

Sustainable Southfield 2.0 Comprehensive Master Plan 2023-2028: Appendices

Adopted December 12, 2022





Appendices

Photo: Towne Square in Winter, 2023

Appendices: Sustainable Southfield 2.0

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Appendix B: MPEA 33 of 2008

Michigan Planning Enabling Act - Act 33 of 2008, as amended

The requirement for Cities to prepare and adopt a Master Plan is from the MICHIGAN PLANNING ENABLING ACT 33 of 2008, as amended. The following excerpts are provided below:

ARTICLE I Section: 125.3807 - Master plan; adoption, amendment, and implementation by local government; purpose.

(1) A local unit of government may adopt, amend, and implement a master plan as provided in this act. (2) The general purpose of a master plan is to guide and accomplish, in the planning jurisdiction and its environs, development that satisfies all of the following criteria: (a) Is coordinated, adjusted, harmonious, efficient, and economical. (b) Considers the character of the planning jurisdiction and its suitability for particular uses, judged in terms of such factors as trends in land and population development. (c) Will, in accordance with present and future needs, best promote public health, safety, morals, order, convenience, prosperity, and general welfare. (d) Includes, among other things, promotion of or adequate provision for 1 or more of the following: (i) A system of transportation to lessen congestion on streets and provide for safe and efficient movement of people and goods by motor vehicles, bicycles, pedestrians, and other legal users. (ii) Safety from fire and other dangers. (iii) Light and air. (iv) Healthful and convenient distribution of population. (v) Good civic design and arrangement and wise and efficient expenditure of public funds. (vi) Public utilities such as sewage disposal and water supply and other public improvements. (vii) Recreation. (viii) The use of resources in accordance with their character and adaptability.

ARTICLE III. Section 125.3831 - Master plan; preparation by planning commission; meetings with other governmental planning commissions or agency staff; powers. Sec. 31.

(1) A planning commission shall make and approve a master plan as a guide for development within the planning jurisdiction subject to section 81 and the following: (a) For a county, the master plan may include planning in cooperation with the constituted authorities for incorporated areas in whole or to the extent to which, in the planning commission's judgment, they are related to the planning of the unincorporated area or of the county as a whole. (b) For a township that on September 1, 2008, had a planning commission created under former 1931 PA 285, or for a city or village, the planning jurisdiction may include any areas outside of the municipal boundaries that, in the planning commission's judgment, are related to the planning of the municipality.

(2) In the preparation of a master plan, a planning commission shall do all of the following, as applicable: (a) Make careful and comprehensive surveys and studies of present conditions and future growth within the planning jurisdiction with due regard to its relation to neighboring jurisdictions. (b) Consult with representatives of adjacent local units of government in respect to their planning so that conflicts in master plans and zoning may be avoided. (c) Cooperate with all departments of the state and federal governments, public transportation agencies, and other public agencies concerned with programs for economic, social, and physical development within the planning jurisdiction and seek the maximum coordination of the local unit of government's programs with these agencies.

- (3) In the preparation of the master plan, the planning commission may meet with other governmental planning commissions or agency staff to deliberate.
- (4) In general, a planning commission has such lawful powers as may be necessary to enable it to promote local planning and otherwise carry out the purposes of this act.

ARTICLE III Section 125.3833 - Master plan; land use and infrastructure issues; inclusion of maps, plats, charts, and other related matter; recommendations for physical development; additional subjects; implementation of master street plan or certain elements; specifications; section subject to MCL 125.3881(1); public transportation facilities.

- (1) A master plan shall address land use and infrastructure issues and may project 20 years or more into the future. A master plan shall include maps, plats, charts, and descriptive, explanatory, and other related matter and shall show the planning commission's recommendations for the physical development of the planning jurisdiction.
- (2) A master plan shall also include those of the following subjects that reasonably can be considered as pertinent to the future development of the planning jurisdiction:
- (a) A land use plan that consists in part of a classification and allocation of land for agriculture, residences, commerce, industry, recreation, ways and grounds, subject to subsection (5), public transportation facilities, public buildings, schools, soil conservation, forests, woodlots, open space, wildlife refuges, and other uses and purposes. If a county has not adopted a zoning ordinance under former 1943 PA 183 or the Michigan zoning enabling act, 2006 PA 110, MCL 125.3101 to 125.3702, a land use plan and program for the county may be a general plan with a generalized future land use map.
 - (b) The general location, character, and extent of all of the following: (i) All components of a transportation system and their interconnectivity including streets and bridges, public transit including public transportation facilities and routes, bicycle facilities, pedestrian ways, freight facilities and routes, port facilities, railroad facilities, and airports, to provide for the safe and efficient movement of people and goods in a manner that is appropriate to the context of the community and, as applicable, considers all legal users of the public right-of-way. (ii) Waterways and waterfront developments. (iii) Sanitary sewers and water supply systems. (iv) Facilities for flood prevention, drainage, pollution prevention, and maintenance of water levels. (v) Public utilities and structures.
 - (c) Recommendations as to the general character, extent, and layout of redevelopment or rehabilitation of blighted areas; and the removal, relocation, widening, narrowing, vacating, abandonment, change of use, or extension of streets, grounds, open spaces, buildings, utilities, or other facilities.
 - (d) 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. (e) Recommendations for implementing any of the master plan's proposals.
- (3) If a master plan is or includes a master street plan or 1 or more elements described in subsection (2)(b)(i), the means for implementing the master street plan or elements in cooperation with the county road commission and the state transportation department shall be specified in

the master street plan in a manner consistent with the respective powers and duties of and any written agreements between these entities and the municipality.

(4) This section is subject to section 81(1). (5) The reference to public transportation facilities in subsection (2)(a) only applies to a master plan that is adopted or substantively amended more than 90 days after the effective date of the amendatory act that added this subsection.

ARTICLE III Section 125.3835 - A planning commission may, by a majority vote of the members, adopt a subplan for a geographic area less than the entire planning jurisdiction, if, because of the unique physical characteristics of that area, more intensive planning is necessary for the purposes set forth in section 7.

Appendix C: Resolutions & Letters

Resolution: Draft Master Plan Release for 63-Day Review

REGULAR MEETING	1	SEPTEMBER 6, 2022
<p>REGULAR MEETING OF THE COUNCIL CITY OF SOUTHFIELD MINUTES September 6, 2022</p> <p>The meeting of the Council convened at 6:00 p.m. in the Council Chambers of the Municipal Building, 26000 Evergreen Road, Southfield, Michigan, with Council President Linnie Taylor in the Chair. PRESENT: Council Members: Nancy Banks, Daniel Brightwell, Lloyd Crews, Myron Frasier, Michael Ari Mandelbaum and Jason Hoskins. ALSO PRESENT: Mayor Kenson Siver, City Administrator Fred Zorn, City Attorney Dawn King, City Clerk Sherikia Hawkins, and Director of Planning Terry Croad. There being a quorum, Council was in session. The meeting began with the pledge of allegiance by Council President Linnie Taylor.</p> <p>First item on the agenda was the Communications Portion. Two individuals addressed Council during this portion.</p> <p>Next on the agenda was a Presentation of the Southfield Field Zone Reopening.</p> <p>Brett Tillander, President of Metro Detroit Youth Clubs discussed the reopening of Field Zone. Field Zone originally opened in May 2009 to meet the needs of Southfield youth. Field Zone offers mentoring, tutoring and other activities for middle school and high school students. An intricate part of the center's activities is volunteering. Field Zone demonstrates the important value placed on creating a safe and an inviting experience for the youth in the community.</p> <p>Mr. Tillander introduced Donny Wilson, Field Zone Club Director and Communications Director for Metro Detroit Youth Clubs. He has been with Field Zone for over 12 years and is excited about his position. Donny Wilson stated that Field Zone has always been rich with education and arts and wants the tradition to continue.</p> <p>Jessica Jones, who is the parent of one of the former members, expressed that she appreciates Field Zone and how Field Zone has given her daughter the skills to stand tall and matriculate at Clark Atlanta University.</p> <p>Council, collectively, thanked and congratulated the Field Zone team for all the great work that they do. City Administrator Zorn said that cable will be doing an infomercial about the program.</p>		

REGULAR MEETING	2	SEPTEMBER 6, 2022
<p>Next on the agenda was the approval of four sets of minutes.</p> <p>2022.269 Motion by Crews; Supported by Brightwell.</p> <p>RESOLVED: That Council does hereby approve the minutes of the Regular Meeting of July 11, 2022, and Special Meeting of July 12, 2022, and Regular Meeting of July 25, 2022, and Special Meeting of July 26, 2022.</p> <p>Motion passed.</p> <p>Next on the Agenda is the Consent Agenda.</p> <p>Item A. Council Authorization to Release Draft <i>Sustainable Southfield</i> Master Plan.</p> <p>The Planning Department has been preparing an update of the Southfield Comprehensive Master Plan, as directed by Council and required by Redevelopment Ready certification and State law. At the August 29, 2022 Hybrid Meeting, the Planning Department Staff presented the Council with an update on the process and is now seeking authorization to distribute the draft plan for the required "63-day public review period" under the Consent Agenda.</p> <p>Once the public review period has been completed, a public hearing will be scheduled for the Planning Commission in November and return to Council in December for further study and adoption consideration at the December 12, 2022 Hybrid Meeting.</p> <p>2022.270 Motion by Mandelbaum; Supported by Banks.</p> <p>RESOLVED: The Council does hereby authorize the Planning Department, on behalf of the Planning Commission Secretary, to release the draft 2023-2028 Sustainable Southfield Comprehensive Master Plan for the required 63-day public review period per the requirements of the Michigan Planning Enabling Act of 2008, as amended, and Redevelopment Ready Certification.</p> <p>Motion passed.</p>		

Resolution: Final Master Plan Adoption

RESOLUTION FOR PLANNING COMMISSION NOVEMBER 16, 2022

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

WHEREAS: The existing *Sustainable Southfield* 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 130 letters were mailed to registered home owners 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: On January 20, 2021; the Planning Commission held a public workshop and open house on the preliminary draft master plan to seek additional public comment; and,

WHEREAS: A social media platform, [PUBLICINPUT.COM/SUSTAINABLESOUTHFIELD2026](https://publicinput.com/sustainablesouthfield2026), was launched on February 1, 2021 through March 26, 2021 for a public input period to solicit feedback on a variety of topics, which resulted in over 16,406 total responses and 1,150 total comments; 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* Master Plan 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* 2023-2028 Master Plan and forwarded a favorable recommendation to City Council; and,

RECOMMENDED RESOLUTION:

RESOLVED: That *Sustainable Southfield 2.0* Comprehensive Master Plan 2023-2028, (MP-08), draft dated November 16, 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 2.0*, 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 2.0* 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.

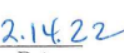
BE IT FURTHER RESOLVED: That Resolution No. MP-08 is hereby recommended for adoption.

Motion by Commissioner Huntington to recommend for adoption

Supported by Commissioner Griffiths

Vote: 7-0 Favorable


Robert Willis, Secretary


Date

L:\Planning\Master Plan\2021 MP Update\Sustainable Southfield 2.0 RECOMMENDED RESOLUTION 11_16_22 PC Recommendation

**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:

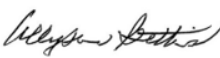
That *Sustainable Southfield 2.0, A Comprehensive Master Plan for Now and the Future*, (MP-08), draft dated December 12, 2022, be recommended for adoption, in accordance with Article 4, Section 5.59, Comprehensive Master Plan Procedure, Chapter 45, Zoning, of Title V, Zoning and Planning of the Code 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

Feedback Letters on Draft Master Plan

 <p>QUALITY LIFE THROUGH GOOD ROADS: ROAD COMMISSION FOR OAKLAND COUNTY "WE CARE."</p>	<p>September 12, 2022</p> <p>City of Southfield Planning Commission Attn: Terry Croad, AICP, ASLA, Director of Planning 26000 Evergreen Road Southfield, MI 48076</p>	 <p>CITY OF BERKLEY COMMUNITY DEVELOPMENT 3338 COOLIDGE HWY, BERKLEY, MICHIGAN 48072</p>
<p>Board of Road Commissioners</p> <p><i>Ronald J. Fowkes</i> Commissioner</p> <p><i>Andrea LaLonde</i> Commissioner</p> <p><i>Nancy Quarles</i> Commissioner</p>	<p>Re: Sustainable Southfield 2.0 Comprehensive Master Plan 2023 – 2028</p>	<p>MEMORANDUM</p>
<p><i>Dennis G. Kolar, P.E.</i> Managing Director</p> <p><i>Gary Plotrowicz, P.E., P.T.O.E.</i> Deputy Managing Director County Highway Engineer</p>	<p>Director of Planning,</p> <p>The Road Commission for Oakland County (RCOC) has had the opportunity to review the draft of the updated Master Plan for the City of Southfield, as it relates to transportation, and has the following comments regarding the plan.</p>	<p>To: Terry Croad, Director of Planning, City of Southfield</p> <p>From: Kristen Kapelanski, Community Development Director</p> <p>Subject: Response to Draft Master Plan: Sustainable Southfield 2.0</p> <p>Date: October 19, 2022</p>
<p>Planning and Environmental Concerns Department</p>	<p>RCOC is supportive of the vision you have for the City of Southfield. When making decisions, RCOC not only takes this vision into consideration, but also considers the safety and convenience of all users of the road.</p>	<p>We have reviewed the August 2022 draft report of the Sustainable Southfield 2.0 Draft Comprehensive Master Plan. The following items in the report would impact the City of Berkley and generally agree with Berkley's adopted Master Plan:</p>
<p>31001 Lahser Road Beverly Hills, MI 48025</p> <p>248-645-2000</p> <p>FAX 248-645-1349</p> <p>www.rcocweb.org</p>	<p>It should be noted that any proposed modifications or enhancements concerning roads under RCOC jurisdiction would require RCOC review. All work proposed within the right-of-way of roads under RCOC jurisdiction, including facilities associated with bicyclists and pedestrians will require a permit.</p>	<p><u>Greenfield Road</u></p> <ul style="list-style-type: none"> On the Future Land Use Map, the section of Greenfield Road bordering Berkley is shown as Local Mixed-Use. This is defined as "Primarily business in nature, mixture of neighborhood commercial, service and office with accessory multiple-family uses."
<p></p>	<p>Thank you for the opportunity to offer our comments. We look forward to working with the City of Southfield to create a vibrant community with a safe and efficient transportation network.</p>	<p>Thank you for the opportunity to comment.</p>
<p></p>	<p>Sincerely,</p> <p><i>Brad Knight</i></p> <p>Brad Knight Director of Planning and Environmental Concerns</p>	<p>CC: Berkley Planning Commission Berkley City Council Matt Baumgarten, City Manager John Staran, City Attorney</p>

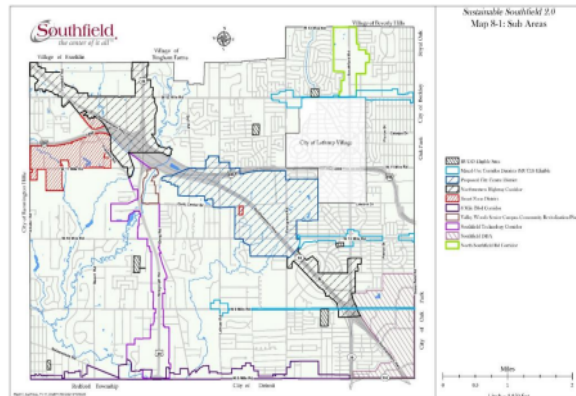
Office: (248) 858-0389 | krees@oakgov.com

The city held many public input opportunities. The Planning Commission started the process with a "Public Workshop" at the beginning of the Master Plan update process in January of 2021. 138 Homeowners Associations (HOA) and Condominium Associations were contacted and offered the opportunity to provide input when it was convenient for them.

[illegible]

Highlights and Select Changes

The City of Southfield is defined as a first-ring suburb because of the substantial growth in population during the 1950's through the 1970's, much of which was population that migrated from the adjacent City of Detroit. As a

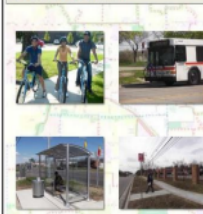


result of that period of rapid growth the community has an abundance of mid-century office and retail space as well as older housing stock that is both historical and/or, in some cases, has become obsolete due to the needs of current home buyers. In May of 2019 the city adopted a provision in their zoning ordinance known as the *Residential Unit Development District (RUDD)*, which was brought forth to engage adaptive reuse of existing structures, promote affordable housing options, and to stabilize population changes in select locations of the city. In keeping with this trend, the city continues to develop sub-area plans as each district and/or neighborhood within the city is unique. This idea was reinforced during the public engagement efforts. Updated census information forecasts positive growth over the next 20 years. The *Northland Center Redevelopment* and the *Middlepointe (EverCentre)* are two of the city's largest developments currently in the works. They include mixed uses, affordable housing options, transportation options, and public environmental features such as parks and gathering spaces. Other smaller projects involving older school properties and/or defunct office areas provide a strong redevelopment goal in the plan with multiple housing options built into each project.

The city has taken a solid step in promoting and being ready for many types of current and future mobility. Southfield continues to expand their non-motorized trail systems and promote walkability throughout their community. Many projects have been completed and/or are currently in development since the 2016 Master Plan. Vehicular transportation remains a strong component to the plan. The city has proposed future car sharing opportunities and forethought with the use of Autonomous/Automated and Connected Vehicles (ACV) in the future. Electric vehicles (EVs) and the expansion of this transportation method remains important to the city, but they acknowledge the cost is currently "discouraging" especially to their low-income households. The city remains optimistic that cost will become more palatable as the industry move forward in the development of this technology and ultimately becomes more obtainable. As of August of 2022, the city has three EV charging areas that include designated charging stations/spaces in both private and public parking lots with an additional three charging locations proposed.

A commitment to sustainability remains a priority for the plan. The City of Southfield has chosen to put "Sustainability" at the forefront of their Master Plan as it is very important to the future of the city being at the crossroads of the *Social, Environmental, and Economic* pillars that the city builds upon. Southfield is interested in joining the *International Council for Local Environmental Initiatives (ICLEI)* to which the plan relies on best practices that are promoted in ICLEI's *Sustainability Planning Toolkit*. Green infrastructure, the separating of the City's aging combined sanitary/storm water system, traffic calming, mitigation of climate events, and providing redevelopment ready sites that meet such environmental goals are prompted throughout the plan.

Non-Motorized Pathway & Public Transit Plan



Adopted March 19, 2012
City of Southfield, Michigan

Recommendations

The following are staff recommendations that have been made in an effort to strengthen the plan as tool for the community. The following are recommendations for the Draft Master Plan:

1. Add Michigan Natural Features Inventory (MNFI) information in the draft Master Plan. In 2017, MNFI prepared an update to the county-wide data/maps. The City of Southfield has designated *Priority II* and *Priority III* area within the city limits which could help promote the plans efforts to preserve the City's existing natural features. Most of these areas are located along the River Rouge's tributaries and floodplains. MNFI Maps can be created at the following link: <https://oakgov.maps.arcgis.com> or please contact our staff if assistance is required in producing a map for the draft Master Plan.
2. Incorporate the following recommendation to enhance the *Future Land Use (FLU) Map 7-2*.
 - a. Add missing "SUB-AREAS (Mixed-Use)" areas and "SPECIAL STUDY AREAS" to the FLU Map. All classifications located in the key cannot be located on the FLU MAP and are not located within the information provided within the FLU descriptions.
 - b. Reference the *Sub-Area Plan, Map 8-1* in Chapter 7 of the plan to help organize and define district classifications noted on the FLU map.
 - c. Change the color of the roads/right-of-way as they match the *Light Industrial* classification which, on the FLU map, show areas that could be defined as *Light Industrial* area particularly around interchanges.

Oakland County Technical Assistance

A summary of programs offered by the Oakland County Economic Development Department that are relevant to the City of Southfield have been included on the final page of this review.

Oakland County Technical Resources

Oakland County compiles existing and future land use statistics for the county as a whole and for each community using generalized land use definitions. These documents are included as reference and to provide a snapshot of the City's existing land use and development patterns.

Conclusion Summary

The draft *Sustainable Southfield 2.0 Comprehensive Master Plan* is very complete, with an emphasis on accessible and affordable housing projects, a healthy population, sustainable growth, preservation, and protection of the environment. The plan is well written and has obtainable goals with the incorporation other Southfield Plans and the support provided through the public input.

Oakland County does not have a Planning Commission or County Master Plan, so a full comparison and contrast of the information to County-wide Plans is not possible. Our staff review of the proposed Master Plan and a cursory review of adjacent communities' Master Plans have found the City of Southfield's Draft *Sustainable Southfield 2.0 Comprehensive Master Plan* to be **not inconsistent** with those plans.

Southfield has received a copy of this review. Additional copies have been emailed to adjacent municipalities and other reviewing jurisdictions for their review and/or comment. On November 02, 2022, this review will go before the CZC which will consider a motion on the recommendation of the submitted draft Master Plan. If there are any questions or comments about this review and analysis, please do not hesitate to contact me at (248) 858-0389 or email me at krees@oakgov.com.

Respectfully,

Scott E. Kree
Senior Planner



BOARD OF COMMISSIONERS

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Phone: (248) 858-0100
Fax: (248) 858-1572

November 2, 2022

Terry Croad, Director of Planning
City of Southfield
26000 Evergreen Road,
Southfield, Michigan 48076

Dear Mr. Croad:

On Wednesday, November 2, 2022, the Oakland County Coordinating Zoning Committee (CZC) held a meeting and considered the following Master Plan Update:

**City of Southfield Master Plan Update
(County Code Master Plan No. 20-09)**

The Oakland County Coordinating Zoning Committee, by a 2-0 vote (with one member absent), endorses the Oakland County Economic Development, Planning & Local Business Development's staff review of the Master Plan Update. The staff review finds the proposed Master Plan changes to be **not inconsistent** with adjacent Oakland County communities of the City of Berkey, City of Royal Oak, City of Oak Park, City of Lathrup Village, City of Farmington Hills, Village of Franklin, Village of Bingham Farms, Village of Beverly Hills and Southfield Township in Oakland County, and the City of Detroit and Redford Township in Wayne County. A copy of the staff review is enclosed.

The proposed [DRAFT Master Plan](#) is available through the City of Southfield's website. Adjacent communities and other reviewing jurisdictions have been copied and are listed on the back of this letter. Please contact the City of Southfield regarding the final adoption process.

If further documentation is necessary regarding the CZC meeting, the official minutes of the November 2, 2022, meeting will be available following the next scheduled CZC meeting. If you have any questions regarding the review, please do not hesitate to contact me directly at (248)858-0389 or krees@oakgov.com.

Sincerely,

Scott E. Kree | Senior Planner
Oakland County Economic Development
Planning & Local Business Development

(CC'd recipients are listed on the next page)



**CITY OF BERKLEY
COMMUNITY DEVELOPMENT**

3338 COOLIDGE HWY, BERKLEY, MICHIGAN 48072

MEMORANDUM

To: Terry Croad, Director of Planning, City of Southfield
From: Kristen Kapelanski, Community Development Director
Subject: Response to Draft Master Plan: Sustainable Southfield 2.0
Date: October 19, 2022

We have reviewed the August 2022 draft report of the Sustainable Southfield 2.0 Draft Comprehensive Master Plan. The following items in the report would impact the City of Berkley and generally agree with Berkley's adopted Master Plan:

Greenfield Road

- On the Future Land Use Map, the section of Greenfield Road bordering Berkley is shown as Local Mixed-Use. This is defined as "Primarily business in nature, mixture of neighborhood commercial, service and office with accessory multiple-family uses."

Thank you for the opportunity to comment.

CC: Berkley Planning Commission
Berkley City Council
Matt Baumgarten, City Manager
John Staran, City Attorney

Appendix D: 2016 Implementation Table

	Green indicates the action item component is currently being met by the community.
	Yellow indicates some of the action component may be in place, but additional action is required.
	Red indicates the action component is not present or outdated.

Updated Implementation Status

Type		Description	Compliance examples
1. Livable Built Environment: <i>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.</i>	1.1	Plan for multimodal transportation. Provide transportation options--like public transit, biking and walking--that help reduce traffic and air pollution.	Northland transfer points; northwestern bike path; launch of bike share program (expansion of bike program with 2 new stations in 2019); expanded bike path network; trail map
	1.2	Plan for transit-oriented development.	Northland DDA transit requirements, Art. 4, Sec. 5.29(14); Southfield City Centre Trail Map
	1.3	Coordinate regional transportation investments with job clusters	City has ongoing working relationship with SMART and DDOT; reallocated Northland transit center into multiple stops; expanded bus services to serve Providence Hospital, LTU, etc.
	1.4	Provide complete streets serving multiple functions.	Evergreen Road, Bell Rd., 9 Mile, etc.
	1.5	Plan for mixed land-use patterns that are walkable and bikeable.	Northland ODD, EverCentre, ODD, RUDD
	1.6	Plan for infill development.	Redevelopment Ready Sites
	1.7	Encourage design standards appropriate to the community context.	Northland ODD design standards
	1.8	Provide accessible public facilities and spaces.	City Centre, Northland, etc.
	1.9	Conserve and reuse historic resources.	Reynolds aluminum building; former Hudson's store; Northland powerplant; created B&B regulations (Art 4, Sec. 5.53(3), adopted 12.27.2018) to preserve historic structures
	1.10	Implement green building design and energy conservation.	Adopted green infrastructure: Ord. 1678, adopted 7/6/2017
	1.11	Discourage development in hazard zones.	Ongoing.

Type		Description	Compliance examples
	1.12	The City should create a Green Infrastructure plan for the Rouge River Corridor.	Southfield participated in the SEMCOG Green Infrastructure Plan which incorporates projects along the Rouge River Corridor.
2. Harmony with Nature: <i>Ensure that contributions of natural resources to human well-being are explicitly recognized and valued and that maintaining their health is a primary objective.</i>	2.1	Restore, connect, and protect natural habitats and sensitive lands.	Woodlands wetlands ordinance (Art 4, Sec 5.55 (1.31.1991) and 5.56 (8/26/1991)); promoting urban habitats along Northwestern HWY Pathway; floodplain ordinance; Southfield helped in the development of the Rouge Watershed Management Plan, and actively implements the goals and objectives of the plan which protects and manages streams, watersheds, and floodplains; Tamarack Creek Restoration Project.
	2.2	Plan for and where appropriate in new development and redevelopment require the provision of green infrastructure in development, redevelopment, public projects, and retrofits.	Adopted green infrastructure ordinance No. 1678 on June 12, 2017
	2.3	Encourage development that respects natural topography and protects healthy vegetation and trees.	Woodlands wetlands ordinance
	2.4	Enact policies to reduce carbon footprints.	Bike share, nearly 190 pounds of CO2 offset from first year of usage; zoning ordinance updated (transit connections, bike rack requirements, parking reductions, GI updates)
	2.5	Comply with state and local air quality standards.	Ongoing
	2.6	Encourage climate change adaptation.	GI updates to Zoning Ordinance
	2.7	Provide for renewable energy use.	Wind and solar ordinance; facility upgrades for energy efficiency
	2.8	Provide for solid waste reduction.	Waste reduction is part of the message of Reduce, Reuse, Recycle that is routinely conveyed by RRRASOC and the City of Southfield through a variety of means.
	2.9	Encourage water conservation and plan for a lasting water supply.	Green infrastructure; bioswales; permeable materials; Southfield participated in the development of the SEMCOG/GWLA One Water Campaign. Get materials out to our residents.

Type		Description	Compliance examples
	2.10	Protect and manage streams, watersheds, and floodplains.	Green infrastructure; bioswales; permeable materials; Southfield helped in the development of the Rouge Watershed Management Plan, and actively implements the goals and objectives of the plan which protects and manages streams, watersheds, and floodplains.
	2.11	Maintain and improve the quality of the air, water, land and sensitive resources for the long term.	
	2.12	Understand the risks and undertake measures to protect residents from pollution and potentially polluting industries and land uses, including but not limited to the exploration and development of hydrocarbon resources including oil, natural gas and the handling and use of associated wastes and inputs.	City provides low-interest loans to residents to disconnect from individual septic systems and join City septic lines.
3. Resilient Economy: <i>Ensure that the community is prepared to deal with both positive and negative changes in its economic health and to initiate sustainable urban development and redevelopment strategies that foster green business growth</i>	3.1	Provide the physical capacity for economic growth.	See Redevelopment Ready Sites; ODD and RUDD encourages higher density on vacant and underutilized properties; Liquor License Redevelopment Areas adopted on 10/21/2019 to allow additional liquor licenses
	3.2	Plan for a balanced land-use mix for fiscal sustainability.	Redevelopment ready certification
	3.3	Plan for transportation access to employment centers.	Working with SMART and DDOT; pedestrian and bike connections required; Relocated Oakland County Michigan Works Southfield to bus line Promoting SMART 30 day bus passes for new hires
	3.4	Promote green businesses and jobs.	Established the first in Michigan – Property Assessment Clean Energy - Working with Lean & Green Michigan; Centropolis Accelerator – created strong ties with Next Energy, New Economy Initiative & EGLE to foster new technologies related to energy

Type		Description	Compliance examples
<i>and build reliance on local assets.</i>	3.5	Encourage community-based economic develop	Added Oakland County Economic Development One Stop Center Monthly meetings at Oakland County Michigan Works Southfield; Created new on-line tool Business Catalyst for 24/7 access to information
	3.6	Provide and maintain infrastructure capacity in line with growth or decline demands.	Tied in with capital improvement program
	3.7	Plan for post-disaster economic recovery.	As a City we do not directly provide post-disaster funding. But we guide to proper outlets (i.e., FEMA); CERT program exists in City; Various regional grants; Oakway; Police and Fire department mutual aid programs; Oakland County search program; Local search team; Building department and planning department input; CERT program
	3.8	Use public art, banners, landscaping, and distinctive street lighting to brand these mixed use subareas as desirable destinations.	Implementation in City Centre, Centropolis Smart Zone, DDA; public art requirement Art. 4, Sec. 5.22-5, Ord. 1657, Adopted 4/3/2016
	3.9	Continue to improve fiber optics network coverage, which is a critical in attracting investment.	Southfield continues to provide an expedient, straight-forward, consistent right-of-way permitting process to fiber optic companies allowing our business community competitive options for telecommunication services.
4. Interwoven Equity: <i>Ensure fairness and equity in providing for the housing, services, health, safety, and livelihood needs of all residents and groups.</i>	4.1	Provide a range of housing types.	Arbor Lofts (green townhomes); 44 West; LTU dorms; Spring Haven; adopted RUDD (ord. 1702 -5/30/2019, art 4. 5.22-3-1)
	4.2	Plan for jobs/housing balance.	Per Future Land Use Plan
	4.3	Plan for the physical, environmental, and economic improvement of at-risk, distressed, and disadvantaged neighborhoods.	NRI; SNHC; McKinley School RUDD; historic designation of Washington Heights and Magnolia
	4.4	Plan for improved health and safety for at-risk populations.	Hospitals do community impact study every three years; partners at Providence and Beaumont; Provided referrals and financial assistance to prevent court ordered evictions and stop utility shut off – over 100 families; Provided pro bono legal consultations in partnership with Lakeshore Legal Aid

Type		Description	Compliance examples
	4.5	Provide accessible, quality public services, facilities, and health care to minority and low-income populations.	Safe routes to school: CDBG programs; tied in with existing budget
	4.6	Upgrade infrastructure and facilities in older and substandard areas.	Section 13 (Canterbury Village & Bonnie Acres Subdivisions) Project Replace aging water main infrastructure including upsizing 6" water mains to 8"; rehabilitate concrete and asphalt roads. Section 24 Area 4 Project Replace aging water main infrastructure including upsizing 6" water mains to 8"; converts combined sewers into separate storm drains and sanitary sewers; reconstruct concrete roads.
	4.7	Plan for workforce diversity and development.	Career center relocated to LTU; Michigan Works!
	4.8	Protect vulnerable populations from natural hazards.	No development in flood plains. Keep public aware of extreme weather events and provide shelters in case of severe weather events.
	4.9	Promote environmental justice.	Ongoing ordinances
5. Healthy Community: <i>Ensure that public health needs are recognized and addressed through provisions for healthy foods, physical activity, access to recreation, health care, environmental justice, and safe neighborhoods.</i>	5.1	Reduce exposure to toxins and pollutants in the natural and built environments.	Maintain open roadside ditch drainage systems to filter road runoff before it enters enclosed drainage systems which discharge to our waterways.
	5.2	Plan for increased public safety through reduction of crime and injuries.	Use Traffic Enforcement Division to utilize data for citizen complaints and traffic crash reports to determine primary focus areas; Use of School Resource Officers to assist at schools; investment in body cameras; use of high level training for response to active shooter events, de-escalation techniques, diversity and mental health awareness; use of accountability for patrol and investigation divisions
	5.3	Plan for the mitigation and redevelopment of brownfields for productive uses.	Actively working to promote use of EPA funds to assess brownfield funds; marketing sites via MEDC; Oakland County & Detroit Regional Partnership; City of Southfield supporting the use of redevelopment tools
	5.4	Plan for physical activity and healthy lifestyles.	Promoting heart healthy activity through new bike paths and bike share program; speak with rec. dept re: same; summer soulstice; walking programs

Type		Description	Compliance examples
	5.5	Provide accessible parks, recreation facilities, greenways, and open space near all neighborhoods.	Adopted new parks and rec master plan (March 2017); upgrades to parks for ADA accessibility; Beechwoods; pebble creek
	5.6	Plan for access to healthy, locally grown foods for all neighborhoods.	Community Gardens at Mary Thompson Farm
	5.7	Plan for equitable access to health care providers, schools, public safety facilities, and arts and cultural facilities.	Ascension Health @ Public School; community health report; Oakland County Michigan Works Southfield, Community Development and Human Services to work with Southfield Public Schools to address families that qualify for free/low lunch program; City works with Providence, Beaumont, SMART, DDOT and other healthcare providers; better transit options provide sustainable options for cultural attractions
	5.8	Promote mixed land use density that supports short distances between homes, workplaces, schools, and recreation so people can walk or bike more easily to them.	ODD and RUDD; expanded sub-areas of eligibility
	5.9	Expand pedestrian and bicycle infrastructure, including sidewalks and bike paths that are safely removed from automobile traffic, as well as good Rights-Of-Way (ROW) laws and clear, easy-to-follow signage.	City as made tremendous progress on installing sidewalks, shared-use pathways, bike lanes and bike share program in last several years; Southfield City Centre Trail Map
	5.10	Make the healthy choice the easy choice for all community members regardless of age, income, ability, or cultural custom.	Bike rack requirement; pedestrian connection requirement
	5.11	Conduct a <u>Health Impact Assessment (HIA)</u> on a regular basis, which is a step-by-step process that brings potential public health impacts and considerations to the decision-making process for plans, projects, and policies that fall outside of traditional public health arenas, such as transportation and land use.	Crohns and Colitis walk June 2018 and 2019; Providence Hospital prepares HIA every three (3) years

Type		Description	Compliance examples
	5.12	Continue to promote and support annual Healthy Initiatives with local health care professionals and organizations.	Summer soulstice, Crohns and Colitis; HR's Health and Wellness fair on 6/6/2019
	5.13	Promote healthy and active lifestyle challenges at the City's parks, recreational facilities, and civic buildings.	Slow Roll, Community Cup, bike share program, P&R activities; Pavilion Walkers
	5.14	Support AHA "Fit-Friendly" Worksite--creating a healthy work environment in municipal facilities.	Biggest Loser; Southfield Community Cup; Health and Wellness Fair!!; Health and Wellness Committee
	5.15	Integrate a public health checklist into the site plan review process to promote and encourage a healthy and active lifestyle.	Posted 2019
6. Responsible Regionalism: <i>Ensure that all local proposals account for, connect with, and support the plans of adjacent jurisdictions and the surrounding region.</i>	6.1	Coordinate local land-use plans with regional transportation investments.	Working with SEMCOG; 2019 bus stop inventory
	6.2	Coordinate local and regional housing plan goals.	Target market analysis (with nearby communities); RUDD; City's Housing Dept.; Work w/ County and Feds
	6.3	Coordinate local open space plans with regional green infrastructure plans.	Friends of the Rouge; part of site plan review; EGLE tour and visit; NOAA presentation; Michigan Sea Grant; SEMCOG; Oakland Co. TWLA
	6.4	Delineate designated growth areas that are served by transit.	N/A
	6.5	Promote regional cooperation and sharing of resources.	Oakland County planning and SEMCOG; TWLA (quarterly mtg w/ Oakland County); Keep Michigan Beautiful
	6.6	Enhance connections between local activity centers and regional destinations.	MDOT, DDOT, SMART; TWLA, etc.
	6.7	Coordinate local and regional population and economic projections.	SEMCOG and Southfield Public Schools
	6.8	Include regional development visions and plans in local planning scenarios.	Incorporated 8MBA's plan; review adjacent community plans ongoing
	6.9	Encourage consistency between local capital improvement programs and regional infrastructure priorities.	Ongoing, last adopted 2019

Type		Description	Compliance examples
	6.10	Strive to work with neighboring jurisdictions to protect the environment.	Rouge Corridor; Oco Trails, Greenway, etc.; TWLA and SEMCOG; Southfield is a member of the Alliance of Rouge Communities which is a voluntary public watershed entity currently comprised of 35 municipal governments. The purpose of the ARC is to provide and institutional mechanism to encourage watershed-wide cooperation and mutual support to meet water quality permit requirements and to restore the Rouge River Watershed
	6.11	Collaborate with neighboring local government units to plan shared-use trail systems and greenways.	Rouge Corridor; Oco Trails, Greenway, etc.; Southfield is a member of the Alliance of Rouge Communities which is a voluntary public watershed entity currently comprised of 35 municipal governments. The purpose of the ARC is to provide and institutional mechanism to encourage watershed-wide cooperation and mutual support to meet water quality permit requirements and to restore the Rouge River Watershed. Southfield worked with Oakland County, Beverly Hills and Birmingham to develop a Rouge Green Corridor Habitat Management Plan and will continue to implement the goals and objectives of the plan.
7. Active Living: <i>Promote active living by making it safer to walk or bike to daily activities like shopping, work, school, and recreation.</i>	7.1	Link destinations that promote health, such as schools, parks, grocery stores, and workplaces, via a transportation network that facilitates safe travel for pedestrians, bicyclists, public transportation users, and automobile occupants.	AARP livability index, senior group attempting to get us certified; working with Beaumont and St. John Providence; City Centre Trail Map - published third edition 9/23/19; Art Walk Brochure; Assisted the 46th District Court e.g., gave SMART bus tickets and /or Speedway gasoline gift cards to their clients; Provided financial assistance for minor vehicle repair; Provided referrals to Southfield Youth Assistance
	7.2	Adopt and promote Safe Routes To School (SR2S) Programs.	\$600k grant to be implemented in 2018 and 2019 (linear feet of sidewalk, traffic signals, etc.); HAWK signals on 10 and 11 Mile; midblock crossings
	7.3	Promote easy and accessible options for routine physical activity, such as walking to and from schools, parks, recreational facilities, retail centers and religious facilities.	Installed 12 miles of sidewalks, pathways, bike paths, etc.
	7.4	Require pedestrian pathways and connections from business entrances and parking lots to the public pathway system.	Yes: Article 4, Sec. 5.29 (13), adopted 5.31.2015

Type		Description	Compliance examples
	7.5	Adopt a complete streets policy.	City proudly strives to incorporate tenets of complete streets in our projects; Complete Streets incorporated into Master Plan
	7.6	Promote use of public transit systems by providing enhanced pedestrian amenities (such as key walks, benches, bus shelters, bus signs, etc.) and pathways.	CC, DDA, and Centropolis have been implementing public transit enhancements. Additional funding provided in 2019 via METRO Fund Act
	7.7	Fill gaps in the pedestrian pathway and bike network in the higher density residential areas and non-residential destinations.	Northwestern pathway; SR2S sections, Bell Rd. multi-use path; 9 Mile sidewalk (north side between Tel and Beech); North side of Civic Center Dr. from NW Highway to Lahser in 2020; funding via TAP Grant and partnership with LTU and CCAB
	7.8	Continue to support and build bike facilities, including but not limited to bike pathways, bike routes, bike lanes, bike parking & storage and bike maintenance facilities.	Northwestern pathway (bike repair station); bike parking requirement); 7 bike stations established in 2017 (27 bikes); 2 additional stations and 6 bikes added 2019
	7.9	Consider the health impact of land use decisions by seeking advice from public health professionals on the potential health effects of a project or policy before it is built or implemented.	Reference to three-year community health assessment detail of MP
	7.10	Keep in mind the needs of children as well as elderly and disabled residents when planning for facilities and infrastructure.	New accessible play structure at Pebble Creek; ordinance requires ADA accessibility; City working with COSA and AARP to become Age-Friendly Community; Assisted veterans with special funding for hardship circumstances; Provided referrals to the Furniture Bank of Southeastern Michigan
	7.11	Develop trails and walking paths in our parks, nature preserves and along the Rouge River corridor to promote active living.	Ongoing as funding becomes available
	7.12	Make arterial roads more walkable by installing sidewalks on both sides of the road and crosswalks every 600 feet (or about the length of a downtown city block).	All city public road projects include sidewalk infill
	7.13	Build median refuge islands in roads where appropriate and plant street trees to slow motor vehicle traffic.	Providence Drive; Northwestern pathway; Evergreen road between 10 Mile and 11 Mile; Greenfield Road between 8 Mile and Providence Dr.

Type		Description	Compliance examples
	7.14	Implement “road diets” to accommodate bicyclists, where appropriate.	Northwestern highway 2018 and 2019; Evergreen Rd 9 to 10 Mile
	7.15	Establish funding mechanisms to further develop pathways, common open spaces, such as parks, greenways and trails.	Special assessment districts and TIF to assist funding; City routinely applies for TAP; METRO Fund Act
8. Low Impact Design: <i>Require Low Impact Design elements to be incorporated into all new development and major redevelopment sites.</i>	8.1	Incorporate wetlands into watershed planning; apply techniques such as soil amendments and bio-retention; harvest rooftop rainwater and use permeable pavement to better deal with stormwater runoff and restore ecologic water balances.	Pebble Creek rain garden. Inglenook pervious parking lot / bioswale. Green infrastructure regulations in zoning ordinance, adopted June 12, 2017; Implementation of the Storm Water Management Master Plan. Working with OCWRC to develop storm water standards that implements these practices. Encourage use of the SEMCOG Low-Impact Design Manual.
	8.2	Filter water naturally through the soil, trees, green roofs, or rain gardens to improve the quality of our drinking water, and our lakes, rivers and streams.	Emerald ash borer grant - installed 92 street trees. Pebble Creek rain garden. Inglenook parking lot and bioswale. Carpenter Lake controlled burn - improved native vegetation and habitat improving water quality. Valley Woods invasive species removal project and controlled burn - improved native vegetation and habitat improving water quality. Rouge Cleanup - removal of invasive species providing better habitat and improved water quality. Bio swales and rain garden at City Hall; LTU – Bio swales and various rain gardens; Pervious brick paving at Carpenter Lake; Bioswale at Carpenter Lake; Pervious asphalt at City Hall; Bioswale at Lear Corporation; Bioswale at Super Car Wash
	8.3	Reduce urban heat island effects by creating more passive parks, green rooftop parks, gardens and green spaces; making building energy-efficient and minimizing the use of dark surfaces that absorb heat and re-radiate that heat during the evenings, when the cities would otherwise cool down.	Emerald ash borer grant - installed 92 street trees. Instituted on project by project basis; GI regulations; Green Roof at Lawrence Technological University; 22 trees planted at Catalpa Oaks park due to 2018 DTE grant; 36 trees planted along Northwestern Highway since 2016
	8.4	Require manmade and natural landscape features to handle storm water as a resource rather than a waste product.	Site plan review GI requirements and GI regulations

Type		Description	Compliance examples
	8.5	Support and require Green Infrastructure (GI) techniques, including constructed practices such as rain gardens, bio-swales, native plant grow zones, permeable pavement, green roofs and even community gardens.	Support these types of applications through the site plan review process on private development and redevelopment projects. Pebble Creek 319 Watershed Management Plan - Updated plan incorporating green infrastructure applications in the Pebble Creek Watershed. SEMCOG Green Infrastructure vision. GI regulations; Implementation of the Storm Water Management Master Plan. Working with OCWRC to develop storm water standards that implements these practices. Encourage use of the SEMCOG Low-Impact Design Manual.
9. Social Capital: <i>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.</i>	9.1	Encourage more communication between residents and homeowner groups, condo associations, neighborhood organizations and multi-family complexes.	Citizens input brigade--Total Living Commission; city facilitates boards and commissions; send out messages to all HOAs and groups re: planning projects; newer, user-friendly public notice form; new website; planning projects online; added public comment section to our boards and commissions
	9.2	Encourage more participation in community events (and bringing more community events to the City in general).	Ongoing; jazz fest; partnership with P&R; City Centre; DDA; community relations; economic development; corporate challenge; municipal electronic sign w/ event info
	9.3	Support mixed use development, which 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.	Overlay Development District (ODD) established to promote mixed-use development; EverCentre Plan; Northland redevelopment plan; established Residential Unit Development District (RUDD) for adaptive reuse of vacant schools and school sites and higher density
	9.4	Promote 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.	Working with private development community; Neighborhood Revitalization Initiative; Southfield Non-Profit Housing Corporation; Neighborhood Enterprise Zone; Section 8; RUDD;
	9.5	Allow 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.	Working with vacant homes registry (building dept); Working with private development community; Neighborhood Revitalization Initiative; Southfield Non-Profit Housing Corporation; Neighborhood Enterprise Zone; Section 8; RUDD
	9.6	Promote fair access to livelihood, education, and resources for all community members.	Career Center; Neighborhood Services; Michigan Works!; LTU Accelerator
	9.7	Encourage full participation in the political and cultural life of the community.	Ongoing

Type		Description	Compliance examples
	9.8	Create a community that ensures freedom of choice and supports bike lanes and paths, sidewalks, and transit stations and stops.	Ongoing; non-motorized transit plan (adopted 2012); non-motorized transit plan for CC (2013) and DDA (2013); Sustainable Southfield plan (June 2016); Bike Share program launched in 2017
10. Smart Growth: <i>Adopt Smart Growth policies, which is an approach to achieving communities (i.e., Southfield) that are socially, economically, and environmentally sustainable.</i>	10.1	Preserve and enhance valuable natural and cultural resources;	Northwestern pathway installations, interpretive panels; public art; Rouge River Clean Up; urban wildlife habitats; interpretive panels and bird houses installed
	10.2	Equitably distribute the costs and benefits of land development, considering both participants and the short- and long-term time scale;	Market-driven; City has 3 redevelopment ready sites for which incentives are offered
	10.3	Create and/or enhance economic value;	Business and economic development; Chamber of Commerce; DDA; placemaking and special events (i.e., Eat to the Beat, Jazz Fest, Summore Fest; Berg concerts; Ghost Walk, etc.); Redevelopment Areas for liquor licenses established 10/21/2019
	10.4	Expand the range of transportation, employment, and housing choices in a fiscally responsible manner;	Ongoing
	10.5	Balance long-range, regional considerations of sustainability with short-term incremental geographically isolated actions;	Ongoing: City coordinates with SEMCOG, SEA Grants, TWGLA, Friends of the Rouge; Keep Michigan Beautiful; Beautification Council of Southeast Michigan, Southfield Parks and Garden Club, etc.
	10.6	Promote public health and healthy communities;	Article 4 of ZO; <i>Sustainable Southfield</i> ; healthy-living checklist; coordinate with Providence Hospital and other caregivers in community; American Cancer Society; bike share; sidewalks/multi-use paths
	10.7	Apply up-to-date local and regional performance measures of successful urban and regional growth;	Ongoing coordination with County, SEMCOG and other agencies
	10.8	Encourage compact, transit-accessible (where available), pedestrian-oriented, mixed-use development patterns and land reuse	Ongoing: several subareas of the City feature flexible design standards, which encourages mixed-use and higher density with a non-motorized focus; Adopted Non-Motorized and Public Transit Plan (2013), Zoning Regulations (Article 4, Section 5.29(12-14))

Type		Description	Compliance examples
	10.9	Increase collaboration and partnerships to advance place-based and regional goals and objectives, while respecting local land-use preferences and priorities.	Ongoing
11. Urban Agriculture: <i>Adopt policies and regulations that promote and support urban agriculture activities to ensure various forms of agriculture are appropriately integrated into Southfield.</i>	11.1	Engage residents, home-owner groups & associations, growers and organizational stakeholders directly to help identify which of the many forms and scales of urban agriculture are best suited to which neighborhoods or zones.	Mary Thompson Farm; Garden Club; farms allowed under residential zoning (check ZO); 9 Mile Greenhouses: Flower Land; 3D; Great Lakes Culinary Institute
	11.2	Survey community-owned land to identify and categorize potential sites for urban agriculture activities.	Update land use every 5 years
	11.3	Review ordinances to assess whether home, community and commercial gardening activities, including keeping of animals, may present conflicts.	Ongoing zoning ordinance technical review; Community Garden at Mary Thompson Farm and Emmanuel Church; beehives permitted in local community/business gardens
	11.4	Amend the Zoning Ordinance to expand urban agriculture where appropriate, consistent with Sustainable Southfield and the Future Land Use Plan.	Ongoing zoning ordinance technical review; urban agriculture is currently permitted
	11.5	Explore if and where structures associated with urban agriculture, including tool sheds, rainwater catchment and harvesting systems, hoop houses and barns, may be allowed even without a primary residential or commercial building on site and designate them as permanent, temporary, or accessory in ways that are supportive of farm and garden activities.	Accessory structures allowed per ordinance

Type		Description	Compliance examples
	11.6	Ensure municipal services, such as sewer, water and trash pick-up are available to market gardens and commercial urban farms in the same way that such services would be made available to other commercial or industrial uses.	Trash service via the City's contract with GFL is for residential service only, as well as the municipal facilities. It does not extend to commercial and industrial sites. As such, market gardens and commercial urban farms are not treated any differently than other commercial or industrial uses. Our recycling drop-off center at the northeast corner of 8 Mile and Evergreen is available for use by anyone including the businesses
	11.7	Provide direct municipal support for urban agriculture through community departments, or community-run programs.	Mary Thompson Farm, Parks & Recreation Department
	11.8	Support composting programs that offer compost to urban agriculture sites or permit household and commercial composting to occur while also ensuring nuisances are not created as a consequence.	Tree composting/mulch (info on city website)
	11.9	Review leases, easements, trusts or other conveyances of community-owned land to promote the long-term and secure practice of urban agriculture where such a use is consistent with the master plan and does not place an undue burden on cities to maintain under-utilized urban infrastructure (e.g., roads, water, and sewer constructed to serve more intense residential, commercial, or industrial uses).	Ongoing
12. Food Systems: <i>Promote easy access to healthy food, which is good for human health. Sustainable food systems are essential for healthy, sustainable communities.</i>	12.1	Expand and increase innovative methods to bring healthy foods to underserved areas as well as strategies to encourage their consumption.	Goodfellows, Forgotten Harvest food pantry; social services that provide food; WIC program (food assistance); community gardens at Mary Thompson Farm; Distributed The Emergency Food Assistance Program (TEFAP) to Oakland County residents – 288 families; Distributed Meijer & Kroger gift cards to low-income Southfield families (to be used for food and clothing); Partnered with Southfield Lathrup CROP Hunger Walk to provide food gift cards to families

Type		Description	Compliance examples
	12.2	Improve school (& public facilities) food environments and reduce school sales of low-nutrient, high-sugar, high-fat and calorie-dense foods through snack and vending machines or competitive food sales.	Follow up with Southfield Public Schools
	12.3	Maximize use of current public benefit programs for vulnerable populations, especially children and older adults, and link them with strategies for healthy food access.	Referred families to State Dept. of Health & Human Services to apply for food stamps, Medicaid, cash and emergency assistance; Provided food baskets for Easter - 56 families; Distributed Focus Hope food boxes - 362 older adults; Referred families to Meals on Wheels; Partnered with Southfield Goodfellows Organization and assisted families with food and gifts for Christmas – 384 families; Instituted Adopt a Family Program and assisted with food baskets and turkeys for Thanksgiving – 117 families; Provide emergency nonperishable food from Human Services small food pantry
	12.4	Provide outreach, training and technical assistance to launch new grocery stores and improve existing stores to better serve underserved people in Southfield.	Working with property owners and local investors to ensure that Southfield is able to access funding – micro grants and SBA funding to make investments in retail endeavors; Promoting the use of on-line tool Business Catalyst for 24/7 access
	12.5	Establish food business districts, if necessary, to encourage food businesses to locate in the same area and to support their collaboration.	n/a due to several commercial areas throughout City that permit food sales and services
	12.6	Use policy and planning strategies to increase access to healthy food in underserved areas.	Land use pattern; retail zoning allowing food is prevalent; food providers are permitted throughout City
	12.7	Encourage institutions-including schools, hospitals, colleges and universities-to use their collective purchasing power to influence the food supply chain to provide healthier food and more foods grown, raised and processed in Michigan.	Ongoing
13. Aging in Community Policy: <i>Promote and support policies to encourage aging in</i>	13.1	Actively Involve Older Adults and Engage the Aging Perspective in the Planning Process.	Planning Dept is supporting COSA's efforts to become AARP-designated Age Friendly Community; Served as liaison between COSA and City Council, Administration; Created COSA brochure; Created a transportation brochure

Type		Description	Compliance examples
<i>place with a continuum of care.</i>	13.2	Ensure a Range of Affordable Housing Options is Available for Older Adults.	Planning Dept is supporting COSA's efforts to become AARP-designated Age Friendly Community; Residential Unit Development District framework to help promote variety of affordable housing options; Rebuild Oakland County; Habitat for Humanity
	13.3	Ensure Access to Quality Transportation Options for Older Adults.	Working with COSA to update transit study; Transportation Options for Senior Services (TOSS)
	13.4	Use Land-Use and Zoning Tools to Create a Welcoming Southfield for Older Adults.	See <i>Sustainable Southfield</i> Master Plan and Zoning Ordinance
	13.5	Support the Economic Well-Being of Older Adults and their Caregivers.	City works with COSA; We support the older adults in this community by offering low cost trips that are affordable. We also offer transportation free if needed. There are commodities food donations for those in need, no matter what income, offered by Human Services. There are free events with cultural and educational enrichment. Speaker series, senior appreciation, etc.
	13.6	Strengthen the Community Assets of and Supports for Older Adults.	City works with COSA; CHORE Program; COSA, Commission on Senior Adults advocates for the older adults in the community, we also have free blood pressure readings, free walking in the pavilion, low cost chair exercise
	13.7	Review AARP's Livability Index to determine areas for improvement and develop an action plan towards implementation.	Incorporated into Master Plan, see appendix [A or B?]; Ongoing with COSA
	13.8	Develop a centrally located, modern and multi-purpose senior center.	Senior Center located within Parks and Recreation facility
14. Hazard Mitigation: <i>Improve the City's preparedness, resilience, and sustainability in the</i>	14.1	Improve emergency response or operational preparedness.	The City's first responding departments continually train and prepare for all types of emergency responses; Continue to update and improve the City's utility records for our GIS system so emergency response decisions can be made quickly by having accurate information available instantly.

Type		Description	Compliance examples
<i>face of both natural and human-caused hazards.</i>	14.2	Review FEMA's Mitigation Ideas: A Resource for Reducing Risk to Natural Hazards and develop an Action Plan to address mitigation to reduce natural hazards and disasters.	This is reviewed on a regular basis; Complying with updated stormwater management standards and foundation requirements for new bridges over water courses to prevent scour.
	14.3	Adopt policies to reduce storm water runoff. Incorporate Flood Mitigation in Local Planning.	Implementation of Storm Water Master Plan. Requirements for development & redevelopment; Complying with updated stormwater management standards and foundation requirements for new bridges over water courses to prevent scour.
	14.4	Map and Assess Vulnerability to Erosion. Promote or Require Site and Building Design Standards to Minimize Erosion Risk.	Storm water management design requirements for all new developments and redevelopments to reduce erosion; Established vegetation is required for all parts of a new construction site, minimizing erosion risk.
	14.5	Reduce Urban Heat Island Effect.	Storm water management design requirements for all new developments and redevelopments as well as implementing our tree planting program to help reduce urban heat island effects; Public Works Dept. plants trees and often "daylights" ditches.
	14.6	Improve Flood Risk Assessment.	We work with Oakland County to continually update the City's flood plain maps.
	14.7	Improve Stormwater Drainage System Capacity. Conduct Regular Maintenance for Drainage Systems and Flood Control Structures.	DPW routinely maintains the City's storm system. Street sweeping reduces pollution/sediment infiltrating the storm system. Flood control structures at Carpenter Lake dam are routinely inspected and maintained. Restricted catch basin covers help slow the storm water introduction into combined sewer systems; Adequate drainage is part of all road reconstructions; improvements are made as needed.

Type		Description	Compliance examples
	14.8	Protect Infrastructure and Critical public facilities from flood events.	Storm water management design requirements for all new developments and redevelopments help reduce flooding. Section 24/25 sewer separation project will reduce flooding and basement backups within these sections; Sanitary sewer systems have been assessed, maintenance and capital improvements are prioritized in high risk areas; Public education within our storm watersheds regarding several topics such as; capturing and reusing stormwater in rain barrels as well as intercepting stormwater as part of a landscape plan to increase infiltration.
	14.9	Preserve Floodplains as Open Space.	Implementation and enforcement of the City's floodplain/wetland/woodland ordinances; Southfield prohibits building in floodplains and takes action when floodplains are discovered to be illegally filled.
	14.10	Increase Awareness of Flood Risk & Safety and Educate Property Owners about Flood Mitigation Techniques.	We are a part of the FEMA flood plain program and require property owners to obtain and maintain flood insurance; Public education within our storm watersheds regarding several topics such as; capturing and reusing stormwater in rain barrels as well as intercepting stormwater as part of a landscape plan to increase infiltration.
	14.11	Conduct Winter Weather Risk Awareness Activities.	Provide public information regarding winter weather hazards/immediate threats/long term effects of winter storm events; The City's website includes our Snow Policy, and the City works with local media outlets, Southfield Cable 15, City's website, etc. to notify the public of snow emergencies.
	14.12	Protect vulnerable populations from the impacts of severe storms.	Provide public shelter areas for extreme weather events. (Cold/heat/power outage)
	14.13	Conduct A Self-Assessment to Address Climate Change Readiness in Southfield.	Our storm water master plan has goals in place to account for changing climates and weather patterns.
	14.14	Review the <u>2012 Oakland County Hazard Mitigation Plan (HMP) Update (Plan)</u> to better understand significant Oakland County hazards and their impacts and to identify ways to mitigate those hazards.	Southfield's portion of the Oakland County HMP was updated in 2019 and adopted by City Council; Southfield has a part time Director of Homeland Security & Emergency Preparedness Division who works closely with Oakland County.

Type		Description	Compliance examples
	14.15	Provide continuing training for potential hazmat emergencies.	All SFD members trained to HazMat Operations level; Maintain internal HazMat Team with members trained to Technician level; Continue offering monthly HazMat Team trainings to team members; Continue to send members to various specialty HazMat schools across the country to become “Specialists” in various topics within HazMat Response; The Fire Department’s HAZ-MAT Team is part of a larger Team comprised of MABAS 3201 & 3202 members, who are continually training and upgrading equipment to serve the community.
	14.16	Provide funding to continue to upgrade emergency equipment to deal with all types of emergencies.	Working to replace all front line Fire and EMS response vehicles (4 Engines, 1 Ladder, 5 Life Support Units); Have a replacement cycle planned for extrication equipment to move to newer eDraulic equipment; Recent replacement of all high-rise firefighting hose and nozzles; Planning on future replacement of all 5” LDH supply line; Recent purchase of, and looking into future purchase of additional, active assailant equipment to protect SFD members during this type of emergency; Planned expansion of Training Center and associated facilities to aid in crews training on site for future response needs; Administration works closely with Department Heads/Chiefs for the purchase of updated and upgraded equipment to better serve the community; Budget line items within Public Works address safety equipment.
15. Public Art: <i>Promote the public welfare and serve the public interest, convenience, and enjoyment through the promotion of the arts in the City of Southfield, by establishing physical works of art in public places throughout the City.</i>	15.1	Encourage and stimulate residents, developers, landowners, contractors, and architects to provide and support displays of works of art for public enjoyment;	Ongoing public art process; donations; public art requirement.
	15.2	Develop and promulgate a comprehensive public art plan for the City.	Public Art Requirement per Article 4, Section 5.22-5; Southfield Public Arts Commission
	15.3	Reinforce the City’s place-making goals by commissioning works of art that are distinctive, yet particularly reflect and promote the City’s identity or the identity of individual neighborhoods or business districts within the City;	Commission and installations of <i>Gratitude</i> and <i>Diversity</i> in Evergreen roundabouts; installation of historic Northland art pieces; Total of 12 public art pieces installed since June 2016

Type		Description	Compliance examples
	15.4	Assure that within the overall public art program reasonable diversity is attained in style, scale, media, and materials represented;	Ongoing goal of Public Arts Commission and Friends of Southfield Public Arts
	15.5	Collaborate with the business community and private project development within the City to promote and enhance the inclusion of public works of art within the development, where appropriate;	Working to secure new pieces via donations; public art requirement has been a success; CCAAB has dedicated line item for funding
	15.6	Promote community identity through public works of art within neighborhood and business districts.	Community identity through installation of Northland art; we are continuing to work towards installations in neighborhoods; published Public Art walk guide, signage installed for public art; Neighborhood Enhancement Program
	15.7	Promote the economic vitality of the City through a broad range of public art projects.	To date we've installed 16 pieces of public art; Public Art Requirement; Southfield Photo Contest; Mural at Bedford Park
16. Economic Development: <i>Focus on business attraction, business retention, creating jobs and growing the City's revenue base.</i>	16.1	Retain, expand, and attract businesses Citywide, emphasizing Innovation ;	Shelly/City Centre; Smart Zone; Michigan Works!; LTU Accelerator
	16.2	Cultivate Entrepreneurship in Southfield;	Centropolis Accelerator main focus on entrepreneurs; Offering "Start A Business" workshops at Oakland County Michigan Works Southfield with staff from Oakland County One Stop Shop; Actively supporting efforts of Southfield Area Chamber of Commerce
	16.3	Create jobs and Workforce Training opportunities for Southfield residents in diversified business sectors	Showcasing opportunities for job place on Southfield Cable; Encouraging residents to take advantage of services available from Oakland County Michigan Works Southfield; Connecting residents with jobs.
	16.4	Promote Southfield, locally, regionally, nationally and globally, as an innovative and advanced place by reinforcing the strengths of our diverse residential, educational, cultural, and business communities.	Actively marketing Southfield using all social media channels, media and print advertisements when feasible. Participating in trade missions and site selector events when possible to highlight our community.

Type		Description	Compliance examples
	16.5	Understand and implement “Placemaking” as a vital part of economic development.	Southfield Business & Economic Development highlights efforts of Southfield Planning to ensure that future businesses realize the strong emphasis made on place making in the Southfield Downtown Development Authority, City Centre & Centrepolis districts.
	16.6	Target three industries (Technology-Based Businesses; Health Care and Wellness Industries; and Automotive - Research & Development) that will drive diverse job creation, complement the strengths of our community, and promote a climate for growth.	We work with MEDC, Oakland County and local stakeholders Lawrence Technological University and Ascension Health to highlight our diverse base of businesses and seek to grow these areas.
	16.7	Help Southfield residents gain a greater competitive edge for higher skilled and higher wage employment opportunities in the future.	Oakland County Michigan Works Southfield works with students and families to learn new skills essential for moving into future jobs; Southfield Library offers a range of computer classes to ensure that residents of all ages are equipped to use new technology; Southfield Area Chamber of Commerce continues to offer business workshops that enhance skills for companies to stay competitive; Southfield Centrepolis Accelerator offers workshops that showcase new technologies aiding companies and individuals in making wise decisions as to which technology to embrace for their companies.
	16.8	Leverage greater leadership involvement, private and public sector investment and increased access to high quality business and job development opportunities for the City in the future.	Southfield Public Schools Partnership Council invites corporate and non-profit leaders to ensure that teachers, administrators, students and families are kept abreast of new jobs of the future, ensuring that schools teach necessary skills for our families to be successful in their careers.
	16.9	Help existing Southfield business employers become more competitive, enabling them to expand and grow in the City.	Southfield Centrepolis Accelerator offers trainings, workshops and guidance to aid companies in making smart decisions when investing in new technologies; Southfield Business Catalyst offers data and guidance for businesses as the look to grow. Southfield Chamber provides business programming and connections so that our members stay in a strong competitive position.

Type		Description	Compliance examples
	16.10	Encourage and assist with the future diversification of the City's economic base in new, growing, and innovative industries and occupations.	Companies are encouraged to participate in Oakland County Tech 248, Oakland County Medical Main Street and like programs to stretch their connections and opportunities; Southfield Centrepolis Accelerator provides guidance aimed to assist companies with exploring new products and ideas to help diversify their offerings.
	16.11	Leverage economic development tools to attract and retain business.	Southfield City Council is supportive of tax incentive tools to enable companies to devote more funds toward implementation of new technology and expansion; Southfield Centrepolis Accelerator is working to provide startup funds for clients to test ideas and expand their markets; Southfield works with the MEDC and Oakland County to tap into additional resources aimed to grow business.
	16.12	Continue to grow the City's fiber optics network coverage to attract and retain business.	Southfield continues to support the growth of our data centers and fiber network installers- offering incentives when necessary to aid in the continuing investment in these sectors.
17. Housing: <i>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.</i>	17.1	Conduct a residential target market analysis for housing to determine the types and quantities of housing needed in Southfield to be competitive now and in the future.	Residential marketing study prepared for Northland and EverCentre
	17.2	Continue to preserve, protect and enhance the integrity, economic viability and livability of Southfield's neighborhoods.	Total Living Commission and Council "Neighborhood" Subcommittee
	17.3	Provide greater housing choices and options to meet the changing residential needs of the marketplace.	Residential Unit Development District; promoted through zoning and the private market; tiny houses; adaptive reuse of vacant school buildings and sites
	17.4	Create a unique identity for all Southfield neighborhoods.	City works with neighborhoods via Neighborhood Enhancement Program and Neighborhood branding; police community outreach

Type		Description	Compliance examples
	17.5	Southfield should use a variety of basic strategies/programs to improve the appearance and value of existing neighborhoods.	City works with neighborhoods via Neighborhood Enhancement Program and Neighborhood branding; police community outreach; Code Enforcement community outreach; corporate efforts; volunteer programs (Rebuilding Together; Rock the Block; Habitat for Humanity)
	17.6	Continue to work in coordination with local lending institutions and realtors and explore the availability and application of neighborhood investment/reinvestment programs.	Working with property owners and local investors to ensure that Southfield is able to access funding – micro grants and SBA funding to make investments in retail endeavors
	17.7	Meet annually with condominium associations to provide guidance on how to manage legal and maintenance issues.	Total living commission; Planning Dept. and City Engineer attend homeowners association group meetings
	17.8	Community awareness programs should be conducted on topics such as neighborhood blight, annual refuse collection, and comprehensive code enforcement efforts in and around residential neighborhoods.	Green For Life, Big Rake, RRRASOC; Rock the Block--Habitat for Humanity
	17.9	Review the City's enforcement policies and procedures to identify ways in which to improve regulatory enforcement of and compliance with existing laws.	Ongoing
	17.10	Implement a traffic calming program in neighborhoods that have problems with cut-through traffic.	Winchester; police electronic speed signs, speed tables, etc.
	17.11	Establish financing mechanisms for the purchase and redevelopment of foreclosed homes and residential properties.	Neighborhood Revitalization Initiative (OC/Southfield Growth Corp/Habitat for Humanity); adaptive reuse of former McKinley and John Grace schools
	17.12	Provide appropriate senior housing options with a continuum of care.	River Place, Trowbridge, McDonnell Tower
	17.13	Plan for appropriate infill housing in areas of the City with vacant or closed schools, large lots with underdeveloped neighborhoods.	Residential Unit Development District

Type		Description	Compliance examples
	17.14	Work with 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.	Ongoing; City and School Board have annual joint meeting to discuss these items
	17.15	Identify and designate one or more Neighborhood Enterprise Zones (NEZ), consistent with Public Act 147 of 1992, as amended.	Ordinance #1671, adopted 2.29.2016
	17.16	Pass a housing inspection ordinance.	Ordinances 1656, 1671 and 1672 address inspections for rental properties, vacant residential and commercial dwellings and buildings, and apartment complexes.
	17.17	Adopt a statement of Southfield's goals, objectives, and policies relative to the maintenance, preservation, improvement, and development of housing for all persons regardless of income level living within the proposed NEZ.	Ordinance #1671, adopted 2.29.2016
	17.18	Utilize CDBG funds to benefit low and moderate income persons, senior residents, and projects which facilitate compliance with the American with Disabilities Act (ADA) and/or historic preservation.	SHIP, OC Comm and Home Improvement Div, Volunteer Programs
18. Land Use: <i>Create a diversified and balanced mixture of land uses that will support the economic vitality, tax base, and livability of the City.</i>	18.1	Complete the Land Based Classification System Inventory (LBCS) to add the following multiple dimensions to the existing land use inventory: Function, Structural Type, Site Development and Ownership.	Part of 2016 <i>Sustainable Southfield</i> Master Plan; additional classifications need to be explored in next update (2020)
	18.2	Establish a land use pattern that characterizes the City's sub areas as unique destinations consisting of compatible yet diversified uses.	Northland Master Plan; SMART Zone Plan (Centrepolis); CCAB; DDA, etc.
	18.3	Continue to develop the City's sub-areas as unique mixed-use employment centers and destinations.	City Centre retail development; EverCentre; Wayfinding and streetscape improvements

Type		Description	Compliance examples
	18.4	Offer unified, well-organized residential neighborhoods that provide a variety of housing options in a livable environment for the City's residents.	RUDD; ODD
	18.5	Provide for an appropriate amount of mixed-use commercial, office, and industrial uses, located for convenience and safety, resulting in aesthetic business areas in the City.	ODD
	18.6	Focus on redeveloping older, outdated, and underdeveloped sites while integrating new construction, upgrading facades, increasing street appearance, parking lot screening & landscape enhancements, and pedestrian connectivity.	RUDD; Brownfield; Parking Lot Screening - Article 4, Section 5.29(13); Pedestrian connection - Article 4, Section 5.31(21)(b); Northland Master Plan; ODD
	18.7	Develop reasonable site design standards and sign regulations for new development and redevelopment within pertinent sub-areas within the City.	RUDD; Brownfield; Parking Lot Screening - Article 4, Section 5.29(13); Pedestrian connection - Article 4, Section 5.31(21)(b); Northland Master Plan; ODD
	18.8	Identify areas ripe for infill housing development and develop future land-banking strategies.	RUDD; SNPCH
	18.9	Plan for a safe, efficient circulation system that provides sufficient access by all modes of transportation between nodes of activity within sub-areas and adjacent residential neighborhoods.	SR2S; Ongoing pathway development (Northwestern HWY); Article 4, Section 5.29(12-14)
	18.10	Establish partnerships between the public sector and private sector for the purpose of understanding the mutual benefits of proposed redevelopment projects.	LTU; Providence; CCAB; Beaumont; DDA
	18.11	Create investment strategies that will increase tax base, and generate additional revenues to finance actions, which support the Plan's goals.	CCAB; DDA; Smart Zone

Type		Description	Compliance examples
	18.12	Provide creative incentives (i.e., Brownfield Redevelopment tools) to private sector participants in redevelopment projects and programs.	Actively marketing Southfield as a pro-business environment; City of Southfield supporting the use of redevelopment tools; Continuous outreach to investment community showcasing Southfield and available sites
	18.13	Expand the economic base of the sub-areas by retaining existing jobs while creating new diverse employment opportunities.	Michigan Works!
	18.14	Promote effective communication and a cohesive, cooperative spirit among various public and private leaders in the three communities and County, using the venues and talents of existing civic organizations and committee.	Ongoing
	18.15	Enhance the appearance of gateways and portals at strategic locations within sub-areas to include streetscape elements: landscaping, signage, wayfinding and art installations.	CCAB Wayfinding signage (ongoing); Centrepolis signage (Fall 2019); Northland gateway features; Citywide beautification
	18.16	Encourage low impact design and sustainable development.	Low-impact design guidelines; Green Infrastructure zoning ordinance
	18.17	Support street level uses that are pedestrian-oriented and contribute to the vibrancy of the street	ODD; EverCentre plan; Northland Design Guidelines, Centrepolis (Smart Zone)
	18.18	Establish patterns of land use and circulation that promote the desired pedestrian character of the area.	ODD; Article 4, Section 5.29(12-14)
	18.19	Maintain/modify roads and pedestrian walkways or regulate vehicular traffic or parking.	Road diets: 9 Mile, 11 Mile; Franklin and Bell roundabouts
	18.20	Acquire, maintain, and operate properties, off-street parking lots, or contract for such operation by others, where appropriate.	8 Mile; Northland; EverCentre
	18.21	Construct, maintain, and operate public spaces with bus stops, information centers, and other buildings that serve the public interest.	City Centre kiosk; bus stop inventory; interpretive panels; wayfinding signage

Type		Description	Compliance examples
	18.22	Acquire, maintain, and operate real or personal property necessary to implement (re)development.	NSP; Northland; EverCentre
	18.23	Promote economic activity in the sub areas, specifically by initiating market research, public relations campaigns, institutional promotions, and sponsorship of special events and related activities.	E2B; Brownfield; P&R programming; Jazz Fest; Redevelopment Areas for new liquor licenses (adopted 10/21/2019)
	18.24	Levy special assessments against land or interests in land, or both; and	CCAB; Centrepolis; DDA; Principal Shopping Districts
	18.25	Issue bonds to cover the capital costs of projects, where appropriate.	Road bonds
	18.26	Acquire (through purchase, lease, or gift), construct, improve, or operate park and planting areas; and plant and maintain trees, shrubs, and flowers within the sub areas, where appropriate.	CCAB; tree trust fund; grants; Southfield parks and garden club; senior gardens
	18.27	Acquire, construct, clean, improve, or relocate sidewalks, street curbing, street medians, fountains, and lighting within the sub areas, where appropriate.	Public art fund; CCAB; Friends of Southfield Public Arts; SR2S; Southfield Parks and Garden Club
	18.28	Develop and propose lighting standards within the sub areas, where appropriate.	Building accent lighting: Article 4, Section 5.22-4; Northland ODD standards; Evergreen Road
	18.29	Provide or contract with public or private entities for security services or purchase security-related equipment or technology, where appropriate (i.e., former Northland Mall site).	CCAB; Police; DDA
	18.30	Promote economic activity in the sub areas (i.e., City Centre) by sponsoring cultural or recreational activities; recruiting developers and businesses; promoting and marketing businesses, retail, or industrial development.	P&R; CCAB; E2B; Jazz Fest; Ghost Walk, etc.
	18.31	Engage in public relations and market research.	CCAB; DDA; Community Relations; etc.

