas and sub-watersheds. According to SEMCOG's 2010 data, Southfield's land cover consists of 42.9% of impervious surfaces. High impervious areas result in increased quantities of stormwater runoff pollutants, volume, and flow rates. Regional priorities for constructing these types of green infrastructure techniques include areas with impervious cover greater than 10 percent.

The connection between constructed green infrastructure techniques to improved water quality, higher economic value, reduced infrastructure costs, enhanced recreational opportunities, and advanced social benefits is demonstrated through numerous comparisons. The overarching theme for achieving these benefits starts with incrementally implementing green infrastructure in highly impervious areas. Priority areas for constructed green infrastructure techniques include:

- **Institutional properties** include publicly-owned property such as municipal facilities and complexes, libraries, parks, schools, and universities. The focus within these properties is to further assess opportunities to manage roof runoff and runoff from paved surfaces. Additionally, large open space areas managed as turf may present options for constructing native plant grow zones in areas not generally accessed by the public.
- **Major roadways** are identified by their respective functional classification, but are generally represented by the major arterial roadways, including local, county, and state. Local residential streets are not defined as a primary area of opportunity. Within major roadways, constructing green infrastructure within the rights-of-way, either in existing open space or, where traffic data supports it, implementing road diets with green infrastructure are some of the opportunities.
- **Parking lots**, both publicly-owned and privately-owned, represent a major category of green infrastructure implementation opportunities. Publicly-owned parking lots are included as part of the impervious cover within the institutional properties. Privately-owned parking lots represent the larger commercial areas in the region. Constructing bioretention areas, bioswales, and porous pavement are techniques that can significantly reduce stormwater runoff. From a planning perspective, inverted parking lot islands can double as bioretention areas when coordinated with engineering design.
- **Riparian corridors** are a consistent focus of opportunity throughout this vision. Expanding the forest and vegetated buffer adjacent to local streams improves the local stream corridor, leading to higher quality stream habitat and aquatic diversity ([SEMCOG](#), 2014).

Drinking Water and Sanitary Sewer Infrastructure

The City of Southfield purchases water from the Southeastern Oakland County Water Authority (SOCWA) at eleven locations. SOCWA provides Great lakes Water Authority (GLWA) water through its member distribution systems to a population of 210,000 within a 56 square mile area. Current members are Berkley, Beverly Hills, Bingham Farms, Birmingham, Clawson, Huntington Woods, Lathrup Village, Pleasant Ridge, Royal Oak, and Southfield.

Southfield's source water comes from the Detroit River, situated within the Lake St. Clair, Clinton River, Detroit River, Rouge River, Ecorse River, watersheds in the U.S. and parts of the Thames River, Little River, Turkey Creek and Sydenham watersheds in Canada. The sources of drinking water (both tap water and bottled water) include rivers, lakes, streams, ponds, reservoirs, springs, and wells. As water travels over the surface of the land or through the ground, it dissolves naturally occurring minerals and, in some cases, radioactive material, and can pick up substances resulting from the presence of animals or from human activity. Contaminants that may be present in source water include:

- **Microbial contaminants**, such as viruses and bacteria, which may come from sewage treatment plants, septic systems, agricultural livestock operations, and wildlife.
- **Inorganic contaminants**, such as salts and metals, which can be naturally occurring or result from urban storm water runoff, industrial or domestic wastewater discharges, oil and gas production, mining, or farming.
- **Pesticides and herbicides**, which may come from a variety of sources such as agriculture, urban storm water runoff, and residential uses.
- **Organic chemical contaminants**, including synthetic and volatile organics, which are by-products of industrial processes and petroleum production, and can also come from gas stations, urban storm water runoff and septic systems.
- **Radioactive contaminants**, which can be naturally occurring or be the result of oil and gas production and mining activities.

In order to ensure that tap water is safe to drink, EPA prescribes regulations, which limit the number of certain contaminants in water provided by public water systems. The Food and Drug Administration (FDA) regulations establish limits for contaminants in bottled water, which must provide the same protection for public health. EGLE, in partnership with the U.S. Geological Survey, the Detroit Water and Sewerage Department, and the Michigan Public Health Institute, performed a source water assessment in 2004 to determine the susceptibility of GLWA's Detroit River source water for potential contamination. The susceptibility rating is based on a seven-tiered scale and ranges from very low to very high determined primarily using geologic sensitivity, water chemistry, and potential contaminant sources. The report described GLWA's Detroit River intakes as highly susceptible to potential contamination. However, all four GLWA water treatment plants that service the city of Detroit and draw water from the Detroit River have historically provided satisfactory treatment and meet drinking water standards.

Current Conditions

Non-Motorized and Motorized Infrastructure

As conduits for pedestrians and connections to vital services, non-motorized assets are some of the most important resources in any community. The cost of building and maintaining these facilities, their importance to society, and the investment made by the community all place a high level of responsibility to plan, build, and maintain these assets efficiently and effectively.

Non-Motorized

Bike facilities include bike-share stations, bike repair stations and bike racks. The Southfield City Centre District currently supports 9 bike stations, 27 bikes, 3 bike repair stations, and dozens of bike racks throughout the district and City. Further, the Zoning Ordinance requires that all new development and major redevelopment install one bike rack that can accommodate at least four bicycles. Schools and Universities are required to install more based upon their student population.

City of Southfield 2019 Non-Motorized Asset Management Plan

At the request of City Administration and the City Engineer, OHM prepared a plan in 2019-20 describing the City of Southfield's non-motorized assets, conditions, and Capital Improvements. Overall, the City's non-motorized network consists of approximately 34 miles of non-motorized facilities, of which 17 miles are on-street and 16 miles are off-street. It should be noted that there are also approximately 170 miles of sidewalks within Southfield's subdivisions. However, these assets are considered part of the City's pedestrian facilities, and as such, are to be maintained by the adjacent property owner, per the City's sidewalk repair ordinance.

The condition of Southfield's on-street and off-street facilities break down as follows:

- Approximately 50% of Southfield's on-street non-motorized facilities are in poor condition. Of the remaining paths, most are in good condition (38%) and a small percentage (6%) are in fair condition.
- Approximately 60% of the City of Southfield's off-street non-motorized facilities are in good condition, while 25% are rated fair, while 14% are rated in poor condition.

STUDY: BIKE SHARE SAVES THE U.S. 436 MILLION PUBLIC HEALTH DOLLARS EVERY YEAR BY KEA WILSON

"The long-term health benefits of using bike share vastly outweigh the short-term risks, even in the most polluted and car-dominated U.S. cities, a new study finds — and cities who invest in reducing those risks by loosening car dominance can save even more lives *and* millions in precious public health dollars.

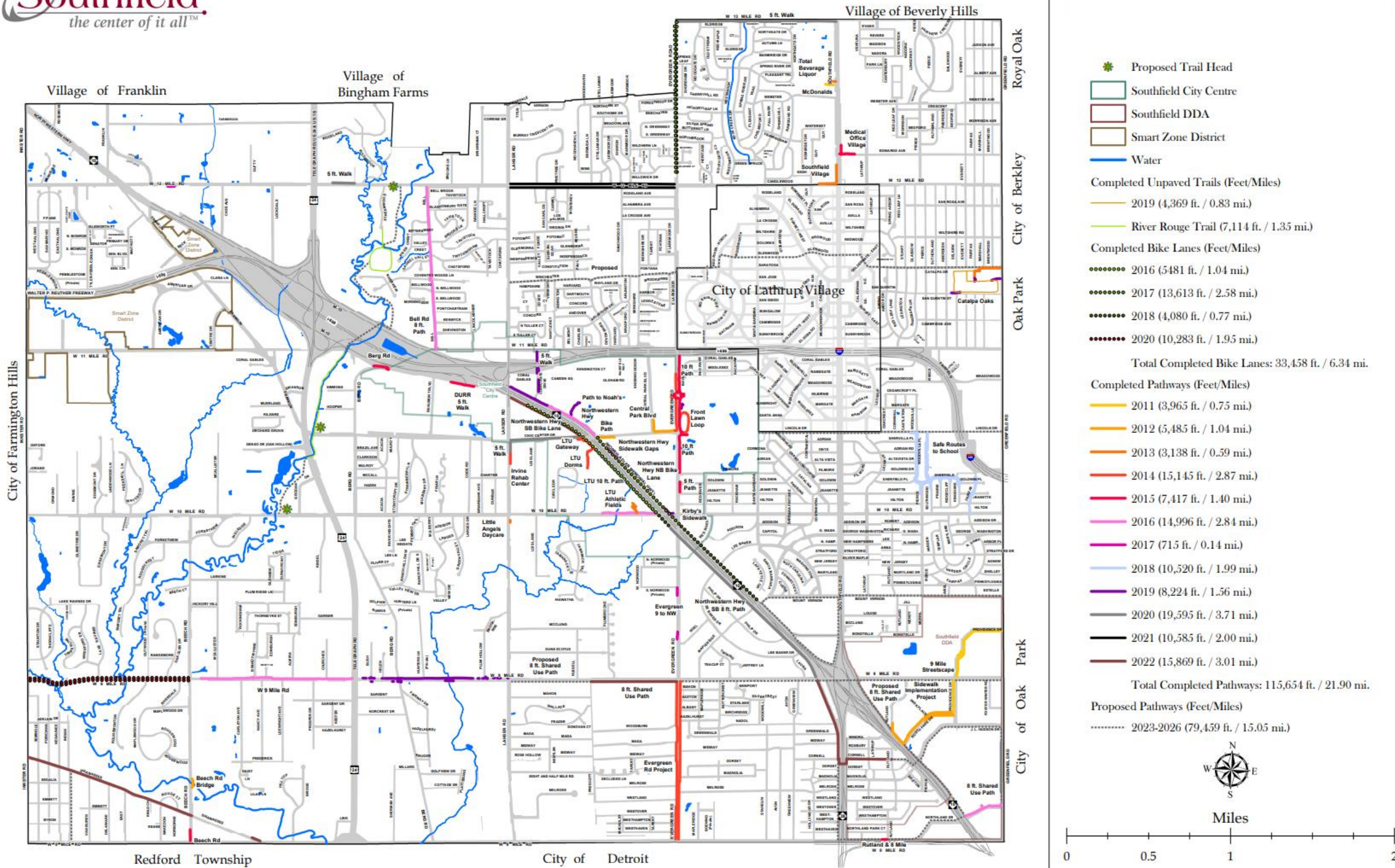
Riders themselves were saved a collective total of 737 "disability adjusted life years," or years spent living with debilitating health conditions such as cancer, dementia, and ischemic heart disease, thanks to the preventative power of active transportation.

Famously, zero American residents died on bike share vehicles from 2007 through 2014, and deaths on the mode are still rare.

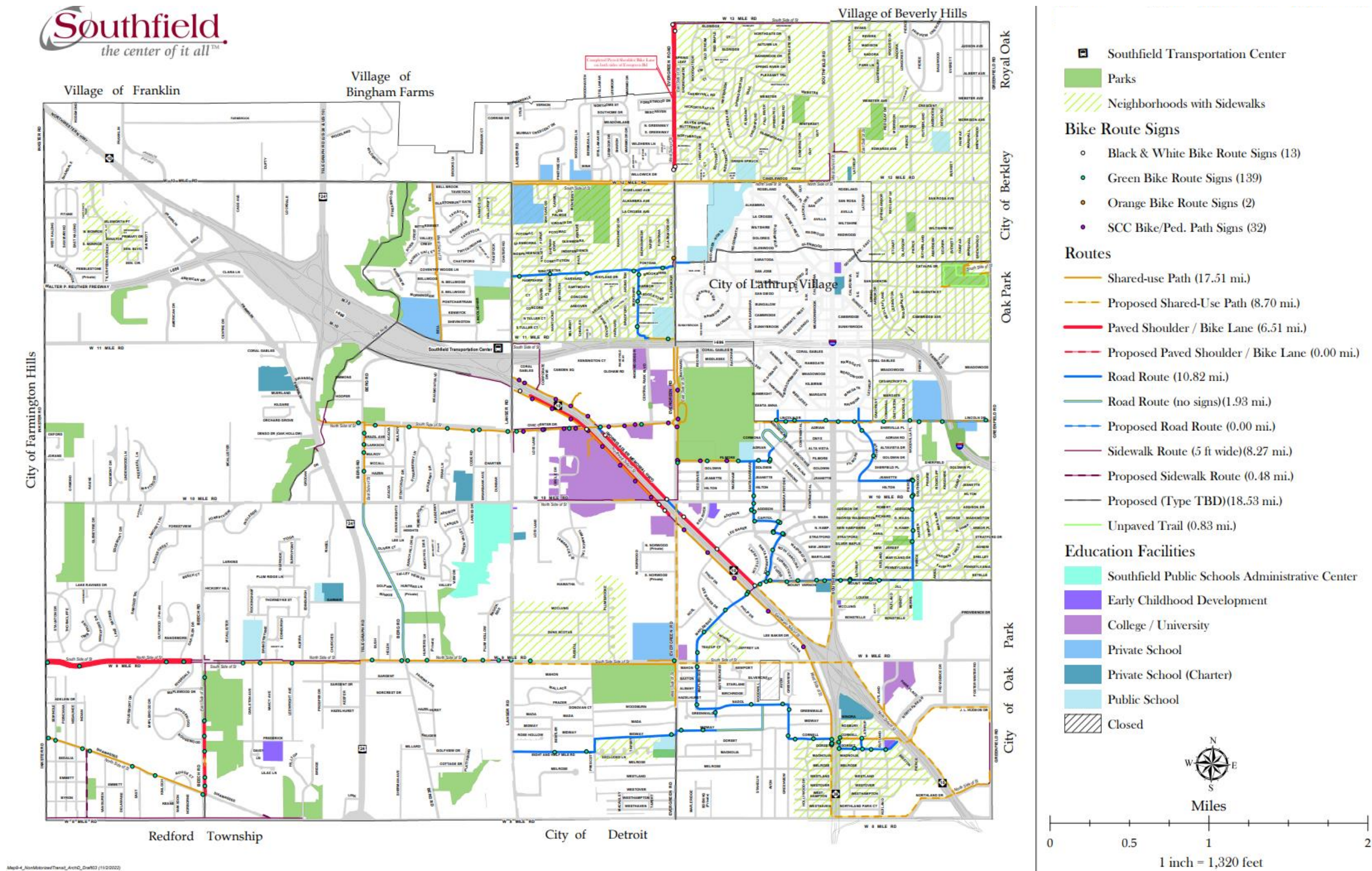
"The more [bike share] users we attract, and the more we improve the street environment, the more we increase the public health benefits."

(Source: STREETS BLOG USA, July 23, 2021)

Map 22. New Pedestrian and Bike Pathways Since 2011



Map 23. Existing and Proposed Non-Motorized Transportation Plan



Motorized

Road Quality

Southfield completes a pavement condition evaluation every two years using the Pavement Surface Evaluation and Rating (PASER) system, a 1 to 10 scale with 10 being a newly constructed surface and 1 being a completely failed surface. Southfield groups PASER scores into categories of good (6-10), fair (4-5), and poor (1-3) when prioritizing road projects. The most recent evaluation was completed in 2020. The current estimated spring 2022 conditions for Southfield's overall Road Network is 51% good, 27% fair, and 22% poor. This is consistent with the projections assumed in 2014, when the Southfield Road Bond was passed by voters. The Road Bond dollars are expected to be fully expended after the completion of 2022 road projects. A continued investment level of \$6M - \$7M annually is needed to slightly improve Southfield's Road Network while preventing "failed" roads from staying in that category for more than 10 years.

Safe Streets for All

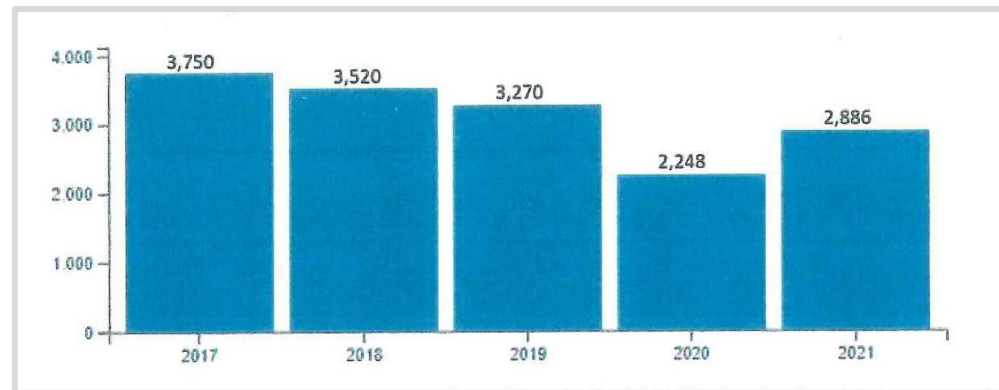
The U.S. Department of Transportation administers the Safe Streets and Roads for All (SS4A) discretionary program. Established by the Bipartisan Infrastructure Law (BIL), the program will provide \$5-6 billion in grant monies over 5 years to qualifying entities (including cities) in order to prevent roadway deaths and serious injuries. Development of a "Comprehensive Safety Action Plan" is required to receive planning, design, or development support, and implementing projects identified within the Action Plan are eligible for funding. To access these funds, the city must:

- Develop a Comprehensive Safety Action Plan
- Conduct planning, design, and development activities in support of the Action Plan
- Carry out projects and strategies identified in the Action Plan:
 - **Implementing improvements** along an expanded multimodal network of reconfigured roads with separated bicycle lanes and improved safety features for pedestrian crossings.
 - **Applying low-cost safety treatments** such as rumble strips, wider edge lines, flashing beacons, and better signage along high-crash rural corridors.
 - **Conducting speed management projects** such as implementing traffic calming road design changes and setting appropriate speed limits for all road users.
 - **Installing safety enhancements** such as safer pedestrian crossings, sidewalks, and additional lighting for people walking, rolling, or using mobility assistive devices.
 - **Addressing alcohol-impaired driving** along key corridors through education, outreach, and publicized sobriety checkpoints on weekends and holidays.
 - **Making street design changes** informed by culturally competent education and community outreach.
 - **Creating safe routes to school and public transit services** through multiple activities that lead to people safely walking, biking, and rolling in underserved communities.

SEMCOG City of Southfield Traffic Crash Data

Within the city limits there are a total of 6,152 miles of public road (including boundary roads). SEMCOG utilizes crash data from the Michigan State Police Criminal Justice Information Center, Michigan Geographic Framework, and ACS and U.S. Census 2020. Between 2017 to 2020, there was an overall decreasing trend in the number of crashes within Southfield, with an increase in 2021; however, this trend was impacted by the effects of COVID-19 and the subsequent closure of schools and businesses. This trend was experienced by the SEMCOG region and Oakland County as well. Similarly, the different categories within crash severity, crash type, and crash involvement have also generally experienced the same trend.

Figure 24. City of Southfield Traffic Crashes, 2017-2021



Sources: SEMCOG Crash and Road Data Dashboard

The highest percentage crash type within Southfield is Rear-End crashes (41.4%) which was 7% higher than the region (34.4%), followed by Sideswipe crashes (19.7%) which was slightly higher than the region (18.3%) and Angle or Head-on/Left-turn (19.4%) which was lower than the region (20%). Young drivers (16 - 24) were involved in 31.1 % of the crashes that appeared in Southfield which was basically the same percentage compared to the regional level (31.5%), intersections involvement accounted for 23.5%, which was much lower than the region (33.6%), and older drivers (65 and older) were involved in 19.6% of crashes which was also lower than the regional number (16.6%).

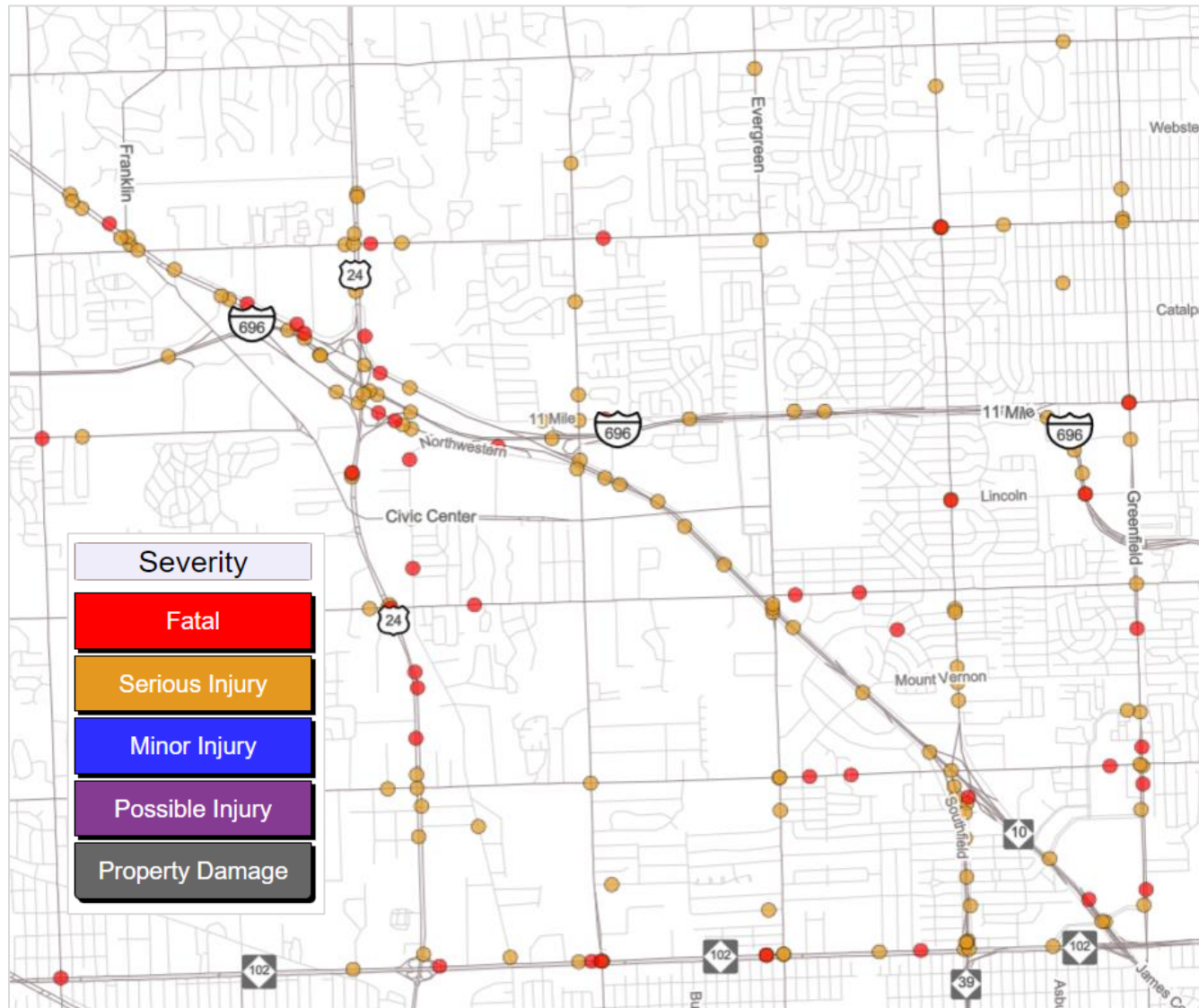
The intersection with the highest crash frequency is located at Southfield Road and Ten Mile Road. This location is ranked No. 4 in the county and No. 9 in the region for the highest frequency intersections. From the data between 2017 and 2021, 49.2% of the crashes happened at this location are Rear End crashes, and the most significant factors continue to the crashes (excluding Intersection) are Young Driver 16-24 (31.6%) and Older Driver 65 and older (21.7%). Even though the intersection had high number of crashes, 79.5% of those crashes result in property damages only, and the rest were listed in the Other Injury category, which indicates that no fatal or serious injury occurred at the location between 2017-2021. It is likely that the increase in crashes in between 2020 and 2021 was caused by the pandemic. However, it is unknown whether the increasing trend will continue or if we have reached a state of equilibrium and 2021 crash data represents the "new normal." The top 10 highest crash intersections and road segments located in Southfield are mainly comprised of the Mile Roads, Telegraph Road (US-24), Southfield Road, and Greenfield Road. These roads typically have high speed limits and are all classified as Arterial roadways, representing the major roads with some of the highest volumes in the city boundaries.