Type		Description	Compliance examples
	18.32	Acquire, maintain, and operate real or personal property as required.	See above
19. Redevelopment Ready: <i>To be vibrant and competitive, Southfield must be ready for redevelopment. This involves planning for new investment and re-investment, identifying assets and opportunities, and focusing limited resources.</i>	19.1	At least every 5 years after adoption of the Master Plan, the Planning Commission and City Council shall review the master plan and determine whether to commence the procedure to amend the Master Plan or adopt a new master plan.	Ongoing; next MP due in 2021; PC Annual Reports provided
	19.2	Update and formally adopt a 6-year CIP on an annual basis.	Ongoing; current plan adopted June 2019
	19.3	Align the Zoning Ordinance with the goals of the Master Plan.	Ongoing; yearly updates (PC Annual Reports)
	19.4	Streamline the Site Plan Review process, where feasible.	Ongoing
	19.5	Update the City's Economic Development Strategy on a regular basis.	Ongoing with Redevelopment Ready
	19.6	Repurpose contaminated, blighted, or functionally obsolete properties	Ongoing through Brownfield Redevelopment Authority
	19.7	Develop Design Guidelines and standards for various sub areas in the City.	Adopted design guidelines for Northland; mixed-use concept plan for EverCentre; Centrepolis
	19.8	Investigate the establishment of Neighborhood Enterprise Zone (NEZ) areas designated by the City.	NEZ adopted by City
	19.9	Work to streamline and modernize the City's regulatory documents and internal processes, making it easy and efficient to develop in Southfield.	New website launched August 2019
	19.10	Establish clear redevelopment goals and be proactive in reaching set goals. Engage community stakeholders for input, priority sites, and identify financial incentives.	City Council held visioning session March 2019 (retreat)

Type		Description	Compliance examples
	19.11	Seek to continually advance the community by promoting “smart growth” principles, embracing cutting edge reinvestment tools, and making the redevelopment process more effective.	Strive to incorporate Smart Growth principles in redevelopment ready sites
	19.12	Advertise to developers that Southfield is committed to minimizing approval hurdles and willing to use financial incentives available.	Commercial Rehab Act; Brownfield Redevelopment; Redevelopment Ready Certified; LTU Business Accelerator; Oakland County One Stop Ready
	19.13	Adopt a sidewalk improvement ordinance and/or program to install, repair, and/or upgrade sidewalk networks in a timely, orderly, and efficient manner.	City Centre special assessment; Safe Routes to School; METRO Fund Act (CDBG)--all have been dedicated to sidewalk improvements. As City develops/improves roadway they include sidewalk improvements.
20. Zoning Plan: After adoption of the Master Plan, Southfield will align the Zoning Ordinance with the goals of the master plan.	20.1	Conduct a technical review of the Zoning Ordinance text and maps to determine areas for update.	Ongoing; prepare PC Annual Reports to City Council
	20.2	Review zoning district intent statements to reflect master plan land use recommendations.	Ongoing
	20.3	Consider how form based zoning could help achieve community goals. Adopt design standards for appropriate sub-areas within the City.	Northland Design Guidelines; ODD; RUDD
	20.4	Incorporate “Placemaking” elements in areas of concentrated development (sub areas), where appropriate.	City Centre; Centrepolis; Northland/DDA; Metro Fund; Public Arts
	20.5	Support the preservation of sensitive historic and environmental features.	Ongoing: Historic Commission; Historic Board; Historically designated sites and neighborhoods; B&B Regulations
	20.6	Ensure that industrial districts allow for related compatible uses that serve new economy-type businesses.	Indoor recreation; data centers; Medical marihuana Facilities (enacted 9/23/2019)
	20.7	Allow for a variety of housing types within Southfield, where appropriate.	Encourage variety of types; RUDD to promote adaptive reuse and rehabilitation of older school sites
	20.8	Support transit oriented development, where appropriate.	Ongoing

Appendix D: 2016 Implementation Table

Type		Description	Compliance examples
	20.9	Review flexible parking standards and make revisions where appropriate.	Ongoing: completed overhaul and update (5/31/2015) for first time in 50 years of parking standards to align with ITE Best Practices
	20.10	Update the City's landscape, screening and design regulations.	Ongoing: Green Infrastructure incorporated throughout Zoning Ordinance in 2016
	20.11	Incorporate sign standards into the Zoning Ordinance to streamline the approval process.	Signage included in Northland ODD
	20.12	Review Zoning Board of Appeals (ZBA) cases in the last several years to determine possible areas for Zoning Ordinance text and map amendments.	Ongoing annually
	20.13	Update illustrations and provide photo examples throughout the Ordinance where appropriate.	Ongoing
	20.14	Amend the Zoning Ordinance to expand urban agriculture where appropriate, consistent with Sustainable Southfield and the Future Land Use Plan.	Urban agriculture is currently permitted in residential zoning districts in parcels 10 acres or more; looking into possibility of amending ordinance to allow for additional urban agricultural opportunities

Appendix E: Complete Public Engagement Summary/Public Input

Week 1A: Experiencing the Public Realm

Project Engagement

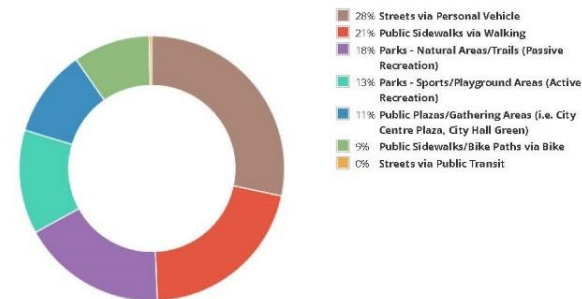
VIEWS	PARTICIPANTS
228	108
RESPONSES	COMMENTS
1,859	124
SUBSCRIBERS	
56	

1. Please rank the following characteristics by dragging and dropping their level of importance as it relates to creating a "good public realm" (top is most important, bottom is least important). Click to drag and drop the projects in order of priority. Please note you must drag them to the area up top that reads "Your Top Priority" for the answers to register.

65%	Sustainability: areas that are designed with long-term environmental & economic factors in mind	Rank: 2.87	53 ✓
63%	Continuous Pedestrian Routes: sidewalk connections without gaps or obstacles	Rank: 3.39	51 ✓
72%	Attractive Streets: aesthetic, maintained streets & sidewalks	Rank: 3.59	58 ✓
67%	Comfortable Sidewalks: roomy sidewalks with pedestrian amenities	Rank: 3.67	54 ✓
63%	Flexible Public Space: creative uses of public areas	Rank: 4.24	51 ✓
64%	Delightful Streets: offering attractions along the way to encourage exploration	Rank: 4.38	52 ✓
65%	Multiple Transportation Methods: bike, pedestrian, and vehicular traffic	Rank: 4.91	53 ✓
59%	Well-Utilized Public Spaces: making good use of all public spaces; no empty public spaces	Rank: 5.06	48 ✓
6%	Other	Rank: 6.00	5 ✓

81 Respondents

2. How do you most regularly experience Southfield's public realm (check all answers that apply)?



96 respondents

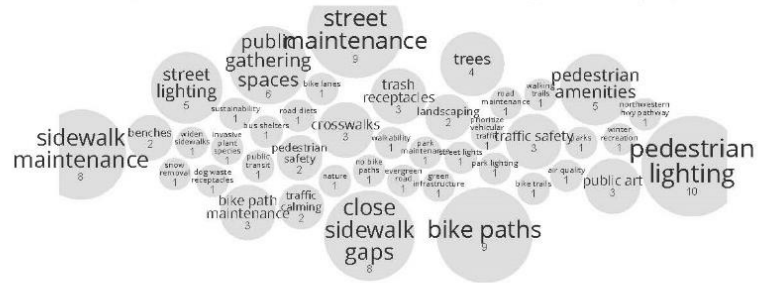
Appendix E: Complete Public Engagement Summary/Public Input

3. How satisfied are you with Southfield's public realm overall, including parks, plazas, natural areas, public sidewalks, streets, bike paths, etc.?

	Very Satisfied	Satisfied	Neutral/Unsured	Unsatisfied	Very Unsatisfied
Parks	24% Very Satisfied	49% Satisfied	21% Neutral/Unsured	6% Unsatisfied	- Very Unsatisfied
Public Plazas/Gathering Areas	11% Very Satisfied	49% Satisfied	36% Neutral/Unsured	3% Unsatisfied	- Very Unsatisfied
Public Sidewalks	5% Very Satisfied	41% Satisfied	25% Neutral/Unsured	24% Unsatisfied	6% Very Unsatisfied
Streets	7% Very Satisfied	49% Satisfied	22% Neutral/Unsured	18% Unsatisfied	4% Very Unsatisfied
Natural Areas	21% Very Satisfied	46% Satisfied	26% Neutral/Unsured	6% Unsatisfied	1% Very Unsatisfied
Bike Paths	5% Very Satisfied	20% Satisfied	51% Neutral/Unsured	21% Unsatisfied	5% Very Unsatisfied
Pedestrian Lighting	1% Very Satisfied	23% Satisfied	45% Neutral/Unsured	27% Unsatisfied	3% Very Unsatisfied
Street Trees	2% Very Satisfied	55% Satisfied	31% Neutral/Unsured	11% Unsatisfied	1% Very Unsatisfied
Pedestrian Amenities (Benches, trash receptacles, etc.)	6% Very Satisfied	35% Satisfied	39% Neutral/Unsured	17% Unsatisfied	4% Very Unsatisfied
Public Art	14% Very Satisfied	45% Satisfied	32% Neutral/Unsured	7% Unsatisfied	2% Very Unsatisfied
Southfield Public Realm Overall	5% Very Satisfied	64% Satisfied	22% Neutral/Unsured	7% Unsatisfied	2% Very Unsatisfied

97 respondents

4. If you answered "unsatisfied" or "very unsatisfied" to any of the above, why?



Appendix E: Complete Public Engagement Summary/Public Input

4. If you answered "unsatisfied" or "very unsatisfied" to any of the above, why?

We need to do more with closing gaps in pedestrian sidewalks and pathways and providing pedestrian lighting.

9 months ago

[👍 5 Agree](#)

Pedestrian lighting is extremely poor. Even in the multi-million Evergreen makeover the light is cast on the motorists with a bare minimum for the sidewalk. Travel on 9 Mile between Southfield and Greenfield has no lighting, even though this is the most dense apartment area in the city. Sidewalk abruptly ends, so does the shoulder at Berg and 9 mile, even though Berg is the preferred cycling street than Telegraph. Shoulder ends at a curve, a blind intersection where cars whiz by. Crosswalks need to be painted and identified throughout the city for cyclists and pedestrians. Beech Road has no pedestrian safety at the crumbling bridge near 10 Mile Road, the road is almost impossible to cycle, and it is a clean route to Carpenter Lake Park. Continue the Oak park bike trail on 9 Mile Road through Southfield, it becomes such a marvelous gathering place at the trail head, or the exercise gym. But a guided path on 9 would be dandy.

9 months ago

[👍 3 Agree](#)

Going for a walk in Southfield is something I find to be a frustrating experience, particularly with sidewalks ending abruptly and requiring crossing of streets. This said, it is tremendously encouraging to see the attention paid to this and other public realm questions. Making Southfield communicable on foot or bicycle will raise the visibility of existing assets such as the Southfield Center, and could be a value-add to existing commercial developments, making them walkable, and enhancing property values of nearby residential neighborhoods.

9 months ago

[👍 2 Agree](#)

I am an art lover, including most modern art. However, I have not found the latest modern art installations appealing at all, which is very unusual for me. I just don't care for those red poles along Northwestern.

9 months ago

[👍 2 Agree](#)

Too many dark spots along pedestrian walkways.

9 months ago

[👍 1 Agree](#)

Public Sidewalks: In many places very narrow, does not accommodate 2 people walking side by side. Public plazas/gathering areas: Needs to be updated, easy to get to, food courts, ADA compliant, offering public transport to get there.

Pedestrian Lighting: We need street lights, on my block, the only light we get is when everyone turns on porch lights.

Trees, we are losing our trees. The forest areas, trees are dying/falling down. Trees along the curb. How about a tree "commission". Green is the future.

9 months ago

[👍 1 Agree](#)

I would like to see a "multi-purpose gathering place", a Plaza for public to just walk, sit, maybe music, etc. Perhaps something like a court, with food vendors especially on for weekends. The vacant land on northwestern corner of Civic Center/Evergreen is central location. Celebration of Holidays, periodic activities to celebrate people, events, awards recognition etc. The Plaza should be multi purposed and useful, no matter the season.

9 months ago

[👍 1 Agree](#)

The need for more public creative spaces to allow people to interact or enjoy the ambience and contribute to creating memorable experiences.

9 months ago

[👍 1 Agree](#)

We need to have more continuous sidewalks and better lighting. There is still a lot of work to be done on the roads

9 months ago

[👍 1 Agree](#)

Sidewalks are not shoveled in subdivision by owners. Walkers during winter have a difficult time with snow and ice on sidewalks.

9 months ago

[👍 1 Agree](#)

Limited bike paths-we need more safe continuous bike paths. Also, the streets in my lovely Sherwood Village neighborhood are riddled with potholes. My street was scheduled to be fixed in the master plan that was presented in 2016 and now there is no date for repair.

9 months ago

[👍 1 Agree](#)

They need to be improved . The bike paths and sidewalks in many area needs improvement.

9 months ago

[👍 1 Agree](#)

We need an art walk, sculpture park that is able to be experienced within the area of the library, city hall and community space. An arts center.

9 months ago

[👍 1 Agree](#)

I think we could do a lot more with municipal green space. Less grass and more wildflower gardens. I also think we need to focus on reforestation as much of the city as possible. The latter would help with air quality and biodiversity. We have some great parks, but it would be amazing to find a way to connect some of them with each other, and possibly add more, for walking or bicycling. The more "green" our infrastructure, the more likely people will spend time outdoors and live healthier lifestyles. We also need to deal with speeders in many neighborhoods, which tend to blow through stop signs. Even painting lines and the word "STOP" may help, although some sort of grid/speed bump would likely work better.

9 months ago

[👍 1 Agree](#)

no place to sit and rest on a mile or more walk from greenfield to telegraph.

9 months ago

[👍 1 Agree](#)

Streets, bike paths and side walks need significant improvement

9 months ago

[👍 1 Agree](#)

Public realm spaces and amenities could be so much better. The city in general is still very car-centric. Overly wide streets do not favor pedestrians or bicyclists. Need more "road diets". Work with MDOT and County Road Commission more aggressively.

9 months ago

[👍 1 Agree](#)

More bike paths would be nice.

9 months ago

[👍 1 Agree](#)

There needs to be less gaps with the sidewalks and more lights on these streets.

9 months ago

[👍 1 Agree](#)

Sidewalks, streets are not maintained. Lighting is poor. Parks are barren fields.

9 months ago

[👍 1 Agree](#)

The streets in my neighborhood are awful. Sometimes you have to drive on the wrong side of the street to avoid potholes. The sidewalks are heaved up and often dangerous.

9 months ago

[👍 1 Agree](#)

Appendix E: Complete Public Engagement Summary/Public Input

Feel very strongly that we need more pedestrian lighting. I realize it is expensive, but need to find funding for it.

9 months ago

👍 1 Agree

Many of the neighborhoods in the city either have no sidewalks or inconsistent sidewalks. Some of the subdivisions have no public lighting.

9 months ago

👍 1 Agree

Trash cans are needed on walking paths

9 months ago

👍 1 Agree

Bike paths need attention

7 months ago

Lots of streets need repair and are damaging to cars! Such as civic center drive just east of telegraph, some of the streets need more lighting.

7 months ago

I believe it would be welcoming to young families to have more pedestrian lighting in our residential areas. This would enhance safety in the neighborhoods.

8 months ago

Public gathering spaces i.e. civic center, Inglenook, Beech Woods are all comparable to most any suburban spaces.

8 months ago

Safe pedestrian crossings are needed on Telegraph Road.

8 months ago

speeding on neighborhood streets, particularly half mile streets and other connector streets, happens throughout the city and is a bothersome and sometimes dangerous problem. Those who engage in this behavior are unlikely to modify their behavior on their own. Various traffic calming modifications can help in this regard. One possibility, among many others, would be the strategic installation of speed bumps. These bumps do not have to have a significant rise to be effective and can calm traffic without being an impediment to safe driving, snow plows, and such. Other communities have started to take up this issue.

8 months ago

To few bike paths

9 months ago

And the bike paths we have are crumbling

8 months ago

I walk daily around the area I live in. Doesn't make a difference to me whether there are sidewalks or not. Hate to have to drive to find a place to walk. The new walkway along the Northwestern service drive next to LTU is very nice, though noisy. Prefer quiet, natural places. Go to places with friends seems to be Carpenter Lake or Heritage Park, FH. Would love more trails developed along Valley Woods Nature Preserve. Also wondered what's with no toboggan hills or cross country ski areas?

9 months ago

On the stretch of 12 mile at my street there are no sidewalks that connect to other sidewalks. There are no bike lanes. There are no bus shelters. With no safe direct access I have no incentive to walk, bike or take public transit. My area certainly isn't the only place without these amenities. It pains me to see residents who need to use the bus standing exposed to the weather or sitting on the ground because shelters are like endangered species. It's no wonder the buses aren't hardly used. The lack of basic pedestrian infrastructure makes it difficult at best, and prohibitive at worst. Regarding street design for multi-use and beautification, Evergreen is a start. The rest of the city is left wanting.

Sustainable design in public space is important to me. I would like to have a better understanding of what the city has in the works for near and long term planning.

9 months ago

Sidewalks need leveling, lots of uneven / heaved slabs

9 months ago

public sidewalks - need improvement & more continuity

bike paths - need more

pedestrian lighting - need more

street trees - need way, way more

pedestrian amenities - need more

public art - more would be nice

area around library is nice for walking, more areas should be like that.

9 months ago

many streets are awful to drive due to pot holes and patch jobs that are worn out.

9 months ago

The roads & sidewalks are terrible, old, and have never or minimally maintained

9 months ago

Bike Paths: When I have it with me, I really enjoy riding my bike. I used to ride my bike from my house (in the northeastern part of the city) to Carpenter Lake occasionally, but the ride was kind of terrifying. It would be great if most of the major roads had independent bike paths the way 12 Mile Road has one (or at the very least, protected bike lanes - also, I'm excluding the Telegraph and Northwestern Highways). This way it is easier to ride a bike as a regular mode of transportation. For recreational riding, it would be amazing if somehow we had trails along the river and a system that connected most or all of the city parks.

Pedestrian Lighting - To my knowledge, my neighborhood does not have streetlights. There are definitely none on my street (I live in Section 11). Streetlights would make the street a lot safer at night. Pedestrian Amenities - I don't think the major roads that surround my subdivision have sidewalks with pedestrian amenities. Also, those major road sidewalks are not the most enjoyable to walk on - I'm sandwiched between a major road and a fence. I think it would be helpful to have benches and/or trash/recycling bins 1-3 times along each mile. Some kind of vegetation along the streets might make those walks more pleasant. My neighborhood sidewalks don't have pedestrian amenities. I'm not sure if there is room anywhere for benches, but I think trash/recycling bins would be useful (especially for dog walkers).

9 months ago

The road repairs need to continue. There should be more continuous bike paths that are safe for families with young children to use.

9 months ago

Appendix E: Complete Public Engagement Summary/Public Input

My neighborhood lacks sidewalks and has become a "cut through" for drivers, most of whom drive excessively fast. I live in a wooded neighborhood with lots of wildlife. Many people walk and cycle here, it is quite dangerous since the roads were fixed, (including widening). I think we need bike paths, (at least), and more signage or crosswalks near the school bus stops. Since the Emerald Ash Borer destroyed many of our forests, I would like to see a reforestation proposal, for city property as well as residential. I live near Bedford Woods Park, which goes unused much of the year. It seems as though a portion of this area could be naturalized, especially with native perennials. The more green space we have, especially if connected, the better the opportunities for enjoying nature and improving air quality and excessive summer heat. I also think we need a plan to deal with invasive plant species, such as buckthorn and phragmites.

9 months ago

Because this is a bad survey. It shows the respondent group's answers with one click and then no way to change without further effort. The drag to rank order in the first question is clunky, provides minimal equivalence between answers, and is especially difficult on mobile. You'd do better with a focus group next time.

9 months ago

Most of us travel by vehicle. Please prioritize for vehicle traffic, NOT bicycle traffic which is minimal. Please don't narrow anymore roads, bicyclists traffic doesn't pay for road repair or grass upkeep. My taxes and gas prices do. I want the roads in my city to be smoother for my tires and suspension longevity please. Thank you. (Logically thinking here)

9 months ago

Lighting is poor in some areas

9 months ago

Streets/Sidewalks - The sidewalks and especially the streets in my neighborhood are terrible. My street specifically (Lee St) is a mess, and has been deteriorating for the 8 years I've owned my house. I can also count on one hand the number of times our street has been plowed after a snowfall in those 8 years. Our nearest sidewalk (Rutland) gets plowed but it only rarely salted, and just this past week turned into a sheet of ice.

Parks - The park nearest my house (Stratford Woods park) is long and narrow. For years, there were garbage cans at either end, and one near the playset in the middle. In the last year, they have gotten rid of two of the garbage cans, and moved the remaining one around several times. The dispensers for dog poo bags also stay empty for weeks at a time. For both of those reasons, there is more dog poo and trash in the park than there used to be.

9 months ago

Unmaintained seating and lighting at our nearest park (Lincoln Woods) as well as fallen trees and wood chip path that isn't replenished.

9 months ago

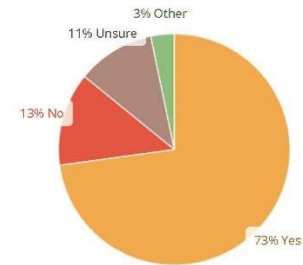
I've seen few if any bike paths; the streets and sidewalks have seen a lot of improvement over recent years (especially the streets), but there still is much to do.

9 months ago

Many are unacceptable and dangerous and not kept up

9 months ago

5. Do you generally feel safe (in terms of crime, adequate lighting, traffic safety, etc.) in Southfield's public realm?



92 respondents

6. If you answered "no", what improvements could be made to make you feel safer?



Appendix E: Complete Public Engagement Summary/Public Input

6. If you answered "no", what improvements could be made to make you feel safer?

Better lighting in residential areas

9 months ago [3 Agree](#)

More lighting in the neighborhoods

9 months ago [3 Agree](#)

I would like to see more patrol for speeders (7-8:30AM and 2:30-4:30 PM during good weather in the area of 10 Mile and Beech (particularly on Forestview Drive) as many fly through to avoid the light at 10 & Beech. Lastly, more patrol in Imperial/Crab Food restaurant parking lot Friday-Sunday.

9 months ago [2 Agree](#)

I'd love to see the speed humps like Detroit has installed in many neighborhoods. Our streets have become speedways. Better lighting, for certain.

9 months ago [2 Agree](#)

Better pedestrian lighting, possibly non-cutoff

9 months ago [1 Agree](#)

We need cameras in the park on Webster just before Southfield. Drug activity goes in that area. It is called Miller Park.

9 months ago [1 Agree](#)

We need something to control speeders in some neighborhoods. The Oakland Hills Subdivision is very beautiful, but quite treacherous without sidewalks and speeders, especially along Pierce, between Webster and 13 mile road.

9 months ago [1 Agree](#)

More lighting, cameras

9 months ago [1 Agree](#)

Patrolling at night. Especially when there are large parties with large crowds.

9 months ago [1 Agree](#)

More neighborhood patrolling at night hours

9 months ago [1 Agree](#)

Place streetlights in my subdivision.

9 months ago [1 Agree](#)

better lighting in residential areas

7 months ago

No sidewalks or streetlights in my large subdivision (Green Dolphin). Cars ignore the one-way signs and drive the wrong way from Telegraph into the subdivision via Garner Street. Cars drive way too fast in the subdivision

8 months ago

I generally feel very safe in Southfield. Walking just before dusk one evening in Bauervic Woods Park, not so safe. Won't go back there again unless with a few other people.

9 months ago

more lighting, better sidewalks, trimmed back bushes that don't overtake sidewalks, more businesses open a bit later at night- 12 mile bown nw hwy & telegraph. *not* more police, just more activity, think jane jacobs/eyes on the street.

9 months ago

More street lighting and more police patrol would make me feel safer. My mom's car almost got stolen out of our garage once when I was a kid.

9 months ago

I think I would feel safer if there was better street lighting. I would feel a lot better if there was more adequate police patrol. I remember my mom's car almost got stolen out of our garage when I was a kid... and my brother and I had just gone to ride our bikes around the neighborhood. I also remember feeling unsafe just getting out of my own car in my own driveway if I came home late at night. We've also had some mad speeding in Section 11 while 13 Mile Road was being redone last summer.

9 months ago

As a senior, I am always on alert and typically don't go out after dark. Where and whats incentive to go elsewhere?

9 months ago

I would like for police to be more visible.

9 months ago

More lighting

9 months ago

It is unsafe to walk in my neighborhood due to speeding vehicles. I live near Bedford Woods Park, and the traffic along Pierce St., between Webster and 13 mile is crazy. We walk our dogs through this area daily, and many people blow through the stop signs.

9 months ago

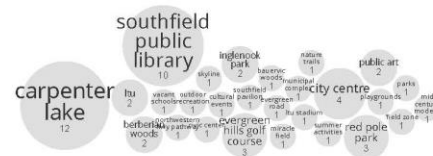
Lighting that is functional

9 months ago

N/A

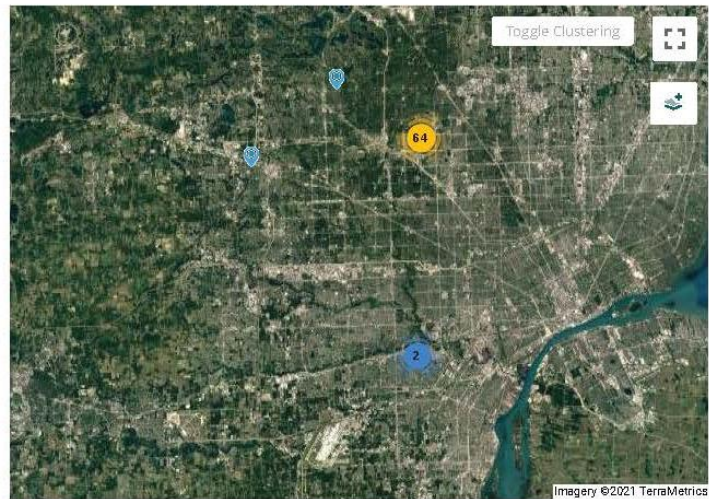
9 months ago

7. What is the thing you are or would be most excited to show out-of-town visitors within Southfield's public realm? Please show the location on the map and/or comment. Please also feel free to upload a photo or image to illustrate your answer.

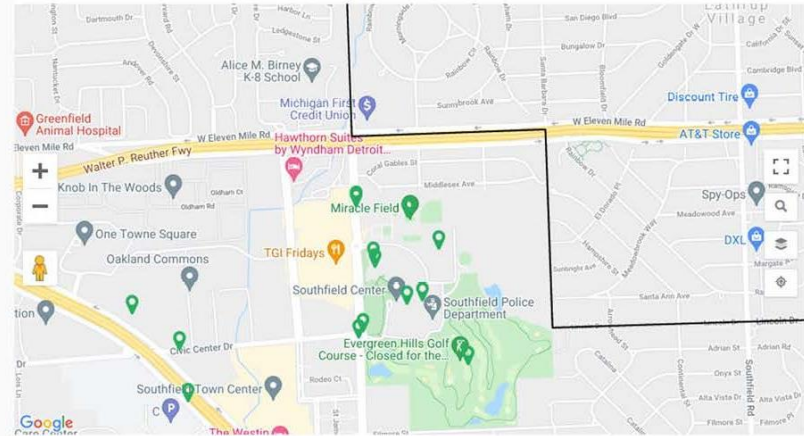


7. What is the thing you are or would be most excited to show out-of-town visitors within Southfield's public realm? Please show the location on the map and/or comment. Please also feel free to upload a photo or image to illustrate your answer.

8. Please enter your home zip code. This information is important to the analysis of responses relative to our master plan update.



7. What is the thing you are or would be most excited to show out-of-town visitors within Southfield's public realm? Please show the location on the map and/or comment. Please also feel free to upload a photo or image to illustrate your answer.



What would make the biggest impact in Southfield regarding Placemaking? Please check up to 5.

51 Respondents

Appendix E: Complete Public Engagement Summary/Public Input

Where is the best place for art to be installed, in your opinion? Drag and drop in order of importance to you (top is highest priority).

71%	City parks	Rank: 2.50	30 ✓
71%	City Centre trailways	Rank: 3.50	30 ✓
79%	Municipal Campus	Rank: 3.55	33 ✓
60%	Schools	Rank: 4.56	25 ✓
55%	City nature preserves	Rank: 4.57	23 ✓
60%	Major roadways	Rank: 5.20	25 ✓
60%	Major developments	Rank: 5.72	25 ✓
55%	Neighborhoods	Rank: 5.87	23 ✓
62%	Businesses	Rank: 6.27	26 ✓
29%	Other	Rank: 7.08	12 ✓

42 Respondents

What kind of art is most important to you personally? Drag and drop in order of importance to you (top is highest priority).

85%	Art that is created by local artists	Rank: 2.06	35 ✓
83%	Art that has a history in Southfield or Metro Detroit area	Rank: 2.59	34 ✓
71%	Art that is representative of me and my community	Rank: 3.28	29 ✓
71%	Art that is abstract and emotive	Rank: 3.52	29 ✓
63%	Art that represents current and past social justice matters	Rank: 4.15	26 ✓
56%	Art that represents activism	Rank: 5.13	23 ✓
59%	Art that is literal and detailed	Rank: 5.79	24 ✓

41 Respondents

How do you value Public Art personally?

	Not at all important	Not very important	Neutral/unsure	Somewhat important	Very important
How important is Public Art to you?	4% Not at all important	6% Not very important	15% Neutral/unsure	35% Somewhat important	40% Very important

48 respondents

Which of the following Public Art installations within the City have you visited or seen in person?

86%	Boy & Bear at the Southfield Public Library	42 ✓
78%	Red Pole Park in the City Centre	38 ✓
76%	SFLD Letters at the Municipal Campus	37 ✓
67%	Moby Dick fountain at the Southfield Public Library	33 ✓
57%	Peacock at the Southfield Public Library	28 ✓
55%	The Boulders at Carpenter Lake	27 ✓
39%	8 Mile Obelisk	19 ✓
33%	Pioneer Family II at Mary Thompson Farm	16 ✓
8%	Other	4 ✓

49 Respondents

How do you think Public Art should be funded?

69%	Combination of above	34 ✓
37%	Private Funding (i.e. private individual or corporate donors)	18 ✓
35%	Grants	17 ✓
31%	Endowments	15 ✓
10%	Public Funding (i.e. taxpayer's dollars)	5 ✓

49 Respondents

Appendix E: Complete Public Engagement Summary/Public Input

When you think of the terms "Placemaking" and "Public Art", what are some great examples you can think of or have experienced? This can be in Southfield, or it can be anywhere! Upload a photo if you wish!

Love the murals downtown Detroit, especially near Eastern Market. Wish we had more like these.
9 months ago [4 Agree](#)

Hart Plaza and Eastern Market in Detroit, Chicago's Bean
9 months ago [2 Agree](#)

"Cloud Gate" (the mirror-finished metal 'Bean' in Millennium Park in Chicago
9 months ago [2 Agree](#)

Nightlife in areas like Royal Oak and Ferndale; border entrances that stand out (seen in many cities); cleaner streets and sidewalks
9 months ago [2 Agree](#)

The Boy and Bear, The Inside Out Program, Dr. King monument in Washington D. C., The Spirit of Detroit, Joe Louis Fist.
9 months ago [1 Agree](#)

I really enjoyed the DIA's Inside/Out Placemaking program was wonderful. I also enjoy the Southfield photo competitions.
9 months ago [1 Agree](#)

Eastern Market and Hart Plaza in Detroit, Chicago's Millennium Park
9 months ago [1 Agree](#)

Many great examples in the City Centre District. The Boulders At Carpenter Lake are very interesting although not within an easily walkable distance for me (worth the drive or bike ride)
8 months ago

It's wonderful that some of the Northland pieces are being displayed in Southfield. The Boy and the Bear at the library are outstanding! The more art in our city, the better.
8 months ago

Belle Isle ice tree.
9 months ago

berkeley, m/s murals on buildings & detroit's.
9 months ago

Belle Isle, James Scott Memorial Fountain; Cranbrook, Europa and the Bull (many others there!)
9 months ago

Something interactive for the patrons. Chicago's "Bean" is a great example of a space to share, enjoy, interact on a personal level and is universally interesting.
9 months ago

11 mile between Inkster & Franklin road
9 months ago

Artist Village in Northwest Detroit, Murals in Eastern Market
9 months ago

Boulder Park - Carpenter Lake
Southfield Library
Riverfront Park - Detroit
Shain Park - Birmingham
Barnum Park - Birmingham
Beverly Hills Village Park
9 months ago

Riverfront - Detroit
Belle Isle
Red Pole Park
Carpenter Lake Boulder Park
9 months ago

I think it's nice to have a focal point of interest, since there is no waterfront to look at.
9 months ago

I am an art educator so this is personal to me. I love all art. I enjoyed the DIA paintings that were displayed publicly. I loved the photos that were on the Birney school fence. I am a huge fan of Marshall Fredericks sculptures at the library but I am not a fan of the red poles. I was in Cuba and there was an installation just like it in Havana. Made me think of a communist statement?
9 months ago

Renaming art from Northland
9 months ago

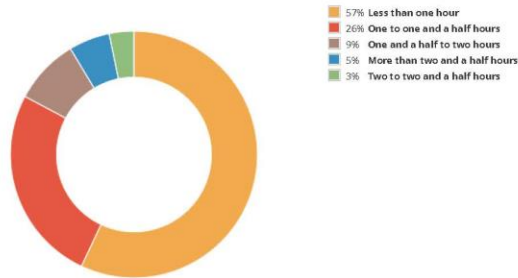
Kansas City Country club plaza
9 months ago

Along Evergreen RD
9 months ago

Many large urban centers throughout the U.S., including but not limited to New York, Chicago, Dallas, Seattle, etc.
9 months ago

Appendix E: Complete Public Engagement Summary/Public Input

2. Thinking of your PRIMARY mode of transit: How many hours do you typically spend traveling per day?



93 respondents

3. Other than work or home, what locations within the City of Southfield do you visit most often? You can show on the map and/or comment location(s).

4. When thinking about travel in and around Southfield, tell us how much you agree or disagree with the following statements.

	Strongly agree	Agree	Neutral	Disagree	Strongly Disagree
Transportation spending should benefit people who need it most.	47% Strongly agree	35% Agree	15% Neutral	- Disagree	3% Strongly Disagree
I live in an area that meets my overall travel needs	33% Strongly agree	39% Agree	14% Neutral	9% Disagree	4% Strongly Disagree
Travel time by car is acceptable in and around Southfield	56% Strongly agree	36% Agree	6% Neutral	3% Disagree	- Strongly Disagree
Travel time by transit is acceptable in and around Southfield	14% Strongly agree	6% Agree	66% Neutral	5% Disagree	9% Strongly Disagree
I have good travel options in my neighborhood	17% Strongly agree	25% Agree	36% Neutral	12% Disagree	10% Strongly Disagree
I am interested in and/or regularly use public transit	4% Strongly agree	10% Agree	25% Neutral	18% Disagree	42% Strongly Disagree
I would like to see more sidewalks and bike paths	65% Strongly agree	18% Agree	14% Neutral	- Disagree	3% Strongly Disagree

72 respondents

5. Thinking about travel in your neighborhood, how would you rank the importance of the following possible transportation improvements in your community?

	Extremely important	Important	Somewhat important	Not important at all
Easier access to transit options	26% Extremely important	38% Important	17% Somewhat important	20% Not important at all
Improved sidewalks/trails/bike paths	69% Extremely important	21% Important	6% Somewhat important	4% Not important at all
More frequent transit service	12% Extremely important	35% Important	18% Somewhat important	34% Not important at all
More non-motorized travel options (bike share, non-motorized scooters, etc.)	17% Extremely important	31% Important	31% Somewhat important	22% Not important at all
Other (explain in comments)	44% Extremely important	22% Important	6% Somewhat important	28% Not important at all

68 respondents

Many neighborhoods do not have sidewalks and only method is to walk in the street. We have had close calls due to drivers not obeying speed limits or pedestrian rights

9 months ago

[👍 1 Agree](#)

I live at 12 and nw hwy - walk fairly often but it's terrible for pedestrians. Wish it were more walkable, esp. crossing nw hwy.

9 months ago

[👍 1 Agree](#)

Mobility and transportation options are constrained by coronavirus contagion precautions.

9 months ago

[👍 1 Agree](#)

Smooth pothole free roads

9 months ago

[👍 1 Agree](#)

my street which is in burgh pointe subdivision has not sidewalks and the majority of my neighbors agree that we do NOT want sidewalks on our street. THIS IS OF GREAT IMPORTANCE TO ME. Improving the sidewalks that are on the main streets such as Lahser road etc is very important. However, we do not want sidewalks on the streets in front of our homes!!!! I moved in my neighborhood specifically, because it was quiet and I would like it to remain that way!

7 months ago

Appendix E: Complete Public Engagement Summary/Public Input

Repair the roads. Too irregular. They are terrible on the cars

9 months ago

I live in an entirely residential neighborhood, so it's a little hard to picture public bus stops in my neighborhood. I could definitely picture them at the neighborhood entrances, though.

9 months ago

As a senior who no longer owns a car, I share a car with my spouse. Right now I have no need for any other transportation. As I continue to age, riding anything else other than a car does not seem practical or possible. For younger generations, more bike paths, traffic control (reduce & enforce speed limits) seems necessary. Especially in civic center area, drivers speed and do not respect pedestrians.

9 months ago

If public transit is increased there needs to be covered waiting areas. There is a bus stop on the side of our condo. People must stand out in all of the elements. When I see this I think do we not care about people

9 months ago

Need more street lighting!

9 months ago

I

9 months ago

THE STREETS MUST BE PLOWED!

9 months ago

Do you seriously need us to tell you to put salt on the streets like oak park??

9 months ago

Would love to see more enforcement of driving speed limits

9 months ago

Education for walkers and bikers, especially in terms of clothing color choice near and after dark

9 months ago

Education regarding walking and bike riding rules of the road, especially clothing choices after dark

9 months ago

We walk everyday for exercise. We need more sidewalks and sidewalk repairs

9 months ago

Speed limit of 35 on Inkster RD is ridiculous! All other speed limits in area roads are 45 and up; this is a speed trap!

9 months ago

Current options for public transportation should be more broadly publicized.

9 months ago

Information regarding current public transportation options should be more broadly publicized. Many citizens are unfamiliar with current public transportation options.

9 months ago

Please do not add anymore bike lanes or roundabouts. Keep the roads clear.

9 months ago

6. What areas of concern for possible future road projects are we missing? On the map of Southfield below, mark up to three locations where you think the City of Southfield/Oakland County/State of Michigan (depending on road jurisdiction) should invest in road improvements. Click to add a point, or click beginning and end points to add a line. You can also click to include a comment with your explanation.

Appendix E: Complete Public Engagement Summary/Public Input

7. The way we travel is changing. Which of the following travel options are you most likely to use in 5-10 years?

59%	Self-driving/Automated Vehicle	36 ✓
33%	High Speed Rail (fast commuter rail between cities)	20 ✓
20%	Light rail	12 ✓
18%	Subscription Car Service (long-term rental with a monthly fee)	11 ✓
18%	Ride share	11 ✓
16%	Multi-Modal (using various means of transportation between two locations)	10 ✓
15%	Other: (Please add your response below)	9 ✓
13%	Rapid bus transit	8 ✓
10%	Taxi service	6 ✓
8%	Bus service	5 ✓

61 Respondents

walking!

9 months ago 3 Agree

Electric bike

9 months ago 2 Agree

None, I am NOT in favor of self driving cars.

7 months ago

Personal Car, bike

9 months ago

Walking or biking

9 months ago

Walking

9 months ago

Electric Car

9 months ago

Also would use electric bike for in the city and personal car for longer distances

9 months ago

Use motorized bikes in my area for shopping when car is too expensive to keep.

9 months ago

Inkster Rd is a speed trap, 35 mph limit is ridiculous!

9 months ago

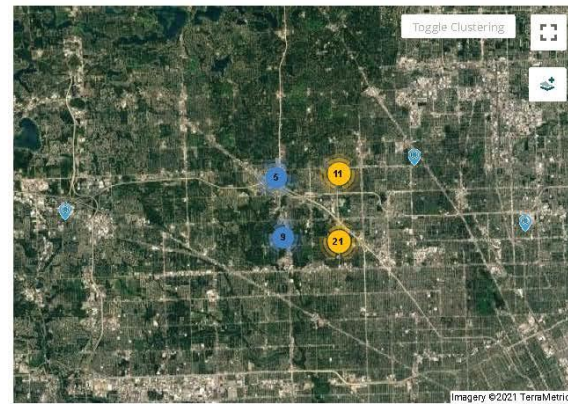
I would love to use light rail and high speed rail to go downtown or to Chicago, etc., but I don't think we as a country are willing to go there. So my personal car is what I expect to use in the next 5-10 years

9 months ago

My car

9 months ago

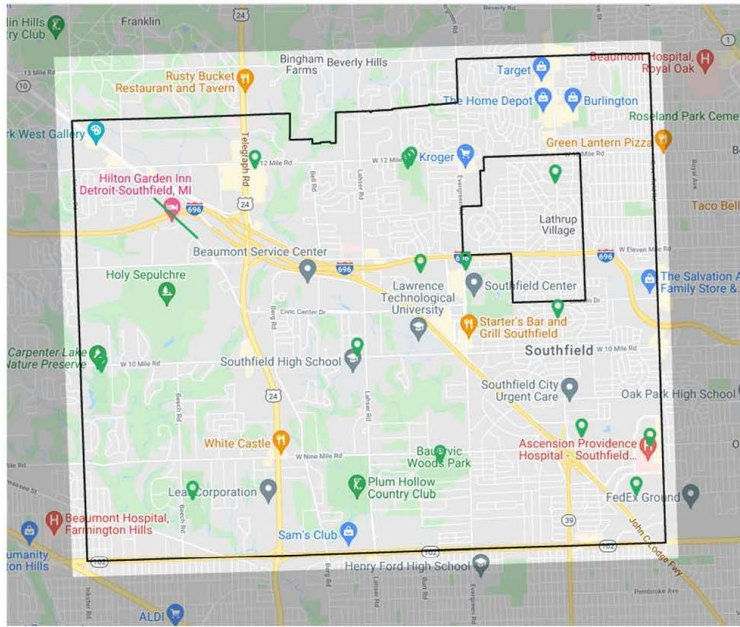
8. Please enter your home zip code. This information is important to the analysis of responses relative to our master plan update.



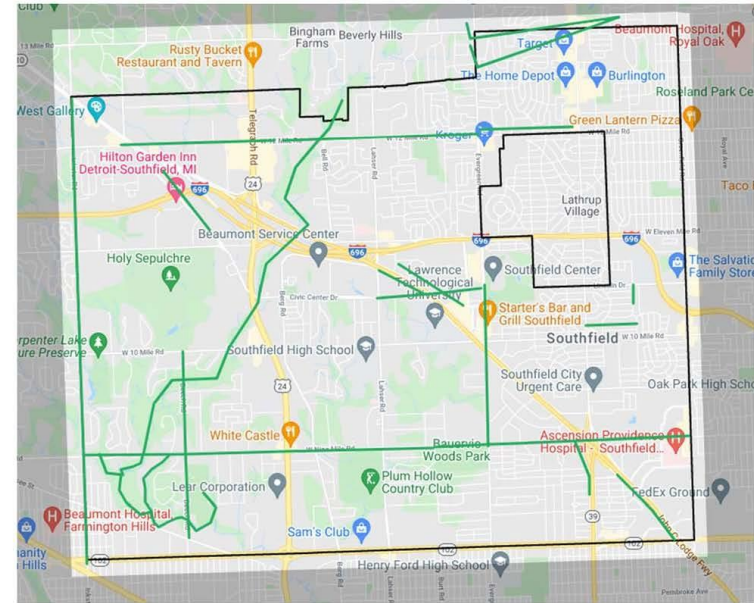
9. Please enter your contact information to receive updates on our Sustainable Southfield 2026 process and to be alerted when a new topic is available! (not required but appreciated!) Please note your information will not be shared, and you can opt out at any time.

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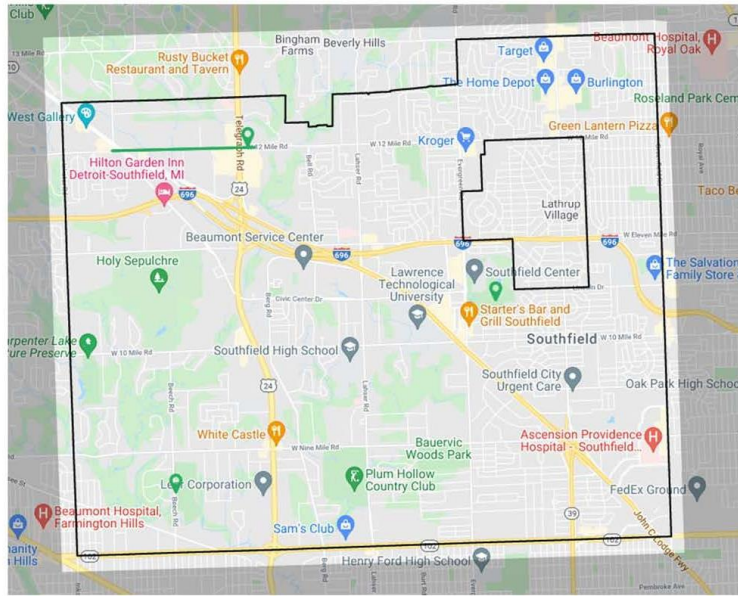
If interested in using the bike share program, what other locations would you like to see stations installed?



5. Please pin or draw and label other locations in the City where you would like to see pedestrian improvements, sidewalks, or pathways.



6. Please pin or draw and label other locations in the City where you would like to see public transit locations and amenities (i.e. bus shelters, benches, trash receptacles, etc.)



Week 2B: Non-Motorized Transit, Public Transit, and Pedestrian Amenities

Project Engagement

VIEWS	PARTICIPANTS
104	53
RESPONSES	COMMENTS
393	107
SUBSCRIBERS	
25	

1. How important to you is pathway and trail development in Southfield in the next 5 years? Please explain your answer in the comments.



Appendix E: Complete Public Engagement Summary/Public Input

1. How important to you is pathway and trail development in Southfield in the next 5 years? Please explain your answer in the comments.

	Not at all important	Not very important	Neutral/unsure	Moderately important	Very important
How important to you is trail and shared-use pathway development in Southfield over the next 5 years?	4%	6%	8%	27%	54%
	Not at all important	Not very important	Neutral/unsure	Moderately important	Very important
48 respondents					
<p>I'm a cyclist and smooth bike paths are important to me.</p> <p>9 months ago @3 Agree</p> <p>Southfield is becoming a very walkable community, moving forward I think there will be fewer vehicles on the streets so we need to have pathways that are walkable and safe.</p> <p>9 months ago @3 Agree</p> <p>I believe people want to get exercise outdoors and near their homes.</p> <p>9 months ago @2 Agree</p> <p>Currently it is very difficult to bike any distance across Southfield from one side of the city to the other in what I consider to be a reasonably safe manner. At some point one is forced onto mile roads and half mile roads where safety is problematic. Barring that one has to wander through circuitous and disconnected secondary and tertiary roads. The best type of biking is dedicated or shared use trails or pathways adjacent to roads; following that are dedicated lanes for bikes on existing roads where barriers between paths and road lanes exist; then comes dedicated bike lanes with markings but no barriers. Obviously space and costs for these kinds of things are major issues but they are not insurmountable problems given the right priorities and buy-in.</p> <p>9 months ago @1 Agree</p> <p>I agree with the comments that Southfield should be more walkable. However, Southfield also needs to become more bike friendly. I support the maintenance of, and increase in bike paths. But, we also need to make our streets more bike friendly. Although biking is an important recreational tool, its importance extends beyond being a fun activity. Biking is a form of transportation that should be supported and encouraged through installation of dedicated, protected lanes on the street. It is also a form of exercise that promotes the overall health of city residents. In addition to improving health, biking, when weather permits, can help reduce greenhouse gas emissions by burning calories instead of fossil fuels.</p> <p>9 months ago @1 Agree</p> <p>It would be wonderful to be able to get around the city more easily by bike. It would also be amazing if there were bike trails that connected the different parks in the city. It would be super cool if there were public trails along the Rouge River.</p> <p>9 months ago @1 Agree</p> <p>If trail development interfaced with a regional trail or greenways development master plan, the aforementioned Rouge trails, among others, could go quite a ways indeed!</p> <p>9 months ago</p> <p>It's important that the shared-use pathways that exist for pedestrians and cyclists need to be contiguous and interconnect with others, rather than stopping and starting.</p> <p>9 months ago @1 Agree</p> <p>at parks yes. However, I do NOT want sidewalks on my street!</p> <p>7 months ago</p>					

Older bike paths in the city need repair, many are asphalt and have cracks and bumps that are unsafe to ride on. Oak Park and Ferndale have redone 9 Mile road to support non-motorized transport, could Southfield extend this?

8 months ago

We need more sidewalks

9 months ago

Walking is important to health and the community health

9 months ago

Southfield's on the right path (pun intended).

9 months ago

Keeps the parks available for walking etc and for the kids to bike

9 months ago

Walkable cities thrive and help cultivate healthier lifestyles.

9 months ago

Very

9 months ago

It is one of the biggest priorities - not just trail developments, which are lovely, but really updating sidewalks & crosswalks so people can walk to local businesses (which will increase shopping at local businesses, increasing sustainability, and improving public health)

9 months ago

Appendix E: Complete Public Engagement Summary/Public Input

2. Please select the projects that you think will most enhance trails and walkability in the next 5-10 years (please choose up to 3).

48%	Pedestrian connection upgrades: Civic Center Dr to Eleven Mile Rd service drive & 12 Mile Rd south under I-696 adjacent to the Rouge River	19 ✓
35%	Retrofitting existing trails or walkable routes to be Barrier-Free accessible	14 ✓
28%	Pedestrian connection upgrades: Lathrup Trail - Greenfield Rd to City Centre through Lathrup Village along Lincoln	11 ✓
23%	Southbound NW Service Dr from Lahser to Civic Center Dr	9 ✓
20%	Pedestrian pathways around the former Northland Center	8 ✓
18%	South side of 9 Mile Rd from Prescott to Evergreen Rd adjacent to Bauervic Woods Park	7 ✓
13%	Pedestrian connection upgrades: Carpenter Trail - Carpenter Lake to 8 Mile Rd	5 ✓
10%	East side of Beech Rd from Shiawassee to 9 Mile Rd	4 ✓
10%	East side of Beech Rd from 9 Mile Rd to 10 Mile Rd	4 ✓
8%	Other	3 ✓
3%	Southbound M-39 (Southfield) Service Drive from Nine Mile Rd to Cornell	1 ✓
3%	Southbound NW (M-10) Service Drive from Winora to 8 Mile Rd	1 ✓

40 Respondents

3. Which of the following pedestrian amenities would you like to see more of in Southfield (choose as many as you'd like)?

74%	Enhanced lighting	34 ✓
57%	Street furniture (benches, trash cans, etc.)	26 ✓
52%	Enhanced landscaping	24 ✓
43%	Public art	20 ✓
41%	Interpretive panels providing environmental, historical, or general information on an area or property	19 ✓
37%	Decorative signage/branding/wayfinding	17 ✓
30%	Public restrooms	14 ✓
26%	Bike share locations	12 ✓
4%	Other	2 ✓

46 Respondents

4. The City of Southfield currently hosts 10 bike share stations throughout the City. Have you participated in our bike share program?

51%	No, but I would like to	23 ✓
42%	No, and I am not interested	19 ✓
7%	Yes	3 ✓

45 Respondents

If you answered "No", why aren't you interested or what has prevented you from doing so? What would encourage you to participate?



Appendix E: Complete Public Engagement Summary/Public Input

If you answered "No", why aren't you interested or what has prevented you from doing so? What would encourage you to participate?

I wasn't aware of the availability.

9 months ago

⊕ 2 Agree

I didn't know about it. Also, I'm not so sure about participating in bike share during COVID...

9 months ago

⊕ 1 Agree

I think it is a valuable amenity for the city to offer, but I don't ride bikes.

8 months ago

I have my own bike.

9 months ago

Traffic safety is my major concern. Without safe, barrier protected, dedicated bike lanes, I'm nervous riding my bike in the street. I also have a bike but believe it's a great idea for those who don't.

9 months ago

I have my own bike. Besides, I drive and walk mostly

9 months ago

I didn't know we had bikeshare in Southfield. Also, I'm a bit nervous about using bikeshare during COVID.

9 months ago

I didn't know. But none of those locations are even close.

9 months ago

More police on bikes

9 months ago

I haven't been on a bike in years but would like to try it again this summer.

9 months ago

Awareness

9 months ago

I wasn't aware

9 months ago

We have our own personal bikes.

9 months ago

I wasn't aware of any of them. Seems like many people didn't know - more publicity seems necessary. Also, I don't feel confident at all right now that Southfield streets are safe for/aware of cyclists.

9 months ago

Was not aware of bike share options available. Nor as to where I could use them for a significant distance to make it worthwhile.

9 months ago

I have my own bike. I also don't have easy access to my home for a bike share option.

9 months ago

Waste of resources. Communal property is routinely damaged and destroyed. Better to spend money on resources that do not depend on the goodwill of others.

9 months ago

I have a bike

9 months ago

I have my own bike, so why would I need a bike share?

9 months ago

I don't ride a bike. Maybe in the future.

9 months ago

I own three bikes. I have no need for a bike share program

9 months ago

I didn't know about them

9 months ago

Not riding Bikes at this time for Health reasons.

9 months ago

Gems

9 months ago

If interested in using the bike share program, what other locations would you like to see stations installed?



If interested in using the bike share program, what other locations would you like to see stations installed?

Appendix E: Complete Public Engagement Summary/Public Input

5. Please pin or draw and label other locations in the City where you would like to see pedestrian improvements, sidewalks, or pathways.



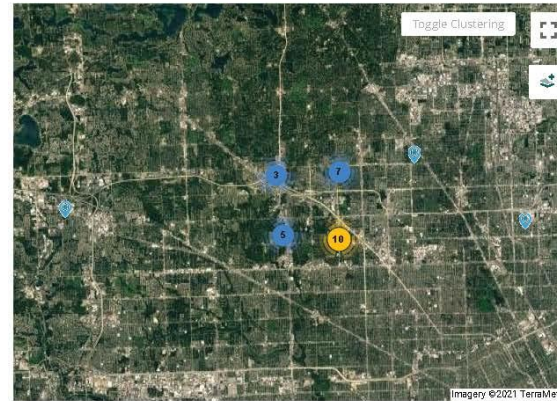
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6. Please pin or draw and label other locations in the City where you would like to see public transit locations and amenities (i.e. bus shelters, benches, trash receptacles, etc.).



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7. Please enter your home zip code. This information is important to the analysis of responses relative to our master plan update.



8. Please enter your contact information to receive updates on our Sustainable Southfield 2026 process and to be alerted when a new topic is available! (not required but appreciated!) Please note your information will not be shared, and you can opt out at any time.

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Week 3A: Southfield City Centre & LTU

Project Engagement

VIEWS	PARTICIPANTS
89	58
RESPONSES	COMMENTS
894	40
SUBSCRIBERS	
38	

1. How would you explain the culture of the City Centre area and LTU community to a visitor? Choose all that apply.

53%	Walkable/Pedestrian friendly	31 ✓
40%	"Center of it All"	23 ✓
33%	Culturally diverse	19 ✓
33%	Small campus feel	19 ✓
29%	Inclusive	17 ✓
28%	Innovative/Technology-driven	16 ✓
24%	Rich in the Arts	14 ✓
22%	Reinvented suburb	13 ✓
22%	Business diversity	13 ✓
19%	Emphasis on Placemaking	11 ✓
19%	Student athletes	11 ✓
16%	Environmentally sustainable/Green Infrastructure leaders	9 ✓
2%	Other (describe below)	1 ✓

58 Respondents

The City Centre does not feel like a city center due to the layout of Southfield as a whole. I do appreciate the ability to walk at the Civic Center and the wonderful woods behind it but it needs to be publicized better.

9 months ago

We just moved here not quite a year ago so have made just a few observations. Perhaps next year I will have more opinions!

9 months ago

Poll Questions 'Other' Responses:

Appendix E: Complete Public Engagement Summary/Public Input

I have lived in Southfield for six years and walked by LTU once, about five years ago. Unfortunately, to a pedestrian passerby, a parking lot is a parking lot. One would have no indication that future professionals are being educated here, quite effectively, to design the urban cityscapes of tomorrow!

9 months ago

I've lived here for six years and walked by LTU once, about five years ago. To a pedestrian passerby, a parking lot is a parking lot. You would never know there are people being educated here, and quite well, to design the cities of tomorrow.

9 months ago

I've lived here for six years, and walked by LTU once, about five years ago. To a pedestrian passerby, a parking lot is a parking lot.

9 months ago

2. As the LTU community grows and the campus expands, how do you feel we can best create a connection between its student population and existing businesses & residents?

64%	Create a joint calendar of events highlighting both City of Southfield and LTU community events and activities	34 ✓
57%	Create additional and/or safer pedestrian/bike linkages between campus and other areas of the City	30 ✓
55%	Collaboration between LTU and various non-profits to encourage volunteerism within the community	29 ✓
55%	Create a Middle College opportunity for Southfield high school students to attend classes on LTU's campus which would allow them to work towards their high school diploma and college degree simultaneously	29 ✓
49%	Create a program for tutoring and mentoring of Southfield students by LTU students	26 ✓
43%	Offer LTU courses at Southfield High School for the Arts & Technology	23 ✓
38%	Encourage or incentivize more mixed-use developments to increase appeal to students	20 ✓
36%	Encourage student participation on City Boards & Commissions or at public meetings	19 ✓
34%	Research additional housing options for incorporation into the City's Zoning Ordinance which may appeal to students	18 ✓
30%	Provide off-campus classrooms & labs in City Centre	16 ✓
4%	Other	2 ✓

53 Respondents

These are some great ideas!!! Mixing young and senior Southfield residents in a volunteer program would be great. If possible a bank of volunteers that all participants could draw upon when needed. For example, a collaboration between Library, Parks and Rec, LTU and Community Heads could all work together to design, build a network of volunteers.

9 months ago

Poll Questions 'Other' Responses:

Consider planning future buildings to face outwards as future transit options permit

9 months ago

consider planning future buildings to face outwards

9 months ago

Poll the students to find out what kind of businesses, restaurants and bars they would like to visit near campus.

9 months ago

Appendix E: Complete Public Engagement Summary/Public Input

3. What symbols/assets best represent the City Centre community? Choose your top 3.

69%	Southfield Public Library	36 ✓
56%	Recreation: Evergreen Hills Golf Course, Miracle Field, Ice Arena, Olympic size pool, softball fields	29 ✓
46%	"Center of It All" Southfield logo	24 ✓
33%	Placemaking: Red Pole Park, Eat to the Beat concerts	17 ✓
25%	Arts: Design & Public Art	13 ✓
19%	Architecture: International & Mid-Century Modern	10 ✓
8%	Education & Science: People in labcoats	4 ✓
8%	Social Justice Trailblazers: MLK (walk), Coventry's Church (Underground RR), Freedom Seekers	4 ✓
4%	Other	2 ✓
2%	Technology: Gears & Electronics	1 ✓
2%	Sports: Blue Devils	1 ✓
0%	Automotive Design/Innovation: Model T to Electric Vehicles	0 ✓
0%	Agriculture: Larro Research Farm & General Mills	0 ✓

52 Respondents

Poll Questions 'Other' Responses:

Southfield's "golden towers"

9 months ago

Southfield Landscape

9 months ago

4. Which of the following events from the last 30 years are representative of the City Centre area and LTU community (choose up to 3)?

76%	Eat-to-the-Beat summer concert series	37 ✓
41%	Martin Luther King prayer breakfast and walk	20 ✓
35%	Kimmie Horne Jazz Fest	17 ✓
27%	Art installations	13 ✓
22%	Ongoing art festivals (i.e. Chaldean art fest)	11 ✓
14%	Biking groups (i.e. Thursday Slow Roll)	7 ✓
12%	The Southfield Historical Society events (i.e. Potawatomi Nation exhibit)	6 ✓
6%	Juneteenth - commemoration of the ending of slavery in the United States. Dating back to 1865, on June 19th	3 ✓
4%	Crohns & Colitis Foundation Annual Walk	2 ✓
4%	City Centre Ghost Walk	2 ✓
2%	Other	1 ✓

49 Respondents

Poll Questions 'Other' Responses:

New to Southfield

9 months ago

5. What kind of sports and sports amenities would you like to see as part of LTU? Think types of sports as well as sports facilities and what may attract you as a spectator or visitor to the LTU campus and beyond.



Appendix E: Complete Public Engagement Summary/Public Input

5. What kind of sports and sports amenities would you like to see as part of LTU? Think types of sports as well as sports facilities and what may attract you as a spectator or visitor to the LTU campus and beyond.

Robotics and E-gaming.

9 months ago [👍 2 Agree](#)

Cycling

9 months ago [👍 1 Agree](#)

Lighter sports amenities, Frisbee Golf, Exercising Stations, Roller blading in and around the City Centre and LTU

9 months ago

[👍 1 Agree](#)

5K walks, run, and hikes connecting City Centre and LTU campus

9 months ago

[👍 1 Agree](#)

LTU has a great sports calendar now, having more sports will not attract more residents, LTU does a great job with sports now.

9 months ago

[👍 1 Agree](#)

advertise events ie baseball games football games ect.

9 months ago

[👍 1 Agree](#)

I think LTU should lead the opinion on what sports and sports amenities they would like to prioritize.

9 months ago

[👍 1 Agree](#)

Hi Ankita, I'm one of the admins. We actually partnered with LTU on the formulation of this weeks questions, and they are interested in knowing how the public feels about this topic. Thanks for participating!

9 months ago

E sports

9 months ago

E sports

9 months ago

Rollerblading, and Soccer

9 months ago

Soccer

9 months ago

Art walk that changes every so often

9 months ago

Soccer, or tennis

9 months ago

Outdoor basketball hoops; advertise all sports games to Southfield residents/businesses. An outdoor skate park/trink.

9 months ago

e gaming, roller blading, golf range

9 months ago

Maybe there is an opportunity to emphasize and continue to bring cultural diversity to sports with a technological image or aspect such as but not limited to sailing, ice yachting, and cycling.

9 months ago

walking paths, baseball games

9 months ago

Not sure I totally associate Sports with LTU.

9 months ago

I think there is too much competition for sports spectators for LTU to compete (local high schools, to larger local schools, to big ten), so the best way to get people on to campus are community participation events (5ks, bike rides, outdoor yoga, etc.) or making LTU facilities open to the public to use (baseball fields, exercise rooms, etc. (or advertise their availability if they already are available)).

9 months ago

A bigger, reimagined athletic/fitness facility to house LTU athletics and offer community access as well. Indoor/outdoor pool, indoor and outdoor running tracks, multiple basketball and volleyball courts, new ice area(s), etc

9 months ago

Robotics and E-gaming.

9 months ago

Baseball, cycling, swimming, diving

9 months ago

Baseball, swimming, diving, cycling

9 months ago

Basketball, Soccer, Football

9 months ago

Swim team, indoor pool

9 months ago

Indoor pool/swim team

9 months ago

Soccer, fitness center, indoor pool

9 months ago

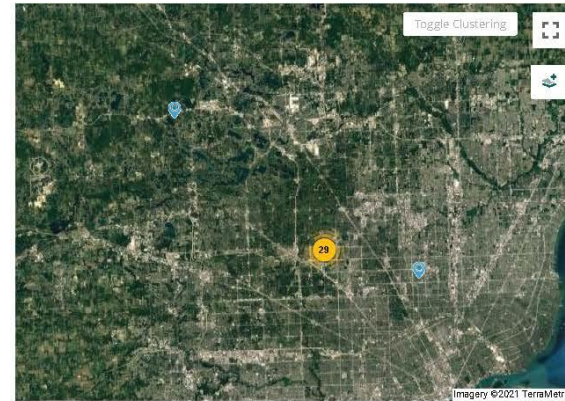
Appendix E: Complete Public Engagement Summary/Public Input

6. In the next five (5) to twenty-five (25) years, what thoughts should visitors have after leaving the City Center/LTU area for the first time? Please pick your top 3.

45%	Pedestrian friendly	23 ✓
43%	Diverse/inclusive	22 ✓
43%	Desire to come back	22 ✓
35%	Friendly/warm	18 ✓
31%	Sense of community	16 ✓
24%	Mixed-use	12 ✓
20%	Desire to explore the surrounding area	10 ✓
18%	Innovative	9 ✓
10%	Cool/hip	5 ✓
2%	Wonder/excitement	1 ✓
2%	Office center	1 ✓
0%	Other	0 ✓

51 Respondents

7. Please enter your home zip code. This information is important to the analysis of responses relative to our master plan update.



8. If you haven't already, please enter your contact information to receive updates on our Sustainable Southfield 2026 process and to be alerted when a new topic is available! (not required but appreciated!) Please note your information will not be shared, and you can opt out at any time.

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Week 3B: EverCentre

All comments for Week 3B: EverCentre



Project Engagement

VIEWS	PARTICIPANTS	RESPONSES	COMMENTS
63	37	694	17

1. What do you feel are the EverCentre's property's best assets in attracting a high-quality development in line with the City's vision? Pick your top 3.

56%	Infrastructure: Central location, walkable, availability of parking, strong electrical grid capacity	20 ✓
53%	Walkability: Proximity to shared-use pathways, restaurants, and other venues	19 ✓
39%	Safe & Secure: Proximity to Police and Fire, ample lighting, low crime	14 ✓
36%	Population: High daytime and student population	13 ✓
31%	Things to Do: Robust Parks & Rec programming, events, public arts presence	11 ✓
25%	Foundation for new development: Financial incentives in place, Redevelopment Ready community, nearby residential, area development momentum	9 ✓
19%	Existing employment & institutional anchors: Proximity to LTU, data centers, Fortune 500 companies, hospitality	7 ✓
17%	Proximity to Evergreen Hills Golf Course & other recreation facilities at the Municipal Campus	6 ✓
0%	Other	0 ✓

36 Respondents

I agree with all of these. I would prefer to see a more cultural asset here (like a performing arts venue or a permanent art gallery with rotating exhibits).

9 months ago

3 Agree

I agree with the idea of a performing arts venue. The city tried this some years back with a facility on, I think, Southfield down by 9 Mile. While that did not ultimately pan out, I think a revisiting of this idea, particularly in the developing and central city center district, might be useful. You have all the offices, LTU, city government facilities, nearby existing high rise and recent low-rise housing, etc. that could create a critical mass for such a center and its related programming. This could be stand alone facility or be a part of other related developments that would share this site.

8 months ago

1 Agree

Adding a police office/mini station could incentivize retail investors.

9 months ago

1 Agree

This area is truly the centre of it all. It is the Court and center for all in Southfield. The meeting place...it could be.

9 months ago

2. How important would the following uses be for inclusion into a future development? In the comments, feel free to expand on your responses.

	Not at all valuable	Somewhat valuable	Neutral/unsure	Valuable	Very valuable
Retail uses	3% Not at all valuable	20% Somewhat valuable	17% Neutral/unsure	40% Valuable	20% Very valuable
Restaurants	3% Not at all valuable	11% Somewhat valuable	14% Neutral/unsure	43% Valuable	29% Very valuable
General or medical offices	25% Not at all valuable	16% Somewhat valuable	31% Neutral/unsure	25% Valuable	3% Very valuable
Open space	6% Not at all valuable	34% Somewhat valuable	11% Neutral/unsure	37% Valuable	11% Very valuable
Parking structures	26% Not at all valuable	29% Somewhat valuable	29% Neutral/unsure	6% Valuable	9% Very valuable
Parking lots	41% Not at all valuable	25% Somewhat valuable	22% Neutral/unsure	12% Valuable	- Very valuable
On-street parking (with or without meters)	26% Not at all valuable	29% Somewhat valuable	18% Neutral/unsure	21% Valuable	6% Very valuable
Residential	21% Not at all valuable	12% Somewhat valuable	15% Neutral/unsure	41% Valuable	12% Very valuable
Senior living residential or assisted care	22% Not at all valuable	19% Somewhat valuable	22% Neutral/unsure	31% Valuable	6% Very valuable
Mixed-use development	3% Not at all valuable	9% Somewhat valuable	15% Neutral/unsure	39% Valuable	33% Very valuable
Entertainment venues (i.e. theaters, performing arts, museums, indoor recreation, etc.)	6% Not at all valuable	18% Somewhat valuable	9% Neutral/unsure	32% Valuable	35% Very valuable
Other (describe in comments)	20% Not at all valuable	- Somewhat valuable	80% Neutral/unsure	- Valuable	- Very valuable

35 respondents

I would really like this to be some kind of entertainment venue. It would be really cool if the center part of the city was built up as a robust cultural center, so it felt more like a downtown area people could hang around in (as opposed to now, where it feels like it's best for visiting for specific events and then leaving).
A venue for open-air markets would be an excellent use for this area too, but maybe paired up with an entertainment venue.
Regarding medical offices - my answer is based on being a permanent resident - LTU students may have a need.

9 months ago

2 Agree

The vision plan shows structures that are about 5 stories. If adding two additional levels would allow for moving both the residential and other garages off street level (just a small rectangle for garage in the plan for a ramp) or inboard of a liner building it might still allow for adequate natural light and ventilation given the width of the surrounding roads and boulevards. Also, the design of the buildings looks trendy and fun but a little chaotic.

9 months ago

1 Agree

It's important to have a variety of things in this space, but there really needs to be retail here for the community.

9 months ago

1 Agree

Make something worth visiting. There currently is nothing in Southfield that I would take visitors to see - we have to go downtown, B'ham, Ferndale, Royal Oak, GP. For so much land area - it's a shame Southfield is a soulless backdrop of boring corporate retail stores.

9 months ago

1 Agree

Parking convenient parking is always important for any public gathering. Will we have to give up space for parking close by? How about a shuttle of some sort, promote bike rental.

9 months ago

The location and proximity to the civic center provides a variety of options.

9 months ago

Appendix E: Complete Public Engagement Summary/Public Input

3. What amenities would you like to see as part of a proposed development? Pick your top 3.

61%	Pedestrian and festive lighting	20 ✓
48%	Fountain/water feature	16 ✓
39%	Food/beverage kiosks	13 ✓
30%	Open lawn for programming/events	10 ✓
27%	Kid's play area	9 ✓
27%	Public art	9 ✓
27%	Permanent bandshell or stage for musical performances	9 ✓
21%	Bike parking	7 ✓
15%	Other	5 ✓
6%	Banquet facility	2 ✓
6%	Hotel	2 ✓
6%	Small business incubator	2 ✓
6%	LTU class space	2 ✓
6%	Professional meeting space	2 ✓

33 Respondents

4. What type of temporary programming for common areas and open space would you like to see as part of the development? Pick your top 3.

62%	Pop-up food vendors/kiosks	21 ✓
59%	Market tents with rotating vendors/farmer's market	20 ✓
50%	Seasonal displays/events	17 ✓
38%	Temporary performance stage/lawn	13 ✓
32%	Music	11 ✓
24%	Pop-up retail events	8 ✓
21%	Lawn games	7 ✓
12%	Light shows	4 ✓
9%	Movable seating	3 ✓
0%	Other	0 ✓

34 Respondents

Would love to have a farmer's market.

9 months ago

👤 2 Agree

Anything that would draw people to the site. Things like a farmers market or food vendors who be reasons to go here and then, while you're there, do some shopping.

9 months ago

👤 1 Agree

No data to display...