Table 6. High Frequency Intersection Crash Rankings

Local Rank	County Rank	Regional (SEMCOG) Rank	Intersection	Annual Average (2017-2021)
1	4	9	Southfield & Ten Mile	48.8
2	13	23	Twelve Mile & Telegraph	42.2
3	21	47	Twelve Mile & Southfield	36
4	46	116	Twelve Mile & Telegraph	29.4
5	53	138	Southfield & Thirteen Mile	28.4
6	73	191	Twelve Mile & Greenfield	25.4
7	77	208	Southfield & Mount Vernon	24.6
8	78	218	Lasher & Eleven Mile	24.2
9	87	244	Twelve Mile & Lasher	23..4
10	91	251	Greenfield & Eleven Mile	23.2

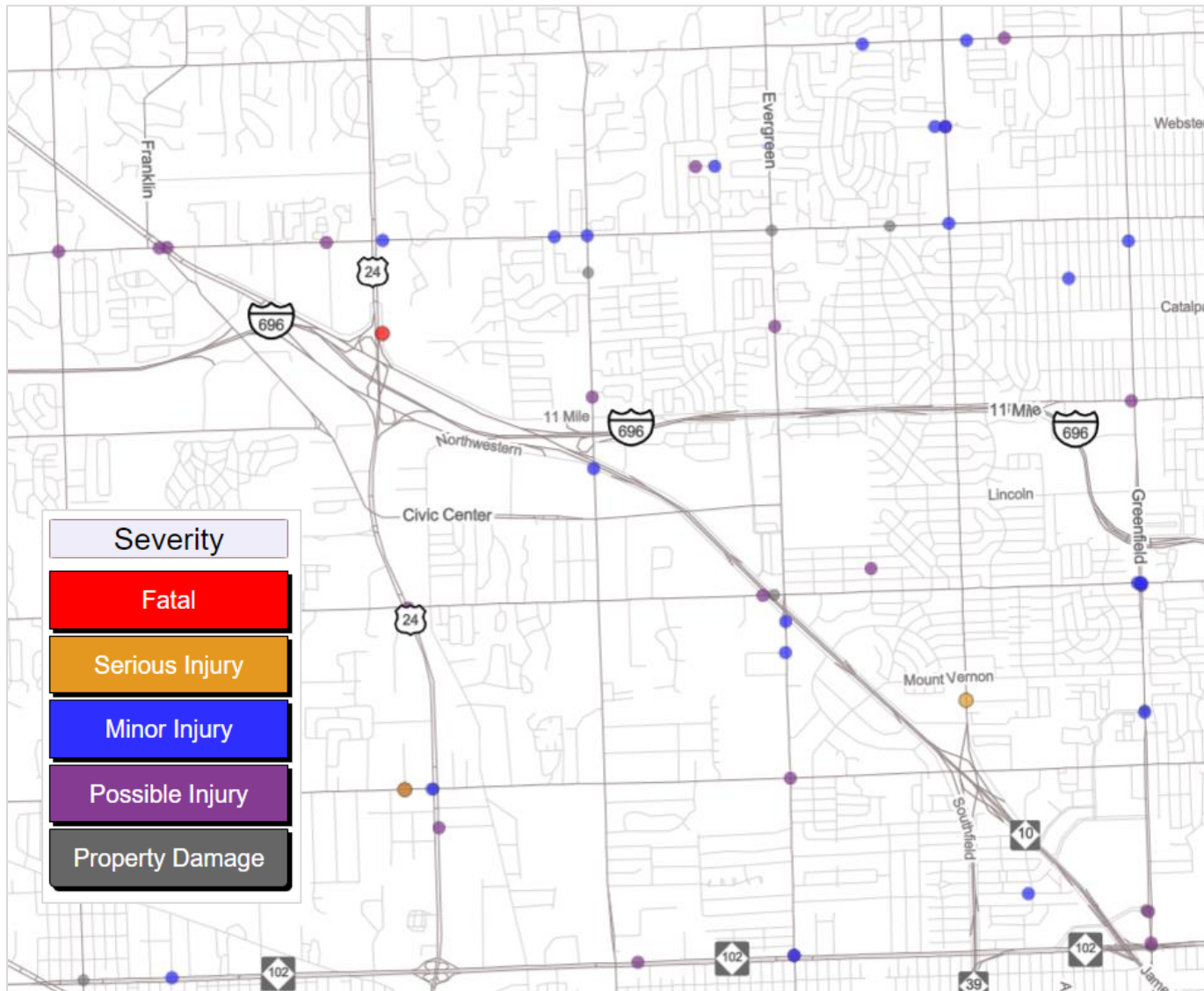
Intersections are ranked by number of traffic crashes and rankings do not account for traffic volume.

Map 27. 2017-2021 Fatal and Serious Crashes



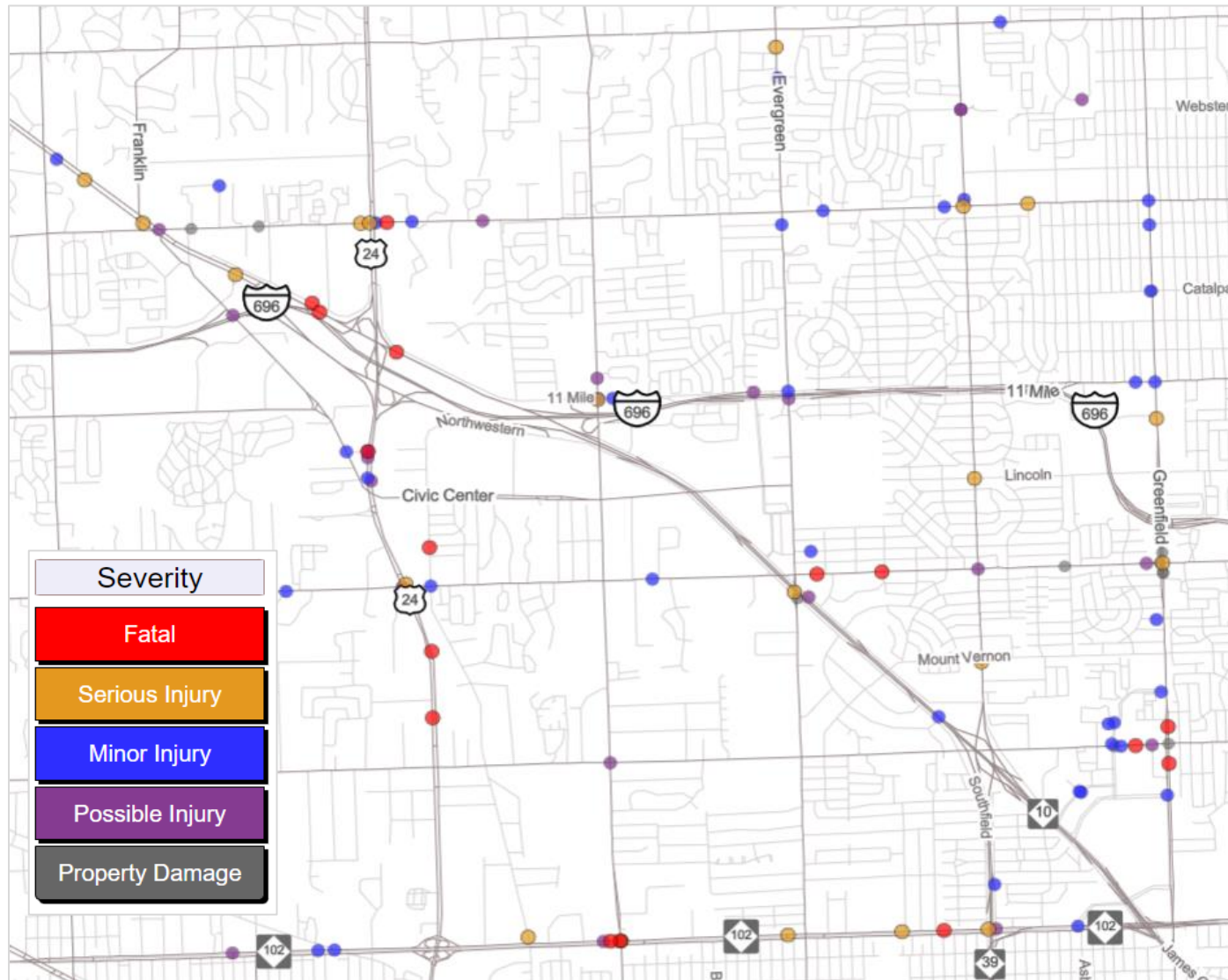
Source: SEMCOG Crash Viewer

Map 28. 2017-2021 Bicycle Crashes



Source: SEMCOG Crash Viewer

Map 29. 2017-2021 Pedestrian Crashes



Source: SEMCOG Crash Viewer

Vision Zero

Vision Zero is a strategy to eliminate all traffic fatalities and severe injuries, while increasing safe, healthy, equitable mobility for all. For too long, we've considered traffic deaths and severe injuries to be inevitable side effects of modern life. While often referred to as "accidents," the reality is that we can prevent these tragedies by taking a proactive, preventative approach that prioritizes traffic safety as a public health issue.

Vision Zero recognizes that people will sometimes make mistakes, so the road system and related policies should be designed to ensure those inevitable mistakes do not result in severe injuries or fatalities. This means that system designers and policymakers are expected to improve the roadway environment, policies (such as speed management), and other related systems to lessen the severity of crashes. Vision Zero is a multidisciplinary approach, bringing together diverse and necessary stakeholders to address this complex problem. Vision Zero acknowledges that many factors contribute to safe mobility — including roadway design, speeds, behaviors, technology, and policies — and sets clear goals to achieve the shared goal of zero fatalities and severe injuries.

Stormwater and Green Infrastructure

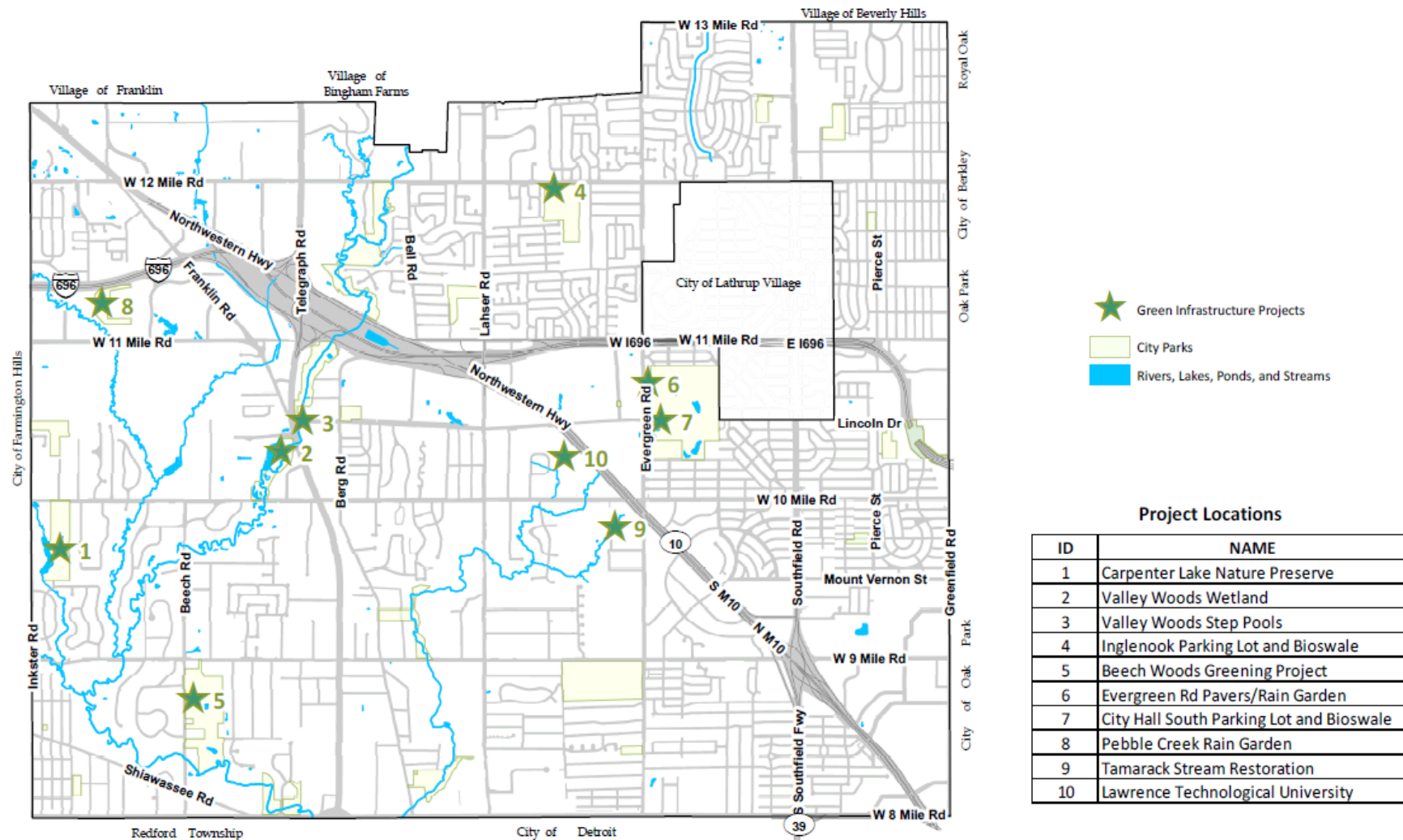
Southfield has both a traditional stormwater system and several locations with new green infrastructure projects. The stormwater system is partially combined with the sanitary sewer system, which means that excess stormwater flows into the sanitary sewer during heavy rain events and the combined stream is dumped into the Rouge River. Combined systems were very popular to build in the early 19th century, and many Michigan communities still have them, despite the pollution they dump into shared waterways during storms. As such, the City of Southfield is pursuing incremental system separations, which detach the sanitary sewer pipes from storm sewer pipes, reducing both pollution in the river and the risk of basement back-ups due to overflows during large rain events. For more detail on recent separation projects, please see the Current Projects and Initiatives section below.

Currently, the City of Southfield has 8 locations with municipally constructed green infrastructure, which all help capture and absorb rainwater before it has a chance to become polluted and run directly into the Rouge River. These projects are:

- [Carpenter Lake Nature Preserve](#): Permeable Pavers, Bioswale, and Wet Meadow
- [Valley Woods](#): Wetland and Step Pools
- Inglenook: Permeable Parking Lot and Bioswale
- [Beech Woods](#): Greening Project
- [Evergreen Road](#): Permeable Pavers and Rain Garden
- [City Hall](#): South Parking Lot Permeable Pavement and Bioswale
- Pebble Creek: Rain Garden
- [Tamarack Creek](#): Wetland Restoration Project
- [Lawrence Technological University](#): Green Roof, Rain Gardens, Bioswale, Stormwater Harvesting, Permeable Pavement, and Riparian Buffer Zones

Additionally, the Southfield Public Schools has its own stormwater management program, which focuses on containing stormwater at educational campuses.⁶³ As of 2015, Adler Elementary School, Eisenhower Elementary School, and Southfield-Lathrup High School all had on-site rain gardens as a part of the district's stormwater management efforts.⁶⁴

Map 30. Green Infrastructure Projects



Drinking Water and Sanitary Sewer Infrastructure

Southfield, as a recipient of water from the Great Lakes Water Authority (GLWA), is a part of source-water protection activities that include chemical containment, spill response, and mercury reduction. GLWA participates in a National Pollutant Discharge Elimination System permit discharge program and has an emergency response management plan. In 2016, EGLE approved the GLWA *Surface Water Intake Protection Program* plan. The programs include seven elements: roles and duties of government units and water supply agencies, delineation of a source water protection areas, identification of potential of sources of contamination, management approaches for protection, contingency plans, siting of new water sources, public participation, and public education activities. The City of Southfield works through the department of public works to support these activities and advance the goals of the regional plan.

As of 2022, there are still select homes and neighborhoods (insert map) throughout the City that are not attached to the municipal drinking water and sanitary sewer systems. These properties are under the jurisdiction of the Oakland County Health Division and undergo inspections every three years. When one of these properties has a septic or well failure, they must either replace the failed system or have new pipes are constructed to the property to bring them onto the City water and sewer system.

For all new construction projects or residential connections (after a system failure), the engineering company must follow the Southfield Engineering Department's "Standards Details," which are standardized engineering specifications for water and sewer. The Standard Details encompass most of the elements common to most construction projects. The City's Standard Details were developed to satisfy or exceed the requirements of other agencies such as the Michigan Department of Transportation, the Road Commission for Oakland County, and the Oakland County Drain Commission. These details are included, either by direct use or reference, as a requirement for all infrastructure improvement projects constructed in the City of Southfield.

In 2021, The City of Southfield applied for and received a C2R2 (Consolidation and Contamination Risk Reduction) Grant through the Michigan Department of Environment, Great Lakes and Energy (EGLE) to install new water services in homes not connected to the City's water system in the San Marino Subdivision. The C2R2 Grant will award approximately \$1.22 million to facilitate the connection of new water lead service lines to the remaining 99 homes (of 122 homes) within the San Marino subdivision to the City's water system and also disconnect the remaining 99 homes from the San Marino wellhead currently used for potable water.

Public Art

In 2014, the City Council established a 9-member Southfield Public Arts Commission (the Commission has since expanded to 11 members). This Commission's purpose is "to serve the public interest, convenience, and enjoyment through the promotion of the arts." The ordinance defined "works of art" as:

- Sculpture – in any material or combination of materials
- Painting – all media, including portable and permanently affixed works such as murals and frescoes
- Photography
- Mosaics
- Mixed media – any combination of forms or media including collage
- Water features and fountains
- Streetscape and landscape features and elements, including signage, lighting, benches, clocks, kiosks, and planters.

In 2016, City Council established a public art requirement for all new real estate projects. Under this ordinance, developers are required to pay 0.5% of the total project cost (minimum \$5,000) up to \$12,500 for projects between \$1 million and \$2.5 million and 1% of the total project cost up to \$25,000 for projects in excess of \$2.5 million, to be committed to the procurement and display of public art on the site.

Five exceptions were written into the ordinance:

- Projects with a total cost less than \$1 million
- Renovations of less than \$1 million
- Residential projects containing fewer than four units
- Instances when a developer donates a work of art that is approved by the Public Arts Commission
- Instances when the requirement would be "contrary to law" as determined by the Director of Planning

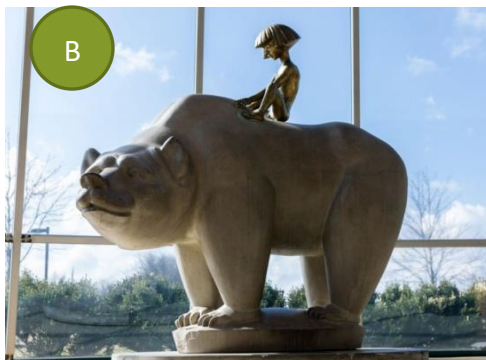
Current Programs and Initiatives

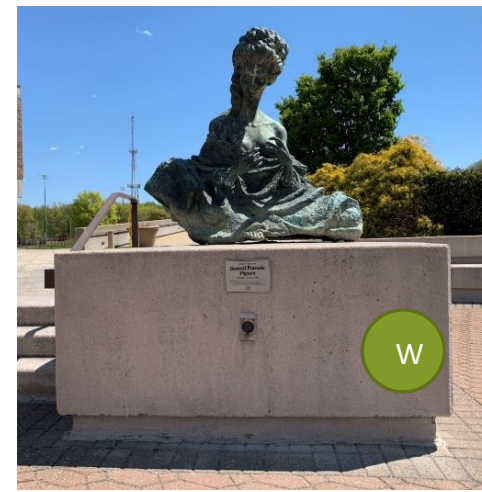
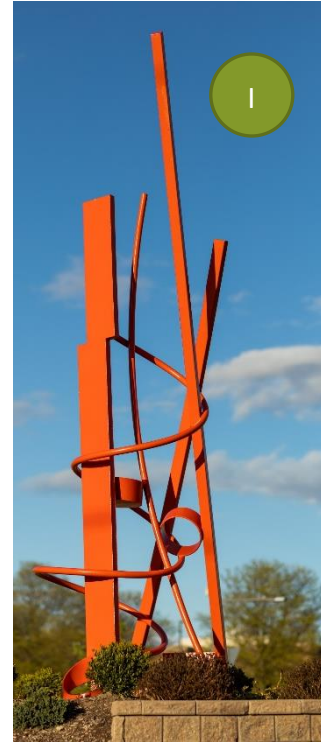
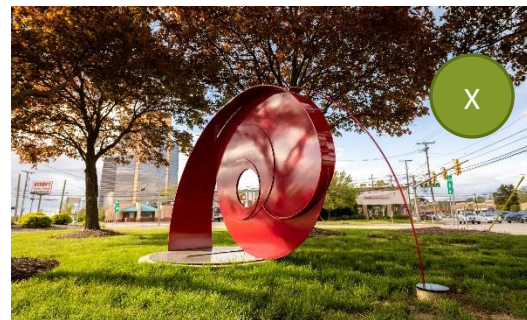
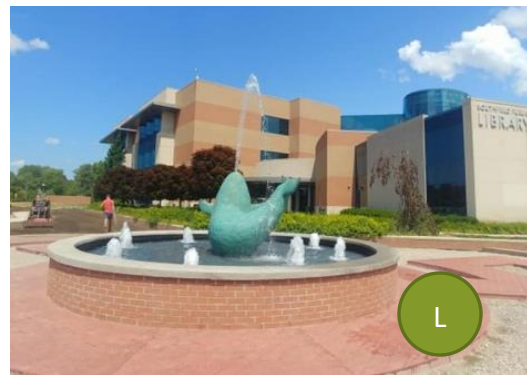
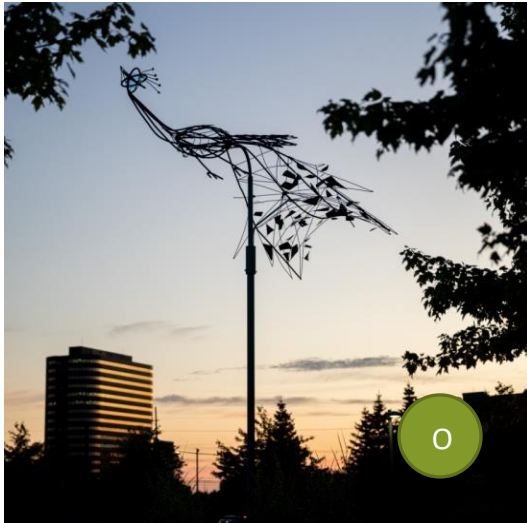
Pedestrian Enhancements

Art Installations

The following art installations have been installed in the Public Realm since 2016:

(A) Boulders at Carpenter Lake	(I) Gratitude	(Q) Prophet
(B) Boy and Bear	(J) Great Lakes Watering Hole	(R) Red Pole Park
(C) C's (Centropolis)	(K) LTU Barrier-Wall Murals	(S) SFLD
(D) City of Southfield	(L) Moby-Dick	(T) Striving
(E) Coasting the Baseline	(M) Motown Mural	(U) Tapestry of Community (in progress)
(F) Diversity	(N) Peace Poles	(V) The Crowd
(G) Endeavor	(O) Peacock	(W) Untitled (Seated Female Figure)
(H) Fins	(P) Pioneer Family II	(X) Yin Yang





Recently constructed along the City Centre Trail adjacent to LTU is a multi-panel mosaic art installation by an acclaimed African American artist, Dr. Hubert Massey, who engaged the community in a paint-by-numbers style collaborative art mural. A 14 ft tall obelisk titled “The Art of Unity” by the same artist is also planned for installation on Eleven Mile Road, east of Lahser.



Dr. Massey, native of Flint, resident of Detroit, chronicled the story of the City of Southfield – past, present, and future – through the Tapestry of A Community installation (for more information, please see the Introduction). To do this, he created three triptychs or massive works of public art, each made up of three large panels for a total of nine panels. The visual narrative is located adjacent to Lawrence Technological University’s portion of the Southfield City Centre Trail. Seven of the panels have been completed.

“My main objective is to celebrate the community at its highest level,” explains Dr. Massey. “To get people excited about wanting to come to Southfield... To get people curious as they drive on the expressway.... ‘What’s that color up there? What’s happening up there?’” Dr. Massey gathered what he calls “data” for his creation from residents at two virtual community forums. His goal is to have residents see themselves and their history in his work of art. “I want to convey to people who are not from Southfield the story of the residents. That’s my main thing.”

Tapestry of a Community



These panels tell the story of Southfield's history, as interpreted by muralist Dr. Hubert Massey. (1) The City of Southfield is situated on ancestral lands of the Potawatomi, an indigenous tribe of Native Americans. Their name, Bodéwadmi in the Ojibwe language, means "Keepers of the Fire." They are one of three tribes who originally lived in what is now the State of Michigan. This panel pays tribute to the Potawatomi and their descendants. (2) Southfield Reformed Presbyterian Church took an early stand against slavery. Founded in 1834, it was a trusted stop on the Underground Railroad. Church members sheltered and escorted enslaved people to freedom in Canada. (3) The granddaughter of a founding elder of the church, Mary Thompson, donated Thompson Farm to the City of Southfield upon her death in 1967. Both the church and the farm are located on Evergreen Road. In 2017, donations from 3,665 community members and a grant from Michigan Economic

Development Corp. initiated the creation of the award-winning Red Pole Park, located north of Civic Center Drive on Northwestern Highway. (4) Established in Detroit in 1861, the Jewish Congregation Shaarey Zedek moved to the City of Southfield in 1962 and built a synagogue with soaring stained-glass windows designed by acclaimed architect Percival Goodman. (5) Lawrence Technological University was founded in 1932 in Highland Park, Michigan, on the principle that every person should have the opportunity for a college education. In 1955, the university moved to Southfield. Devoted to theory and practice, it offers undergraduate and graduate degrees in architecture and design, the arts and sciences, business and information technology, and engineering. (6) Today Southfield is home to more than 10,000 businesses, including more than one-hundred Fortune 500 companies. Our city has become a regional center for automotive engineering and design as well as for

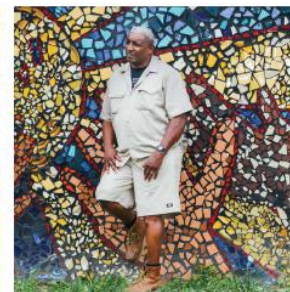
automotive suppliers. (7) Southfield Town Center is a cluster of four golden, interconnected skyscrapers forming a 2.2-million square-foot complex featuring office and retail space, hotel, restaurants and conference center. An enclosed two-story garden atrium connects the four towers. (8) Southfield City Centre Trail is the city's unifying amenity. It offers a safe, free and inviting greenway for heart-healthy physical activity and social interaction. (9) Southfield is a welcoming community. We take pride in and celebrate our diversity.



Community Build Day

The art you see was created for our community by Dr. Hubert Massey and assembled by members of the Southfield community. Involving residents as participants in the construction of the massive works was fitting because the mosaics tell our story. The sketch above depicts the plan for the full installation, the vitality of which reflects the great pride we have in the city we call home.

For questions, please contact the City of Southfield Planning Department at (248) 796-4150.



ABOUT THE ARTIST

Dr. Hubert Massey, native of Flint, Michigan, resident of Detroit and renowned artist of many mediums, was commissioned by the City of Southfield to tell its residents' story—past, present and future. His vibrant works of art unfold across nine panels.

Dr. Massey is a graduate of Grand Valley State University, and studied at the University of London's Slade Institute of Fine Arts. His large-scale works of public art can be found throughout Michigan.

During the community forum, Dr. Massey didn't take notes. Instead, he sketched what the residents were describing: Southfield's downtown, a man holding a giant gear, hands representing the city's diversity, the Rouge River. He is a storyteller, and unity is a theme in "Tapestry of a Community." "I try to create a piece with multiple stories," he says, "but, it's one story when you look at it."

Placemaking

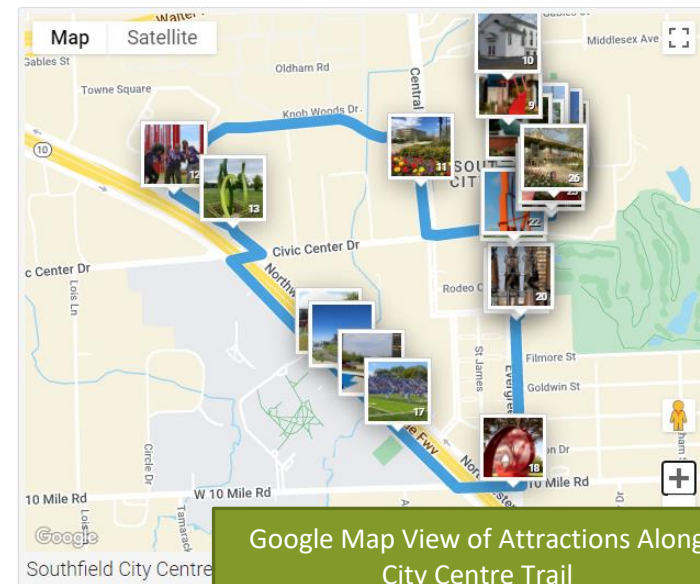
The public realm is defined as the publicly owned places and spaces that belong to and are accessible by everyone. These can include municipal streets and rights-of-way (ROW), lanes, squares, plazas, sidewalks, trails, parks, open spaces, waterfronts, public transit systems, conservation areas, and civic buildings and institutions.

Since 2016, the City of Southfield, in partnership with the Southfield City Centre District Board, has made a concerted effort to improve placemaking in the public realm, especially in the Southfield City Centre. Placemaking improvements include, but are not limited to: wider sidewalks and pathways (6 to 10 ft wide); pedestrian respite stations (benches and trash receptacles); art installations; wayfinding and interpretive signage; bike-share and bike repair stations, bird and bat houses; improved transit stops (including bus stop pads, key-walks, benches, trash receptacles, bike racks and bus shelters), dog stations (dog waste and dog treats); etc. To take a virtual tour of public art located in the Southfield City Centre: <https://pocketsights.com/tours/tour/Southfield-Southfield-City-Centre-Walking-Trail-5207>

The new Northland City Center will also incorporate many of the following placemaking examples into their development plans.

City Center Improvements

The Southfield City Centre Trail is a new urban greenway that brings community-desired walkability to a suburb once hostile to any form of transportation other than the car. Situated along a major urban freeway, the trail is now a welcoming venue for heart-healthy activity and provides opportunities for human-to-human and human-to-nature interactions. Forming the backbone for additional trail development, the Southfield City Centre Trail has spurred economic development and promotes civic engagement through community-building events in a space where people feel safe and welcome. Carved away from years of suburban indifference toward the needs of pedestrians, this 7.75-mile trail and shared-use pathway provides space and access for diverse individuals to connect and collaborate.



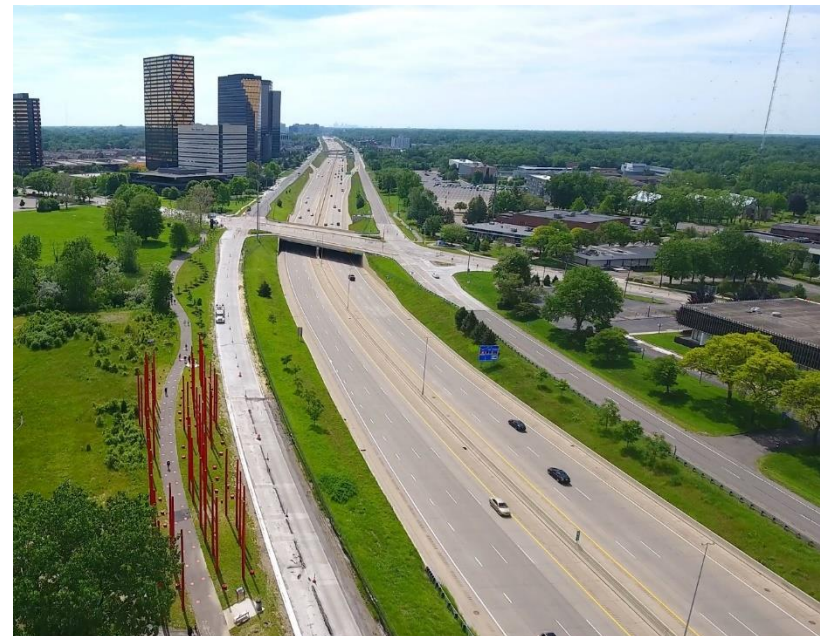
Since the City Centre Trail was established, the Crohn's & Colitis Foundation has made the district home for their annual Take Steps sponsored walk, bringing as many as 1,800 participants on a summer Saturday each year. Additional organizations and community walks that took place in 2020 and 2021 include:

- MLK Peace Walk Celebration (MLK holiday Mondays)
- Prayer March (6/6/20)
- Kneel to Heal (6/14/21)
- Black Lives Matter: Black Men Unite (6/28/20)
- Mayor's Juneteenth Freedom Walk (6/20/2020 and 6/19/2021)
- Michigan Association of Planning Conference City Centre Trail Tour (10/1/21)
- Walk To Raise Awareness of Domestic Violence (10/3/ 21)
- ADL's Walk Against Hate (10/10/21)

The City also installed many respite stations, urban plazas, and gathering spaces to encourage "community collisions." When you see a neighbor as you pass in a car, you may only be able to nod your head or wave hello. But when you're out walking, you can engage with each other and stop and chat. The lending library, kiosk, and directional signs also encourage community engagement.

Apart from organized activities, the trail is available every day year-round for strolling, running, cycling, dog walking, and nature observing. For modern individuals who spend most of their lives in artificial environments and office spaces, the Southfield City Centre Trail encourages health and vitality through fresh air and nature for every one of every age in the community, just steps away from the front door.

By taking a 10-minute walk, individuals in 10 million square feet of office and high-density mixed-use space can reap the physical and mental health benefits of nature: reduced stress, increased attention, and enhanced creativity. The greenway trail provides more than 30,000 office workers, residents, students, and visitors the chance to engage with nature year-round on accessible half-mile looped paths that wind through outdoor



“rooms.” In the past 2 years (2020-2021), we have seen a renewed interest in walking in a safe and socially distant environment due to COVID-19.

Users of the trail can educate themselves about the value of urban wildlife and plant amenities and environmental sustainability through interpretive panels placed along the route, a resource that enhances knowledge, and therefore stewardship, of outdoor resources. It is within the public realm that we can have the greatest impact on daily lives where people of all abilities, incomes, and backgrounds can meet, gather, and enjoy the outdoors.

The trail system addresses the legacy of inequality by promoting walkability and equal access for non-motorized movement. In addition, the City Centre Trail fundamentally provides for social equity and inclusion by giving lower income populations and persons with disabilities the ability to safely travel to nearby work centers, educational opportunities, and health facilities.

Finally, the City Centre trail system, with its wide shared-use pathways, coordinated benches and trash receptacles, attractive and accessible wayfinding, bicycle fix-it stations, art, whimsical bird houses, interpretive panels, and numerous other pedestrian amenities, has transformed a largely vehicle-centric corridor into a safe and welcoming place for non-motorized traffic.

Front Lawn Redevelopment

As a part of the trail network, the front lawn of the municipal campus was redeveloped as a fitness loop. The 8 ft-wide walkway encourages more pedestrian activity from members of the community and was a step towards achieving the vision of City Centre as a walkable environment. 3.33 circuits of the loop add up approximately to one mile or 20-minutes of heart healthy activity. The new walkway makes the front lawn Americans with Disabilities Act (ADA) accessible for visitors, employees, and residents. It also allows more families with children in strollers access to events on the lawn. The loop now includes trash receptacles, benches, and public art as well, to support healthy living and enjoyment on the Civic Center lawn. For more information on recreation offerings in Southfield, see Chapter 3: Healthy Living.

As a way to revitalize the front lawn, the City is working on pursuing grant funding through the Michigan Economic Development Corporation (MEDC) in order to provide better access to the municipal campus, promote social events, and resolve some of the ongoing flooding issues. In conjunction with remodeling portions of the Southfield Public Library, the proposed Civic Center Lawn Improvement project has the potential to be a landmark event space in the City. The proposed project is anticipated to be constructed in several phases with an estimated total of \$8,000,000.



Proposed City Centre Lawn Improvements





DESCRIPTION

Phase 1	The Promenade + Utilities	\$1,700,000
Phase 2A	The Commons	\$800,000
Phase 2B	North Lawn + Library	\$1,800,000
Phase 3	South Lawn	\$1,500,000
SUBTOTAL		\$5,800,000
Phase 4	Permanent Stage	\$2,200,000
GRAND TOTAL		\$8,000,000





Red Pole Park

Once the first phase of the Southfield City Centre Trail was developed, the city needed something to draw people's attention to this new pathway segment and to make a bold statement. The concept of Red Pole Park came out of the need to create a gateway feature, starting point, and landmark destination to heighten the pedestrian experience and driver awareness. Much like a lighthouse signals landfall to traveling vessels, Red Pole Park serves as a modern beacon along the trail. Blue solar powered marine navigation lights were added to the tops of several poles, which come on every night and blink like fireflies.

The first set of telephone poles were surplus and recycled poles abandoned after a large ice storm in the area that were donated by DTE Energy utility company. Initial fundraising for the project came through a 2017 Patronicity crowd-funding campaign and a matching grant through the Michigan Economic Development Corporation's (MEDC) Public Spaces Community Places initiative that raised over \$100,000. The City had six weeks to raise \$50,000 to receive the "all or nothing" \$50,000 match. Ultimately, the City raised over \$55,000 from donations from individuals and corporate sponsors representing 3,665 individuals. Corporate sponsors were capped at \$10,000 each.

The various heights of the poles, stumps, and dots along the pathway represent a conscious choice to embrace civic values in the community. To foster sustainability, stewardship and education, the park represents past histories, present goals and future growth of Southfield that will be nurtured by future generations.

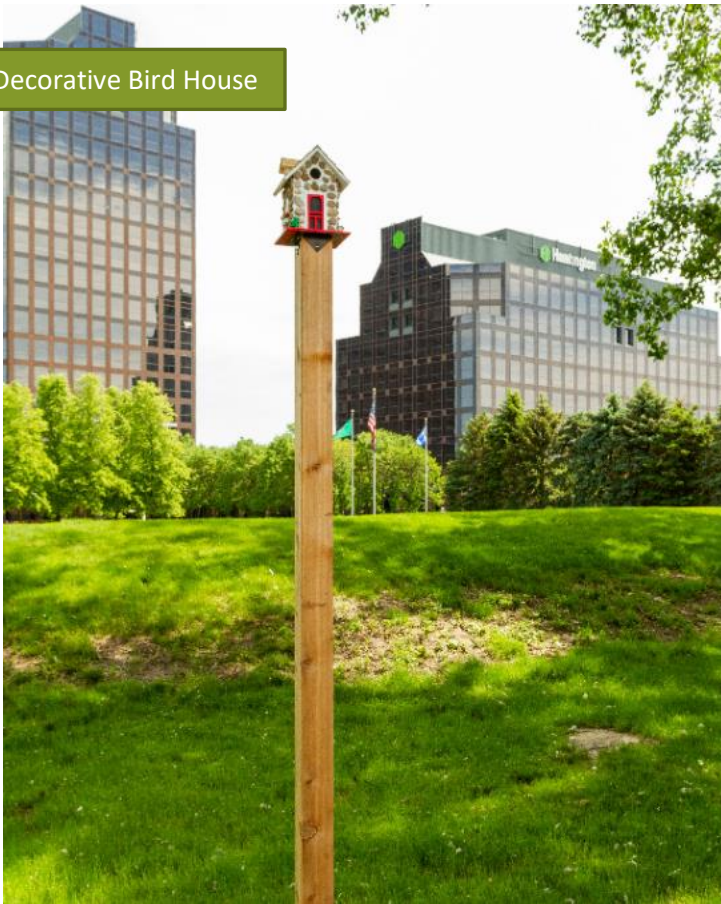
Red was a primary color selected not only for being highly visible, but representing vibrancy, strength, love, and passion that inspires citizens to action. The grouping of the poles represents an abstract grove of trees as one walks through a forest trail.

The 140-linear foot section of pathway containing Red Pole Park, has 65 used telephone poles measuring 35 ft above ground laid out in a diagonal grid. Due to many underground utilities in the area, bench high stumps and red dots were applied across the asphalt path to strengthen the grid where poles could not be installed.

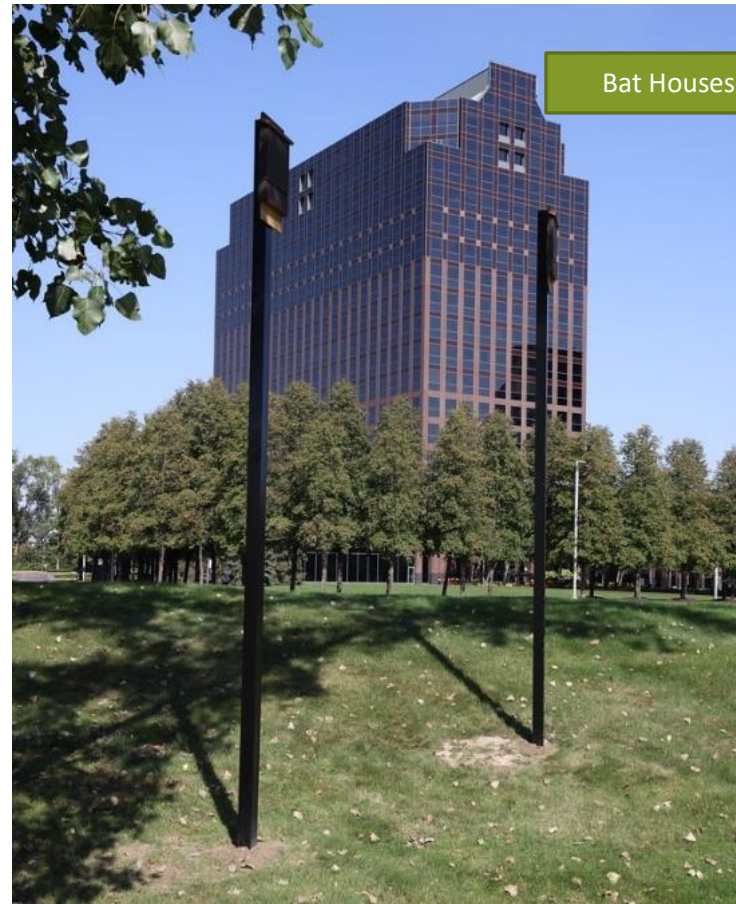
Bat and Bird Houses

Within the City Centre and along its pathways, architecturally styled birdhouses provide shelter for wildlife and serve as natural conversation starters. In addition, purple martin birdhouses and 5 new bat houses help to control mosquitos and other insects; bats can eat up to 1,000 mosquitos per hour. Moreover, Michigan bats feed on a variety of moths, flies, beetles, and other insects. Without a healthy bat population, plants are placed at risk from invasive insects and humans are at risk of disease as the number of mosquitoes rise. By providing dry, safe houses for bats to sleep, we can help our ecosystem.

Decorative Bird House



Bat Houses

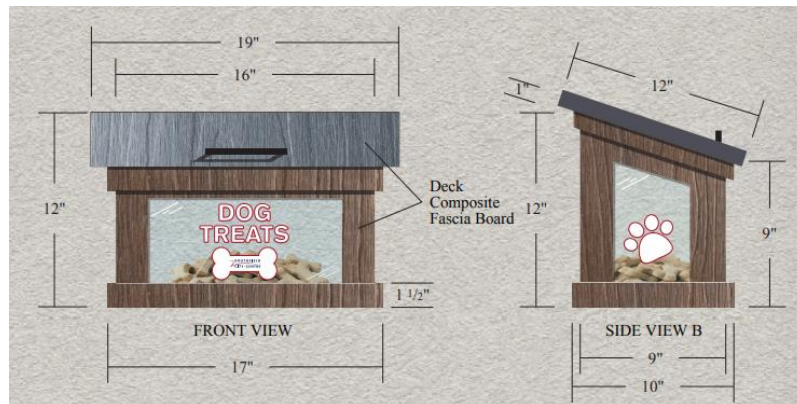


Dog Stations

COVID-19 lead to an explosion of pet adoptions, especially with dogs and encourage people to lead more active lifestyles. As many people started walking their dogs more while working from home, the City realized more dog-related infrastructure was necessary along public trails. As such, the Planning Department is recently installed 2 free dog treat stations along the City Centre trail. If successful, more stations may be installed in other locations.

You Can Signs

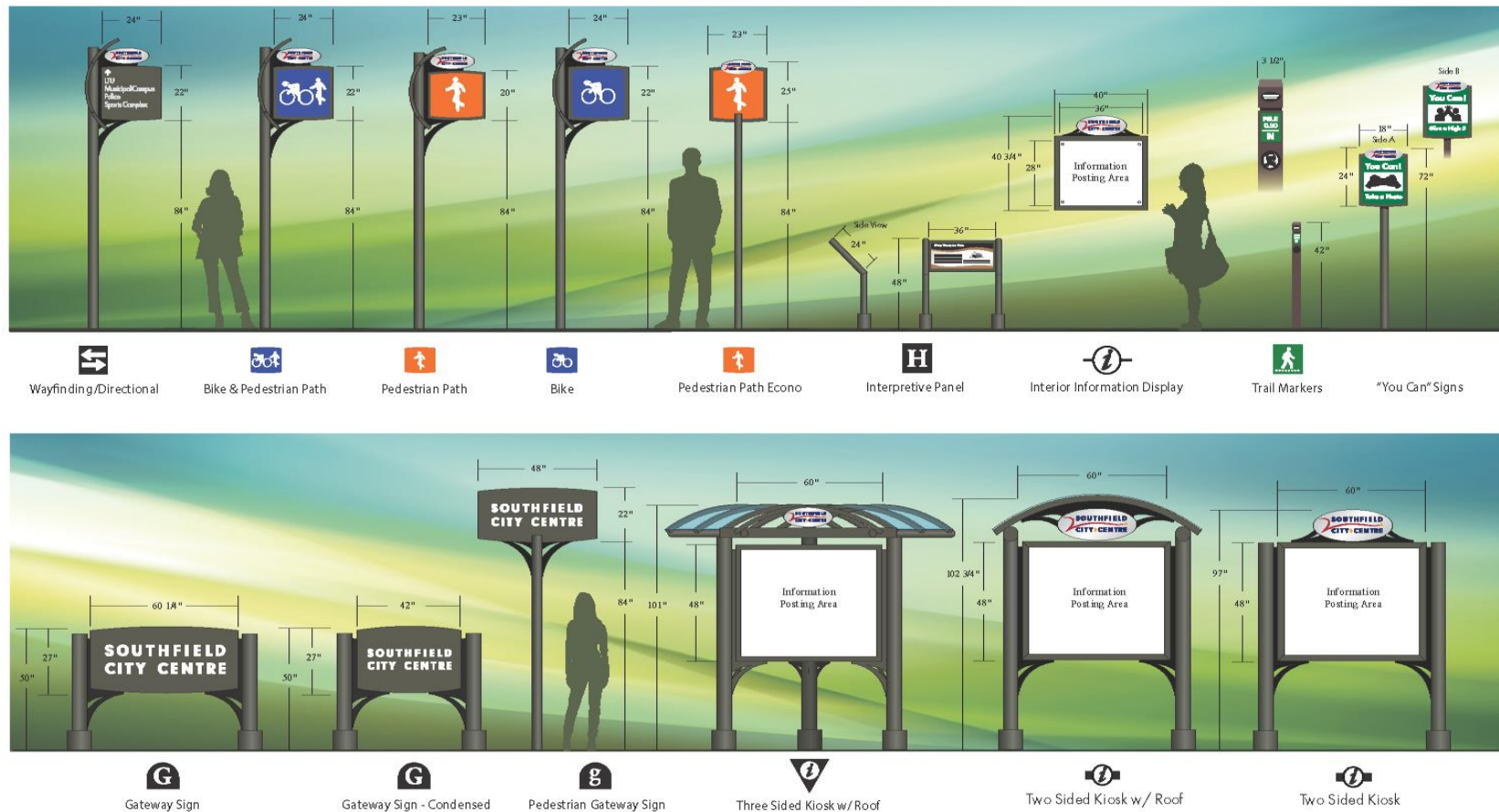
Most parks and public spaces have signs with a long list of “No’s,” i.e. No ball playing, No skate boarding, No Fun, etc. To encourage fun, community, and healthy living, Southfield added two “You Can Signs” along the Civic Centre Trail.



Non-Motorized and Motorized Infrastructure

Wayfinding and Interpretive Signage

The City has recently installed updated wayfinding signage in the City Centre district to make recreation, tourism, and being outside simple and enjoyable for both residents and visitors.



Pedestrian Respite Stations

Pedestrian respite stations include benches, accessible pads for wheelchairs and trash receptacles placed approximately 1/8 of a mile apart. Strategically placed benches signal a welcoming atmosphere, and, according to a 2017 survey by Center for Active Design, can even help build public trust, increase public satisfaction, and encourage public participation.⁶⁵





Traffic Calming

Traffic calming uses physical design and other measures to improve safety for motorists, pedestrians, and cyclists. It has become a tool to combat speeding and other unsafe behaviors of drivers in the neighborhoods. It aims to encourage safer, more responsible driving and potentially reduce traffic flow. Traffic calming measures are grouped within four categories: horizontal deflection, vertical deflection, street width reduction, and routing restriction. The category descriptions and the measures they include are presented below.

A **horizontal deflection** hinders the ability of a motorist to drive in a straight line by creating a horizontal shift in the roadway. This shift forces a motorist to slow the vehicle to comfortably navigate the measure:

- Lateral shift
- Chicane
- Realigned intersection
- Traffic circle
- Small modern roundabout and mini roundabout
- Roundabout

A **vertical deflection** creates a change in the height of the roadway that forces a motorist to slow down to maintain an acceptable level of comfort:

- Speed hump
- Speed cushion
- Speed table
- Offset speed table
- Raised crosswalk
- Raised intersection



Street-Level and Aerial View of Roundabout

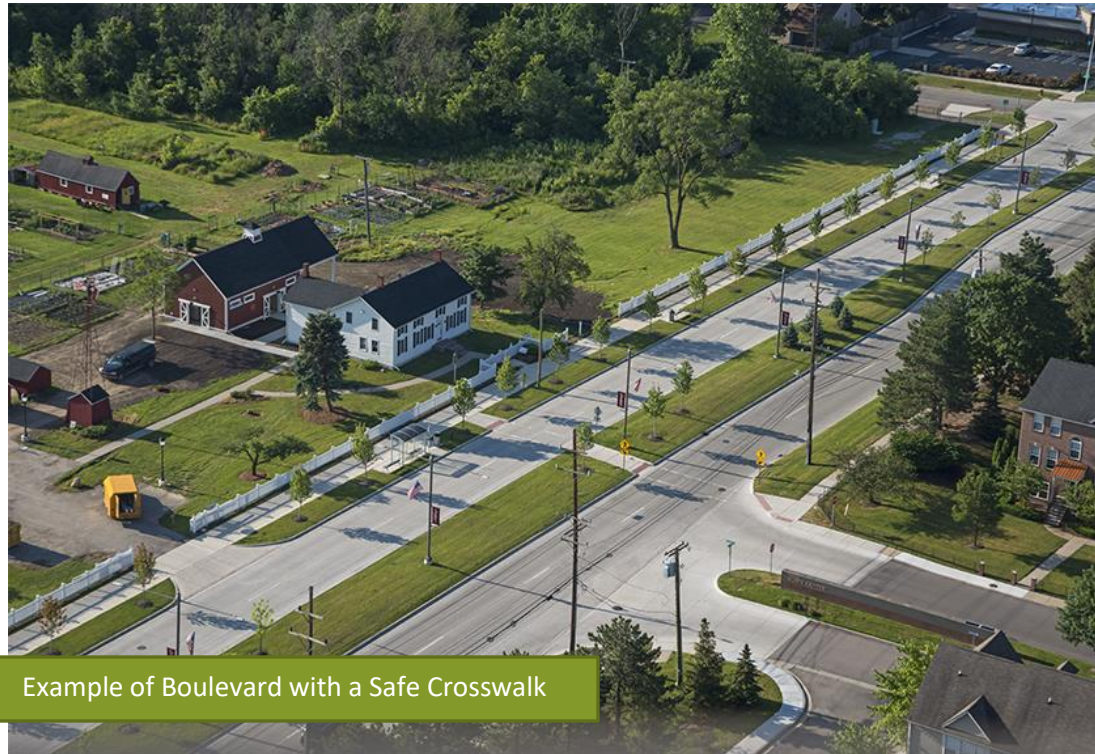


A street width reduction narrows the width of a vehicle travel lane. As a result, a motorist slows the vehicle to maintain an acceptable level of comfort and safety. The measure can also reduce the distance that a pedestrian travels to cross a street, reducing exposure to pedestrian/vehicle conflicts:

- Corner extension (i.e., a curb extension at an intersection)
- Choker (i.e., a midblock curb extension)
- Median island
- On-street parking
- Road diet

A routing restriction deters cut-through traffic at intersections:

- Diagonal diverter
- Full closure
- Half closure
- Median barrier
- Forced turn island



Southfield traffic calming examples include:

- **Mid-block chokes, bump-ins, and mini-roundabouts:** On Winchester, traffic calming was completed with a scheduled water main replacement and road improvement project in 2018. This included midblock chokers, intersection bump-ins and a mini-roundabout. Speed studies confirmed a decrease in speeds after the measures were installed.
- **Roundabouts:** These were installed along Bell Road in 2016 to remedy speeding and a stop-controlled intersection that was frequently violated. Two previous round-a-bouts were installed on Evergreen Road in 2016.
- **Speed humps:** This option was discussed with Neighborhood Services Committee in July 2021. As a result, a demonstration project for speed humps along 5 local streets proposed: 2 roads will have asphalt speed humps and 3 other roads will each have different style manufactured speed humps. Installation to be complete in spring 2022.
- **Speed Table:** A speed table was installed in at the now vacated portion of Jeanette to limit traffic into the Evershire neighborhood from the City Centre commercial district but has been removed to allow emergency vehicles and public works quick access.