Week 4A: COVID-19 Pandemic Implications

All comments for Week 4A: COVID-19 Pandemic Implications



Project Engagement

VIEWS
73
RESPONSES
927
SUBSCRIBERS
22

PARTICIPANTS
45
COMMENTS
44

1. In your opinion, what are the five (5) most difficult challenges resulting from the COVID-19 pandemic?

71%	Economic Impacts/Loss of Wages/Loss of tax base	32 ✓
62%	Not Seeing Family & Friends	28 ✓
58%	Mental Health Deterioration/Hopelessness	26 ✓
42%	Loss of Community Connections/Isolation	19 ✓
42%	Missing Out on Life Events	19 ✓
42%	Increased Stress on Health Care Workers & Facilities	19 ✓
38%	Increased Racial Disparity/Disproportionate Impact on Communities of Color	17 ✓
29%	Not Traveling/Vacationing	13 ✓
24%	Less Productivity due to Remote Work/School	11 ✓
20%	Increased Physical Health Issues (COVID or non-COVID)	9 ✓
18%	Not being able to visit family in hospitals/senior care facilities	8 ✓
16%	Reliance on digital services	7 ✓
7%	Other	3 ✓
4%	Shift away from shared & public transit	2 ✓
2%	Food system delivery	1 ✓

45 Respondents

maybe we can grid off the lawns and the carpet like for soccer, football, etc. and let families sit together, maybe no more than 4-6 to a square and take an adjacent one if there are more family members, then we can sit and enjoy concerts, etc. also same spacing for the library so we can see live lectures and performances.

8 months ago

Poll Questions 'Other' Responses:

Appendix E: Complete Public Engagement Summary/Public Input

Rise in Domestic Violence
9 months ago

Diminished academic achievement due to remote learning
9 months ago

2. In your opinion, what are the five (5) most significant positive outcomes resulting from the COVID-19 pandemic?

59%	Flexibility & Convenience of Remote Work/School/Meetings	26 ✓
55%	Reduced traffic	24 ✓
45%	Better Hygiene/Less Seasonal Illness	20 ✓
45%	Reconnection with Nature/Outdoor Recreation	20 ✓
43%	Increased Convenience (i.e. grocery/restaurant/store delivery or curbside pickup)	19 ✓
39%	Recognition/Greater Understanding of Racial/Ethnic Health Disparities	17 ✓
39%	Environmental Impacts/Allowing Nature Time to Heal/Increased wildlife sightings/reduced air pollution	17 ✓
39%	Technological Advancements/Use of Technology/Remote Work	17 ✓
32%	Slower Pace of Life/Time to "Stop and Smell the Roses"	14 ✓
27%	More Quality Time with Family	12 ✓
23%	Random acts of kindness	10 ✓
18%	Greater Use of Trails & Pathways	8 ✓
9%	Renewed Sense of Community/Social Cohesion	4 ✓
0%	Other	0 ✓

44 Respondents

I imagine that time with family has increased if children are living at home. However, we are empty nesters and we miss spending time with parents, children, grandchildren and out-of-state extended family due to COVID and travel restrictions.

9 months ago

3. How satisfied are you with the City of Southfield's response in regards to dealing with the COVID-19 pandemic and general pandemic preparedness?

58%	Satisfied	25 ✓
23%	Neutral/Unsure/Not Applicable	10 ✓
19%	Very Satisfied	8 ✓
2%	Dissatisfied	1 ✓
0%	Very Dissatisfied	0 ✓

43 Respondents

The city did/is doing a good job. It was good of them to pay all their workers while they couldn't work in the buildings.

8 months ago

the pool should be opened this year and outdoor volley ball and soccer, and baseball

8 months ago

During this drastic change in how the city communicates and run their daily business I think the City and Mayor has done a outstanding job in running the city in a safe and productive manner. A PLUS

9 months ago

I think the city and Mayor Siver have done an excellent job of keeping the residents informed of what is and is not happening throughout all city divisions

9 months ago

I'm quite satisfied with the City of Southfield's steps taken to avoid spreading the virus (e.g., minimizing and suspending congregate activities in favor of virtual gatherings) communication, however, not so much, in part because we have multiple and overlapping sources.

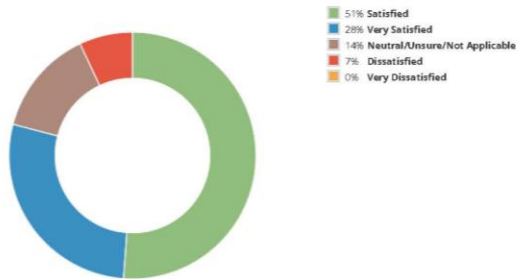
9 months ago

I understand the need to be safe, however more efforts could have been done to support pre teens and teens with safe social distance events... such as read in the park. Meet up for safe distance workouts or trainings.

9 months ago

Appendix E: Complete Public Engagement Summary/Public Input

4. How satisfied are you with the City of Southfield in terms of continuing to provide a high level of City services throughout the COVID-19 pandemic?



43 respondents

The library has done a good job of making materials available at the drive-through window. Music and movies and ebooks are easily downloaded.

9 months ago

3 Agree

Other communities have opened libraries and pools. I hope that can happen here soon.

7 months ago

Many of the services operate in the background of daily activities for me. I have not noticed an interruption in city services with the exception of the library. Although not an essential service that affects resident physical health such as rubbish collection or the fire department, the library is a very important city service that builds a sense of community. Online services do not do this. While the library staff has done its best, the drive-up window does not offer a sense of community and wastes a significant amount of fossil fuel. I miss being able to visit the library building, exploring resources and communicating with the staff.

8 months ago

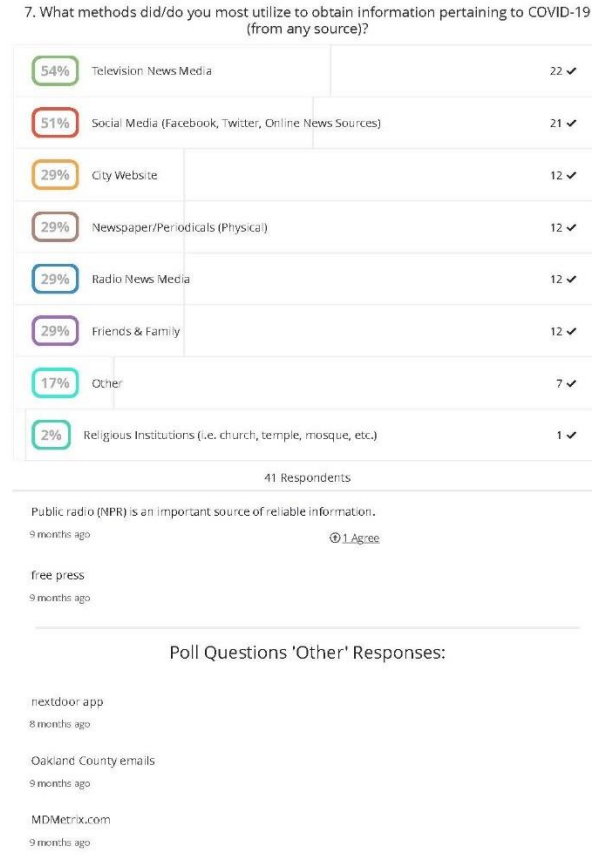
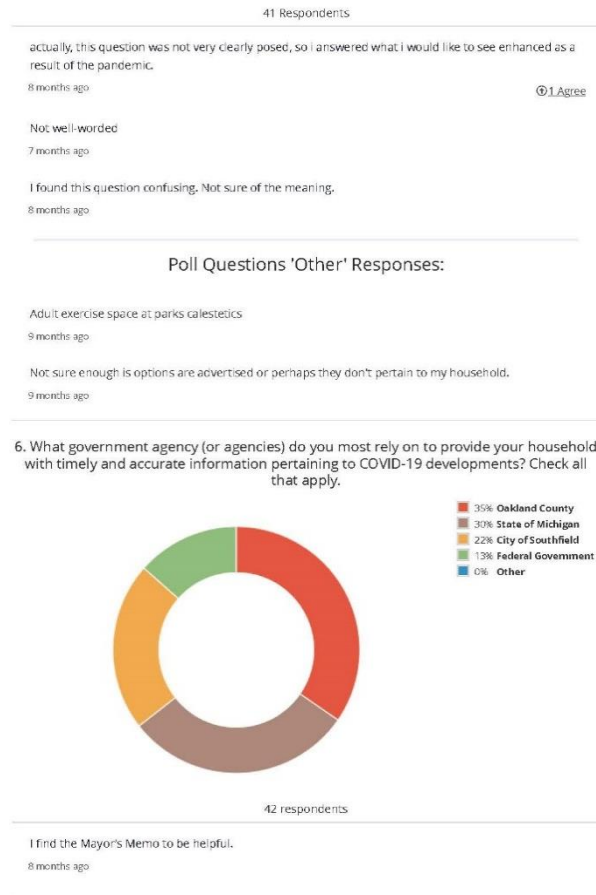
I do not think any service has been cancelled although some may have been delayed for a short time, services continue to run.

9 months ago

5. What opportunities has the pandemic showed Southfield to reinvigorate public/private spaces? Choose all that apply.

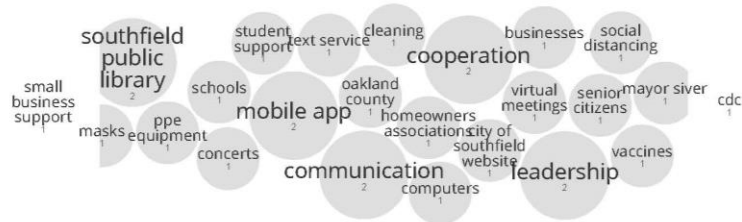
56%	More pathways and cycling infrastructure	23 ✓
51%	Enhanced outdoor seating	21 ✓
49%	Drive thru businesses	20 ✓
46%	Mixed-use, walkable neighborhoods	19 ✓
41%	Telecommuting	17 ✓
37%	Home delivery	15 ✓
29%	Walk up windows	12 ✓
27%	Sustainable development	11 ✓
20%	Home-based businesses	8 ✓
17%	Adaptive reuse of vacant buildings, schools, etc.	7 ✓
12%	More housing options (i.e. "middle housing", 2-4 unit residential, "gentle densification", small-scale housing, tiny homes, etc.)	5 ✓
12%	Dog parks	5 ✓
5%	Transit oriented development	2 ✓
5%	Other	2 ✓

Appendix E: Complete Public Engagement Summary/Public Input



Appendix E: Complete Public Engagement Summary/Public Input

8. What would you like to see the City of Southfield do in response to pandemics?



8. What would you like to see the City of Southfield do in response to pandemics?

Use more direct delivery of information such as a city app or text service. I sometimes get lost on where to check for information on all the different pages.

9 months ago

7 Agree

I agree direct delivery of local info (via an app) would be a meaningful improvement.

9 months ago

2 Agree

Continue to communicate to the residents and keep us informed on what is new about the info on the virus and providing proper PPE equipment available to residents.

9 months ago

1 Agree

More outreach to seniors and vulnerable populations. The City has done a good job providing services and virtual meetings during the pandemic. The partnership with Oakland County to provide the Municipal complex for testing and vaccines is a win/win.

9 months ago

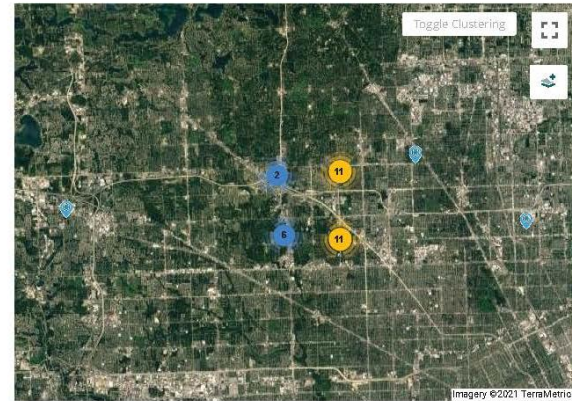
1 Agree

I suppose I should go to the City's website, but I don't have much reason to. There aren't many "drivers" locally to the website that I come in contact with on a regular basis.

9 months ago

1 Agree

9. Please enter your home zip code. This information is important to the analysis of responses relative to our master plan update.

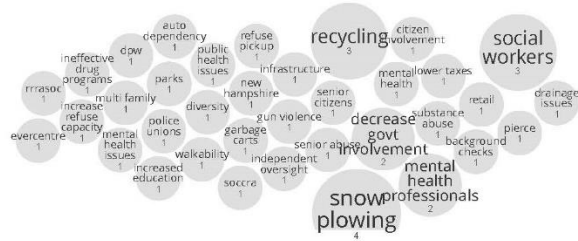


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Appendix E: Complete Public Engagement Summary/Public Input

Week 4B: Social Justice Values

All comments for Week 4B: Social Justice Values



Project Engagement

103

RESPONSES
1,798

SUBSCRIBERS
17

54

COMMENTS
29

1. Out of the social justice issues listed below, which do you feel are most significant or have the biggest impact on you personally, your community, state, and/or country? Please rank them in order of importance by dragging the issue to the area labeled "Your Top Priority".

45%	Racial injustice	Rank: 2.84	19 ✓
57%	Voting Rights: facilitation of voter registration, early voting windows, and identification requirements	Rank: 3.04	24 ✓
52%	Gun violence	Rank: 3.50	22 ✓
55%	Healthcare	Rank: 3.52	23 ✓
26%	Other	Rank: 4.09	11 ✓
40%	Equality: racial, gender, LGBTQ, economic, medical	Rank: 4.24	17 ✓
52%	Income gap	Rank: 4.64	22 ✓
57%	Hunger & food insecurity	Rank: 4.71	24 ✓
48%	Climate justice: the idea that the adverse impacts of a warming climate are not felt equitably among people	Rank: 5.05	20 ✓
40%	Refugee crisis	Rank: 7.41	17 ✓

42 Respondents

The city should worry about infrastructure and lowering taxes and not spend tax dollars on "social justice" issues

9 months ago

Ⓢ6 Agree

Gun violence is the quickest way to destroy neighborhoods and cities.

9 months ago

☒ 1 Agree

this is an overbroad question - what impacts me personally might be different from what I think the priorities for, say, the country are...

9 months ago

☐ I Agree

None

9 months ago

Appendix E: Complete Public Engagement Summary/Public Input

2. What do you think would be the best ways for one to personally work towards the advancement of Social Justice within the City of Southfield? Please choose up to five (5) options.

55%	Be kind, understanding, and compassionate	21 ✓
53%	Civic engagement: interactions with elected leaders, attendance of public meetings, alignment with those who support Social Justice values	20 ✓
39%	Work through local religious institutions (i.e. churches, synagogues, mosques, etc.)	15 ✓
37%	Examination of personal beliefs and habits	14 ✓
34%	Self-education about Social Justice values	13 ✓
26%	Connection with local organizations and activist groups	10 ✓
24%	Volunteer time	9 ✓
21%	Support minority-owned businesses in your community and online	8 ✓
16%	Donate money	6 ✓
16%	Invest in companies with sustainable environmental, social, and governance practices	6 ✓
11%	Utilization of social media to join groups, post articles, and share personal opinions and experiences	4 ✓
11%	Reach out to local schools and universities to learn what they are doing and possible get involved	4 ✓
8%	Attend demonstrations and protests	3 ✓
5%	Support artists, writers, and activists who speak out against injustices	2 ✓
3%	Other	1 ✓

38 Respondents

Poll Questions 'Other' Responses:

The government should not be involved in social justice
9 months ago

3. How important do you feel the following factors are in establishing and/or improving Police-Community relations? Please explain your answers in the comment section. Please explain your answers in the comment section.

	Very important	Somewhat important	Unsure/don't know	Not very important	Not at all important
Increase transparency	79% Very important	15% Somewhat important	3% Unsure/don't know	3% Not very important	- Not at all important
Promote/improve existing Crime Prevention/Neighborhood Watch programs	59% Very important	35% Somewhat important	3% Unsure/don't know	- Not very important	3% Not at all important
Increase and promote community & school K-9 demonstrations	24% Very important	24% Somewhat important	21% Unsure/don't know	8% Not very important	24% Not at all important
Establish police scholarships	22% Very important	19% Somewhat important	39% Unsure/don't know	14% Not very important	6% Not at all important
Increase and encourage Police-Youth interaction programs	54% Very important	27% Somewhat important	14% Unsure/don't know	5% Not very important	- Not at all important
Homeless outreach	32% Very important	30% Somewhat important	20% Unsure/don't know	10% Not very important	8% Not at all important
Police involvement in bullying and cyberbullying programs	49% Very important	26% Somewhat important	21% Unsure/don't know	3% Not very important	3% Not at all important
Police involvement in drug resistance efforts/programs with schools and community as a whole	45% Very important	32% Somewhat important	16% Unsure/don't know	3% Not very important	5% Not at all important
Clarity regarding Police policy and procedure on use of force, mass demonstrations, searches, gender and racial profiling and the performance measures used to collect data; publication of said data to general public	64% Very important	21% Somewhat important	8% Unsure/don't know	3% Not very important	5% Not at all important
Use of technology such as body cameras and social media to provide transparency and increase connections with the community	87% Very important	5% Somewhat important	8% Unsure/don't know	- Not very important	- Not at all important

Appendix E: Complete Public Engagement Summary/Public Input

	Very important	Somewhat important	Unsure/don't know	Not very important	Not at all important
Community policing and working with members of the community to establish how they want to be policed	69% Very important	18% Somewhat important	3% Unsure/don't know	5% Not very important	5% Not at all important
Increased officer training: crisis intervention, procedural justice, bias and cultural responsiveness, social interaction, and current tactical skills	70% Very important	20% Somewhat important	2% Unsure/don't know	5% Not very important	2% Not at all important
Officer safety and wellness: adequate equipment as well as mental health resources for trauma	79% Very important	18% Somewhat important	3% Unsure/don't know	- Not very important	- Not at all important
Police efforts in gun violence reduction and gun safety	71% Very important	21% Somewhat important	5% Unsure/don't know	- Not very important	3% Not at all important
Include social workers & mental health professionals to aid/assist the Police force	78% Very important	15% Somewhat important	5% Unsure/don't know	- Not very important	2% Not at all important
Other (describe in comments)	60% Very important	- Somewhat important	40% Unsure/don't know	- Not very important	- Not at all important
40 respondents					

With regards to police oversight, I feel that there should be an independent civilian oversight board comprised of private citizens. This should be different and separate from the existing 3-member fire and police civil service commission. Its purpose should be to provide oversight regarding policy and rules, budget issues, officer discipline, and citizen complaints. This is not meant to replace internal department review and discipline functions but does serve as an overarching responsible check on police policy and activities.

8 months ago

[@1 Agree](#)

There is likely a sizeable portion of the population that the police have to deal with who have substance abuse and/or mental health issues. Jails have become de facto mental health institutions and centers for dealing with persons with addiction problems. These are public health issues and to the extent possible should be dealt with outside the criminal justice system. I agree with the idea expressed here by others that mental health counselors, substance abuse professionals, and social workers need to be specifically incorporated into and work with law enforcement professionals at the front end of the interaction with such individuals brought to the attention of law enforcement.

8 months ago

[@1 Agree](#)

Do we have a problem? Can we be specific about the nature of the problem(s)? Shouldn't we prioritize our problems, prioritize and focus our solutions?

9 months ago

[@1 Agree](#)

These are all very important but I believe that our PD already addresses many of these methods. The most important in my opinion is the use of social workers and mental health professionals

8 months ago

Police need education on dealing with the senior population. They also need help in noticing senior abuse.

9 months ago

Background checks (vigilant) and review on police. Ban the police unions.

9 months ago

this is one of the single most important things to do: "Include social workers & mental health professionals to aid/assist the Police force."

9 months ago

'Drug resistance' efforts led by police have been shown to be widely ineffective in every single study, and in fact, are thought to make drug use more likely because it makes drugs more familiar to younger kids.

"In 2001, the Surgeon General of the United States, David Satcher M.D. Ph.D., placed the D.A.R.E. program in the category of "Ineffective Primary Prevention Programs". The U.S. General Accounting Office concluded in 2003 that the program was sometimes counterproductive in some populations, with those who graduated from D.A.R.E. later having higher than average rates of drug use (a boomerang effect)."

9 months ago

the SFLD PD is doing a great job!

9 months ago

Appendix E: Complete Public Engagement Summary/Public Input

4. The five main principles of social justice are said to be access to resources, equity, participation, diversity, and human rights. How do you feel the City of Southfield fares in striving towards these tenets? Please explain your answers in the comment section.

	Strongly agree	Somewhat agree	Neutral/unsure/don't know	Somewhat disagree	Strongly disagree
Access to resources	37% Strongly agree	37% Somewhat agree	21% Neutral/unsure/don't know	- Somewhat disagree	5% Strongly disagree
Equity	38% Strongly agree	32% Somewhat agree	27% Neutral/unsure/don't know	3% Somewhat disagree	- Strongly disagree
Participation & engagement	32% Strongly agree	42% Somewhat agree	18% Neutral/unsure/don't know	5% Somewhat disagree	3% Strongly disagree
Diversity	42% Strongly agree	42% Somewhat agree	11% Neutral/unsure/don't know	3% Somewhat disagree	3% Strongly disagree
Human Rights	41% Strongly agree	35% Somewhat agree	19% Neutral/unsure/don't know	3% Somewhat disagree	3% Strongly disagree
Inclusion	38% Strongly agree	38% Somewhat agree	21% Neutral/unsure/don't know	- Somewhat disagree	3% Strongly disagree
39 respondents					
Social justice activism has no place in government. We need the most qualified people doing the jobs that the people need done. 9 months ago 3 Agree					
I think the city does well at these items, I don't know how much is from pro-active steps by the city vs a natural occurrence from the racial and economic mix of the citizenry. 9 months ago 1 Agree					
My negative response on access to resources is based on dependency on automobiles to access resources, particularly parks and retail. The recent attention to high quality development at Ever Center is most encouraging! 9 months ago 1 Agree					

6. How satisfied are you with the following Southfield Public Safety & Public Works Departments? Please explain your answers in the comment section.

	Very satisfied	Mostly Satisfied	Unsure/don't know	Somewhat unsatisfied	Very unsatisfied
Police Department	34% Very satisfied	39% Mostly Satisfied	10% Unsure/don't know	10% Somewhat unsatisfied	7% Very unsatisfied
Fire Department	48% Very satisfied	31% Mostly Satisfied	19% Unsure/don't know	2% Somewhat unsatisfied	- Very unsatisfied
Emergency Medical Services (EMS)	32% Very satisfied	30% Mostly Satisfied	30% Unsure/don't know	5% Somewhat unsatisfied	2% Very unsatisfied
Department of Public Works (DPW)	29% Very satisfied	26% Mostly Satisfied	17% Unsure/don't know	14% Somewhat unsatisfied	14% Very unsatisfied
»Trash Collection	19% Very satisfied	40% Mostly Satisfied	10% Unsure/don't know	24% Somewhat unsatisfied	7% Very unsatisfied
»Recycling	23% Very satisfied	36% Mostly Satisfied	25% Unsure/don't know	7% Somewhat unsatisfied	9% Very unsatisfied
»Snow plowing	13% Very satisfied	24% Mostly Satisfied	7% Unsure/don't know	7% Somewhat unsatisfied	50% Very unsatisfied
»Road maintenance	11% Very satisfied	27% Mostly Satisfied	9% Unsure/don't know	23% Somewhat unsatisfied	30% Very unsatisfied
46 respondents					
Get garbage carts. Easier to use and won't fly all over the neighborhood. On the extremely rare occasions that snow is plowed, it's typically far away from the curbs making driving and parking on the streets nearly impossible. 9 months ago 3 Agree					
They never plow my dead end street...new hampshire and pierce 9 months ago 2 Agree					
In terms of recycling, I would love to be one of the communities able to use SOCRRRA. Last I checked, they still accept several categories of recycling that RRRASOC doesn't. 8 months ago 1 Agree					

Appendix E: Complete Public Engagement Summary/Public Input

Garbage limitation on can size is terrible and not equitable for my large family.

My street was not plowed for 48 hours after the storm, which is no excuse for a small city.

And yes, how can we forget the swimming pools that form in our street during the Spring Rains.

9 months ago

1 Agree

It's absolutely absurd that southfield doesn't offer recycling services to large apartment buildings. It's so '90s.

9 months ago

1 Agree

SOCORA accepts many more items. Also, snow plowing is too slow.

7 months ago

Although I have not had much interaction with the Police, Fire or EMS, they seem to be doing a great job. Maintenance of the public areas seem to be adequate to good. I have no complains with trash pickup, recycling or snow plowing. The concerns within my neighborhood I have had, have been taken care off when I have alerted the city.

9 months ago

Snow Plowing could be better within the residential neighborhoods. Plowing faster once there is snow on the ground

9 months ago

Been very happy with the big push on roads over the last few years, and DPW is very responsive to issues (such as damaged road signs). Trash collection has been up and down in my neighborhood the last few years, but has been consistent as of late. Other areas I have little interaction with but only positive experiences so far.

9 months ago

5. In your opinion, how important is it that Southfield focuses on the following racial equality and economic inclusion principles? Please explain your answers in the comment section.

	Very important	Important	Unsure/don't know	Somewhat unimportant	Not at all important
Ensure equity and shared prosperity	29% Very important	34% Important	10% Unsure/don't know	7% Somewhat unimportant	20% Not at all important
Retain and enhance a high-quality sense of place (i.e. pedestrian-oriented, welcoming & thriving)	51% Very important	26% Important	18% Unsure/don't know	- Somewhat unimportant	5% Not at all important
Take a holistic approach to improve the human experience in the built environment (i.e. access to transportation choices, needed services, public amenities, and economic opportunities)	41% Very important	32% Important	10% Unsure/don't know	5% Somewhat unimportant	12% Not at all important
Mixed-use development (i.e. neighborhood stores, housing options, community facilities, home-based businesses, etc.)	50% Very important	32% Important	10% Unsure/don't know	- Somewhat unimportant	8% Not at all important
More green infrastructure, neighborhood parks, trails, and green spaces	62% Very important	28% Important	5% Unsure/don't know	3% Somewhat unimportant	3% Not at all important
More affordable and workforce housing, tiny homes, accessory dwelling units/"Mother-in-law apartments", medium density residential, neighborhood focused businesses, etc.	29% Very important	33% Important	17% Unsure/don't know	5% Somewhat unimportant	17% Not at all important
Allow more community gardens, greenhouses, chickens, and other small-scale food production in residential neighborhoods	32% Very important	20% Important	22% Unsure/don't know	10% Somewhat unimportant	15% Not at all important

42 respondents

While there are other nearby communities that have achieved walkability and multi-use development, it is encouraging to see a desire to mesh continuing demographic diversity (racial, income, etc) with these new goals for the area.

9 months ago

1 Agree

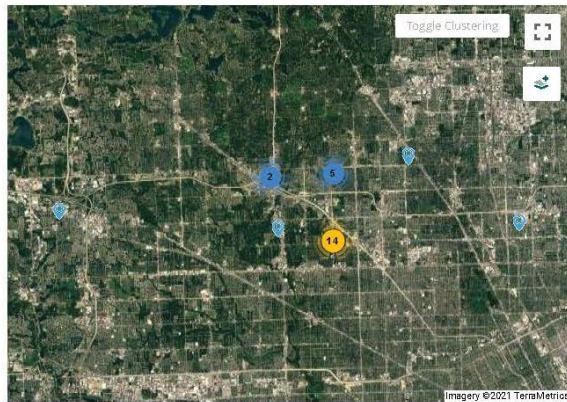
the first option is vague, and the second one is good in theory but could be gentrifying. would want to keep the businesses/neighborhoods in place while making the areas more walkable and pedestrian friendly - I'm not sure entirely how to do that but someone more educated than me in urban planning must.

9 months ago

I marked "ensure equity" as a lower priority because I feel the city is already there and should focus on other areas. I think we already have a good housing mix and we don't need to focus on affordable housing. I don't know how community gardens, etc. will help racial and economic equality - if you are in a residential neighborhood you can set up a garden in your back yard.

9 months ago

7. Please enter your home zip code. This information is important to the analysis of responses relative to our master plan update.



8. If you haven't already (you do not need to do more than once), please enter your contact information to receive updates on our Sustainable Southfield 2026 process and to be alerted when a new topic is available! (not required but appreciated!) Please note your information will not be shared, and you can opt out at any time.

No data to display...

Week 5A: Age Friendly Communities

All comments for Week 5A: Age Friendly Communities



Project Engagement

VIEWS

62

RESPONSES

1,172

SUBSCRIBERS

26

PARTICIPANTS

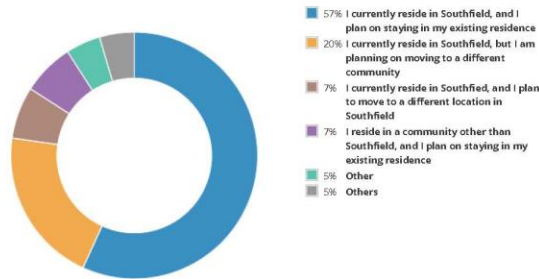
44

COMMENTS

19

Appendix E: Complete Public Engagement Summary/Public Input

1. Thinking about the next 5-10 years, which option best reflects your personal plan?
Please choose only one (1) option.



44 respondents

My neighborhood is an oasis of trees, birds and other wildlife, yet close to city type attractions. The only thing I would like to see changed is the speeding drivers, who routinely "blow" right through our area to cut off the corner at 13 and Southfield. We do not have sidewalks, and many of us walk and cycle, so it is quite dangerous. Many vehicles drive right through the 4 way stop at Pierce and Longcrest, everyday. We walk twice a day, every day, so we notice!

8 months ago

⊕ 1 Agree

My property is amazing... except no streetlights and no sidewalks. I'm raising a family and would prefer to live in a neighborhood that has both of those things, whether that be in a different part of Southfield or a different city all together.

8 months ago

Unfortunately there is not much happening in Southfield. The taxes are extreme and there is nothing to do. I find that my family, friends and I have to pay money outside the city- Ferndale, Royal Oak for entertainment.

8 months ago

I love my house and property, and appreciate the many city services. The library, parks and rec, and outdoor concerts are all a plus. I have no plans to move. I intend to age in place.

8 months ago

It's my candid view that Southfield has too much vehicle-dependent development and too little disconnected park space to be an attractive place to live in a scenario where one can't drive elsewhere to go grocery shopping or go for a walk.

8 months ago

move to a more walkable community with more multi-use development

8 months ago

I love what Southfield offers its residents and have no intentions of moving any where in the near future

8 months ago

I may move and I may stay. Still undecided and depends on the market.

8 months ago

My Southfield residence is a high-rise condo with services and amenities that meet the needs of all residents (coincidentally, aging residents).

8 months ago

2. How would you rate the City of Southfield regarding the following benefits to an aging population?

	Excellent	Good	Don't know/unsure	Fair	Poor
Has a variety of home modification and repair contractors within the Southfield service area who are trustworthy, do quality work, and are affordable	- Excellent	28% Good	62% Don't know/unsure	10% Fair	- Poor
Offers home repair services for low-income and older adults that helps with things like roof or window repairs	- Excellent	21% Good	74% Don't know/unsure	- Fair	5% Poor
Offers seasonal services such as lawn work for low-income and older adults	2% Excellent	32% Good	52% Don't know/unsure	8% Fair	5% Poor
Ensures sidewalks are in good condition, safe for pedestrians, and accessible for wheelchairs or other assistive mobility devices	5% Excellent	22% Good	20% Don't know/unsure	34% Fair	20% Poor
Provides well-lit, accessible, safe streets and intersections for all users with adequate audio and visual pedestrian crossings	2% Excellent	17% Good	15% Don't know/unsure	49% Fair	17% Poor
Offers separate pathways for bicyclists and pedestrians	2% Excellent	27% Good	7% Don't know/unsure	39% Fair	24% Poor
Offers affordable housing options for adults of varying income levels such as older active adult communities, assisted living and communities with shared facilities and outdoor spaces	5% Excellent	36% Good	33% Don't know/unsure	21% Fair	5% Poor
Provides adequate public buildings and spaces including restrooms that are accessible to people of different physical abilities	5% Excellent	37% Good	32% Don't know/unsure	24% Fair	2% Poor
Contains enough benches for resting in public areas like parks, along sidewalks, and around public buildings	5% Excellent	55% Good	20% Don't know/unsure	5% Fair	15% Poor
Has a good variety of conveniently located emergency care centers, hospitals, and health care facilities	28% Excellent	56% Good	10% Don't know/unsure	5% Fair	- Poor
Has accessible, convenient, and well-maintained public transportation options	5% Excellent	18% Good	42% Don't know/unsure	25% Fair	10% Poor
Provides safe public transportation stops or areas that are accessible to people of varying physical abilities	5% Excellent	12% Good	45% Don't know/unsure	32% Fair	5% Poor
Offers or can provide information regarding affordable health and wellness programs and classes in areas such as nutrition, smoking cessation, and weight control programs	8% Excellent	23% Good	59% Don't know/unsure	8% Fair	3% Poor

Appendix E: Complete Public Engagement Summary/Public Input

	Excellent	Good	Don't know/unsure	Fair	Poor
Provides or can provide information regarding affordable fitness activities specifically geared towards older adults	13% Excellent	31% Good	38% Don't know/unsure	15% Fair	3% Poor
Provides information to assist seniors in finding and accessing health and supportive services and/or affordable home care services including personal care and housekeeping	5% Excellent	15% Good	74% Don't know/unsure	3% Fair	3% Poor
Provides or can provide information regarding volunteer opportunities for older adults	5% Excellent	31% Good	59% Don't know/unsure	3% Fair	3% Poor
Provides or can provide information on paid job opportunities for older adults	8% Excellent	5% Good	82% Don't know/unsure	3% Fair	3% Poor
Provides or can provide information on job training opportunities for older adults (job skill enrichment or new skillsets)	3% Excellent	8% Good	82% Don't know/unsure	5% Fair	3% Poor
Provides free access to computers and the Internet in public places	12% Excellent	45% Good	32% Don't know/unsure	10% Fair	- Poor
41 respondents					
I believe that P & R and/or Human Services provide many of these services.					
8 months ago					
My negative feedback on the public transportation options are offered with the understanding that public transportation infrastructure is not something Southfield does in isolation separate from the region which has issues with public transportation connectivity, convenience, and accessibility.					
8 months ago					
I should know more about the services available, but I do not have any family in Southfield that are in need of assistance.					
8 months ago					

3. Which of the following sources do you utilize for continuing education or self-improvement classes or workshops in the City of Southfield? Check all that apply.

43%	City of Southfield Parks & Recreation Department	18 ✓
31%	Online programs	13 ✓
31%	I do NOT participate in any continuing education/self-improvement classes within the City of Southfield	13 ✓
19%	Religious institutions (i.e. church, synagogue, mosque, etc.)	8 ✓
17%	Offerings through my work	7 ✓
14%	Local organizations or businesses	6 ✓
14%	Local colleges and universities	6 ✓
7%	Community center	3 ✓
7%	Other	3 ✓
2%	Senior center	1 ✓
42 Respondents		
I would love too, however I don't know about them.		
8 months ago		

Poll Questions 'Other' Responses:

Unaware of any

8 months ago

Public Library

8 months ago

Southfield Library

8 months ago

Appendix E: Complete Public Engagement Summary/Public Input

4. Which of the following resources would you be most likely to utilize if you, a family member, or friend needed information about services for older adults such as caregiving services, home delivered meals, home repair, medical transport, or social activities? Please check your top five (5) options.

67%	Internet	28 ✓
52%	City of Southfield Senior Center	22 ✓
43%	City of Southfield Department of Human Services	18 ✓
38%	Your doctor or health care professional	16 ✓
36%	Family or friends	15 ✓
31%	AARP	13 ✓
29%	Local government offices like the Health Department	12 ✓
19%	Office of Healthy Aging (formerly Dept. of Elderly Affairs)	8 ✓
17%	Local non-profit organizations	7 ✓
17%	Library	7 ✓
14%	Religious institutions/organizations (i.e. churches, synagogues, mosques, etc.)	6 ✓
10%	Mayor's office	4 ✓
2%	Phone book	1 ✓
2%	Other	1 ✓

42 Respondents

5. Thinking about your future years, which types of housing would you be most likely to move to as a senior? Please choose your top three (3) options.

60%	Independent senior living	24 ✓
57%	Single family home	23 ✓
48%	Condominium unit	19 ✓
20%	Rent apartment with onsite services	8 ✓
18%	Rent an apartment that is restricted to seniors	7 ✓
18%	Innovative housing options: tiny homes, accessory dwelling units/Mother-in-law apartments, medium density residential (2-3 family), etc.	7 ✓
18%	Assisted living	7 ✓
10%	Move in with family or friends	4 ✓
8%	Rent an apartment that offers rent based on income level	3 ✓
5%	Nursing home	2 ✓
3%	Buy into a life care facility	1 ✓
3%	Rent an apartment without age restrictions	1 ✓
0%	Other	0 ✓

40 Respondents

We have many 70+ people in our neighborhood, all of which have big yards and do all their own yard maintenance. I think having some green space to bond with and maintain is good for the body and the soul, as long as one is able. Three individuals in my neighborhood still mow their own lawn and garden, all are 90+!

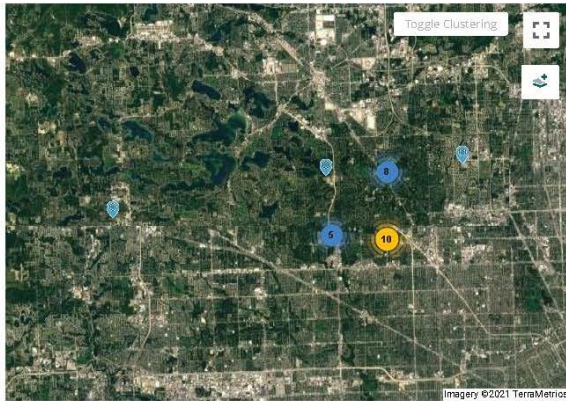
8 months ago

👤 1 Agree

We are seniors in a single family colonial and working on figuring it out now.

8 months ago

6. Please enter your home zip code. This information is important to the analysis of responses relative to our master plan update.



7. If you haven't already (you do not need to do more than once), please enter your contact information to receive updates on our Sustainable Southfield 2026 process and to be alerted when a new topic is available! (not required but appreciated!) Please note your information will not be shared, and you can opt out at any time.

No data to display...

No data to display...

Week 5B: Expanded Housing Options

All comments for Week 5B: Expanded Housing Options



Project Engagement

VIEWS
54
RESPONSES
365
SUBSCRIBERS
24

PARTICIPANTS
37
COMMENTS
38

Appendix E: Complete Public Engagement Summary/Public Input

1. Which of the following best describes the housing you currently live in? Please choose the best answer.

86%	Single family house	31 ✓
6%	Apartment building/complex (greater than 10 units)	2 ✓
6%	High-rise residential	2 ✓
3%	Townhouse	1 ✓
0%	Apartment building	0 ✓
0%	Small apartments (4-10 units)	0 ✓
0%	Medium-density housing (2-3 units)	0 ✓
0%	Mixed-use residential	0 ✓
0%	Lofts	0 ✓
0%	Dormitory	0 ✓
0%	Mobile home or manufactured home	0 ✓
0%	Senior housing, assisted living, or nursing home	0 ✓
0%	Accessory dwelling unit	0 ✓
0%	Other	0 ✓

36 Respondents

2. The concept of a home is changing, and so is the way that homes are constructed. Factors such as population growth, a shortage of affordable housing, sustainability regulations, and technological innovations within the construction industry is resulting in offerings of new forms of housing that are affordable, shared, ecofriendly, flexible, stylish, or healthy. Would you be open to new types of housing in your neighborhood?

62%	Yes	23 ✓
32%	Maybe/unsure	12 ✓
5%	No	2 ✓
0%	Other	0 ✓

37 Respondents

3. Medium density housing includes duplexes and triplexes, which are houses divided into two or three units with a separate entrance for each. Would you be comfortable with duplexes in your neighborhood?

44%	Yes	16 ✓
31%	No	11 ✓
22%	Maybe/unsure	8 ✓
3%	Other	1 ✓

36 Respondents

4. Would you be comfortable with triplexes in your neighborhood?

35%	No	13 ✓
32%	Yes	12 ✓
30%	Maybe/unsure	11 ✓
3%	Other	1 ✓

37 Respondents

5. Accessory Dwelling Units (ADUs) or "Mother-in-law suites" are currently not permitted in the City of Southfield. They are small, secondary dwelling units built on the same lot as the main house, and can be either attached or built independently. Would you be interested in the City adopting provisions within the Zoning Ordinance to permit ADUs?

69%	Yes	25 ✓
19%	Maybe/unsure	7 ✓
11%	No	4 ✓
0%	Other	0 ✓

36 Respondents

These are great for allowing for multi generational families to live together but with some separation.

8 months ago

3 Agree

ADUs are a great option for affordable housing in desirable neighborhoods, potential additional income source for homeowners and I agree with the comment about being great for multi generational families.

8 months ago

1 Agree

May want to limit *where*.

8 months ago

1 Agree

Appendix E: Complete Public Engagement Summary/Public Input

6. The Tiny House Movement is an architectural and social movement that encourages living a simpler life in a smaller space. Tiny home living has been said to reduce the financial and emotional burden of excess possessions. Tiny homes are generally those typically sized under 600 square feet. While they can be built on foundations, most tiny homes are built on trailers. Would you be comfortable with tiny homes in your neighborhood?

44%	Yes	16 ✓
33%	No	12 ✓
19%	Maybe/unsure	7 ✓
3%	Other	1 ✓

36 Respondents

7. Would you support adaptive reuse and conversion of underutilized buildings (i.e. vacant school buildings, office buildings and similar) into multi-family residential buildings? Please explain why or why not in the comments.

74%	Yes	26 ✓
20%	Maybe/unsure	7 ✓
6%	No	2 ✓
0%	Other	0 ✓

35 Respondents

Those vacant buildings offer a great reuse. It can provide new housing options for those looking to downsize or those without kids that do not want regular maintenance.

8 months ago

3 Agree

Schools are perfectly set up for adaptive re-use as multi-family. The extra land typically surrounding a school provides additional opportunities to build garages and new complimentary housing. Plus there will be much less traffic than when used as a school, even with increased residential density. Many multi-tenant office buildings will no longer be in favor after Covid re-thinking and provide great residential conversion opportunities as well.

8 months ago

1 Agree

Reusing existing buildings is better for the environment than constructing new.

8 months ago

Many of these older structures have great architectural detail and repurposing these building could be a great asset to the city and residents.

8 months ago

The presence of existing construction should be evaluated against master-planning potential of the site

Show all comments

8. Some scholars, planners and activists have argued that single-family zoning has damaged the environment by encouraging suburban sprawl and car reliance, worsened affordability by restricting housing supply, and undermined inclusion and social equity by keeping lower-income households out of higher opportunity neighborhoods and subdivisions. One solution to this would be the elimination of strict single family zoning within the Zoning Ordinance in favor of mixed-use and higher density housing options, including single family units in traditional residential areas.

	Strongly agree	Agree	Don't know/unsure	Disagree	Strongly disagree
How would you feel about such a change?	17% Strongly agree	37% Agree	17% Don't know/unsure	17% Disagree	11% Strongly disagree
35 respondents					

Some of the history around single family and low density zoning has roots in racial exclusion. Plus, groups that need a bit of support around housing and homeownership can find it hard to afford housing as supply is constrained because of too much single family zoning, especially as demand and prices rise. I hope Southfield will make inclusive zoning changes in light of this history and current housing needs.

8 months ago

3 Agree

I get what they are saying, but you are fighting against an age-old human instinct to get away from other people; it will continue no matter how hard you try to stop it.. At the same time, Southfield is already fully developed so the issue is with outer ring/ exurbs continuing to build out; what we do won't address the issue raised in this statement.

8 months ago

1 Agree

If character of single family neighborhoods can look approximately the same (allowing duplexes, triplexes and quadplexes that look like single family residential) could be fantastic

8 months ago

1 Agree

The major issue I have with this is property values, low income housing is extremely detrimental to property values and the values in Southfield already are not rising at the same rate as adjacent cities.

8 months ago

1 Agree

I moved with great reluctance from Chicago, to keep a job as an architect working on single family

Show all comments

Appendix E: Complete Public Engagement Summary/Public Input

10. Short-term rentals (such as Air BNB, HomeAway, VRBO, etc.) have gained momentum in recent years as their flexibility allows travelers to rent anywhere from a few days to a few months. Short-term rentals, also called vacation rentals, are typically furnished apartments, condos, or houses where renters can feel more at home. Would you be in support of allowing Short-term rentals in your neighborhood?

40%	Maybe/unsure	14 ✓
40%	No	14 ✓
20%	Yes	7 ✓
0%	Other	0 ✓

35 Respondents

As long as there is a required level of upkeep and also inspections.

8 months ago

3 Agree

There would need to be strong controls so that homes with recurrent issues can be blocked from renting again.

8 months ago

2 Agree

Perhaps, corporate short-term rentals.

8 months ago

1 Agree

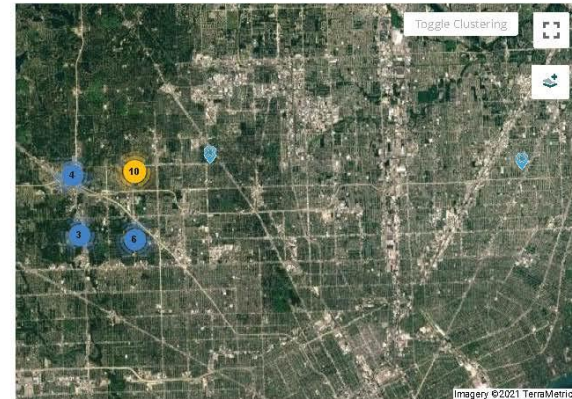
Need regulations to reduce nuisances and over-concentration of STRs.

8 months ago

We have many group homes in our neighborhood and they do not take care of the home nor the property. If people do not have an invested interest in the home and neighborhood, they have no incentive to keep it up. I fear AirBNB's etc. would have this same detrimental effect. There is supposed to be state overlook but there is not way for the state to check out all of these group homes. I believe that asking Southfield to take on the job of regulating these "rental" homes is also out of the question.

8 months ago

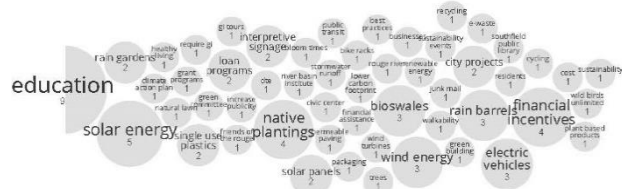
9. Please enter your home zip code. This information is important to the analysis of responses relative to our master plan update.



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Week 6A: Climate Change & Green Infrastructure

MOVE TOGGLE COMMENTS FILTER BY SEGMENT OPTIONS
All comments for week 6A: Climate Change & Green Infrastructure



Project Engagement

VIEWS	PARTICIPANTS
46	37
RESPONSES	COMMENTS
585	31
SUBSCRIBERS	
20	

1. Please state your level of agreement for the following statements regarding global warming/climate change.

	Completely agree	Somewhat agree	Unsure/don't know	Somewhat disagree	Completely disagree
It poses a serious threat for people around the world	81% Completely agree	16% Somewhat agree	- Unsure/don't know	3% Somewhat disagree	- Completely disagree
It poses a serious threat to you and your family	64% Completely agree	33% Somewhat agree	- Unsure/don't know	- Somewhat disagree	3% Completely disagree
It is caused by human activities	69% Completely agree	19% Somewhat agree	8% Unsure/don't know	3% Somewhat disagree	- Completely disagree
Problems and its impact are underestimated in the news	49% Completely agree	34% Somewhat agree	11% Unsure/don't know	6% Somewhat disagree	- Completely disagree
Climate change is happening right now	83% Completely agree	14% Somewhat agree	- Unsure/don't know	3% Somewhat disagree	- Completely disagree
I am ready to reduce my energy usage to tackle climate change	69% Completely agree	29% Somewhat agree	3% Unsure/don't know	- Somewhat disagree	- Completely disagree
I completely understand what climate change means and its implications	44% Completely agree	44% Somewhat agree	- Unsure/don't know	9% Somewhat disagree	3% Completely disagree
The global temperatures have changed compared to the previous decade due to natural cycles	34% Completely agree	9% Somewhat agree	20% Unsure/don't know	20% Somewhat disagree	17% Completely disagree
37 respondents					

I observe climate change in my yard. The magnolia tree outside my kitchen window always bloomed, year after year, on April 30 or May 1. For the past decade it has been blooming in mid-April.

8 months ago

2. Considering your knowledge about the risks associated with climate change, how likely are you to recommend a friend or a colleague to promote activities that will help reduce global warming, incorporate green infrastructure/low impact design, and/or sustainability techniques?

	Not at all likely	Somewhat unlikely	Unsure/don't know/neutral	Somewhat likely	Extremely likely
How likely?	3% Not at all likely	3% Somewhat unlikely	12% Unsure/don't know/neutral	35% Somewhat likely	47% Extremely likely
34 respondents					

Appendix E: Complete Public Engagement Summary/Public Input

3. Which of the following green infrastructure/low impact design practices and projects that have been encouraged by and installed in Southfield are you are aware of? Check all that apply.

71%	Pedestrian & bicycle pathways	24
68%	Woodlands & wetlands ordinance	23
56%	Native plantings	19
41%	Rain barrels/cisterns	14
38%	Rain gardens	13
38%	Permeable pavement (i.e. porous asphalt, porous concrete, etc.)	13
38%	Natural lawn	13
32%	Vegetated swale/bioswales	11
18%	Green roof	6
9%	None of the above	3
3%	Other	1

34 Respondents

Where and How is this information communicated? My primary source of information from the city is The Sun, Scribe, Mayor's memo and an occasional separate piece of information. Reporting of Southfield's priorities need to be published in a consistent and reliable source of communication. I know there are many subjects to consider. This "planet stuff" needs to a higher priority.

8 months ago

[0/2 Agree](#)

The permeable pavement at the civic center was well publicized, rain gardens and bioswales I might have seen from Lathrup, but I am not 100% sure so I will give Southfield credit.

8 months ago

Poll Questions 'Other' Responses:

Wind and solar energy

8 months ago

4. Which of the following green infrastructure/low impact design practices have you personally implemented at your home or place of business? Check all that apply.

45%	Native plantings	15
45%	Natural lawn	15
27%	Rain barrels/cisterns	9
27%	None of the above	9
6%	Rain gardens	2
6%	Permeable pavement (i.e. porous asphalt, porous concrete, etc.)	2
6%	Vegetated swale/bioswales	2
3%	Solar panels	1
3%	Other	1
0%	Green roof	0

33 Respondents

natural lawn = no lawn service or fertilizing, only spot treatment of weeds (not 100% natural)

8 months ago

None at this time,

8 months ago

Appendix E: Complete Public Engagement Summary/Public Input

5. What do you believe are the primary barriers to the installation of green infrastructure practices (by both commercial and residential property owners) within Southfield? Please choose the best answer.

54%	Lack of understanding/education	19
29%	Increased expense	10
6%	Fear of new, untested technology	2
3%	Availability of trained laborers/installers/contractors	1
3%	Concern about anticipated maintenance costs	1
3%	Don't know/unsure	1
3%	Other	1
0%	I don't believe there are any barriers to the installation of green infrastructure practices in Southfield	0

35 Respondents

Cost of doing things differently is visible in the upfront costs, long term costs of not doing things is hard to quantify and comes further down the road

8 months ago

Continuing walkable development, where buildings, landscape, and paving are experienced at a low rate of speed might continue to make green measures more visible, tangible, and desirable.

8 months ago

NONE AT THE MOMENT

8 months ago

Poll Questions 'Other' Responses:

following what we have always done.

8 months ago

6. What do you think the City of Southfield could do better in regards to climate change awareness, green infrastructure/low impact design, and/or sustainability?

Better education to it's residents on what types of green infrastructure can be implemented and that fines will not be given to those who implement rain barrels, etc.

8 months ago

⊕ 3 Agree

Shared cost or grant programs to encourage more than awareness, but implementation of climate friendly practices.

8 months ago

⊕ 3 Agree

Sustainability Fair open to the public featuring rain barrels and their use+installation, rain garden and bioswale tours in the civic center area, recognition and awards for native plant gardens,

8 months ago

⊕ 2 Agree

Create a green group specifically for Southfield youth and adults as a regular program offering, just as basketball and other sports.

Low cost loan programs for green energy and sustainability

Attract/ offer partnerships to green based businesses and organizations.

8 months ago

⊕ 2 Agree

Educate the residents on things that can be done at home. Incorporate green infrastructure into City projects.

8 months ago

⊕ 1 Agree

Set the example and implement these ideas at city hall and city parks.

8 months ago

⊕ 1 Agree

Move towards Electrical Vehicles with their fleet; install more solar panels and wind turbines where appropriate at municipal facilities; adopt a Climate Action Plan.

8 months ago

⊕ 1 Agree

Teach, educate, connect with contractors, provide funding or incentives to change and implement. Provide lots of emphasis on benefits to citizens.

8 months ago

⊕ 1 Agree

Publicize case studies, best practices.

8 months ago

⊕ 1 Agree

Offer low interest loans for solar or wind energy for homes along with DTE approval.

8 months ago

⊕ 1 Agree

Require implementation of bioswales to filter runoff on large scale development projects. Look into adding collection nets for major drain outlets, and prevent trash from entering the rouge river.

8 months ago

Appendix E: Complete Public Engagement Summary/Public Input

First, set an example so that citizens know mitigating climate damage and restoring a healthy environment are a Southfield priority. Native plantings on the Civic Center Campus is an easy start. Include plantings and small signs that describe their benefits for wildlife i.e. butterfly weed helps bees and monarchs. Encourage bike riding on the city streets by making it safer. Install more bike racks around Civic Center and publicize the benefits for personal health and the environment. Install solar panels or other sources of renewable energy on Civic Center buildings. Let citizens know they're there and publicize the savings in energy cost and CO2 emissions. Make public transportation more accessible/convenient. If city lighting is all LED, let citizens know and explain how it saves money, lowers taxes and reduces CO2 emissions. Publicize that all paper used is from post consumer sources which saves old growth forests and why this is important to wildlife. As they wear out, replace city vehicles with hybrids or electrics.

8 months ago

reduce storm water run-off; make it easier to install solar; look into electric charging stations

8 months ago

Encourage more green building and renewable energy

8 months ago

Continue to better educate the public, library talks, fair with Friends of the Rouge.I attended a seminar in November put on by the Friends of the Rouge on rain gardens. Other vendors such as Wild Birds Unlimited, River Raisin Institute, etc.

8 months ago

Be more aggressive with tree planting. Reduce turf grass. Natural meadows with interpretive signage instead.

8 months ago

I don't recall seeing much from the City on rain barrels, native plantings, sustainability, etc. though I have seen these in general news.

8 months ago

Continue to better educate the community of how important this is to all of us.

8 months ago

Continue to preach how important it is to us as residents and to New Business that open up in the City.

8 months ago

no single use plastics, more recycling awareness, tips for residents to lower their carbon footprint, less printed mailers/magazines/newspapers, just email us!

8 months ago

Eliminate all single use plastics from all city government facilities. Promote this policy for public institutions, such as schools and LTU. Work with business partners to support this.

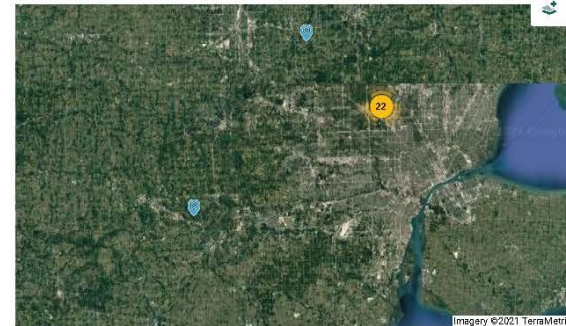
Switch to plant based products.

Establish an E-waste drop off center at city hall, and engage with LTU on developing education around this issue.

8 months ago

7. Please enter your home zip code. This information is important to the analysis of responses relative to our master plan update.

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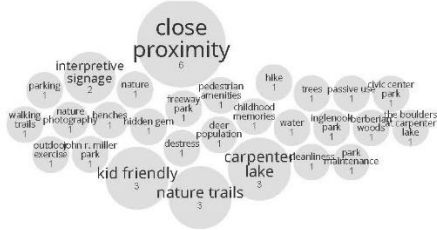
8. If you haven't already (you do not need to do more than once), please enter your contact information to receive updates on our Sustainable Southfield 2026 process and to be alerted when a new topic is available! (not required but appreciated!) Please note your information will not be shared, and you can opt out at any time.

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Week 6B: Healthy Living/Parks & Recreation

Project Engagement	
VIEWS	PARTICIPANTS
94	43
RESPONSES	COMMENTS
611	67
SUBSCRIBERS	
21	

1. What are your favorite parks in Southfield? Please choose up to 3. Explain why in the comments section.



1. What are your favorite parks in Southfield? Please choose up to 3. Explain why in the comments section.

66%	Carpenter Lake Nature Preserve	27 ✓
44%	Ingenook Park	18 ✓
34%	Civic Center Park	14 ✓
17%	Beech Woods Park	7 ✓
15%	Burgh Historical Park	6 ✓
12%	Bauervic Woods Park	5 ✓
12%	Mary Thompson House & Farm	5 ✓
10%	Barbarian Woods	4 ✓
10%	Catalpa Oaks	4 ✓
5%	Bedford Woods Park	2 ✓
5%	Freeway Park	2 ✓
5%	John Grace Park	2 ✓
5%	John R. Miller Park	2 ✓
2%	Lincoln Woods Park	1 ✓
2%	Pebble Creek Park	1 ✓
2%	Other	1 ✓
0%	Brace Park	0 ✓
0%	Hunter's Lane Woods Nature Preserve	0 ✓
0%	Lahser Woods Park	0 ✓
0%	Simms Park	0 ✓

41 Respondents

Appendix E: Complete Public Engagement Summary/Public Input

I love the nature trails!

8 months ago

These parks are in my neighborhood and are great for my kids -- They need a lot of TLC

8 months ago

Get rid of the Deer populations in this area 10 and Beech, we are being overrun!!!!

8 months ago

Proximity is the main driver

8 months ago

Poll Questions 'Other' Responses:

none, they are boring

8 months ago

John R. Miller park is in my neighborhood

8 months ago

Love the boulder park and also the trails and signage at Carpenter Lake. It's also a great spot for taking nature photos.

8 months ago

I like the passive & historic nature of these parks plus the trails.

8 months ago

Great memories as a child and adolescent!

8 months ago

These are my kids favorite parks and I can watch them easily while I run. Clean and welcoming, just need a calisthenics area.

8 months ago

Proximity to residence.

8 months ago

Close to my home

8 months ago

Carpenter Lake is a wonderful asset with its trails, benches, signage or types of foliage, trees and the water. It's a great park to de-stress & hike.

Ingenook has the ball fields, walking trails, sitting areas & adequate parking. Civic Center Park has it all: trails, sports areas, benches

8 months ago

Berberian Woods is my absolute favorite. It's a hidden gem! At the beginning of the pandemic, my family and I visited weekly.

8 months ago

Carpenter Lake is closest to my house and Freeway Park is cool because of the location and trails. I haven't been to

8 months ago

2. How do you most regularly enjoy Southfield's parks? What are your favorite park activities? Please choose up to 3.

79%	Walking/running	31 ✓
41%	Playgrounds	16 ✓
23%	Hiking	9 ✓
23%	Bicycling	9 ✓
21%	Picnicking and group gatherings	8 ✓
18%	Observing or photographing wildlife	7 ✓
10%	Sports (including swimming; see additional question below)	4 ✓
8%	Special events/concerts	3 ✓
3%	Fishing (Carpenter Lake or Valley Woods)	1 ✓
3%	Other	1 ✓

39 Respondents

Poll Questions 'Other' Responses:

walking my dog

8 months ago

Appendix E: Complete Public Engagement Summary/Public Input

3. If you chose "sports" in the question above, what specific sports do you engage in at our parks? Check all that apply.

54%	Not applicable	13 ✓
25%	Golf	6 ✓
21%	Swimming	5 ✓
17%	Indoor fitness	4 ✓
13%	Driving range	3 ✓
13%	Tennis	3 ✓
8%	Basketball	2 ✓
8%	Frisbee golf or foot golf	2 ✓
8%	Racquetball	2 ✓
8%	Other	2 ✓
4%	Baseball/softball	1 ✓
4%	Hockey or ice skating (ice arena)	1 ✓
4%	Volleyball	1 ✓
0%	Handball	0 ✓

24 Respondents

Re-opening and improving Beech Woods Golf Course would satisfy many Southfield residents and others who work in Southfield.

8 months ago

3 Agree

I'll be happy when the Beech Woods Golf Course reopens.

8 months ago

2 Agree

How about establishing areas for "lawn games" e.g., over-sized chess?

8 months ago

1 Agree

Poll Questions 'Other' Responses:

Soccer

8 months ago

Soccer

8 months ago

4. What benefits do you think that Southfield parks bring to its visitors? Choose up to 3.

68%	Improving overall quality of life	26 ✓
61%	Healthy living	23 ✓
53%	Creating more recreational opportunities	20 ✓
45%	Providing more opportunities to observe wildlife	17 ✓
29%	Building a sense of community	11 ✓
13%	Providing educational opportunities for children	5 ✓
13%	Increasing property values	5 ✓
8%	Lowering impact on wildlife	3 ✓
0%	Increasing economic development and eco-tourism	0 ✓
0%	Other	0 ✓

38 Respondents

Art

8 months ago

Appendix E: Complete Public Engagement Summary/Public Input

5. How would you include additional amenities like restrooms, picnic benches, seating, shade, water fountains/water bottle refill stations, etc., at our parks? What activities, facilities, or additional amenities would draw you more frequently to the park? Please provide additional thoughts on why these are important or should be added.



5. How would you include additional amenities like restrooms, picnic benches, seating, shade, water fountains/water bottle refill stations, etc., at our parks? What activities, facilities, or additional amenities would draw you more frequently to the park? Please provide additional thoughts on why these are important or should be added.

I would love to see bike paths in our parks, it doesn't have to be a high level mountain bike course, but dedicated paths to prevent bike/pedestrian conflict ideally or combined paths that make use of hills etc. rather than just flat.

8 months ago

☐ 1 Agree

Groomed walking trails

7 months ago

Shaded areas to read, some kind of features, things to do, an air pump to find the bike tires. Art

8 months ago

Water fountains/pump at parks would be nice.

Wide sidewalks and connect the existing trails to provide safe longer bike and walking trails. For instance many bicycle 12 mile and Pierce northwards. The sketchy bit is between Pierce and 12 mile, then there are wide sidewalks down past Ingleswood park, then sketchy again - not connected going south for a mile or so. Connecting the trails would make a huge difference. Right now you have to drive to Rochester (Paint Creek Trail, Macomber Orchard Trail, Clinton River Trail) or Livonia (Hines Drive) etc. to get safe long trails to ride on.

8 months ago

I would like to see restrooms, seating and bike paths in the parks. I currently have to go to state parks or the Detroit Riverfront for safe and rideable paths and wish that I could do this right here in Southfield. The streets in my neighborhood (Sherwood Village) are an abomination and makes it difficult to ride from home to a park.

8 months ago

6. How has the COVID-19 pandemic changed your usage of Southfield's local parks and trails? Provide additional details in the comments.

	Highly increased	Increased	No change	Decreased	Highly decreased	Unsure/don't know
How has it changed your usage?	20% Highly increased	35% Increased	25% No change	15% Decreased	2% Highly decreased	2% Unsure/don't know

40 respondents

Kudos to Cathy Fresia of the Parks and Recreation Department for the many walks during this past year. She has been a breath of fresh air and has encouraged me and others to get out and walk Southfield's local parks and trails.

8 months ago

Ⓢ2 Agree

7. What additional parks facilities and recreational programs would you like to see offered in Southfield?



7. What additional parks facilities and recreational programs would you like to see offered in Southfield?

The nature trails behind the civic center are under utilized. The last time I visited there was too much trash, signs in disrepair, overgrown trails and swampy conditions. Improve this area, it is one of our most precious treasures. Add a nature center while you're at it. Please see Philip J Huner park in Troy, or Dinosaur Hill in Rochester as an example of how we can improve this valuable natural resource.

8 months ago

④ Agree

Wide interconnected multipurpose paths (walking, bicycling), especially along the major mile roads, 12 mile, 10, mile, Southfield, Evergreen, Lasher. Bike trails in parks connecting to the paths on major mile roads.

8 months ago

Ⓢ2 Agree

We need rideable streets and good bike trails in Southfield.

8 months ago

☒ 1 Agree

bike paths in the woods at our parks (see earlier answer)

8 months ago

☒ I Agree

Trails at Inglenook groomed for XC skiing in the winter.

8 months ago

☐ I Agree

Week 6C Bonus Topic: Beech Woods

75%	I want more sidewalks and bike lanes to help me increase my physical activity	Rank: 3.13	24 ✓
69%	I want more active recreational opportunities like parks, trails, and daily activities within walking and biking distance	Rank: 3.27	22 ✓
63%	I want to live in an environment with clean water, proper sewage facilities, clean air, and toxin-free soils	Rank: 3.70	20 ✓
56%	I want my community to be a place for all people to live regardless of age, abilities, or income	Rank: 3.89	18 ✓
59%	I want to have more community gardens and farmers markets to enjoy locally-grown produce and food	Rank: 4.47	19 ✓
69%	I want to have more public spaces and social activities for chances to get to know my neighbors and my community	Rank: 4.68	22 ✓
59%	I want more street lighting, crosswalks, and neighborhood watch programs to help me feel safer	Rank: 4.79	19 ✓
53%	I want to see fewer liquor stores, fast food, convenient, and discount stores which tend to offer less healthy food options	Rank: 5.18	17 ✓
50%	I want to have healthier and more affordable food options in our grocery stores	Rank: 6.75	16 ✓
3%	Other	Rank: 10.00	1 ✓

I put the stores/shopping last because we shouldn't be regulating what is sold, people have the option to buy the vegetables or the cake at Kroger, or to go to Whole Foods vs the liquor store. The city should focus on infrastructure items like walkways, bike paths, sewer systems, etc.

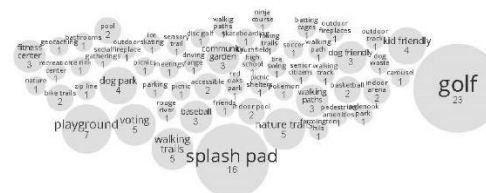
The program froze on this question every time so I skipped it.

Loading more report objects...

VIEWS	PARTICIPANTS
1,054	348
RESPONSES	COMMENTS
1,653	496
SUBSCRIBERS	
89	

Frequency	Percentage
A few times per year	50%
A few times per month	20%
Never	16%
Weekly	10%
Daily	4%

2. If you do visit Beech Woods Park, what is the purpose of your typical visit? Choose your top 3 activities.



Appendix E: Complete Public Engagement Summary/Public Input

2. If you do visit Beech Woods Park, what is the purpose of your typical visit? Choose your top 3 activities.

43%	Walking or running	115 ✓
35%	Playground	94 ✓
27%	Driving range	72 ✓
24%	Wellness and exercise activities at the recreation center	65 ✓
22%	Sports activities at the recreation center	58 ✓
20%	Pavilions and group gatherings	53 ✓
11%	Tennis	29 ✓
10%	Other	27 ✓
3%	Camps at the recreation center	9 ✓
268 Respondents		

Would love to see a splash pad and updated kids playground equipment.
7 months ago [👍 23 Agree](#)

Second this request
7 months ago [👍 7 Agree](#)

Agree
7 months ago [👍 4 Agree](#)

I would love a splash pad!!!
7 months ago [👍 1 Agree](#)

Agree
7 months ago

I would love some nature trails and/or a splash pads. I have 2 kids who love playing outside.
7 months ago [👍 14 Agree](#)

Nature trails for sure!
7 months ago [👍 5 Agree](#)

I would like to see a dog park. Southfield is the only city in its mist, besides oak park that has no dog park.
7 months ago [👍 6 Agree](#)

ERROR IGO TO THE DRIVING RANGE ONCE OR TWICE A WEK WE NEED AN OUT DOOR WALKIN TRACK
MADE WITH THE SAME MATERIAL THAT THE TRACK AT SOUTHFIELD HIGH SCHOOLVERY IMPORTANT
FOR SR CITIZENS

8 months ago [👍 5 Agree](#)

Would love to see a splash pad, indoor pool, better indoor facility and more activities. Nature trails. A
nice big rec center like the city of Farmington Hills has built.

7 months ago [👍 4 Agree](#)

A Splash pad, updated playground equipment and more picnic shelters would be optimal
7 months ago [👍 4 Agree](#)

It would be great to see playground equipment for a variety of ages
7 months ago [👍 4 Agree](#)

Would love to see hiking trails with gas fire pits for a community area. Add an arena for outdoor
basketball and ice rink in winter. Also have an area for a community garden.
7 months ago [👍 3 Agree](#)

Would love to see more fun things for children
7 months ago [👍 3 Agree](#)

I would love to see a splash pad and baseball batting cage.
7 months ago [👍 3 Agree](#)

Walking path and splash pad would be great!
7 months ago [👍 2 Agree](#)

Walking paths that allow dogs. Or a dog park.
7 months ago [👍 2 Agree](#)

Would love a splash pad miss having a pool there
7 months ago [👍 2 Agree](#)

Bathrooms that accommodated more than one stall
7 months ago [👍 2 Agree](#)

A splash pad would be nice as well as outside spaces for teen use.
7 months ago [👍 2 Agree](#)

Can we please get a disc golf course SOMEWHERE? I'm tired of traveling to Royal Oak, Kensington, or
Hines Park. It's cheap and fun for all ages (I'm 56). Thank you.
7 months ago [👍 2 Agree](#)

We have been a Southfield resident for 11 years now, and we have a 5,6 and 9 year old the loves Beech
Woods park. We actually walk there or they ride their bikes every time we go. I would love to see a
splash pad or more things for the kids.
7 months ago [👍 2 Agree](#)

I would use the fitness room and the gym occasionally when it was open. Also loved running up and
down the stairs but I haven't in a while.
8 months ago [👍 2 Agree](#)

Appendix E: Complete Public Engagement Summary/Public Input

Nature trails for families and running/walking with a dog!

7 months ago

[1 Agree](#)

I would love to see some type of skate park my child is into skateboarding and I think it would be cool to have that kind of space within an African-American community we always have to go other places, a splash pad sounds nice as well but my child is older than that.

7 months ago

[1 Agree](#)

Splash pad, updated playground

7 months ago

[1 Agree](#)

Add one of those water park features that the kids can run through the water and the water buckets dump on their heads. More playground equipment so more kids can play and social distance at the same time

7 months ago

[1 Agree](#)

Would love a designated walk path. Please no dogs. People don't clean up behind their animals in the neighborhood.

7 months ago

[1 Agree](#)

Would love a designated walk path! Please no dogs!!!

7 months ago

[1 Agree](#)

A splash pad for the kiddos and please bring back the swimming pool! A walking track would also be a welcomed addition.

7 months ago

[1 Agree](#)

We would love to see some sort of zip line to one of the playground equipment. We really enjoy playing on the ninja course that it seems to have now. We love playing on the tire swing there also.

7 months ago

[1 Agree](#)

I would like to have a doggie area to socialize with other doggies.
Also I like the fitness center a like.
Whatever happened to the swimming pool???

7 months ago

[1 Agree](#)

Agree with everyone else on a splash pad or indoor pool, along with walking trails like that at the high school

7 months ago

[1 Agree](#)

Just a Lovely Park

7 months ago

[1 Agree](#)

a restful place for neighbors to visit and enjoy the peace of woods and nature. We do not need to make money on the park, encourage the commercial development at 9 Nile and Beech.

4 months ago

Years ago, I use to visit several times a week, swimming, exercise classes, golf, driving range. My kids have grown up and I don't play golf anymore. I envision a well maintained park, to sit and read, walk, meet with friends and opportunity for lunch. Exercise equipment for young and old. The driving range should be maintained and perhaps if possible, a baseball field or track for walking.

8 months ago

[1 Agree](#)

Dog park please

4 months ago

I would love a splash park and playground for kids. Also add equipment adults can use for physical fitness. Also an outdoor basketball court that could turn into a ice rink in winter.

4 months ago

I have not been there for decades but have fond memories of going there as a teen/young adult to golf and ice skate and use the reading room

4 months ago

Dog park can be good options, people who have dog in Southfield, have to go somewhere else for dog parks... and those place are far distance

4 months ago

Track for remote control cars

4 months ago

I live across the street and no not want the heavy traffic that will be coming in with lots of visitors. This will ruin our quiet neighborhood. I DO NOT WANT THE AMITHEATRE. I'm directly across the street and don't want the noise!!!! Plus the traffic!!!!

4 months ago

Yes to splash pad! A dog park would be cool.

4 months ago

Dog wading

4 months ago

golf

7 months ago

I have two boys and we come to get energy out.

7 months ago

I would like to see the golf course reopen

7 months ago

Soccer space

7 months ago

Would love it if there was another park walking/ jogging path in the city. There are always so many ppl at Ingenook I am often deterred from going. I think the idea for a splash pad is great, too. Maybe a community garden or row of fruit trees? I think it'd be pretty and just think of all the proposals and photography sessions it would draw in. Not sure how many insects/rodents that would bring to the area... and with the pavilion patrons I'm not sure that'd be a great idea... but I'm also not the expert. Just my suggestions :-)

7 months ago

Reopen the golf course.

7 months ago

Love the programming and wellness center offered at beechwood! A nicely graded, ADA accessible walking path would be beautiful! A designated, well kept dog park would be a plus for our pet-loving residents.

7 months ago

Smaller parking lot

7 months ago

Nature trails with mountain bike trails would be an awesome addition for the city!

7 months ago

Appendix E: Complete Public Engagement Summary/Public Input

I was at Red Oaks today, and they had a sensory trail. I also would like a changing story book trail. More for kids and adults alike.

7 months ago

It was a great, accessible and affordable golf course. We were surprised when it closed a few years ago and really miss it!

7 months ago

Wonder why the golf course couldn't be reinstated

7 months ago

Used to play golf

7 months ago

Golf

7 months ago

The last year has been horrible without the Beechwood.


7 months ago

Please make sure the playground is handicap accessible for all

7 months ago

Golf

7 months ago

Wood like the  open back up.

7 months ago

Pokémon

7 months ago

Golf COURSE

7 months ago

Company

7 months ago

A merry go round would be very cool there

7 months ago

Reopen Golf Course!!! Make money for the city.

7 months ago

Golfing

7 months ago

Don't want it closed, but willing to go along with majority

7 months ago

I came more often when the golf course was open

7 months ago

I used to come when there was a golf course there. Didn't visit at all last year.

7 months ago

Bring back the golf course I loved play there

7 months ago

meetings

7 months ago

Baseball diamond

7 months ago

I agree a splash pad and rink that can be used for outside basketball in summer and ice rink in winter. Add a few gas fire pits for outdoor use. Also like adding some hiking trails with an area for a neighborhood community garden

7 months ago

I have used the driving range, the golf course and when my sons and grandson were younger - I frequently brought them for summer camps and golf camps. I also come there for walking, and meet my bike riding buddies there. OH! For picnics too (pre-covid)

7 months ago

I would love to see the driving range updated more with better yardage signs and flags to hit to. It would also be great if there was a short game area for pitching, chipping, and bunker shots.

7 months ago

Gathering with friends

7 months ago

Meet at the playground

7 months ago

No comment

7 months ago

Golf

7 months ago

Yes I have been a southfield resident for over 25 years and I golf there once or twice a week.

7 months ago

Golf when it was open

7 months ago

Voting

7 months ago

Golfing

7 months ago

Golf course

7 months ago

Driving Range

7 months ago

Voting

7 months ago

Walking/hiking with our dogs

7 months ago

Voting

7 months ago

What do you like most about Beech Woods Park? What do you like least?

8 months ago

[illegible]

☐ I Agree

Appendix E: Complete Public Engagement Summary/Public Input

Easy access, lovely parking area near playground and indoor area for meetings. Grounds are surrounded by beautiful trees. It is a peaceful park.

7 months ago

[1 Agree](#)

It needs more activities and places to gather.

7 months ago

[1 Agree](#)

I love the privacy that the picnic area has

7 months ago

[1 Agree](#)

I love the isolation and intimate environment. Not user friendly and limited outdoor resources

7 months ago

[1 Agree](#)

Easy access for walks. Really like the exercise classes that used to be there.

Walking trails would be great, along with improvement of the sidewalk/trail along Beech Road from the entrance to Beech Woods to Nine Mile. Don't like the lights on the driving range that are frequently on until after dusk.

8 months ago

[1 Agree](#)

The privacy and cleanliness

8 months ago

[1 Agree](#)

Like most: open spaces for walking. Like least: needs better maintenance

8 months ago

[1 Agree](#)

What I like least is that there are no lights on 9 Mile Road. I'd love to bicycle from my home to the facility but it is so completely dark I can't do so.

8 months ago

[1 Agree](#)

Needs to be cleaned up.

8 months ago

[1 Agree](#)

I like the Driving Range, especially finally getting new golf balls.

8 months ago

[1 Agree](#)

I like that it is a great way to connect with nature. Needs to be cleaned up and more outdoor activities for people of all ages. Most of our parks are set up for the healthy able-bodied citizens. I would like to see extended areas to gather, take a stroll for those on canes, walkers, wheel chairs. Connect transportation (TOS), include designs for all levels

8 months ago

[1 Agree](#)

Nature

4 months ago

Great scenery just not much to do

4 months ago

Trails need to be groomed. Maybe some activities throughout.

4 months ago

Pre-pandemic we liked the wellness center. It was nice to have an affordable option close to home.

4 months ago

Nature and park area.

4 months ago

The nature area and quiet opportunities for residents

4 months ago

Children's play area, meeting space, voting, free picnic area, and wellness center.

Least liked- noise

4 months ago

Love the woods and natural setting. Sad that it is underutilized. Walking/hiking trail would be GREAT.

4 months ago

Want other entrances so the traffic will not be coming off Beech (in front of my home).

4 months ago

Close to home is the biggest benefit. My child loves the playground. Sometimes when the park is empty there are suspicious vehicles in the parking lot. More police patrol would make it feel safer.

4 months ago

Nature trails, Disc golf, Splash pad,

4 months ago

The playground is great.

The least is the pool is gone

4 months ago

I grew up with beechwood (lived in green dolphin subdivision). Back then tennis, the playground, the pool, and basketball courts, and driving range were our favorite things. Now that I have kids of my own, I would like to see an updated splash pad, bring back the golf course, improve the shelter area, and update the playscape to be larger. I can't speak to the indoor amenities as I haven't been inside in years, but I'm sure it all needs to be updated.

7 months ago

I like the location and playground. I don't like that there is so much space for golf and no space for nature trails.

7 months ago

Driving range and golf course. Need to reopen golf course.

7 months ago

The tennis courts and driving range.

7 months ago

Golf

7 months ago

I like its location and I strongly dislike that the golf course has been closed.

7 months ago

I like that there are woods between the playground and the streets. It's a nice sized playground that feels contained. Some of the equipment needs upgrading or repairs.

7 months ago

Unfortunately, I do not like much about the area and it seems to be very underutilized and not well kept.

7 months ago

Spacious pavilion

7 months ago

Appendix E: Complete Public Engagement Summary/Public Input

Natural setting

7 months ago

It's a beautiful area and a branch of the Rouge river runs thru it.

The Wellness Center is very small. Its equipment is dated and not optimally maintained. The area is not air conditioned and no water machine is available. Additionally, the restrooms need electrical outlets available for people to use for grooming after working out or playing in the gym.

7 months ago

I have been trying to advocate for a dog walking area/park somewhere in Southfield maybe this could be an option

7 months ago

The parking lot is awful

7 months ago

I like the driving range. It's like a hidden gem. But I really miss the 9 hole course.

7 months ago

Accessibly and varying playground equipment by child's age. I also love having picnic tables right by the playground.

7 months ago

Small dog park

7 months ago

I like the kids playground equipment and the indoor accommodations.

The outdoor pavilions and picnic areas could use some updating and remodeling

7 months ago

Plenty of indoor courts for league play. I can watch multiple games simultaneously.

7 months ago

Most.. Free fitness classes .

Least.. Walking trails appropriate for disabled and elderly.

7 months ago

The playground has areas for all ages of kids to keep them active. Even a handicap area.

7 months ago

I like it's close by and very accessible. I don't like the absence of the pool and water features for the kids, also the slides need to be replaced.

7 months ago

The golf course closing! It was very upsetting to see my city course close. The city lost a gem for the city.

7 months ago

The park and wellness center

7 months ago

Accessible

Pavilion updated

Wellness Center

No water feature or outdoor play area

7 months ago

The golf course was beautiful and challenging. We just need to build up low areas to prevent flooding.

7 months ago

Location, activities

7 months ago

I like the pavilion and picnic tables.

I like the clean secure bathrooms that are outside.

I like the fitness center.

I don't like that there isn't a sauna.

7 months ago

Not getting an answer on the question of closing the golf course.

7 months ago

All of it. I would love a splash pad and walking path

7 months ago

I love the nature around it, as well as the playground. It's a nice place to get away and walk. I would love to see the park to include some kind of water activity.

7 months ago

Driving range

We don't have the golf course to list

7 months ago

Driving range. Please replace the plastic tees though...many are missing.

7 months ago

Tot playground, meeting room, picnic area, tennis courts.

7 months ago

The nature trail and the rock formation.

7 months ago

I loved the peaceful atmosphere of the park. Park for the kids is top notch as well

7 months ago

Sports and wellness

7 months ago

Proximity to my house is great. The space feels outdated.

7 months ago

I enjoy the driving range. I hate that the course shut down.

7 months ago

Its such a large, spacious area!

7 months ago

Never crowded.

7 months ago

Location

7 months ago

Appendix E: Complete Public Engagement Summary/Public Input

Wellness Ctr. What I like least is that the indoor walking track has limited hours.
7 months ago

NA
7 months ago

The space of the facility.
7 months ago

The nature environment.
7 months ago

It is very convenient and close to my home
7 months ago

I like the playground but wish there was a splash pad for the kids as well.
7 months ago

Nice area.
7 months ago

I'd like a dog park and a swimming pool.
7 months ago

I love having a play area for the children, I love the driving range in the neighborhood and I love the wooded park area
7 months ago

The wooded surrounding area.
7 months ago

Golfing
7 months ago

Need more walking trails. The park is beautiful
7 months ago

The beauty of the park, but need more walking trails
7 months ago

I do like the playground
7 months ago

Very Friendly Neighborhood Park
7 months ago

It's close to my house and there is not much available to us in the 8/linkster area. We used to have the John Grace Center
7 months ago

I like it's close to home to walk to and my kids can play. Would like to have more summer play option like a splash pad. Would like to have my activities for my toddlers.
7 months ago

I do not visit.
7 months ago

It very close to my home. I am unaware of outdoor walking trail.
7 months ago

Locatio
7 months ago

The playground was nice when my children was younger, 5 years ago.
7 months ago

Love the location
7 months ago

The kids love the playscape, I like that it's never too busy or crowded.
7 months ago

The calmness and surroundings of this hidden gem.
7 months ago

Love the location. Need to go check it out.
7 months ago

Love driving range
7 months ago

It needs a walking trail/track, I like the location back from the road.
7 months ago

The driving range and golf course
7 months ago

I always loved going to play basketball at beech woods park. I enjoyed the interaction we could have with other players after school. I just wish there was more happening on the daily at beech woods like events, games, political education, school related group sessions etc.
7 months ago

Cleanliness
7 months ago

I love the close proximity to my house and the all access play structure.
7 months ago

I like the facility most. I dislike the limited hours of such a great facility, and I also dislike that the golf course isn't operational
8 months ago

I love the playground to walk to with my grandkids. I used to enjoy the gym also.
8 months ago

N/a
8 months ago

I typically only go there when one of my kids has an activity at the recreation center. Otherwise I would not visit. It's not the most desirable park. The playscape area is small and does not have a good use of the beautiful space.
8 months ago

Appendix E: Complete Public Engagement Summary/Public Input

I like that it is generally a quiet place to have lunch. I like least that it doesn't have a pool, preferably outdoors.

8 months ago

I like what it offers and I would workout there but there is not enough equipment. The facility is nice.

8 months ago

Golf and the Range

8 months ago

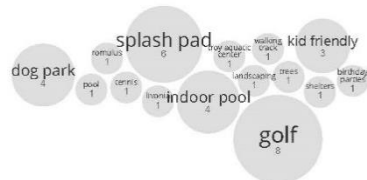
Miss the pool.

8 months ago

I used to visit Beech Woods for the fitness facility, but I haven't been in years. It was a great facility, it's just out of my way now.

8 months ago

4. What do you think are the most important considerations for the future of Beech Woods Park? Please choose your top 2 options.



4. What do you think are the most important considerations for the future of Beech Woods Park? Please choose your top 2 options.

42%	Nature trails and wildlife watching	82 ✓
37%	Unique recreation facilities and programs	73 ✓
28%	Lower impact activities and places for relaxing	56 ✓
28%	Landscape restoration and preservation	55 ✓
18%	Events & group options	36 ✓
17%	Organized sports facilities and activities	34 ✓
9%	Other	17 ✓

197 Respondents

Splash pad or dog park would be nice.

7 months ago Agree

An indoor pool for lap swimming would be a great addition

7 months ago

Ⓢ6 Agree

An indoor pool would be wonderful!

7 months ago

④ 4 Agree

Splash pad, more activities for kids

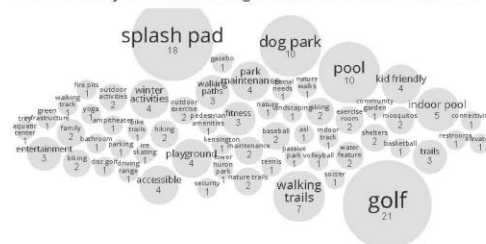
7 months ago

☐ I Agree

This area has beautiful mature trees and woods. Would like to have nature trails to complement the nature beauty of the neighborhood

4 months ago

5. What would you like to see changed or added to Beech Woods Park?



Appendix E: Complete Public Engagement Summary/Public Input

5. What would you like to see changed or added to Beech Woods Park?

Either restore the golf course or make it available for walking/hiking/cross country skiing.

8 months ago

I would like to see more family activities at Beech Woods Park. For years we enjoyed the pool and the golf course. Now that they are gone, a splash pad similar to what they have at Kensington and a put put golf or something like that would be wonderful.

8 months ago

Indoor swimming pool.

8 months ago 5 Agree

Dog park

7 months ago 2 Agree

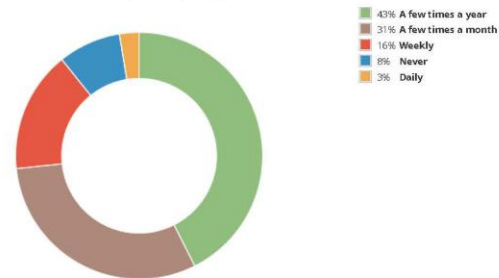
A dog park please!

7 months ago  2 Agree

6. How often do you frequent parks outside of Southfield?



6. How often do you frequent parks outside of Southfield?



195 respondents

Southfield has some of the best parks in the region. Occasionally I go to Heritage Park in Farmington Hills. They have rest rooms.

8 months ago

Because I have three kids that loves the water, we do go to Heritage park in Farmington Hills often for the splash pad.

7 months ago

I walk at Rotary Park in Livonia because it is a halfway point for a family member. I sometimes take my grandchildren to Heritage Park in Farmington Hills.

8 months ago

No comment

7 months ago  1 Agree

I think Heritage Park in Farmington Hills the gold standard against which other parks can be measured

7 months ago

7. What attracts you to these parks (skip question if answered "never")? Feel free to upload photos as well!



Appendix E: Complete Public Engagement Summary/Public Input

7. What attracts you to these parks (skip question if answered "never")? Feel free to upload photos as well!

Different amenities especially water related (splash pads, etc)

8 months ago

⊕ 3 Agree

Ability to camp. I also love Belle Isle to be close to the water. So a man made pond would be nice. Stock it with fish.

4 months ago

⊕ 1 Agree

I go to other parks if I'm in the area, not for any particular feature.

4 months ago

To see nature around us - walking trails and bike paths

4 months ago

availability of canoeing, swimming, picnics, sledding, ice skating, children's play area.

4 months ago

8. Please share any additional thoughts or comments you have on Beech Woods, Southfield parks, or parks in general. Again, feel free to upload any photos as well!

dog park 1
basketball 1
maintenance 2

8. Please share any additional thoughts or comments you have on Beech Woods, Southfield parks, or parks in general. Again, feel free to upload any photos as well!

I would love to see more amenities at Southfield Parks! Specifically splash pads, rope courses, rock climbing walls, a skating park and zip lining area.

8 months ago

⊕ 6 Agree

I think there is a need for at least one centrally located dog park in Southfield, especially with the Pandemic when many people adopted dogs. We belong to a few in other communities and they seem very low maintenance. I also hear the community comment on the need for outdoor basketball courts.

8 months ago

⊕ 5 Agree

We pay a lot in taxes. In fact one of the highest. I think we should have a lot more to show by way of family entertainment and activities.

7 months ago

⊕ 4 Agree

I think Ms Fields has done a outstanding job planning and scheduling events for all, senior citizen included.

8 months ago

⊕ 3 Agree

An outdoor area for weekly concerts in the summer so we can bring chairs/blankets and food and drink while enjoying the music. Offer different local entertainment each week like rock, jazz, Beatles cover band, zydeco, rap, etc. People can choose one or all. This was done in a suburb of Chicago where I lived and it was a popular place to go once a week on summer evenings! It really brought family, friends and the community together.

8 months ago

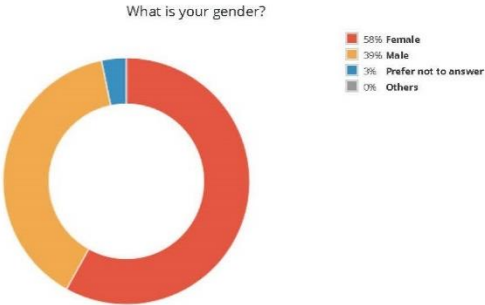
⊕ 2 Agree

What is your age?

25%	66-75	19 ✓
19%	36-45	14 ✓
19%	46-55	14 ✓
16%	56-65	12 ✓
13%	26-35	10 ✓
5%	Over 75	4 ✓
3%	18-25	2 ✓
0%	Under 18	0 ✓
0%	Prefer not to answer	0 ✓

75 Respondents

What is your race/ethnicity?



31 respondents

What is your highest formal education level?

45%	Bachelor's Degree	13 ✓
31%	Graduate or Professional Degree	9 ✓
17%	Some College	5 ✓
7%	Associate's Degree	2 ✓
0%	High School/GED	0 ✓

29 Respondents

Loading more report objects...

Week 7A: Northland Redevelopment

All comments for Week 7A: Northland Redevelopment



Project Engagement

VIEWS	PARTICIPANTS
64	39
RESPONSES	COMMENTS
437	33
SUBSCRIBERS	
22	

Appendix E: Complete Public Engagement Summary/Public Input

1. Regarding the Contour Development Group approved mixed-use redevelopment of the former Northland Shopping Center parcel, which of the following components of Phase I do you feel will be most impactful to the City of Southfield and surrounding area? Please choose your top option.

36%	Mixed-use buildings along Greenfield Rd frontage (commercial ground floor with residential above)	14 ✓
15%	New multi-family residential units (studio, 1-, and 2-bedroom units)	6 ✓
15%	8-10' wide multi-use perimeter pathway along Greenfield Rd and integrated pedestrian pathway network linking main building entrances to the public pathway system/public transit stops as well as throughout the whole development	6 ✓
10%	Entry features, signage, architectural features that pay homage to the original Northland Mall development	4 ✓
8%	Adaptive reuse of the Hudson's building into a food hall, office, entertainment venue, and retail uses	3 ✓
5%	Increased greenspace and landscaping as well as implementation of innovative stormwater techniques	2 ✓
3%	Public art and pedestrian amenities creating continuity throughout the development	1 ✓
3%	Retention and reuse of the property's underground tunnels for retail and residential parking	1 ✓
3%	Use of Mid-Century Modern architecture and design features	1 ✓
3%	Other	1 ✓
0%	Public gathering space	0 ✓

39 Respondents

Would be nice to see a version where the parking lots are flipped with the building footprints along Greenfield. As a pedestrian, it would be nice to have direct visual access to the businesses/store windows in those buildings as well as being drawn around the corner at the new East-West boulevards. As public transportation options increase, it will be easier to abandon excess parking spaces if they're in the inboard motor-courts.

8 months ago

👍 2 Agree

No party/liquor stores

8 months ago 👍 1 Agree

I'm excited about all of it.

8 months ago 👍 1 Agree

A lot of neat ideas, but business along Greenfield is what you have to get first. Be careful not to over-define what it should become and put too many constraints on the developers, we need to adapt to the market which could shift greatly post covid.

8 months ago

👍 1 Agree

With my choice of paying homage to the original shopping center, I believe that would take into account Mid-Century Modern design, and also include public art since so much public art was part of the original plan.

8 months ago

2. Thinking about the ideas that have been discussed as potential future phases of the Contour Development Group mixed-use redevelopment project, which of the following do you feel would be of most value and most impactful to the City of Southfield and surrounding area? Please choose up to 3 options.

61%	Downtown atmosphere and mix of shops/entertainment/dining to attract a younger crowd	23 ✓
45%	Outdoor greenspace/gathering area	17 ✓
24%	Restoration and adaptive reuse of the Northland Power Plant building for a clubhouse/fitness center, bar & grill, or art house	9 ✓
21%	Entertainment venue	8 ✓
21%	Multi-family condominium units	8 ✓
16%	Outdoor water feature/pond with fountain	6 ✓
13%	Multi-family residential loft units (apartments)	5 ✓
11%	Hotel and convention center	4 ✓
11%	Senior housing	4 ✓
11%	Walk-up townhouse units	4 ✓
5%	Other	2 ✓

38 Respondents

The proposed development looks like the beginning of something great! Continued prioritization of pedestrian-oriented street-fronts (not parking lots) will maintain the momentum of foot traffic throughout the new development.

8 months ago

👍 2 Agree

I see both questions so far talk about adaptive re-use of parts of the old Northland. For me there is nothing iconic or historic enough to warrant forcing re-use - if the developer can creatively re-use to save money OK, but don't force it if there is nothing there to pull people in.

8 months ago

👍 1 Agree

Northland was one of the first shopping centers and at the time one of the largest. There is definitely nostalgia associated with Northland for certain populations that may help to maintain some of the character of the site and area and make them still feel part of the community rather than displaced.

https://en.wikipedia.org/wiki/Northland_Center

8 months ago

👍 1 Agree

Poll Questions 'Other' Responses:

Low income housing

8 months ago

Continuity of mixed-use and mixed-income development

8 months ago

Appendix E: Complete Public Engagement Summary/Public Input

3. The following suggestions and ideas were given for the redevelopment of the Northland Mall property as part of the public input portion of our 2014 City of Southfield Master Plan update. Which would you like to see considered in future phases of the Contour Development plan?

32%	Dog park or dog run	12 ✓
32%	Indoor recreational center: basketball, paintball, archery, racquetball, soccer, etc.	12 ✓
32%	Mass transit hub	12 ✓
22%	Indoor water park with pool	8 ✓
22%	Museum including but not limited to Northland Mall memorabilia	8 ✓
19%	Minor league ballpark	7 ✓
16%	Aquarium	6 ✓
16%	Outlet mall	6 ✓
16%	Smaller scale sports arena	6 ✓
14%	Art gallery	5 ✓
14%	Convention center	5 ✓
8%	Low income housing	3 ✓
8%	Retail big box store	3 ✓
3%	Other	1 ✓

37 Respondents

In Southfield, there are presently multiple "Centers of it all..." a non-vehicular mass transit system with nodes, if not a hub, at the municipal/civic, business/office, and mercantile/urban centers may be the thing that pulls it together as a single composition.

8 months ago

2 Agree

Mass transit needs gov't backing to happen so that would need to be a city focus, the rest you need to let the developers and the market fit in what will work. A museum for Northland - sorry no.

8 months ago

1 Agree

Poll Questions 'Other' Responses:

Water treatment facility

8 months ago

Vacant green space

8 months ago

4. What community events would you like to see held at the future redeveloped Northland site?

66%	Outdoor annual art festival like Art Prize	25 ✓
42%	Ampitheater	16 ✓
42%	DIA Inside Out displays	16 ✓
37%	Indie craft presence: shows, markets, etc.	14 ✓
37%	Live work artist studio availability	14 ✓
34%	Winter ice sculpture contest	13 ✓
29%	Live musicians throughout	11 ✓
26%	Specialty shows & conventions: beading, scrapbooking, pottery, etc.	10 ✓
13%	Fiberglass animal sponsorship and design challenge	5 ✓
11%	Gallery crawls	4 ✓
8%	Battle of the Bands	3 ✓
3%	Other	1 ✓

38 Respondents

Amphitheater and Studio Availability are not community events, the question isn't well curated.

8 months ago

1 Agree

Commercial vehicle storage space

8 months ago

Poll Questions 'Other' Responses:

Homeless housing

8 months ago

Appendix E: Complete Public Engagement Summary/Public Input

5. Which of the following other uses would you like considered for future development at the site?

39%	Research & tech center	14 ✓
36%	None of the above	13 ✓
28%	Amusement/adventure park	10 ✓
8%	Light industrial	3 ✓
3%	Logistics center (i.e. shipping & trucking facility)	1 ✓
3%	Other	1 ✓
36 Respondents		

We want to grow our tax base and population. Logistics and light industrial won't do that. Further, we don't want more heavy truck traffic on our roads.

8 months ago

4 Agree

Solar/wind power generating station

8 months ago

1 Agree

Police station

8 months ago

would create jobs

8 months ago

Poll Questions 'Other' Responses:

Charter school

8 months ago

6. Do you have any other comments that you would like to share about the redevelopment of the former Northland Center site?

I am looking forward to the adaptive re-use of the existing mall and Hudson's building with the creation of the Hudson City Market.

8 months ago

4 Agree

I think what is proposed to be built on this site will have a very positive look for residents and those who visit the site.

8 months ago

4 Agree

8-10' wide multi-use perimeter pathway along Greenfield Rd and integrated pedestrian pathway network linking main building entrances to the public pathway system/public transit stops as well as throughout the whole development

8 months ago

4 Agree

Continue to display photos/memorabilia from Northland in order to honor it. But also, consider the needs of today's demographics. We don't need more small store fronts. Housing and/or entertainment (art galleries, sports arenas, amphitheaters, etc) would draw people toward the area.

8 months ago

2 Agree

Create investment property

8 months ago

Sell for over \$30,000,000.00 to pay for sewers that continue to flood communities south of 8 mile

8 months ago

Concerns that if the area brings in a "younger" crowd there will be chances of possible criminal activity.

8 months ago

Not a fan of a marijuana facility

8 months ago

It's concerning that the map that leads into the questions on the redevelopment has North pointing in the wrong direction. What other details were missed?

8 months ago

Outlet stores sound good

8 months ago

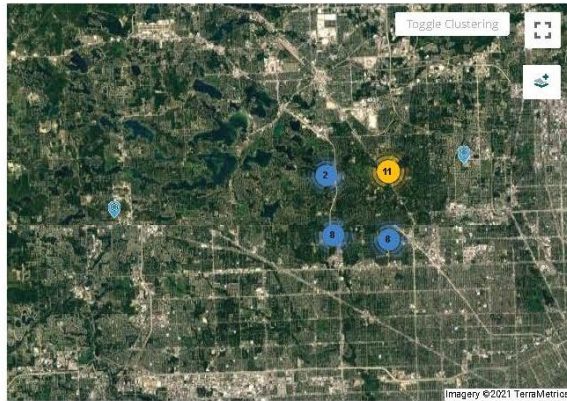
I think that site needs to be treated as a jewel of the city. A strong, friend (but responsive) public safety presence. People should feel safe to live, play and enjoy eateries and/or events there. Surrounding landmarks and business/buildings should be encouraged to revive their facades to support the new construction. This shouldn't just be a flash project, but a lasting development.

8 months ago

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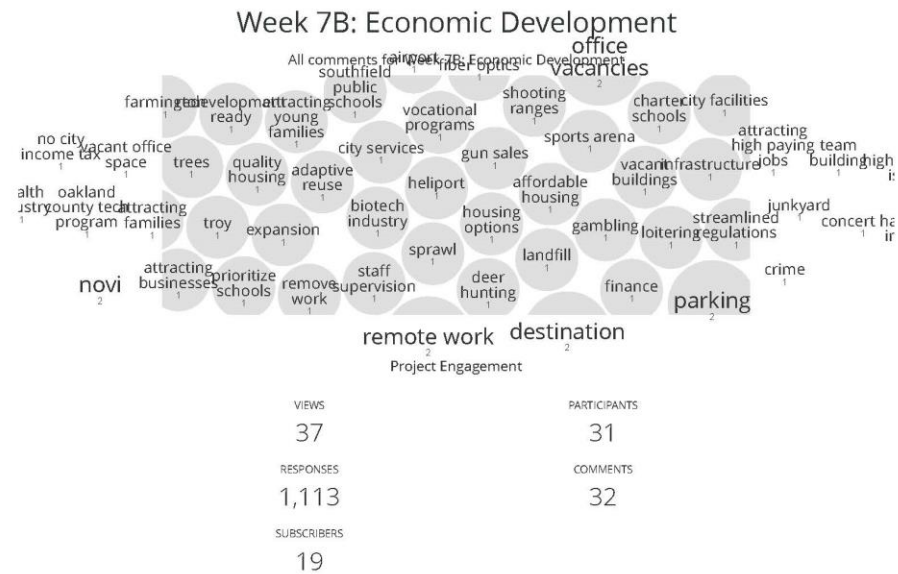
Appendix E: Complete Public Engagement Summary/Public Input

7. Please enter your home zip code. This information is important to the analysis of responses relative to our master plan update.



8. If you haven't already (you do not need to do more than once), please enter your contact information to receive updates on our Sustainable Southfield 2026 process and to be alerted when a new topic is available! (not required but appreciated!) Please note your information will not be shared, and you can opt out at any time.

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Appendix E: Complete Public Engagement Summary/Public Input

1. Please rate the level of concern you have for the following economic challenges we face within the City of Southfield and the region as a whole:

	Not concerned	Somewhat concerned	Unsure/don't know	Concerned	Very concerned
Attracting and retaining young professionals	7% Not concerned	11% Somewhat concerned	4% Unsure/don't know	56% Concerned	22% Very concerned
Aging population and declining young adult population	3% Not concerned	14% Somewhat concerned	7% Unsure/don't know	45% Concerned	31% Very concerned
Providing more opportunities for trade-skills/vocational training	7% Not concerned	20% Somewhat concerned	20% Unsure/don't know	23% Concerned	30% Very concerned
Attracting high-paying skilled jobs	7% Not concerned	7% Somewhat concerned	7% Unsure/don't know	45% Concerned	34% Very concerned
Improving and Expanding infrastructure to support and encourage industrial/commercial regional growth	3% Not concerned	23% Somewhat concerned	13% Unsure/don't know	47% Concerned	13% Very concerned
Improving and expanding the local tax base through non residential development	- Not concerned	4% Somewhat concerned	14% Unsure/don't know	54% Concerned	29% Very concerned
Seeking a balance in quality of life and growth management	- Not concerned	3% Somewhat concerned	14% Unsure/don't know	52% Concerned	31% Very concerned
Providing affordable housing	12% Not concerned	19% Somewhat concerned	15% Unsure/don't know	42% Concerned	12% Very concerned
Providing affordable childcare	11% Not concerned	21% Somewhat concerned	7% Unsure/don't know	39% Concerned	21% Very concerned
Providing adequate education	7% Not concerned	4% Somewhat concerned	7% Unsure/don't know	26% Concerned	56% Very concerned
Encouraging green building and sustainable development	3% Not concerned	7% Somewhat concerned	3% Unsure/don't know	31% Concerned	55% Very concerned

30 respondents

About infrastructure, we need more choices of high speed ISPs. Comcast and At&t have a monopoly and do not provide a level playing field for affordable high speed broadband.

8 months ago

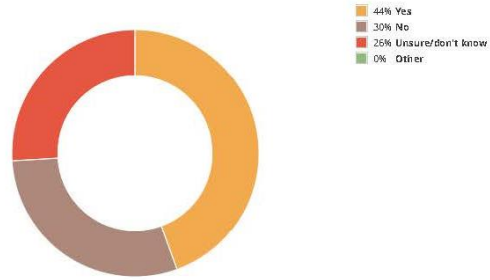
Ⓢ4 Agree

I am not concerned with education because we have strong school districts in the city, nor with affordable housing because we have a wide range of housing options/costs. We have done a great job with road infrastructure, left neutral because I wasn't sure what else we need for business growth. Attracting high paying jobs and young families are the top ones - want people to live here and need young families to keep the population up.

8 months ago

Ⓢ1 Agree

2. Historically the City of Southfield has been the economic and business center and hub of Oakland County. Do you believe this role is changing? Please explain your answer in the comments.



27 respondents

With remote working I think we will see more people migrate out into the country, big risk for inner ring suburbs like ourselves unless we have things to attract people to do near where they live.

8 months ago

4 Agree

Remote working will be staying in the future so less offices. Yet people need to get out of the house so more places to meet and work are needed.

8 months ago

3 Agree

Going forward, more people will work remotely.

8 months ago

2 Agree

Southfield is still the Hub. We continue to bring new business to the city and continue to ensure the residents are updated and the city continues to strive in providing essential services.

8 months ago

2 Agree

More people are working from home due to the pandemic, which will have long-lasting effects on the office market in Southfield.

8 months ago

2 Agree

I am optimistic that companies will continue to need office space. Team building for an effective workforce cannot happen from home. Staff supervision is harder remotely. Customers need to come to the office to interact with human beings.

8 months ago

1 Agree

the tons of vacancies in the massive office buildings (mostly pre-pandemic) would indicate yes. we need more actual reasons to visit southfield beyond 'it's where I work', because it's no longer where everyone works.

8 months ago

1 Agree

It seems the Novi area of Oakland is doing a better job of attracting new business along with newer housing options.

7 months ago

We have to keep up with building a real community. Young families want to connect in their community and have their children connect.

8 months ago

More abandoned commercial space space sp

8 months ago

Create more ghetto like conditions like west of telegraph

8 months ago

novi, farmington and troy seem to be expanding

8 months ago

Appendix E: Complete Public Engagement Summary/Public Input

3. Creating and maintaining a diversified economic base is key to sustained economic growth and prosperity. If you could promote and target economic business development and growth, which of the following sectors would be a good fit for Southfield and would give us the best "bang for our buck"? Choose your top 3.

50%	Technology & research	15 ✓
47%	Bio-Tech/research	14 ✓
47%	Health/medical/life services	14 ✓
37%	Leisure/recreation/hospitality/entertainment	11 ✓
33%	Educational	10 ✓
33%	Information technology/computers	10 ✓
27%	Arts & culture	8 ✓
17%	Financial/banking	5 ✓
13%	Automotive	4 ✓
13%	Defense/advanced security	4 ✓
7%	Legal	2 ✓
7%	Wholesale/warehouse	2 ✓
3%	Heavy industrial	1 ✓
3%	Light industrial	1 ✓
3%	Retail	1 ✓
0%	Aviation	0 ✓
0%	Insurance/real estate services	0 ✓
0%	Manufacturing	0 ✓
0%	Other	0 ✓

30 Respondents

Health and bio-tech will be growth industries or at least will never go away, there will always be need for doctors and medicine. Finance and banking could also be a good area because of the constancy and the example we have of companies like Rock and UWM from the Detroit area.

8 months ago

2 Agree

Parking

8 months ago

Poll Questions 'Other' Responses:

Landfill, junk yard

8 months ago

Appendix E: Complete Public Engagement Summary/Public Input

4. Providing and finding available land to accommodate any of the above services is a planning challenge in many of the communities within the region. If you could help shape economic development in Southfield, what land use strategies would you favor or support? Please choose up to 3.

76%	Renovate/recycle existing underutilized and vacant buildings and establish business incubators	22 ✓
52%	Promote compact and vibrant mixed-use centers	15 ✓
41%	Promote mixed use development	12 ✓
34%	Promote business/industrial eco-parks and sustainable commercial shopping areas	10 ✓
24%	Prevent premature and scattered development	7 ✓
17%	Discourage suburban sprawl	5 ✓
17%	Encourage transit-oriented development	5 ✓
14%	Allow neighborhood-based businesses in residential areas	4 ✓
10%	Prevent/discourage strip development along transportation corridors	3 ✓
7%	Encourage high density growth at interchanges/major intersections	2 ✓
3%	Create provisions to permit certain home-based businesses	1 ✓
3%	Other	1 ✓

29 Respondents

I picked the ones that are within Southfield's control - re-use and re-focus of our existing buildings and areas. We can't prevent sprawl and strip development, and we are pretty fully developed so preventing scattered development doesn't make sense.

8 months ago

[@ 1 Agree](#)

Poll Questions 'Other' Responses:

Gun and ammunition sales, shooting range

8 months ago

Heliport/ airport

8 months ago

5. What do you feel are Southfield's biggest economic strengths, and which are most important to continue to focus and capitalize on? Choose your top 3.

54%	City services and facilities	15 ✓
50%	Central location	14 ✓
46%	Easy access by freeways	13 ✓
21%	Affordable and quality housing stock	6 ✓
21%	Business-friendly community	6 ✓
14%	Entertainment and cultural amenities	4 ✓
14%	School system	4 ✓
14%	Streamlined regulations (i.e. Redevelopment Ready Certification)	4 ✓
14%	Free parking	4 ✓
11%	Walkable City Centre district	3 ✓
7%	Non-motorized and motorized transportation/transit options	2 ✓
7%	Tax incentives for businesses	2 ✓
7%	Skilled workforce	2 ✓
7%	Other	2 ✓

28 Respondents

these are two different questions asked as one...

8 months ago

[@ 1 Agree](#)

Deer hunting

8 months ago

More vacant office

8 months ago

Poll Questions 'Other' Responses:

Appendix E: Complete Public Engagement Summary/Public Input

Large concert hall
8 months ago

Low income housin
8 months ago

Our school's need to be a priority. It's central location and availability of jobs would be much bigger attractions to younger families if they felt comfortable with the school system. Family's biggest priority for their kids is typically school system. This likely would be a state level situation.
8 months ago

which are most important to continue to focus and capitalize on: Affordable and quality housing stock, City services and facilities (though the sports areas by the library needs more (trees!)), Streamlined regulations (i.e. Redevelopment Ready Certification)
8 months ago

Free parking, excellent fiber optic network and NO city income tax
8 months ago

6. The U.S. is facing a shortage of skilled trade laborers due to several factors, including a cultural emphasis on obtaining a four-year college degree and an increasing number of retiring Baby Boomers.

Researchers have stated that increased emphasis on vocational training and education in lieu of four-year degree programs is an important step in the United States becoming more competitive in the manufacturing industry in the age of Artificial Intelligence as well as closing the income gap. How can the City of Southfield best encourage this needed shift? Choose up to three options that you believe would have the biggest impacts.

64%	Encourage Southfield businesses to offer apprentice programs	18 ✓
57%	Work with Southfield Public Schools to emphasize and educate their students on the benefits of a career in the skilled trades	16 ✓
50%	Work with the Southfield Public Schools to incorporate skilled trades basics into their curriculum from an early age	14 ✓
43%	Facilitate and encourage scholarships for students entering the skilled trades sector further increasing their Return of Investment over the cost of a four-year college	12 ✓
32%	Encourage businesses to incorporate technology into their skilled trades' operations to empower their workers instead of replacing them (i.e. usage of project scheduling apps, use of VR simulation training, etc.)	9 ✓
14%	Offer workshops highlighting the benefits of skilled trades through the City of Southfield and/or Michigan Works! Office	4 ✓
11%	Educate employers on the importance of recognizing and advancing skilled trade workers within their corporations	3 ✓
4%	Don't know/unsure	1 ✓
4%	Other	1 ✓

28 Respondents

Southfield Public Schools used to have a robust vocational program. Either help rebuild and subsidize a new program or advertise and encourage Southfield Schools to incorporate Oakland County's Oak-Tech program more heavily and/or make it a semester requirement for graduation.

8 months ago

2 Agree

Poll Questions 'Other' Responses:

Charter schools
8 months ago

Appendix E: Complete Public Engagement Summary/Public Input

7. As a follow-up to the previous question, please indicate how much you agree with the following statement:

"I believe _____ is an advantage of trade school over a four-year college".

	Strongly agree	Somewhat agree	Unsure/don't know	Somewhat disagree	Strongly disagree
Less debt and higher Return in Investment	52% Strongly agree	33% Somewhat agree	7% Unsure/don't know	4% Somewhat disagree	4% Strongly disagree
Specialized learning	56% Strongly agree	26% Somewhat agree	7% Unsure/don't know	11% Somewhat disagree	- Strongly disagree
Getting a job sooner	44% Strongly agree	37% Somewhat agree	15% Unsure/don't know	4% Somewhat disagree	- Strongly disagree
Job security	34% Strongly agree	34% Somewhat agree	21% Unsure/don't know	3% Somewhat disagree	7% Strongly disagree
Access to high-paying jobs	29% Strongly agree	39% Somewhat agree	21% Unsure/don't know	7% Somewhat disagree	4% Strongly disagree
Ease in moving up in ranks through a company	4% Strongly agree	39% Somewhat agree	29% Unsure/don't know	25% Somewhat disagree	4% Strongly disagree
Higher likelihood of obtaining a job in one's field of study	58% Strongly agree	27% Somewhat agree	15% Unsure/don't know	- Somewhat disagree	- Strongly disagree

29 respondents

8. Even prior to the COVID-19 pandemic, the U.S. has seen a sharp increase in home-based businesses. Many cities are finding their Zoning Ordinances to be antiquated in permitting low volume/low impact home-based businesses. What types, if any, of the following would you be comfortable with allowing (with appropriate limitations) within Southfield's Single Family zoning districts? Choose all that apply.

77%	Music lessons	23 ✓
70%	General office: accounting, consulting, architectural services, web design, etc.	21 ✓
63%	Photographer	19 ✓
60%	Baker	18 ✓
53%	Fitness: personal training, yoga, etc. (1-2 clients at a time max.)	16 ✓
53%	Internet sales: buying and selling goods online (may have deliveries)	16 ✓
50%	Pet sitting and/or grooming	15 ✓
47%	Florist and/or wedding planning	14 ✓
43%	Computer repair	13 ✓
40%	Art or design studio space	12 ✓
37%	Massage	11 ✓
30%	Personal services: barber shops, beauty salons, nail services	9 ✓
20%	Offering homes for short-term rental (i.e. Air BNB, VRBO, HomeAway)	6 ✓
3%	Other	1 ✓
3%	None of the above	1 ✓

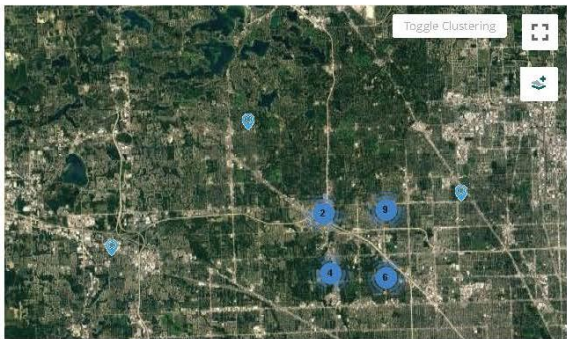
30 Respondents

Day & nite loitering to limit strangers doing the same in residential neighborhoods. Monitor ed activity
8 months ago

Poll Questions 'Other' Responses:

Gambling
8 months ago

9. Please enter your home zip code. This information is important to the analysis of responses relative to our master plan update.



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10. If you haven't already (you do not need to do more than once), please enter your contact information to receive updates on our Sustainable Southfield 2026 process and to be alerted when a new topic is available! (not required but appreciated!) Please note your information will not be shared, and you can opt out at any time.

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Week 8A: Changing Economy

Project Engagement

VIEWS	PARTICIPANTS
58	45
RESPONSES	COMMENTS
1,243	18
SUBSCRIBERS	
25	

Appendix E: Complete Public Engagement Summary/Public Input

1. Even prior to the COVID-19 pandemic, shopping patterns began steadily shifting away from brick & mortar retail stores in favor of online shopping alternatives. Thinking about yourself and your household as it pertains to the following categories, what percentage of the following do you typically purchase ONLINE (and have delivered) in lieu of IN-PERSON shopping?

	0-25%	26-50%	51-75%	76-100%
Books	40% 0-25%	19% 26-50%	14% 51-75%	26% 76-100%
Clothing & accessories	28% 0-25%	26% 26-50%	31% 51-75%	15% 76-100%
Collectibles/hobby items	36% 0-25%	26% 26-50%	26% 51-75%	13% 76-100%
Electronics	29% 0-25%	19% 26-50%	31% 51-75%	21% 76-100%
Furniture	70% 0-25%	10% 26-50%	12% 51-75%	8% 76-100%
Gifts for others	15% 0-25%	20% 26-50%	27% 51-75%	39% 76-100%
Groceries & food items	73% 0-25%	7% 26-50%	7% 51-75%	12% 76-100%
Household goods & supplies	46% 0-25%	22% 26-50%	15% 51-75%	17% 76-100%
Pet food & supplies	71% 0-25%	18% 26-50%	5% 51-75%	5% 76-100%
Toys	50% 0-25%	21% 26-50%	13% 51-75%	16% 76-100%

43 respondents

I prefer to see things in person and many times enjoy the shopping experience ... especially at hardware stores.

7 months ago

[@1 Agree](#)

I like to see my purchases & feel them because items online do not always look the same in person

7 months ago

My preference is to shop in person when possible depending on what I am buying.

7 months ago

2. Which factors currently affect or could affect your decision in the future to shop IN-PERSON rather than ONLINE?

85%	Ability to try on clothing	35 ✓
59%	Selection of merchandise	24 ✓
51%	Discounts & sales exclusive to in-store shopping	21 ✓
41%	Knowledgeable salespeople	17 ✓
39%	Loyalty programs and exclusive events for in-store shopping	16 ✓
37%	Brand advocates & excellent customer service	15 ✓
27%	Social gathering atmosphere (i.e. Rustbelt Market in Ferndale with various vendors, a bar, etc.)	11 ✓
24%	Excellent customer reviews	10 ✓
22%	Store design & ambiance	9 ✓
20%	Use of new in-store technology (i.e. Amazon Go with technology that lets you shop and leave the store without having to check out)	8 ✓
10%	Other	4 ✓
2%	Social media presence	1 ✓

41 Respondents

I definitely prefer to purchase clothing in person, I have had bad experiences purchasing online & the item did not look like it does online

7 months ago

Poll Questions 'Other' Responses:

Can get it right away and don't have to wait

7 months ago

In person shopping also provides the opportunity to get out of the house

8 months ago

Recreational shopping

8 months ago

Appendix E: Complete Public Engagement Summary/Public Input

3. Companies like Amazon, Fed Ex, Domino's Pizza, and Postmates are already testing and utilizing high-tech ways to get their products and services to their customers. How comfortable would you be with seeing the following technologically innovative methods of product delivery in your neighborhood (and assuming they met all relevant Federal, State, and local requirements regarding privacy, safety, and security)?

	Not at all comfortable	Somewhat uncomfortable	Unsure/don't know	Somewhat comfortable	Extremely comfortable
Driverless car deliveries	39% Not at all comfortable	15% Somewhat uncomfortable	15% Unsure/don't know	29% Somewhat comfortable	2% Extremely comfortable
Home-based businesses	7% Not at all comfortable	19% Somewhat uncomfortable	21% Unsure/don't know	38% Somewhat comfortable	14% Extremely comfortable
Robotic deliveries	22% Not at all comfortable	22% Somewhat uncomfortable	15% Unsure/don't know	32% Somewhat comfortable	8% Extremely comfortable
More drive-thru pickup windows/stations	- Not at all comfortable	12% Somewhat uncomfortable	5% Unsure/don't know	39% Somewhat comfortable	44% Extremely comfortable
Unmanned air drone deliveries	32% Not at all comfortable	20% Somewhat uncomfortable	17% Unsure/don't know	27% Somewhat comfortable	5% Extremely comfortable
Walk-up windows	7% Not at all comfortable	12% Somewhat uncomfortable	7% Unsure/don't know	39% Somewhat comfortable	34% Extremely comfortable

42 respondents

4. A second round of stimulus checks resulting from the COVID-19 pandemic have just been sent out. Stimulus checks are intended to stimulate the economy by boosting consumption and driving revenues at retailers and manufacturers, thereby spurring the economy. If you received or will be receiving a check, how will you be utilizing the money? If you are ineligible to receive a stimulus check for whatever reason, what WOULD you do with the money? Choose your top 3.

44%	Save or invest it	18 ✓
37%	Pay off debt	15 ✓
32%	Smaller scale purchases (i.e. clothing, electronics, etc.)	13 ✓
22%	Travel/Vacation	9 ✓
15%	Entertainment or dining out	6 ✓
15%	Prefer not to answer	6 ✓
15%	Other	6 ✓
2%	Major purchase (i.e. car or house)	1 ✓

41 Respondents

I would love to do more travel and entertainment, but I'm not doing it until my family (and a lot of other families) are vaccinated.

8 months ago

👤 1 Agree

Poll Questions 'Other' Responses:

Home improvements

7 months ago

Home renovation

7 months ago

Have wood floors reconditioned

8 months ago

Home Improvement

8 months ago

Home Improvement

8 months ago

Fix things around the house and yard

8 months ago

Appendix E: Complete Public Engagement Summary/Public Input

5. The COVID-19 pandemic forced businesses, especially restaurants, to quickly modify their typical operation plans in order to remain successful. As a result of the pandemic, over 3,000 restaurants have had to close their doors, yet others have been able to remain afloat. Which of the following strategies for restaurants have you tried over the past year? Choose all that apply.

80%	Curbside pickup	32 ✓
60%	Online payment	24 ✓
53%	Contactless delivery	21 ✓
53%	Walk-up windows	21 ✓
40%	Private delivery services (i.e. Door Dash, Grubhub, etc.)	16 ✓
33%	Dine-in reservations made online	13 ✓
33%	Traditional delivery from restaurants	13 ✓
28%	Outdoor or igloo dining	11 ✓
5%	Home meal delivery services (i.e. Blue Apron, Green Chef, etc.)	2 ✓
5%	Other	2 ✓

40 Respondents

none of the above
7 months ago

Poll Questions 'Other' Responses:

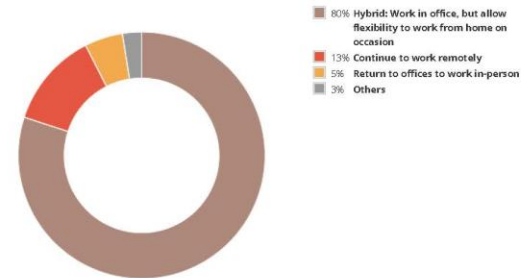
pick up order from restaurant
8 months ago

6. Which of the strategies would you like to see continued by restaurants post-pandemic? Choose your top 3.

51%	Curbside pickup	21 ✓
51%	Online payment	21 ✓
39%	Dine-in reservations made online	16 ✓
34%	Outdoor or igloo dining	14 ✓
29%	Delivery	12 ✓
24%	Walk up windows	10 ✓
22%	Contactless delivery	9 ✓
0%	Other	0 ✓

41 Respondents

7. Coming out of the pandemic, what do you think employer's in the office sector should require of their employees? Choose your preference.



40 respondents

If employees want to work from home and their jobs are allow it they should be able to work from home part or full time if desired

8 months ago

👍 3 Agree

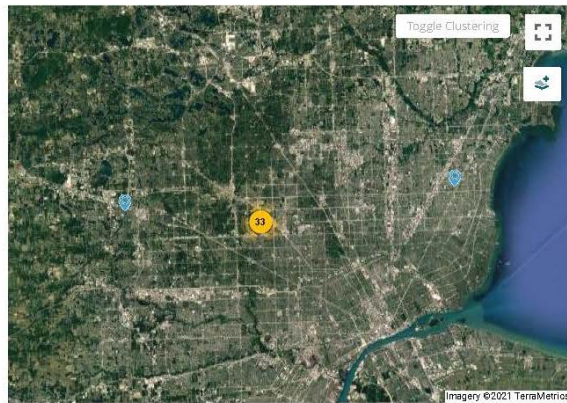
I think long term we need to be able to meet together in-person, face-to-face to make the connections needed to keep things going smoothly. Remote working works now because of all the in-person time ahead of it. If we stayed remote it would slowly break down as new people joined, people retired, etc.

8 months ago

👍 1 Agree

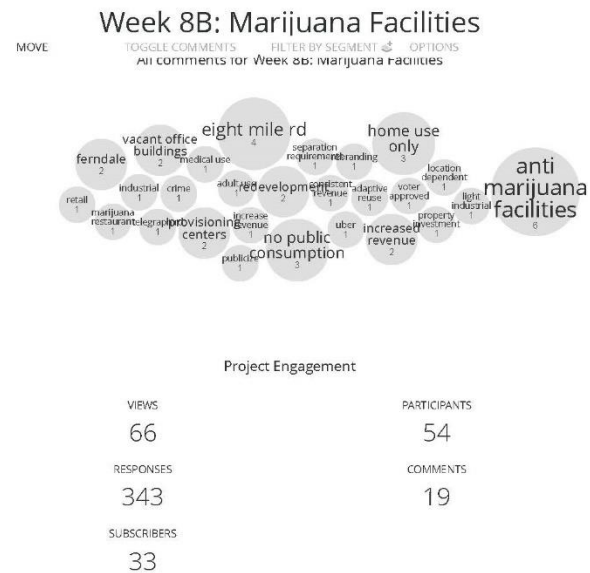
Appendix E: Complete Public Engagement Summary/Public Input

8. Please enter your home zip code. This information is important to the analysis of responses relative to our master plan update.



9. If you haven't already (you do not need to do more than once), please enter your contact information to receive updates on our Sustainable Southfield 2026 process and to be alerted when a new topic is available! (not required but appreciated!) Please note your information will not be shared, and you can opt out at any time.

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Appendix E: Complete Public Engagement Summary/Public Input

1. Currently, there is a maximum of 3 locations each permitted for grow, processing, and provisioning centers in the City of Southfield. Because the City has already approved 3 of each, we are not taking applications until further notice. How do you feel about the 3-license cap on each of these facility types?

	Too many	Just right	Not enough	Unsure/don't know
Three (3) Grow facilities within the City is...	38% Too many	38% Just right	13% Not enough	10% Unsure/don't know
Three (3) Processing facilities within the City is...	36% Too many	42% Just right	14% Not enough	8% Unsure/don't know
Three (3) Provisioning centers within the City is...	35% Too many	45% Just right	10% Not enough	10% Unsure/don't know
52 respondents				

Imagine if Merriweathers became one of the first marijuana dining/tavern places in the city, in the region. It is such a beautiful roadhouse it deserves a new identity. In Colorado there are numerous bar/restaurant places that only serve marijuana, so people don't mix alcohol and weed. Some places offer weed dinners with all courses infused. But you must use an Uber to get home. I think the city could benefit. People now can drive to Ferndale and find multiple places. It doesn't seem to cause anywhere near the ill will that liquor stores do. Processing facilities make sense as a way to utilize a number of dead office buildings.

8 months ago

[3 Agree](#)

Disagree...there are locations on the 8 mile corridor which should be sufficient for the Southfield area.

7 months ago

[1 Agree](#)

The City of Southfield does not need these type of facilities!

7 months ago

[2 Agree](#)

More licenses is more money for the city (especially provisioning and adult use). This is an industry that doesn't really suffer during a recession and could provide a consistent funding source. When done right (don't allow the bright LED lights and signs in the windows, etc), you wouldn't know what is behind closed doors. They also bring significant investment and can revitalize spaces in the city that have been vacant or derelict. I am in 100% support of these facilities.

7 months ago

I personally believe that the Marijuana Facilities should not be in our area at all. This will bring unwanted attention & unsavory traffic in our neighborhood where we frequent to dine to eat, purchase household items, workout. There are "Plenty" facilities on 8 mile & options available for people to purchase for medical or recreational purposes.

7 months ago

Do not want any of this in my community! This is ridiculous- go put these facilities on 8 mile // I DO NOT APPROVE of these facilities being in my backyard!!!!

7 months ago

2. Which best describes your feeling on Southfield permitting adult use recreational marijuana license types (limited to certain zoning districts and subject to separation from other zoning districts and land uses)?

45%	I was in support of recreational marijuana in 2019, and I still believe it should be permitted in the City of Southfield	24
45%	I was NOT in support of recreational marijuana in 2019, and I still do not believe it should be permitted in the City of Southfield	24
6%	Unsure/don't know	3
4%	I was in support of recreational marijuana in 2019, but I no longer believe it should be permitted in the City of Southfield	2
2%	I was NOT in support of recreational marijuana in 2019, but I now believe it should be permitted in the City of Southfield	1
0%	Other	0

53 Respondents

Let's hope people can get with the times. We suffer a wide number of dead office buildings. A dead Michigan Inn. Some dead restaurants. If these could be repurposed for the marijuana economy we could boost Southfield's revenue base. Weed isn't going away. It just will go where it can go. Ferndale has a thriving set of businesses. Is that what we want?

8 months ago

[4 Agree](#)

Depends on The location

7 months ago

Both medical and recreational marijuana were approved by Michigan voters. Some people don't approve of alcohol use either. Both are legal and can generate income for the city.

7 months ago

There are plenty of other revenue established businesses that could be developed in Southfield besides Marijuana. Next on the list will be edibles etc.

All money is not good money.

7 months ago

Appendix E: Complete Public Engagement Summary/Public Input

Do NOT bring this to our city

7 months ago

The zoning committee and the city council needs to inform ALL residents of the city of southfield of these plans and not just say we can find out by reading the website. Information can be given on TV with a public service announcement, which are free! The zoning is also poorly constructed. Why are 3 facilities being allowed that are within a short distance of each other. Furthermore, I was informed by a city council member that you inform all residents within a 250 foot radius!!! There are probably NO residents within 250 of either of these locations! This is not a wide enough radius!

7 months ago

Hi Tonya! All cases that go before Planning Commission & City Council are advertised in the newspaper, on our website, and we are required under the State Zoning Enabling Act to notify all property owners within 300' of the subject property (and in some instances, we are only legally required to notify adjacent property owners), however, our policy is to send legal notices to property owners within 350' for all cases. Regarding the Medical Marijuana uses, depending on the license type, we have minimum setbacks required from various land uses and from other licensed facilities. Provisioning Centers, for example, are only permitted in locations that are greater than 500' from a residential district, residential use, "Drug-free School Zone", adult regulated uses, schools, religious institutions, childcare facilities, parks, or another licensed Medical Marijuana Provisioning Center and 1,500' from pawn shops or alternative financial services establishments. Thanks so much for your input.

7 months ago

3. If recreational use were permitted (with appropriate separation requirements to various zoning districts and land uses and in accordance with State requirements), what zoning districts or areas of the City do you feel would be most appropriate for them to locate?

25%	Industrial districts on Eight Mile Rd	13
25%	Prime commercial districts on Telegraph Rd and Northwestern Hwy near Twelve Mile Rd	13
23%	Light Industrial districts in industrial parks near Eight Mile Rd	12
23%	None of the above	12
21%	Unsure/don't know	11
6%	Other	3

52 Respondents

I support personal use, at home, but we don't need areas for public consumption

8 months ago

4 Agree

I agree. Support of personal medical use but no public consumption.

7 months ago

2 Agree

I agree. Personal use at home but not in public areas.

7 months ago

Poll Questions 'Other' Responses:

Why focus on 8 mile and Telegraph when Southfield is so much more than that. Any industrial, light industrial, retail, etc. should be fine.

7 months ago

personal residences

8 months ago

I'd scatter the dispensaries around Southfield. I'd hate to put them all in the south district. It can build up entertainment districts, as it does in Denver.

8 months ago

4. Please enter your home zip code. This information is important to the analysis of responses relative to our master plan update.



5. If you haven't already (you do not need to do more than once), please enter your contact information to receive updates on our Sustainable Southfield 2026 process and to be alerted when a new topic is available! (not required but appreciated!) Please note your information will not be shared, and you can opt out at any time.

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Appendix F: John Grace Revitalization Plan



John Grace Revitalization Plan

Adopted – March 21, 2022

ACKNOWLEDGEMENTS

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INTRODUCTION

Today, most households are people living alone, both young and old; couples or sets of unrelated individuals of various ethnicities, ages, and tastes; growing numbers of elderly couples and individuals requiring less dwelling space but more living assistance; and single low-income parents struggling to support dependent children or perhaps a dependent adult. (Shaping the City: Seeking a new template for truly smart growth. By Roger K. Lewis, published April 22, 2011, The Washington Post)

As a first ring suburb of Detroit, the City of Southfield has an overabundance of big single-family homes on large lots and luxury apartments (Single family detached: 16,466 units; multi-family: 18,329 units) that do not fit changing demographic needs and desires. (2019 American Community Survey) Most of Southfield's housing values are between \$100,000 - \$300,000 for a two-bedroom detached home property values. Roughly 69.8 percent of the homes in Southfield are between \$100,000 and \$300,000 and only 1.78 percent of homes in Southfield are valued above 300,000. The greatest percentage of housing values in Southfield is concentrated between \$150,000 and \$200,000. The City of Detroit does influence market potential in Southfield, especially in the South section of the City along Eight Mile Road, but the effect diminishes as you move north of Eight Mile Road. 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. Our 2022 Residential Assessed Values (\$2,114,241,840) have increased roughly 6.78 percent above our 2008 high (\$1,980,028,850), recovering 55.46 percent between 2018 through 2022 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 11.7 percent per year since 2018.

The mean sales price was \$241,756 and median sales price was \$242,500 in the John Grace neighborhood area between January 1, 2018 and January 1, 2022. There have been no new residential Tax Tribunal appeals within the John Grace neighborhoods since the recovery beginning in 2013, down from the all-time high of 11 during the recession period between 2008 through 2011. The percentage of owner-occupied homes in the John Grace area has remained relatively level as measured by the Principle Residence Exemption (PRE) for the current year at 80.6 percent owner-occupied.

The City will also be challenged with national demographic shifts. Aging Baby Boomers were at their peak family size and peak income between 1990-2010. 77 percent of demand for new housing construction was driven by this trend (The Great Senior Sell-Off Could Cause the Next Housing Crises, by Emily Badger, published Mar. 5, 2013, The Atlantic Cities Place Matters).

About 25 percent 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). Moreover, most young adults and seniors prefer living in walkable neighborhoods and sustainably designed communities characterized by diverse land uses and a broad array of civic amenities (Shaping the City: Seeking a new template for truly smart growth. By Roger K. Lewis, published April 22, 2011, The Washington Post).

In 2020, there was around 35 million over 65 households in the U.S. Many seniors who would like to become renters will be trying to sell about 200,000 more owner-occupied homes than there will be new households entering the market to buy them. By 2030 that number could rise to 500 million. It is predicted that many of those seniors will simply give up the house and walk away (Shaping the City: Seeking a new template for truly smart growth. By Roger K. Lewis, published April 22, 2011, The Washington Post).

In 2020, the COVID-19 pandemic changed how we live, work, and socialize and we have yet to see the full economic and social impacts. With the rise of working from home, inflation, and housing precarity for vulnerable groups, ensuring a good quality of life in the areas that people live has become increasingly important.

EXECUTIVE SUMMARY

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 of promoting adaptive reuse and preservation of former school buildings and sites. This is done by providing enhanced housing and recreational opportunities and ensuring the compatibility of design and uses between neighborhood properties. 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 review process and, if approved, would provide approximately 60 affordable housing units in addition to a 0.62-acre public park and indoor community space available for reservation. 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.

BACKGROUND

History of John Grace School

Researched and written by Mayor Kenson J. Siver

The Grace Family were early settlers in Southfield and Farmington townships. However, the family's presence in America predated the Revolutionary War and had originally moved to Michigan from Massachusetts sometime before 1850.

John Morris Grace was born on October 5, 1866, on Shiawassee Street in Southfield Township, the son of Darius and Laura Grace. John's only sibling, sister Olive, was 13 years older. His early years were spent working on the family farm. After marrying Sarah Graham in 1888, he continued working on the farm.

John's interest in farming seemed to fade after the death of his mother in 1899 and his father in 1901. In 1902, he and wife Sarah moved to California but returned to the family farm a few years later. At some point the Graces began subdividing the family farm, selling lots for single family homes. Detroit's population had been doubling every decade. Land for housing and small businesses was cheaper in the outlying townships.

The 1920 Census records John as working as a mechanic in a motor factory. He was also known to work in building and contracting. The 1930 Census lists him as retired. With proceeds from the sale of the family farm, John dabbled in real estate. He purchased property in Farmington, Livonia and Redford townships. He and Sarah were well-off in their retirement.

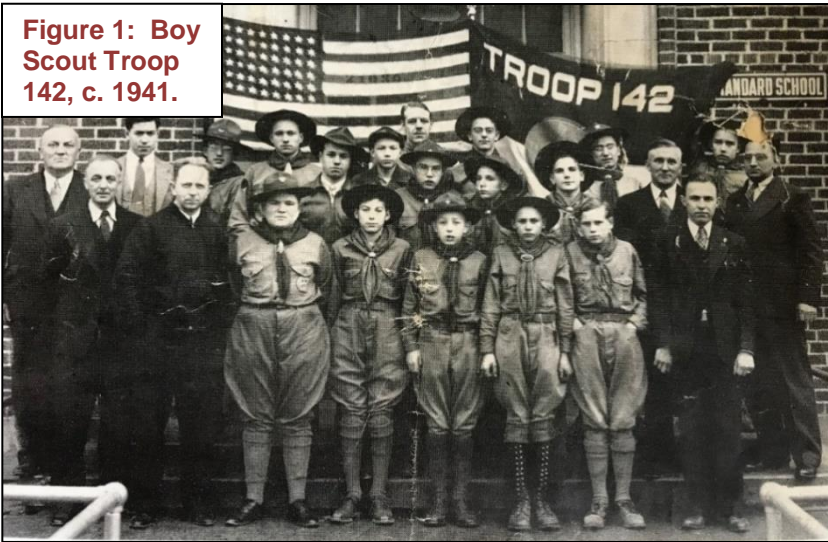
As more people were settling in the southwest corner of Southfield Township, Southfield Township School District 9 needed to expand. It had outgrown the one-room, wooden schoolhouse on Beech Road, south of Nine Mile Road. District 9's boundaries were Inkster Road to the west; Telegraph Road to the east; Eight Mile to the south; and a jagged line roughly a half mile north of Nine Mile Road for its northern boundary. Typically, township school districts encompassed three square miles in what would be accessible on foot or horse back.

The earliest records for District 9 date back to 1864. However, it is believed that the district was in existence before that. At the time, local school districts were governed by a three-member school board which primarily set the school budget and hired a teacher.

John M. Grace donated the land on Indian Street for a new school building. In gratitude, the new school was named for him. A large photograph of John M. Grace hung in the school hallway for many years.

The first section of John Grace School on Indian Street was built in 1921. The building would be viewed as entering a new, modern era in education for the area. Built with block and brick, it consisted of two finished and two unfinished classrooms. In 1926, the second story of the school was added with four additional classrooms. At this time, John Grace became a "graded school," meaning that the children were educated by grade levels. (Ungraded schools had children of all ages in one room.)

Figure 1: Boy Scout Troop 142, c. 1941.



The driving force behind the further development of John Grace School was Glenn Levey (1896-1961). Born in Elsie, Michigan, a small, farming town 35 miles northeast of Lansing, Levey left the farm and enlisted in the army. He served in the 801st Aero Squadron and was sent to the battle lines in France.

At the conclusion of World War I, Levey became an educator and pursued a life of community service. He earned a BA degree from Western Michigan College and returned to Elsie for eight years as a grade school teacher. In 1932, Levey earned a master's degree in sociology from the University of Michigan and was hired to teach at John Grace Standard School in Southfield Township.

A year later, Levey was appointed Southfield District 9 superintendent of schools. He was a teaching superintendent yet wore many other hats to keep John Grace School going and the community thriving. Besides teaching science, he was the school bus driver, newsletter editor, activities director, boy scout

leader, counselor, coach and faculty mentor. He and his wife Ruth and daughter Nancy lived up the road from John Grace School on Indian Street.

He worked extremely hard to give the neighborhood's children a very rich educational experience. John Grace School had sports teams (baseball and basketball for boys and girls), Cub Scouts, Boy Scouts, Girls Scouts and Brownies, a 4-H Club, school newspaper, glee club, drama club, safety patrol, a school library, lunch program, teen dances, etc. While this may not seem extraordinary, at that time it was. Most rural township schools did not offer much beyond the basics. Levey created more than a school; he created a community center. Under his leadership, John Grace School became the anchor of the neighborhood.

Levey was a strong advocate for health education and child guidance. For a time, he served as the treasurer of the Oakland County Public Health Association. He arranged for a volunteer school nurse (a resident of the neighborhood) to serve the school. He took children to the Oakland County Free Dental Clinic in Pontiac and arranged for vaccinations for neighborhood youth.

Levey held workshops for parents and conducted teacher training. He closed the school on days when State Teacher Conferences were held so his teachers could attend. He purchased professional journals for his staff. He pushed his students to go to high school and arranged for many to attend Redford Union High School. He added the ninth grade to the John Grace School to get the kids started on a high school education. To make sure kids got to school, he bought a bus. He and the custodian Alvin Westbrook served as the bus driver. And he arranged for any number of field trips for the students.

With enrollment growing, and his desire to add more programming, Levey led the effort to enlarge the school in 1942. After the addition (two classrooms and a kitchen) opened, he hired a kindergarten teacher who taught half day kindergarten and then art and music the other half of the day. The addition had stretched the school budget. There was no money for landscaping, so Levey arranged for donations of topsoil, grass seed, bushes and fencing and then got volunteers to help him do the work. He even had volunteers picking the stones out of the topsoil!

A veteran of the First World War, Levey was very patriotic. During World War II he organized recycling drives for tin and scrap paper, sales of war bonds and was part of the local civil defense unit. Levey added a civics class to the school. In the fall, he and his wife Ruth held canning bees of local fruits and vegetables to supplement the school lunch program. John Grace was, if not the only township school or one of the few around, to have a school lunch program.

He organized community events including clean-up day at the school, movie nights, heavily supported the John Grace PTA and its activities. The school held concerts and neighborhood Christmas and Halloween parties.

When the well went bad, he lobbied (unsuccessfully) the federal government for funds to bring Detroit water up from Eight Mile Road. He also worked with township officials to bring a city water system to the John Grace Neighborhood. In the meantime, he had the five-member John Grace School Board purchase water for the school.

Levey realized that if education were to improve in Southfield Township, school consolidation had to occur. Consolidation would mean the loss of his position as Superintendent of Southfield Township District #9 and his control over John Grace School. Starting in 1942, he joined with others to consolidate

the small township school districts into what became the Southfield Public Schools in 1947. He wanted Southfield to have its own high school. After consolidation he was appointed Assistant Superintendent of the new school district but continued to live at 21730 Indian Street.

Glenn Levey was born in Elsie, Michigan. He served in the United States Army during World War I. He held a Bachelor of Arts degree from Western Michigan University and a Master's degree from the University of Michigan. He and his wife had one daughter, Nancy Ann. They lived up the street from the school on Indian Avenue. Glenn and Ruth were very much a part of the neighborhood. In later years, he was active in the Southfield Kiwanis Club and the Oakland County School Business Officials Association.

Teacher Helen Rendle succeeded him, serving as John Grace principal from 1947 to 1972. Robert Nelson served as principal from 1972-1980.

With the creation of the consolidated school district, John Grace lost its ninth grade program as ninth grade was not offered at the other former township schools. As Southfield's population grew, grades seven and eight would be incorporated into junior high schools. John Grace then became a K-6 elementary school.

John Grace School was expanded several times after becoming part of the Southfield School District. Additions to the school were made in 1949, 1953, 1958 and 1962. The 1958 addition

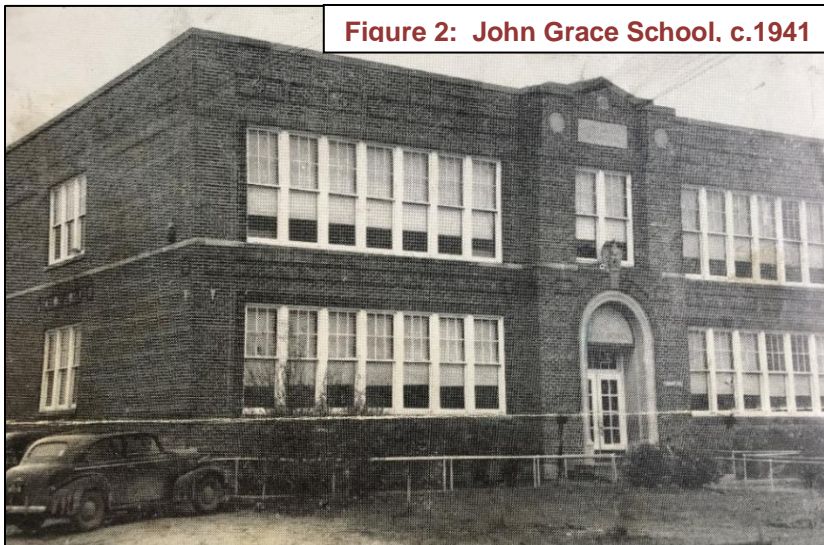


Figure 2: John Grace School, c.1941

included a multipurpose room and kitchen. Enrollment at the school peaked in 1965 with 420 students. By 1980, enrollment had declined to 202 students.

Due to declining enrollment in the Southfield Public Schools, John Grace School was closed in 1980. John Grace students were sent to MacArthur School. The building sat vacant for five years before the building was transferred to the City of Southfield. Driven by neighborhood activism, a community center was created with parks and rec programming, a branch library, senior citizens activities and the Southfield Career Center. As the years passed support for these programs waned while costs steadily escalated.

The Southfield Career Center/Michigan Works office was the last tenant in the building. The Career Center moved to the campus of Lawrence Technological University in 2018. John Grace closed that Years.

Epilogue

Glenn Levey served as Assistant Superintendent of Southfield Public Schools until his death in 1961. In honor of his outstanding service to the community, in 1964, the new junior high school on Nine Mile Road was named in his honor.

John M. Grace remained in the area after selling off the family farm. He lived at 20758 Inkster Road until his death in 1946. Wife Sarah had died in 1942.

Context

Location and Surrounding Uses

The subject site is located in the southwestern portion of the City of Southfield, approximately 1.65 miles west of Telegraph Road and 0.12 miles north of Eight Mile Road in Section 31 of the City.

The immediate neighborhood consists of commercial uses, public uses, and single-family homes. Residential uses in the subject neighborhood are generally in poor to average condition. Several retail properties are located directly south of the subject site, including several automotive repair shops; Exxon gas; Southfield Family Sauna & Tub; Mulligans Pub; and other local businesses.