Bus Stop Improvements

In 2019, the Planning Department completed a comprehensive review of 402 bus stops throughout the City evaluating each for transit propensity utilizing 7 variables:

- Density within ¼ mile on each side of transit stops
- % of population of older adults located within walking distance of transit routes
- % of population of persons with disabilities located within walking distance of transit routes
- % of population of low income located within walking distance of transit routes
- Households with one or no vehicles
- Ridership data provided by SMART and DDOT
- Transfer locations

As a result, the City Council authorized Metro-Act funds to make improvements City-wide base upon priorities established in the study. Map 32 demonstrates the study's findings across the city.



Map 32. Priority Bus Stop Improvements



Bus Stop Priority Plan (5-Year - 2019)

<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>
<ul style="list-style-type: none"> Begin high priority <ul style="list-style-type: none"> 6 keywalks: \$8,700 18 pads: \$18,000 15 benches: \$26,400 13 trash receptacles: \$20,400 14 shelters: \$238,000 	<ul style="list-style-type: none"> Complete high priority <ul style="list-style-type: none"> 4 benches: \$8,800 4 trash receptacles: \$6,800 4 shelters: \$68,000 Begin medium priority <ul style="list-style-type: none"> 39 keywalks: \$56,550 39 pads: \$39,000 39 benches: \$85,800 39 trash receptacles: \$66,300 	<ul style="list-style-type: none"> Continue medium priority <ul style="list-style-type: none"> 50 keywalks: \$72,500 50 pads: \$50,000 50 benches: \$110,000 50 trash receptacles: \$85,000
Total: \$311,500	Total: \$331,250	Total: \$317,500
<u>Year 4</u>	<u>Year 5</u>	TOTALS
<ul style="list-style-type: none"> Continue medium priority <ul style="list-style-type: none"> 34 keywalks: \$49,300 55 pads: \$55,000 55 benches: \$121,000 55 trash receptacles: \$93,500 	<ul style="list-style-type: none"> Complete medium priority <ul style="list-style-type: none"> 44 pads: \$44,000 51 benches: \$112,200 51 trash receptacles: \$86,700 Begin and complete low priority <ul style="list-style-type: none"> 59 keywalks: \$85,550 	<ul style="list-style-type: none"> Low: \$85,550 Medium: \$1,126,850 High: \$395,100
Total: \$318,800	Total: \$328,450	Grand Total: \$1,607,500

Stormwater and Green Infrastructure

Green Infrastructure Ordinance

In 2017, Southfield amended the Zoning Ordinance to include, encourage, and accommodate green infrastructure. The amendment created regulations for green infrastructure and low impact development methods, as well as revised storm water management, landscape, and parking standards, conditions, and general requirements. The update included definitions for a wide variety of green infrastructure features and required additional detail for development projects, including the production of a stormwater management plan and landscaping plan for developments that meet certain criteria for level of intensity.⁶⁶

Tree City USA Program

As a Tree City USA, the City's tree planting programs help to reduce urban temperatures, lower air pollution, and slow stormwater flows into waterways. City planners make every effort to save (or replant) as many trees as possible with every proposed site plan. Over 1,000 new trees have been planted along streets and highways in Southfield. Southfield residents may also take advantage of the Trees for Southfield program where shade, flowering, or evergreen trees may be purchased at-cost by Southfield residents and delivered right to their home. Southfield landscape maintenance programs are also "Earth-Friendly" to minimize surface water pollution, including mowing high, recycling turf grass clippings, using integrated pest management, and low phosphorus and slow-release nitrogen fertilizers. The City has also developed standard tree planting guidelines for developers, to make improving the urban forest simple and easy.⁶⁷



Public Education on Riparian Corridors

The City has partnered with Beverly Hills, Birmingham, Oakland County, SOCWA, and non-profits to develop both a public education program and a conservation management plan for the main Branch of the Rouge River. The effort is intended to preserve and protect the resource for water quality and public enjoyment.

Drinking Water and Sanitary Sewer Infrastructure

Infrastructure Asset Management Program

In 2020, SEMCOG worked with local communities and agencies to collect data on underground water infrastructure: drinking water, sanitary sewer, and stormwater systems. The agency is currently in the process of analyzing the data to develop regional metrics of overall water infrastructure condition and investment needs. The goal of this study was to quantify the investment gap in the region's water infrastructure systems in the region and to begin identifying funding opportunities for asset owners.⁶⁸

Construction Projects

At the time of this Master Plan, Southfield has five ongoing/recent water and sanitary sewer infrastructure projects. These projects, as well as a description of each, are explained below.

Table 7. Priority Water Construction Projects

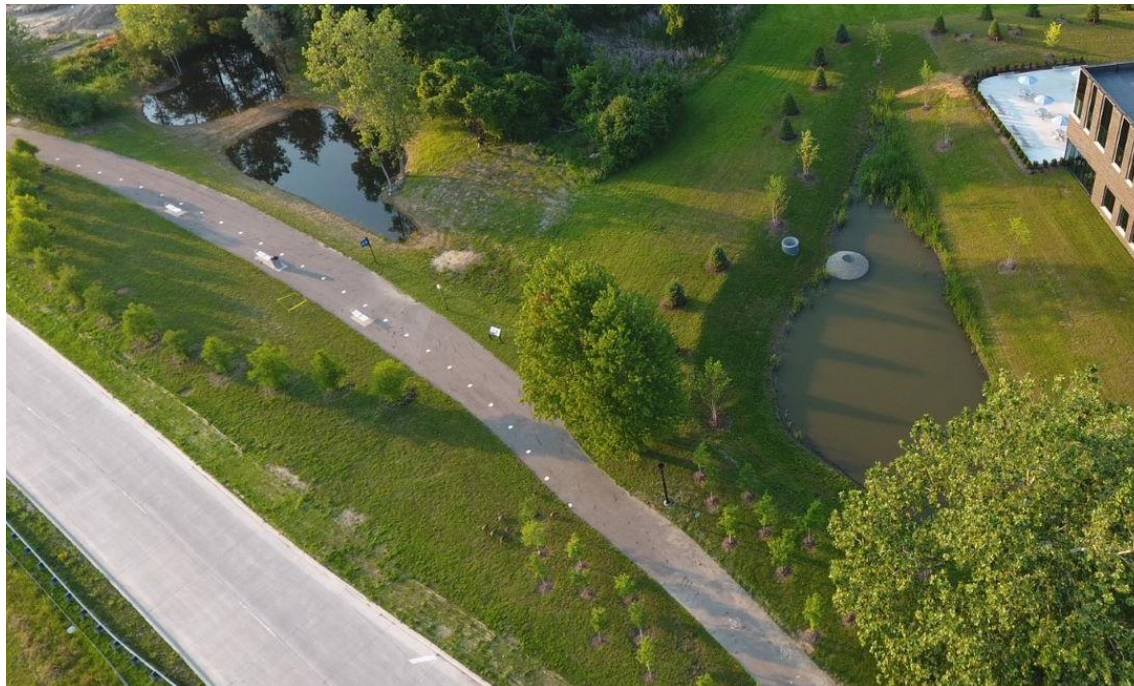
Project	Scope of Improvements
Lake Ravines Subdivision	Water Main replacement Asphalt road rehabilitation Improvements to stormwater outfalls
Section 24 Area 4: Southfield Village Estates and Sherfield Place	Sewer separation Water main replacement Road reconstruction \$13.2M investment
Section 25 Area 10: Addison, New Hampshire, George Washington, Fairfax, Harden, and Arbor	Water main replacement Combined sewers will be separated and sanitary flow will be directed to pump station at Ten Mile and Pierce Storm leads will be made available for each home to connect sump pump lines
Section 25 Areas 7 & 8: Ten Mile Road/Pierce Avenue Intersection	Water main replacement Separating sanitary flow from storm water flow plus new sanitary pipe installation on some streets Reconstruction of streets in concrete, including approaches
Section 35: Melrose, Avalon, Stahelin, and Greenview	Water main replacement including upgrading 6" mains to 8" mains Small amounts of storm sewer installations Rehabilitation of asphalt streets by pulverizing existing asphalt and topping with 4" of a new asphalt road

GLWA Water Residential Assistance Program (WRAP)

The WRAP program provides direct assistance to low-income Southfield homeowners who have aging plumbing infrastructure, water bills, or other general water needs. The program offers clients services such as a home water audit, plumbing repairs, water saving kits, and bill payment assistance. This is supplemented by the City of Southfield Water Department, which offers free energy audits, rebates, and equipment that can lower water bills.

Connection Assistance

The City provides two forms of assistance for properties that need or want to connect to City water and sanitary sewer. The first is a low-interest loan for all Southfield residents, which allows for an interest only payment of 3% for the first three years with the remaining balance to be financed at 3% amortized over 15 years for a total of 18 years. The average septic to sewer loan in Southfield is \$9,448.57 with an annual payment of \$791.47 (again dependent upon other factors). The second is a zero-interest loan for income eligible residents through the Southfield Home Improvement Program Well and Septic Program (SHIP-WAS Program). The SHIP-WAS Program will cover the cost of tap fees, installation of sanitary and water lines, elimination of septic tanks and minimal/limited restoration of areas disturbed by construction.



Key Trends & Challenges

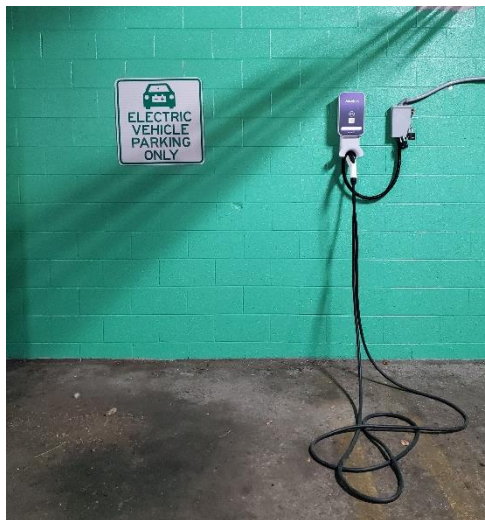
Electric Vehicles

As electric passenger vehicles (or EVs) become more popular, Southfield is readying itself for the changes in infrastructure that will come along with the national shift. Michigan currently offers 480 publicly accessible charging stations featuring nearly 1,400 charging outlets, in addition to 146 private charging stations throughout the state. Michigan continues to build out this infrastructure to encourage further EV adoption, putting the state within the top 25% of states for electric vehicle registrations. Recently, Southfield installed two EV stations right at the Civic Building (pictured right) and is continuing planning for more EV spaces in the future.

Although electric vehicles are an environmentally-conscious alternative to a standard vehicle, the City of Southfield is cognizant of the various challenges regarding the use of electric vehicles. The Fire Department is concerned about safety hazards related to fires caused by the high-voltage, lithium-ion batteries. Electric vehicle fires are rare but pose a threat when they do occur. The cost of owning an electric vehicle is discouraging, especially in low-income households. The lack of charging stations may also hinder residents from purchasing an electric vehicle. As the City continues to support the use of electric vehicles, the City will continue to explore other sustainable transportation options.

Resources, data, funding opportunities, case studies, and best practices for electric vehicles and infrastructure planning can be found on the Southeast Michigan Council of Government's website.

Table 8. EV Charging Stations



<i>EV Charging Station Locations</i>	<i>Address</i>
Existing	
Lawrence Technological University	21000 W Ten Mile Rd
Southfield Municipal Campus*	26000 Evergreen Road
Eaton Corporation (2)	26201 Northwestern Hwy
1-800-LAW-FIRM/Karmanos	26700 Lahser Rd
Tamaroff Nissan	28585 Telegraph Rd
Avis Ford	29200 Telegraph Rd
Onyx Office Building	29777 Telegraph Rd
Proposed	
Denso (3)	24777 Denso Dr
Mapletree Apartments	28509 Franklin Rd
Proposed Gas Station	28681 Northwestern Hwy

* Public

Autonomous Vehicles and Car Sharing

Automated and connected vehicles (ACV) and autonomous vehicles have captured the interest of the public, industry, and transportation authorities. ACVs can significantly reduce accidents, fuel consumption, pollution, and the costs of congestion which in turn will offer a fundamental change to the future U.S. transportation network.⁶⁹

Further, connected vehicles will drive the transformation of global wireless data networks, make it unnecessary for many to own a car at all, and radically alter transportation. Electric vehicles or EV's are the future, and each year automakers add more EVs to their lineup. Everyone is working on electric vehicles, from well-established existing manufacturers to new names.⁷⁰

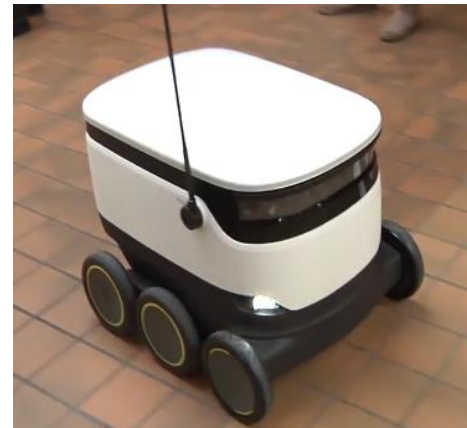
Who needs a parking spot close to work if your car can drive you there, park itself miles away, only to pick you up later? Indeed, one of Google's goals is to facilitate car-sharing. That means fewer cars on the road. Fewer cars, period. Who needs to own a car when you can just order a shared one and it'll drive up minutes later, ready to take you wherever you want?

"This [has the potential to] dramatically reduce the number of cars on the street, 80% of which have people driving alone in them, and also a household's cost of transportation, which is 18% of their income—around \$9,000 a year—for an asset that they use only 5% of the time," said Robin Chase, the founder and CEO of Buzzcar.⁷¹

One impact that will need to be addressed is the residential power grid and supply through electric charging stations. Drop off and pick-up areas will need to be designated for autonomous vehicles. Reduced parking stalls and parking areas, which means reduced impervious surfaces, may also be a benefit from more autonomous vehicles.

Autonomous Delivery

Rapid growth in electronic commerce, or e-commerce, and consumers' demands for faster provisioning of goods and services requires transportation companies to improve logistical approaches and delivery technologies. Among other strategies to meet growing reliance on ecommerce and consumer demands, transportation companies have developed automated delivery devices to provide safe and efficient last-mile delivery, which is the movement of a product from the transportation hub to its final destination, often in a residential location. Automated delivery devices are autonomous robots that have safety and navigation features and are designed to travel on sidewalks or along the shoulder of roadways. Some people believe that retailers and consumers in Michigan would benefit from the safe and uniform deployment of automated delivery devices. Accordingly, it has been suggested that the Michigan Legislature enact legislation to govern the use of automated delivery devices.



Nature-Conscious Building

As mentioned above, low-impact development (LID) uses manmade and natural landscape features to handle storm water as close as possible to where rain and snow fall, and to manage this water as a resource rather than a waste product. Beyond the typical LID methods like rain gardens and green roofs, additional methods of nature-conscious building have emerged over the last five years, including using bio-conscious construction materials and incorporating habitat into building design. Beyond green roofs they use vegetation to capture stormwater, some engineers are now considering roof ponds, which can capture water and provide habitat for waterfowl in areas that otherwise lack open water. Initial research has found that roof ponds are about equally effective in maintaining indoor thermal comfort as other passive heating and cooling strategies.⁷² Additionally, some companies are finding ways to change the composition of construction materials themselves to reduce carbon emissions and make it easier to grow plants on the surface of buildings – the London School of Architecture has been experimenting with a bio-concrete that lets moss grow on the surface, step toward incorporating green infrastructure into previously unexplored aspects of development.⁷³

COVID-19 Pandemic-Driven Recreation

Following the onset of the COVID-19 pandemic, the demand for urban greenspace has grown across the nation as people recreate closer to home, rather than traveling far distances to major attractions or national parks. In March of 2020, researchers saw a nearly 100% increase in Google users including “go for a walk” in their search terms online.⁷⁴ Increasingly, green infrastructure is being recognized as a way to add greenspace into the small pockets of cities that are currently lacking. For example, adding a rain garden along a busy street makes getting out and walking during more enjoyable and gives people a mental respite from the pandemic, while also capturing roadway runoff. As a largely built-up city, Southfield is in a unique position to benefit from these green infrastructure additions in areas where large greenspaces cannot be constructed.

Smart Infrastructure Monitoring

Leveraging recent advances in technologies, “smart” water systems are poised to transform water resources management by enabling real-time sensing and control. To reduce flooding and improve water quality, University of Michigan Professor Branko Kerkez and his team are using autonomous sensors and valves to create “smart” stormwater systems. In collaboration with social scientists, engineers, and local officials and residents, the research team is working to discover adaptive, real-time ways to reduce flooding forecasting, and improve water quality. Sensors measure the quality of the water, as well as how much of it is flowing through the system at any given time, and other variables. These sensors have been deployed in both Detroit, through the GLWA, and Ann Arbor, and may be the future of water management in midwestern cities.⁷⁵

Trees as a Utility

Communities around the US are increasingly starting to think of trees as a key part of the stormwater infrastructure system. Trees act as a “living utility” by intercepting stormwater and absorbing it before it becomes a burden on municipal pipes and waterways. For example, the City of Ann

Arbor maintains an extensive street tree network that captures 65 million gallons of stormwater each year, amounting to approximately \$4.million in infrastructure savings for the City. As cities trend toward more invocative definitions for “utilities,” it may be time for Southfield to consider the inclusion of natural features, beyond green infrastructure, as a formal infrastructure asset.⁷⁶

Materials Management

The City of Southfield has maintained an ongoing partnership with the Resource Recovery and Recycling Authority of Southwest Oakland County (RRRASOC) for the City's recycling needs. The City encourages all residents to participate in recycling efforts and offers information on the City's website regarding how to obtain recycling carts and bins. RRRASOC's data indicates that the City of Southfield is a high performer with recycling participation. However, the City falls short from the national average and is underperforming when compared to neighboring cities. There is much room for improvement with recycling participation and the City acknowledges the following challenges:

- Lack of public education on the proper way to recycle various household materials
- Lack of understanding of the positive impact each individual makes on the community and the environment by choosing to recycle
- Inability for apartment complexes, condominiums, and other multi-family housing units to participate in a recycling program

With the City's upcoming Sustainability Action Plan, one of the goals is to reconcile some of the disconnect with recycling participation through better public education efforts and reevaluating public policy to accommodate recycling programs for various commercial and residential properties normally overlooked or excluded. The Sustainability Action Plan will also thoroughly analyze recycling data provided by RRRASOC and evaluate annual metrics such as participation levels, amount of materials recycled, and equivalent carbon reduction attributed to recycling.

CITY OF SOUTHFIELD 2021 SOLID WASTE AND RECYCLING DASHBOARD METRICS

Resource Utilization by Disposal Method	
Materials Recycled (tons)	2,610.92
Materials Reused (tons)	1.12
Household Hazardous Waste (tons)	43.16
Yard Waste (tons)	5,368.11
Total Tons Utilized	8,023.31
Utilization Rate, i.e. Total Recycling Rate	29.3%
Landfilled (tons)	19,402.18
Total Solid Waste (tons)	27,425.49

Rubbish and Recycling Expenditures (per capita)	
City of Southfield	\$41.35
Regional Median for Southeast Michigan	\$85.57

Environmental Impact	
Energy Saved (million Btu)	26,341
Energy Saved (annual household equivalents)	261
Reduced Airborne Pollution Emissions (tons)	2,954
Reduced Waterborne Pollution Emissions (tons)	11
Mined Resource Savings (tons)	160
Number of Trees Saved	19,723

The recycling benefits the City would like to emphasize include the following:

- Recycling creates 10 jobs for every ton of material recycled, while only one job is created if that same tonnage is landfilled.
- About 100,000 trees are saved annually by RRRASOC's recycling efforts.
- Recycling in our communities reduces the emission of airborne pollutants by nearly 300 tons every year, not including GHG.
- Recycling by RRRASOC's residents annually reduces greenhouse gas emission (GHG) by approximately 6,000 metric tons of carbon equivalent (MTCE) - equal to nearly 4 percent of their total GHG emissions.
- Each year, approximately 100 billion Btu's are conserved through RRRASOC's recycling efforts, equal to the amount of energy consumed by more than 1,000 homes in one year



Key Findings

What is Sustainability?

According to the United Nations Commission on Sustainable Development, Sustainability means “meeting the needs of the present without compromising the ability of future generations to meet their own needs.” The three interrelated pillars of sustainable developments include the environment, social equity, and economic development.

Strengths and Opportunities

Sustainability Planner

In January of 2022, the Southfield Planning Department began hiring for a new position: Sustainability Planner. Although the Department has already been administering sustainability programs and ordinances over the last decade, creating a formal position presents a key advantage for implementing sustainability-focused goals for the City's future. Over the next five years, the Sustainability Planner will concentrate on launching public education campaigns, creating and monitoring sustainability metrics, identifying resiliency strategies, pursuing grant funding opportunities, and enhancing existing green infrastructure, woodland, and other sustainability-related plans. As other Michigan communities have begun to adopt their Sustainability and Climate Action Plan, the Sustainability Planner will lead the efforts of creating the City of Southfield's Sustainability and Climate Action Plan for the City to formally adopt. The Planner will help the City become more involved in organizations such as the Great Lakes Adaption Network, Institute for Sustainable Infrastructure, and the United States Green Building Council.

International Council for Local Environmental Initiatives (ICLEI)

A second sustainability-related opportunity for the city is the possibility of joining the International Council for Local Environmental Initiatives, which is an international non-governmental organization that promotes sustainable development. ICLEI



The Three Pillars of Sustainability



provides technical consulting to local governments to meet sustainability objectives, and over 2,500 municipalities in the U.S. are already members. City Administration and the City Planner will formally recommend joining ICLEI to help guide the City towards the goal of being a more sustainable community.

ICLEI provides numerous resources that will guide the City in developing a comprehensive Sustainability and Climate Action Plan. One of those resources is the Sustainability Planning Toolkit. This toolkit is a written guide intended to assist local municipalities in organizing their planning efforts and acknowledging that each community is unique and may deviate from some of the toolkit's processes.

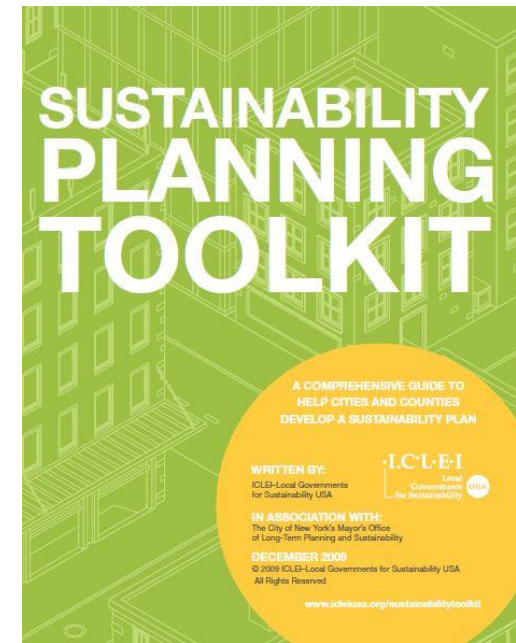
Ongoing System Separations and Planning Ahead

Southfield's ongoing efforts to separate combined sanitary sewer and stormwater systems is putting the City in a better position to handle increased flooding in the future. The City also continues to plan ahead for these events through the Capital Improvements Plan (CIP), which plans to make the following infrastructure improvements:

- Storm Water Treatment – Adopt treatment regulations for cleaner surface water
- Basins – Rebuild and maintain existing storm water basins
- Sewers -Rebuild and maintain existing sewers
- Stream Bank Erosion – Repair stream bank infrastructure
- Storm Water Detention – Repair and restore open stream channels

Co-Locating Traffic Calming with Green Infrastructure

As mentioned above under the COVID-19 Pandemic-Driven Recreation section, Southfield's status as a built-out city makes it uniquely well-suited to leverage green infrastructure to increase green space and stormwater capture. To add another function, the City could co-locate green infrastructure improvement with traffic calming efforts, incorporating vegetation as a way to slow traffic and improve roadway safety. For example, rain gardens can be planted in pedestrian crossing "bump-outs" to increase drivers' sense of closeness to the curb and encourage slower speeds. For further opportunities regarding the City's pilot traffic calming program, please refer to the Key Findings of Chapter 4.

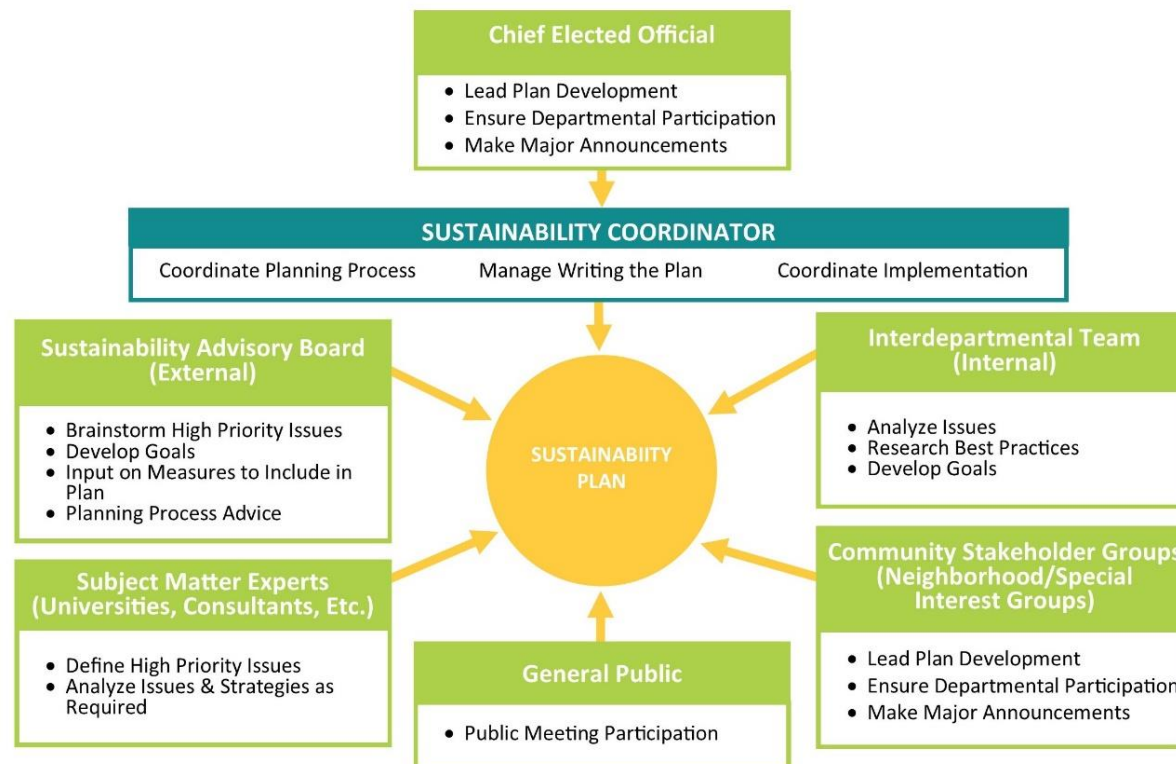


Redevelopment Ready

One of the City's strengths is the numerous services that it offers to incentivize and lower the cost of green development. These services include the standardized tree planting and stormwater engineering schematics that are free for any developer to use. In addition to these, the City offers Green Fast Track Review to any development project that has environmentally sustainable or "green" components, which prioritizes site plans that meet sustainability objectives.

Climate Migration Destination

As the world's climate changes, experts are looking around for places that are likely to receive in-migration of population. A growing number are pointing to the Great Lakes region, especially Michigan, and its historic cities and towns. From a climate migration perspective, the region has many advantages: it is not subject to sea level rise or hurricanes, prone to wildfires, and rarely experiences water shortages. Additionally, the region's most frequent extreme weather events, blizzards, are likely to be mitigated by a warming climate.⁷⁷









Weaknesses and Threats

Climate Change: Climate Migrants and Floods

Climate change refers to long-term shifts in temperatures and weather patterns. These shifts may be natural, such as through variations in the solar cycle. But since the 1800s, human activities have been the main driver of climate change, primarily due to burning fossil fuels like coal, oil and gas. Burning fossil fuels generates greenhouse gas emissions that act like a blanket wrapped around the Earth, trapping the sun's heat and raising temperatures. Examples of greenhouse gas emissions that are causing climate change include carbon dioxide and methane. Energy, industry, transport, buildings, agriculture, and construction are among the main emitters.

As more people move to Michigan over the next century, many cities will experience a strain on their existing infrastructure as more people use their water, stormwater, and sanitary sewer systems. Southfield may face a particular challenge under this scenario, due to its aging infrastructure and high impervious surface area, which makes it more susceptible to flooding.

The City has experienced more frequent Category 2 storms in the last few years which have been attributed to power outages, property damage, and flooding.

THUNDERSTORMS (no label)	1 - MARGINAL (MRGL)	2 - SLIGHT (SLGT)	3 - ENHANCED (ENH)	4 - MODERATE (MDT)	5 - HIGH (HIGH)
No severe* thunderstorms expected	Isolated severe thunderstorms possible	Scattered severe storms possible	Numerous severe storms possible	Widespread severe storms likely	Widespread severe storms expected
Lightning/flooding threats exist with <u>all</u> thunderstorms	Limited in duration and/or coverage and/or intensity	Short-lived and/or not widespread, isolated intense storms possible	More persistent and/or widespread, a few intense	Long-lived, widespread and intense	Long-lived, very widespread and particularly intense
					
* NWS defines a severe thunderstorm as measured wind gusts to at least 58 mph, and/or hail to at least one inch in diameter, and/or a tornado. All thunderstorm categories imply lightning and the potential for flooding. Categories are also tied to the probability of a severe weather event within 25 miles of your location.					



Solar panels on carports, 26700 Lahser Rd



Rooftop Wind Turbines, 26700 Lahser Rd

In October 2022, the Sustainability Team at the City of Southfield released a survey to all City Staff to understand individual baseline perspectives regarding sustainability. Survey participants were allocated two weeks to complete the survey and the results were anonymous. The survey consisted of 15 questions organized in various formats from ranking topics of importance to filling in blanks with phrases and recommendations that correspond to certain questions. There were a total of 75 participants from numerous departments throughout the City. Overall, most responses confirm the importance of sustainability and reflect support for the development of a Sustainability and Climate Action Plan. **Over 97% of respondents Agreed (61.33%) or Strongly Agreed (36%) that “Sustainability is an important aspect of the future of our City.”**

Figure 25. Response Summary from City Staff Sustainability Survey - Question 1

QUESTION - How do you feel about the following statements?

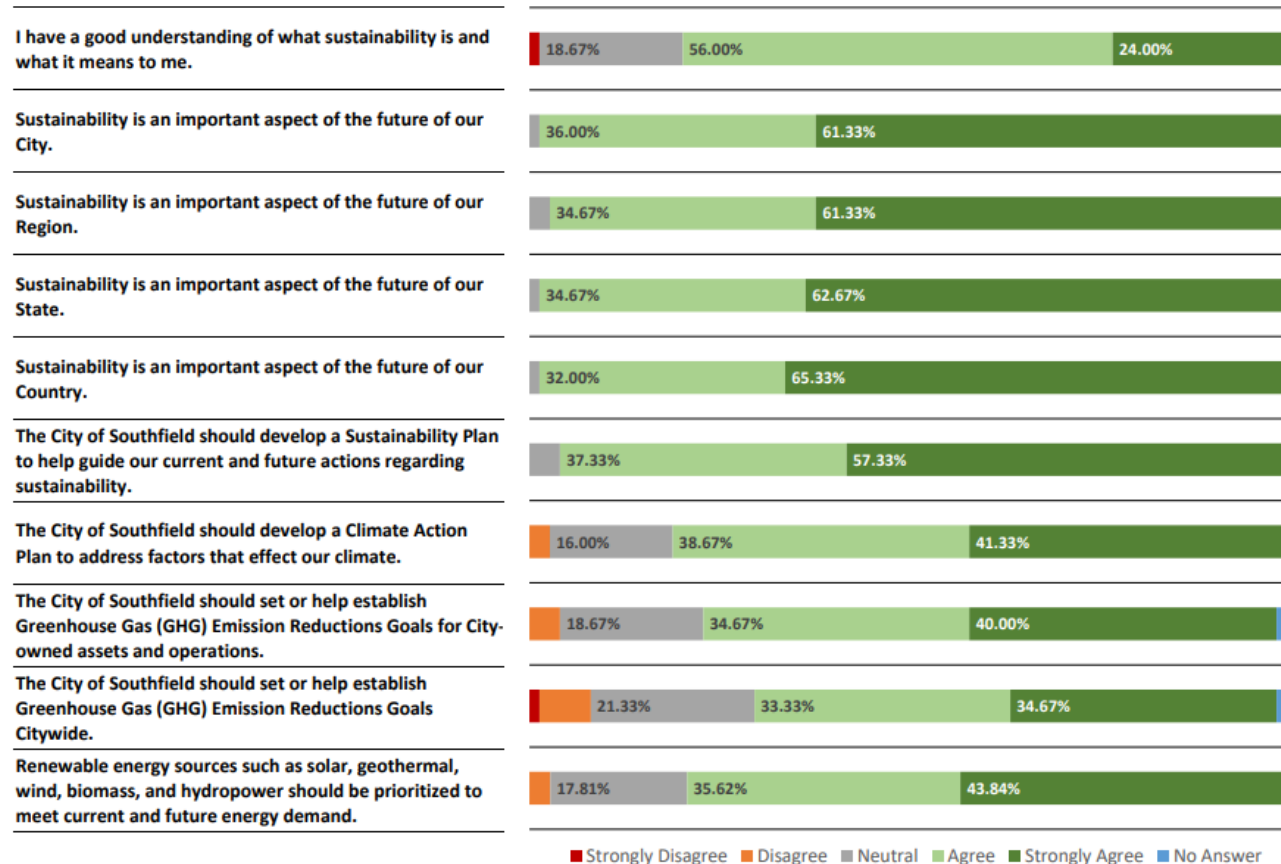
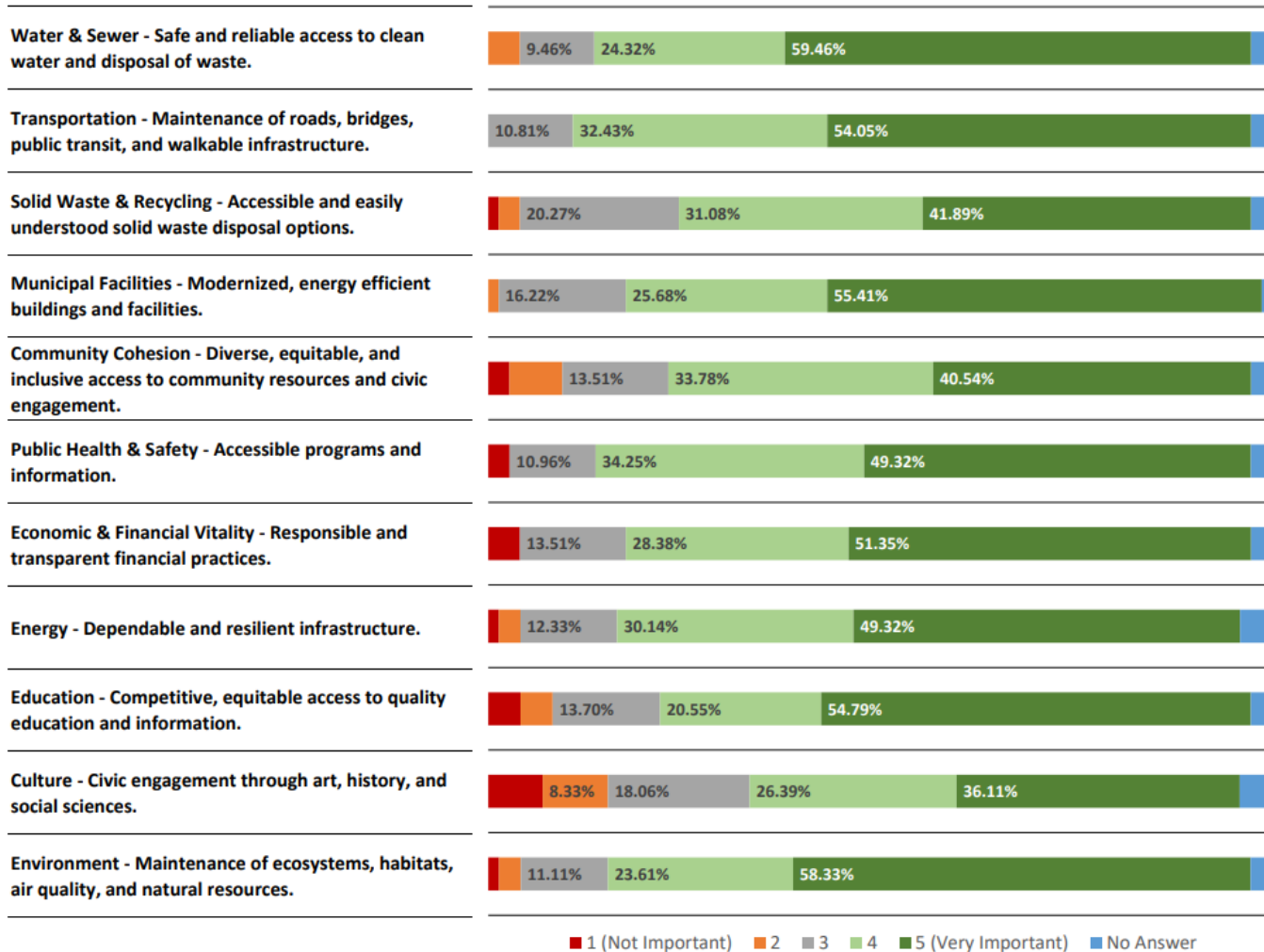


Figure 26. Response Summary from City Staff Sustainability Survey - Question 2

QUESTION - The following are some topics that are commonly referenced in the discussion of sustainability. How important is it that the City of Southfield prioritize these topics?



Goals, Objectives, and Strategies

Goals

- Ensure sustainability improvements are distributed equitably across the city
- Ensure that all elements of the built environment, including land use, transportation, housing, energy, and infrastructure, work together to provide sustainable, green places for living, working, and recreation, with a high quality of life
- Ensure that contributions of natural resources to human well-being are explicitly recognized and valued and that maintaining their health is a primary objective
- Promote active living by making it safer to walk or bike to daily activities like shopping, work, school, and recreation
- Support and adopt Smart Growth policies to ensure the community is socially, economically, and environmentally sustainable
- Educate the community about sustainability initiatives and opportunities to lower their impact on the planet
- Foster partnerships with sustainability experts to create a network of knowledge
- Facilitate access to information and communication technology
- Develop policies that focus on higher quality of life through clean air and water, beautiful parks and green spaces, and clean and efficient energy use
- Promote the public welfare and serve the public interest, convenience, and enjoyment through the promotion of the arts in the City of Southfield

Objectives and Strategies

- Hire a Sustainability Planner
- Establish a Sustainability and Climate Action Plan Task Force
- Create and adopt a Sustainability and Climate Action Plan document
- Adopt a Climate Action Resolution by City Council
- Adopt a formal Complete Streets Policy, beyond that included in the Master Plan, and a Vision Zero Action Plan
- Join the International Council for Local Environmental Initiatives (ICLEI)
- Engage City Staff and Elected Officials in sustainability education efforts and surveys to establish baseline sustainability knowledge
- Recruit external partners to form a Sustainability Advisory Board
- Author educational material for City events that promote sustainable practices
- Ensure infrastructure projects do not adversely impact disadvantaged communities or the natural environment

- Require Low Impact Design elements to be incorporated into all new development and major redevelopment sites
- Educate the local community through website content, brochures, flyers, banners, and newsletters
- Engage the local community by inviting them to City Council meetings, sustainability workshops, and other events
- Promote growth management through infrastructure investments using regional agencies such as Oakland County and SEMCOG as a forum for evaluating needs
- Provide security and emergency response in regard to critical infrastructure through cooperation with State and Federal authorities to continually assess infrastructure systems and remedy potential vulnerabilities
- Direct telecommunications infrastructure towards under-served neighborhoods and communities
- Cooperate with regulatory agencies to ensure the provision of reliable and affordable telecommunication services
- Implement the Safe Systems approach across the City's transportation systems
- Commit to and prioritize a systems-based approach to Vision Zero focusing on the built environment, systems, and policies
- Adopt messaging that emphasizes that traffic losses are preventable
- Build more shared use pathways, bike routes, and other non-motorized transit options
- Establish more physical works of art in public places throughout the City
- Provide aesthetic, well-maintained streets and sidewalks and work to fill sidewalk gaps
- Continue the construction of infrastructure for electric vehicles
- Continue to work with local higher-education providers to research and test emerging mobility options
- Adopt local ordinances protecting pedestrians on sidewalks and crosswalks
- Adopt local ordinances regulating the speed of electric bicycles, scooters, and autonomous delivery vehicles on pedestrian sidewalks and non-motorized pathways
- Create maintenance and site development policies that acknowledge and incorporate trees as a "living utility"



Chapter 9: Public Facilities and Services
Art Title: LTU Barrier Mural 2
by Sheila Nicolín

Chapter 9: Public Facilities and Services

Introduction

The City of Southfield offers a range of public facilities to its residents and businesses. The quality, availability, and cost of these elements are among the factors influencing growth and redevelopment in the city. Residential, commercial, and especially industrial users, make location decisions based, in part, upon the ability of a municipality to meet their present and future needs in the most cost-effective way possible. As competition for new development between communities grows and as technology advances, residents and business owners will expect more from local governments. To keep pace with these demands, Southfield must continually upgrade and diversify its facilities and services.

Public facilities and services include educational and religious institutions, library facilities, public safety, parks (discussed in Chapter 3: Healthy Living), sewer, and water (discussed in Chapter 8: Public Infrastructure), all of which are provided to serve the needs of residents and businesses in Southfield. These are all organized and operated daily by City departments. Residents also influence these services through participation in commissions, boards, and election to City Council.

City Government

The basic form of local government in Southfield is Council-Administrator. The Administrator is responsible for overseeing the everyday mechanics of City government and reports directly to the seven-member City Council. City Council is the local legislative body which determines City policy, makes decisions on zoning, ordinances, and legislative matters. The Mayor, the ceremonial head of City government, makes recommendations to Council and is the City's representative to all other legislative bodies.

The City of Southfield is a progressive community that is a welcoming, livable, sustainable, vibrant, walkable, and inclusive city that strived to provide equal opportunities to all individuals. The City of Southfield is fortunate to be served by many long-tenured elected officials, administrators, department heads, directors, and staff. Both the Mayor and City Administrator maintain open door policies to their respective offices to maintain clear and open lines of communication. The City of Southfield also launched a new program in 2016, the Southfield Ambassadors, as a collective of talented residents that strive to stimulate progress within Southfield's civic, community, business, and economic development landscapes. Ambassadors work to connect with fellow residents and surrounding cities to promote Southfield and raise awareness of its many events and activities. This select group of volunteers engage in an active two-year leadership development program while networking with Southfield officials, organizations, and businesses to raise public awareness of key programs and projects for the city.



Ambassadors are diverse in their work and life experiences as well as their demographic backgrounds. The intent of the Ambassadors program is that they will stay involved in the city well after their two-year fellowship to continue their efforts to benefit the community.

City Boards and Commissions

Southfield has an active resident population that participates in many different boards and commissions, totaling 34. Residents may become members of these groups either through appointment or by election. At the time the plan was prepared, these bodies included, but are not limited to:

Existing City Boards & Commissions	
Arts Commission	Housing Commission
Board of Review	Library Board
Brownfield Redevelopment Authority	Library Building Authority
Building Authority Commission	Local Development Finance Authority
Building Code Board	Local Officers Compensation Commission
Citizens Police Advisory Board	Mechanical Code Board of Appeals
City Centre Advisory Board	Parks and Recreation Commission
City Council	Planning Commission
Civil Service Commission	Plumbing Code Board of Appeals
Commission on Senior Adults	Retiree Health Care Benefits Plan and Trust Board
Downtown Development Authority (DDA)	Tax Increment Finance Authority
DDA Citizens Area Council	SERS Board
Economic Development Corporation	Total Living Commission
Electrical Code Board	Veterans Commission
Fire and Police Retirement System Board	Wildlife Commission
Historic Designation Advisory Board	Zoning Board of Appeals
Historic District Commission	

City Departments

The City of Southfield Donald J. Fracassi Municipal Campus, including City Hall, is located at 26000 Evergreen Road in the Southfield City Centre district. The Campus houses offices for most City Departments, including Parks and Recreation, Senior Center, Public Safety (Police), the 46th District Court, Public Services, City Administration, Clerks and Treasurer, and boards and commissions. At the time this plan was prepared, the City had 31 departments under the Mayor, City Council, and the City Administrator. Many of these departments had a direct or support role in implementation of this plan.

Other Agencies and Institutions

Southfield includes a host of outside agencies that require on-going coordination and communication. Institutional resources such as libraries, schools and places of worship enrich the lives of residents and are important in attracting new businesses and residents to the region. Institutional resources should be showcased consistently as this plan is implemented. Most importantly, the City of Southfield should work to highlight these facilities in promotional materials to help market the City.

Southfield Public Library

The Southfield Public Library is located within the Municipal Center complex on Evergreen Road. The library has been a dependable community resource and center for information since 1960. The library has grown steadily ever since and now offers an unsurpassed collection of over 250,000 print and media resources, all easily accessed in a world class building constructed in 2003.

All residents of Southfield and Lathrup Village are eligible for a Southfield Library card which includes access to the library's electronic offerings such as e-books, downloadable audiobooks, and research databases. The library is part of TLN (The Library Network), a consortium of 65 communities which have formed reciprocal borrowing agreements to allow residents access to each other's libraries.



The Southfield Public Library offers a full array of modern library services, including books, magazines, newspapers, DVDs, CDs, public computers, WI-FI, audiobooks, and wonderful programming. Below is a sampling of the types of amenities available at the Southfield Public Library:

- Vibrant Children's Library
- Imaginarium Children's Garden
- Group Study Rooms
- Drive-Up Services
- Friends Book Sales
- Auditorium and Large Meeting Room
- Foreign Language Collections
- Literacy Collection
- Quiet Study Areas
- Small Business Start-Up Center

Oakland County and *Oakland County Michigan Works! Southfield*

The *Oakland County Michigan Works! Southfield* Service Center is a Division of the City's Business and Economic Development Department. Funded by Oakland Workforce Development Board, the Michigan Department of Labor and Economic Opportunity administers the following programs for job seekers and employers:

- Employment Services
- Workforce Innovation and Opportunity Act (WIOA)
- Trade Adjustment Assistance (TAA)*
- Partnership, Accountability, Training, Hope (PATH)*

Oakland County Michigan Works! Southfield is one of six Service Centers in Oakland County.⁷⁸ As a One-Stop Center, they have designed their programs to fit local needs, working together with the Business Development Department, Southfield Area Chamber of Commerce, and schools to fulfill the Michigan Department of Labor and Economic Opportunity Mission Statement "to develop a system that produces a workforce with the required skills to maintain and enhance the Michigan Economy."

Its major premise is that all major workforce development and economic development services should be available through a single point of entry. *Oakland County Michigan Works! Southfield's* focus is to help ensure that Michigan employers hire better educated and better trained employees.

MDOT and Oakland County

Two key agencies are the Michigan Department of Transportation (MDOT) and Oakland County. The County interacts with the City in many facets including the drain and road commissions, parks and recreation, economic development, and the court system.

Colleges and Universities

Lawrence Tech University

Lawrence Technological University (LTU), www.ltu.edu, is a premier private university providing superior education through innovative programs, cutting-edge technology, small class sizes, and a commitment to its motto, “theory and practice.” LTU offers more than 100 undergraduate, master’s, doctoral and professional certificate programs in Colleges of Architecture and Design, Arts and Sciences, Business and Information Technology, and Engineering.

PayScale lists LTU among the nation’s top 11% of universities for alumni salaries, which is the highest in the Detroit metropolitan area. Forbes Magazine lists LTU as one of America’s Top Colleges and the Wall Street Journal/Times Higher Education places LTU in the top 10% of American colleges and universities. It is also listed in the top tier of Midwestern universities by U.S. News and World Report and the Princeton Review.

LTU enrolls 3,000 students during an academic year. Its four residential halls have a combined capacity of over 1,000 students. The University was founded in 1932 with the support and encouragement of Henry Ford. Established to meet the educational needs of business and commerce, LTU has continuously maintained close ties to industry in a multitude of projects in a wide variety of fields. A Lawrence Tech education strives to explain not only *why* something works, but *how* it works in real situations and applications.