Commercial uses in Southfield are generally 70-80 percent occupied. Walk Score designates the subject site as “Car Dependent” with a walk score of 34 and a bike score of 39, indicating most errands require a car. The surrounding housing stock in the subject’s neighborhood, consisting of single-family homes, appear to have been constructed prior to 1979 and are in poor to average condition. According to *Zillow*, the current median listing price for a home in the subject’s zip code is approximately \$137,000. Beaumont Hospital is located 0.9 miles from the subject site. It offers 330 acute care beds and a level II trauma center. Beaumont Hospital offers a large range of services including emergency medicine, family practice, internal medicine, and general surgery.

Economy

The MSA was significantly affected by the national recession. Although, between 2015-2017 large employment losses were recovered in the MSA. However, the MSA has not surpassed pre-recession employment levels. The increasing presence of the healthcare/social assistance sector in the MSA bodes well

for continued growth and recovery. Importantly, the MSA has experienced growth over the last six years, several of which outpaced the nation. The MSA along with the rest of the country experienced an economic contraction during the COVID-19 pandemic. Long-term economic impacts will continue through the 2020’s.

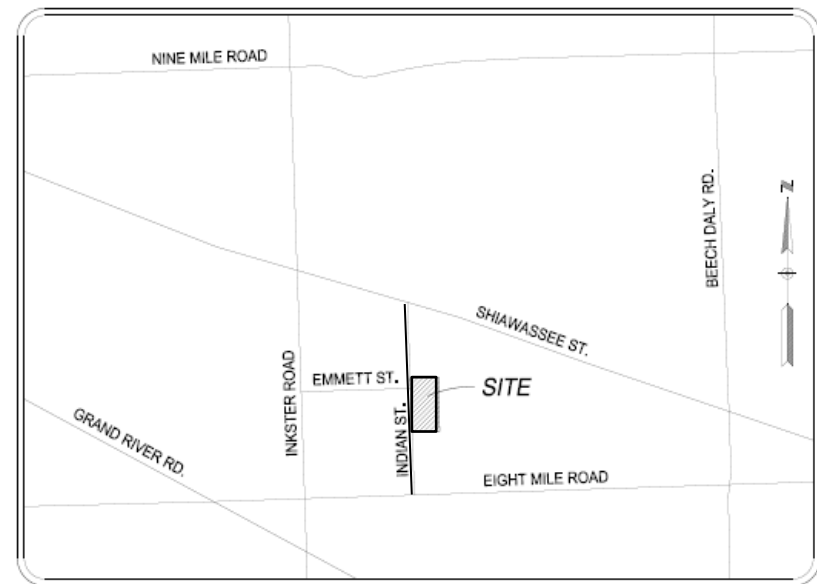


Figure 3: John Grace Project Site

Demographics

Local, State, and National Trends on Aging

The U.S. is steadily moving from a pyramid to a pillar in terms of the age-sex ratio over the next few decades (Figure 4). There will be fewer young people, more old people, and nearly all age cohorts will be the same size. **In less than two decades, older adults are projected to outnumber kids for the first time in U.S. history.**

Already, the middle-aged outnumber children and people are living longer lives (Figure 5), but the country will reach a new milestone in 2035, at which point, the U.S. Census Bureau projects that older adults will outnumber children in population size. Michigan could reach this point nearly a decade sooner if current trends continue. (*Mark A. Wyckoff, Planning & Zoning News, June 2018*). People aged 65 and over are expected to number 78.0 million, while children under age 18 will number 76.4 million.

Higher fertility and immigration have helped stave off an aging population and the country has remained younger as a result. But those trends are changing. Americans are having fewer children and the baby boom of the 1950s and 1960s has yet to be repeated, leaving a country that is aging faster.

Although declining fertility plays a role, the driving force behind America's aging is the Baby Boomer generation. As one of the largest generations in the country, Boomers leave a substantial imprint on the population. They swelled the ranks of the young when they were born and then the workforce as they entered adulthood.

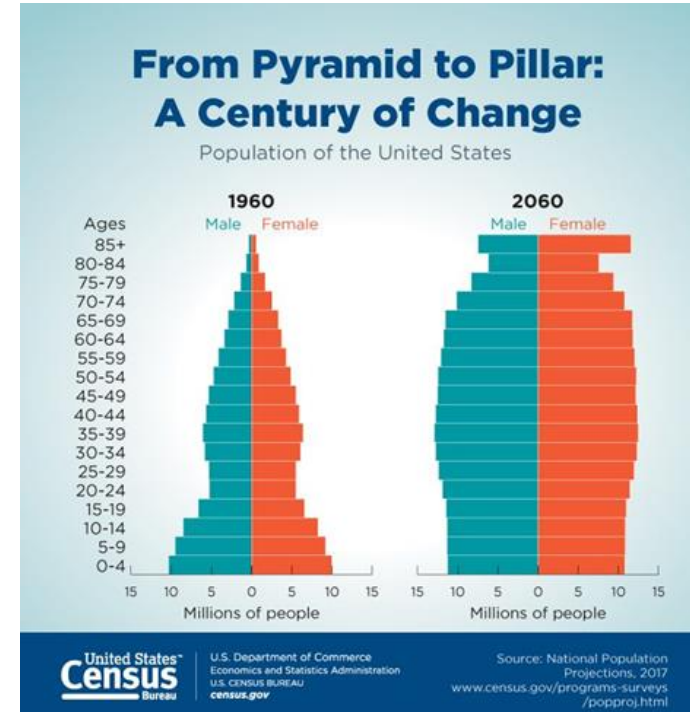


Figure 4: 2017 Census Age Projections

Now, Boomers will expand the number of older adults as they age. Starting in 2030, when all Boomers will be older than 65, older Americans will make up 21 percent of the population, up from 16 percent today. By 2060, nearly one in four Americans will be 65 years or older, the number of 85-plus individuals will triple, and the country will add a half million centenarians. With this swelling number of older adults, the country could see greater demands for healthcare, in-home caregiving, and assisted living facilities. It could also affect Social Security.

We project three-and-a-half working-age adults for every older person eligible for Social Security in 2020. By 2060, that number is expected to fall to two-and-a-half working-age adults for every older person. In addition to an aging population, people born in Michigan tend to stay in Michigan. In 2012, the American Association of Retired Persons (AARP) found that 76.7 percent of Michigan residents were born in Michigan (the state of their current residence.) Only Louisiana had more at 78.7 percent. (Source: *Mark A. Wyckoff, Planning & Zoning News, June 2018*)

Aging Workforce

Data from the Bureau of Labor Statistics show that the employment-population ratio of persons aged 65 and over has risen from approximately 12 percent in the mid-1990s to over 18 percent in 2015 and 2016.

“Statistics from the Longitudinal Employer-Household Dynamics (LEHD) program at the Census Bureau show that not only are older persons working more, but these older workers are also earning more than in previous years” said James Spletzer, Principal Economist at the Center for Economic Studies.

“Inflation-adjusted average monthly earnings of persons aged 65 and older were \$4,092 in 2015, which is substantially higher than the \$2,276 statistic in 1994.”

This growth of average earnings of older workers is greater than the growth of average earnings of other age groups. As noted earlier, the average earnings of persons aged 65 and older exhibits 80 percent growth during that time. This growth, both in levels and in percentage terms, is substantially higher than any other age group. (Source: *Erika McEntarfer, head of research for the LEHD program at the Center for Economic Studies (CES) at the U.S. Census Bureau.*)

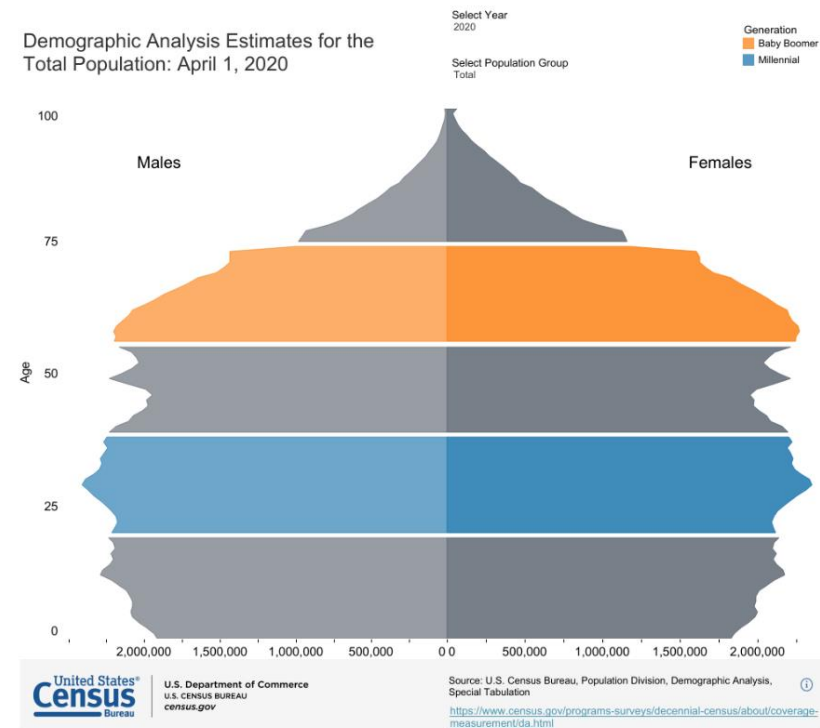


Figure 5: 2000 Census Age Analysis

As a result of the pandemic, many businesses have experienced a prolonged increase of employees leaving their jobs, otherwise known as the “Great Resignation.” This potentially means more employment opportunities available for seniors as businesses look to fill critical gaps in service.

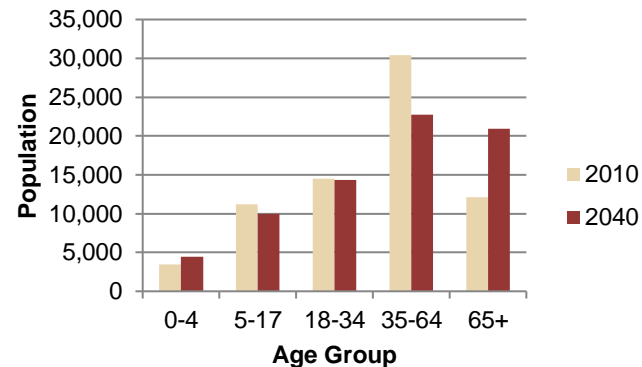
Southfield's Aging Trends

The age distribution of the City's residents has been slowly changing (see Figure 6). The aging of the Baby Boomer generation greatly impacts the community's age distribution over time. This effect is seen by the increases in the 35-64 age bracket. The share of residents in the 35-64 age group is forecasted to decline significantly as the baby boomer generation advances into the 65+ group. The result of this expected shift is a population that will be more equally distributed across the age categories.

The average household size in the City of Southfield has continued to shrink: 3.46 (1960) vs. 2.02 (2019 ACS 1-Year Estimates). As a result of similar national trends, for the first time in U.S. history, **older adults are projected to outnumber children by 2035!**

Southfield already has a higher proportion of residents in the 65+ age group than Oakland County, Metro Detroit, and the State of Michigan, as seen in Figure 7. This number will only increase with time, and although this age bracket generally requires costly public services and other related care, seniors provide a community with a stable income, albeit reduced, from monthly social security payments and pensions not subject to employment variations of the regular economy. As this growth occurs, the city must adapt by providing services and housing options to meet their changing needs.

Figure 6: Southfield Age Distribution, 2010-2040



Source: US Census Bureau (2010) & SEMCOG 2040 Regional Forecast

Figure 7: Retirement Population, 2019 (Ages 65+)

Community	2010	2019
Southfield	18.2%	21.4%
Oakland County	13.3%	17.3%
Metro Detroit	13.3%	16.9%
Michigan	13.8%	17.7%

Source: American Community Survey, 2010 AND 2019 1-Year Estimates

PROJECT SIGNIFICANCE

Housing

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.

According to MSHDA, census tract 1625, where the project site is located, is 30.6 percent housing overburdened, meaning nearly one-third of households in the census tract are experiencing unaffordable housing.

Many seniors live in established neighborhoods, and some find their financial resources strained over time, leaving them to struggle to maintain their homes, or worse, to heat them or pay their mortgage at all. Other seniors choose to live in multiple-unit complexes or in assisted living facilities.

According to the *Sustainable Southfield Plan* (adopted April 2016), the city should ensure local ordinances provide for the retention and development of a variety of housing options, including:

- Independent living options include ranch-style, single-family detached, or attached units that are small and low in purchase price and maintenance costs. Often these developments offer community amenities, such as walking trails or fitness centers, which support the active lifestyle of early retirees.
- Apartment style units are also desired for the independence they offer but are even more affordable. In this setting, residents are often closer to local shopping and services, which can be especially helpful to residents with mobility issues or those who no longer drive.

- Accessory dwelling units are converted or constructed accessory structures such as garages or small homes/sheds that can be occupied. These will be in addition to primary structures on the lot and can include “mother-in-law apartments” and “granny flats”
- Assisted living is like apartment style units, but they maintain on-site services for residents, including medical assistance, food service, housekeeping, recreation, and sometimes even limited retail or bank services. In many ways, these developments provide a community within itself where residents are active but prefer some assistance due to health reasons or when family members live far away.
- Institutional options are also important in the later stages of life. Most residents needing full-time care prefer not to move far distances, as this can cause mental stress and trauma. Allowing residents to stay in their home community is important when the decision is made to move to an institutional facility

- ***Repurpose and adaptively reuse closed and vacant school buildings and sites. Coordination between the City and the Southfield Public School administration is key to come up with appropriate and context-sensitive redevelopment plans, including housing options, for closed and vacant school buildings and sites.***

Non-Motorized Access

One of the greatest health risks facing Michigan is obesity. Michigan has the 10th highest adult obesity rate in the nation, according to *The State of Obesity: Better Policies for a Healthier America* released August 2017 (Source: <https://stateofobesity.org/states/mi>). Easily accessible sidewalks and shared-use pathways will encourage seniors to use them and help them maintain active lifestyles at little or no cost.

“Walkable Communities – those where it is easy and safe to get around by foot – have become popular travel destinations and sought-after places to live and work...They provide attractive sidewalks or paths designated for walking. Second, they prioritize the needs of pedestrians and make walking, bicycling, and using public transportation not only possible but also enticing and safe. Finally, places where people need to be are located within easy walking distance from one another.”

Design Guidelines for Active Michigan Communities, 2006

According to the City of Southfield’s *Non-Motorized Pathway & Public Transit Plan* (adopted 3/19/2012), Indian Street has been identified as a “Neighborhood Connector Route” and Shiawassee Road 0.2 miles to the north has been designated as a “Bicycle and Pedestrian Focused Corridor”. An existing paved shoulder/bike lane that intermittently ties into a 5-10 ft shared-use path is located along Shiawassee Road and connects into the City’s larger non-motorized network, which can be seen in Figure 8 below. Figure 9 shows an analysis of the conditions of

the non-motorized network that appears in *Southfield’s 2019 Non-Motorized Asset Management Plan*. During inventory, the facilities closest to the project site were in “Poor” or “Fair” condition, however, recent improvements along Beech Road and future improvements along Shiawassee Road will bring many of the nearby facilities up to “Good” condition.

Beech Road received a heavy rehabilitation in 2021 including repaving, concrete patching, asphalt intersections, pedestrian ADA crosswalk improvements, and complete signaling updates. Some signal work and bridge work north of Nine Mile will be completed in spring 2022.

Currently, there is no continuous sidewalk system in place along the length of Indian Street, only directly in front of and adjacent to the John Grace property. However, City Administration is considering installing approximately 950 linear feet of sidewalks from John Grace north to Shiawassee Road and 415 linear feet of sidewalk from John Grace to Eight Mile Road. Since 2011, over 25 miles of new sidewalks and bike paths have been added to the network (Figure 10). Future improvements along Shiawassee Road will include concrete re-pavement from Inkster Road to Eight Mile Road and the construction of an 8-foot-wide asphalt shared-use pathway along the south side of the road.

As a “Neighborhood Connector Route,” the site acts a key transitional space from less dense single-family neighborhoods to the north into more intensely developed areas along Eight Mile Road and Grand River Avenue. This also means better regional connection to neighboring Farmington Hills and Redford Township.

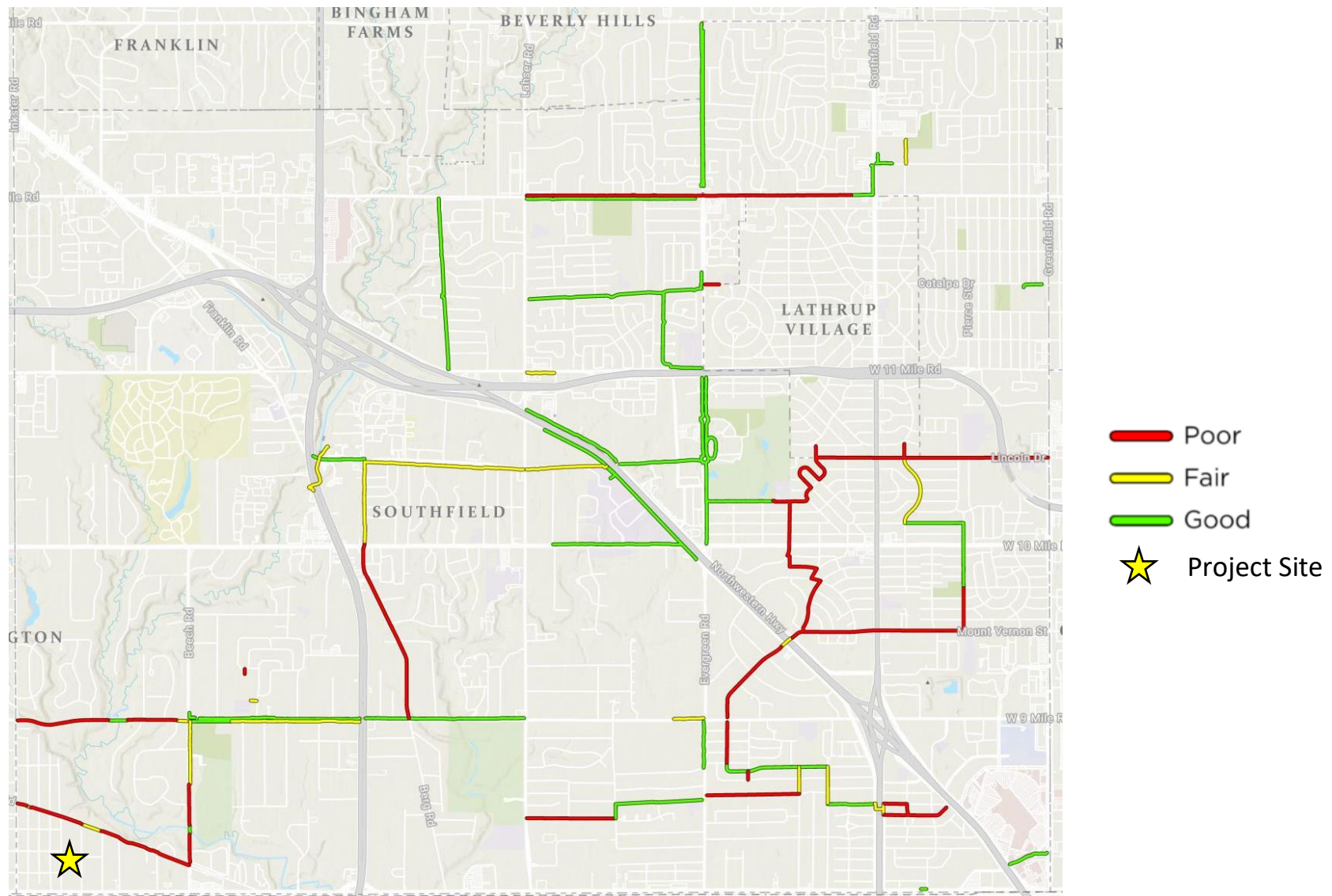


Figure 8: Non-motorized asset conditions, 2019

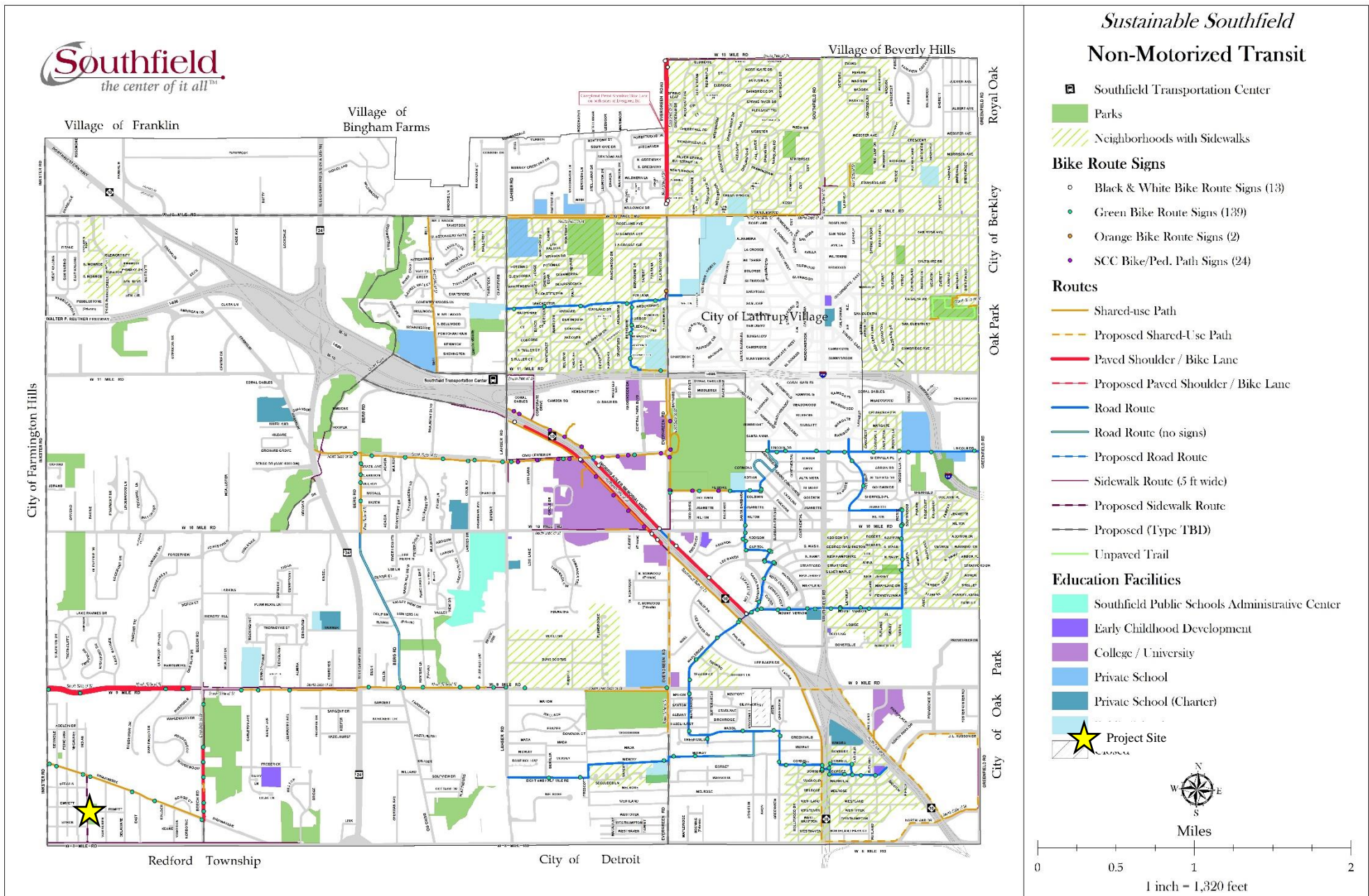


Figure 9: Southfield non-motorized assets, 2022

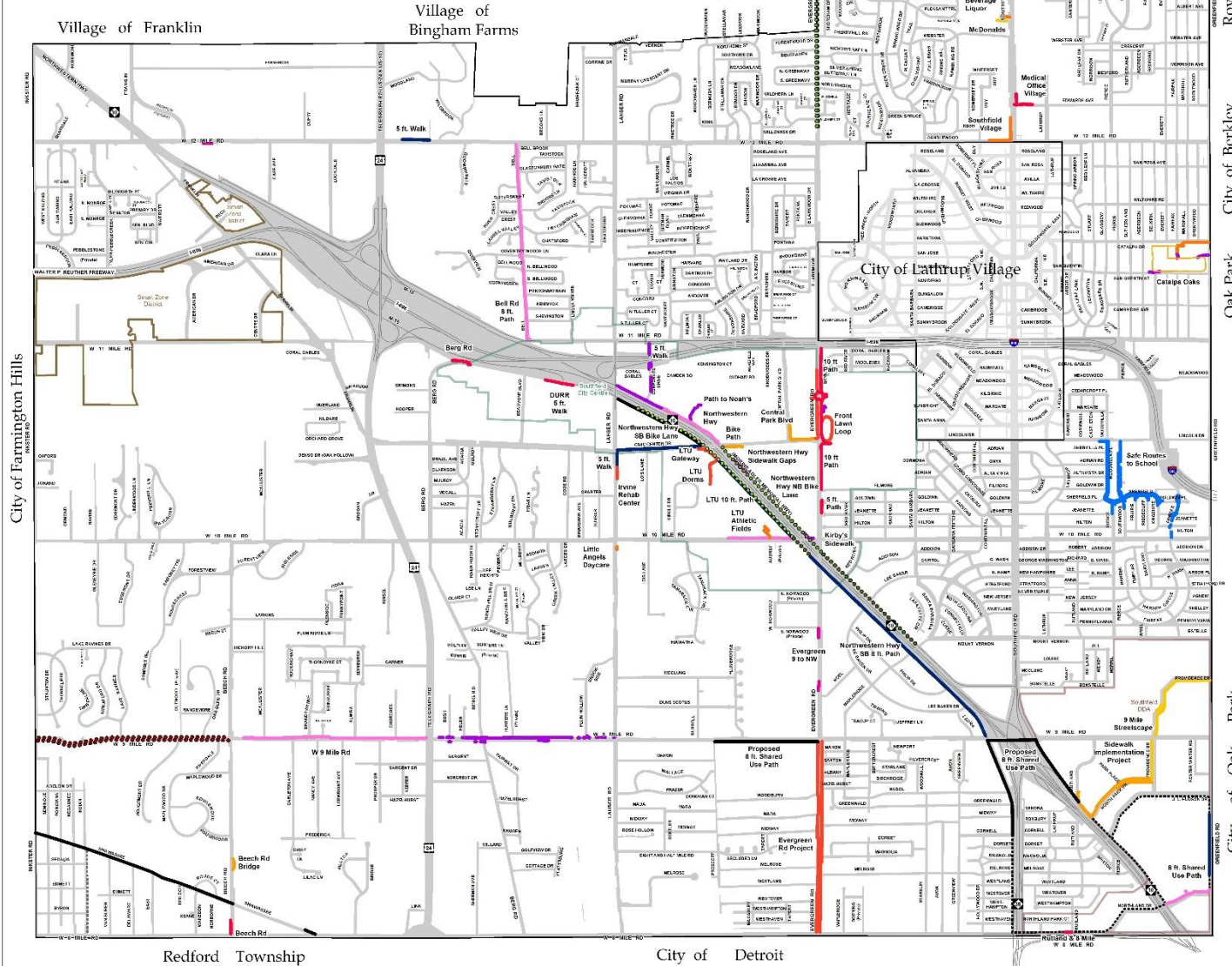


Figure 10: New pedestrian and bike paths since 2011

Trails

Although the trails are small income generators compared to manufacturing, health services, and other large sectors of the local economy their impacts are concentrated in communities dependent on trail activity and spread to other businesses in population centers and commercial hubs of the region.

Economic Benefits of Trails: Outdoor recreation is a major industry that contributes greatly to the economy through the creation of jobs and generation of tax revenue. However, the benefits of trails are not purely economic.

Trails and greenways have positive effects on local communities in multiple ways:

- Exercise & Heart-Healthy Activity
- Tourism
- Events
- Urban Redevelopment
- Community Improvement
- Health Care Costs
- Jobs and Investment
- General Consumer Spending

Communities within close proximity to public lands with trails benefit from these green assets. Once a trail system is identified, volunteers and donations from local businesses often contribute to creating and maintaining it. Coordinating the distribution of maps, signs, marketing, events, and tours helps to promote the trail system and encourage spending throughout community's shops and restaurants.

Often listed by prospective homeowners as an important amenity when considering where to purchase a new home, **trails attract residents and the businesses that follow**. Adding a green trail network enhances community

appearance, provides safer routes for bicyclists, pedestrians, and children going to school, and has been found to raise property values.

Public health is another benefit associated with the creation of a trail system. A recent study looking at Lincoln, Nebraska, revealed that the annual cost per capita for using the community's trails was \$209. The per capita annual direct medical benefit was \$564, which means that every \$1 investment in trails for physical activity led to \$2.94 in direct medical benefit - a cost-benefit ratio of 2.94! Source: American Trails, 2011.

Signage

***“Through interpretation comes understanding;
through understanding comes appreciation;
through appreciation comes stewardship.”***

Wayside Companion, National Park Service

Wayfinding signs provide visitors, corporate citizens and residents' orientation and direction to help plan and enjoy their experience. Wayfinding signs link users to key destinations using routes appropriate for most pedestrians and bicyclists, often providing a low traffic alternate route to a major road. Signage can be customized to help establish character for any given neighborhood or subarea.

Wayside exhibits are a means for exploring, learning about, enjoying, and conserving your special place, neighborhood, park or community. They combine provocative text with vivid graphics to tell a story and encourage a visitor to think about the environment and events that happened here.

Interpretation is more than facts or stories; it is information that builds connections between personal interests and a place, event, resource, or landscape. The result is a deeper sense of history and appreciation of place, resource, or landscape. This heightened appreciation can lead to protection and preservation of a person's special place or thing. Interpretation signs can include banner signs along trails, monuments and plaques at historic destinations, etc.

Carefully planned and developed waysides can quickly draw our attention to a place or landscape. The panels reveal stories of past and present- encouraging us to think about those special places, resources and events.

Figure 11: Wayside Interpretive Signage



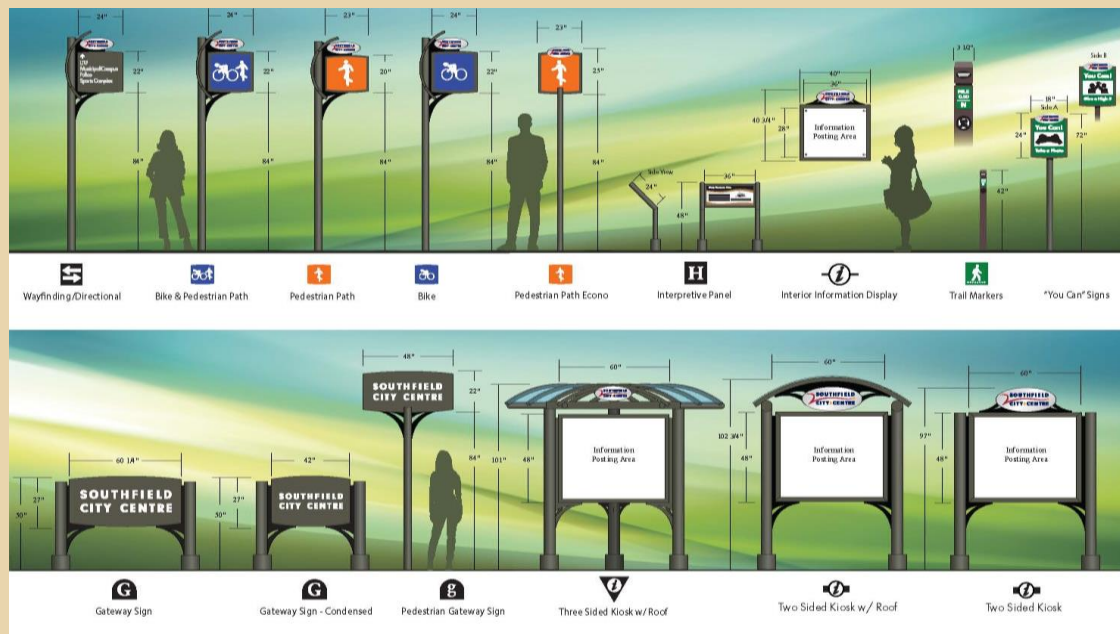
Carpenter Lake Nature



Rouge River



Figure 12: Typical Wayfinding & Route Signage



Transit Services

Transit propensity is the likelihood of a bus stop to attract riders based on the characteristics of the residents in the vicinity (typically within a 0.5 mile walk to a bus route). Transit propensity is identified by using demographic variables to determine the potential for persons living and working in areas adjacent to existing bus routes to use public transit services.

A total of five demographic variables are typically selected for determining transit propensity, bus stop locations and proposed bus routing:

1. Density of persons (population density or persons per acre)
2. Density of occupied housing units with either 0 or 1 vehicle (housing units per acre)
3. Density of seniors (persons per acre)
4. Density of persons with mobility restrictions (persons per acre)
5. Density of households at or below the poverty level (households per acre)

Figure 13: Southfield Demographics	2010		2019	
	Number	Percent	Number	Percent
Total Population	71,739	-	76,618*	-
Population Age 65 and Older	12,151	17%	15,630	20%
Disabled Population	11,953	16%	13,791	18%
Total Households	31,383	-	34,836	-
Households with 0 or 1 Car	18,017	57%	20,599	59%
Families Below Poverty Level	1,646	9%	1,659	10%

Source: US Census Bureau, 2010; ACS 2019 1-Year Estimates

*Total Population from US Census Bureau, 2020

Suburban Mobility Authority for Regional Transportation (SMART)

SMART was established through Public Act (P.A.) 204 as the only regional authority for public transportation in southeast Michigan. In FY 2010 SMART's annual ridership was approximately 12.2 million with a service area of more than 1,200 square miles.

SMART currently provides four fixed routes adjacent to the project area. Several existing bus stops are located near the project area (Figures 12 and 13).

275 Taylor / Telegraph / 12 Mile: Crosstown fixed Route (operating between suburbs and connecting to main corridor routes) from Southland Center, Southgate to Woodward Ave., Pontiac.

Nearest Stop: 0.75 miles away on Beech Daly Road and Eight Mile Road

305 Grand River / Old Redford: Crosstown fixed route from Grand River Meijer to Farmington Hills.

Nearest Stop: 0.5 miles away on Grand River Avenue

805 Grand River / Detroit / Farmington Hills: Crosstown fixed route from Detroit to Farmington Hills.

Nearest Stop: 0.5 miles away on Grand River Avenue

375 Telegraph / Old Redford / Amazon-Pontiac:

Crosstown fixed route from Grand River Meijer to Pontiac.

Nearest Stop: 0.75 miles away on Eight Mile Road

The Detroit Department of Transportation (DDOT) also provides regular bus service along Eight Mile Road, connecting residents to Detroit

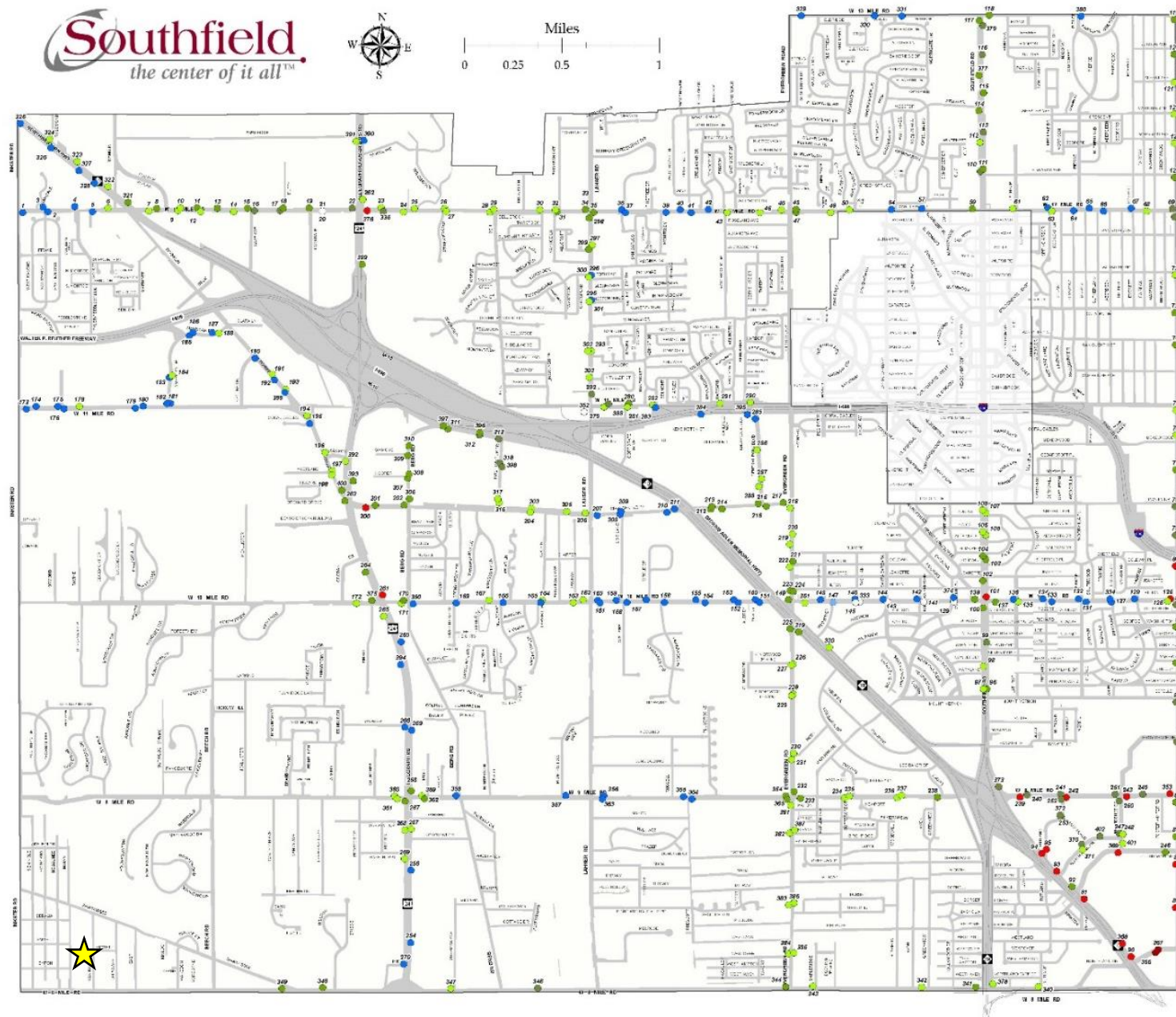


Figure 14: Southfield Bus Stop Survey

John Grace Revitalization Plan

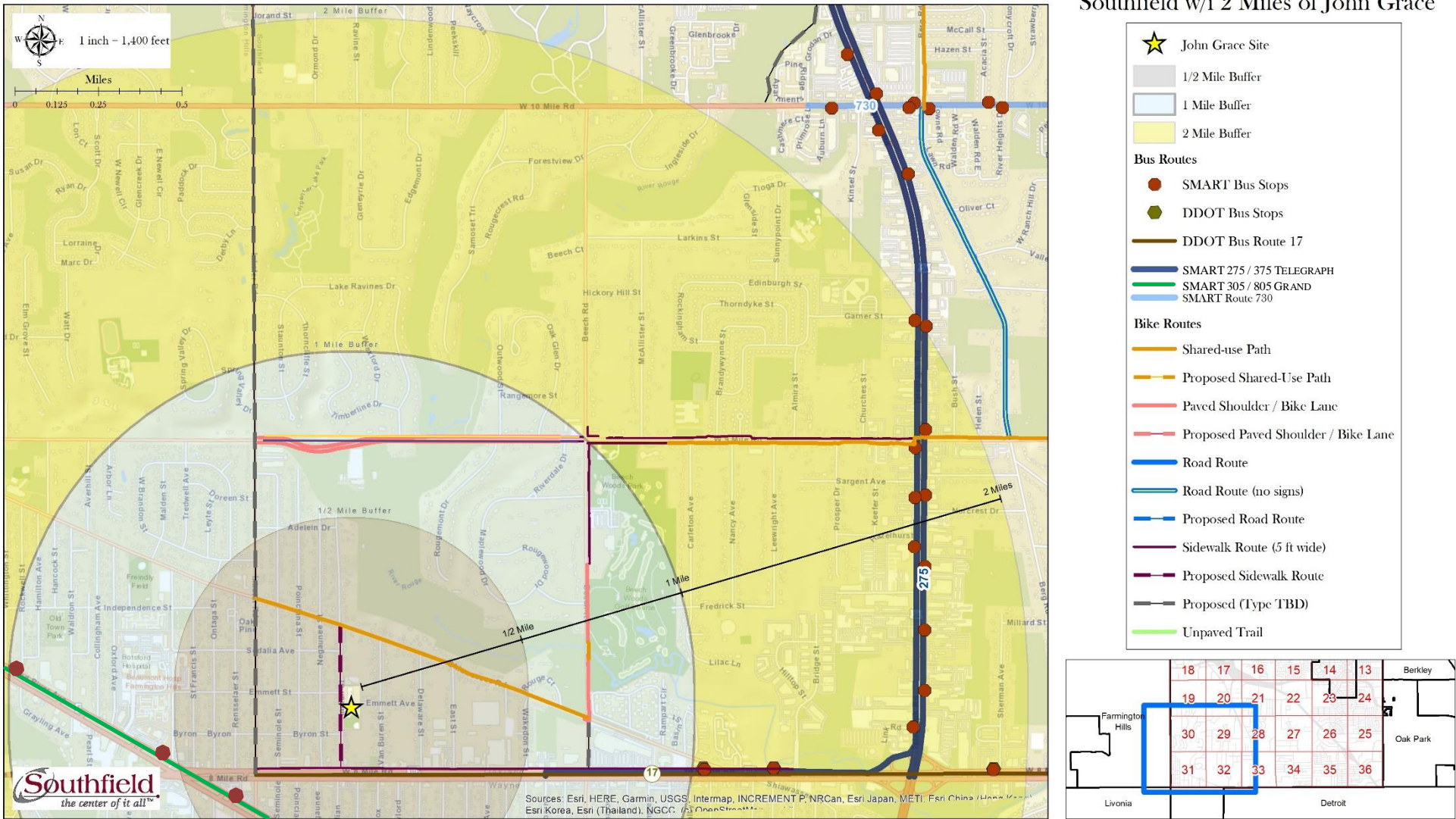


Figure 15: John Grace Nearby Transit Services

Lockwood Management Transportation

A property management representative from Lockwood Management will provide transportation services for tenants residing at John Grace Arms, which is located at 21030 Indian Street, Southfield. Lockwood Management will offer a Dial-A-Ride program, providing transportation services from 7 a.m. to 9 p.m. Monday through Sunday. Residents will notify Lockwood Management when they require transportation services.

The destinations provided by Lockwood Management will be located within 10 miles from John Grace Arms. Lockwood Management will entertain appointments made outside of the 10-mile destination guideline as long as they are made in advance and benefit the tenant's economic, cultural, health or social outcomes.

Residents will meet at the property manager's office for pickups and drop-offs. The manager's office is located on the first floor of the former historic school (please see the attached floor plan).

Additionally, upon the full occupancy of John Grace Arms, a Lockwood representative will meet with all residents to create a list of their transportation needs and locations. An existing schedule has been proposed for tenants; however, this schedule will be modified upon the input from the tenants. We will form a Resident Service Council Committee and one area of concern will be transportation services to educate and notify tenants of additional SMART, TOSS and PACE transportation services.

The project sponsor hopes that MSHDA will determine the Lockwood 15-passenger bus is a comparable transportation solution. It will be available 7 days per week and have the capacity to adequately serve all the tenants in the development. Lockwood's bus will allow each tenant in the development to take at least two trips during the week and weekends.

All transportation services are free of charge. Tenants will not be charged for Lockwood's bus transportation services.



Figure 16: Lockwood Management Passenger Bus.

TOSS (Transportation of Southfield Seniors)

Established in 1987 and managed by the City of Southfield Parks and Recreation department, TOSS is a program that improves accessibility to the seniors in the City of Southfield by offering transportation to local doctor's appointments, grocery stores, banking facilities and other personal appointments as needed within the City. It allows Southfield seniors that do not have their own vehicles or transportation to live independently in their home or apartment. Nine vehicles (including a bus, cars, and vans) comprise the TOSS fleet. Of the nine, seven existing vehicles can accommodate wheelchairs. All TOSS drivers have CDL's (Commercial Drivers Licenses) and CPR & First Aid certificates.



Figure 17: TOSS vehicle provided by SMART.

Currently, three vehicles are on the road daily (120 hours per week) for TOSS transportation to doctor's appointments and dialysis. In addition, there are 20 hours a week on average

dedicated for grocery shopping, dining-out programs and special group requests. TOSS service hours are Mondays through Fridays from 8:00 AM until 4:00 PM. TOSS asks that riders make reservations 2 weeks in advance but take reservations as early as 4 weeks in advance. However, the organization strives to also accommodate riders needing service on short notice.

TOSS provides regular and specialized services to residents of Southfield of all age groups, from children to seniors and persons with disabilities, as well as to persons with disabilities that attend Parks and Recreation Department programs. Regular transportation services to and from medical facilities within the geographical area bounded by Fourteen Mile on the north, Eight Mile on the south, Coolidge to the east and Middlebelt to the west. A donation of \$5.00 per round trip is suggested.

TOSS's average cost per rider (round trip) is \$29.00 considering fuel, wages, insurance, etc., but the average donation per rider (round trip) equates to about \$1.50. Funding for TOSS is provided by SMART, Community Development Block Grant (CDBG) funds, Providence Hospital, Beaumont Hospital, and ridership donations.

TOSS provides approximately 9,500 round trips annually. The City of Southfield's Parks & Recreation Department, Senior Division, estimates that at least 250 people utilize TOSS regularly.

Ride-Hailing Services

Numerous private taxi companies exist in the City of Southfield. Service is generally “call ahead”, although taxis can sometimes be seen and flagged down for ridership. Taxi companies are commonly headquartered in the City or nearby cities, so drivers are usually familiar with the area.



Figure 18: Typical private taxi

Ride-hailing services such as Uber or Lyft are tapping into society’s growing senior population. Both companies have been creating partnerships with senior-centered facilities and organizations. While requesting rides through Uber/Lyft requires the use of a Smartphone, third-party services have been created to allow seniors to use a standard telephone to call for rides with the third-party service arranging for Uber or Lyft pick-up. In addition to taxi and Uber/Lyft services, limousine and luxury coach companies also serve the City.

The scope of the project includes an integrated senior community, which promotes healthy living in a “livable community”. A livable community is a place where all residents can live and participate in their community, no matter

what their age, health, or physical ability (AARP). According to AARP, for Americans 50+, a livable community has:

- **Affordable and appropriate housing.**
- **A variety of transportation and mobility options.**
- **Supportive community features and services.**

Together, they make personal independence and continued participation in the community’s civic and social life possible.

Transit-Oriented Development (TOD)

There are opportunities within the City at several locations to make corridors and development areas more transit friendly by adopting Transit-Oriented Development (TOD) standards for development. Future growth and redevelopment of commercial employment centers within the City should strongly consider the inclusion of a mixture of residential, commercial, and institutional uses designed to promote convenient non-motorized access to transit facilities and between residential, retail, and office uses.



Figure 19: SMART Bus

TOD strategies support the City's goal to create a more livable and walkable community. TOD and transit-oriented corridors consist of land use patterns that promote travel by transit, bicycle, walking and ridesharing, and encourage concentration of mixed-use development along transportation corridors serviced by transit.

Transit service is an important component of the transportation system because it offers another transportation option for the community and increases mobility for those who are unable to drive. Public transit and non-motorized pathways increase the overall capacity of the transportation system, which supports the Plan's goal to maintain and improve the transportation system without excessive road widening. The City's efforts in improving the transit system should be focused on the most cost-effective methods to increase ridership in the existing bus systems and linking to other regional transit systems (i.e.: Proposed Woodward Light Rail Corridor).

Source: American Planning Association, 2009

SMART Connector

The City of Southfield in partnership with SMART offers a SMART Connector Service. The SMART Connector service is a curb-to-curb bus service. Passengers will be picked up from John Grace Arms and transported to full service public bus stops and destinations.

Green Infrastructure

The Sustainable Southfield Plan (adopted June 20, 2016) recognizes how constructed green infrastructure techniques play an important role in our built environment:

“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.”

Green infrastructure should be valued for many reasons. A 2007 study conducted by Michigan State University's Land Use Policy Institute found that residential property values directly benefit from proximity to green infrastructure in Oakland County. Nearby water resources, trail/path networks, and natural area/open space all positively influenced home value. In addition, other benefits include:

Economic Benefits

- Supports business attraction
- Helps to increase and maintain property values
- Provides free services such as water filtration, storm water control, etc.
- Improves local and regional tourism

Social Benefits

- Helps to build a sense of place
- Provides outdoor learning environments
- Creates recreational opportunities
- Improves health and wellness
- Environmental
- Provides habitat and biodiversity
- Reduces air, noise, and water pollution
- Safeguards natural and historic assets
- Manages storm water
- Helps mitigate the effects of climate change

Source: Oakland County, Michigan, 2012

Healthy Living

Community design affects public health in a variety of ways. Air and water quality, street safety, and an individual's level of daily activity all depend on land-use and transportation policies made by local governments. The American Planning Association (APA) believes that a major connection exists between urban form and both obesity and air quality. Therefore, the APA supports compact, mixed-use development; proven to reduce obesity and smog by allowing for people to abandon their cars for alternative forms of transportation, such as walking, biking, or transit.

Evidence also suggests that the incorporating adequate amounts of green space into a community can help to lower an individual's stress, promote healing, and help children concentrate in school. Green space can be utilized by residents and other visitors for recreational purposes, including exercise. The American Heart Association (AHA) suggests at least 150 minutes per week of moderate exercise or 75 minutes per week of vigorous exercise (or a combination of

moderate and vigorous activity). Thirty minutes a day, five times a week is an easy goal to remember. The AHA recommends introducing walking into an individual's daily routine as the simplest way to improve health. However, any type of physical activity that makes you move your body and burn calories, such as climbing stairs or playing sports, will benefit the body. Individuals should include a combination of aerobic and strength exercises in their routines. Aerobic exercises benefit your heart, such as walking, jogging, swimming, or biking. Strength and stretching exercises are best for overall stamina and flexibility. No matter what type of exercise, green spaces introduced and maintained by a community provide needed space for activity.



Figure 20: Healthy Living

Source: American Heart Association, 2012

Although many comprehensive plans incorporate public health concerns as important secondary benefits, few plans address public health as a primary concern or major theme. Integrating public health as a major theme allows for goals and policies to be created that introduce supporting land-uses and a greater emphasis on the transportation element. Incorporating public health into a community's comprehensive Master Plan is important to ensure that future growth leads to a healthier community.

Senior Support Services

Several resources exist throughout Southfield to support our senior population. In addition to the provision of housing, non-motorized access, transit services, and low impact development outlined previously, the following amenities serve to enhance the day-to-day quality of life of senior residents through City services, recreation, and employment.

Donald F. Fracassi Municipal Campus

The Municipal Campus offers various senior amenities including the Parks and Recreation Building, which houses an Information Desk, Senior Services offices, the Adult Recreation Center, and activity and rental spaces. The Campus also houses the Southfield Pavilion, an indoor space that hosts a variety of conferences, shows, and activities while connecting all residents to City service offices.

Commission on Senior Adults (COSA)

The purpose of COSA is to support the interests of seniors and assist in the resolution of senior concerns. The Commission serves as a liaison between Southfield seniors, the community at large, and the City of Southfield. COSA also presents recommendations and information to the Mayor and City Council based on an ongoing analysis of senior adult needs, develops a master plan for senior human services, and works cooperatively with other City departments, boards, commissions, and senior support organizations.

In 2017, COSA helped Southfield achieve designation as an AARP “Age-Friendly Community”. COSA’s overarching goal is to improve the City for current and future senior residents by enhancing livability in eight (8) categories:

1. Outdoor spaces & buildings
2. Transportation
3. Housing
4. Social Participation
5. Respect & social inclusion
6. Civic participation & employment
7. Communication & information
8. Community & health services

According to AARP, Southfield has a Livability Score of 53, which is above the median score. Open meetings are held monthly in the Parks & Recreation Department. Individuals may engage with COSA by applying to be a member, joining a group working towards maintaining the “Age-Friendly Community” designation (which expires in September 2022), or attending periodic COSA-sponsored meetings and events.

Senior Recreation Center (50 years and older)

The City offers a variety of classes, monthly programs, and travel opportunities including:

- Fitness: Walking Group, tennis, yoga, chair exercises, and weights.
- Healthy & Wellness Education: Mental health, cooking/dietary, disease prevention, and pain relief workshops.
- Social: Dominoes, bingo, bridge club, cards, Red Hat Ladies, coffee group, American Association of Retired People.
- Financial/Health Care Planning: Tax aid, financial education workshops, Medicare/Medicaid Assistance .
- Monthly Trips: Seniors Dining Out (lunch and dinner trips to restaurants), Shopping trips to area retail.
- Day Trips: Examples include Detroit Tigers baseball games, the Detroit Zoo, Rock & Roll Hall of Fame and House of Blues in Cleveland, Ohio, and a 4-day trip to Mackinac Island, and casino trips.

Senior Scribe

The City offers a free, bimonthly publication to keep in touch with its active adults, provide updates, and connect seniors to city resources.

CHORE Program

Services include yard work, snow removal, window and gutter cleaning as well as minor plumbing, furnace and electrical repair, painting, and carpentry. Qualified homeowners allowed \$500 per year for labor costs, while the client is responsible for materials. By helping with home and yard maintenance, CHORE enables homeowners to stay in their homes.

PACE Southeast Michigan

PACE is a multiservice senior amenity that provides "...senior community members with the care, medical treatment and support they need to achieve the highest quality of life – while staying independent as long as possible. Our elder care experts offer an alternative to nursing home placement that features comprehensive, coordinated care for a senior's medical, social and physical needs, while also providing peace of mind for family caregivers." Services include:

Skilled home health and home care services

- Wound care
- Patient and caregiver education
- Intravenous or nutrition therapy
- Injections
- Monitoring serious illness and unstable health status

Medical transportation services

- Non-emergency rides to health care visits
- Coordinated by our transportation manager

Family / caregiver support services

- Caregiver support group
- Respite

Rehabilitation and durable medical equipment

- Wheelchairs
- Oxygen
- Diabetic testing supplies

Personal care needs

- Incontinence supplies
- Assistance with Activities of Daily Living in our center and your home"

Parks & Recreation

- Burgh Historical Park
 - Musical performances/concerts
 - Card games
 - Photo guild
- Carpenter Lake
- Seminole Public Park
- Olde Town Park

John Grace Park

The improvements listed below will be part of the larger John Grace redevelopment project, which will also include an indoor community space available to the public by reservation.

- Tot lot
- Shaded seating
- Green space
- Trees and landscaping
- ADA-accessible pedestrian access
- Removal of blighted hockey rink.

Beech Woods Park & Recreation Center

The Beech Woods Park Master Plan, adopted in July 2021, includes five phases of future improvements, many of which have already been completed, such as:

- Entrance plaza, amphitheater, and club house construction.
- Playground enhancements.
- Ecological restoration.
- Pedestrian connections.
- More accessible walking paths.

Current amenities include:

- Wellness Center: cardio and strength training equipment (annual fee)
- Fitness classes: Cardio and Tai Chi
- Senior Sports Drop-In games: Pickleball, volleyball, and tennis

C.A.R.E.S. of Farmington Hills

Community. Action. Resources. Empowerment. Services. (C.A.R.E.S.) is a 501(c)3 non-profit organization that provides support services to families or individuals in and around Farmington Hills who may not otherwise have the emotional or financial stability needed to thrive. They offer the following:

- Food Pantry: healthy food offered to over 400 families.
- Clothing Pantry: donations are received and offered to individuals in need Monday through Thursday and some Fridays and Saturdays.
- Early childcare center.
- Job training and life skills for young adults.
- Psychological counseling and spiritual renewal.
- Mental health support: grief support, suicide prevention, domestic violence and human trafficking counseling, and substance abuse counseling.

Employment Center – Beaumont Hospital

Health and Medical

- Pharmacies. Numerous pharmacies exist nearby including Beaumont Pharmacy and Walgreens.
- Hospitals. Medical resources include the Beaumont Urgent Care and Beaumont Hospital and the Farmington Village Family Practice.

Schools

- Stuckey Center
- Grand River Academy

Salvation Army Church and Community Center

The Salvation Army provides key community services for the area and allows residents to connect with one another through community programming.

John Grace Revitalization Plan

Map B: Senior Assets in Southfield, MI

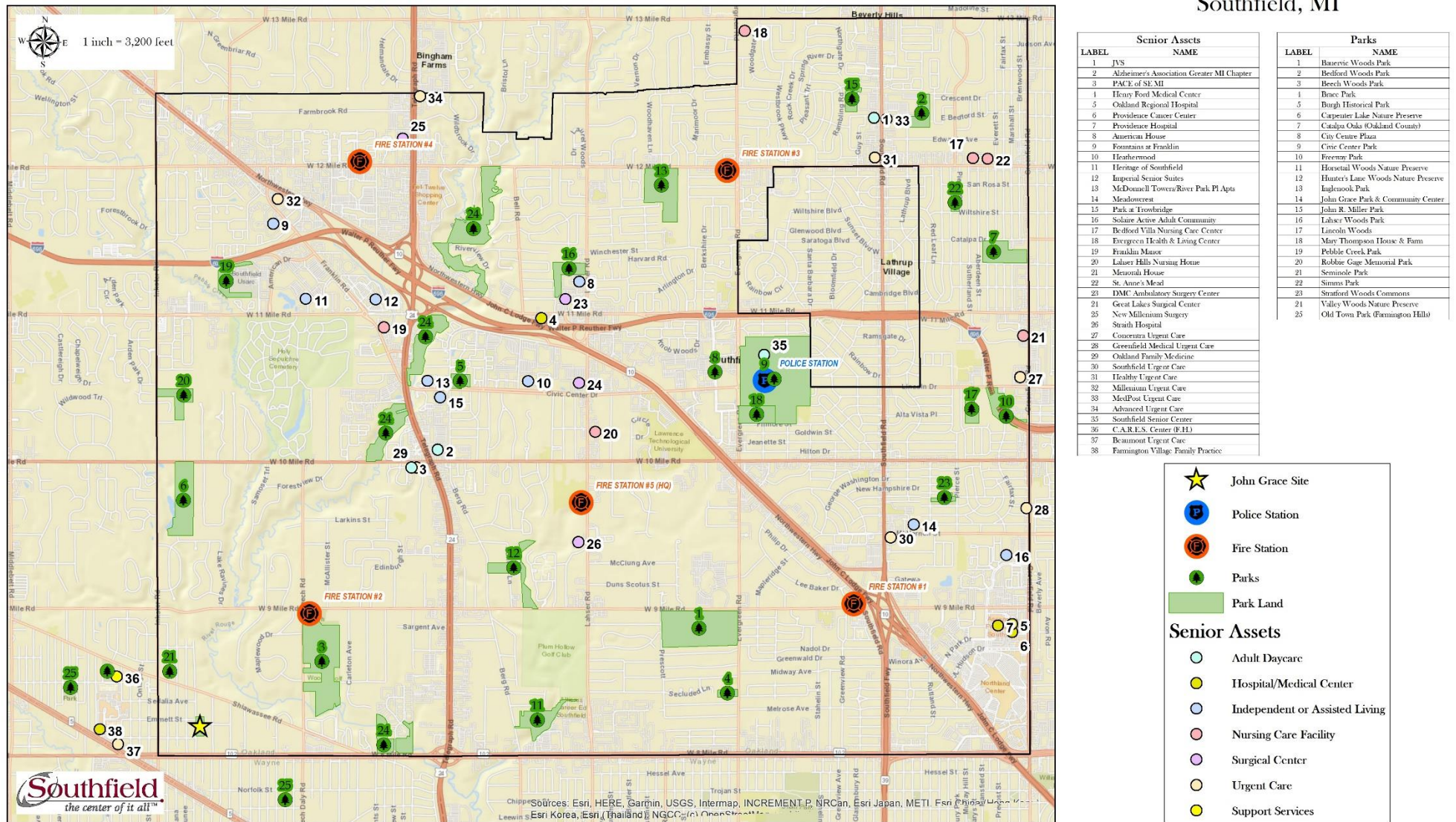
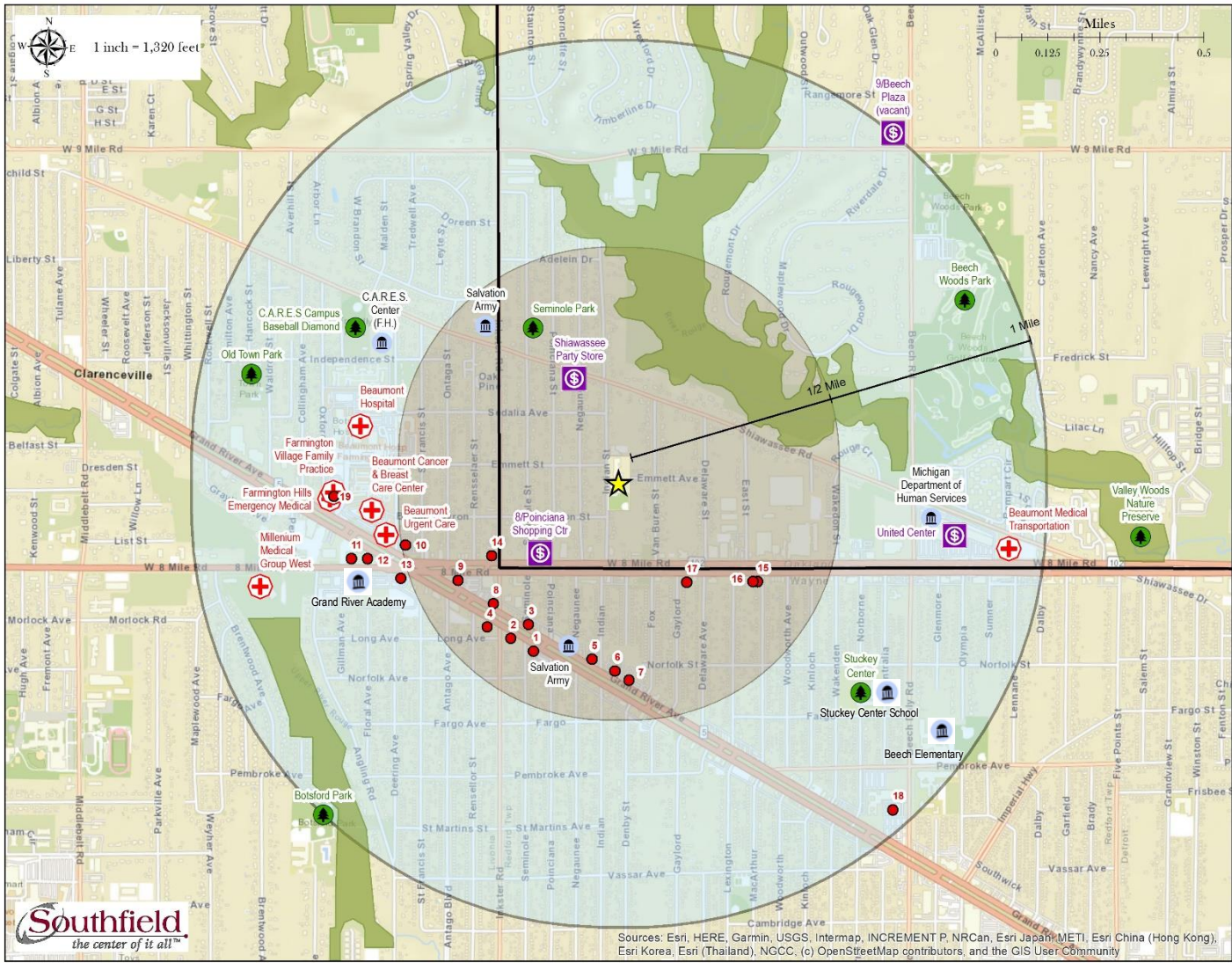


Figure 21: Southfield Senior Assets

John Grace Revitalization Plan



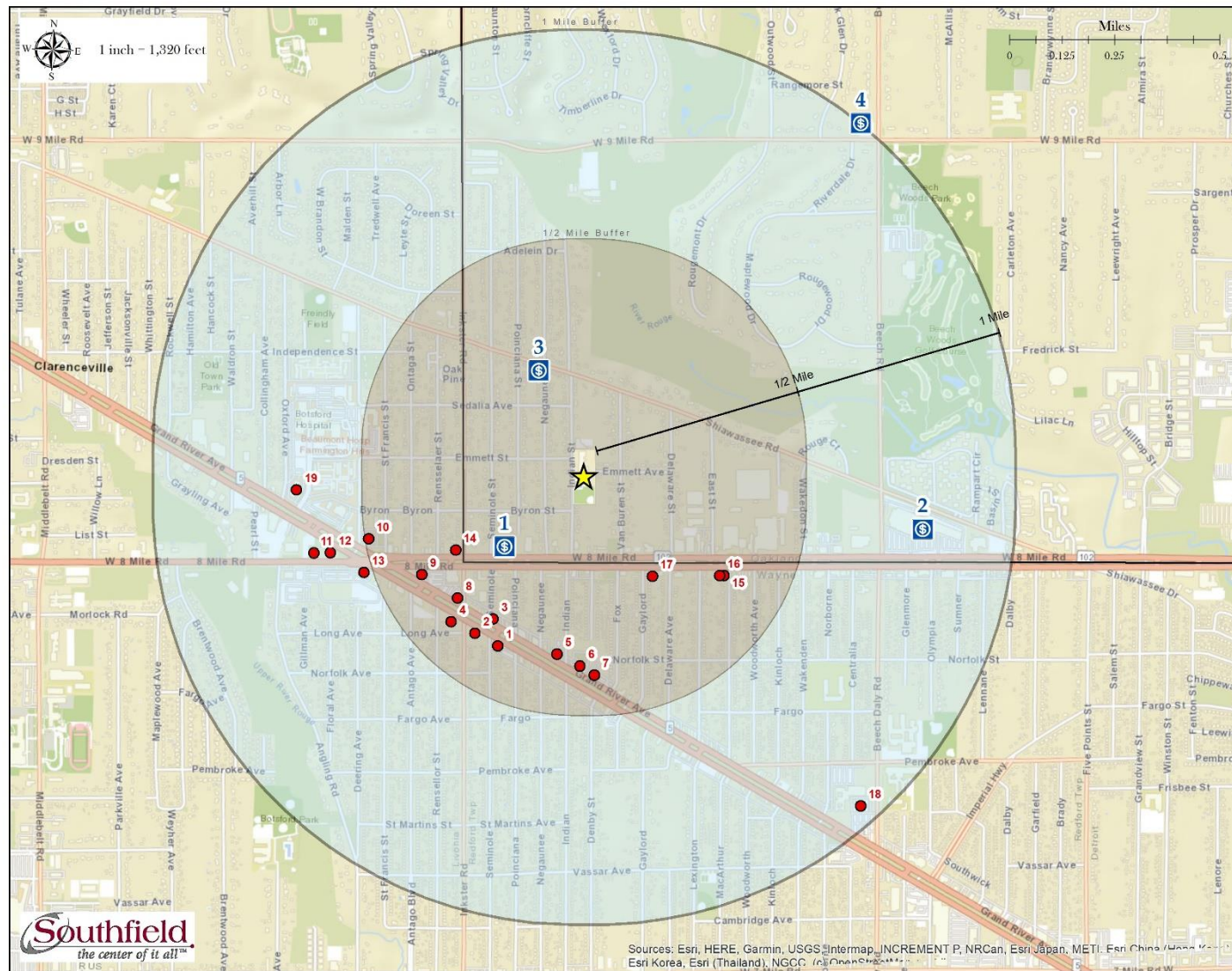
Map A: John Grace Park & Community Center Location Overview

- ★ John Grace Park and Community Center
- Retail and Restaurants
- ⛑ Medical
- 🏫 Social Services / Schools
- 🌳 Parks
- 💰 Retail Centers
- 🌿 Natural Areas
- ⬭ 1/2 Mile Buffer
- ⬭ 1 Mile Buffer

LABEL	NAME	ADDRESS	CITY
1	Canterbury Palace	27281 Grand River Ave	Redford
2	Taco Bell	27349 Grand River Ave	Redford
3	Tubby's	27268 Grand River Ave	Redford
4	Billy's Liquor Depot	27405 Grand River Ave	Livonia
5	KFC	27026 Grand River Ave	Redford
6	McDonald's	26990 Grand River Ave	Redford
7	Tim Horton's	26950 Grand River Ave	Redford
8	L George's Coney Island	27434 Grand River Ave	Livonia
9	Wendy's	27526 Grand River Ave	Livonia
10	Walgreen's	27750 Grand River Ave	Farmington Hills
11	White Castle	28130 W 8 Mile Rd	Farmington Hills
12	Dunkin Donuts	27919 Grand River Ave	Farmington Hills
13	El Nibble Nook	27725 W 8 Mile Rd	Livonia
14	Mulligan's Pub & Grub	27406 W 8 Mile Rd	Farmington Hills
15	Fiz & Pour Market	26411 W 8 Mile Rd	Redford
16	Libby's Sweet Soul Kitchen	26423 W 8 Mile Rd	Redford
17	Bread Basket Deli	26667 W 8 Mile Rd	Redford
18	Spartan Foods	25850 Grand River Ave	Redford
19	Beaumont Pharmacy	28100 Grand River Ave	Redford

Figure 22: John Grace Area Assets

John Grace Revitalization Plan



Map C: Retail & Restaurants within 1 Mile of John Grace Community Center

- ★ John Grace Site
- Retail and Restaurants
- Ⓢ Retail Centers
- 1/2 Mile Buffer
- 1 Mile Buffer

Retail and Restaurants

LABEL	NAME	ADDRESS	CITY
1	Canterbury Palace	27281 Grand River Ave	Redford
2	Taco Bell	27349 Grand River Ave	Redford
3	Tubby's	27268 Grand River Ave	Redford
4	Billy's Liquor Depot	27405 Grand River Ave	Livonia
5	KFC	27026 Grand River Ave	Redford
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13	El Nibble Nook	27725 W 8 Mile Rd	Livonia
14	Mulligan's Pub & Grub	27406 W 8 Mile Rd	Farmington Hills
15	Fiz & Pour Market	26411 W 8 Mile Rd	Redford
16	Libby's Sweet Soul Kitchen	26423 W 8 Mile Rd	Redford
17	Bread Basket Deli	26667 W 8 Mile Rd	Redford
18	Spartan Foods	25850 Grand River Ave	Redford
19	Beaumont Pharmacy	28100 Grand River Ave	Redford

Retail Centers

LABEL	NAME	STORES	STORE TYPE
1	8/Poinciana Plaza	Sharp Friends Hair & Nail Salon	Beauty Salon
		B&B "Smoke" Shoppe & Depot	Tobacco Shop
		Lana's Bake Shop	Bakery
		The Tax Experts	Tax Preparation
		May Day Staffing	Temp Agency
2	United Center	United Custom Distribution	Distribution Services
		Michigan Administrative Hearing System	Government Office
		Value World	Thrift Store
		Family Dollar	Dollar Store
		Michigan Department of Human Services	Government Office
		247 Nails 2	Nail Salon
		Dollar Village	Dollar Store
3	Shiawassee Party Store	Mix Mart	Party Store
4	9/Beech Plaza	Souvenir Dollar & More	Gift Shop
		Sharp Kuts	Barber Shop
		Simply Zara's Bakery	Bakery
		Glam Clothing	Clothing

Figure 23: John Grace Area Retail and Restaurants

AREA INVESTMENTS

MSHDA requires at least \$25 million in private investments and \$25 million in public investments in the past five years in addition to a minimum of \$10 million in future investment for the next five years, within a one-mile radius of the site. The following figures show that public and private investments in the area exceed these benchmarks. In addition to area-wide investments, several public investments have been made in the last ten years immediately adjacent to the site, as detailed in Figure 25.

Total Area Investment:	\$269,281,480
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Figure 24: PRIVATE Investment 2017-Present		
Date	Previous Private Projects	Dollar Amount
2018-2019	Beaumont Hospital Expansion	160,000,000
2017/2020	Single Family Home Construction on Outwood and Wrexford	630,000
2020	Roof Replacement at Shiawassee Village Condominiums	613,900
2017-2021	Other Private Investments (See Appendix E)	5,457,347
	Total Previous Private Investment	166,701,247
Date	Future Private Projects	Dollar Amount
2022	Other Private Investments (See Appendix E)	58,900
2022-2023	Beech Woods Park Enhancements	1,300,000
2023	Beaumont Hospital	10,000,000
	Total Future Private Investment	11,358,900

Figure 25: PUBLIC Investment 2012-Present		
Date	Previous Projects	Dollar Amount
2012	Infrastructure Replacement Engineering	739,203
2013	Sanitary Sewer Inspection/Assessment	350,000
2014	Water Main & Road Replacement	5,681,931
2014	Indian St. Water Main/St. Replacement	417,000
2015	Shiawassee Water Main Lining	38,570
2019-2021	Olde Towne Park – Farmington Hills	124,000
2019-2020	Farmington Hills Water Main-Villa Capri	5,116,000
2019-2021	Beech Woods Park	3,500,000
2020-2021	Nine Mile Street Repair	1,393,337
2020-2021	Water & Sewer – Lake Ravines	3,090,000
2021	Beech Road Rehabilitation	2,800,000 (federal) 2,100,000
2021	City of Detroit Pump House	5,829,745
2017-2021	Other Public Investments (see Appendix E)	642,200
	Total Previous Public Investment:	29,721,986
Date	Future Public Projects	Dollar Amount
2022-2024	Farmington Hills Street Repairs and Capital Preventative Maintenance	10,800,000
2022-2023	Beech Road Street Repair	2,858,611
2022-2024	Shiawassee Road Rehabilitation 8-Ft. Shared-Use Path (170,000) 5-Ft. Sidewalk (40,000)	2,290,736
2023-2024	Indian Street Sidewalk Construction with Ditch Enclosures	600,000
2022-2027	Pedestrian and Transit Enhancements	50,000
2022-2025	Great Lake Water Authority (GLWA) – Water Reservoirs	44,900,000
	Total Future Public Investment:	61,499,347

Figure 26: Selected Neighborhood Investment Activity Areas

These projects are reflected in the proceeding map along with other area investments.