Many LTU academic programs require participation in professional projects that seek to solve real-world problems facing practicing architects, engineers, managers, scientists, and others. Students also gain hands-on experience through co-op jobs and internships. Professional organizations provide additional opportunities to network with industry leaders. Many students participate in applied research projects as early as their freshman year. Lawrence Tech students regularly earn top awards in international competition with other leading colleges and universities. LTU graduates report, in numbers well above national norms that they arrive in the workplace feeling prepared and ready to do their jobs. Even in challenging economic times, 84% find career positions or are registered for grad school at time of commencement – greater than the national average.

LTU MISSION

“Lawrence Technological University’s major focus at this time is the creation of additional space to accommodate emerging fields in engineering, the life and other sciences, and architecture. Looking ahead, it is likely that the University will continue to consider additional on-campus student housing and the building out of amenities that address needs for student recreation and athletics, conference and meeting spaces, campus beautification, applied research, and a host of other scholastic and academic needs.”

LTU's student body is diverse with more than 50 countries represented on campus. The University's Study Abroad program is open to all students, and various cultural events and celebrations focused on diversity are held annually on campus. LTU also maintains relationships and partnerships with universities worldwide.

LTU was Michigan's first wireless laptop computer campus and has been ranked among America's top 50 "unwired" universities. All undergraduates receive their own University-issued personal computer loaded with their field's industry-standard programs – valued up to \$75,000. No other university in the nation offers 24/7 access to computing power like the LTUZone.

The A. Alfred Taubman Student Services Center consolidates all student support services – from admissions through career services – into a convenient one-stop center. This innovative 42,000-square-foot building, which utilizes many energy-efficient and environmentally friendly features and technologies, serves as a "living laboratory" and is part of a region-wide stormwater management effort. The Nabil Grace Center for Innovative Materials Research, located on LTU's campus, is a state-of-the-art laboratory for the research, development, and testing of materials for defense and infrastructure applications.

LTU offers an undergraduate honors program for highly motivated and qualified students. The Quest Program in the College of Arts and Sciences encourages students to go above and beyond their studies and explore their interests on a deeper level. The Academic Achievement Center helps ease the transition from high school to college by providing support services.

In addition to exceptional educational opportunities, LTU offers an exciting student life. A growing number of men's and women's varsity athletic programs are offered. Lawrence Tech is a member of the National Association of Intercollegiate Athletics and the American College Hockey Association. More than 60 student clubs and organizations, including student government, fraternities, sororities, honor societies, and student chapters of professional groups, sponsor a variety of activities during the year.



Oakland Community College (OCC)

The OCC Southfield Campus is located at 22322 Rutland Drive (west of Providence Hospital, south of Nine Mile Road), within the Southfield Downtown Development District. The OCC Southfield Campus offers college readiness, degree, and transfer programs, and serves as a major resource for the primary and continuing education of health professionals. State-of-the-art laboratories support an array of health professions programs, including:

- Diagnostic Medical Sonography
- Nuclear Medicine Technology
- Nursing
- Radiologic Technology
- Respiratory Therapy Technology
- Surgical Technology

Approximately 4,000 students attend the Southfield Campus each fall. Nearly half of Southfield students are pursuing an OCC degree or certificate, followed by approximately 42% of students seeking to transfer to a four-year institution. Programs with the largest enrollment at the Southfield Campus are nursing and business administration.

The campus, one of five in the OCC system, offers easy entry to the Lodge and Southfield Expressways, and is on public transportation routes to provide students convenient access. Its urban setting is central to Berkley, Beverly Hills, Oak Park, Southfield, and the border of Wayne County.

Strategic priorities are performance areas where investments of resources will add the most value to advancing student success and achievement of OCC's vision.

- College Readiness (Developmental Education)
- Employment Readiness (Career and Technical Programs)
- Transfer Readiness
- Financial Accountability

OCC MISSION

"OCC is a student-centered institution that provides high-quality learning opportunities and services for individuals, communities and organizations in an accessible and affordable basis."



Fire Department

Current Conditions

The Southfield Fire Department was the first in Michigan to offer advanced life support (paramedic services) when it initiated the service in 1972. Since then, it has continued to be a leader in emergency medical service, with the most modern training and equipment available. Southfield offers a full-service Fire Department which has the dual ability to fight fires and provide paramedic service. It also supplies technically trained special rescue teams such as hazardous materials, high-rise, confined space, and trench rescue. The Department is among the busiest in the county and still manages to maintain an average response time of less than 4 minutes to any address.

A fire station supports the needs of the fire department and the community in which it is located. It must accommodate extremely diverse functions, including housing, recreation, administration, training, community education, equipment and vehicle storage, equipment and vehicle maintenance, and hazardous materials storage. While it is usually only occupied by trained personnel, the facility may also need to accommodate the public for community education or outreach.

Fire stations will vary somewhat in design depending on specific mission (e.g., the types of emergencies that will be responded to or the types of fires that will be fought). Usually, the facility differences relate to the size of the firefighting apparatus and facility location.

In 2022 there were five fire stations - two located on Nine Mile, two on Twelve Mile, and one on Lahser Road.

Recent Programs and Initiatives

Emergency Medical Services (EMS) Patient Transporting Program

The Emergency Medical Services (EMS) Patient Transporting Program continues to provide the highest quality service to residents. Since EMS began transporting in 2005, the Fire Department



SOUTHFIELD FIRE DEPARTMENT MISSION

"To provide the citizens and visitors of Southfield with the highest quality fire prevention, emergency medical care, and fire protection available. We accomplish this mission by intense training, thorough preparation, prompt professional response, and a positive, caring attitude toward those we are sworn to protect."

has brought in net revenues of \$20,800,000.00 over the last 10 years to assist in supporting services. The Fire Department has received over \$2.5 million dollars in grants for EMS over the last 5 years.

Assistance to Firefighter Grant (AFG)

Since the onset of the COVID-19 pandemic, the AFG has been re-invigorated by federal pandemic response funds. The Fire Department has successfully applied for and won AFG funds in the past and will continue to pursue them in the future. In 2013 the fire department applied for and was granted \$39,000 through the AFG to purchase and implement:

- 60 new fire helmets and physical fitness equipment
- 6 new commercial treadmills
- 5 new stair climbers
- Firefighter Physical Fitness Program

Michigan Mutual Aid Box Alarm System (MABAS), Oakway Technical Rescue, Hazmat and Training

The Fire Department's involvement in the Michigan Mutual Aid Box Alarm System (MABAS), Oakway Technical Rescue, Hazmat and Training has worked toward meeting the City's objective of greater "regionalization."

Membership and Divisional Leadership in the State of MABAS is a user-driven system designed to streamline the requesting and providing of emergency and fire service resources across the State of Michigan and the Great Lakes Region for events such as major fires, train derailments, tornadoes, hazardous materials incidents, wild land fires, domestic or foreign terrorism and other events that may overwhelm a local fire department.

MABAS-MI is one of four states that are piloting the deployment of Mutual Aid Net, a software application that is designed to serve as a resource database and mutual aid deployment tool.

Key Trends and Challenges

Fire Services Changes

It is perceived by many fire service leaders that fire departments across the United States will see a shift from just emergency service response to a comprehensive community risk reduction and management focus. This statement is becoming more and more common as the Department talks with other fire service leaders from across our nation. At the National Fire Academy Executive Fire Officer (EFO) Research Center, documents are being developed and presented on this very topic. It was a topic of discussion at the International Association of Fire Chief's (IAFC) strategic planning meeting.

Medical Technology Innovations

The medical field is continuously changing with innovative equipment and procedures always on the horizon. EMS is often the first step in the chain of patient care and the Southfield Fire Department's actions are a pivotal point in determining ultimate patient outcome. Hence, the Department is acutely aware of these changes and readily adapt as required. Southfield Fire Department EMS has always been on the forefront of adaptation.

Current examples include:

- Electronic EMS reporting (improves documentation and billing).
- Intra-osseous capability (enables vascular access through bone).
- CO monitoring (measures patient and FF Carbon Monoxide levels).
- Res-q-Pod (CPR airway adjunct, increases blood flow to brain).
- King Vision Laryngoscope (Increases successful ET intubations).
- CPAP (Continuous Positive Airway Pressure, used to treat severe DIB).

Key Findings and Future Plans

The Fire Department already responds and reactively handles most emergencies and crisis within the community. The Southfield Fire Department will be focusing on a proactive approach to allow for a safer community which works towards improving the quality of life for residents. If the City can prevent most incidents from occurring, then costs to individuals and the community will be significantly reduced, quality of life will be improved, and the potential for economic sustainability will be increased. As government budgets continue to shrink, stress on the Department's ability to provide service will continue. The impact of these cuts is witnessed almost daily in the fire service across the country, with browning out of fire stations, closing of fire stations, staff reduction through attrition, and critical staffing reductions through layoffs.

The Fire Department has reached a new era in its history. As the Department enter this new era it must adapt its philosophies, strategies, and tactics. The builders and engineers that design and construct disposable buildings will need to focus their efforts on fire codes that require automatic fire suppression systems as well as early detection

FIRE DEPARTMENT 5-10 YEAR GOALS

- 1) New Fire Training Tower (insert photo illustration)
- 2) Achieve and retain a diverse fire service workforce
- 3) Continue to take advantage of State and Federal Grants to help reduce some of the financial strain on the community
- 4) Increase community education in the areas of risk reduction, fire safety and emergency medical services (EMS). Technological advances in EMS have enabled enhancements in patient care that have improved outcomes and shorter hospital stays for our patients.
- 5) 2 Week Summer Fire Camp for High School Kids.
- 6) Implement a "Citizens Fire Academy" that will focus on the day-to-day operation of the fire department.

Topics:

- Administration of the Fire Department
- Tour of Facilities and Dispatch Center
- Fire Behavior/Ladder Operations
- Fire Engines / Ambulance Familiarization
- Hazardous Materials Program
- Vehicle Extrication
- Fire Hose and Ventilation
- Fire Prevention and Code Enforcement
- Fire Safety Education and CPR Training
- Portable Fire Extinguishers ABC Fires
- Incident Command System
- Ride Along

systems in all properties - including residential properties – where these systems must be mandatory. Builders who fail to embrace new technology set communities up for increased risk, which will force the Department to employ new tactics and develop a new Risk Management Plan.

To keep pace with societal changes, the Southfield Fire Department must continually review the mission and determine if it will meet the community's demands into the future. The old mission of simply "saving lives and protecting property" may no longer have the depth or scope necessary to meet future challenges and the expectations of the public. If the mission must change, fire service leaders must take steps now to meet the challenge of this change. This will require innovation, courage, and the commitment of fire service leaders at all levels, both career and volunteer. Embracing change may be the single greatest challenge facing the fire service in the next century.

The Southfield Fire Department has been and will continue to be a regional leader in areas of fire suppression, EMS, high-rise firefighting, technical rescue, hazmat, public education, and technology.

Homeland Security and Emergency Preparedness Division

Current Conditions

The Homeland Security and Emergency Preparedness Division has been in Southfield for many years. Also called "Emergency Management," the Homeland Security and Emergency Preparedness Division was designed to meet the current needs of the City with regard to preparedness, mitigation, response and recovery in the event of a man-made or natural disaster. While many communities rely upon County and State agencies, Southfield has an independent, State-recognized program to serve its residents directly.

The continued effort to safeguard the lives and property within Southfield requires a commitment of continual planning, training, and exercising of the response capabilities for any type of threat or disaster that may occur. Paramount to how well the City respond to such an event is how well it is prepared. Preparedness is a whole community approach, so the Division has implemented a "Do 1 Thing" initiative that encourages families to take small steps each month toward becoming better prepared for emergencies and disasters. Every step individuals make to becoming prepared will help first responders, their loved ones, and others in the community. The goal of the Homeland Security and Emergency Preparedness Division is to continue to partner with residents, the business community, and County, State and Federal Agencies to ensure Southfield remains a disaster resilient community.

Recent Programs and Initiatives

Closed Point of Dispensing (POD)

Whether caused by an accident, disease outbreak, or terrorist attack, an emergency could occur requiring the public to receive immediate, life-saving medication. The CDC's Public Health Emergency Preparedness (PHEP) cooperative agreement provides funding to state and local public health departments to support their effective response to a range of public health threats. One of the requirements of the cooperative agreement is for states and localities to develop plans for receiving, distributing, and dispensing medication from the Strategic National Stockpile, a national repository of critical medication and supplies that are available to supplement state and local resources during a public health emergency. The goal in a large-scale emergency is to get medication to the entire population in a short, clinically relevant timeframe (e.g., the release of anthrax into a community would require the public to receive medication within 48 hours).

The City of Southfield has partnered with the Oakland County Health Department to establish a Closed Point of Dispensing (POD). Operating a Closed POD in a public health emergency will help assure timely distribution of medications to employees and their family members. The establishment of this POD complements the emergency preparedness plans, improves employee health and safety, helps the City maintain a continuity of operations and aids in becoming more resilient during and after an emergency.

Community Emergency Response Team (CERT)

The Community Emergency Response Team (CERT) Program educates people about disaster preparedness for hazards that may impact their area and trains them in basic disaster response skills, such as fire safety, light search and rescue, team organization, and disaster medical operations. Using the training learned in the classroom and during exercises, CERT members can assist others in their neighborhood or workplace following an event when professional responders are not immediately available to help. CERT members also are encouraged to support emergency response agencies by taking a more active role in emergency preparedness projects in their community.

The City of Southfield currently has 31 active CERT members. Annually, they volunteer approximately 1,200 hours to assist at special City events and to assist with training and exercising. In the event of an emergency, Southfield CERT is readily available to assist in multiple functions.

Southfield's Emergency Management Division offers free certification classes for adults 18 and over consisting of 2 hours of classroom instruction and 8 hours of practical training consisting of group exercises.



Police Department

Current Conditions

The City of Southfield Police Department (SPD) is an essential part of the Public Safety Group. The department, based out of the Donald F. Fracassi Municipal Campus, provides a variety of quality services. The Patrol Division is staffed by over 80 uniformed officers assigned to road patrol. The Investigations Division includes a Crime Lab, Detectives and Evidence Technicians. Specialized assignments consist of School Resource Officers, Community Relations Unit, Traffic Safety Bureau, Canine Unit, Animal Control Unit, Tactical Crime Suppression Unit, and the Special Entry and Response Team (SERT). The 9-1-1 Emergency Communications Center is also part of the Police Department.

The SPD is continually striving to maintain the highest level of commitment, dedication, and service to the residents of Southfield and its visitors. Southfield Police Department officers aim to ensure the Department remains exceptional and deserving of the trust and confidence of the community through community-oriented policing, continual comprehensive training, and selection and retention of quality personnel who will best represent the police profession.

The SPD has adopted the Community Harms Directed Policing Model. Many police agencies measure success through reductions in violent crime and property crime. Under the Community Harms Directed Policing Model, violent and property crimes will remain a top priority of the SPD. However, community input regarding harms affecting quality of life concerns is compiled and addressed with a sense of urgency.

This approach ensures that the Department is being creative at implementing strategies to address community concerns related to behavioral health, environmental issues, substance abuse, traffic accidents and, youth safety. This model provides the SPD with a framework to strategically allocate resources appropriately. The model is fluid, allowing it to address changes in community harms over time.

Crime

In 2018, the Southfield violent crime rate per capita decreased to 278 per 100,000 residents. In 2019, it decreased again to 272.7 per 100,000 residents. The most recent data shows a slight increase in violent crime between 2019-2021. Property crimes decreased in 2020 and rose to an average rate again in 2021, as shown in Table 9.

POLICE DEPARTMENT ACHIEVEMENTS 2017-2020

- Fully deployed Body Worn Cameras
- Use of Force policy is in alignment with National Best Practices in Policing
- Developed a Domestic Violence Prevention Strategy
- Instituted an Awards Ceremony for the Police Department
- Began annual recognition of Breast Cancer Awareness and Domestic Violence Awareness
- Established a Traffic Safety Bureau

The employees of the Southfield Police Department have leveraged technology, strengthened partnerships and as a result, a significant number of perpetrators were arrested for assaults and property crimes. SPD is committed to serving the residents of Southfield. The implementation of innovative programs will continue to be instrumental in the overall reduction of crime.

Table 9. Crime Statistics, 2018-2021

Type of Crime	2018	2019	2020	2021
Violent Crime				
Murder and Non-Negligent Manslaughter	2	1	3	4
Sexual Assault	31	28	34	52
Robbery	46	35	37	60
Aggravated Assault	90	94	181	220
Non-Violent Crime				
Property Crimes	1,372	1,366	1,145	1,372
Burglary	262	321	182	214
Larceny-theft	915	791	614	793
Motor-vehicle theft	195	254	342	357

Recent Programs and Initiatives

Domestic Violence – Coordinated Community Response Team (CCRT)

Prevention, awareness, and enforcement are all key components to reducing the harms caused by domestic violence encounters. The Department has formed partnerships with Haven, the Southfield Domestic Violence Group, the 46th District Court, and the Southfield Fire Department to organize community outreach initiatives. The strategy involves a multi-layered approach designed to change behaviors of offenders and victims. SPD has established a Domestic Violence Coordinated Community Response Team (CCRT). The CCRT is a multi-disciplinary group comprised of public safety officials, representatives of the court, school officials, elected officials, and non-governmental community advocate organizations. The CCRT is dedicated to the identification of high-risk domestic violence cases and the creation of a coordinated community response, including prevention and community education.

Traffic Safety

The Traffic Safety Bureau is strategically deployed to address community traffic concerns occurring within the city. The mission of the bureau is to reduce harmful driving behaviors through education, awareness, and enforcement. Traffic accident data and citizen complaints are used to identify areas of enforcement.

Overdose Mapping

The police department has partnered with the Michigan High Intensity Drug Trafficking Areas (HIDTA) program to track, document, and share fatal and non-fatal drug overdose incidents (Overdose Mapping). When police or fire units respond to a drug overdose scene, the information received is entered in a national data base by the Communications Section. Detectives can gather pertinent information to be used for investigative purposes (victims, suspects, type of narcotics etc.). In addition, the system will alert SPD if patterns or spikes of drug overdoses occur in Southfield or neighboring jurisdictions.

COMEBACK Quick Response Team

The Southfield Police Department has partnered with Families Against Narcotics (F.A.N.) and implemented a COMEBACK Quick Response Team. The COMEBACK Quick Response Team (QRT) is a collaborative program created and developed to reduce the mortality rates in Michigan counties due to overdose deaths. This partnership will engage in positive intervention to provide education, support services, and recovery options, all while working together to reduce the stigma associated with those suffering with substance use disorders.

Currently, there are 20 police departments in Michigan that are participating in this initiative. The process provides a 72-hour follow up with overdose cases occurring in the city. Southfield Police Officers will respond with certified counselors assigned to the QRT and provide free resources to those suffering from substance abuse disorders, as well as their families. The program is grant funded; participating Southfield Police Officers have received the training and the costs were covered through the program.

A monthly review of the Department's policies and procedures are conducted to ensure services provided are in line with national best practices. Maintaining a cutting-edge approach to addressing the expectations of the community they proudly serve is paramount in building community partnerships and keeping with the community policing model. Additionally, the creation of the Chief's Citizens Police Advisory Board allows for an even further collaboration in their customer service approach. This allows residents to voice their concerns related to their neighborhoods. The open line of communication enhances transparency and trustworthiness. This proactive approach is a change in "how things used to be done" and allows for solving issues through channels in addition to law enforcement.

School Collaboration/Youth Engagement

Members of the department have fostered partnerships with youth mentoring organizations. Topics of discussion include education, financial literacy, interaction with authority, social issues, and mental health coaching techniques (suicide prevention, conflict resolution, etc.).

The Southfield Public School District has invited the Southfield Police Department to participate in school-based mentoring programs. The goal of this collaboration is to develop meaningful relationships between the youth and law enforcement.

SPD increased the number of School Resource Officers (SRO) assigned to the Southfield Public School District. The SROs are responsible for providing safety and crime prevention in the schools. In addition, the Community Policing Unit contributes to youth engagement by conducting a variety of relevant initiatives directed at our youth.

Key Trends and Challenges

Recruiting and Retention

Law enforcement agencies across the country are encountering challenges in recruiting and retention. National movements to defund the police, protests, civil unrest, and distrust of the police has resulted in a record number of police officers choosing to retire early. In addition, there has been a significant reduction in applicants interested in careers in law enforcement. In response, the Southfield Police Department has formed a Recruiting Committee. The goal of the Committee is to develop creative ideas to attract qualified applicants to join the Department's ranks. The Committee, in partnership with the Human Resource Department, is dedicated to streamlining the hiring process and enhancing recruiting outreach efforts in high schools, colleges, universities, and entertainment venues.

Levering Technology to Combat Crime

The advancement of technology has created an avenue towards greater crime reduction and suspect apprehension. Police departments choosing to incorporate this trend have instituted a variety of strategies to leverage technology. The Southfield Police Department, in collaboration with multiple agencies throughout Southeast Michigan, have acquired Flock Safety Camera License Plate Readers. The high-quality cameras are affixed to existing light poles and can capture images of vehicles and their license plates (speeds up to 100 m.p.h.) day or night. The investigative benefits of the system include detection and identification of the following:

- Stolen vehicles
- Missing persons (Amber Alerts)
- Wanted persons
- Sex offenders
- Terrorists
- Personal Protection Orders (PPO)

The system also allows for participating agencies equipped with the technology to share the data among each other. The Southfield Police Department understands the value in leveraging technology and will continue to enhance technology as useful developments become available.

Greater Emphasis on Organizational Accountability

A key emphasis on accountability is related to sustaining public trust in the community that the police department has committed to serve and protect. Greater organizational accountability will include policies and procedures that reinforce the reduction of use of force incidents and the identification of national best practices in training. De-escalation and other harm reduction tactics increases officer and community safety. However, proper supervision accompanied with courageous leadership will ultimately be the essential component needed to strengthen the relationship between police and community.

It is important to note that the Southfield Police Department initiated the national movement for the “Duty to Intervene.” The Southfield Police Department has also instituted an internal Crisis Intervention Team which focuses on response to mental health calls for service. The Department is currently in the process of developing a sustainable plan for addressing mental health throughout the city. The strategy consists of incorporating mental health professionals to assist police officers in addressing non-emergency mental health related calls.

Key Findings and Future Plans

The Southfield Police Department has specific priorities for the future including:

- Continue implementation of non-traditional police management concepts, or the private sector approach to governmental management. That is, increase the level of service by viewing the public and police employees as customers and addressing their needs.
- Develop and encourage a leadership style that will support a high level of service by retaining and developing personnel.
- Continue community policing programs, partnerships between police, business, schools, and residents, designed not only to solve crime, but to help solve related problems.

For all public safety elements, it is important to remember that the more open and visible these departments and efforts are to the public, the more at ease residents will feel. This will, in turn, garner long-term stability amongst residents and business owners and assist with residential and economic growth.

Southfield Human Services Department (SHSD)

Current Conditions

The Southfield Human Services Department offers short-term support services for Southfield residents who may be experiencing hardship. The program is a “hand-up” and not a “hand-out,” as it provides temporary emergency resources and assistance while helping residents develop strategies to successfully resolve their hardships. The Department’s goal is to help residents overcome personal hurdles to achieve a satisfying and productive quality of life.

SHSD promotes advocacy and awareness of quality-of-life issues that affect older adults and the physically challenged. SHSD uses numerous services to give a helping hand to those who experience hardship. SHSD also provides programs or facilitates program assistance for a broad range of community-related, quality of life items.

Recent Programs and Initiatives

Legal Aid

Pro bono legal consultations are provided by SHSD in partnership with Lakeshore Legal Aid.

Social Work Outreach Services

- Provide consultations/referrals/financial assistance to qualified families/older adults based on identified need (clothing, food, utility, housing, furniture)
- Partner with Focus Hope, The Emergency Food Assistance Program (TEFAP), and Forgotten Harvest to provide food boxes to families/older adults
- Adopt-a-family program allows businesses, faith-based organizations, and residents to contribute food and gifts to families/older adults during Thanksgiving and Christmas
- Assist area veterans with special funding in conjunction with the Southfield Veterans Commission
- Minor vehicle repair and employment solutions through a partnership with Tone Up For Tune Ups
- Information sharing and community advocacy as the principal liaison connection between Commission On Senior Adults (COSA)
- Partner with Southfield Goodfellows to ensure that no child is left behind at Christmas

SOUTHFIELD HUMAN SERVICES DEPARTMENT MISSION

“We strive to offer services and opportunities to promote personal growth, independence, dignity, and respect for the citizens of Southfield. Helping people to help themselves, each other, and the community.”

Educational Programs

Partner with My Brother's Keeper, Community Housing Network, and Oakland Livingston Human Services Agency to provide educational programs (free homebuyer, youth symposium, financial literacy, etc.).

Key Trends and Challenges

Some key challenges facing the SHSD include:

- Affordable housing and addressing needs of homeless
- Increases in the city's senior population and low-income population
- Providing dependable, quality, public transportation – especially for older adults
- Increase of foreclosures and domino effect on surrounding property values
- Financial assistance for residents experiencing hardship circumstances
- Population with mental illness

Southfield Schools District

The Southfield Public Schools District is located in the suburban communities of Southfield and Lathrup Village. The district comprises approximately 27 square miles in southeastern Oakland County, Michigan. For more than 65 years, the community has supported public schools by approving nearly every millage and bond issue that has been put before the public for a vote. This support allows the district to spend approximately \$11,950 per pupil.

The majority of Southfield residents, and all of Lathrup Village, are served by Southfield Public Schools. A small segment of the population in the northeast corner of the City attends Birmingham Public Schools, while some in the southeast corner attend Oak Park Schools, as shown right.

Mission Statement

The Southfield Public School District educates all students in a collaborative, safe, supportive, and high-quality, student-centered environment and prepares dynamic, innovative learners to compete within the global society.

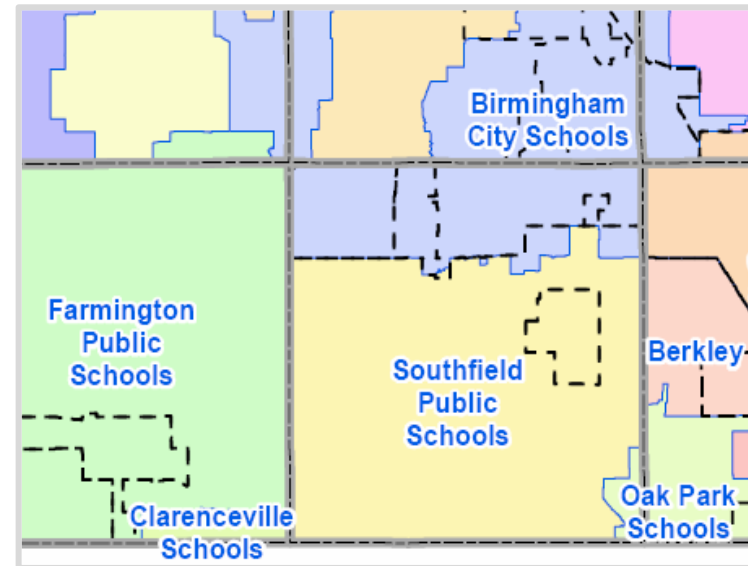
Current Conditions

School Sites

In 2022, the Southfield Public School District had 12 school sites (reduced from 17 in 2009) located near and within the neighborhoods and accessible by school bus or walking and biking including:

- [Morris] Adler Elementary School
- [Alice M.] Birney Middle School
- Bussey Center for Early Childhood Education
- [John F.] Kennedy Elementary School
- [Glenn] Levey Middle School
- MacArthur Elementary School
- [Helen] McIntyre Elementary School

Map 33. School District Boundaries



Source: Oakland County Planning and Economic Development Services

- Southfield High School for the Arts and Technology
- [Adlai] Stevenson Elementary School
- [Mary] Thompson Middle School
- University Middle/High School Academy
- [Arthur H.] Vandenberg Elementary School

A further reduction of school sites is expected in the 2026-27 school year. In May 2019, the City of Southfield created the Residential Unit Development District (RUDD) to provide flexible zoning to encourage innovative redevelopment of vacant or underutilized former school buildings and sites. In July 2022, the Southfield School Board heard proposals for 4 school-owned properties that the Board may divest for redevelopment purposes: Brace Lederle, Leonhard, a vacant parcel adjacent to Thompson, and a large, 50-acre undeveloped parcel of property located on Inkster Road between Ten and Eleven Mile Roads. Proposals ranged from private school use to duplex and triplex workforce housing, to single family residential site condominium units. Final decisions will be made by the Board at a future meeting.

For more information on the potential use of School District sites for “missing middle” housing, please see the Restructuring section at the end of this chapter and the Reuse of School Sites section in Chapter 4.

Accreditation

In 2008, Southfield Public Schools became the sixth school district in Michigan to receive district accreditation from the AdvancED/North Central Association (NCA) of Colleges and Schools. All regular K-12 schools in the Southfield School District are fully accredited by NCA. The Bussey Center is accredited by the National Association for the Education of Young Children. This means that Southfield schools meet nationally recognized standards for quality.

Early Warning Legislation

In July of 2015, “Early Warning” legislation was signed into law by Governor Snyder, which is a Michigan law (P.A. 109 of 2015) that requires schools to submit a balanced budget with a 5% fund balance for the two most recent years. This legislation requires the Southfield Public School District to show a two-year balanced budget. If this threshold is not met, the State requires the school district to enter into an enhanced deficit elimination plan. If the district fails to submit or comply with this plan, the State may appoint an emergency manager and transfer control of the district’s finances over to the Department of Treasury.

In 2015, the Southfield Public School District realized that their current model was unsustainable and needed to act proactively to restructure in order to stay solvent.

EARLY CHILDHOOD

“Early Childhood is an essential time for children to learn as this is when the foundation of learning is cemented for the rest of their lives. Children benefit developmentally, socially, and academically from participating in high-quality early care and education (ECE) programs. A plethora of research studies have indicated that high quality early education promotes school readiness, literacy/numeracy skills, and other positive short and long term outcomes.”

(Source: The Short and Long Term Impacts of Large Public Early Care and Education Programs, Morrissey, Feb 28 2014)

Key Trends and Challenges

Reduction in Student Population

In 1969, the Southfield Public School district had an enrollment of 16,350, which has dropped to 5,036 students in 2022. The District lost 38% of its revenue over the past 10 years due to declining enrollment. The estimated student population forecast for school year 2026-27 is 4,044 to 4,147 students. The reduction of student population can be attributed to many State and national trends:

- The ‘baby boomlet’ population bubble has graduated
- Michigan birth rates are down
- Michigan is still recovering from the out-migration during the COVID-19 Pandemic
- The overall population of Southfield has declined from a high of 78,322 in 2000
- Fewer people are living in each household
- The housing crisis is driving resident to remain in their homes longer post-children
- A large inventory of vacant houses in Southfield
- Rise in Charter School enrollment
- Oakland County Open Enrollment has meant that more students opt-out than opt-in
- Rise in homeless students
- Increase in Orthodox Jewish residents who send their children to religious schools

Pandemic-Related Teacher Shortages and Online Classes

Principals, superintendents, and counselors are filling in as substitutes in classrooms as the surge in coronavirus infections further strains schools that already had been struggling with staffing shortages. Staff absences and the variant-driven surges have led some big districts, including Detroit, to switch temporarily to virtual learning. Where schools are holding the line on in-person learning, getting through the day has required an all-hands-on-deck approach, with some districts even brining in military members as temporary staff.

The COVID-19 Pandemic has also impacted the way the District delivers instruction. The District now offers virtual and remote learning options that are used in instances when it’s not possible to deliver instruction in-person. The District also offers online courses for students in the credit recovery program as well as students looking for specialized courses through independent study.

Figure 27. Southfield Public Schools 2022 Statistics

2021-22 Student Enrollments	
Elementary	2,596
Middle School	620
High School	1,679
Total	4,895

2021-22 Millage Rate	
General Operating	16.9492 mills
Debt Retirement	2.3000 mills
Total	19.2492 mills

2020-2022 General Fund Budget	
2020-21 Expenditure	Est. \$93,894,857
2021-22 Expenditure	Est. \$93,407,253
2022 State Equalized Value	\$2,762,835,212

2021-22 Graduation Rates	
2021-22 Drop Out Rate	3.25%
2021-22 Graduation Rate	89.45%

Key Findings and Future Plans

Updated Technology

All of Southfield's school facilities are modern and up-to-date, meeting all current fire, safety, and Barrier-Free standards. A modern instructional and administrative technology system is in place. The district provides one computer for every three students. Additionally, all classrooms have access to laptops, LCD projectors, and iPads for elementary students. The District's technology focused classrooms also utilize SMART Boards and USB microscopes.

Class Size

The ratio of professional staff to students in the Southfield Public Schools is 1 to 15, meaning class sizes are relatively small. Maximum class sizes are as follows: Kindergarten-grade 1, 27 students max; grades 2-3, 28 max ; grades 4-5, 29 max; grades 6-8, 30 max; and grades 9-12, 32 max. Occasionally, a class will exceed the numbers stated above and a teacher assistant is assigned to classrooms above the stated maximums.

Restructuring

Restructuring of the district will occur in 2026-27. The proposed changes include:

- Closing Vandenberg, McIntyre, Southfield Regional Academic Campus and Magnolia Center. Students affected by these closures will be assigned a new home school according to a new educational pathways structure. Parents will also have the option to select a school of choice based on availability.
- Relocating the SRAC Credit Recovery program to the Southfield High School for the Arts and Technology campus and develop a plan to sunset the program.
- Combining University Middle and High School Academy with MacArthur K-8 University Academy to create a new University K-12 University Academy. This will remain an examination school with admission based on an entrance exam at the middle and high school levels.
- Launching a JROTC program in partnership with the United States Air Force.
- Maintaining all current programs.
- Elementary and middle school students who live more than a mile from school and high school students who live more than a 1 ½ miles will receive transportation as usual. School of choice students will not receive transportation according to district policy.
- Partner with the school district to find innovative solutions for adaptive use and infill housing at many of the closed and underutilized school building sites.

Goals, Objectives, and Strategies

Goals

- Improve public transit for older adults, low-income riders, and people with disabilities
- Provide excellent public facilities
- Recognize and respect Southfield's diverse community through a care and wellness approach in identifying and responding to community social needs
- Promote recognition and inclusion of multicultural differences and lifestyles
- Assist families in keeping and purchasing homes suited for their needs and financial ability
- Develop and promote educational opportunities and resources that will assist residents in achieving a higher and healthier quality of life
- Ensure that all elements of the built environment, including land use, transportation, housing, energy, and infrastructure, work together to provide sustainable, green places for living, working, and recreation, with a high quality of life by
- Ensure fairness and equity in providing for the housing, services, health, safety, and livelihood needs of all residents and groups by providing accessible, quality public services, facilities, and health care to the community
- Improve the City's preparedness, resilience, and adaptability in the face of both natural and human-caused hazards
- Ensure that all local proposals account for, connect with, and support the plans of adjacent jurisdictions and the surrounding region
- Provide opportunities for life-long learning and increased collaborations and partnerships with agencies that provide services to the City
- Use environmental justice principles to reduce exposure to toxins and pollutants and provide equitable green space access

Objectives and Strategies

- Provide Establish community-wide Wi-Fi
- Explore options for additional public or workforce housing
- Increase collaborations/partnerships with other low-income support agencies to provide services through the Southfield Human Services Department

- Explore alternative funding sources to assist low-income residents
- Work with the Commission on Senior Adults (COSA) Committee to develop an age-friendly action plan
- Develop translated versions of City service materials and make translation services clearly available and easy to use
- Assist in the development of community-based budget and financial planning initiatives
- Explore residents' housing responsibilities regarding upkeep of properties if receiving housing-related financial assistance
- Explore and expand opportunities for the CHORE program to support the City's curb appeal initiative
- Develop methods to meet the educational needs of older adults consistent with their developmental stage and assist older adults whose cognitive abilities are compromised
- Educate the public on maternal, prenatal, and neonatal health concerns and ways to improve infant health outcomes and early learning capacity
- Provide workshops on personal finances/budgeting, foreclosure prevention, homebuyer education, legal consultations through partnerships with external agencies such as the Community Housing Network, Legal Aid and Defender Association, and Lighthouse of Oakland County
- Coordinate services with various agencies and religious organizations such as churches, nonprofit organizations, Tone Up for Tune Ups, Southfield Goodfellows, and the Southfield Veterans Commission
- Develop a more effective method of information distribution among Southfield's senior adult population
- Expand and support the efforts of the COSA's Homes for the Aged Subcommittee to inspect and evaluate Southfield's long-term care facilities
- Distribute information on homeowner responsibilities regarding upkeep
- Upgrade infrastructure and facilities in locations where it is older and/or substandard
- Develop a strategy for addressing mental health crises in conjunction with the Police and Human Services Departments
- Coordinate local developments and improvements with regional transportation investments to ensure the most efficient use of resources
- Create a joint calendar of events highlighting both City of Southfield's and other agencies' events
- Provide resources for older adults to find trusted contractors and service providers for home repair, home care/housekeeping, and personal care
- Create context-responsive design options for multimodal transportation improvements that will help tailor them to their location



Chapter 10: Implementation
Photo: View Over Southfield City Centre Trail
Construction, Southbound NW Highway Service Drive

Chapter 10: Implementation

Implementation Matrix

The Implementation Matrix (below consolidates all the goals and objectives from Chapters 3 through 9 into a single table. Each objective is assigned a timeline, priority, and a lead agency, department, or public board/commission. The purpose of the Implementation Matrix is to keep the City of Southfield accountable for the Master Plan and to ensure the goals are translated into reality.

PRIORITY KEY	
Higher Priority	H
Medium Priority	M
Lower Priority	L

TIMELINE KEY		
Near-Term	NT	1-2 years
Medium-Term	MT	3-5 years
Long-Term	LT	5-10 years

LEAD CODES KEY

Boards and Commissions

- CC = City Council
- CCAB = City Centre Advisory Board
- COSA = Commission on Senior Adults
- CPAB = Citizens Police Advisory Board
- CSC = Civil Service Commission (Police and Fire)
- DDA = Downtown Development Authority
- DCAC = DDA Citizens Area Council
- EDC = Economic Development Corporation
- HDC = Historic District Commission
- HDAB = Historic Designation Advisory Board
- LB & LBA = Library Board & Library Building Authority
- PAC = Public Arts Commission
- PC = Planning Commission
- PRB = Parks and Recreation Board
- SHC = Southfield Housing Commission

- TLC = Total Living Commission
- WAC = Wildlife Advisory Commission

Departments

- CAD = City Administrator
- AD = Assessing
- BD = Building
- BDD = Business Development
- CED = Code Enforcement
- CRD = Community Relations
- EDD = Economic Development
- EMD = Emergency Management
- ED = Engineering
- FD = Fire
- HD = Housing
- HR = Human Resources
- HSD = Human Services
- LB = Library
- MO = Mayor's Office

- OMB = Office of Management and Budget
- PRD = Parks and Recreation
- PD = Police
- PL = Planning
- DPW = Public Works

Agencies

- COS = Southfield Chamber of Commerce
- LTU = Lawrence Tech University
- MDOT = Michigan Department of Transportation
- OC = Oakland County
- OCMW = Oakland County Michigan Works
- SNRI = Southfield Neighborhood Revitalization Initiative
- SPSP = Southfield Public School District
- SEMCOG = Southeast Michigan Council of Governments
- SMART = SMART Bus

Table 10. Implementation Plan Table

CH	Goals	Objective	Lead(s)	Timeline	Priority
CH 3: Healthy Living	<ul style="list-style-type: none"> Eliminate local food deserts Reduce city' obesity rates and encourage healthy food choices, especially among children Promote alternative modes of mobility with a focus on active transportation and micro-mobility Work toward improved mental health outcomes for the community Promote active living by making it safer to walk or bike to daily activities like shopping, work, school, and recreation Build a more equitable community where the health and well-being of all people is supported, regardless of age, ethnicity, national origin, or disability status Engage in outreach that targets minorities and under-represented groups in community meetings, land use and planning commission, and hiring decisions Promote and encourage individual and communal time and energy available for such things as community improvement, social networking, civic engagement, personal recreation, and other activities that create social bonds between individuals and groups 	Promote educational programs for healthy living	COSA, TLC, HSD	NT	L
		Promote exercise programs	COSA, PRD	NT	M
		Promote and provide more public sports events and programs	PRD, SPSD	NT	M
		Promote public and semi-public exercise facilities (outdoor and indoor)	PRD, SPSD	LT	H
		Identify locations for and construct community gardens	PRD, COSA	MT	L
		Create provisions that allow for more flexible placement of community gardens throughout the city	PL, PC	MT	L
		Adopt zoning policies and regulations that promote and support urban agriculture activities	PL, PC	NT	L
		Revisit and update internal hiring diversity policy	HR	NT	H
		Provide technical assistance and outreach efforts that increase equal access to land use resources and economic development tools	BDD	MT	H
		Promote greater equality of access to minority business development and support land use and zoning that increases goods and services in resource poor neighborhoods	BDD, PL	MT	H
		Hold annual bike-the-town events to encourage people to get comfortable with and excited about cycling	PRD, CCAB	MT	M
		Revise the city's Public Engagement Plan to incorporate more innovative and inclusive engagement methods that are shown to be effective in reaching under-served populations	CAD, PL, BDD	NT	M
CH 4: Housing and Residential Character	<ul style="list-style-type: none"> Make Southfield a more attractive place for younger families Retain neighborhood character while improving the quality of homes, public facilities, and infrastructure Support quality, safe, and affordable housing in a variety of types, sizes, locations, and costs to meet the needs of 	Expand the allowable uses in the single-family zoning district to include more attached housing types by-right	PL, PC	MT	M
		Provide mixed-use and higher density residential options	PL, PC	MT	M
		Eliminate Euclidian zoning where feasible	PL, PC	LT	L
		Develop Accessory Dwelling Unit (ADU) regulations	PL, PC	MT	H
		Promote and provide incentives for green building and alternative energy techniques	BD	LT	H
		Regulate short-term rentals (i.e., Airbnbs, VRBO, etc.)	PL, PC, BD	MT	H

CH	Goals	Objective	Lead(s)	Timeline	Priority
	<ul style="list-style-type: none"> current and future residents, regardless of age or income Support a land use pattern and land use designations that provide for housing opportunities at varying densities and at appropriate locations consistent with the Land use Plan Make Southfield an age-friendly community where residents can age-in-place in their homes in comfort Provide a diverse and stable housing stock providing for a range of housing opportunities for all income groups and a quality living environment for all persons Retain property values 	Preserve historical and architectural character, especially our Mid-Century Modern architecture, and promote the rehabilitation and re-use of existing structures, where feasible	PI, PC, HDC, HDAB	MT	H
		Provide affordable housing that is well maintained and meets the needs of the entire community	SNRI, SHC	LT	H
		Seek partners and funding to increase the supply of housing for older adults, including developments that support aging in place	COSA, SHC	MT	H
		Promote new development that conveys a positive sense of place	PL, CCAB	NT	H
		Incorporate traditional, walkable, pedestrian-friendly design into new and existing residential neighborhoods through design standards	PL	NT	H
		Encourage and promote programs that help people maintain the quality and appearance of individual properties	TLC	MT	H
		Create pedestrian links that connect neighborhoods with each other, major community features, and regional assets	PL	LT	H
		Review ordinances, codes, regulations, and permitting processes to eliminate or modify conflicting and excessive requirements and to streamline the regulatory review process	PL	MT	H
		Provide more infill housing options in the future land use plan and zoning ordinance	PL, PC	NT	H
CH 5: Economic Development	<ul style="list-style-type: none"> Retain, expand, and attract businesses Remain business-friendly and continue to provide business incentives to maintain an equal playing field Support a more diverse economy and tax base Encourage innovation and the growth of emerging business sectors Develop local talent in an inclusive, diverse, and comprehensive manner 	Create programs and amenities that attract and retain young professionals	BDD, COC	LT	H
		Investigate methods to support the increasingly remote workforce	BDD, COC	LT	M
		Maintain Redevelopment Ready Communities (RRC) certification	PL, BDD, CC	LT	H
		Initiate sustainable urban (re)development strategies that foster green business growth and build reliance on local assets	PL, BDD	LT	H
		Encourage the preservation of the city's historic assets, including historic neighborhoods, Mid-Century Modern buildings, and the former Northland Center area	PL, HDC, HDAB	LT	H

CH	Goals	Objective	Lead(s)	Timeline	Priority
	<ul style="list-style-type: none"> Improve the learning-to-job pipeline for people at all levels of secondary and post-secondary education Attract and retain young professional and skilled older professionals Cultivate external businesses relationships to connect to the regional economy Establish and maintain housing, transportation, communication, and utility systems which foster quality development Encourage development that is environmentally sensitive and sustainable 	Provide start-up businesses with both financial and technical assistance	BDD	LT	H
		Recruit growing businesses that are suited to the region and are seeking a highly skilled work force or are willing to train an entry-level work force	BDD	LT	H
		Continually upgrade technology infrastructure to meet future need	CA	LT	H
		Provide information to local businesses about funding support and investment opportunities	BDD, DDA	LT	M
		Assist local firms in finding appropriate development sites for expansion	BDD, DDA	LT	H
		Facilitate the development of neighborhood business centers through land use and zoning	PL, BDD	LT	M
		Cooperate with local educational institutions to coordinate training/skill requirements to meet the needs of local employers	BDD	LT	H
		Assist older adults in finding both paid and volunteer job opportunities	COSA, BDD	LT	H
		Identify the economic needs of the chronically unemployed and underemployed in the region and develop programming – including education and retraining -- to meet those needs	BDD	LT	L
CH 6: Existing and Future Land Use	<ul style="list-style-type: none"> Offer unified, well-organized, walkable residential neighborhoods that provide a variety of housing options, and recreational and social opportunities, and community assets in a livable environment for the City's residents Provide for an appropriate amount of mixed-use commercial, office, industrial, and recreational uses, located for convenience, safety, and leisure, resulting in aesthetic business areas in the City Provide for a mix of housing options for singles, families, and older adults with 	Establish community engagement strategies to solicit ideas from our civic leaders, business community, and neighborhood homeowner and condominium associations on creating economic vitality, walkability, and recreational opportunities throughout the City	PL, PC	MT	H
		Regularly evaluate economic and market trends that will establish the land use policies and alternatives to be considered, including demographic, socioeconomic, housing, and transportation trends	PL, BDD	LT	H
		Identify economic sectors that have the potential to contribute to the type of economic development being sought by the City, including addressing the needs of underserved populations and fostering growth in targeted industries	PL, BDD	LT	M

CH	Goals	Objective	Lead(s)	Timeline	Priority
	increased density, walkability, and mixed-use in our neighborhoods and along major corridors in the City	Identify the market prospects facing various real estate development and investment projects, particularly in locations that might be targeted for growth and/or change	PL, BDD	LT	M
	<ul style="list-style-type: none"> Create a diversified and balanced mixture of land uses that will support the economic vitality, tax base, and livability of the City 	Create a procedure or practice to identify economic and fiscal implications of various policies or land use regulations	PL, BDD	LT	H
		Align the Zoning Ordinance with the goals of the Master Plan	PL, PC	NT	H
		Streamline the approval process and work toward having site plans for permitted uses approved administratively or by the Planning Commission	PL, PC, CC	NT	H
CH 7: Sub-Area Plans	<ul style="list-style-type: none"> Establish viable and high-quality commercial, residential, and office districts that promote transit and pedestrian-friendly development to connect those districts with each other and the surrounding community Provide for high quality, integrated communities providing a diverse range of uses and development to sustain a diverse economy, including offices, retail, entertainment, institutions, services, recreation and leisure, and restaurants Respond to a growing market demand for walkable, vibrant communities with convenient transit linkages, proximity to jobs, and access to nearby public services and spaces and activity-oriented destinations Continue to implement the individual goals and objectives of each Sub-Area Plan and their key redevelopment areas Provide an environment conducive to and support of living, working, shopping, and entertainment Strengthen the physical and social connections within and between communities 	Implement the Nine Mile Corridor connectivity objectives in coordination with adjacent communities (I-75 to I-275)	PL, CA, PAC	MT	H
		Support the Oakland Community College redevelopment project	DDA	LT	M
		Provide for both vertical mixed-use (lower floors of commercial and upper floors residential or office) and horizontal mixed use on an entire block that allows residents to live, work, and play in the same general location	PL, PC	NT	H
		Improve the public realm through creation of context-sensitive built environment	PL, CCAB, DDA	LT	H
		Promote development strategies for the rehabilitation and re-purposing of existing structures, conservation, and sustainable/green building design	PL, BD	LT	H
		Provide for a mixture of land uses, including retail and residential, that help to generate positive pedestrian activity in an area	PL, PC	MT	H
		Provide for a variety of housing options, including higher density mixed-use developments along our major corridors, where development has been challenging due to shallow lots and obsolete buildings	PL, PC	NT	H
		Develop shared-use pathways throughout the City to connect users with public transit to key destinations in the City and beyond	PL,	LT	H
		Identify and market opportunities sites for infill to take advantage of existing infrastructure and reduce the need for new facilities	PL, PC	LT	H

CH	Goals	Objective	Lead(s)	Timeline	Priority
		Target development opportunities to nearby, compatible land uses to shorten trips and facilitate alternative modes of transportation, such as walking, bicycling, and public transit	PL	MT	H
		Provide a combination of financial and regulatory incentives to mixed-use developers, such as permit fee reductions and expedited approvals, tax abatements, and dimensional bonuses	BDD, CC	LT	L
		Provide regulatory flexibility with regard to building height, housing density, floor area, lot coverage, yard setback, landscaping, and other zoning provisions for mixed-use developments in key areas targeted for growth	PL	LT	H
		Implement modern parking management tactics, including shared parking, parking reductions and minimum parking eliminations, maximum parking standards, shared vehicles, proximity to transit, valet parking, and bicycle parking	PL	MT	H
CH 8: Public Infrastructure	<ul style="list-style-type: none"> Ensure sustainability improvements are distributed equitably across the city Ensure that all elements of the built environment, including land use, transportation, housing, energy, and infrastructure, work together to provide sustainable, green places for living, working, and recreation, with a high quality of life Ensure that contributions of natural resources to human well-being are explicitly recognized and valued and that maintaining their health is a primary objective Promote active living by making it safer to walk or bike to daily activities like shopping, work, school, and recreation Support and adopt Smart Growth policies to ensure the community is socially, economically, and environmentally sustainable 	Hire a Sustainability Planner	PL	NT	H
		Establish a Sustainability and Climate Action Plan Task Force	PL	MT	H
		Create and adopt a Sustainability and Climate Action Plan document	PL	LT	H
		Adopt a Climate Action Resolution by City Council	PL	NT	H
		Strive for a formal Complete Streets Policy, beyond that included in the Master Plan, and a Vision Zero Action Plan	CC	LT	M
		Join the International Council for Local Environmental Initiatives (ICLEI)	CA	NT	H
		Engage City Staff and Elected Officials in sustainability education efforts and surveys to establish baseline sustainability knowledge	PL	NT	H
		Recruit external partners to form a Sustainability Advisory Board	PL	NT	H
		Author educational material for City events that promote sustainable practices	PL	NT	H
		Ensure infrastructure projects do not adversely impact disadvantaged communities or the natural environment	ED	LT	H
		Require Low Impact Design elements to be incorporated into all new development and major redevelopment sites	PL, ED	LT	H