Map ID	Project	Location	Year Completed	Investment Amount	Public/Private	Distance to Site (miles)
1	Beaumont Hospital and Medical Campus	28050 Grand River Avenue, Farmington Hills	2018-2022	\$160,000,000	Private	0.90
2	Single Family Home Construction	Outwood and Wrexford Street, Southfield	2017-2020	\$630,000	Private	0.90
3	Roof Replacement - Shiawassee Village Condominiums	25337 Shiawassee, Southfield	2020	\$613,900	Private	0.90
4	Other Private Investments	See Appendix E – 2017-2022 Building Permits	2017-2022	\$5,457,347	Private	0.90
5	Other Private Investments	See Appendix E – 2017-2022 Building Permits	2022-2023	\$58,900	Private	0.90
6	Beaumont Hospital and Medical Campus	28050 Grand River Avenue, Farmington Hills	2023	\$10,000,000	Private	0.90
7	Olde Towne Park	Farmington Hills, between Grand River and Shiawassee	2019-2021	\$124,000	Public	0.40
8	Beech Woods Recreation Center & Golf Course	22200 Beech Rd - Southfield	2019-2021	\$3,500,000	Public	0.80
9	Beech Road Rehabilitation	Between 8 and 9 Mile - Southfield	2021	\$4,900,000	Public	0.90
10	City of Detroit Pump House	9 Mile Road - Farmington Hills	2021	\$5,829,745	Public	0.80
11	Other Public Investments	See Appendix E – 2017-2022 Building Permits	2017-2022	\$642,200	Public	0.50
12	Shiawassee Road Rehabilitation	Shiawassee Road, from 8 Mile to Inkster - Southfield	2022-2024	\$2,290,736	Public	0.70
13	Indian Street Sidewalk Construction	Indian Street, from 8 Mile to Shiawassee - Southfield	2023-2024	\$600,000	Public	0.50
14	Pedestrian & Transit Enhancements	Shiawassee and 8 Mile from Inkster to Beech Daly, Southfield	2022-2027	\$50,000	Public	0.10
15	Great Lakes Water Authority - Water Reservoir	East Street - Southfield	2022-2025	\$44,900,000	Public	0.60
			Total:	\$239,596,828		

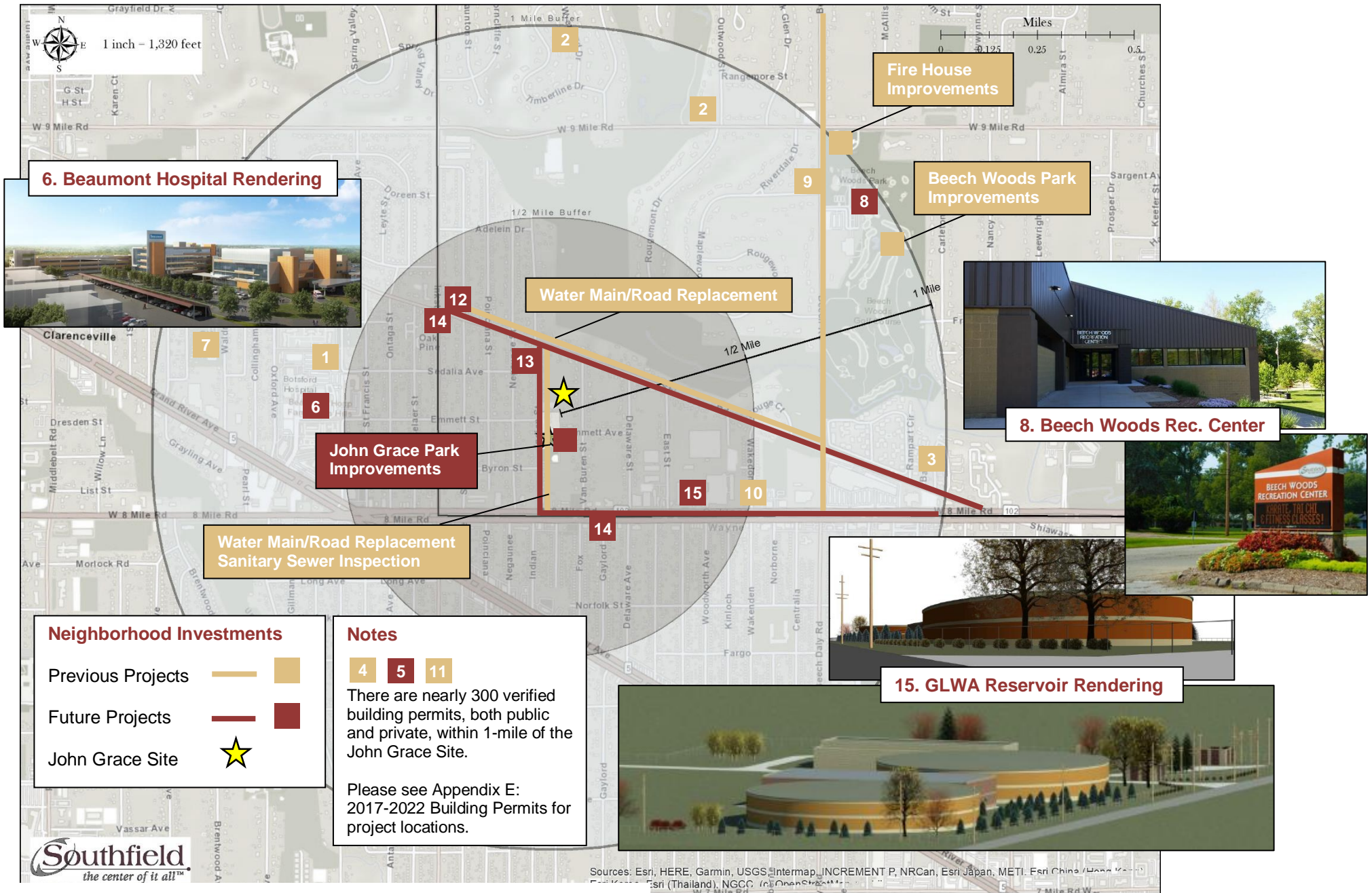
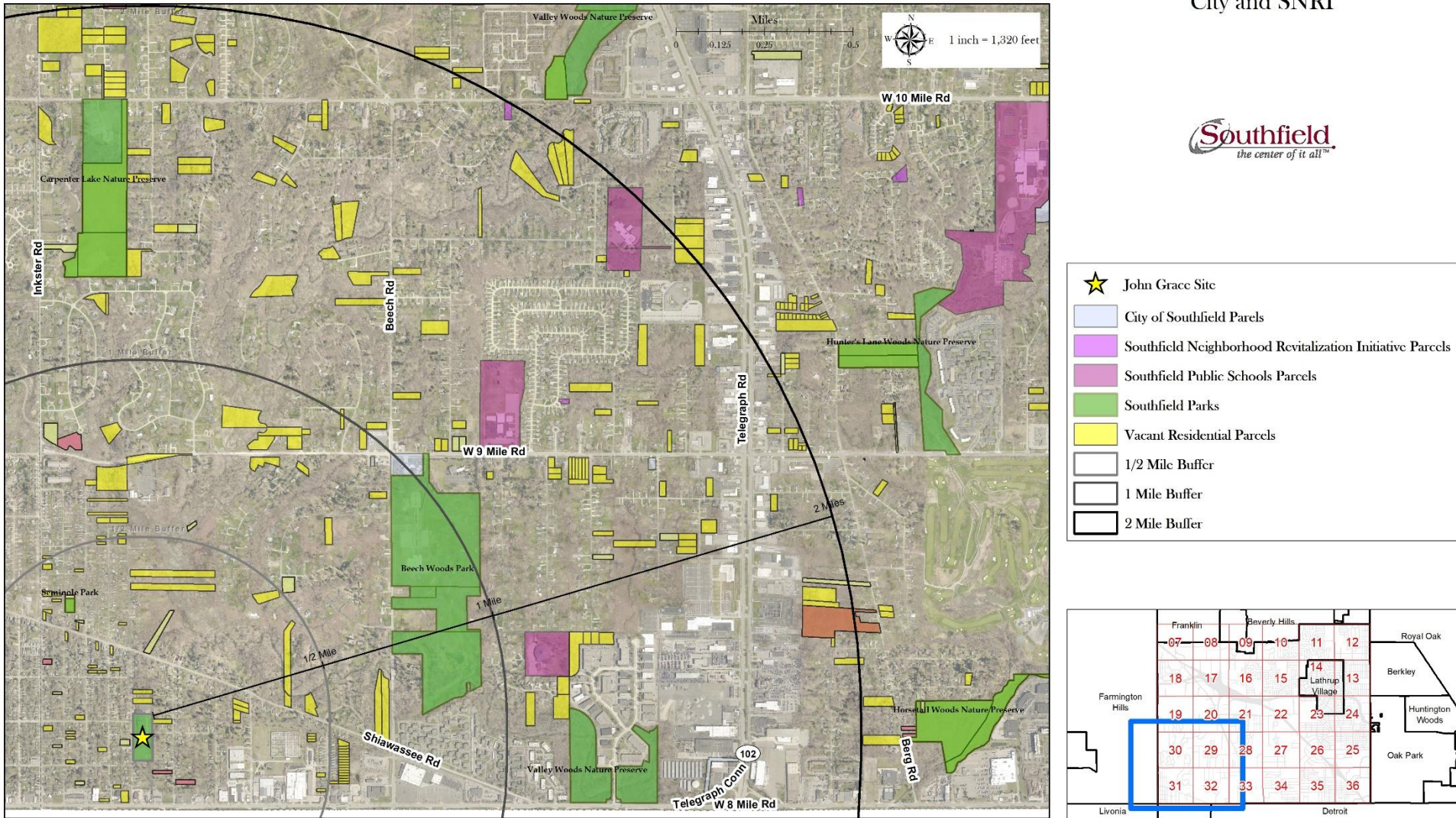


Figure 27: Neighborhood Investments within 1-mile of John Grace Site

John Grace Revitalization Plan

Map E: Properties Owned by the City and SNRI



The City plans to implement the following improvements within the next ten years:

Pedestrian Improvements

- **Sidewalks:** Install 5-foot wide sidewalk & ADA ramps along the east side of Indian Street from the subject site south to Eight Mile Road as well as north to Shiawassee Road.
- **Crosswalks:** Install striping, signage, and possible signaling as needed to increase connectivity with the larger non-motorized network and improve safety, particularly for vulnerable residents including seniors and children.
- **Respite stations:** Bench and trash receptacles along non-motorized paths.
- **Shared-Use Pathways:** Expand network of shared-use pathways, paved shoulders, and bike lanes along Shiawassee Road.

Transit Improvements

With METRO Act funding, city-wide installation of pedestrian/transit enhancements at strategic locations. Improvements over the next five years include:

- 188 Keywalks
- 206 Pads
- 211 Benches
- 211 Trash receptacles
- 18 Shelters

Art & Sculpture

Incorporate indoor and outdoor art at the subject site. An example of a recent installation that also serves as a recreation element are the Boulders at Carpenter Lake. In 2017, the City accepted a private donation to construct a natural art installation consisting of a series of boulders of various materials and sizes. The space will be used for

meditation and enjoyment of the natural environment that Carpenter Lake provides by the public. The donation also included several conifer trees and two benches. Future improvements include a water feature at the site as well.



Figure 29: The Boulders at Carpenter Lake

POTENTIAL FUNDING SOURCES

The following are examples of potential funding sources that could be utilized for funding the redevelopment of the site, including storm water, park and trail improvements:

AARP Community Challenge Grant

Municipal governments and non-profits are eligible to apply for the AARP Community Challenge Grant, the goal of which is to “make communities more livable for all ages.” Approved projects include: mobility, transportation and pedestrian-accessible routes; creating vibrant public places; increasing affordable and accessible housing options; and other community improvements.

The grant’s parameters contain no distinct funding requirements but instead encourage local creativity, pedestrian accessibility, and community engagement.

Brownfield Funding

The City of Southfield is considered a Qualified Local Unit of Government or “Core Community” for the purposes of the Brownfield Redevelopment Financing Act (Act 381). As such, brownfield projects that are included within a Brownfield Plan can capture local tax increment revenues for reimbursement of eligible activities including infrastructure improvements on the property or in some cases on other property that provided a benefit to the brownfield property. Brownfield properties are properties that are contaminated, functionally obsolete, or blighted as defined in Act 381.

In addition to the local tax increment, the State school taxes may also be captured. In order to capture the State taxes, an Act 381 Work Plan must be prepared and submitted to either

the Michigan Department of Environmental Quality (MDEQ) or the Michigan Economic Growth Authority (MEGA) for approval.

Improvements eligible for tax increment financing (TIF) at the local level may include improvements on the brownfield property. A requirement to obtain approval from the State for capture of the State taxes is that the improvement be to public infrastructure. The State typically views public infrastructure as infrastructure that is accessible to the public and generally owned, operated, and maintained by a municipal entity. For the purposes of storm water management, this could include installation of larger storm water sewers, improvements or enlargement of existing storm water detention/retention ponds, or creation of new storm water detention/retention ponds.

The State has been reluctant to approve capture of the State taxes for storm water improvement unless there is an environmental reason why storm water cannot be managed on the brownfield property. However, capture of the local taxes only requires approval at the City level and there is greater flexibility in how the local taxes increment revenues can be applied.

Community Development Block Grant (CDBG)

The City of Southfield receives Community Development Block Grant (CDBG) funds annually from the U.S. Department of Housing and Urban Development (HUD) based on a formula allocation. The CDBG has been in existence since 1974 authorized by Title I of the Housing and Community Development Act.

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. The purpose of the funding is to develop viable urban communities by providing decent housing and a suitable living environment and by expanding economic opportunities, principally for persons of low and moderate income. With CDBG funds, the City will be able to deliver additional sidewalks and ADA compliant curb cuts to improve accessibility.

Per the Department of Housing and Urban Development, each activity funded with CDBG funds must meet one of the three national objectives:

- Benefit persons of low and moderate income
- Aid in the prevention or elimination of slums or blight
- Resolve an urgent need; serious and immediate threat to health and welfare of the community where other financial resources are not available.

Each year the Housing Department hosts informational meetings for the public to gain information on the CDBG program. Technical assistance is available to agencies for help preparing their applications.

Source: City of Southfield Housing Department, 2018

League of Michigan Bicyclists Micro-Grant & Bike Wave Community Change Grant

The LMB Micro-Grant Program provides financial assistance to support the implementation of creative projects that promote bicycling and the safety of bicyclists on Michigan roadways. The Micro-Grants are designed to encourage new ideas and smaller groups with a funding opportunity that is the right fit.

Additionally, LMB, in partnership with AARP, administers the Bike Wave Program through the Community Change Grant from General Motors. The program is available to any Michigan municipality who is seeking resources to make their roads more accessible and pedestrian friendly by providing temporary bike lane delineators and curb extensions that allow cities to test pedestrian-friendly infrastructure before installation.

METRO Act Funding

Funds from the Metropolitan Extension Telecommunications Rights-of-Way Oversight (METRO) Act can be allocated towards improving transit and pedestrian amenities in the right-of-way. These funds are part of the current city budget.

Michigan Community Revitalization Program (MCRP)

The MCRP is an incentive program available from the Michigan Strategic Fund (MSF), in cooperation with the Michigan Economic Development Corporation (MEDC), designed to promote community revitalization that will accelerate private investment in areas of historical disinvestment; contribute to Michigan's reinvention as a vital, job generating state; foster redevelopment of functionally obsolete or historic properties; reduce blight; and protect the natural resources of this state. The program is designed to provide grants, loans, or other economic assistance for eligible investment projects in Michigan and is available to Southfield as a Redevelopment Ready Community.

Michigan Natural Resources Trust Fund



Figure 30: Carpenter Lake Nature Preserve

The Michigan Natural Resources Trust Fund (MNRTF), in place since 1976, provides financial assistance to local governments and the Department of Natural Resources (DNR) to purchase land or rights in land for public recreation or protection of land because of its environmental importance or its scenic beauty. It also assists in the appropriate development of land for public outdoor recreation, trails and water trails. Additional information can be found at: <http://www.michigan.gov/dnr/>

Michigan State Housing Development Authority (MSHDA) Low-Income Housing Tax Credit Program

The Low-Income Housing Tax Credit (LIHTC) program offers a financial incentive to construct, rehabilitate, and operate rental housing for low-income tenants. Under federal law, LIHTC is required to be allocated according to a Qualified Allocation

Plan (QAP). The QAP is required to set forth selection criteria used to determine housing priorities appropriate to local conditions in Michigan.

The following are key criteria within the QAP and other related policies that have a direct correlation to creating and/or preserving affordable housing and allowing lower income residents to live in areas of greater opportunity:

1. Proximity to Transportation
2. Proximity to Amenities
3. Education, Health and Well-Being, Economic Security, and Jobs, Goods, and Services
4. Developments located within an Opportunity Zone and/or a Rising Tide Community
5. Developments near Downtowns/Corridors
6. Developments near an Employment Center
7. Neighborhood Investment Activity Areas
8. Affordable/Market Rent Differential
9. Mixed Income Development
10. Rural Set-Aside

The QAP has a heavy emphasis on location because strong locations have significant benefits for residents. Among these benefits are the potential for enhanced quality of life, proximity to employment, and reduced transportation costs associated with living in walkable areas. Residents desire to live and work in locations where there is a high quality of life and where there are a multitude of opportunities to continue to better their current situation. Residents that need affordable housing are no different in what they desire, and affordable housing should be no different in what it offers them. It is for these reasons that the QAP intentionally focuses on areas of opportunity.

Additional MSHDA / LIHTC Considerations

Points will be awarded for projects that include:

- Rezoning documentation, dated within one year of the application due date on official letterhead identifying the address of the project, the property's current zoning designation and an explanation of whether or not the project is permitted under the zoning ordinance. If the project is not currently properly zoned, what, if any, steps are in process to obtain proper zoning for the proposed project.
- Evidence that the proposed site has received site plan approval. Required submission of a letter from the local governing body indicating that the relevant board or commission of the local governing body has reviewed the proposal, including the level of rehabilitation work to be completed, the site, and that no further plan approvals or reviews are necessary, other than on the staff level.
- A signed letter or resolution from the local government dated within 60-days of the application due date that identifies, supports and outlines the significance of the proposed project, including the identification of this Revitalization Plan.

Land & Water Conservation Fund

Any unit of government, including Native American tribes, school districts, or any combination of units in which authority is legally constituted to provide recreation with a Michigan Department of Natural Resources and Environment (DNRE)-approved community five-year recreation plan is eligible to apply for project funding through the Federal Land and Water Conservation Fund (LWCF).

Applications are evaluated by the DNRE using four criteria: project need, applicant history, site and project quality, and alignment with the state's recreation plan. In 2010, the fourth criterion is how well a project aligns with

Michigan's Statewide Comprehensive Outdoor Recreation Plan and is cumulative among the following categories: trails, community outdoor recreation, green technology in outdoor recreation, universal access or coordination and cooperation among recreation providers. This criterion was developed based on the 2008-2012 Michigan Statewide Comprehensive Outdoor Recreation Plan (SCORP). At least 50% of the total project cost in local match is required from local government applicants. The DNRE makes recommendations to the National Park Service (NPS) on which applications to fund and NPS grants final approval. Applications are accepted annually. In 2011, the minimum grant award was \$30,000 and the maximum was \$100,000.\

Source: Michigan Department of Natural Resources, 2011

Revitalization and Placemaking (RAP) Program – American Rescue Plan (ARP)

The State of Michigan is deploying federal ARP funding to communities to address the economic impacts of the COVID-19 pandemic. RAP will provide real estate and redevelopment gap financing for the rehabilitation of vacant, blighted, or underutilized historic structures. The grants aim to support permanent place-based solutions associated with traditional downtowns, social zones, and public spaces.

Storm Water Utility Fee

More than 400 cities, towns and utility districts nationwide utilize parcel-based storm water billing practices that charge property owners storm water fees based entirely or in part on the amount of impervious area on their property. Some have provisions for property owners to reduce their storm water fee through reductions of impervious surfaces or installation of BMPs to manage runoff on-site. This incentive reduces storm water runoff into municipal sewers and local waterways, thus reducing the costs for the city or utility district. The City of Ann

Arbor recently adopted a storm water utility fee that follows this model.

Some cities, including Philadelphia, create incentives to reduce runoff by discounting future storm water fees. This incentive creates an opportunity for private third parties to invest in storm water retrofits. Like how financings for energy efficiency retrofit projects have been structured, a portion of future storm water fee savings can be utilized for lender or project financier repayment. Challenges to private financing of storm water retrofits exist but this type of financing is emerging as cities nationwide are seeking cost-effective alternatives that leverage private dollars to complement necessary public investments in storm water infrastructure.

Transportation Alternatives Program (TAP)

The Transportation Alternatives Program (TAP) is a competitive grant that seeks to enhance intermodal and pedestrian-oriented transportation. This federally-funded grant was created under the Moving Ahead for Progress in the 21st Century Act (MAP-21) of July 2012. Funds are allocated to State governments, and then again allocated into State transportation agencies, such as the Michigan Department of Transportation, and local metropolitan planning organizations, such as the Southeast Michigan Council of Governments. Local governments and organizations can apply for the TAP Grant and must submit a budget with a minimum of 20% non-federal funding sources.

Intermodal and pedestrian-oriented transportation options and designs that the TAP Grant are awarded to include pedestrian, biking, and shared-use pathways; safe routes for non-drivers; rails to trails programs; historic preservation; scenic viewpoints; and vegetation control. Improving City and regional pedestrian connectivity, especially in accordance with existing regional plans, remains a top goal for TAP Grant coordinators.

REDEVELOPMENT OPTIONS

Existing Conditions

Zoned (R-1) Single Family Residential

Allowable Uses

Permitted Outright

- Single Family homes
- Farms
- Accessory buildings
- Family childcare homes

Permitted with Special Land Use Approval

- Public & private schools
- Publicly owned buildings
- Parks & recreation areas
- Community buildings, country clubs, fraternal lodges, or similar
- Indoor recreational facilities
- Churches, synagogues, mosques, cemeteries
- Group childcare homes

Residential Unit Development District (RUDD) Option

With underlying (RM) Multifamily Residential Zoning

- Apartment homes
- Affordable senior housing
- Community spaces
- Parks and recreation areas

Land Use Considerations

In reviewing the most recent proposed development plan for adaptive reuse, the character of existing and future land use of the site, as described in *Sustainable Southfield*, is being considered.

Current Use

Moderate Density Single-family Residential: 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. Development here 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. The higher density single-family residential development allows for increased walkability and pedestrian connections to nearby commercial, institutional, and civic uses.

Potential Future Use

Low Density Multiple-family Residential: 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. Developments here 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.

Public Input

John Grace Neighborhood Meeting

On Wednesday, December 8, 2021, at the Beech Woods Recreation Center, over 100 households were invited within a 350-foot radius of the school to attend a public meeting regarding the conversion of John Grace School in to subsidized senior apartments. In addition, longtime residents who live outside the radius but were active in the John Grace Neighborhood and the former community center were also

invited. It should be noted that the neighborhood has a high percentage of rental homes.

Nineteen residents attended, seven residents called to say they were in support but due to COVID preferred to stay home, and two residents emailed their support. A summary of the meeting is as follows.

A history of the school was distributed along with the proposed adaptive reuse plan. A short PowerPoint was presented that included an aerial view of the site and summarized the proposed community uses of the building for residents of John Grace Arms and the greater community, the one-acre proposed neighborhood park, future Southfield Parks & Rec programming, as well as future public works projects for the area.

Overall, the meeting was very positive; however, some concerns and questions were raised regarding:

- Traffic.
- Factories and business operations.
- Lack of gardens and a dog park in the proposal.
- Possible negative impact on property values.
- Issues with other apartment complexes.

City staff responded to those questions and concerns.

Traffic

It was pointed out that on average only 40 percent of residents in subsidized senior buildings have automobiles. Further, van transportation will be provided to residents of John Grace Arms.

Factories and Business Operations

It was explained that the factories on the edge of the neighborhood existed long before the current residents moved to John Grace and are not near the John Grace building and not related to the proposal for senior housing. The city has addressed issues with the factories when necessary. It was noted that the Southfield Non-Profit Housing Corporation is a not-for-profit entity. It provides much needed safe senior housing with a host of services. There are many home rental companies operating in the neighborhood as well.

Gardens and Dog Park

It was noted that gardens and music offerings to residents could be included. Additionally, a dog park could be part of the pocket park within the proposal.

Property Values

It was explained that there is no correlation between senior housing and reduction in property values. In fact, a significant investment in the neighborhood would improve property values. Further, a large vacant building in the neighborhood does not contribute to improving property values. It was also noted that in the past five years property values have improved by \$100 per square foot between Eight Mile and Nine Mile roads and residents were supportive of seeing the removal of the unused hockey rink.

Other Apartment Complexes

One resident maintained that McDonnell Towers, River Park Place and Woodridge were horrible places and poorly managed. When asked if she had been in them, she admitted she had not. She was invited to tour the Southfield Non-Profit's senior apartment buildings. Another resident noted that Woodridge and other non-profit properties were not in neighborhoods.

Alternatives

Option 1

Demolition of existing John Grace building and development of the land under current zoning – single-family residential.

Maximum lots:

7-9 single family lots
(total parcel width 696 ft /
minimum lot width of 70
ft)

Parking required:

18 spaces (2 spaces /
lot)

Land Area required:

81,000 SF (9,000 SF /
lot)

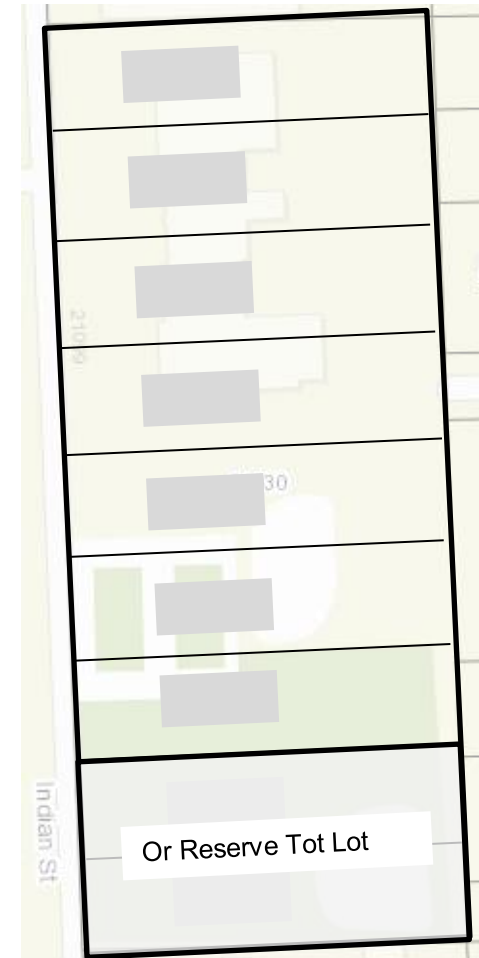


Figure 31: Option 1

Option 2

Renovation of existing John Grace building.

RUDD

Fourteen (14) one-bedroom and four (4) two-bedroom units of senior housing

Parking required: 11 spaces (.5 spaces / unit + 1 / employee (2))

Land Area required: 0.62 acres (1,500 SF / unit = 27,000 SF.)

Option 3

Construction of an addition to the south of the building.

RUDD

Thirty-seven (37) one-bedroom and five (5) two-bedroom units of senior housing

Parking required: 21 spaces (.5 spaces / unit)

Land Area required: 1.45 acres (1,500 SF / unit = 63,000 SF.)

Option 2 + 3

Adaptive reuse of the existing building, expansion, and addition of a public park and community space.

John Grace Arms Senior Housing

RUDD and site plan currently under review, plans attached.

Fifty-one (51) one-bedroom and nine (9) two-bedroom units

Total Parking Required: 32 spaces

Total Parking Proposed: 62 spaces

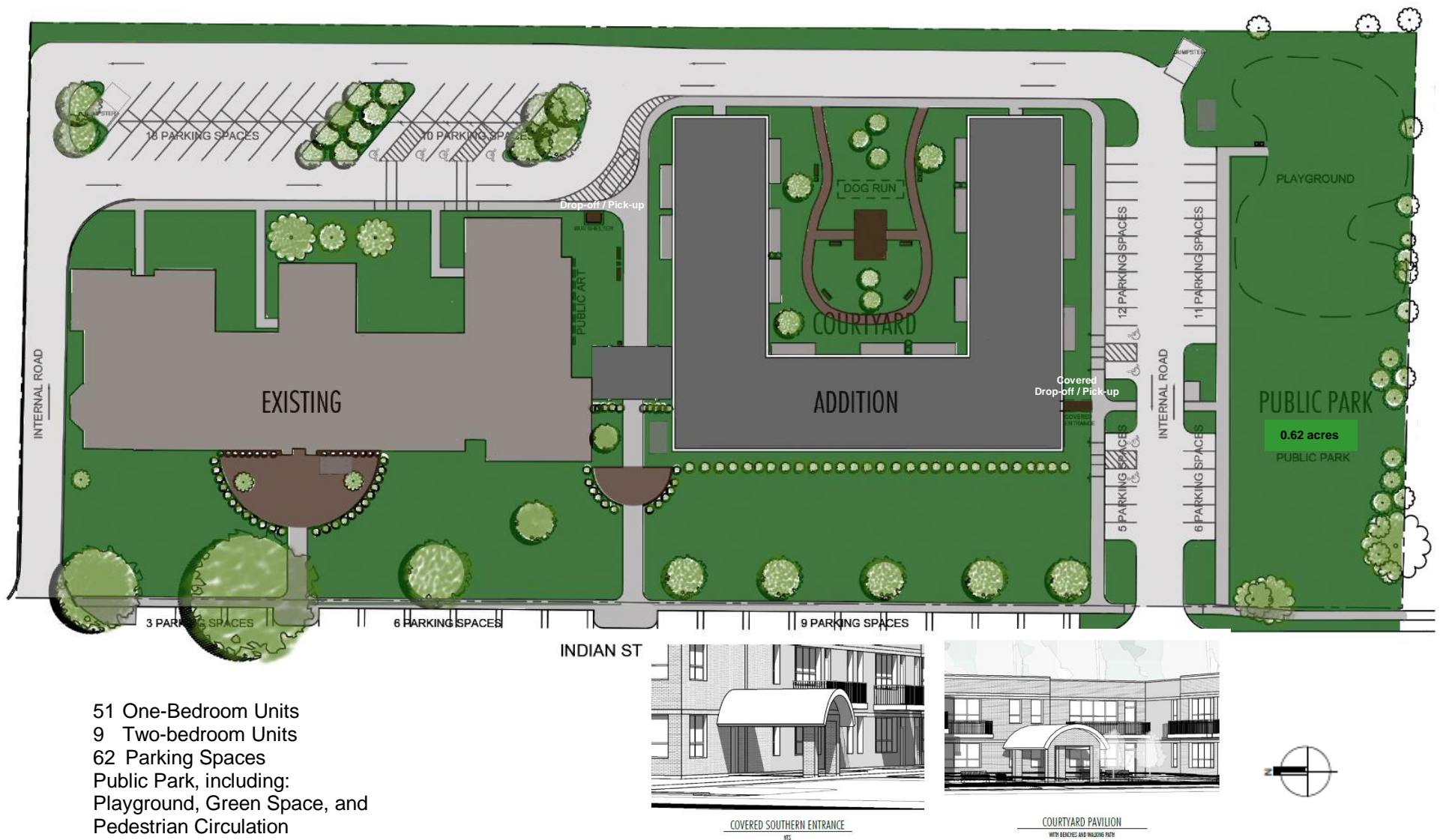
Total Land Area Required: 2.07 acres

Total Land Area Available: 4.62 acres

Additional Considerations

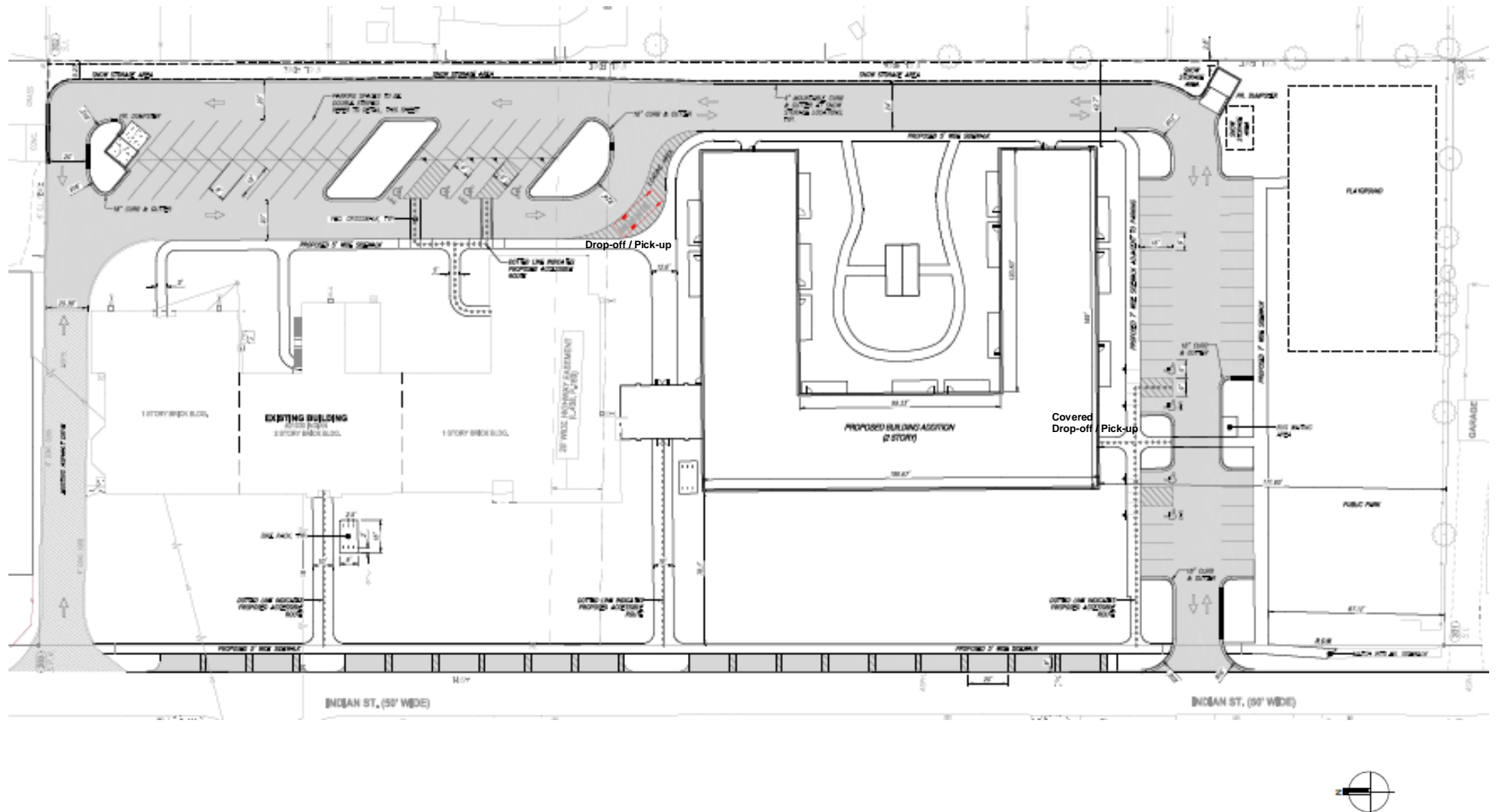
The proposed RUDD development includes indoor community gathering space available to residents for reservation. The development also includes a public park with a tot lot, shaded seating, green space, trees, a dog park, and dog run. In keeping with the historical architectural features of the existing building, the new addition will incorporate quality materials and appropriate glazing ratios so as not to disrupt the character of the surrounding neighborhood.

Figure 32: Option 2 + 3 – John Grace Arms Senior Housing – Site Plan

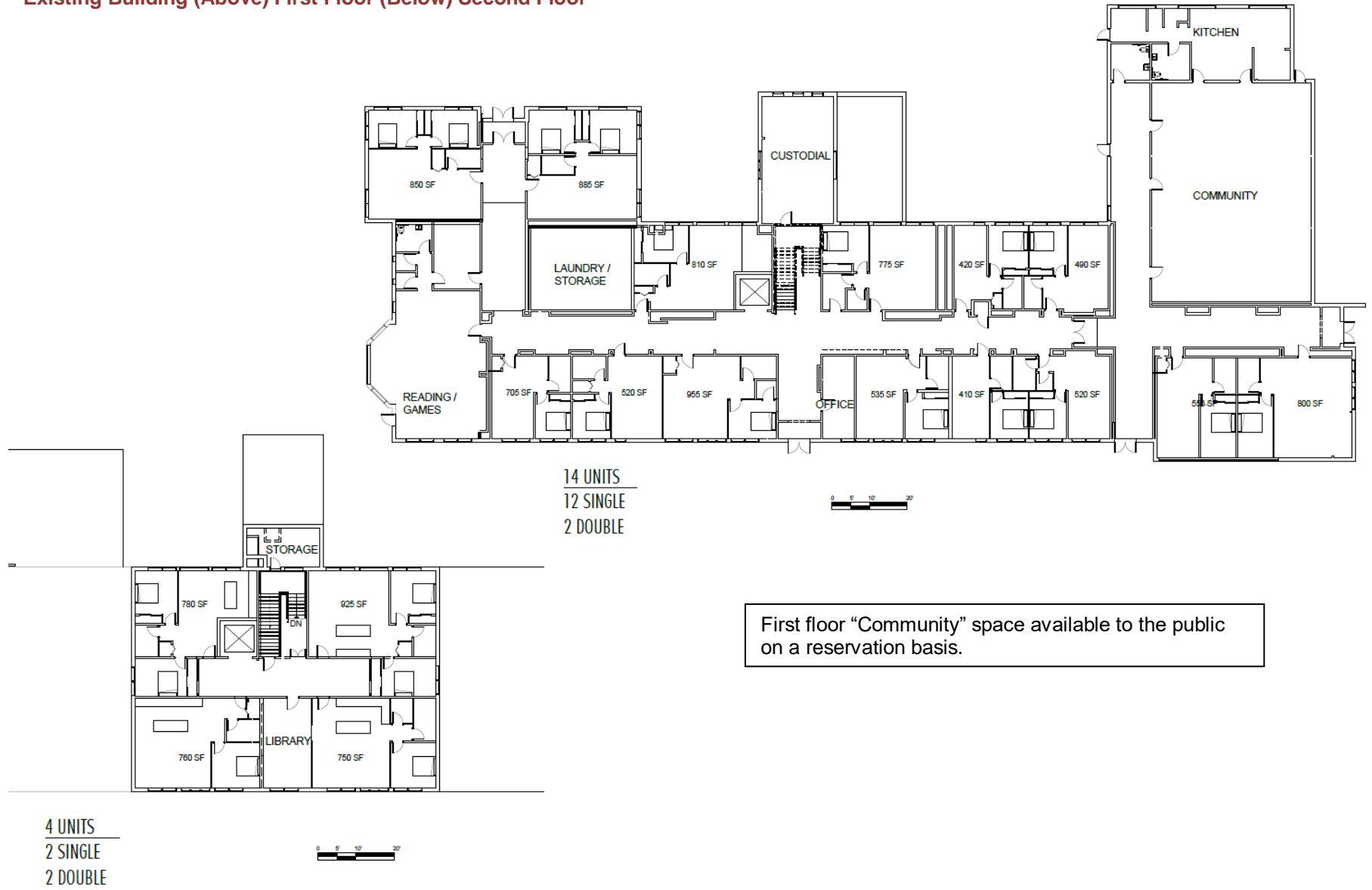


[illegible]

Figure 34: John Grace Arms Senior Housing – Parking and Pedestrian Circulation



Figures 35: John Grace Arms Senior Housing – Floorplans for Renovation of Existing Building (Above) First Floor (Below) Second Floor



**Figures 36: John Grace Arms Senior Housing – Floorplans for Addition
First Floor (Left) Second Floor (Right)**

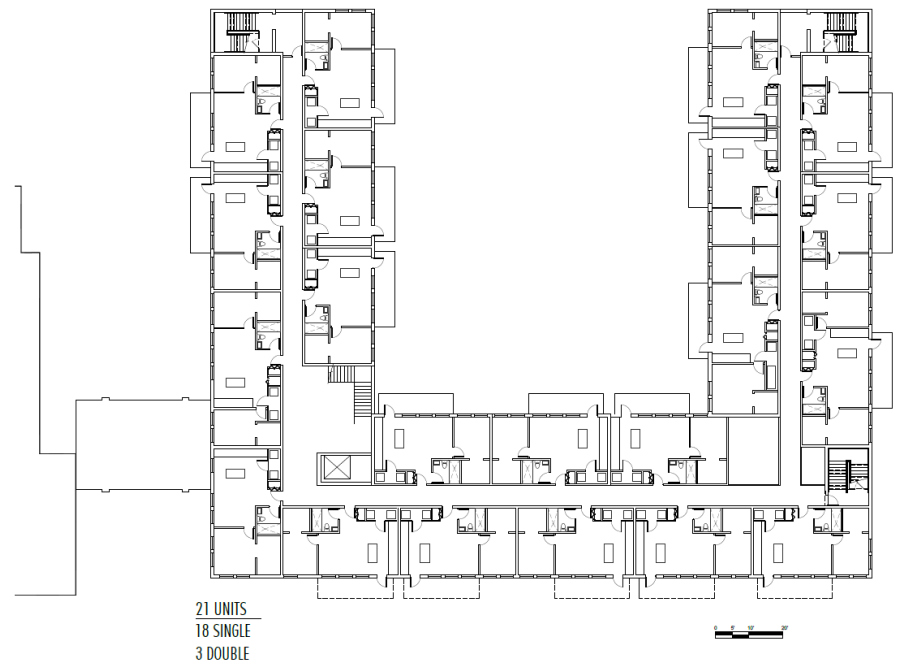
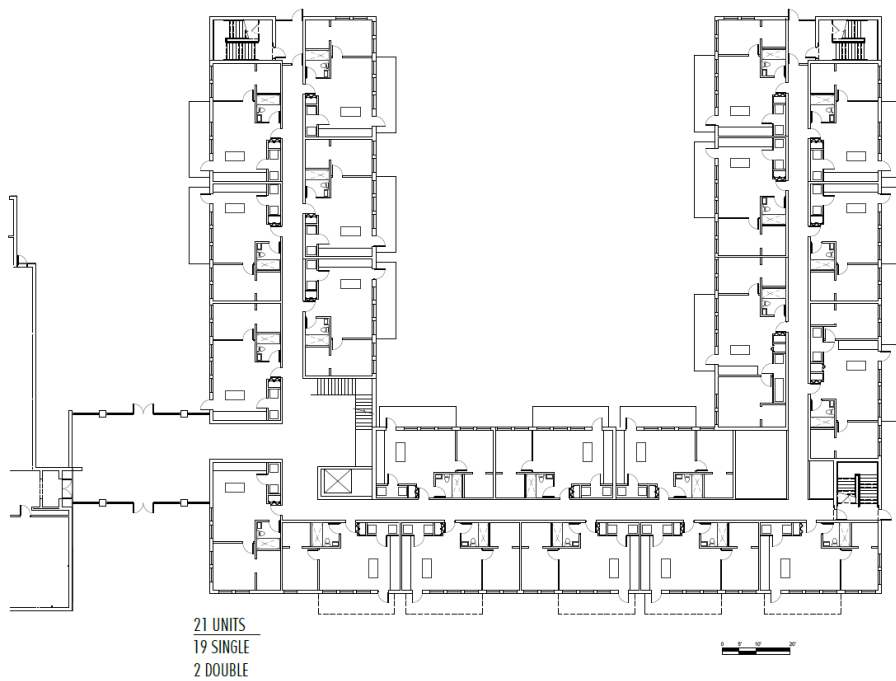
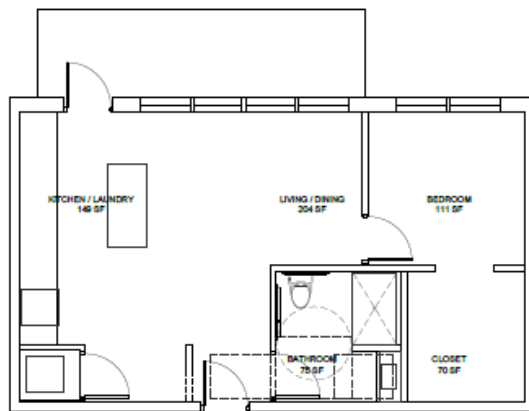
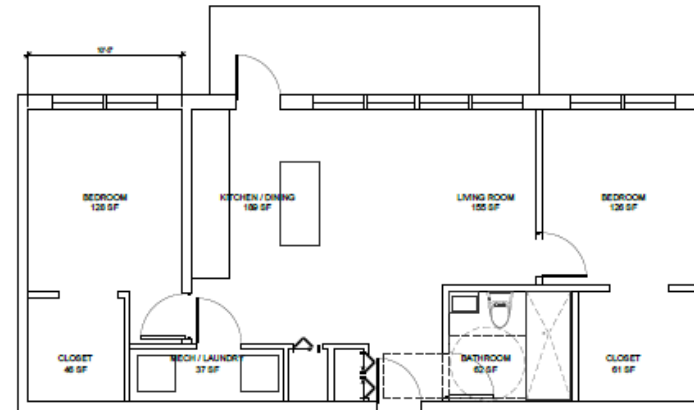
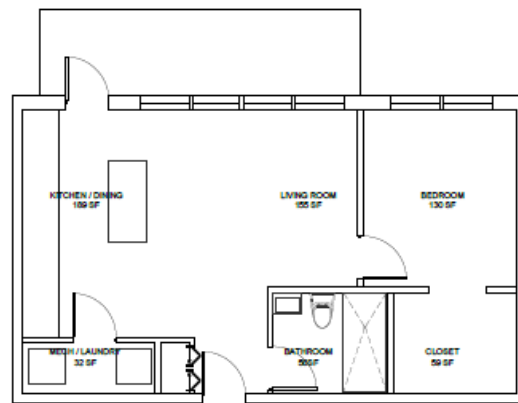
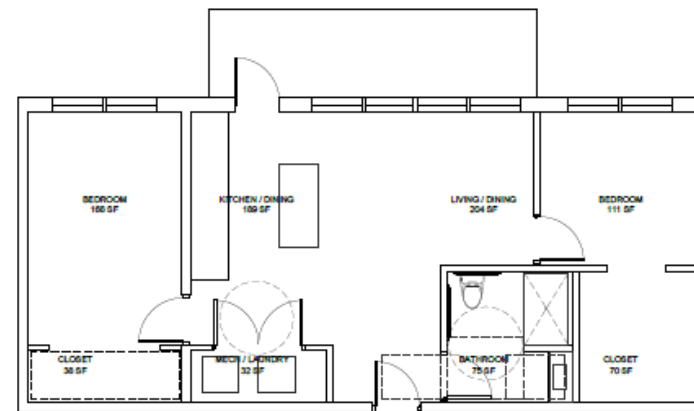


Figure 37: John Grace Arms Senior Housing – Standard Units (Above) Barrier-Free Units (Below)



SINGLE UNIT
678 SF



DOUBLE UNIT
896 SF

Figure 38: John Grace Arms Senior Housing – Elevation Studies

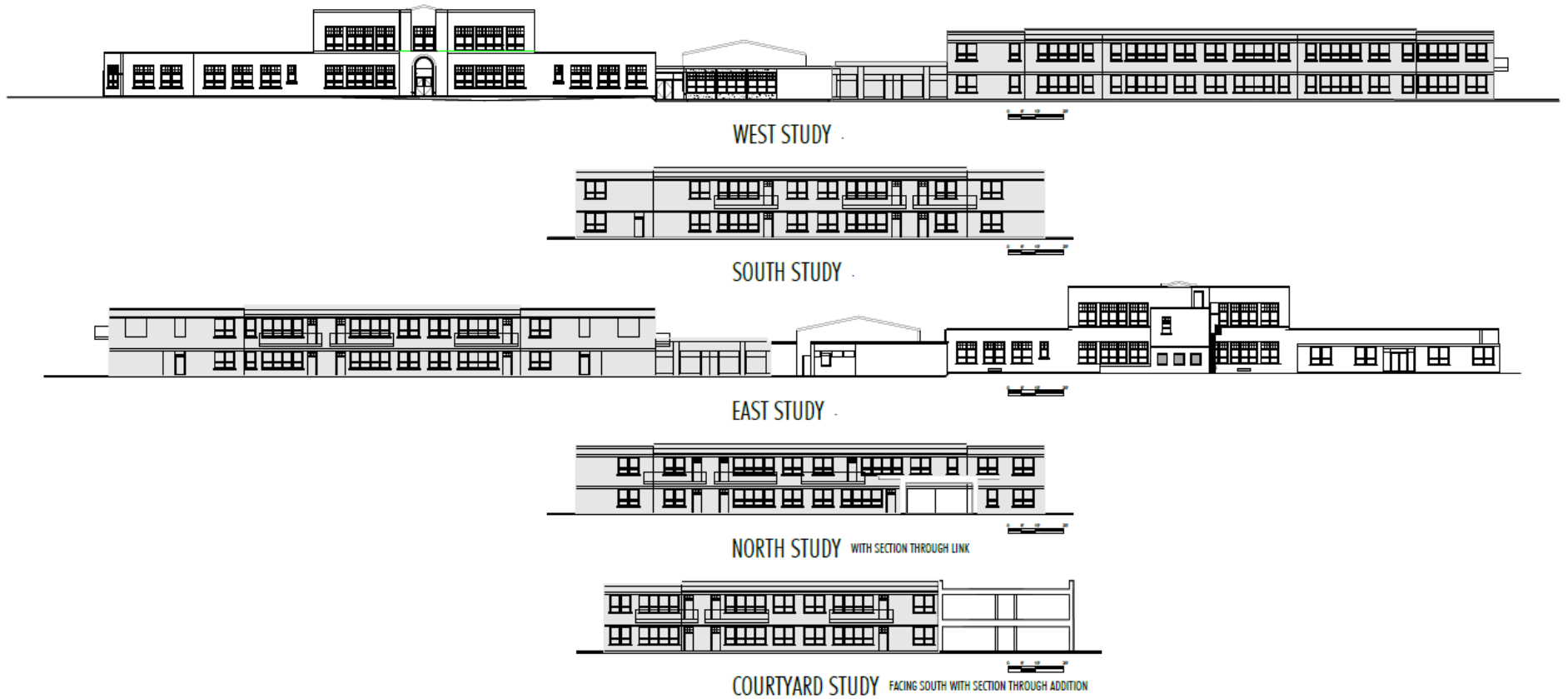


Figure 39: John Grace Arms Senior Housing – Elevation Studies, Addition Only



Figure 40: John Grace Arms Senior Housing – Perspectives



VIEW LOOKING EAST FROM INDIAN ST



VIEW LOOKING WEST FROM SOUTH-EAST CORNER OF LOT

Recommendations

To maximize community benefit from the proposed project, we recommend the following elements be included in the revised site plan.

Public Art

Southfield has a long history with the arts and is committed to preserving and enhancing its network of public art features. These features can be sculptural or landscape-oriented and can be of a variety of sizes and materials. Art will need approval from the Southfield Arts Commission. Refer to Southfield's *Public Arts Guide, 2017*.

Resident Enhancements

Incorporating a covered drop-off and pick-up area as well as an outdoor patio with shading structure would enhance the resident experience and provide additional height and mass variation to the proposal. The provision of seating, trash receptacle(s), and grill(s) would further increase outdoor activity. Additionally, a small, enclosed dog park/dog run should be included in the overall park plan.

Public Enhancements

The plan should also provide for the extension of the public sidewalk along Indian Street north to Shiawassee Road and south to Eight Mile Road. This would provide a critical connection to retail areas as well as enhance the City's non-motorized network. The indoor community space will be available to the public by reservation.

Park Enhancements

Include the preservation of a one-acre park for both residential and neighborhood use that has ADA-accessible circular walking paths, benches, trash receptacle, tot-lot, open green space, a small shade structure, and trees.

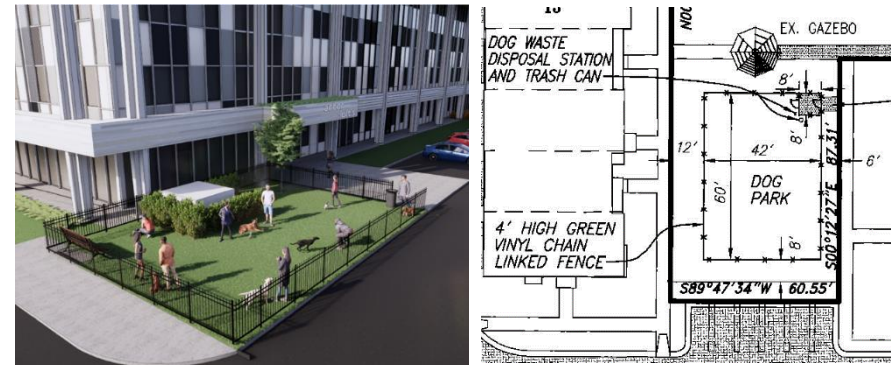


Figure 41: Typical enclosed dog park



Figure 42: Public art examples - City Hall (left) Beech Woods Park (right)

Approval Process

Actions Required

The Planning Commission will need to recommend the creation of a Residential Unit Development District (RUDD) before or concurrently with the review of the RUDD application and site plan.

February 23

The Planning Commission holds a Public Hearing to discuss the creation of an RUDD and made Favorable Recommendation to Council

March 1

The Housing Commission approved the John Grace Revitalization Plan

March 7

Council Study Session on proposed RUDD

March 9

The Planning Commission discusses the John Grace Revitalization Plan at a study meeting.

March 14


The Council holds a Public Hearing on RUDD. Approves RUDD and introduces Ordinance. Reviews John Grace Revitalization Plan.

March 16

The Planning Commission holds a Public Hearing at 6:30 P.M. in the Council Chambers. The Planning Commission considers the John Grace Revitalization Plan. After the hearing, the Planning Commission makes a report and recommendation to the City Council.

You are invited

to attend a series of upcoming
Planning Commission meetings to voice any
opinions that you may have
regarding the case described below.



Planning Commission Study Meetings
March 9, 2022
at 6:30 pm
Council Chambers


Planning Commission Regular Meeting
March 16, 2022
at 6:30 pm
Council Chambers

Municipal Building
26000 Evergreen
Road, Southfield,
Michigan

*Study sessions are
subject to cancellation.
Call the Planning
Department prior to the
meeting for
confirmation or see the
News/Events portion of
the City website,
cityofsouthfield.com

John Grace Revitalization Plan

The John Grace Revitalization Plan is a subarea plan of the City of Southfield Comprehensive Master Plan, for future needs of Southfield seniors including active living and housing options.



City of Southfield Planning Department
(248) 796-4150
www.cityofsouthfield.com

Please see the reverse side of this flyer to view the official notice(s)

Figure 43: Public participation flyer

March 21

The City Council approves the John Grace Revitalization Plan and enacts the RUDD for John Grace.

Final Review of RUDD Agreement, including final site plan review, by the City Attorney and City Planner prior to execution by Mayor and City Clerk.

Sources

City of Southfield

A Market Feasibility Study of: John Grace School by Novogradac & Company LLP, July 9, 2018

“Older People Working Longer, Earning More” by Erika McEntareer, Center for Economic Studies (CES), US Census Bureau, April 2018

“The U.S. Joins Other Countries With Large Aging Populations”, by Johnathan Vespa, US Census Bureau’s Population Division, March 2018

“Uber, but for Grandma”, by Tanya Snyder, Politico, 9/27/17
<https://www.politico.com/agenda/story/2017/09/27/transportation-for-the-aging-population-000531>

Sustainable Southfield Master Plan (adopted 6/20/16, as amended)

Lockwood Companies

Miscellaneous

Michigan State Housing Development Authority (MSHDA) Low-Income Housing Tax Credit Program Qualified Allocation Plan (QAP)

L:\Planning\John Grace Revitalization Plan\2022 Update

APPENDICES

Appendix A: Resolutions

Discussions and actions by various board and commissions.

Appendix B: RUDD Review

Preliminary review of the John Grace Arms proposal for compliance with the zoning code and RUDD standards.

Appendix C: Lockwood Documents

Narrative of senior amenities.

Narrative of transportation services.

Appendix D: MSHDA Guidelines

Guidelines for funding approval.

Appendix E: 2017-2022 Building Permits

All public and private permits in the last five years; permits within one mile of the site are highlighted.

Appendix A: Resolutions

REGULAR MEETING OF THE SOUTHFIELD HOUSING COMMISSION

Minutes

March 1, 2022 - Recommendation

The meeting of the Southfield Housing Commission convened at 5:00 p.m. in the City of Southfield Council Study Room 26000 Evergreen road, Southfield, Michigan.

Present was Commissioners: Vicki Bayne-Perry, Lora Brantley-Gilbert, Etoile Brantley-Gilbert

Excused was Commissioner Earlene Traylor-Neal

Also present: Sherry Veal, Executive Director, Southfield Housing Commission; Frederick Zorn, City Administrator, City of Southfield, Mayor Kenson Siver, City of Southfield; Janay Eisenmenger, Director of Acquisitions, Lockwood Companies

Frederick Zorn, City Administrator, City of Southfield, Mayor Kenson Siver, City of Southfield; Janay Eisenmenger, Director of Acquisitions, Lockwood Companies

Presented the John Grace Revitalization Plan which outlines the proposal to convert the historic vacant John Grace School into a Senior residential community of 60 units. The plan calls for the former elementary school to be converted to 14 one-bedroom apartments and 4 two-bedroom apartments with the both the original library and gymnasium to be used as community spaces and the addition of a two-story structure

consisting of 35 one-bedroom apartments and 5 two-bedroom apartments. apartments

Motion by Lora Brantley-Gilbert and Supported by Etoile O'Rear-Libertt

Resolved the Southfield Housing Commission supports and endorses the John Grace Revitalization Plan as presented. Motion passed unanimously.

CITY PLANNER'S RECOMMENDATION FOR PLANNING COMMISSION
March 16, 2022

Proposed Amendment to the *Sustainable* Southfield Comprehensive Master Plan to incorporate the **John Grace Revitalization Plan** as a Subarea of the *Sustainable* Southfield Comprehensive Master Plan 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, as follows:

- Amend the *Sustainable* Southfield Comprehensive Master Plan to incorporate the **John Grace Revitalization Plan** as a Subarea of the *Sustainable* Southfield Comprehensive Master Plan. This amendment is specifically intended to be used to promote adaptive re-use of the John Grace School for affordable senior housing, as part of the Sustainable Southfield Comprehensive Master Plan.

The Planning Department recommends FAVORABLE CONSIDERATION of the proposed Amendment to the *Sustainable* Southfield Comprehensive Master Plan to incorporate the **John Grace Revitalization Plan** as a Subarea of the *Sustainable* Southfield Comprehensive Master Plan and recommends adoption of the attached draft Amendment for the following reasons:

1. The amendment, 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 Meeting.
2. The amendment will serve to promote the adaptive re-use of the John Grace School for affordable senior housing and amenities as proposed in the Plan and makes public improvements near the subject site. The Plan provides for 60 affordable housing units in addition to a .62 acre public park and indoor community space available for reservation. The plan will provide for the transition from the single-family neighborhoods to the north into the more intensely developed areas along W Eight Mile Road and Grand River Avenue to the south. The improvements will likely activate continued investment from the City, businesses and neighbors
3. The amendment will provide an additional tool in the City's redevelopment tool box.

CITY OF SOUTHFIELD
RESOLUTION OF ADOPTION

2022.82

AYES: Banks, Brightwell, Frasier, Hoskins, Mandelbaum, and Taylor
NAYS: None
ABSENT: Crews

RESOLVED: That Ordinance No. 1750, Rezone 4.62 acres of land from R-1, Single Family to Residential Unit Development District (RUDD), property located at 21030 Indian Street, Sidwell Parcel 2431-376-033 (PZRRUDD22-0001) is hereby enacted.

I, Sherikia L. Hawkins, the duly elected and qualified 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 Regular Council Meeting held on Monday, March 21, 2022, 26000 Evergreen Road, Southfield, Michigan.



A handwritten signature in black ink, reading "Sherikia L. Hawkins".

Dated: March 25, 2022

Sherikia L. Hawkins, City Clerk

CITY OF SOUTHFIELD
RESOLUTION OF ADOPTION

2022.81

AYES: Banks, Brightwell, Frasier, Hoskins, Mandelbaum, and Taylor
NAYS: None
ABSENT: Crews

RESOLVED: That the Amendment to the Sustainable Southfield Comprehensive Master Plan to include the John Grace Revitalization Plan supplement, Draft dated March 11, 2022, as amended, 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. The amendment, 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. The amendment will serve to promote the adaptive re-use of the John Grace School for affordable senior housing and amenities as proposed in the Plan and makes public improvements near the subject site. The Plan provides for 60 affordable housing units in addition to a .62-acre public park and indoor community space available for reservation. The plan will provide for the transition from the single-family neighborhoods to the north into the more intensely developed areas along W Eight Mile Road and Grand River Avenue to the south. The improvements will likely activate continued investment from the City, businesses and neighbors
3. The amendment will provide an additional tool in the City's redevelopment tool box.

BE IT FURTHER RESOLVED: That Resolution for the John Grace Revitalization Plan is hereby approved.

I, Sherikia L. Hawkins, the duly elected and qualified 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 Regular Council Meeting held on Monday, March 21, 2022, 26000 Evergreen Road, Southfield, Michigan.



Dated: March 25, 2022

A handwritten signature in black ink, reading "Sherikia L. Hawkins".

Sherikia L. Hawkins, City Clerk

Appendix B: RUDD Review

TO: Planning Commission
FROM: Terry Croad, AICP, ASLA, Director of Planning
DATE: February 4, 2022
RE: PZRRUDD22-0001 John Grace RUDD Rezoning Review
Sidwell Number: 24-31-376-033
Current Zoning: R-1, Single Family

Dear Commissioners,

Attached are our comments as they relate to the proposed rezoning for the adaptive reuse of the historic John Grace High School (the “Site”) for 60 multifamily units by Lockwood Companies (the “Applicant”).

The John Grace Arms is a proposed multifamily community designed to provide affordable senior housing and a variety of recreational, social, cultural, and community-oriented opportunities for its residents and the John Grace neighborhood. The apartment community as proposed will consist of 51 one-bedroom apartments and 9 two-bedroom apartments. The existing historic John Grace School will be adaptively reused to house 18 residential units comprised of 14 one-bedroom apartment and 4 two-bedroom apartments. The kindergarten space will be transformed into a quiet reading and activities room. The gymnasium will serve as a community space for the residents and the surrounding neighborhood. The addition will consist of 42 residential units comprised of 37 one-bedroom units and 5 two-bedroom units. The design is intended to respect and complement the aesthetic of the existing John Grace School. The exterior of the new building is to be primarily brick and the windows will have a similar character to the existing windows.

RESIDENTIAL UNIT DEVELOPMENT DISTRICT (RUDD) REZONING STANDARDS:

1. PROJECT DESIGN STANDARDS:

A. Location.

The Site is currently zoned R-1, Single Family. The Applicant is proposing a zoning map amendment to trigger the RUDD overlay for the Site.

B. Permitted Uses.

Along with the residential uses authorized in the zoning ordinance, the Applicant proposes several eligible uses for the Site beyond multifamily residential, including:

1. Community space for RUDD resident and neighborhood use.
2. Parks and recreation areas for RUDD resident and neighborhood use.
3. Accessory uses to the RUDD such as a reading/game room, laundry facilities, office space, and storage spaces.

C. Residential Density.

For comparison, the density standards for dwelling units (DU) and lot area (SF) set forth in Article 7 of the zoning ordinance for Multiple Family Residential Districts (RM) are considered. The density of the proposed plan is as follows:

RM Standard Proposed

DU per acre: 29 DU (Maximum) 60 DU / 4.62 acres = **12.9 DU/acre**

Lot area per DU: 1,500 SF (Minimum) 201,247 SF / 60 DU = **3,354 SF/DU**

Based on the above information, the proposed development does not breach any existing density requirements of the zoning code, will not impose undue burden on existing city services, and will not be out of character within the neighborhood as a low-rise, multiple family adaptive reuse.

D. Applicable Base Regulations.

Unless waived or modified in accordance with the procedures and standards set forth in the zoning ordinance, the yard and bulk, parking, loading, landscaping, lighting, and other standards set forth in Article 7 of the zoning ordinance for a Multiple Family Residential District (RM). Off-street parking requirements are set forth in Article 4.

Dimensional Standards:

RM Standard Proposed

Front Yard: 50 ft. (Minimum) **70.3 ft.** (Existing)

Rear Yard: 50 ft. (Minimum) **42.7 ft.**

Side Yard (Lesser): 50 ft. (Minimum) **23 ft.** (Existing)

Height: 30 ft. (Maximum) **~32.5 ft.** (Existing)

Floor Area: 525 SF (1-bed, Minimum) **410 SF** (Smallest)

700 SF (2-bed, Minimum) **850 SF** (Smallest)

Elderly Residential Standard Proposed

Parking Spaces: 30 (Minimum) **62**

The non-conforming side yard and building height dimensions indicated in the plan pertain to the existing historical building and are legally non-conforming. The non-conforming rear yard and square footage dimensions should be given special consideration in the approval of the RUDD.

The proposed rear yard setback variance is minimal. Proper landscape and fence screening, as explained later in this letter, can serve as a visual buffer between the proposed RUDD and the adjacent R-1, Single Family Residential lots. Regarding the minimum square footage of dwelling units, Article 7, Section 5.84(2) establishes standards for special approval concerning housing for the elderly from which the minimum standards were derived. Additionally, up to 25% of the dwelling units (15 DU) can be of an efficiency type between 425 and 525 square feet. Five units, all 1-bedroom, and all part of the existing building, fall outside of the standard minimum as proposed. Three can be considered under the efficiency standard, however, two units, one at 420 square feet, the other at 410 square feet, would continue to be out of compliance. When considering the historic nature of the building, the arrangement of the units, and the need for economy and efficiency to deliver affordable senior housing, the Commission should consider allowing the floor area variances for these two units. Through the RUDD agreement, the Commission can ensure all measures are taken to produce a high quality of development and maintain the accessibility and safety of these units.

E. Regulatory Flexibility.

Beyond those variances explained above, no other departures from the zoning code are evident in the proposed plan at this time. As the project progresses past preliminary approval, additional scrutiny shall be given to proposed landscaping, lighting, signage, utilities, and drainage.

F. Open Space Requirements.

The development as proposed meets the minimum open space requirement of 25 percent; approximately 57 percent of the site is pervious open space, which primarily consists of the front yard setback, the proposed public park and playground, and the proposed courtyard. The park accounts

for about 14 percent of the site. Additionally, within the courtyard, there appear to be two proposed pavilions for outdoor gathering and a dog walk area. The developer will dedicate this open space through an irrevocable conveyance, thereby ensuring its development and future use as open space in addition to the provision of its maintenance should it become a public nuisance.

G.Frontage and Access.

The Site is located on, and will maintain direct access to, Indian Road, a public thoroughfare. The proposed plan does not include construction of indirect access to any public road. Vehicular access is provided by Indian Road and adjacent thoroughfares. A pedestrian sidewalk currently exists on the site but is not contiguous with the broader sidewalk network at this time. Similarly, an on-street biking network is not currently available to the Site; however, the City's Non-Motorized Asset Management Plan indicates on-street improvements targeted for the nearby Shiawassee and Inkster corridors. Further improvements to the non-motorized pathway networks, including filling of sidewalk gaps, are expected with the reactivation of the Site. The proposed development includes 5-foot wide paths for pedestrian and bicycle circulation on-Site as well as 12 bicycle parking spaces.

H.Natural Features.

Above and beyond the open space requirement above, the Site is and will remain primarily open space, with a portion being dedicated to passive and active public park and recreation space.

I.Utilities. All utility lines serving the Residential Unit Development District (RUDD), whether designed for primary service from main lines or for distribution of services throughout

the site, shall be placed underground at all points within the boundaries of the site.

Provision and placement of all utilities will be reviewed and approved by the City Engineer prior to final approval.

J.Additional Considerations.

The Planning Commission shall take into account the following considerations, which may be relevant to a particular project: perimeter setbacks and screening; thoroughfare, drainage and utility design; underground installation of utilities; insulating the pedestrian circulation system from vehicular thoroughfares and ways; achievement of an integrated development with respect to signage, lighting, storm water management, green infrastructure, landscaping and building materials; and noise reduction and visual screening mechanisms from vehicular thoroughfares and ways.

Landscaping, Drainage, and Screening

A complete landscape plan and screening plan, including the method of screening for dumpsters, utilities, and adjacent residential lots; the landscaping of parking lots; and the provision of drainage controls and green infrastructure shall be included before final approval is granted. The landscape plan, drainage plan, and screening plan shall conform to the relevant section of Article 4 of the zoning ordinance.

Historic Preservation and Architectural Characteristics

The Site includes the John Grace High School building, which will be restored. Complete plans and renderings noting the materials, colors, finishes, and other architectural characteristics of both the existing building and the new addition will need to be included and shall conform to

Chapter 50 of the Southfield City Code governing historic preservation.

Lighting and Signage

A complete lighting and signage plan, including a photometric schedule, shall be included before final approval. Parking lots, walkways, and park facilities will need to be adequately lit to allow for safety and accessibility within the Site. Signage should include all directional marking for the safe and efficient flow of traffic and pedestrians through the Site. All lighting and signage shall conform to Section 5.22-4 of the zoning ordinance.

Public Art

The proposed plan shall include the provision of public art or donation to the public art fund before final approval and shall conform to Section 5.22-5 of the zoning ordinance.

Utilities

Provision for utilities within the Site shall comply with the Southfield City Code and will require final approval by the city engineer.

2. DEVELOPMENT STANDARDS AND REQUIREMENTS:

A. Conformance with the Residential Unit Development

District (RUDD) Concept. The overall design and all uses proposed in connection with a Residential Unit Development District (RUDD) shall be consistent with and promote the intent of the Residential Unit Development District (RUDD) concept as described in Section 5.22-3-1(A), as well as with specific project design standards set forth herein.

1) Minimum Lot Size.

The proposed lot size for the development is **4.26 acres** and meets the minimum requirements for a Residential

Unit Development District of **3.75 acres** of contiguous land.

2) Compatibility with Future Land Use Plan.

According to the Low Density Multiple-family Residential land use as described in *Sustainable Southfield*, as amended, the “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.”

The proposed development will adaptively reuse an existing historic school building and will include an addition of such a quality that matches the original character of the building, thus being seamlessly integrated into the neighborhood. Additionally, the development will emphasize pedestrian connections through a dedicated park and its inherent density allowing for greater access and transition from the single-family uses to the north and west to the more intense uses along Eight Mile Road. The affordable senior housing options will allow for “aging in place” and accommodate Southfield’s aging population.

3) Economic Impact.

The proposed development will provide positive economic impact to the community through the reuse of a vacant lot, the provision of park and community spaces, and the increased economic activity from additional residents. Property values can be expected to increase with time as the development progresses.

4) Usable Open Space.

The proposed development provides a variety of usable open space including:

- a. An approximately .6 acre public park and playground.
- b. A residential courtyard and two pavilions with a dog walk area.
- c. Ample front yard space that could host gardens or art installations.

The dwelling units in the new addition will also have private balconies for resident use.

5) Unified Control.

The proposed development shall be under single ownership or control such that there is a single person or entity having responsibility for completing the project in conformity with this Ordinance.

The Applicant shall provide Proof of Ownership prior to final approval.

6) Legal Documentation.

The applicant shall provide legal documentation of single ownership or control in the form of agreements, contracts, covenants, and deed restrictions which indicate that the development can be completed as shown on the plans, and further that all portions of the development that are not to be maintained or operated at public expense will continue to be operated and maintained by the developers or their successors. These legal documents shall bind all development successors in title to any commitments made as a part of the documents. This provision shall not prohibit a transfer of ownership or control, provided notice of such transfer is given to the City Clerk & City Attorney.

All legal documentation is to be reviewed and approved by the City Attorney prior to final approval.

B. Compatibility with Adjacent Uses. The proposed Residential Unit Development District (RUDD) shall set forth specifications with respect to architectural integrity, height, setbacks, density, parking, circulation, green infrastructure, landscaping, views, and other design and layout features which exhibit due regard for the relationship of the development to surrounding properties and the uses thereon. In determining whether this requirement has been met, consideration shall be given to:

1) Access to major thoroughfares.

The Site has direct access to Indian Road, which feeds into Eight Mile Road, a major 8-lane thoroughfare, approximately 630 feet south of the lot and into Shiawassee Street approximately 500 feet north of the lot. From Eight Mile Road, there is direct access to two additional 8-lane thoroughfares: Telegraph Road 1.7 miles to the east and Grand River Avenue less than 3,000 feet to the west. From Telegraph Road, access to interstates I-696 and I-96 provide connection to the greater Detroit Metropolitan Area.