CH	Goals	Objective	Lead(s)	Timeline	Priority
	<ul style="list-style-type: none"> Educate the community about sustainability initiatives and opportunities to lower their impact on the planet Foster partnerships with sustainability experts to create a network of knowledge Facilitate access to information and communication technology Develop policies that focus on higher quality of life through clean air and water, beautiful parks and green spaces, and clean and efficient energy use Promote the public welfare and serve the public interest, convenience, and enjoyment through the promotion of the arts in the City of Southfield 	Educate the local community through website content, brochures, flyers, banners, and newsletters	PL	NT	H
		Engage the local community by inviting them to City Council meetings, sustainability workshops, and other events	PL	NT	H
		Promote growth management through infrastructure investments using regional agencies such as Oakland County and SEMCOG as a forum for evaluating needs	CA	LT	M
		Provide security and emergency response in regard to critical infrastructure through cooperation with State and Federal authorities to continually assess infrastructure systems and remedy potential vulnerabilities	EMD, CA	LT	H
		Direct telecommunications infrastructure towards under-served neighborhoods and communities	TLC/HSD	LT	H
		Cooperate with regulatory agencies to ensure the provision of reliable and affordable telecommunication services	CC	LT	H
		Implement the Safe Systems approach across the City's transportation systems	ED	LT	H
		Commit to and prioritize a systems-based approach to Vision Zero focusing on the built environment, systems, and policies	PL, ED	LT	H
		Adopt messaging that emphasizes that traffic losses are preventable	PL, ED	LT	H
		Build more shared use pathways, bike routes, and other non-motorized transit options	PL, ED	LT	H
		Establish more physical works of art in public places throughout the City	PL, PAC	LT	H
		Provide aesthetic, well-maintained streets and sidewalks and work to fill sidewalk gaps	PL, ED	LT	H
		Continue the construction of infrastructure for electric vehicles	CA	LT	H
		Continue to work with local higher-education providers to research and test emerging mobility options	CA, BDD	LT	H
		Adopt local ordinances protecting pedestrians on sidewalks and crosswalks	PL, CA	NT	H

CH	Goals	Objective	Lead(s)	Timeline	Priority
CH 9: Public Facilities and Services		Adopt local ordinances regulating the speed of electric bicycles, scooters, and autonomous delivery vehicles on pedestrian sidewalks and non-motorized pathways	PL, CA	NT	H
		Create maintenance and site development policies that acknowledge and incorporate trees as a “living utility”	PL, DPW, CA	MT	H
		Amend the Zoning Ordinance to require recycling bins/dumpsters with screening for each multi-family residential development. Encourage recycling programs at each development	PL	NT	H
	<ul style="list-style-type: none"> Improve public transit for older adults, low-income riders, and people with disabilities Provide excellent public facilities Recognize and respect Southfield’s diverse community through a care and wellness approach in identifying and responding to community social needs Promote recognition and inclusion of multicultural differences and lifestyles Assist families in keeping and purchasing homes suited for their needs and financial ability Develop and promote educational opportunities and resources that will assist residents in achieving a higher and healthier quality of life Ensure that all elements of the built environment, including land use, transportation, housing, energy, and infrastructure, work together to provide sustainable, green places for living, working, and recreation, with a high quality of life by Ensure fairness and equity in providing for the housing, services, health, safety, and livelihood needs of all residents and groups by providing accessible, quality public 	Support City Centre Wi-Fi	CCBA, SPSPD	NT	H
		Explore options for additional public or workforce housing	HSD, CA	LT	L
		Increase collaborations/partnerships with other low-income support agencies to provide services through the Southfield Human Services Department	HSD	LT	H
		Explore alternative funding sources to assist low-income residents	HSD	LT	H
		Work with the Commission on Senior Adults (COSA) Committee to develop an age-friendly action plan	COSA, PL	LT	M
		Develop translated versions of City service materials and make translation services clearly available and easy to use	HR	LT	H
		Assist in the development of community-based budget and financial planning initiatives	CA	LT	L
		Explore residents’ housing responsibilities regarding upkeep of properties if receiving housing-related financial assistance	HSD	LT	M
		Explore and expand opportunities for the CHORE program to support the City’s curb appeal initiative	HSD, CA	LT	M
		Develop methods to meet the educational needs of older adults consistent with their developmental stage and assist older adults whose cognitive abilities are compromised	COSA	LT	H
		Educate the public on maternal, prenatal, and neonatal health concerns and ways to improve infant health outcomes and early learning capacity	HS	LT	H
		Provide workshops on personal finances/budgeting, foreclosure prevention, homebuyer education, legal consultations through partnerships with external agencies	HS	LT	H

CH	Goals	Objective	Lead(s)	Timeline	Priority
	services, facilities, and health care to the community	such as the Community Housing Network, Legal Aid and Defender Association, and Lighthouse of Oakland County			
	<ul style="list-style-type: none"> Improve the City's preparedness, resilience, and adaptability in the face of both natural and human-caused hazards Ensure that all local proposals account for, connect with, and support the plans of adjacent jurisdictions and the surrounding region Provide opportunities for life-long learning and increased collaborations and partnerships with agencies that provide services to the City Use environmental justice principles to reduce exposure to toxins and pollutants and provide equitable green space access 	Coordinate services with various agencies and religious organizations such as churches, nonprofit organizations, Tone Up for Tune Ups, Southfield Goodfellows, and the Southfield Veterans Commission	HSD, CA	LT	H
		Develop a more effective method of information distribution among Southfield's senior adult population	COSA, PRD	LT	H
		Expand and support the efforts of the COSA's Homes for the Aged Subcommittee to inspect and evaluate Southfield's long-term care facilities	COSA	LT	H
		Distribute information on homeowner responsibilities regarding upkeep	CA, HSD	LT	H
		Upgrade infrastructure and facilities in locations where it is older and/or substandard	ED, DPW	LT	H
		Develop a strategy for addressing mental health crises in conjunction with the Police and Human Services Departments	HSD	LT	H
		Coordinate local developments and improvements with regional transportation investments to ensure the most efficient use of resources	PL, ED	LT	H
		Create a joint calendar of events highlighting both City of Southfield's and other agencies' events	CA	LT	H
		Provide resources for older adults to find trusted contractors and service providers for home repair, home care/housekeeping, and personal care	COSA, HS, PRD	LT	M
		Create context-responsive design options for multimodal transportation improvements that will help tailor them to their location	PL, ED,	LT	H

Zoning Plan

Planning and land use experts recognize that the current zoning code model is antiquated. Cornell Law School Professor, architect, and attorney Sara Bronin's paper entitled "*Zoning by a Thousand Cuts: The Prevalence and Nature of Incremental Regulatory Constraints on Housing*" [\[Bronin, 2021\]](#) describes how 20th century zoning practices are no longer optimal for 21st century development patterns and why code reform is needed.

Bronin explains that the elimination of traditional single-family zoning is widely agreed-upon and would be the most impactful. Single-family zoning was originally intended to separate people from one another which unintentionally (or intentionally) separated various racial and income groups, thereby creating and fostering segregation and inequality. Further, she argues that single-family zoning:

- Drives up development costs (i.e., minimum lot sizes limit community growth and therefore increases land value or creates sprawl by pushing development outward, creating the need to build additional infrastructure to serve the new development);
- Degrades the environment; and
- Creates too-homogenous communities

The downside is that changing the housing landscape and associated zoning policy has proven to be more complex than merely lifting regulatory restrictions on multi-family zoning, *carte blanche*. Bronin points out that datasets collected within her home state, Connecticut, illustrate that simply increasing minimum lot sizes, minimum unit sizes, building height, and floor-to-area ratios may not result in the real-world construction of higher density development. In addition, current zoning data, on which other experts have made broad determinations and recommendations, has proven to be unreliable and incomplete.

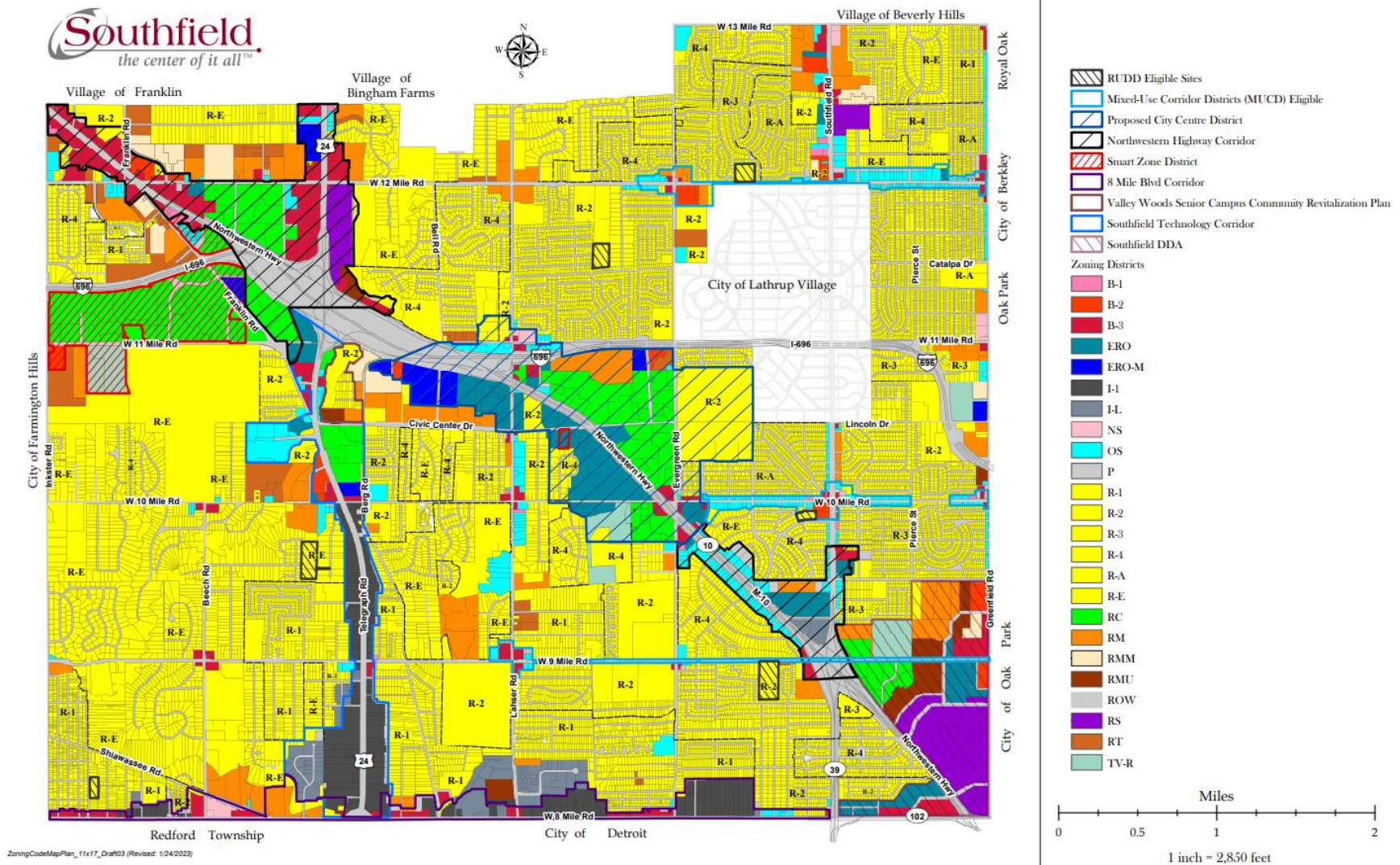
Bronin concludes that although implementation of commonly-advocated changes that accompany the elimination of traditional single-family zoning, such as added provisions for Accessory Dwelling Units (ADUs), working around site-specific natural features (such as Southfield's Cluster Option provisions), and permitting multi-family uses outright, she believes a complete overhaul of the way zoning regulations relate to housing affordability and diversity is the answer, but more research and analysis is needed to determine the best way to do so. Her hope is that the Connecticut dataset could be modeled at a national level to create a more consistent basis for future policy change recommendations which would ultimately "foster more equitable, sustainable, well-designed, and connected places."

Planned Future Land Use Plan Amendments

- Create eligible Mixed-Use Corridor Districts (MUCDs) and regulations

Zoning Code Map Plan

Map 34. Zoning Code Map Plan



Zoning Code Text Plan

Article	Section	Description
5	5.69(1)	Discrepancy between definition of garage and accessory building provisions regarding height – all should be 15 ft maximum height
2	5.6(1)	
2	5.5(5)	Update definition of “family”
2	5.8	Define Print Shop
2	5.8	Clarify of what constitutes a bar within a restaurant, thereby requiring a Special Land Use permit
2	5.62-B	Add definition and provisions for beekeeping and residential chickens
4	TBD	Affordable Housing Overlay (AHO)
4	TBD	Add Dog Park provisions
4	5.22.3	Amend the Permitted Uses within the Southfield Technology Corridor ODD to allow for Electric Vehicle (EV) research, testing, maintenance, and repair facilities.
4	5.37-1(C)(1)(d)	Clarify of setback for “double fronted lots” and for lots with side yard abutting a street to be consistent
4	5.37-1(C)(1)(g)	Update language regarding naturally decay-resistant wood, rather than water-resistant
4	5.5	Add provisions for “breweries, microbrewery, distilleries subject to the Michigan Liquor Control Commission requirements”
4	5.56	Eliminate tree permits for tree removals (i.e., <u>10</u> trees or less per year) in single family residential districts for lots less than 20,000 sq. ft.
4	5.33 5.58? 5.60-B?	Clarify roof screening using graphics – not required if not visible from street. Example graphic/revisions: https://www.anaheim.net/DocumentCenter/View/3150/Roof-Mounted-Equipment-Screening
4	5.35	Wall Brick Facing- Unpierced Masonry: revise to allow that “the wall shall be faced with brick, brick stamped concrete or decorative masonry” as determined by any person, commission, or council, having site plan jurisdiction
5	TBD	Add tiny home requirements/provisions
5	5.64	Revise fencing regulations for “double fronted lots” and for lots with side yard abutting a street. Provide exemptions for fencing setbacks (i.e., side yard abutting a street, 25 ft setback required)
7 & 8	5.8	Add standards for recycling bins for multi-family developments
11	All	Eliminate; obsolete- no TR district anymore
19	5.176	Specify “Accessory buildings and uses customarily incidental to any of the above permitted uses, not including outdoor storage” in the I-L district
22	5.193 & 5.194	Clarify that contiguous zoning can be considered towards minimum acreage required for development purposes Per Increase lot coverage from 25% to 30-35%

Other Zoning Text Objectives

Adult Use Review (Recreational Marijuana)

The people of the State of Michigan approved the use of medical marihuana under the Michigan Medical Marihuana Act (MMMA), P.A. 2008 as amended, in November of 2008 and became effective on December 20, 2008. The MMMA allowed physician-approved use of marijuana for certain medical conditions including cancer and AIDS. It also allowed patients to grow their own medicine, i.e., medical marihuana, and allowed caregivers to grow marijuana for approved patients and required storage of medical marihuana in an enclosed, locked facility. The state law also provided protections for the medical use of marihuana; provided for a system of registry identification cards for qualifying patients and primary caregivers; to impose a fee for registry application and renewal; to make an appropriation; to provide for the promulgation of rules; to provide for the administration of this act; to provide for enforcement of this act; to provide for affirmative defenses; and to provide for penalties for violations of this act. On February 23, 2015, the Southfield City Council approved a Zoning Ordinance Text Amendment for medical marihuana facilities and introduced Ordinance #1637. Ordinance allowed for the establishment of grow facilities as Special Land Uses in the I-L Light Industrial Zoning District with distance requirements from schools, churches, residential zoned or used property, etc., along with other stipulations and requirements.

In 2016, the Marihuana Tracking Act (MTA) Public Act 282 of 2016 MCL 333.27901, et seq. and the Medical Marihuana Facilities Licensing Act (MMFLA) Public Act 281 of 2016, MCL 333.27101, et seq. were established allowing for the growing and processing of medical marihuana, the sale of medical marihuana and medical marihuana-infused products through provisioning centers, the transporting of medical marihuana and medical marihuana-infused products, and testing of medical marihuana and marihuana-infused products. On October 3, 2019, the Southfield City Council approved a new Text Amendment under Ordinance #1709 to allow for medical marihuana Growers and Processors as Special Land Uses on I-L Light Industrial and I-1 Industrial properties in the Eight Mile Corridor area only, and the Northland Overlay Development District; Provisioning Centers (retail facilities) as Special Land Uses in the B-3 General Business District and the Northland Overlay Development District; Safety Compliance Centers (testing facilities) as Permitted Uses in the OS Office Service District, ERO/ERO-M Education Research-Office/Education Research-Office Limited District, B-3 General Business District and the Northland Overlay Development District; and Secure Transporters as Special Land Uses in the I-L Light Industrial Zoning District, the I-1 Industrial District, and the Northland Overlay Development District.

The State of Michigan legalized the use of Recreational Marihuana in December of 2018. However, the City of Southfield decided to opt out of Recreational Use with the option to revisit it at a later date. When revisiting recreational marijuana, the use should be restricted to the same locations as medical marijuana, if not a more narrow boundary.

On August 10, 2020, the Southfield City Council decided via Resolution to place a limit on the number of medical marihuana Provisioning Center, Grower Facilities and Processing Facilities licenses to three each, subject to zoning approval, and unless otherwise approved by the Southfield City Council.

Public Input survey respondents were mixed in their responses regarding Marijuana Facilities. Almost an equal number of respondents thought the three existing, approved grow, processing and provisioning centers were “too many” or “just right.” An equal number of respondents (45%) were in support of recreational marijuana in 2019 and still believe it should be permitted in the City of Southfield vs. those who were NOT in support of recreational marijuana in 2019 and still do not believe it should be permitted in the City of Southfield.

Fencing

The current Zoning Ordinance requires a 25 foot side yard setback for structures located within the residential districts. Strict interpretation of this requirement prohibits owners who are located on corner lots from installing a side yard fence any closer than 25 feet from their property line. Subsequently, homeowners lose a significant portion of their yards that could be fenced for privacy. Thus, the City should review these provisions for exceptions for fencing on corner lots.

Site Plan Approvals

Presently, the City Council holds the authority to issue site plan approvals. This arrangement means that applicants have to go through a minimum of two levels of review (Planning Commission and City Council) to receive site plan approval. In most other municipalities in Michigan, the Planning Commission is the final approval authority for site plans, with the exception of Planned Unit Developments (PUDs). The Redevelopment Ready Communities (RRC) program, administered by MEDC, requires that site plans be approved administratively or by the Planning Commission (depending on the scope of the development) in order for a community to be RRC Certified. Currently, Southfield is positioned to lose its RRC Certification due to this arrangement, which will downgrade the city from the “Certified” designation to the “Essentials” designation. This shift would restrict the funding and resources available to Southfield through the MEDC. The City should review and modify its site plan procedures to be in compliance with the requirements of the RRC “Certified” level.

CRITERIA: The community streamlines the approval process by using administrative and planning commission approval authority.	
ESSENTIALS EXPECTATIONS	CERTIFIED EXPECTATIONS
<input type="checkbox"/> Site plans for permitted uses are approved administratively or by the planning commission.	<input type="checkbox"/> Site plans for permitted uses are approved administratively or by the planning commission. <input type="checkbox"/> Permitted uses do not require a formal public hearing (but allow for public comment and other engagement as deemed necessary).

Past Zoning Changes Since 2016 Master Plan

For a local unit of government that has adopted a zoning ordinance, a zoning plan for various zoning districts controlling the height, area, bulk, location, and use of buildings and premises. The zoning plan shall include an explanation of how the land use categories on the future land use map relate to the districts on the zoning map. Below is a summary of zoning text and map amendments that have been adopted since the last Master Plan Sustainable Southfield was adopted in June 2016:

2017	
PSLU17-0003	Amend the Zoning Ordinance to include Green Infrastructure and landscape and parking revisions.
2018	
PSLU18-0007	Delete existing Section 5.22-5, Public Art Requirement, and inserting therein a new Section 5.22-5, Public Art Requirement.
	This text amendment specifically addresses providing for the submission of a cash bond by the property owner in the amount equal to the public art allocation requirement during those times when weather, delay in fabrication or delivery of artwork impedes timely installation.
PSLU18-0008	1. Gasoline filling station/service station definitions and prohibition of exterior convenience items.
	2. Bed & Breakfast uses
	3. Parking Standards in the RC Regional Center district.
	4. Off-Street Parking Layout
	5. Restaurant uses in shopping centers of less than four (4) attached uses.
	6. Miscellaneous other amendments
2019	
PSLU19-0002	Amending Article 4 General Requirements to add a new Section 5.22-3-1 RUDD Residential Unit Development Districts and amend Article 5 Single Family Residential Section 5.62-A to add Small Event Venues as a Special Land Use, and other amendments as needed.

PZTA19-0001	To amend the Zoning Ordinance to regulate Sexually Oriented Businesses.
PZTA19-0002	To amend Article 2 Definitions and Article 4 General Requirements, Article 9 Office-Service District, Article 10 ERO/ERO-M Education Research-Office District/Education Research-Office – Limited District, Article 18 General Business District, Article 19 I-L Light Industrial District, and Article 20 I-1 Industrial District, and other amendments as needed. These text amendments specifically address adding regulations for Medical Marihuana Facilities in the City and amending the Northland Overlay Development District regulations to allow for Medical Marihuana Facilities.
2020	
PZTA20-0001	Council-initiated Zoning Ordinance Text Amendment to amend Title V, Zoning and Planning, Chapter 45, Zoning, of the Code of the City of Southfield by amending Section 5.179 of Article 19 Light Industrial Districts to allow any Medical Marihuana Facility previously approved by City Council prior to October 13, 2019, be allowed to apply for a Special Land Use and Site Plan under Article 19, the Medical Marihuana Facilities and Licensing Act (MMFLA).
PZTA20-0002	Amend Section 5.62-A of Article 5 Single Family Residential Districts to allow for additional uses in the Single Family District, and to amend Section 5.53(3) Historic Districts – Bed and Breakfast of Article 4 General Provisions to remove stipulations regarding B&B locations
PZTA20-0003	Amending various Articles and Sections of the Zoning Ordinance related to Mobile MRI (Magnetic Resonance Imaging) Units
2021	
PZTA21-0001	This text amendment specifically addresses updating the Woodland and Tree Protection Ordinance, updating the Wetland and Watercourse Protection Ordinance, adding provisions related to Small Box Retail uses, and adding provisions for Small Cell Facilities to the Wireless Communications Facilities Ordinance
PZTA21-0002	This text amendment specifically addresses correcting a clerical error regarding where Medical Marihuana Facilities are permitted per ODD District
PZTA21-0003	This text amendment specifically addresses modifying the definition of “Nonconforming Use” in Article 2, and amending Article 4 Section 5.23 to clarify Non-conforming uses; amending Article 4 Section 5.22-4 Sign and Commercial Building Lighting to add “Commercial Building” to the Section title, adding a New Section 5.22-4-1

	Exterior Lighting and Glare to provide standards and protections for adjacent properties from glare, and revising Article 4 Section 5.31 (15) to sufficiently illuminate areas for security and safety
PZTA21-0004	This text amendment specifically addresses adding definitions, including but not limited to: Indoor Recreation Centers, Dark Store and Ghost Restaurants, Personal Services and Health/Fitness Clubs, Automobile and Truck Rental, Dog Kennels and Pet Daycare; amending Parking Standards for Open Concept Hair and Nail Salons, and Salon Suites; removing distance requires and amending wall requirements for certain restaurants; allowing Data Centers in I-L Light Industrial and I-1 Industrial zones; allowing Religious Facilities as Places of Assembly; allowing Medical and General Office uses as Permitted uses in I-1 Industrial zones



Appendices
Art Title: Striving
by Signgraphix & T.E.C. Jr.

Appendices: Sustainable Southfield 2.0

Table of Contents

Appendix A: Works Cited/Sources

Note: Appendices B-F are located in a separate document due to their size. This document is available in all digital and physical locations wherever *Sustainable Southfield 2.0* is available.

Appendix B: MPEA of 2008

Appendix C: Resolutions and Letters

Appendix D: 2016 Implementation Table

Appendix E: Complete Public Engagement Summary/Public Input

Appendix F: John Grace Revitalization Plan

Appendix A: Works Cited

Endnotes

Chapters 1-10

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- ¹ Southfield Historical Society, <https://southfieldhistoricalsociety.wordpress.com/>
- ² SEMCOG, <https://semcog.org/population-estimates>
- ³ SEMCOG, 2019 Population estimates
<https://semcog.org/desktopmodules/SEMCOG.Publications/GetFile.ashx?filename=PopulationAndHouseholdEstimatesForSoutheastMichiganOctober2019.pdf>
- ⁴ AARP 2015 May 4 Issue <https://press.aarp.org/2015-05-04-Inside-the-May-Issue-of-AARP-Bulletin>
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