2) Estimated traffic to be generated by the proposed development.

An estimated traffic plan has not been proposed. Due to the primary use of the Site as a senior living establishment, along with the park and recreation space, minimal daily traffic increases can be expected.

3) Proximity and relation to intersections.

Major intersections described above in item #1.

4) Adequacy of driver sight distances.

For the access drive on the north end of the Site, the sight distance to the nearest intersection (Emmett and Indian) is approximately 100 feet. From the main access drive on the south end of the Site, the sight distance to the nearest intersection (Byron and Indian) is approximately 260 feet. Landscaping shall be maintained so as not to obstruct the sight of a driver along Indian Road or that of a driver entering or exiting the Site.

5) Location of and access to off-street parking.

The proposed development provides sufficient off-street parking in two lots, one lot to the east of the new addition composed of 29 parking spaces and one lot to the north of the existing building composed of 33 parking spaces.

7) Required vehicular turning movements. The plan shows that both standard vehicles as well as Fire Trucks can maneuver around the site as needed.

8) Provisions for pedestrian circulation.

The proposed plan maintains and enhances pedestrian circulation through the Site. Additional 5-foot walkways will be added to circumnavigate the new addition as well as to access the park space directly from the public right-of-way. Additional details for circulation through the courtyard will need to be provided.

9) Access and connection to non-motorized pathways & public transit.

The closest non-motorized pathways lie along Shiawassee Road, about 500 feet north of the lot. This includes paved shoulders/bike lanes and shared use paths. These feed into more complete networks

of bicycle lanes and sidewalks along Nine Mile and Beech Road. The regional transit service, SMART, has a fixed route along Telegraph Road and a portion of Eight Mile, with the nearest stop just over one mile away from the Site. Detroit Department of Transportation (DDOT) also has a fixed route along Eight Mile, though no stops are available near the Site.

C. Protection of Natural Environment.

No regulated woodlands or wetlands exist on the site. There are 20 trees located on the site, including four landmark trees. Care should be taken to preserve or replace all trees on site. Additional plantings should be considered for the park space and rear yard to provide shading, screening, and beautification. The development must be in compliance with all applicable environment protection laws and regulations.

D. Compatibility with the Future Land Use Plan.

The proposed development touches on all six principles guiding *Sustainable Southfield*, as amended, and is consistent with several objectives related to each principle, including:

1) Livable Build Environment

- Encourage design standards appropriate to the community context.
- Provide accessible public facilities and spaces.
- Conserve and reuse historic resources.

2) Harmony with Nature

- Provide for renewable energy use.

3) Resilient Economy

- Encourage community-based economic development and revitalization.

- Provide and maintain infrastructure capacity in line with growth or decline demands.
- 4) **Interwoven Equity**
 - Provide a range of housing types.
 - Plan for the physical, environmental, and economic improvement of at-risk, distressed, and disadvantaged neighborhoods.
 - Plan for improved health and safety for at-risk populations.
 - Provide accessible, quality public services, facilities, and health care to minority and low-income populations.
 - Upgrade infrastructure and facilities in older and substandard areas.
- 5) **Healthy Community**
 - Plan for physical activity and healthy lifestyles.
 - Provide accessible parks, recreation facilities, greenways, and open space near all neighborhoods.
 - Plan for access to healthy, locally grown foods for all neighborhoods.
 - Plan for equitable access to health care providers, schools, public safety facilities, and arts and cultural facilities.
- 6) **Responsible Regionalism**
 - Coordinate local and regional housing plan goals.
 - Delineate designated growth areas that are served by transit.
 - Enhance connections between local activity centers and regional destinations.
 - Include regional development visions and plans in local planning scenarios.
 - Encourage consistency between local capital improvement programs and regional infrastructure priorities.

E. Compliance with Applicable Regulations. The proposed Residential Unit Development District (RUDD) shall be in compliance with all applicable Federal, state, and local laws and regulations.
The Applicant shall furnish a statement of the project's compliance with all Federal, State, and local laws.

Appendix C: Lockwood Documents



27777 Franklin Rd, Suite 1410
Southfield, MI 48034-2337
248.203.0991

Proximity to Amenities

Please find the scoring criteria and the correlating amenity below:

- a) Full-Service Grocery/Supermarket
 - Busch's CARES Market – 27835 Shiawassee Street, Farmington Hills
 - Spartan Foods – 25850 Grand River Avenue, Redford Charter Township
- b) Pharmacy
 - Walgreens – 27750 Grand River Ave, Farmington Hills
 - Beaumont Pharmacy – 28100 Grand River Avenue, Suite 101, Farmington Hills
- c) General Medicine Physician/Clinic
 - Beaumont Urgent Care by WellStreet – 27810 Grand River Avenue, Farmington Hills
 - Farmington Village Family Practice – 28100 Grand River Avenue, Farmington Hills
- d) Public School
 - Stuckey Center – 26000 Fargo, Redford Charter Township
 - Beech Elementary School – 19990 Beech Daly Road, Redford
- e) Community Organization & Food Pantry
 - Salvation Army Church & Community Center – 27500 Shiawassee Street, Farmington Hills
- f) Employment Center

- Beaumont Hospital, Farmington Hills – 28050 Grand River Avenue, Farmington Hills
- g) Public Park
 - Seminole Public Park – Seminole Street, just North of Shiawassee Street
 - Olde Town Park – Crossroads of Independence Street & Waldron Street
 - Beech Woods Recreation Center & Park – 22200 Beech Road, Southfield
- h) Job Training Center
 - CARES of Farmington Hills – 27835 Shiawassee Street, Farmington Hills
- i) Food Pantry
 - Salvation Army Church & Community Center – 27500 Shiawassee Street, Farmington Hills
 - CARES – 27835 Shiawassee Street, Farmington Hills

Full-Service Grocery/Supermarket (Points: 5)

Busch's CARES Market is a fully stocked, local grocery store. From fresh fruits and vegetables, refrigerated and frozen foods, canned goods, and drinks galore, Busch's CARES has anything one might need or want. Busch's CARES Market accepts Bridge Card, debit or credit card, or cash. Every purchase helps to support a local food pantry. Please use the linked website below to find out more information.

<http://caresfh.org/buschs-cares-market/>

Spartan Foods is a locally owned grocery store where fresh produce and dairy is brought in every day. Please use the linked website below to find out more information.

<https://spartan-foods.com/>

Pharmacy (Points: 3)

Walgreens has been in neighborhoods servicing the community as a local pharmacy for 120 years. Their history and longevity speak volumes to the quality of service they provide, and how important

their impact is on the community. Please use the linked website below to find out more information.

<https://www.walgreens.com/locator/walgreens-27750+grand+river+ave-farmington+hills-mi-48336/id=6313>

Beaumont Pharmacy Located on the Beaumont Hospital, Farmington Hills Campus. Please use the linked website below to find out more information.

<https://www.beaumont.org/locations/pharmacy-south-medical-building-farmington-hills>

General Medicine Physician/Clinic (Points: 3)

Beaumont Urgent Care by WellStreet provides immediate care for ailments and illnesses alike. Having an urgent care locally can help alleviate bigger hospitals and can result in quicker doctor visits for patients. Beaumont Urgent Care by WellStreet can handle illness, injuries, and testing/vaccines. Please use the linked website below to find out more information.

<https://www.wellstreet.com/office-locations/beaumont-farmington-hills-urgent-care/>

Beaumont Farmington Village Family Practice Place your family's health in the hands of the Beaumont doctors at Farmington Village Family Practice, and you'll get more than just highly qualified health care professionals. Beaumont doctors are most preferred in Southeast Michigan and provide access to our connected network of experts. Please use the linked website below to find out more information.

<https://www.beaumont.org/locations/farmington-village-family-practice>

Public School (Points: 2)

Stuckey Center is a public school located nearby to John Grace Senior Apartments. The Stuckey Center is incorporated with Redford Union School District. Please use the linked website below to find out more information.

https://www.redfordu.k12.mi.us/stuckey-student-services/?nc272299_ArchiveToggle=False

Beech Elementary School is a public school located within a 1-mile radius of John Grace Arms. This school is part of the Redford Township School District. Please use the linked website below to find out more information.

<https://www.redfordu.k12.mi.us/beech/>

Community Organization (Points: 2)

Salvation Army Church and Community Center provides so many different offerings. The most congruent option for John Grace Senior Apartments is "Senior Camp", a summer camp for seniors. Other options available include: Rent, Utility, and Mortgage assistance, Emergency Food, Automobile, and Hope repair. For families with children under 18 years old, they offer "Pathway of Hope for Families", which helps create self-sufficiency for families that are struggling. Please use the linked website below to find out more information.

<https://centralusa.salvationarmy.org/farmingtonhills/>

Pathway of Hope for Families

Pathway of Hope is a holistic Salvation Army approach to create a path out of poverty. We provide targeted services to families with children under the age of 18, both traditional and non-traditional family structures, that desire to break the cycle of crisis. Through case management, we focus on a family's capabilities and raise hope by empowering them to overcome barriers on the path to self-sufficiency. Families set their own goals, and we partner with them to provide the resources needed to accomplish each one.

Rent, Utility, Mortgage, Emergency Food, Automobile, and Hope Repair Assistance

Assistance is available for southwestern Oakland County. Please fill out this form to make an appointment with us.

Food Pantry

- Drive thru on Wednesday starting at 10 am
- Emergency food available upon need

Community Meal

- The 2nd Tuesday of every Month we offer a Senior Luncheon at 11:30 am. Please call to RSVP 248-477-1153 •
- During the Summer months we offer Breakfast and Lunch to School age youth. Please call for dates and times. (248-477-1153)

Holiday & Seasonal Assistance

The Salvation Army celebrates the birth of Christ by spreading His hope, love and joy to less fortunate members of our community. In fact, our gift-giving programs and fundraising initiatives are a direct answer to God's calling to care for the poor, hungry, sick, and displaced. From physical needs such as grocery, utility and gift assistance, to emotional experiences including holiday events and traditions, to spiritual guidance that provides healing and hope, we work to assist the whole person through gifts that serve the body, mind and soul.

Assistance available:

- Thanksgiving Baskets
- Angel Tree
- Toy Shop
- Adopt-a-Family
- Coats for Kids
- Back to school supplies
- Easter Baskets

Employment Center (Points: 1)

Beaumont Hospital, Farmington Hills currently has 2,380 employees and 623 physicians. Beaumont employs individuals who have completed high levels of education, but also those who may not

have. Please use the linked website below to find out more information. There are 1,498 full-time employees. Please see a letter from Beaumont Hospital.

<https://www.beaumont.org/locations/beaumont-hospital-farmington-hills>

Public Park (Points: 1)

Seminole Public Park is a park located on Seminole Street, just North of Shiawassee Street. Seminole Park is complete with a play structure and a large open field.

Olde Town Park is located at the intersection Independence Street & Waldron Street. Olde Town Park has tennis courts, multiple play structures, and an open field. While this is the park being highlighted within the neighborhood, there are numerous more in the vicinity: Hearthstone Park and William Grace Dog Park.

The Beech Woods Recreation Center & Park features 17,000 square feet of recently renovated gymnasium space. The Center has the capability to run three collegiate basketball games simultaneously. If volleyball is more your game, the gym has the ability to run four volleyball games at once.

The Beech Woods Recreation Center hosts a number of Southfield Parks & Recreation programs including youth basketball leagues in the fall, winter, and spring beginning in September, January and April. For more information on our basketball leagues please contact the Beech Woods Recreation center office at (248) 796-4670.

Beech Woods Recreation Center also offers sporting opportunities for people with disabilities and for adults ages 50 years and over. Adaptive programs include wheelchair basketball, golf and tennis. Senior adult programs include bounce volleyball, tennis, pickleball and golf. Check out the Senior Activities page of this site or call (248) 796-4670 for more details.

The park is the City's former golf course and will be completed May of 2022.

<https://www.cityofsouthfield.com/departments/parks-recreation/facilities>

<https://www.cityofsouthfield.com/departments/parks-recreation/beece-woods-park-master-plan2021>

Job Training Center (Points: .5)

CARES of Farmington Hills is a community service group to seeks to assist those that are financially disadvantaged. There is a whole slew of resources, services, events, etc. CARES provides to the community. According to their website, one of the services they provide is job training. Please use the linked website below to find out more information.

<http://caresfh.org/>

Food Pantry (Points: .5)

Salvation Army Church and Community Center is a recognized community organization. Additionally, they also have a food pantry to serve the community. In conjunction with the food pantry, there is also a Senior Luncheon once a month. Please use the linked website below to find out more information.

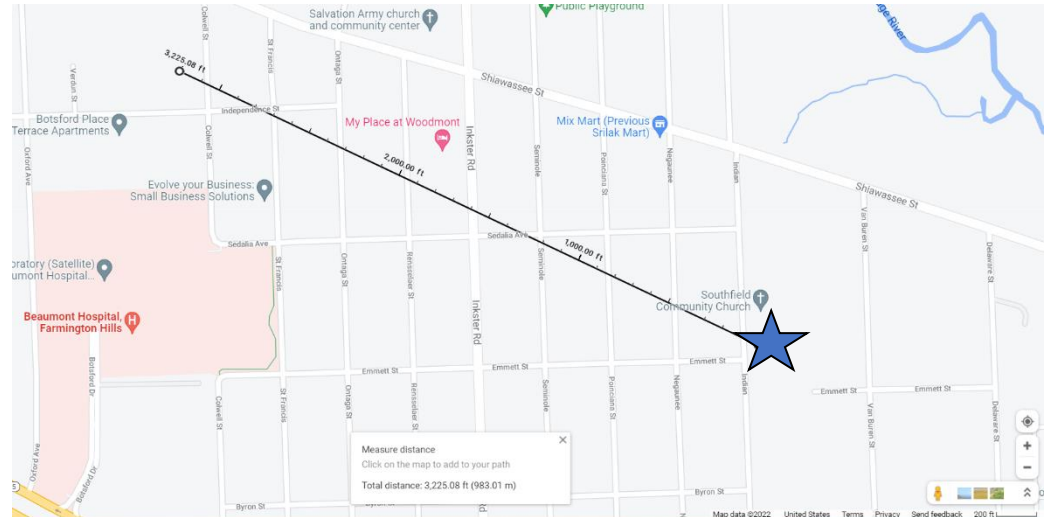
<https://centralusa.salvationarmy.org/farmingtonhills/>

The CARES in Farmington Hills food pantry serves the needs of well over 400 families that have come to depend upon this much needed resource every month. Due to the COVID-19 pandemic, the pantry is only open by appointment.

<https://caresfh.org/services/>

Please find photos of the amenities located within 1 mile of John Grace Senior Apartments.

Full Service Grocery
Busch's CARES Market

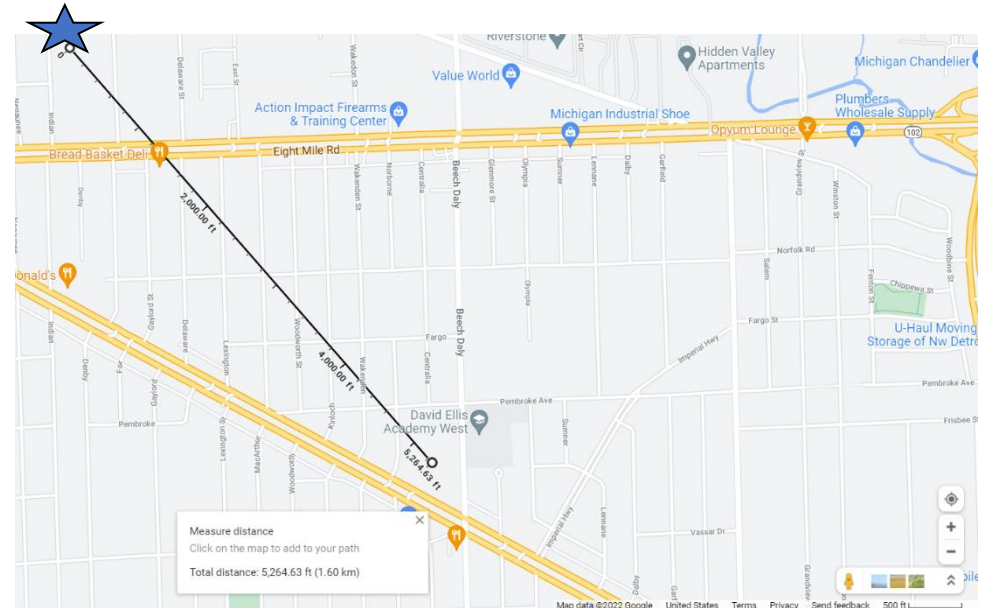


John Grace Senior Apartments



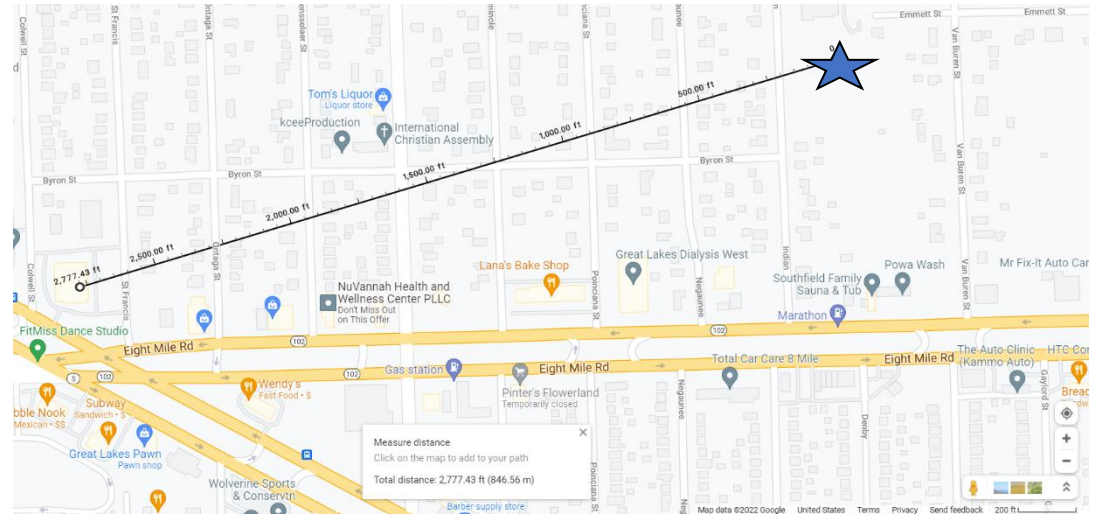
Busch's CARES Market

Full Service Grocery
Spartan Foods



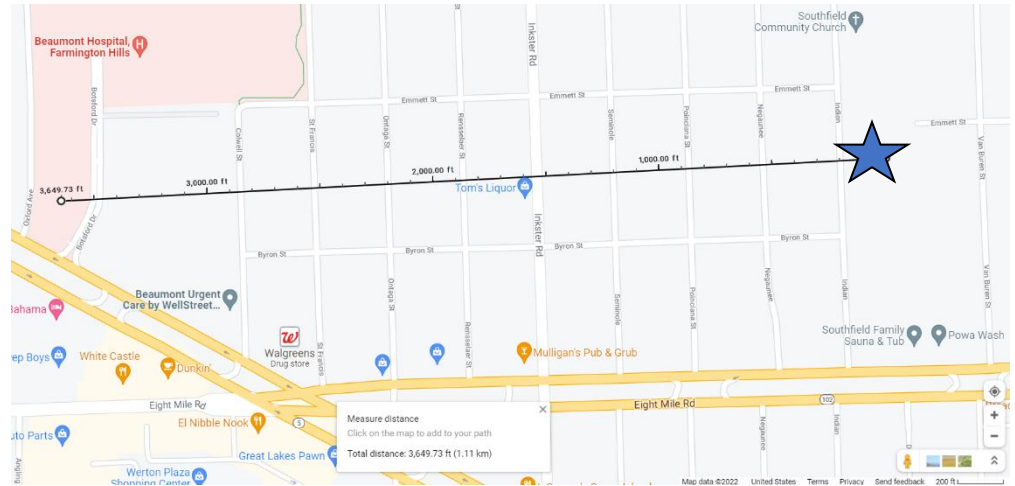
- ★ John Grace Senior Apartments
- Spartan Foods

**Pharmacy
Walgreens**



- ★ John Grace Senior Apartments
- Walgreens

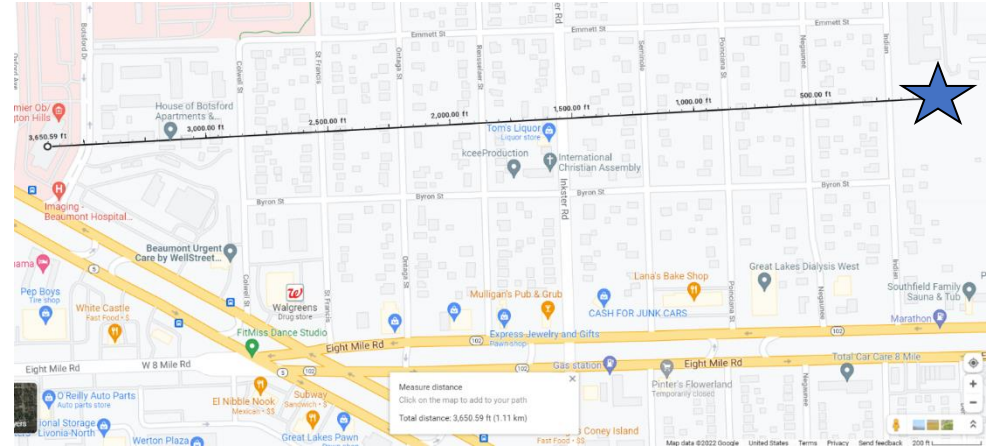
Pharmacy
Beaumont Pharmacy



John Grace Senior Apartments

Beaumont Pharmacy

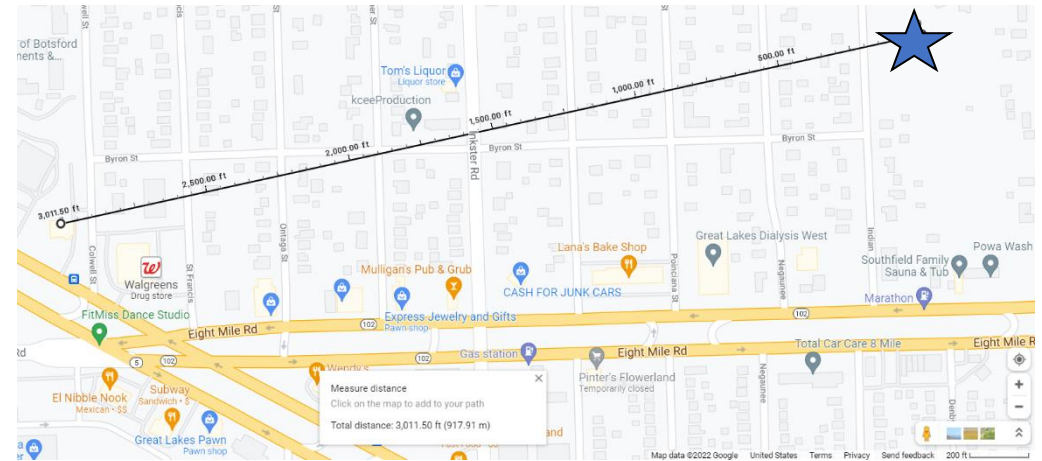
General Medicine Physician/Clinic
Beaumont Urgent Care by WellStreet





John Grace Senior Apartments

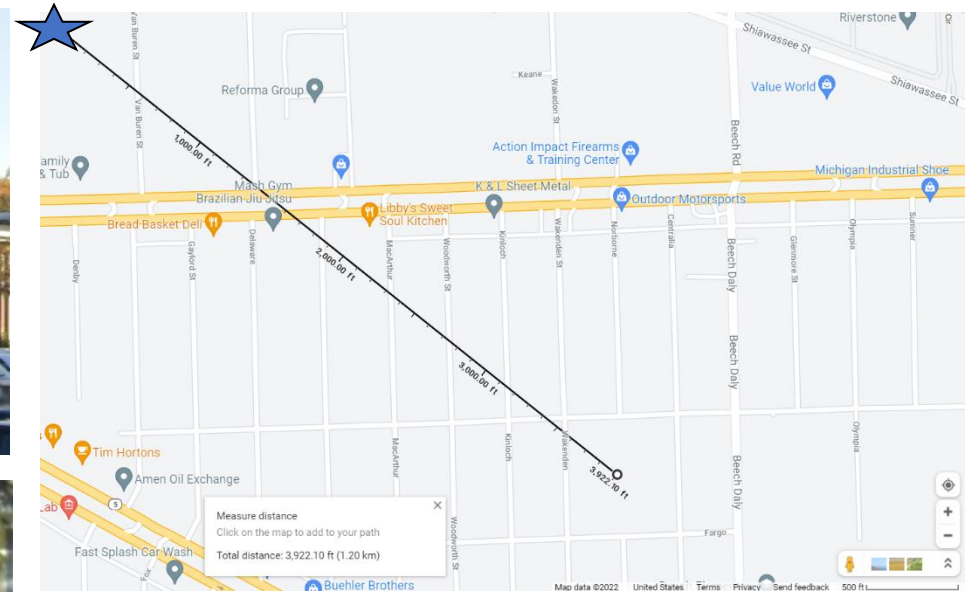
Beaumont Urgent Care by
WellStreet

General Medicine Physician/Clinic
Beaumont Farmington Village Family Practice



-  John Grace Senior Apartments
-  Stuckey Center

Public School
Stuckey Center

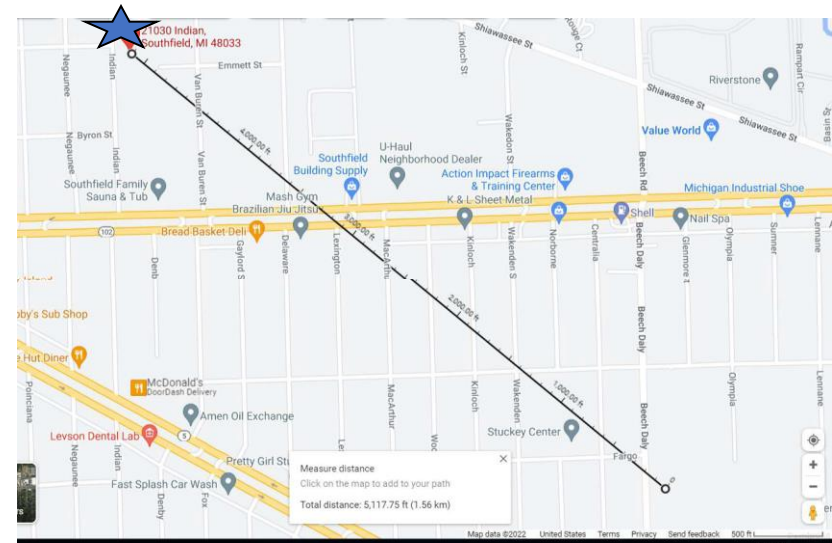


John Grace Senior Apartments



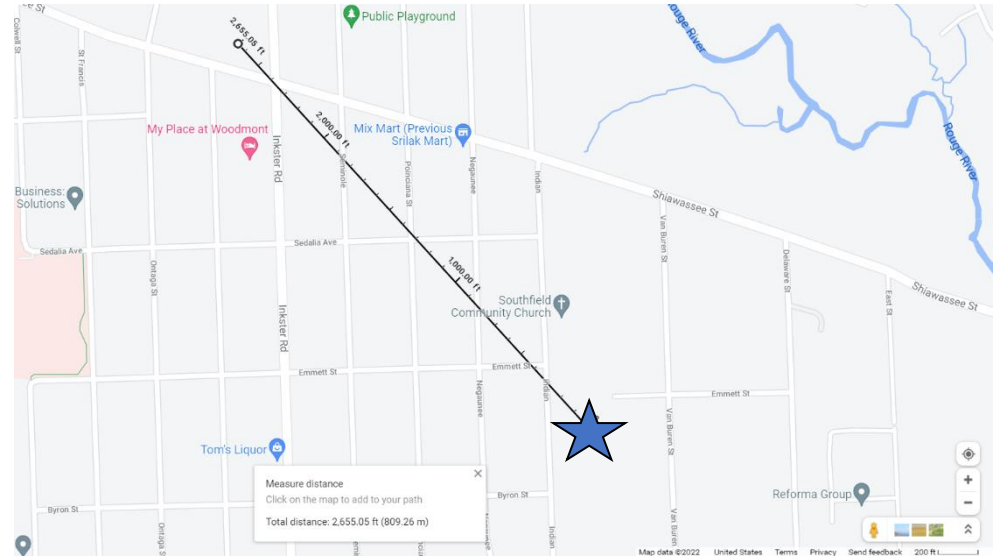
Stuckey Center



Public School
Beech Elementary School



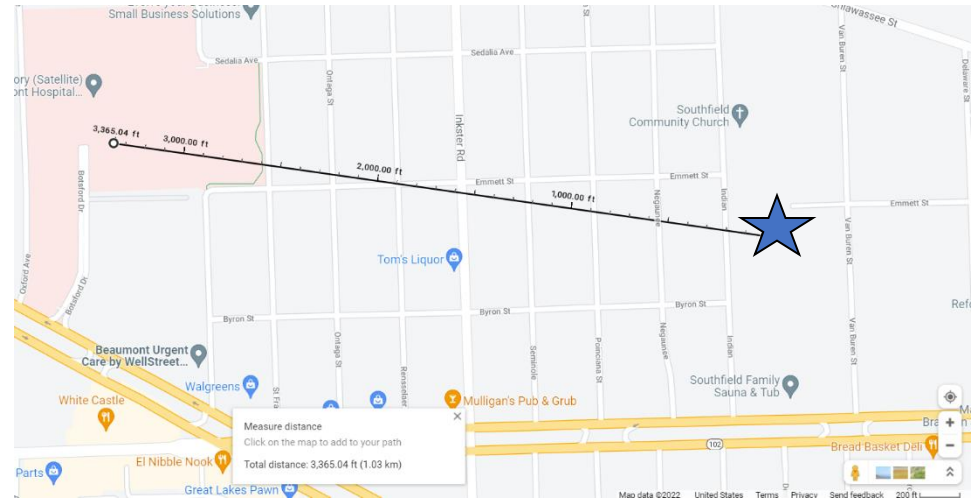
- ★ John Grace Senior Apartments
- Beech Elementary School



Community Organization
Salvation Army Church & Community Center



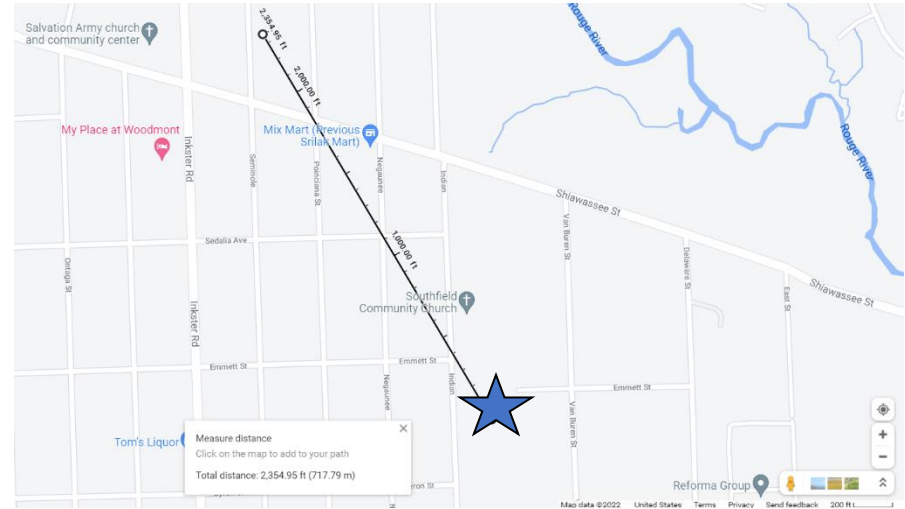
-  John Grace Senior Apartments
-  Salvation Army Church & Community Center

Employment Center
Beaumont Hospital, Farmington Hills



-  John Grace Senior Apartments
-  Beaumont Hospital, Farmington Hills

Public Park
Seminole Public Park

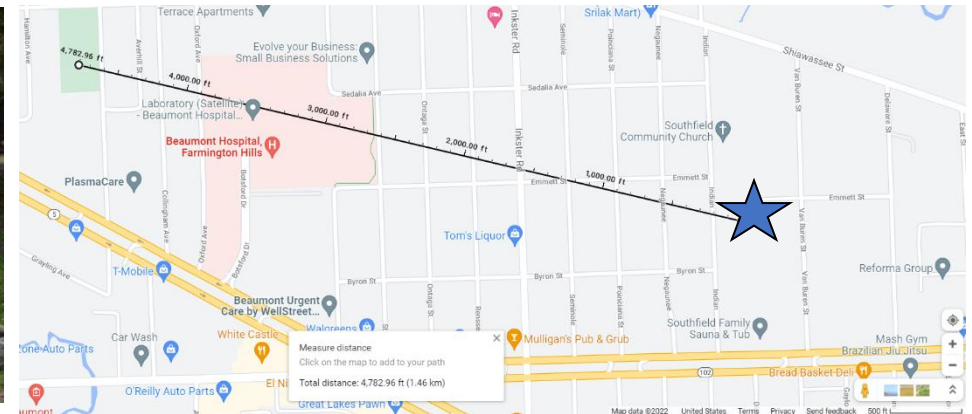


John Grace Senior Apartments



Seminole Public Park

Public Park
Olde Town Park



John Grace Senior Apartments

Olde Town Park

Public Park Beech Woods Park and Recreation Center

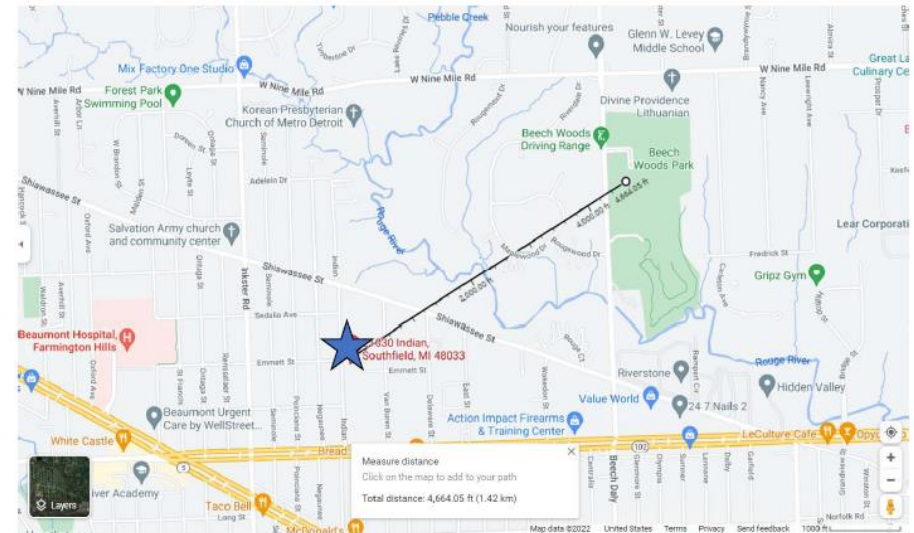
Virtual Open House

Opportunities



City of Southfield Beech Woods Park Master Plan

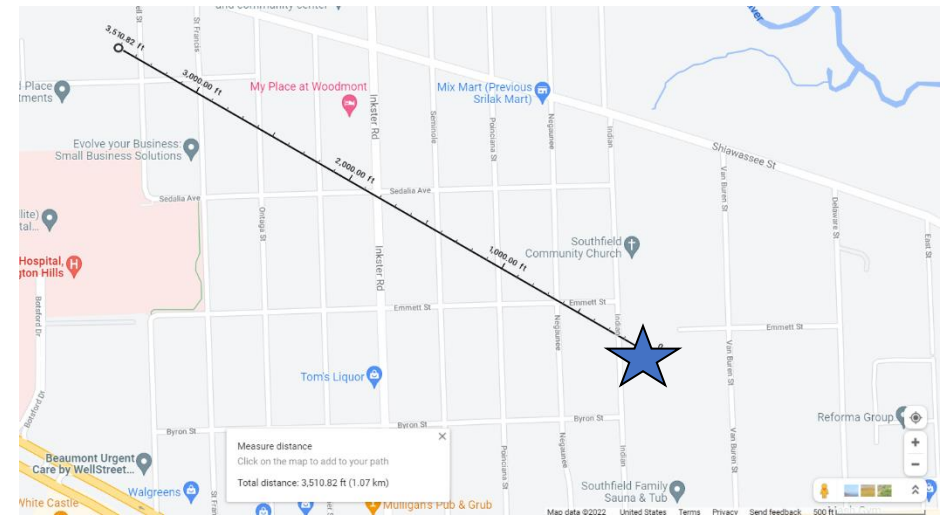
May 2021



- ★ John Grace Arms
- Beech Woods Park

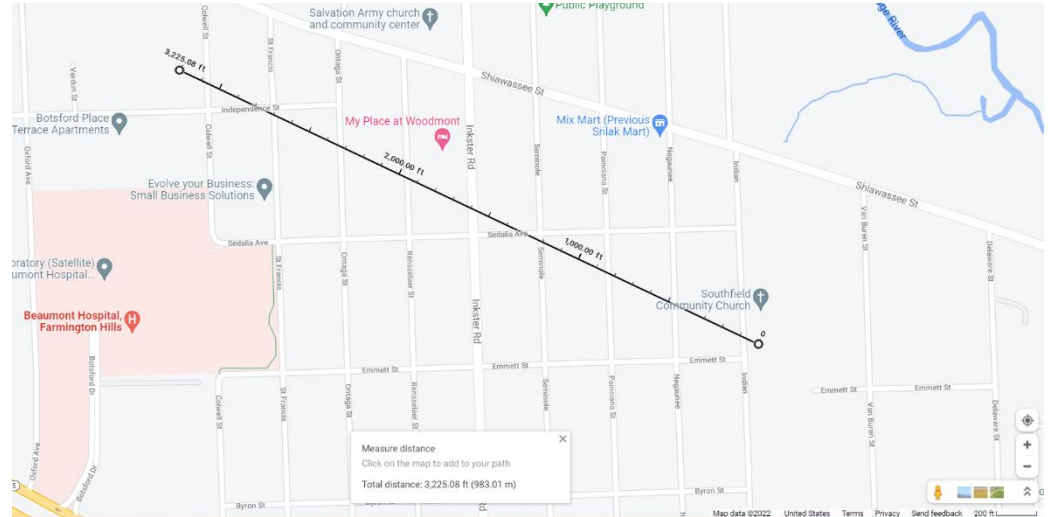


Job Training Center
CARES of Farmington Hills



- ★ John Grace Senior Apartments
- CARES of Farmington Hills

Food Pantry
Busch's CARES Pantry and Market



John Grace Senior Apartments

Busch's CARES Pantry & Market



April 1 2022

Michigan State Housing Development Authority
735 East Michigan Avenue
Lansing, MI 48909

Re: Transportation Commitment for the Residents of John Grace Arms
21030 Indian Street, City of Southfield

Dear Sir or Madam:

The residents of John Grace Arms will have four bus services available to them. These services include:

- a. Lockwood Management - 15-passenger bus
- b. Suburban Mobility Authority for Regional Transportation (SMART)
- c. Transportation of Southfield Seniors (TOSS)
- d. Program of All-Inclusive Care for the Elderly (PACE Southeast Michigan)

Lockwood Management, LLC

A property management representative from Lockwood Management will provide transportation services for tenants residing at John Grace Arms, which is located at 21030 Indian Street, Southfield. Lockwood Management will offer a Dial-A-Ride program, providing transportation services from 7 a.m. to 9 p.m. Monday through Sunday. Residents will notify Lockwood Management when they require transportation services.

The destinations provided by Lockwood Management will be located within 10 miles from John Grace Arms. Lockwood Management will entertain appointments made outside of the 10-mile destination guideline as long as they are made in advance and benefit the tenant's economic, cultural, health or social outcomes.

Residents will meet at the property manager's office for pickups and drop-offs. The manager's office is located on the first floor of the former historic school (please see the attached floor plan).

Additionally, upon the full occupancy of John Grace Arms, a Lockwood representative will meet with all residents to create a list of their transportation needs and locations. An existing schedule has been proposed for tenants; however, this schedule will be modified upon the input from the tenants. We will form a Resident Service Council Committee and one area of concern will be transportation services to educate and notify tenants of additional SMART, TOSS and PACE transportation services.

Lockwood Management, LLC

Note: All pickup and drop offs will be made at the rear entrance of the John Grace Arms former school building (please see the following page). Below is a proposed tenant schedule that can be modified per the tenant's requests. Lockwood Management owns a 15-passenger bus that will be available to John Grace Arms. This bus is ADA compliant.

Weekly Schedule:

Monday: 7 a.m.; 9 a.m.; 11 a.m.; 1 p.m.; 3 p.m.; 5 p.m.; 7 p.m. and 9 p.m.

Tuesday: 7 a.m.; 9 a.m.; 11 a.m.; 1 p.m.; 3 p.m.; 5 p.m.; 7 p.m. and 9 p.m.

Wednesday: 7 a.m.; 9 a.m.; 11 a.m.; 1 p.m.; 3 p.m.; 5 p.m.; 7 p.m. and 9 p.m.

Thursday: 7 a.m.; 9 a.m.; 11 a.m.; 1 p.m.; 3 p.m.; 5 p.m.; 7 p.m. and 9 p.m.

Friday: 7 a.m.; 9 a.m.; 11 a.m.; 1 p.m.; 3 p.m.; 5 p.m.; 7 p.m. and 9 p.m.

Saturday: 7 a.m.; 9 a.m.; 11 a.m.; 1 p.m.; 3 p.m.; 5 p.m.; 7 p.m. and 9 p.m.

Sunday: 7 a.m.; 9 a.m.; 11 a.m.; 1 p.m.; 3 p.m.; 5 p.m.; 7 p.m. and 9 p.m.

Note: All transportation services provided by Lockwood are free to the tenants. We will also modify and expand these service times upon requests from tenants.

The project sponsor hopes that MSHDA will determine the Lockwood 15-passenger bus is a comparable transportation solution. It will be available 7 days per week and have the capacity to adequately serve all the tenants in the development. Lockwood's bus will allow each tenant in the development to take at least two trips during the week and weekends.

All transportation services are free of charge. Tenants will not be charged for Lockwood's bus transportation services.

Suburban Authority for Regional Transportation (SMART)

The Suburban Mobility Authority for Regional Transportation (SMART) public bus services will provide additional bus services to the tenants of John Grace Arms. All vehicles are equipped with lifts to accommodate wheelchairs and scooters, as well as for those using canes and walkers. Floor plans for the SMART bus are on the following page.

The City of Southfield in partnership with SMART offers a SMART Connector Service. The SMART Connector service is a curb-to-curb bus service. Passengers will be picked up from John Grace Arms and transported to full service public bus stops and destinations. There are three fixed SMART bus routes located less than 3/4 of a mile from John Grace Arms. The fixed routes are:

1.Route 305

2.Route 805

3.Route 280

At the intersection of Grand River Avenue and Poinciana Street, approximately 0.4 miles southwest of John Grace Arms, there is a public bus stop for Routes 305 and 805. Please see the enclosed map. Route 305 and 805 connects to Grand River and downtown Farmington plus Farmington Hills, Southfield, Redford and Downtown Detroit.

Also included is a SMART bus route map and schedule for Route 280 which offers services on Grand River, Beech Daily and Middlebelt south connects Dearborn Heights, Garden City, Romulus and Taylor. SMART's connector and TOSS services will connect tenants to these routes from Monday through Friday

Service hours are Monday through Friday from 6 a.m. to 6 p.m. Residents can make reservations from Monday through Friday from 7 a.m. to 4 p.m. Connected trips can be booked up to six days in advance for medical trips and two days in advance for general trips.

Please see a brochure plus a letter prepared by Daniel Whitehouse of SMART regarding their Connector Service. The three fixed bus routes are included as well.

Transportation of Southfield Seniors (TOSS)

The City of Southfield and SMART also offer TOSS (Transportation of Southfield Seniors), which can be contacted Monday through Friday from 8 a.m. to 1:30 p.m. Like the SMART Connector Service, riders can transfer to other bus services. TOSS is available for any persons aged 55 and older.

Per the City of Southfield's website, please find detailed information regarding the TOSS service.

<https://www.cityofsouthfield.com/visitors/transportation>

TOSS

Mobility is critical to people of all ages. It provides independence. Those without the ability to drive often feel “trapped” in their homes. The City of Southfield and SMART are continuously working together to improve community transit service to accommodate the needs of Southfield’s senior citizens and those with disabilities.

TOSS is currently taking reservations for medical appointments, offices, banks, shopping and grocery trips.

Properly worn facemasks are required for all riders, including assistants and drivers. Buses are cleaned after each ride. Appointments are scheduled on a first-come, first-serve basis. If there are questions or to schedule an appointment please call (248) 796-4658. Leaving a name, phone number and a short message will be best when looking to schedule an appointment.

If you need other transportation services, please call the SMART Connector at (866) 962-5515. TOSS uses lift-equipped buses to transport senior residents (age 60+) who reside in Southfield or Lathrup Village within the boundaries of Fourteen Mile Rd. to the north, Eight Mile Rd. to the south, Middlebelt to the west, and Coolidge to the east.

TOSS accommodates permanently physically challenged persons of any age. TOSS does not provide same day or next day transportation.

For information and arrangements please call the TOSS office at (248) 796-4658, Monday through Friday from 8:00 a.m. - 1:30 p.m. or leave a message after hours and we will get back to you as soon as possible, within business hours. A donation of \$5 per round trip is suggested. Additional donations are welcome.

Ascension Health and Beaumont Hospitals, CDBG (Community Development Block Grant), the City of Southfield and SMART, jointly make this transportation possible by grants.”

TOSS’ service times are Monday through Friday from 8:30 a.m. to 3:30 p.m. (https://www.myride2.com/transit_providers/toss-transportation-of-southfield-seniors/)

At any time, residents are unable to use the SMART Connector Service or TOSS transportation services, Lockwood Management will offer free bus services. Residents must notify management within 24 hours of their planned trips.

PACE Southeast Michigan

Per PACE’s website: <https://www.pacesemi.org/supportive-services>

“Our goal is to provide our frail senior community members with the care, medical treatment and support they need to achieve the highest quality of life – while staying independent as long as possible. Our elder care experts offer an alternative to nursing home placement that features comprehensive, coordinated care for a senior’s medical, social and physical needs, while also providing peace of mind for family caregivers.”

“In addition to the main PACE services we offer, our expert elder care team helps coordinate other supportive services determined necessary to improve and maintain your overall health – while offering support to you and your caregivers.

Our supportive services include:

Skilled home health and home care services

- Wound care
- Patient and caregiver education
- Intravenous or nutrition therapy
- Injections
- Monitoring serious illness and unstable health status

Medical transportation services

- Non-emergency rides to health care visits
- Coordinated by our transportation manager

Family / caregiver support services

- Caregiver support group
- Respite

Rehabilitation and durable medical equipment

- Wheelchairs
- Oxygen
- Diabetic testing supplies

Personal care needs

- Incontinence supplies
- Assistance with Activities of Daily Living in our center and your home”

Please see a brochure regarding PACE of Southeast Michigan.

Funding for free transportation has been a long-term commitment of Lockwood Management and no tenants will be charged for utilizing Lockwood Management’s bus services.

Respectfully Submitted,

Janay Eisenmenger
Director of Acquisitions

John Grace Arms – On-Site Bus Stop Shelter



Lockwood– Passenger bus to be Used for Transportation Services



Appendix D: MSHDA Guidelines



Low-Income Housing Tax Credit Program
2019 - 2020 Qualified Allocation Plan
www.michigan.gov/mshda
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2019-2020 QUALIFIED ALLOCATION PLAN

2019-2020 QUALIFIED ALLOCATION PLAN STATE OF MICHIGAN LOW-INCOME HOUSING TAX CREDIT PROGRAM

I. INTRODUCTION

The Low-Income Housing Tax Credit (LIHTC) program offers a financial incentive to construct, rehabilitate, and operate rental housing for low-income tenants. Under federal law, LIHTC is required to be allocated according to a Qualified Allocation Plan (QAP). The QAP is required to set forth selection criteria used to determine housing priorities appropriate to local conditions in Michigan.

II. TAX-EXEMPT FINANCED PROJECTS NOT SUBJECT TO HOUSING CREDIT CEILING

In accordance with Section 42 of the Internal Revenue Code (IRC), tax-exempt bond financed projects are required to satisfy certain basic requirements for allocation of LIHTC and are subject to the QAP. These projects are not, however, subject to the LIHTC allocation limits, other QAP requirements from which they are expressly excepted, or as determined by the Michigan State Housing Development Authority (MSHDA) (see Tab W – Policy Bulletins).

III. APPROVAL AND MODIFICATION OF THE QUALIFIED ALLOCATION PLAN

A. QAP APPROVAL

Pursuant to federal and state law, the QAP (including the LIHTC Scoring Criteria) shall be prepared by MSHDA, submitted to the legislature, and approved by the Governor after notice to the public and public hearing. Notice of the public hearing will be published on MSHDA's website and in newspapers of general circulation throughout the state at least fourteen (14) days prior to the public hearing. MSHDA will hold one informational hearing prior to publication of proposed changes to the QAP. After proposed changes have been published, MSHDA will conduct at least three public hearings, held at such time and place as determined by MSHDA; however, MSHDA shall give priority to locations that provide the greatest opportunity for public comment. Comments received shall be taken into consideration, and a written summary of such comments shall be provided to the Governor together with the request for approval of the QAP. The QAP, once approved, is valid until it is changed by MSHDA.

B. QAP MODIFICATION

To the extent necessary to facilitate the award of LIHTCs that would not otherwise be awarded, the QAP may be modified by MSHDA from time to time pursuant to State law. This modification process will

follow the approval process delineated above unless specifically stated otherwise in this document.

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IV. AUTHORITY DISCLAIMER AND ANTI-DISCRIMINATION OBLIGATION

MSHDA shall administer the QAP and the allocation of LIHTC in a manner consistent with both federal housing policy governing non-discrimination and MSHDA's statutory non-discrimination requirements.

The allocation of LIHTCs is made at the sole discretion of MSHDA. MSHDA and its board members, directors, employees, and agents shall not be liable for any matters arising out of or in relation to the allocation or administration of LIHTC.

MSHDA may waive any requirements and/or conditions that are not mandated by Section 42 of the IRC

on a case-by-case basis, including project-specific deadlines, as deemed necessary to facilitate the

administration of the LIHTC Program, to address unforeseen circumstances, and that it determines are in

the best interest of the State of Michigan. In the event a waiver is granted under any of these or other

circumstances, a fee may be charged. Additionally, MSHDA may make adjustments to standard

policies/procedures, if needed, to resolve any administrative errors made in the evaluation of an

application brought to MSHDA's attention following conclusion of a funding round. Potential remedies

may include, but are not limited to making an allocation of credit from a future funding round to a project

that would have otherwise received an award of credit. To the extent that anything contained in this QAP

does not meet the minimum requirements of federal law or regulation, or state law or regulation, such

law or regulation shall take precedence over the QAP.

V. FUNDING ROUND AND PRIORITIES

A. FUNDING ROUNDS

The Authority intends to hold two competitive funding rounds for both 2019 LIHTC and for 2020 LIHTC,

both of which, will be publicized on the Authority's website

(www.michigan.gov/mshda).

Prior to each funding round, the following items must be completed:

(1) Permanent Supportive Housing projects must have their initial meeting with the Continuum of

Care (CoC)

(2) All applicants will be required to submit a request for market study in accordance with the

requirements found in Exhibit I.VI. attached hereto and the guidelines found in Tab C of MSHDA's

Combined Application for Rental Housing Programs,

(3) Preservation projects will be required to submit documentation prior to the funding round

deadline to determine if the project is competitive under the MSHDA Gap Financing Program

(please see Section B.1. for further information on this process)

(4) Developments that are proposing the complete a 4%/9% Mixed Transaction will be required to

submit documentation to MSHDA prior to the funding round deadline

(5) Any projects requesting a waiver of any QAP provisions as part of an application for a competitive

funding round must submit their request in writing prior to the funding

round deadline

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(6) Permanent Supportive Housing projects that are applying for the first time will be required to

meet with the Addendum III Review Team prior to the deadline highlighted below

(7) Affordable Assisted Living (AAL) projects must submit a review packet to the AAL Steering

Committee for review and approval prior to the funding round deadline.

(8) Projects applying for Section 811 assistance must submit a Section 811 application by the deadline shown below.

A timeline of applicable deadlines leading up to and including each funding round is included below:

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STAGE OF PROCESS DUE DATE

Initial Meeting with CoC Deadline (PSH Only) Friday, July 16, 2018

Market Study Request Due Date Monday, July 16, 2018

Waiver Request Due Date Wednesday, August 1, 2018

Preservation Level 1 Review Due Date Wednesday, August 15, 2018

4%/9% Mixed Transaction Level 1 Review Due Date Wednesday, August 15, 2018

Addendum III Initial Concept Letter Due Date (PSH Only) Wednesday, August 15, 2018

Affordable Assisted Living Steering Committee Review

Packet Due Date Wednesday, August 15, 2018

Section 811 Application Deadline Friday, September 21, 2018

Funding Round Due Date Monday, October 1, 2018

Expected Award Notification Date January of 2019

Initial Meeting with CoC Deadline (PSH Only) Monday, December 3, 2018

Market Study Request Due Date Tuesday, January 15, 2019

Waiver Request Due Date Friday, February 1, 2019

Preservation Level 1 Review Due Date Friday, February 15, 2019

4%/9% Mixed Transaction Level 1 Review Due Date Friday, February 15, 2019

Addendum III Initial Concept Letter Due Date (PSH Only) Friday, February 15, 2019

Affordable Assisted Living Steering Committee Review

Packet Due Date Friday, February 15, 2019

Section 811 Application Deadline Friday, March 22, 2019

Funding Round Due Date Monday, April 1, 2019

Expected Award Notification Date July of 2019

Initial Meeting with CoC Deadline (PSH Only) Monday, June 3, 2019

Market Study Request Due Date Monday, July 15, 2019

Waiver Request Due Date Thursday, August 1, 2019

Preservation Level 1 Review Due Date Thursday, August 15, 2019

4%/9% Mixed Transaction Level 1 Review Due Date Thursday, August 15, 2019

Addendum III Initial Concept Letter Due Date (PSH Only) Thursday, August 15, 2019

Affordable Assisted Living Steering Committee Review

Packet Due Date Thursday, August 15, 2019

Section 811 Application Deadline Friday, September 20, 2019

Funding Round Due Date Tuesday, October 1, 2019

Expected Award Notification Date January of 2020

Initial Meeting with CoC Deadline (PSH Only) Monday, December 2, 2019

Market Study Request Due Date Wednesday, January 15, 2020

Waiver Request Due Date Monday, February 3, 2020

Preservation Level 1 Review Due Date Tuesday, February 18, 2020

4%/9% Mixed Transaction Level 1 Review Due Date Tuesday, February 18, 2020

Addendum III Initial Concept Letter Due Date (PSH Only) Tuesday, February 18, 2020

Affordable Assisted Living Steering Committee Review

Packet Due Date Tuesday, February 18, 2020

Section 811 Application Deadline Friday, March 20, 2020

Funding Round Due Date Wednesday, April 1, 2020

Expected Award Notification Date July of 2020

Fall 2018 Funding Round

Spring 2019 Funding Round

Fall 2019 Funding Round

Spring 2020 Funding Round

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Applications must be received in either MSHDA's Lansing office or MSHDA's Detroit office no later than

5:00 pm on the applicable application due date shown above.

Applications may be sent via delivery

service (e.g., post, overnight, and courier) or personal hand-delivered service. Applications received after

the due date and time will not be processed. No waiver of the delivery time will be granted.

B. FUNDING PRIORITIES

MSHDA will award LIHTCs to different Categories of housing, as well as to meet Statutory Set-Asides (as further defined below) of the state's total credit ceiling.

Funding Priorities Percentage

Categories

Preservation Category 25%

Permanent Supportive Housing (PSH) Category 25%

Open Category 25%

Strategic Investment Category 10%

Undesignated 15%

1. PRESERVATION CATEGORY

Allocated to Preservation projects meeting the requirements found in Section VII.B., Exhibit II attached

hereto, and that follow the process outlined below:

For a preservation project to be eligible to apply for 9% LIHTC, it must first be submitted to MSHDA in order to evaluate whether the project is likely to be competitive under the MSHDA Gap Financing

Program. Please note that existing United States Department of Agriculture Rural Development ("USDA RD") financed preservation projects that are composed of 49 units or less will not be required to submit to MSHDA under the process outlined below before applying under the 9% Preservation Category. The Gap Financing Program makes available a certain amount of gap financing to be used in combination with

MSHDA tax-exempt bond financing. To perform its evaluation, MSHDA will consider the following:

1. The financial viability of a project based on the pro-forma analysis, site, and preliminary market analysis;

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2. The overall capacity and experience of the development team; and

3. The likelihood that the project will be competitive and be able to proceed with the funds available in the Gap Financing Program. To determine how competitive a project is likely to be, MSHDA will primarily evaluate a project's soft to hard debt ratio, which is used to rank the proposals in the Gap Financing Program, to determine if the project appears to be competitive as compared to the current or most recent Gap Financing Program funding round. Applicants are encouraged to view rankings of recent Gap Financing rounds on MSHDA's website to determine with more certainty whether or not their project has a competitive soft to hard debt ratio. All Preservation projects (with the exception of existing Rural Development financed preservation projects that are composed of 49 units less) will be required to submit under the MSHDA Gap Financing Program regardless of their soft to hard debt ratio. Applicants should note that MSHDA is now allowing all developments that have a low soft debt to hard debt ratio (the number will be updated by MSHDA from time to time) to submit for MSHDA Tax Exempt Bond/4% Credit/Gap Funding at any time, without being required to submit as part of the competitive Gap Financing Round.

Following the analysis above, if, based on MSHDA's determination, a project appears to be a strong candidate for the Gap Financing Program, the project will need to be completed using the Gap Financing Program and will be ineligible for 9% LIHTC. However, if, based on MSHDA's determination, a preservation project is unlikely to be competitive in the Gap Financing Program; the project will be eligible to submit for consideration as part of a 9% funding round under the Preservation Category. Additionally,

following an evaluation based on the process outlined above, preservation projects that do compete under the Gap Financing Program, but that cannot move forward using gap financing with a MSHDA taxexempt loan (as determined by MSHDA as part of the Gap Financing Program) will be able to submit an application for credit as part of Preservation Category for 9% LIHTC in a future round. An applicant will not be able to submit a preservation project for 9% credit unless the project has been submitted to MSHDA, reviewed based on the criteria above, and MSHDA has determined that the project is unlikely to be competitive using the available gap funding paired with a tax-exempt bond loan.

The Preservation Category will be made available in both the October and April 9% LIHTC funding rounds of each year. Because of this timeline, an applicant may be evaluated by MSHDA at any time as long as the submission of the required documentation takes place at least 45 days in advance of the 9% funding round in which the applicant intends to apply. In order to complete the review outlined above, the applicant must submit the LIHTC Application and the documents listed under the Preliminary Project Assessment portion of MSHDA's Addendum IV Exhibit Checklist. MSHDA's determination of the project as it relates to this assessment and the project's eligibility for 9% LIHTC will be good for a period of one year provided that there are no changes made to the project that would cause it to be materially different from what was originally reviewed under the determination. After one year or in the case where there are material differences in the application, another assessment would need to be made by MSHDA to determine a project's eligibility for future 9% LIHTC funding rounds. For further clarity, "material differences" generally includes, but is not limited to, any differences in land and building costs, site work

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and hard construction costs, soft costs, income projections, operating expense projections, replacement reserve projections, equity pricing, soft sources, seller financing, and any other funding sources from interim operations or transfers of existing escrows. MSHDA is aware that there are programmatic differences between the 9% LIHTC Program and MSHDA Gap Financing Program regarding developer fee calculations, financing fees, and capitalized reserve requirements and will generally not consider differences in these areas to be material differences if they are solely a result of the project taking advantage of differing program requirements. Projects that are ultimately eligible to be submitted in the 9% Preservation Category portion of the funding round will be evaluated and awarded based on the scoring criteria, requirements, and process outlined in this Qualified Allocation Plan.

2. PERMANENT SUPPORTIVE HOUSING (PSH) CATEGORY

Allocated to projects setting aside at least the greater of 15 units or 35% of the units in the development for new tenants that are PSH-eligible or that are preserving an existing PSH project for which the project will remain a PSH project; and that also meet the requirements of Addendum III. A project that has more than 75 PSH units is not eligible to be submitted unless a waiver is granted by MSHDA. Projects meeting the definition of a PSH project, according to the Addendum III, must be submitted in this Category.

3. OPEN CATEGORY

Allocated to projects not meeting the requirements for either the Preservation Category or the PSH Category.

4. STRATEGIC INVESTMENT CATEGORY

Projects applying in any of the three Categories above can also apply in this Strategic Investment Category

by submitting the documentation necessary to satisfy the requirements outlined in Exhibit III attached hereto. Projects funded under this Strategic Investment Category will not be subject to the standard Scoring Criteria and will be evaluated solely based on the sufficiency of the proposal based on Exhibit III attached hereto and the usual threshold requirements. If MSHDA determines that not all of the credit under this Strategic Investment Category will be used, the credit will be moved to the “Undesignated Credit” below for the funding rounds in which the Undesignated Category is applicable. It is anticipated that very few, if any, projects will meet the requirements to be funded under this Category.

5. UNDESIGNATED CREDIT

The Undesignated Credit in the April 2019 and 2020 funding rounds will be awarded in the following order:

a. MSHDA will use its discretion to place projects awarded from the Categories (including the Strategic Investment Category) in both the October and April funding rounds into the Statutory Set-Asides, with the only goal being to fill the Statutory Set-Asides from the projects already

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awarded. If any Statutory Set-Asides remain unmet, Undesignated Credit will be used to fill the remaining Statutory Set-Asides. Following the conclusion of each funding round, MSHDA will post a list of awards, which will include an indication regarding which Statutory Set-Aside each project was awarded from.

b. After all Statutory Set-Asides have been met, any remaining Undesignated Credit will be allocated to the highest scoring unfunded projects in the round. In performing its analysis of credit to be awarded in the Undesignated Category, MSHDA will not take into

consideration any points for Permanent Supportive Housing awarded in Section F of the LIHTC Scoring Criteria. All other criteria outlined in the LIHTC Scoring Criteria will apply. PSH projects awarded from the Undesignated Credit will not be eligible to reduce the number of PSH units in the development or make changes to areas of the project for which points under the PSH section of the scoring criteria were awarded.

C. STATUTORY SET-ASIDES

- **Nonprofits, 10%** - Qualified nonprofit organizations as required by Section 42 of the IRC and that meet the requirements outlined in Addendum I.
- **Rural Housing, 10%** - Proposed or existing housing projects that fall into one or more of the following categories: a) financed by a loan guaranteed by Rural Housing Services or a successor agency; b) funded by a federal program for the development of rural housing; or c) is located in an area other than a metropolitan area. A list of non-eligible rural communities can be found on MSHDA's website: Rural Communities List
- **Elderly, 10%** - Projects in which 100% of the units serve tenants that conform to the federal agency(s) definition of elderly or the MSHDA definition of elderly under the MSHDA Act.
- **Eligible Distressed Areas, 30%** - Housing projects in eligible distressed areas, which include proposed or existing housing projects in distressed areas pursuant to MCL 125.1411(u). A list of Eligible Distressed Areas can be found on MSHDA's website at Eligible Distressed Areas List
With the exception of the nonprofit set-aside, if the LIHTC allocated falls below the set-aside threshold by October 1 of the year in which that credit amount is authorized, MSHDA may reapportion unallocated LIHTC amounts thereafter.

D. LIHTC ALLOCATION LIMITS

1. Maximum award per project: \$1,500,000
2. Maximum award per Principal (annual credit ceiling): \$3,000,000

Co-developers will be allocated tax credits against the per-Principal limit based upon the percentage of interest in the cash-paid (non-deferred) portion of the development fee, including any costs or other fees that would typically be included in and paid from the developer fee as described in Section X below. For example, if co-developers retain a fifty percent (50%) interest each in the cash-paid (non-deferred) portion of the developer fee, fifty percent (50%) of the tax credits will be counted against each of the developer's per-Principal caps. Parties that have an identity of interest may be treated as a single developer (or Principal) for purposes of the cap if MSHDA concludes, based on the relevant City of Southfield

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facts and circumstances, that the submission of an application by one or more of the applicants is intended, in whole or in part, as a means of circumventing the annual credit ceiling per-Principal cap. If a Principal has not exceeded its annual cap, and there is enough credit under the per Principal cap limits to fund 80% of the proposed project, then MSHDA, in its discretion, may consider 1) fully funding that project; 2) awarding an amount less than the amount requested, but that still makes the project feasible; or 3) awarding only the remaining 80% if it is enough credit to make the project financially viable.

For this purpose, a Principal is defined as any person or entity receiving a portion of the development fee, which shall also be reflected in the Development Team Information portion of the Low-Income Housing Tax Credit Program Application.

3. If the credit remaining in a Category is sufficient to fund 80% of the credit amount approved for the next highest scoring project in the corresponding Category, MSHDA may 1) consider fully funding that project by taking the remaining credit from the 15% Undesignated Credit described

above; 2) awarding an amount less than the amount requested, but that still makes the project feasible; or 3) award only the remaining amount of credit to a project if it is shown to be financially viable. Otherwise, MSHDA will either skip the project to fund the next highest scoring project that is financially viable with lesser credit or move the balance of the credit to the Undesignated Credit or the following funding round as applicable, at its sole discretion.

E. WAIVER REQUESTS

Applicants requesting a waiver of any QAP provisions as part of an application for a competitive funding round must submit their request in writing at least 60 days in advance of all competitive funding rounds. Any waiver request not submitted within these timeframes will not be considered. While it is not anticipated that many requests will be granted, MSHDA will endeavor to provide responses to all waiver requests no later than 30 days in advance of all funding rounds.

NOTE: This waiver request process does not apply to projects seeking the use of alternative underwriting standards other than those published by MSHDA. Requests for the use of alternative underwriting standards may be made as part of a funding round submission.

VI. LIHTC FUNDING ROUND PROCESS

MSHDA will hold two funding rounds for both 2019 credit and 2020 credit as outlined below. In each of the funding rounds, allocations will be made to the highest scoring projects in each of the Categories; regardless of which Statutory Set-Aside(s) a project otherwise qualifies for. Any credit that is not utilized in any of the Categories from the October Funding Round will be moved to the April Funding Round for each respective year. Amounts below are based on an estimated annual credit ceiling of \$26 million.

A. FUNDING ROUND #1: OCTOBER 2018 & 2019 (APPRX 45% OF ANNUAL CREDIT CEILING)

- Preservation Category - \$3,900,000 (approx. 15%)

- Permanent Supportive Housing Category – \$3,900,000 (approx. 15%)

- Open Category – \$3,900,000 (approx. 15%)

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B. FUNDING ROUND #2: APRIL 2019 & 2020 (APPRX 45% OF ANNUAL CREDIT CEILING)

- Preservation Category – \$2,600,000 (approx. 10%)
- Permanent Supportive Housing Category – \$2,600,000 (approx. 10%)

- Open Category – \$2,600,000 (approx. 10%)

- Undesignated – \$3,900,000 (approx. 15%)

C. STRATEGIC INVESTMENT CATEGORY - (APPROX. 10% OF ANNUAL CREDIT CEILING)

The Strategic Investment Category may be used to fund qualifying developments from any competitive funding round at any time at MSHDA's discretion. If MSHDA determines that not all of the credit under this Strategic Investment Category will be used, the credit will be moved to the "Undesignated Credit" in the April Funding Round of the corresponding year.

VII. ELIGIBILITY REQUIREMENTS

Certain threshold requirements must be met for all projects, unless otherwise stated in any Addenda or Policy Bulletins, or waived. Proposals not meeting threshold requirements will not be processed further.

A. GENERAL THRESHOLD REQUIREMENTS

The following Threshold requirements, described in greater detail in Exhibit I attached hereto, will apply to all projects:

1. Application Completeness
2. Project Narrative
3. Site Control
4. Zoning
5. Utilities
6. Market Study

7. Environmental

8. Title Insurance Commitment

9. Financing

10. Acquisition Transfer

11. Equity Investor Letter

12. Green Policy

13. Development Team Capacity

14. Affirmative Fair Housing Marketing Plan

15. Ownership Formation

16. Waiver of Qualified Contract

17. Vouchers and Public Housing

18. MSHDA Financing Signage

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19. Minimum Hard Construction Costs

20. Maximum Total Development Cost Per Unit Limit

21. Michigan Products

22. Phased Developments in the Same Building

B. THRESHOLD REQUIREMENTS – PRESERVATION PROJECTS

'Preservation' applies to the acquisition and renovation of existing affordable properties, which are currently subject to a low income use restriction. For purposes of determining which category to apply under, adaptive reuse projects, entirely vacant residential buildings, and projects requiring demolition will be ineligible to apply under the Preservation category, regardless of whether or not project-based rental subsidies are being preserved. Only Preservation projects that meet this definition and the threshold requirements outlined in Exhibit II attached hereto, in addition to the General Threshold Requirements may receive points for Preservation and apply under the Preservation Category.

VIII. SELECTION CRITERIA

MSHDA will evaluate applications for LIHTC in accordance with the requirements of federal and state law

and the QAP (including any related Policy Bulletins and Addenda) based on the Scoring Criteria. The Scoring Criteria is incorporated herein as though it were a part of the body of this QAP. The general areas where projects can receive points in the Scoring Criteria include, but are not limited to: project location, project financing, project characteristics, and development team characteristics. For further information on the scoring criteria and specific point values, please refer to the **Scoring Criteria**. Under no circumstances will any application subject to a competitive scoring process give rise to an entitlement or legal right to an allocation of LIHTCs. The allocation of LIHTCs shall be entirely at the discretion of MSHDA.

A. HOUSING IN AREAS OF OPPORTUNITY & OTHER NOTES

As is outlined in greater detail throughout this QAP, the Scoring Criteria, and other applicable policy documents, many of the policies that are in place within the 2019-2020 QAP are designed with the intent of ensuring that affordable housing is available in areas of high opportunity. To accomplish this, the 2019-2020 QAP places a great amount of emphasis on the strength of a project's location by considering many factors as further highlighted below. It is the intention of these policies to develop and revitalize housing in areas that have a significant quantity of community amenities, offer tenants access to mobility and jobs, and that will be a focal point for further future investment. The following are key criteria within the QAP and other related policies that have a direct correlation to creating and/or preserving affordable housing and allowing lower income residents to live in areas of greater opportunity:

1. Proximity to Transportation
 2. Proximity to Amenities
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3. Education, Health and Well-Being, Economic Security, and Jobs, Goods, and Services
4. Developments located within an Opportunity Zone and/or a Rising Tide Community
5. Developments near Downtowns/Corridors
6. Developments near an Employment Center
7. Neighborhood Investment Activity Areas
8. Affordable/Market Rent Differential
9. Mixed Income Development
10. Rural Set-Aside

The QAP has a heavy emphasis on location because strong locations have significant benefits for residents.

Among these benefits are the potential for enhanced quality of life, proximity to employment, and reduced transportation costs associated with living in walkable areas. Residents desire to live and work in locations where there is a high quality of life and where there are a multitude of opportunities to continue to better their current situation. Residents that are in need of affordable housing are no different in what they desire and affordable housing should be no different in what it offers them. It is for these reasons that the QAP intentionally focuses on areas of opportunity.

Additionally, on March 7, 2013, the Violence Against Women Reauthorization Act (VAWA) of 2013 was signed into law. The reauthorization contained several updates to the housing provisions including a number of legal obligations for owners and managers of rental properties funded by LIHTC. The Authority is committed to working closely with property owners to ensure onsite compliance and enforcement when necessary.

B. TIEBREAKERS

If, after evaluating projects based on the Scoring Criteria, two projects have identical scores, MSHDA will select between them according to this order of priority: lowest actual amount of credit per unit; highest

sum total score under Section A. Opportunity Criteria of the Scoring Criteria; lowest total development cost per unit.

C. RE-EVALUATION PROCESS

Following completion of a competitive funding round, if an applicant believes there was an error made during the review process or that an application was not evaluated correctly, an applicant may contact MSHDA to have a specific portion of the application that was submitted re-evaluated. Any such request must be made to MSHDA in writing within 7 days of MSHDA making the awards public by posting a list of awards to the MSHDA website. For purposes of this re-evaluation, MSHDA will not consider any additional documentation that was not provided with the application, but may consider information provided by an applicant intended to clarify portions of the application. MSHDA, in its sole discretion, will determine whether or not the re-evaluation of an application submission should warrant an award of LIHTC.

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IX. UNDERWRITING STANDARDS & APPLICATION OF BASIS BOOST

In making its determination of the LIHTC dollar amount necessary for the financial feasibility of a project and its viability as a qualified low income housing project throughout the initial credit period, MSHDA will consider the sources and uses of funds and the total financing planned for the project, and any proceeds or receipts expected to be generated by reason of tax benefits. HOWEVER, SUCH A DETERMINATION OF FEASIBILITY BY MSHDA SHALL NOT BE CONSTRUED TO BE A REPRESENTATION OR WARRANTY AS TO THE FEASIBILITY OR VIABILITY OF THE PROJECT. Please see Exhibit IV attached hereto for further information

on the underwriting process and standards to be used.

A. APPLICATION OF BASIS BOOST

The “basis boost” has historically been applied to projects in two ways:

- i. Buildings located in a difficult to develop area (DDA) or in a qualified census tract (QCT)
- ii. Section 42(d)((5) provides that state housing credit agencies may award up to a 30 percent “basis boost” to buildings that States determine need the boost to be economically feasible, effective for buildings placed in service after July 30, 2008. This additional increase is not available to buildings located in a Qualified Census Tract, HUD-designated Difficult Development Areas, or tax-exempt bond financed projects; and it must be awarded prior to the issuance of 8609s, subject to tax credit ceiling being available. The Protecting Americans from Tax Hikes (PATH) Act of 2015 made permanent the fixed 9% credit rate.

As a result of that change, in an effort to ensure the efficient allocation of the LIHTC resource, the QAP is limiting the maximum allowable basis boost for any 9% LIHTC project to 20% based on the criteria outlined in Exhibit V.

Properties meeting any of the criteria found in Exhibit V attached hereto are eligible for a basis boost up to the percentages listed therein, although they are still subject to the usual evaluation of minimum credits needed to achieve feasibility.

X. FEE LIMITS

A. DEVELOPMENT FEES

The total amount of any (i) developer fees, (ii) developer guaranty fees, and (iii) consulting fees (excluding fees to a third party, non-related construction manager included and paid from the construction contract), will be no more than the maximum development fee allowed to a project as outlined below.

1. DEVELOPMENT FEE - TAX-EXEMPT BOND FINANCED PROJECTS

For projects financed with tax-exempt bonds eligible for 4% credit, the maximum development fee shall be calculated as follows:

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a. For projects of 49 units or fewer, the development fee will be the sum of the following:

- i. 7.5% of acquisition costs
- ii. 7.5% of project reserves
- iii. 20% of all other development costs, excluding developer fee, developer overhead, and developer consulting fee.

b. For projects of 50 units or more, the development fee will be the sum of the following:

- i. 7.5% of acquisition costs
- ii. 7.5% of project reserves
- iii. 15% of all other development costs, excluding developer fee, developer overhead, and developer consulting fee.

NOTE: Tax-exempt bond financed projects seeking gap financing from MSHDA will be eligible to receive a maximum developer fee based on the calculations above. However, please note that for purposes of sizing the amount of gap financing that the project is eligible to receive, the maximum developer fee will be based on the lesser of the applicable calculation outlined above or \$2,100,000.

2. DEVELOPMENT FEE – 9% LIHTC PROJECTS

For all projects eligible for 9% LIHTC, the maximum development fee shall be the lesser of \$1,500,000 or the sum of the following:

- a. 7.5% of acquisition costs
- b. 7.5% of project reserves
- c. 15% of all other development costs, excluding developer fee, developer overhead, and developer consulting fee.

3. DEVELOPMENT FEE – OTHER CONSIDERATIONS

In addition to the fee limits outlined above, the following considerations must also be given with regard to the development fee:

- If either 1) a new building or physical structure is split into two or more phases, or (2) an existing project, building, or physical structure is split into two or more phases, the aggregate development fee for all phases shall not exceed the limitations stated above.

- For projects involving acquisition and rehabilitation, an amount equal to at least 5% of the acquisition cost of the land and building(s) must be allocated to the acquisition of the property (and the acquisition eligible basis, if applicable) for purposes of attribution to the development fee.

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- Up to 50% of the total development fee can be deferred to cover a gap in funding sources as long as the entire amount will be paid within fifteen (15) years. If the proforma in the application indicates that cash flow is insufficient to repay the deferred development fee within 15 years, the Applicant must provide an explanation in the narrative as to how the deferred development fee will be repaid.

B. CONSTRUCTION CONTRACT ITEMS

- General Requirements - 6% of construction costs, exclusive of builder profit, builder overhead and general requirements.
- Builder Overhead - 2% of construction costs, exclusive of builder profit and builder overhead.
- Builder Profit - 6% of construction costs, exclusive of builder profit.

C. CONSTRUCTION MANAGEMENT

If a construction manager or a consultant serving a similar capacity (as determined by MSHDA) is not included in the construction contract, then any construction management or consulting fee must be included in and paid from the developer's fee. If a construction management or consultant fee (paid to a related or unrelated third party) is included in the construction contract, it must be included in and subject to the above fee limits relating to General Requirements, Builder Overhead, and Builder Profit. Excess fees will be deducted from total development costs when performing the gap calculation.

D. IDENTITY OF INTEREST FEES

If an identity of interest exists between the Applicant and the General Contractor, incentive fees may only be paid to the extent that they are included in the above mentioned fee limitations. A general contractor may act as a subcontractor and may be entitled to additional overhead and profit otherwise payable to an independent subcontractor as long as the overhead and profit is determined to be within industry standards at the sole discretion of MSHDA. However, the general contractor's overhead, profit, and general requirements that may be included as allowable project costs are limited to the percentages noted above.

XI. FIRST EVALUATION AND AWARD OF RESERVATIONS

Project applications that include all required information and documentation in a form and manner acceptable to MSHDA, and that meet or exceed the QAP's threshold requirements and underwriting standards will be eligible to be evaluated for receipt of a Reservation and Carryover Allocation of LIHTC.

However, applications will only be evaluated if MSHDA determines that the application is in a position to be competitive for an award of credit.

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Following the award of credit, projects are expected to move forward with closing on financing sources and commencement of construction in a timely manner. While a project will not need to demonstrate closing and commencement of construction until the 10% Certification deadline shown below, to allow MSHDA to monitor the progression of projects, owners will be required to submit progress reports to MSHDA regularly during this period of time. Failure to submit accurate progress reports on a timely basis may result in negative points on future projects or a loss of credit to the project.

XII. SECOND EVALUATION

All projects receiving an allocation of 9% LIHTC must provide evidence, acceptable to MSHDA and in accordance with any applicable federal regulations, from a Certified Public Accountant that more than 10% of the taxpayer's reasonably anticipated basis in the project (as of the close of the second calendar year following the calendar year of the allocation) is incurred within 12 months of the allocation date.

Additionally, a second financial review of the project based on updated project sources and uses as well as updated project income and expenses will be conducted at the time this certification is submitted in accordance with the procedures described in Exhibit IV attached hereto.

In conjunction with the submission of the above items to satisfy the federal 10% Certification requirements, all Applicants, including those with projects with only 4% credits, must submit to MSHDA acceptable evidence of the following items which can be found in the 10% Certification Exhibit Checklist on MSHDA's website. Failure to provide such documentation may result in the allocation being rescinded.

The items required to be submitted are:

- Partnership Agreement or Operating Agreement.
- Documentation of the equity price to be paid to the owner, if not identified in the Partnership

Agreement or Operating Agreement.

- For all projects that are relying on tax abatement for financial feasibility, a copy of the projectspecific resolution, if not provided at the time of application.
 - Record of the disbursement of the equity or construction loan.
 - Recorded notice of commencement (or evidence that the notice has been received for recording) unless on tribal land.
 - Recorded deed to the property (or evidence that the deed has been received for recording) or longterm lease on tribal land.
 - All building permits necessary to begin construction, or a letter from the municipality stating that the permits will be issued upon payment of fees.
 - Appraisal for all projects having an acquisition cost as a part of the total project costs, consistent with Policy Bulletin #8 to ensure the most effective and efficient use of LIHTC. For scattered site
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- projects, this requirement will be evaluated on a case-by-case basis.
- Capital Needs Assessment dated within 1 year of the 10% Test application due date. All Capital Needs Assessments must be completed in accordance with Exhibit II attached hereto, and Tab Z of MSHDA's Combined Application.
 - Updated project schedule, pro-forma financial information, and sources and uses statement.
 - Fully executed copy of the MSHDA Green Policy Certification and, if required by MSHDA Green Policy, proof of project registration with either Enterprise Green Community Partners or U.S Green Building Council.
 - An Independent Accountant's Report on Applying Agreed-Upon Procedures, certifying that 10% of

the project's costs will have been incurred by the due date. (Not applicable to projects financed with tax-exempt bonds utilizing 4% credits not subject to the annual housing credit ceiling)

XIII. FINAL EVALUATION

MSHDA will further evaluate the project following the date all of the buildings in a project are placed in service, including a site visit if deemed necessary by MSHDA, to ensure that all program requirements have been met and to review the project prior to issuance of IRS Form 8609. To begin this process, a request for a LIHTC Regulatory Agreement must be submitted to MSHDA no later than November 1st of the year a project places in service. In addition to the issuance of the LIHTC Regulatory Agreement, when the project/building is placed in service and prior to the issuance of a Form 8609, the owner must submit to MSHDA acceptable evidence of the items listed below. The placed in service application must be submitted to MSHDA on or before February 1st of the year after the project is placed in service. Applicants are also encouraged to refer to the LIHTC Placed in Service Exhibit Checklist, which can be found on MSHDA's website for further detail regarding these requirements. The documentation required is as follows:

1. Copy of executed and recorded deed to property showing partnership as owner (or long-term lease showing partnership as lessee if on tribal land), including correct property description.
 2. Copy of updated ownership entity formation records approved by the Department of Licensing and Regulatory Affairs Corporations Division
 3. First Year Credit Statement
 4. Updated application.
 5. Independent, third party final owner's and contractor's cost certifications for all projects.
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6. Certificates of occupancy (or their equivalent for rehabilitation work). Additionally, owners must also submit a copy of the same to MSHDA Compliance for each building in the development within five (5) business days after each certificate becomes available.
7. Final executed limited partnership agreement or operating agreement and all attachments.
8. Copy of executed and recorded permanent mortgage and other permanent financing sources.
9. Color photograph of project.
10. Form 8821, Tax Information Authorization naming MSHDA as the appointee to receive tax information.
11. A check for Compliance Monitoring Fees.
12. Assignment or transfer agreement of the rental subsidy that has been approved by the appropriate agency, if applicable.
13. A copy of the project's latest financial audit (if available).
14. Fully executed copy of the MSHDA Green Policy Certification and, if required by MSHDA Green Policy, proof of project Certification with either Enterprise Green Community Partners or U.S Green Building Council.
15. Updated Environmental and/or Marketing documentation, if applicable.
16. Fully executed Michigan Based Product certification, Visitable Units Certification, Barrier Free Units Certification, Total Project Square Footage Certification, and as-built drawings of the accessible community space.
17. Subsidy Layering Review application and HUD 2880 form (if applicable).

XIV. HOUSING CHOICE VOUCHERS

This QAP awards LIHTC through a competitive process that can also serve as a form of competitive selection for purposes of applications for project-based vouchers and other forms of assistance. In

particular, MSHDA will continue to make project-based vouchers available on a case-by-case basis to projects that agree to set-aside at least five units for Permanent Supportive Housing.

XV. PROJECT OR DEVELOPMENT TEAM CHANGES

Owners will not be allowed to make changes to a project that would result in a change to any of the specific items for which points were awarded, unless extraordinary and well-documented circumstances would warrant it. Any such changes to a project that require a re-scoring or re-evaluation which causes the project's position to fall below its original position may cause the allocation of LIHTC to be rescinded or an assessment of negative points on future applications.

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Additionally, Reservations, and/or Carryover Allocations are non-transferable either to another entity or within the same entity where there is a change in control or general partner interests, except with the express written consent of MSHDA, it being the explicit intention of the QAP to prevent one party from obtaining such a Reservation and/or Carryover Allocation in order to sell or broker its interest in the proposal (except for syndication purposes). Because all representations made with respect to the owner, applicant, developer or related party or entity, or any member of the development team, their experience and previous participation are material to the evaluation made by MSHDA, it is not expected that MSHDA's consent will be granted for such transfers unless a new application is submitted and scores no less than the original application, and the transfer is a benefit for the project.

XVI. EXCHANGE OF CREDIT

In certain unusual circumstances, delays may occur which will prevent the project from being placed in

service at the end of the second calendar year after the date of the Carryover Allocation. In extremely unusual circumstances that are beyond the control of the developer, MSHDA may allow the credit to be returned and may issue a Carryover Allocation in the year in which the credit is returned without the necessity of competing for funding provided certain conditions are met. Such a request will be evaluated as a facts and circumstances test. Requests for an exchange of credit may not be applied for prior to October 1st of the year in which the project was required to place in service, unless the Authority determines that extenuating circumstances warrant an earlier exchange of credit. A fee equal to 10% of the annual credit award will be assessed in conjunction with an exchange of credit.

At no time will any project be allowed more than three calendar years from the date of initial allocation to project completion unless approved by MSHDA.

XVII. FEES

All applications must be accompanied by a check or money order in an amount equal to \$45 for each proposed low-income unit, with a \$2,500 maximum limit. This fee is non-refundable and must be paid in each funding round in which a project is seeking to be scored and/or evaluated. A fee of \$100 will be assessed each time a check is returned to MSHDA for non-sufficient funds.

For any project that receives an award of credit, MSHDA will charge a fee equal to 6% of the annual LIHTC dollar amount reserved for a project. A sum equal to 3% of the annual LIHTC dollar amount shall be submitted to MSHDA at the time of Reservation. The remaining 3% shall be paid at the time of the 10% Certification, which is one year following the issuance of the Reservation.

In addition to the fees listed above, MSHDA may establish such other fees as may be necessary to effectively administer the program. Such fees may include, but are not limited to, charges to process

waiver requests, changes in ownership, and site visits. MSHDA shall publish a schedule of such fees 60 days prior to implementation (see Fee Schedule Policy Bulletin). Compliance monitoring fees will be charged for the credit period as follows:

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- All units for which an allocation of credit was received on or after January 1, 2012 must pay the sum of \$475 per low income unit, which amount will cover the initial 15 year compliance monitoring period and is payable prior to issuance of Form 8609. Also, a fee of \$25 per LIHTC unit will be charged annually during the extended use period.
- All units for which an allocation of credit was received on or after January 1, 2011, but before January 1, 2012 must pay the sum of \$450 per low income unit, which amount will cover the initial 15 year compliance monitoring period and is payable prior to issuance of Form 8609. Also, a fee of \$20 per LIHTC unit will be charged annually during the extended use period.
- All units for which an allocation of credit was received on or after January 2008, but before January 1, 2011 must pay the sum of \$450 per low income unit, which amount will cover the entire 15 year compliance monitoring period and the extended use period and is payable prior to issuance of Form 8609.
- All units for which an allocation of credit was received on or after January 1, 2001 but before January 1, 2008 must pay the sum of \$300 per low income unit, which amount will cover the entire monitoring period and is payable prior to issuance of Form 8609.
- All units that received an allocation of credit prior to January 1, 1993, and all projects financed by

MSHDA that received an allocation of credit before January 1, 1997, may elect to submit a sum equal to \$15 per low income unit on an annual basis for the remainder of the compliance period, or may opt to make one payment similar to that described above.

- With the exception of projects financed by Rural Development, all projects that received an allocation of credit prior to January 1, 2001 must pay an additional inspection fee of \$30 for each unit to be inspected once every three years. Projects financed by Rural Development must pay an additional fee of \$20 per each unit to be inspected once every three years. This fee shall be paid at the time of submission of the annual owner certifications.

Noncompliance Fees

- MSHDA will assess a fee of \$100 if an owner fails to have a representative present for a scheduled tenant file audit and/or physical inspection which results in the inability to conduct the file audit and/or physical inspection.
- MSHDA will assess a fee of \$50 per unit for significant and repeated noncompliance issues.

Failure to submit any compliance or inspection fee will be considered non-compliance.

Compliance monitoring fees are subject to change based on changes in costs associated with administration of the compliance monitoring function by MSHDA and other changes in MSHDA and/or IRS mandated monitoring requirements.

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XVIII. COMPLIANCE MONITORING

Owners receiving an allocation of LIHTC shall be required to meet minimum compliance requirements and to follow the requirements outlined in MSHDA's LIHTC Compliance Manual, which is available on

MSHDA's website. Please see Exhibit VI attached hereto for further compliance monitoring requirements.

XIX. COMBINED APPLICATION, POLICY BULLETINS AND ADDENDA

Additional program requirements are set forth in the Policy Bulletins, MSHDA's Combined Application, and the applicable Addenda. MSHDA reserves the right to modify the Combined Application, Policy Bulletins, and Addenda at its discretion following notice to the public.

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EXHIBIT I – GENERAL THRESHOLD REQUIREMENTS

I. APPLICATION COMPLETENESS

Submission of a complete and consistent application. This includes, but is not limited to, a fully completed LIHTC Excel Application prepared in accordance with application instructions, submission of the required application fee, and submission of all applicable exhibits. MSHDA will reject applications with multiple material errors in documentation, incomplete information, and/or general inconsistencies found within the entire application submission. Decisions for rejection under this threshold requirement are intentionally made on a subjective basis and are entirely under MSHDA's discretion.

II. PROJECT NARRATIVE

A detailed and complete narrative description of the project which includes, at a minimum, the type of project; location; prior LIHTC status, if any; type of financing; tenants served; bedroom mix; local, federal or state subsidies, if any; number of jobs created, including an explanation/analysis for how this number was determined; tenant relocation strategy and budget, if applicable; and any other relevant descriptive information. Additionally, applicants should submit a map and site plan detailing the proposed project

site. Applicants are encouraged to provide as much additional detail and background information about the proposed project as possible; particularly for describing areas in the application involving unusual or complex elements.

III. SITE CONTROL

Evidence of site control by the Applicant, as evidenced by an option to purchase, land contract, offer to purchase, purchase agreement, long-term lease or other appropriate documentation, and ability to keep same for 120 days from the date of application due date, with the ability to provide additional extensions as necessary to accommodate application processing timelines. If site control is vested in an entity other than the anticipated owner, the control must be unilaterally assignable to the proposed owner. Site control documents must clearly identify the physical location of the property (i.e. property address, full legal description or plat map identifying street names) and be consistent with the rest of the development information provided in the application including the title insurance commitment. If the site control documentation does not clearly identify a detailed breakdown of the components of the purchase price to be paid to the seller, a written narrative from the applicant providing additional detail may be submitted to accompany the site control documentation.

IV. ZONING

Evidence from the municipality of the property's current zoning designation and what, if any, steps are in process to obtain proper zoning for the proposed development, if it is not already properly zoned.

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V. UTILITIES

Evidence from the municipality and/or utility companies regarding the availability of all utilities and

confirming they will have the capacity to serve the property – electricity, gas, water and sewer.

VI. MARKET STUDY

A market study completed in accordance with MSHDA's guidelines (see Tab C of MSHDA's Combined Application) that indicates the housing needs of low-income individuals in the area to be served. A completed market study must be submitted with the application and dated within six months of the application deadline. It is anticipated that it will take approximately 5 weeks from the time the market study is ordered through MSHDA's process to receive a completed study. Potential applicants should be aware of this timing when planning to submit an application as part of a competitive funding round.

VII. ENVIRONMENTAL

Submission of an environmental review in accordance with the current MSHDA Environmental Review Standards (see Tab D of MSHDA's Combined Application) together with a remediation plan, if necessary, with estimated costs outlined in detail and accounted for in the Sources and Uses Statement. Projects may be rejected if the environmental review and/or supporting documentation do not meet MSHDA's standards or if MSHDA determines additional testing or modifications to a remediation plan are necessary. Environmental studies must be dated within six months of the application deadline.

VIII. TITLE INSURANCE COMMITMENT

All projects will be required to submit a title insurance commitment, dated within six months of the application due date, at the time the application is submitted. For projects located on federally recognized American Indian reservations, MSHDA may accept, in lieu of the title insurance commitment, an attorney's opinion letter describing chain of title and land control. Applicants must assure that the name of the entity that owns the property matches with the site control documents, that the entity to be insured is correct, and that all parcels of property under land control

exactly match up, are properly identified, and agree with the application that was submitted. The title insurance commitment must contain a signature of the authorized title insurance company agent or employee, must indicate the availability of a title insurance underwriter, and must otherwise be complete and without defect.

NOTE: For proposed projects that contain multiple sites, Applicants must submit the Property Identification form found in the **LIHTC Application** to accompany the title insurance documentation. The title insurance documentation submitted must be organized in the same order as shown on this form.

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IX. FINANCING

All projects will be required to leverage a reasonable amount of financing sources, in addition to the LIHTC being requested, based on what each project can support.

Applicants should not plan on using solely LIHTC equity financing. If MSHDA determines that a project is not appropriately leveraging available sources of financing, the project may be (1) rejected for not meeting threshold requirements, (2) required to secure a reasonable amount of financing before the project is eligible to proceed, and/or (3) subject to a reduction in the amount of credit that the project is awarded.

All projects are required to submit evidence of submission of application(s) to a mortgage lender(s) stating the amount of the loan, terms, interest rate, and guarantors for all sources of financing. In the case of a Rural Housing Service (RHS) project, an original letter signed by an official of RHS; in the case of conventional financing, original documentation from the lender(s) stating that a formal application for construction and permanent financing has been submitted and is under serious consideration; in the case

of Federal Historic tax credit, documentation indicating that Part I of the required application has been made; and in the case of an Authority financed project, evidence that the project has passed initial determination.

The Authority understands that due to differing schedules of funding rounds for various government financing sources, including but not limited to AHP or HOME funds, limited documentation or confirmation of funding awards may be available at the time of LIHTC application. Because of the unique timing of these types of sources of funding, the Authority is committed to being as flexible as possible. Accordingly, MSHDA will accept and process LIHTC applications that are proposing to apply for funding sources that are only available as part of a funding round held by another entity. If, at the time LIHTC awards are made, it cannot be determined that the specific funding source has been applied for and that there is a strong likelihood of funding availability, the funding source will not be considered, which may result in the disqualification of the application. Applications submitted that are planning on the use of these types of competitive funding in this way should also identify a contingency plan as a part of the submission to demonstrate how the project will proceed in the event the competitive funding is not received. Contingency plans may include the deferral of developer fee if the deferral is within the limits outlined in the 2019-2020 QAP. In this way, applicants are encouraged to take note of this flexibility, but are also cautioned to list only those funding sources in their initial application that they are confident will meet the requirements noted above prior to the LIHTC award.

X. ACQUISITION TRANSFER

For acquisition/rehabilitation involving properties currently regulated by another government body (including HUD, RHS, or MSHDA), statement from the Applicant of the requirements for such approval

and how the Applicant intends to meet them consistent with the LIHTC timetables.

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XI. EQUITY INVESTOR LETTER

At the time of application, the applicant must submit an equity investor letter from the proposed

syndicator or investor that includes all of the following:

- The amount, price, and terms of the investment.
- The planned equity pay-in schedule.
- Investment underwriting and financial forecast pages compiled by investor (sources and uses of funds, development budget, draw schedules, rental income and operating expenses, cash flow analysis, lease-up schedule, tax credit analysis, capital account analysis, etc.).
- Certification that investor has conducted financial review of development team, including identification of which entities and/or individuals will be providing guarantees.
- Clear statement of any conditions for investment that need to be met.

Failure to provide sufficient and thorough documentation from the equity investor as outlined above may result in disqualification of the application.

XII. GREEN POLICY

All projects applying for and receiving LIHTC will be required to incorporate one of three available green standards referenced in the Green Policy which can be found in Tab M of the Combined Application.

XIII. DEVELOPMENT TEAM CAPACITY

Each Applicant shall submit information regarding its entire Development Team. The Development

Team is defined as any of the following (without limitation): (i) the Applicant entity, (ii) the proposed owner, (iii) principal(s) of the owner or Applicant, (iv) the developer, (v) the general contractor, (vi) the

property management company, (vii) any third party development consultant, (viii) any related party(ies) or entity(ies) in the seller of any land or property. For this purpose, a related party or entity is considered to be related if one party or entity directly or indirectly has the ability to control the other party or exercise significant influence over the other party in making financial and operating decisions.

The Development Team must demonstrate professional and financial capacity to plan, build, market, and operate the proposed development. The performance record of the Applicant, consultant, architect, management agent and contractor will be measured by the quality and quantity of previous development(s); design, construction and property management efforts; and affirmative action records.

Each team member is expected to demonstrate satisfactory prior experience on projects of similar scale and complexity; to have satisfactory professional references; and to devote sufficient staffing and resources, including financial resources, to complete the proposed development. To demonstrate capacity, the Development Team will be evaluated based on the following:

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- Applicants will be required to submit a certification regarding their previous experience in the development and ownership of affordable housing, which includes at a minimum: (a) a list of all affordable housing developments the Development Team has participated in during the three (3) years preceding the application, and (b) a statement concerning any felony criminal convictions, indictments, and pending criminal investigations of all Development Team members, and details

of each circumstance, unless otherwise prohibited by court order, statute or regulation.

- The Applicant and contractor will be evaluated for creditworthiness and financial capacity. Specifically, financial statements will need to be submitted for the Applicant and contractor that meet the requirements of **MSHDA Policy Bulletin #7** and demonstrates adequate professional and financial capacity.

If a Development Team member does not have satisfactory prior experience or adequate financial capacity, a written plan must be submitted for review by MSHDA to outline how these deficiencies in experience and financial capacity will be rectified. Proposals submitted wherein any member of the Development Team (v) has failed to pay any fee or expense due to the Authority in connection with any Authority-sponsored program (w) has been determined to be in default or in major non-compliance with LIHTC or any other MSHDA program, (x) has been debarred or suspended from any MSHDA, HUD, or Rural Housing programs, (y) is in foreclosure or been foreclosed, or (z) is under felony investigation, indicted or been convicted of a felony, will automatically be disqualified until the event or events of default, debarment, suspension, foreclosure, non-compliance, or other legal action are corrected or resolved. To assist in its evaluation of these criteria, MSHDA may contact other local, state, and/or federal housing agencies to solicit feedback related to a specific development team member. MSHDA has the sole and absolute discretion to determine those parties ineligible for LIHTC due to lack of capacity, non-compliance, or disqualification status.

XIV. AFFIRMATIVE FAIR HOUSING MARKETING PLAN

Submission of an Affirmative Fair Housing Marketing Plan consistent with MSHDA requirements (see Tab P of MSHDA's Combined Application).

XV. OWNERSHIP FORMATION DOCUMENT

Copy of the most recent version of the certificate of limited partnership (or limited liability company) and any amendments on file with the Department of Licensing and Regulatory Affairs, Corporations Division, which accurately reflects the entities involved in the project ownership shown in the application. Outof-state entities must submit a copy of an endorsed application for certificate of authority to transact business or conduct affairs in Michigan, along with the supporting documentation submitted with the application.

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XVI. WAIVER OF QUALIFIED CONTRACT

By submitting an application for LIHTCs, all Applicants waive the right to request a qualified contract under Section 42(h)(6)(E)(i) of the Internal Revenue Code. Thus, MSHDA's required extended use commitment shall not terminate at the end of the compliance period, but is instead a minimum of 30 years.

XVII. VOUCHERS AND PUBLIC HOUSING

A written statement signed by the Applicant stating:

- it will give priority to persons whose names are on appropriate Public Housing or Housing Choice Voucher waiting lists maintained by a Public Housing Commission (PHC) or Public Housing Authority (PHA) in the area in which the project is located, and
- it will make ongoing efforts to request that the PHC and/or the PHA make referrals to the project, or place the relevant project information on any listing the PHC or PHA makes available to persons on their waiting lists.

A copy of the written statement and documentation of ongoing efforts as evidenced by a referral agreement or other appropriate memorandum of commitment must be kept on file at the development's office and available for compliance inspection and review at all times.

XVIII. MSHDA FINANCING SIGNAGE

A statement of certification that if the Applicant is awarded LIHTC it shall post signage at the project construction site listing MSHDA as a financing source.

XIX. MINIMUM HARD CONSTRUCTION COSTS

All applications for 9% credit must indicate a need for at least \$20,000 per unit in hard rehab or construction costs (including both building and site costs, but excluding allowable amounts for General Requirements, Builder Overhead, Builder Profit, contingencies, etc.) and must include this amount in the construction budget. Projects seeking 4% credit to be used in conjunction with tax-exempt bond financing will only need to meet the minimum requirements found in Section 42 of the Internal Revenue Code.

XX. MAXIMUM TOTAL DEVELOPMENT COST PER UNIT LIMIT

All projects will be subject to a maximum Total Development Cost per unit that cannot be exceeded.

The Maximum Total Development Cost per unit limit is determined by multiplying the average of the Construction Cost Index for 2017, published by Engineering News-Record, by a conversion factor of 33.

Applicants seeking more information or clarification on this calculation are encouraged to view the Cost

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Reasonableness with Credit Efficiency section of the Scoring Criteria where projects will be evaluated to determine whether they meet this test based on the information entered in the form.

XXI. MICHIGAN PRODUCTS

All projects must demonstrate the use of products and goods that are manufactured by Michigan-based corporations and incorporate them into the proposed development. (Submit certification from architect; See Tab HH)

XXII. PHASED PROJECTS IN THE SAME BUILDING

Developments that are proposing multiple 9% LIHTC phases within the same building will be required to present a plan of financing in the event that only one of the phases is in a position to be funded in the 9% LIHTC funding round. Developments will be required to show a solid plan to avoid the situation where 9% credits are allocated to a phase of a building that cannot begin construction until other financing is secured or a 9% credit award can be obtained on the other phase(s) of the building. If the plan is dependent on all phases receiving 9% LIHTC funding in the same funding round, then singular phases will only be eligible for 9% LIHTC if all phases are in a position to be funded in the funding round.

The plan cannot be dependent on any phases receiving a 9% LIHTC award in future funding rounds. If, in MSHDA's sole discretion, a solid and realistic plan is not presented, the development will not be eligible for a 9% LIHTC award. Please note that this section only pertains to phased projects that are located in the same building and does not pertain to phased developments that are spread out over a particular site.

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EXHIBIT II – PRESERVATION THRESHOLD REQUIREMENTS

I. ELIGIBLE PRESERVATION PROJECTS

Eligible Preservation projects include those with any of the following elements:

- a. *Government financing* from HUD (including Section 236, Section 8, and Section 202), USDA Rural Development (including 515), or MSHDA;
- b. *Other below-market financing*, defined as a below market federal loan as defined in Section 42 of the IRC;

c. *Rehabilitation of existing public housing* provided the project will involve rehabilitation of existing units, and not demolition and construction of new units; or
d. *Year 15 LIHTCs*.

Projects with federal assistance must retain the assistance. Prepayment of a HUD loan and conversion to enhanced vouchers may qualify as retainer of assistance if the applicant demonstrates to MSHDA's satisfaction that such conversion is necessary to enhance the property's long-term affordability and if the property will remain viable even after normal attrition of enhanced vouchers.

II. MSHDA GAP FINANCING PROGRAM SUBMISSION

As outlined in Section V.B.1. of the QAP, an applicant will not be able to submit a preservation project for 9% credit unless the project has first been submitted to MSHDA in order to evaluate whether the project is likely to be competitive under the MSHDA Gap Financing Program, using the available gap funding paired with a tax-exempt bond loan. Based on MSHDA's determination, if a preservation project is unlikely to be competitive in the Gap Financing Program, the project will be eligible to submit for consideration as part of a 9% competitive funding round under the Preservation Category.

Additionally, applications for preservation projects that are ultimately eligible to be submitted for the Preservation Category may not materially differ from the same project application that was submitted as part of the Gap Financing Program; otherwise MSHDA, in its sole discretion, may determine the project to be ineligible for an award of 9% LIHTC.

III. PROJECT MUST BE 'AT RISK'

Projects must either:

- a. Be within five years of any permitted prepayment or equivalent loss of low income use restrictions; or
- b. Preserve occupied and restricted low income units provided the rehabilitation will repair or replace components that are:

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- i. In immediate need of repair or replacement; or
- ii. Either substantially functionally obsolete or being improved to provide modifications or betterments consistent with new building code requirements and MSHDA's Design Requirements.

IV. PROPERTIES INELIGIBLE FOR PRESERVATION

Preservation projects are ineligible if they:

- a. Are deteriorated to the point of requiring demolition, or
- b. Have completed a full debt restructuring under the Mark to Market process within the last five (5) years.

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EXHIBIT III – STRATEGIC INVESTMENT CATEGORY REQUIREMENTS

There may be extraordinary circumstances where the evaluation of an application by the standard review process outlined in the Qualified Allocation Plan does not necessarily take into consideration the contribution that a development would make to the state's overall economic and community development strategy. These situations may include, but are not limited to, applications that demonstrate transformative neighborhood revitalization, and/or unique financial funding and leveraging opportunities, and/or the opportunity to promote significant job growth in proximity to such housing.

The Strategic Investment Category has been created to attempt to address these circumstances.

As part of its review for projects submitting an application for the Strategic Investment Category, MSHDA

will give consideration to the following:

- Level of community impact, including economic and social impact
- Unique financing opportunities
- Job growth
- Coordination with other site amenities to enhance the overall neighborhood
- Coordination with an overall community revitalization effort

In addition to the usual threshold requirements, at a minimum, to qualify for this Category, the application must include:

- Evidence of a Neighborhood Plan adopted by the municipality that delineates target properties (new construction, rehabilitation, demolition, for example) and that explains how housing related amenities such as transportation and community services are or will be incorporated
- Evidence of significant municipal and/or state funding commitment(s) - not including housing tax credits – and any other unique sources of financing.
- Evidence of substantial outside private investment, within the past two years and/or planned and committed in the following two years - not including investment in housing tax credits
- Demonstration of proximity to job growth/new sources of employment

Projects applying in any of the three Categories outlined in the QAP can also apply in this Strategic Investment Category. MSHDA, in its sole discretion, will make the determination of which, if any, applications shall receive an award from this Category. It is anticipated that very few applications will meet the criteria to apply in this Category, and that there may, in fact, be none in a given funding round.

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EXHIBIT IV – UNDERWRITING STANDARDS

I. PROJECT FEASIBILITY

In determining the feasibility of a project over the compliance period, MSHDA has established minimum standards for operating expenses, vacancy rates, increases in operating costs and expenses, project income, debt service coverage ratio, operating reserves, and replacement reserves. Requests for use of alternative standards other than those established by MSHDA must be supported by written explanation and appropriate documentation. For developments seeking only competitively allocated 9% credits without financing from MSHDA, applicants may request waivers from these standards based on the submission of written documentation indicating that the alternative underwriting standards have been reviewed and approved in advance by both the debt and equity providers for the project. The use of the MSHDA minimum standards or any alternative standards for determining financial feasibility of a project is at the sole discretion of MSHDA. If MSHDA determines that the project is not financially feasible using MSHDA's minimum standards or the alternative standards at the time of initial application review, the project will not be eligible for an allocation of LIHTC. In addition to reviewing a project to assess its feasibility, MSHDA will also evaluate each project to ensure there is no over-subsidization and that the appropriate amount of resources are being used, in particular the amount of LIHTC being allocated. In conducting this analysis, MSHDA will consider the amounts and terms of other funding sources being planned for the project and the amount of cash flow generated by the project, among other things. MSHDA, in its sole discretion, may allocate fewer credits if the determination is made that the project could be completed by adjusting one or more of the other components of the underwriting (e.g. more hard debt could be supported resulting in fewer credits needed for feasibility).

MSHDA will review a project's feasibility over the 15 year compliance period at three different stages as required by Section 42 of the Internal Revenue Code: 1) prior to making an award of credit, 2) at 10% Certification, and 3) at Placed in Service. The following is a breakdown of how this provision will apply to each of the underwriting stages in the allocation process and what this provision will mean in practice:

- **Initial Application/Prior to LIHTC Award** – In order to receive an initial award of credit, the project must be financially feasible for the 15-year compliance period utilizing the underwriting standards as applied to the proforma.

- **10% Certification** – MSHDA will review the sources and uses of funds and the total financing planned for the project to ensure that the amount of credit being allocated to the project does not exceed the amount necessary for the project to be financially feasible during the entire initial 15-year compliance period. MSHDA will continue to monitor a project's income and expenses during this phase of the allocation process, but will not hold up the issuance of Carryover documentation because of this portion of the review.

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- **Placed in Service/Issuance of 8609** – MSHDA will review the sources and uses of funds and the total financing planned for the project to ensure that the amount of credit being allocated to the project does not exceed the amount necessary for the project to be financially feasible for the 15-year compliance period. MSHDA will continue to monitor a project's income and expenses during this phase of the allocation process, but will not hold up the issuance of 8609s to a project because of this portion of the review.

For projects relying upon project-based rental assistance for financial feasibility – If the project-based rental assistance ends due to events outside the owner's control, any rent and income restrictions on the property that the owner agreed to for points as part of a competitive funding round will revert to the 50% or 60% AMI level as selected by the owner.

The amount of credit awarded to a project will be that for which the value is the lesser of 1) the equity gap calculation; 2) the amount of credit calculated based on using a 3.4% credit rate (used for acquisition costs and for tax-exempt bond financing) or a 9%¹ credit rate (used for rehabilitation or new construction costs), the credit pricing identified in the Equity Investor Letter, and on its qualified basis; or 3) the amount of LIHTC requested by the Applicant. If MSHDA, in its sole discretion, determines that the equity pricing shown in the application and the Equity Investor Letter is unreasonable based on current market conditions, MSHDA may use an alternative equity pricing that is more indicative of current market conditions.

Applicants should note that the tax credit rates outlined above may not be the exact monthly rate in effect and that the actual tax credit rate may differ from this. The rates shown above are intended to allow for some flexibility due to fluctuating monthly rates, while not allocating more credit to the project than is needed for feasibility.

II. RENT INCREASES

Rent increases on the tenant-paid portion of rent, for occupied units will be limited to no more than 5% per year for the first three years. This limitation does not apply to occupied units protected by projectbased rental assistance or enhanced vouchers.

¹ MSHDA will use the greater of the credit rates shown or the floating monthly credit rate published as of the time of application submission in its determination of the amount of credit to award.

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EXHIBIT V – STATE-DESIGNATED BASIS BOOST CRITERIA

Pursuant to Section IX.A., MSHDA will use the following criteria in awarding the basis boost.

For projects financed with tax-exempt bonds eligible for 4% credit, the following basis boost will be available:

1. Projects located in a QCT or DDA will be eligible for up to a 30% basis boost

For projects eligible for 9% LIHTC, the following basis boost will be available:

Up to 20% Basis Boost:

2. Projects located in a QCT or DDA

3. Permanent Supportive Housing projects

4. Deep income targeting – Projects restricting 20% of the total units to 30% AMI or less (in order to be eligible for the boost under this criteria, the 30% AMI units must not also have project based rental assistance associated with them)

5. Projects that receive points under the Developments near Downtowns or Corridors section of the Scoring Criteria

6. Rural set-aside projects

7. Historic Projects – Projects that are completing a certified rehabilitation of an existing certified historic property listed, either individually or as part of a district, on the National or State Historic Register; or that the State Historic Preservation Office expects to be listed on the National or State Historic Register. Project must also incorporate the use of the Historic Credit.

8. Affordable Assisted Living developments that qualify for the Affordable Assisted Living points in the Scoring Criteria

9. Projects that are located within an Opportunity Zone (as enacted under the 2017 Tax Cuts and Jobs Act) and/or a Rising Tide Community

Please note that MSHDA reserves the right to modify the State-Designated Basis Boost Policy on an as-needed basis, should market conditions dictate the necessity for a revision. Should a revision be necessary, MSHDA will work with stakeholders to come up with potential changes, with the objective of ensuring the criteria allow for feasible transactions in the current market, and will post a notice of the revision on its website in advance of the revision becoming active. This streamlined approach will allow for a quicker response to market forces and the changes to be effectuated in a timely manner.

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EXHIBIT VI – COMPLIANCE MONITORING & NOTIFICATION OF NONCOMPLIANCE

Owners (Applicants) receiving a LIHTC allocation shall be required to follow the requirements outlined in MSHDA's LIHTC Compliance Manual (Compliance Manual or Manual) (available on MSHDA's website).

1. OWNER RESPONSIBILITIES

Within thirty (30) days of completion of Part II of the Form 8609 and filing of the form with the Internal Revenue Service, a completed copy must be sent to MSHDA for its records. Failure to send a copy of the completed form to MSHDA within the required timeframe shall be deemed as noncompliance.

The records for the first year of the credit period must be kept for six years after the due date (with extensions) for filing the federal income tax return for the last year of the compliance period (a total of 21 years). Owners must keep subsequent records on file for six years after the due date (with extensions) for filing the federal income tax return for that year. These records must include:

- The total number of residential rental units in the building (including the number of bedrooms)

and the size in square feet of each unit);

- The percentage of residential rental units in the building that are low-income units;
- The rent charged and utility allowance for each residential rental unit in the building;
- The number of occupants in each low-income unit;
- The low-income unit vacancies in the building and information that shows when and to whom the next available units were rented;
- Income certifications of each low-income tenant and the documentation to support the certification;
- The eligible basis and qualified basis of the building at the end of the first year of the credit period;
- The character and use of the nonresidential portion of any building included in the project's eligible basis; and
- Documentation regarding calculation of utility allowances.

Owners must submit to MSHDA Compliance on an annual basis the following:

- An Owner Certification of Continuing Program Compliance (Owner Certification) Form certifying that for the preceding twelve month period the project met conditions outlined in Section 42;
- The original local health, safety or building code violation reports or notices that are issued by the state or local government unit. Copies of these reports or notices must also be kept on-site at City of Southfield

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the development for review by MSHDA during the physical inspection. These reports may be destroyed following a MSHDA inspection and the owner's notification to MSHDA that the violations have been corrected. Code violation reports must be retained for uncorrected

violations.

Owners must submit to MSHDA electronically, on an on-going basis, data stating the number of qualifying units, number of bedrooms in each unit, information on each low-income tenant household (including income, rent amount, utility allowance, number of occupants, AMI % designation, etc.), and any other information as set forth on the MSHDA website and in the Manual.

The tenant income and rent information must be provided in the format required by MSHDA, which includes electronic submission via a web-based reporting system.

Owners must submit to MSHDA in writing, responses to the physical inspections and tenant file audits conducted, unless no inspection or file audit noncompliance findings are identified.

Owners must notify MSHDA in writing (Notice of Change in Management form) within five (5) business days of any changes in the management of the project, including changes in the company managing the project or in the address, telephone number or email address of the management agent company and/or contact person.

Owners must notify MSHDA in writing (Notice of Change in Ownership form) within five (5) business days of any changes in the ownership of the project, including a foreclosure, deed in lieu of foreclosure, or any other sale or disposition of the project or any portion of the project and any changes in the ownership entity, including any changes in the name of the entity, address and telephone number of the entity, percent of ownership changes, and changes in the principals comprising the ownership entity.

Owners must notify MSHDA immediately in writing (Notice of Building Casualty Loss or Damage form) of any unit(s) or building(s) in the project that are anticipated to be unavailable for occupancy either permanently or temporarily for a period of time anticipated to exceed 30 calendar days due to casualty loss, damage, or any other reason.

2. MSHDA RESPONSIBILITIES

MSHDA will review the Owner Certification Forms and tenant data and income and rent reporting for compliance with program requirements.

MSHDA, or its authorized agent, will conduct a physical inspection of all buildings, common areas, and at least 20% of the low-income units in a project. MSHDA, or its authorized agent, will conduct tenant file audits consisting of a review of the low-income certification, the documentation the owner has received to support that certification, and the rent record for 20% of the low income units.

Physical inspections and tenant file audits of LIHTC projects will commence no later than the end of the second calendar year following the year the last building in the project is placed in service and will be conducted at least once every 3 years thereafter throughout the initial 15 year compliance period.

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MSHDA will continue to conduct physical inspections and file audits throughout the extended use period.

MSHDA retains the right to perform an on-site inspection and/or file audit of any low-income building at any time or frequency during the initial compliance period and the remainder of the extended use period.

MSHDA will retain records of noncompliance or failure to certify for a minimum of six years after the filing of a Form 8823. MSHDA will retain all certifications and records for not less than three years from the end of the calendar year in which they are received.

3. NOTIFICATION OF NONCOMPLIANCE

If any of the submissions required in Section I, are not submitted in a timely fashion, or should there be omissions, MSHDA shall request such information from the owner. If the owner fails to provide the

required documentation within the specified time period, MSHDA shall notify the Internal Revenue Service of the owner's failure to provide the required information. Should MSHDA discover, as a result of an inspection or audit, or in any other manner, that the project is not in compliance with Section 42, or that credit has been claimed or will be claimed for units that are ineligible, MSHDA will notify the owner. The owner shall have a minimum of 30 days from the date of notification to cure the noncompliance. In extraordinary circumstances, and only if MSHDA determines that there is good cause, an extension of up to six months to complete a cure for noncompliance may be granted.

MSHDA will notify the Internal Revenue Service, utilizing Form 8823, no later than 45 days after the end of the correction period, and no earlier than the end of the correction period, of the nature of the noncompliance and will indicate to the Service whether or not the owner has made appropriate corrections.

While MSHDA will notify the owner of compliance issues, neither a finding of noncompliance nor a determination that noncompliance has been cured is binding on the Internal Revenue Service. Owners who have received a notification from MSHDA that a project is in compliance may still be subject to an IRS audit and the possibility of loss or recapture of Housing Credits. Refer to the Internal Revenue Code for additional information about federal compliance issues.

The absence of a notice of noncompliance should not be relied upon by any owners or their investors as a warranty or representation by MSHDA that the project is in compliance with application requirements.

Appendix E: 2017-2022 Building Permits

(attached on the following pages)

Section 31 - Building Permits

02/25/2017-2022

Permit #	Contractor	Job Address	Fee Total	Const. Value	Date Issued
PB21-0463	BEAUTY BOX SFLD LLC	23023 BEECH RD	\$440.00	\$2,500	06/16/2021
Work Description: Construction of new wooden dumpster enclosure with wood gate door.					
PB21-0729	MEYER, MARTIN & MORRE	24765 EDMONT	\$359.00	\$8,400	06/08/2021
Work Description: Deck extension to existing deck					
PB21-1249	HUTCHINS, GINA	23037 LAKE RAVINES	\$496.00	\$10,500	09/08/2021
Work Description: Remove back patio ; leave existing wing walls (21x13) patio. Build 2" high wing wall 9 linear ft connection to existing wing walls.					
PB21-1296	JACKSON, KENNETH & MIC	23471 LAKE RAVINES	\$467.00	\$16,516	08/19/2021
Work Description: -176' of watguard -triplesafe -50' of exterior discharge line					
PB21-1338	JACK, TYRONE & CAREN	22801 TIMBERLINE	\$5,884.00	\$225,000	09/27/2021
Work Description: New single family residence. 2482 SF New 2 story home					
PB21-1356	FOSTER, THOMAS/BERNAI	23121 THORNCLIFFE	\$222.00	\$8,000	09/02/2021
Work Description: Complete reroof					
PB21-1406	TROTTER, R & BAUGHMAN	23325 THORNCLIFFE	\$398.00	\$15,241	09/02/2021
Work Description: replacing 1 window and 2 patio doors.					
PB21-1409	ERVES, CORA	22902 WREXFORD	\$513.00	\$22,951	09/02/2021
Work Description: replacing 5 existing windows					
PB21-1610	MINGO, HORACE IV	23760 SAMOSET TRL	\$334.00	\$11,000	10/06/2021
Work Description: install interior waterproofing system on all 4 walls install new sump pit and pump					
PB21-1628	LEAPHART, ELDON & MIC	23680 OAK GLEN DR	\$351.00	\$12,108	10/13/2021
Work Description: 99 FT INTERIOR WATERPROOFING					
PB21-1717	CEBRECO, XIOMARA A	23400 OAK GLEN DR	\$196.00	\$3,885	10/26/2021
Work Description: REPLACING 256 FT OF GUTTERS					
PB21-1788	STRICKLAND, HERMAN & C	23260 WREXFORD	\$450.00	\$20,400	11/30/2021
Work Description: tear off and re-roof house and attached garage Remove ridge vent					
PB21-1789	HENDERSON, TROY	22821 STAUNTON DR	\$411.00	\$17,795	11/29/2021

Work Description: tear off and re-roof house and attached garage
(flat roof not included)

PB21-1800	EHRICHMAN, DAVID	23036 THORNCLIFFE	\$395.00	\$16,746	11/01/2021
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Work Description: Strip & re-roof house and Attached garage.

PB21-1833	HARPOOTLIAN, JOHN M	23565 SAMOSET TRL	\$1,229.00	\$52,650	11/23/2021
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Work Description: Kitchen/half bath remodel

PB21-1840	WHITE, SHARON	23659 LAKE RAVINES	\$340.00	\$11,400	11/08/2021
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Work Description: 146ft interior basement waterproofing and 1 sump pump

PB21-1987	JEFFRIES, JOHN SR & ANGE	26999 W 10 MILE RD	\$1,524.00	\$71,690	11/17/2021
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Work Description: Installing 20 solar panels, 7.40kw grid tied, onto ground mounted array.

PB21-1988	GRENNE, EMMET N AND E	24992 EDGEMONT	\$346.00	\$11,769	11/12/2021
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Work Description: 9 basement anchors

PB21-2005	BAPTISTE, AVERY	24688 GLENEYRIE	\$352.00	\$13,880	12/06/2021
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Work Description: TEAR OFF AND REROOF TO CODE

PB21-2008	JOHNSON, HENRY & LINDA	24500 SAMOSET TRL	\$2,149.00	\$109,000	11/30/2021
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Work Description: ELECTRICAL FIRE / INTERIOR REPAIRS TO BE HANDLED

PB21-2088	TAYLOR, JOHN F	24051 GLENEYRIE	\$285.00	\$7,890	12/09/2021
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Work Description: Installing (14) replacement windows

PB21-2128	SHAMSUD-DIN, MITCHELL	23820 OAK GLEN DR	\$287.00	\$8,000	12/09/2021
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Work Description: Roof over existing 3 tab roof with new Dimensional shingles

PB21-2179	ASHFORD, EARL	23000 THORNCLIFFE	\$643.00	\$25,200	01/19/2022
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Work Description: tear off and re-roof house and attached garage

PB21-2223	WINEGARDEN, CHRISTOPH	24400 INKSTER RD	\$353.00	\$13,950	01/10/2022
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Work Description: tear off and re-roof entire house only (no garage)

PB22-0054	TAYLOR, TOMMIE & BARBA	24163 GLENEYRIE	\$730.00	\$37,432	01/28/2022
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Work Description: installing subsoil drain tiles interior exterior basement waterproofing

PB22-0101	MCKINNEY, TALMADGE-LI	23185 TIMBERLINE	\$1,933.00	\$94,520	01/27/2022
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Work Description: Bathroom remodeling, opening new exit door in the back with new ramp and sidewalk up to the driveway.

PB22-0128	THOMPSON, MARY	26140 RANGEMORE	\$225.00	\$5,700	02/01/2022
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Work Description: Replace vinyl siding on house only

PB17-0077	SIPHON DRAW LLC	24309 EDGEMONT	\$405.00	\$19,000	02/03/2017
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Work Description: Demolition of 24315 Edgemont. Sewer cap, foundation removal, backfill inspections required prior to final grading of site. Sod / seed & mulch required for final inspection.

04/07/2017

Work Description: Residential generator.

Install generator per approved plans. Final inspection required. Maximum 50 dBs at lot line.

PB17-0520	RILEY, MELVIN & CHANTE	23310 WREXFORD	\$125.00	\$19,000	05/02/2017
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Work Description: Install 27kW Standby Generator

Install generator per approved plans. Final inspection required. Maximum 50 dBs at lot line.

PB17-0573	WIEDENBECK, D L AND H/	24259 SAMOSET TRL	\$8,430.00	\$457,077	06/14/2017
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Work Description: New (3) bedroom home, (3 1/2) Bathroom, W/Loft space. Construct a new home footing, basement wall rebar, trench footing, bacfill, rough, sand, insulation and final inspections required. NOTE: Must have brick ledge elevations approved prior to placement of any concrete.

PB17-0730	WATERS, THOMAS & KAREI	22831 LAKE RAVINES	\$304.00	\$14,000	05/19/2017
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Work Description: Strip and re-roof house and attached garage

Strip & Reshingle Roof 15# felt Ice & Water Shield, Drip Edge Vents, Flashing & Shingles. Two inspections required: Open/Progress & Final. Roofs under 4/12 pitch, two layers 15# required. Roofs under 2/12 pitch, Membrane required. R905.2.7

Strip & Reshingle according to contract. Two inspections required: Open/Progress and Final.

PB17-0839	ADVANTAGE WIRELESS MI	22955 WREXFORD	\$164.00	\$5,000	06/07/2017
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Work Description: Remove damage shingles on roof
Replace rotted wood
Install chimney flash
Attic ventilating
GAF shingles

Strip & Reshingle according to contract. Two inspections required: Open/Progress and Final.

Strip & Reshingle Roof 15# felt Ice & Water Shield, Drip Edge Vents, Flashing & Shingles. Two inspections required: Open/Progress & Final. Roofs under 4/12 pitch, two layers 15# required. Roofs under 2/12 pitch, Membrane required. R905.2.7

PB17-0856	HERNANDEZ, MANUEL	26051 W 10 MILE RD	\$296.00	\$11,800	06/13/2017
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Work Description: 128' waterproofing & Sump Pump discharge to ditch.

Installation of 128 feet of interior sub soil drain system per contract. rough and final inspectiond required. Seperate Plumbing permit and inspections required.

PB17-1071	HERNANDEZ, MANUEL	26051 W 10 MILE RD	\$241.00	\$9,800	08/08/2017
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Work Description: Strip & Reshingle Roof 15# felt Ice & Water Shield, Drip Edge Vents, Flashing & Shingles.

Two inspections required: Open/Progress & Final. Roofs under 4/12 pitch, two layers 15# required. Roofs under 2/12 pitch, Membrane required. R905.2.7

PB17-1092	COLE, EARL L	23601 OUTWOOD DR	\$238.00	\$2,200	07/20/2017
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Work Description: 12 x 16 Deck. Construct a wooden deck per approved plans. Footing, lateral restraint support & final inspection required.

PB17-1196	REYNOLDS, STEPHEN AND	23720 OAK GLEN DR	\$250.00	\$10,430	08/04/2017
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Work Description:

Strip & Reshingle Roof 15# felt Ice & Water Shield, Drip Edge Vents, Flashing & Shingles. Two inspections required: Open/Progress & Final. Roofs under 4/12 pitch, two layers 15# required. Roofs under 2/12 pitch, Membrane required. R905.2.7

Strip & Reshingle according to contract. Two inspections required: Open/Progress and Final.

PB17-1298	DAVIDSON, CALVIN & NOR	23009 LAKE RAVINES	\$285.00	\$12,700	08/18/2017
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Work Description: Tear off roof down to roof boards and replace rotted wood
Install ice luster felt
drip edge shingles

Strip & Reshingle Roof 15# felt Ice & Water Shield, Drip Edge Vents, Flashing & Shingles. Two inspections required: Open/Progress & Final. Roofs under 4/12 pitch, two layers 15# required. Roofs under 2/12 pitch, Membrane required. R905.2.7 Strip & Reshingle according to contract. Two inspections required: Open/Progress and Final.

PB17-1355	STRICKLAND, HERMAN & C	23260 WREXFORD	\$781.00	\$25,988	09/19/2017
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Work Description: Bath remodel-remove drywall, flooring, doors and casing. Repair drywall, prep floor for curbless shower entry. Widen both doors for ADA compliance. Rough and final inspections required. Smoke detectors and carbon monoxide dectector required, per R314 and R319.

PB17-1388	WEBSTER, DORIS	23185 BEECH RD	\$125.00	\$7,195	09/15/2017
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Work Description: Install 11 kw Generator in rear yard and 100 amp transfer switch.

Install generator per approved plans. Final inspection required. Maximum 50 dBs at lot line.

PB17-1407	CRITTENDEN, BERNARD &	23455 OAK GLEN DR	\$430.00	\$22,430	09/14/2017
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Work Description: Strip and re-roof house and garage

Strip & Reshingle Roof 15# felt Ice & Water Shield, Drip Edge Vents, Flashing & Shingles. Two inspections required: Open/Progress & Final. Roofs under 4/12 pitch, two layers 15# required. Roofs under 2/12 pitch, Membrane required. R905.2.7

Strip & Reshingle according to contract. Two inspections required: Open/Progress and Final.

PB17-1441	HARPOOTILIAN LIVING TR	23710 SAMOSET TRL	\$527.00	\$18,315	09/14/2017
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Work Description: Creating 2 non-load bearing walls in laundry room. Rough and final inspection required.

PB17-1768	MILESKEY, GEORGE A	24101 BEECH RD	\$670.00	\$29,800	11/09/2017
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Work Description: Installation of 13 Helical Piers per engineered specs. Installators log required before final inspection as detailed in specifications.

PB17-1887	KIND, MATTHEW	24447 GLENEYRIE	\$218.00	\$6,800	12/07/2017
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Work Description: Install 10 vinyl replacement windows

Install windows and or door per contract. Fenestration lables must be left on windows/doors until after final inspection. Final inspection required.

PB17-1978	WHITE, SHARON	23659 LAKE RAVINES	\$259.00	\$11,000	12/20/2017
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Work Description: Strip & Reshingle Roof 15# felt Ice & Water Shield, Drip Edge Vents, Flashing & Shingles. Two inspections required: Open/Progress & Final. Roofs under 4/12 pitch, two layers 15# required. Roofs under 2/12 pitch, Membrane required. R905.2.7

PB17-1997	KNIGHT, ANDRE & VALARI	26140 W 9 MILE RD	\$152.00	\$2,746	01/11/2018
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Work Description:

Install windows per contract. Fenestration lables must be left on windows until after final inspection. Final inspection required.

PB18-0046	BLOCKER, OLIVER	25910 FOREST VW	\$134.00	\$1,543	01/30/2018
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Work Description: Install 3 vinyl replacement windows

Install windows per contract. Fenestration lables must be left on windows until after final inspection. Final inspection required.

PB18-0202	BIGGS, WALKER V III & BIG	23600 OAK GLEN DR	\$154.00	\$4,390	03/01/2018
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Work Description: Install rolled liberty roofing on back addition only, open roof and final inspections required.

PB18-0335	SMITH, ROBERT & CHRISTI	23100 THORNCLIFFE	\$297.00	\$13,500	03/16/2018
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Work Description: Strip and re-roof house with attached garage

Strip & Reshingle Roof 15# felt Ice & Water Shield, Drip Edge Vents, Flashing & Shingles. Two inspections required: Open/Progress & Final. Roofs under 4/12 pitch, two layers 15# required. Roofs under 2/12 pitch, Membrane required. R905.2.7

Strip & Reshingle according to contract. Two inspections required: Open/Progress and Final.

PB18-0365	BANKS, RICHARD & CORLI	24644 GLENEYRIE	\$1,159.00	\$55,958	04/23/2018
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Work Description: Construct a 491.5 sq. ft. enclosed sun room. Footing, sand, rough and final inspections required.

PB18-0372	PYE SHAQUITA Q	23105 LAKE RAVINES	\$375.00	\$18,743	03/28/2018
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Work Description: 1 Layer tear off and re-roof house and garage. Strip & Reshingle Roof 15# felt Ice & Water Shield, Drip Edge Vents, Flashing & Shingles. Two inspections required: Open/Progress & Final. Roofs under 4/12 pitch, two layers 15# required. Roofs under 2/12 pitch, Membrane required. R905.2.7

PB18-0457	COLLINS, VICKI	23685 SAMOSET TRL	\$350.00	\$6,500	04/13/2018
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Work Description:

PB18-0483	STANBROUGH, BEVERLY J	22520 STAUNTON DR	\$126.00	\$1,080	04/30/2018
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Work Description: Install (2) vinyl replacement windows.

PB18-0605	SMITH, LAMAR & MARTHA	24833 SAMOSET TRL	\$315.00	\$9,500	06/19/2018
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Work Description: Residential Pool Demo-complete removal of gunite inground pool, backfill, place topsoil

PB18-0848	HELD FAMILY TRUST	25875 FOREST VW	\$208.00	\$7,720	06/11/2018
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Work Description: Strip and re-roof house only

Strip & Reshingle Roof 15# felt Ice & Water Shield, Drip Edge Vents, Flashing & Shingles. Two inspections required: Open/Progress & Final. Roofs under 4/12 pitch, two layers 15# required. Roofs under 2/12 pitch, Membrane required. R905.2.7

Strip & Reshingle according to contract. Two inspections required: Open/Progress and Final.

PB18-0862	TROTTER, R & BAUGHMAN	23325 THORNCLIFFE	\$341.00	\$8,785	06/22/2018
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Work Description: Construct a 16 x 16 rear deck

Construct a wooden deck per approved plans. Footing, open joist, lateral restraint support & final inspection required.

PB18-0949	STOVALL, TANYA	23330 OAK GLEN DR	\$262.00	\$7,300	06/26/2018
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Work Description: Strip and re-roof house complete.

PB18-1011	DIXON, SAM & SHAWNTAY	23725 BEECH RD	\$335.00	\$16,086	07/23/2018
Work Description: Tear off and re-roof house and garage Strip & Reshingle Roof 15# felt Ice & Water Shield, Drip Edge Vents, Flashing & Shingles. Two inspections required: Open/Progress & Final. Roofs under 4/12 pitch, two layers 15# required. Roofs under 2/12 pitch, Membrane required. R905.2.7 Strip & Reshingle according to contract. Two inspections required: Open/Progress and Final.					
PB18-1054	SECORD, LYNN	24347 SAMOSET TRL	\$218.00	\$6,800	07/17/2018
Work Description: Installation of 57 feet of interior sub soil drain system per contract. rough and final inspectiond required. Seperate Plumbing permit and inspections required.Sump pump discharge shall be to the storm drain when available, or to a location approved by the City of Southfield's Engineering Department.					
PB18-1109	PERRY, DERRYL & THERES	23201 OUTWOOD DR	\$125.00	\$2,787	08/08/2018
Work Description: Zoning compliance permit to install a shed on a concrete slab and ratwall per approved plans. Sand and final inspection required.					
PB18-1215	HICKS, CORNELIUS V & LO	23570 SAMOSET TRL	\$187.00	\$4,888	08/16/2018
Work Description: Installing 7 replacment windows Install windows and or door per contract. Fenestration lables must be left on windows/doors until after final inspection. Final inspection required.					
PB18-1241	WATSON, WILLIE & ROBIN	24122 EDGEMONT	\$293.00	\$13,280	08/13/2018
Work Description: Tearoff and Re-roof house & garage.					
PB18-1322	DIXON, SAM & SHAWNTAY	23725 BEECH RD	\$119.00	\$2,172	09/14/2018
Work Description: Gutter Replacement Installation of gutters per contract. Final inspection required.					
PB18-1338	BRIGGS, GARY & RHONDA	24500 INKSTER RD	\$245.00	\$10,057	09/10/2018
Work Description: Strip & Reshingle Roof 15# felt Ice & Water Shield, Drip Edge Vents, Flashing & Shingles. Two inspections required: Open/Progress & Final. Roofs under 4/12 pitch, two layers 15# required. Roofs under 2/12 pitch, Membrane required. R905.2.7					
PB18-1342	PYE SHAQUITA Q	23105 LAKE RAVINES	\$355.00	\$11,035	10/09/2018
Work Description: Residential pool fence IAW 2013 International Swimming Pool and Spa Code					
PB18-1381	MILESKIY, GEORGE A	24101 BEECH RD	\$312.00	\$11,763	10/09/2018
Work Description: Strip & Reshingle Roof 15# felt Ice & Water Shield, Drip Edge Vents, Flashing & Shingles. Two inspections required: Open/Progress & Final. Roofs under 4/12 pitch, two layers 15# required. Roofs under 2/12 pitch, Membrane required. R905.2.7 Strip & Reshingle according to contract. Two inspections required: Open/Progress and Final.					
PB18-1473	BLY, ANTHONY & MADON	23320 LAKE RAVINES	\$1,057.00	\$48,419	10/01/2018
Work Description: Water damage repair per specs.					
PB18-1519	LONG, BERNETTA	23117 STAUNTON DR	\$349.00	\$15,000	09/28/2018
Work Description:					

Strip & Reshingle Roof 15# felt Ice & Water Shield, Drip Edge Vents, Flashing & Shingles. Two inspections required: Open/Progress & Final. Roofs under 4/12 pitch, two layers 15# required. Roofs under 2/12 pitch, Membrane required. R905.2.7

Strip & Reshingle according to contract. Two inspections required: Open/Progress and Final.

PB18-1554	JV PROPERTIES & INVESTM	26075 RANGEMORE	\$135.00	\$1,600	10/17/2018
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Work Description: Replacement of 9 vinyl replacement windows

Install windows and or door per contract. Fenestration lables must be left on windows/doors until after final inspection. Final inspection required.

PB18-1596	FLOYD, GARDELL	25823 FOREST VW	\$313.00	\$14,569	10/19/2018
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Work Description: Tear-off and re-roof

Strip & Reshingle according to contract. Two inspections required: Open/Progress and Final. Strip & Reshingle Roof 15# felt Ice & Water Shield, Drip Edge Vents, Flashing & Shingles. Two inspections required: Open/Progress & Final. Roofs under 4/12 pitch, two layers 15# required. Roofs under 2/12 pitch, Membrane required. R905.2.7

PB18-1608	WEBSTER-JACKSON, WENE	24990 SAMOSET TRL	\$540.00	\$19,131	10/24/2018
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Work Description: replace vanity and fixtures, tub and fixtures and tile floor and tub surround.

PB18-1648	SMART, RICHARD/MIRIAM	23251 WREXFORD	\$265.00	\$11,400	10/30/2018
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Work Description: Tearoff and re-roof house and garage.

Strip & Reshingle Roof 15# felt Ice & Water Shield, Drip Edge Vents, Flashing & Shingles. Two inspections required: Open/Progress & Final. Roofs under 4/12 pitch, two layers 15# required. Roofs under 2/12 pitch, Membrane required. R905.2.7 Strip & Reshingle according to contract. Two inspections required: Open/Progress and Final.

PB18-1679	PATE, MARK A	24600 EDGEMONT	\$458.00	\$17,213	11/13/2018
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Work Description: Adding- 588 sq. ft. deck to rear of house.

Construct a wooden deck per approved plans. Footing, lateral restraint support & final inspection required.s

PB18-1694	SMITH, LAMAR & MARTHA	24833 SAMOSET TRL	\$247.00	\$0	10/24/2018
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Work Description: Tear off and re-roof house only.

Strip & Reshingle according to contract. Two inspections required: Open/Progress and Final. Strip & Reshingle Roof 15# felt Ice & Water Shield, Drip Edge Vents, Flashing & Shingles. Two inspections required: Open/Progress & Final. Roofs under 4/12 pitch, two layers 15# required. Roofs under 2/12 pitch, Membrane required. R905.2.7

PB18-1834	HILL, DESHAUNNA	23251 BEECH RD	\$167.00	\$29,000	11/14/2018
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Work Description: SHIP remodel on S-2100 includes: roofing, demo, and carpentry

PB18-1857	MILESKEY, GEORGE A	24101 BEECH RD	\$967.00	\$46,000	11/29/2018
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Work Description: Construct a wooden deck per approved plans. Footing, open joist, lateral restraint support & final inspection required.

PB18-1860	KLIEBER, RAYMOND	24229 GLENEYRIE	\$199.00	\$5,600	12/07/2018
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Work Description: Install (2) vinyl replacement window & (2) doorwalls.

Install windows and or door per contract. Fenestration lables must be left on windows/doors until after final inspection. Final inspection required.

PB18-1900	NORMAN, TWILA	23350 OAK GLEN DR	\$339.00	\$15,662	11/30/2018
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Work Description:

and Final. Strip & Reshingle Roof 15# felt Ice & Water Shield, Drip Edge Vents, Flashing & Shingles. Roofs under 4/12 pitch, two layers 15# required. Roofs under 2/12 pitch, Membrane required. R905.2.7

PB18-1918	ROWE, DASHAWN V	22767 TIMBERLINE	\$200.00	\$5,700	01/03/2019
Work Description: Install (3) vinyl replacement windows. Install windows and or door per contract. Fenestration lables must be left on windows/doors until after final inspection. Final inspection required.					
PB19-0146	COX, SHERYL	26976 W 9 MILE RD	\$1,551.00	\$102,000	02/08/2019
Work Description: Completion of new residential construction, original building permit PB16-1354. Job is estimated to be 60% completed.					
PB19-0174	TOMBELLI, CARLO & BLACI	23415 OAK GLEN DR	\$173.00	\$3,973	03/04/2019
Work Description: Install windows and or door per contract. Fenestration lables must be left on windows/doors until after final inspection. Final inspection required.					
PB19-0574	HENDERSON, TROY	22821 STAUNTON DR	\$569.00	\$30,000	05/31/2019
Work Description: Install windows and or door per contract. Fenestration lables must be left on windows/doors until after final inspection. Final inspection required. Install 20 vinyl replacement windows					
PB19-0577	JACKSON, KENNETH & MIC	23471 LAKE RAVINES	\$256.00	\$10,800	05/17/2019
Work Description: Strip & Reshingle Roof 15# felt Ice & Water Shield, Drip Edge Vents, Flashing & Shingles. Two inspections required: Open/Progress & Final. Roofs under 4/12 pitch, two layers 15# required. Roofs under 2/12 pitch, Membrane required. R905.2.7					
PB19-0592	GIBSON, WILLIE B	24300 INKSTER RD	\$155.00	\$2,885	05/31/2019
Work Description: Install windows and or door per contract. Fenestration lables must be left on windows/doors until after final inspection. Final inspection required. 5 vinyl replacement windows					
PB19-0628	WILLIE D. JONES	26075 RANGEMORE	\$215.00	\$6,607	06/19/2019
Work Description: Install 4 replacement (fiberglass) windows. Install windows and or door per contract. Fenestration lables must be left on windows/doors until after final inspection. Final inspection required.					
PB19-0649	POTTS, JOHN G & JEAN B	23030 LAKE RAVINES	\$652.00	\$30,544	05/20/2019
Work Description: Install windows and or door per contract. Fenestration lables must be left on windows/doors until after final inspection. Final inspection required.					
PB19-0795	SMITH, JEFF JR	24701 SAMOSET TRL	\$487.00	\$24,500	06/19/2019
Work Description: Interior waterproofing, 1908 Sq Ft crawlspace encapsulation to 3 sump pumps. Sump location approved by engineering, see notes on scope of work.					
PB19-0864	STANBROUGH, BEVERLY J	22520 STAUNTON DR	\$147.00	\$2,377	06/27/2019
Work Description: Install windows and or door per contract. Fenestration lables must be left on windows/doors until after final inspection. Final inspection required. 2 windows					
PB19-0954	MAHMOUD, EZZELDIN	23310 THORNCLIFFE	\$815.00	\$35,450	07/18/2019
Work Description: Ship remodel per contract.					
PB19-0987	KNIGHT, ANDRE & VALARI	26140 W 9 MILE RD	\$221.00	\$6,990	08/05/2019
Work Description: Interior basement waterproofing: installing 154' of 4" S & D pipe to an existing system. sump discharge is currently tied into storm					
PB19-1075	BOZIN, KEITH & SCHWART	23565 OUTWOOD DR	\$490.00	\$24,721	07/29/2019
Work Description:					

Install windows and or door per contract. Fenestration lables must be left on windows/doors until after final inspection. Final inspection required.

PB19-1162	JONES, SHAKIRA	23049 STAUNTON DR	\$3,308.64	\$175,000	09/30/2019
Work Description: construct an addition, approx. 500 sq. ft. to an existing home for an exercise room and re-do bedroom and bath, construct ramps per plans.					
PB19-1206	MILESKIY, GEORGE A	24101 BEECH RD	\$125.00	\$9,900	08/21/2019
Work Description: Installation of standby Generator					
PB19-1224	HELD FAMILY TRUST	25875 FOREST VW	\$317.00	\$13,200	08/28/2019
Work Description: Install windows and or door per contract. Fenestration lables must be left on windows/doors until after final inspection. Final inspection required. 26 vinyl replacements					
PB19-1349	CEBRECO, XIOMARA A	23400 OAK GLEN DR	\$320.00	\$15,050	09/06/2019
Work Description: Tear off old roof and install new roof					
PB19-1443	JOHNSON, MYRTLE, JACKSON	25877 BEECH CT	\$125.00	\$2,600	10/15/2019
Work Description: 12 x 16' concrete shed pad w/24" ratwall CONCRETE ONLY PERMIT					
PB19-1516	HOFFMASTER, DAVID, MAF	24154 ROUGECREST	\$178.00	\$4,285	10/07/2019
Work Description: Replacing 4 windows					
PB19-1602	HARPOOTILIAN LIVING TR	23710 SAMOSET TRL	\$309.00	\$7,000	10/23/2019
Work Description: Bathroom remodel					
PB19-1718	COLLINS, VICKI	23685 SAMOSET TRL	\$341.00	\$14,790	12/09/2019
Work Description: 170 Ft of interior waterproofing, 2 sump pumps					
PB19-1726	JOHNSON, MYRTLE, JACKSON	25877 BEECH CT	\$100.00	\$5,000	11/07/2019
Work Description: Add shed					
PB19-1789	JKL REAL ESTATE CO LLC	25870 W 9 MILE RD	\$146.00	\$3,900	03/11/2020
Work Description: New roof/ Re-roof					
PB20-0231	PATRICK, KARL	23345 THORNCLIFFE	\$237.00	\$8,000	03/11/2020
Work Description: Install 22KW Generator					
PB20-0356	VEREEN, CHAMAYNE C	23825 OAK GLEN DR	\$444.00	\$21,687	05/08/2020
Work Description: Interior crawl space encapsulation interior waterproofing system					
PB20-0385	HARRIS, DAVID JR	23336 THORNCLIFFE	\$364.00	\$13,000	05/12/2020
Work Description: Demolish in-ground pool					
PB20-0526	MOORE, DOUGLAS R	24730 GLENEYRIE	\$125.00	\$2,300	06/03/2020
Work Description: 10' x 14' Concrete slab with 24" ratwall only (for shed)					
PB20-0589	MC LAMORE, DENNIS	23900 INKSTER RD	\$265.00	\$11,400	06/15/2020
Work Description: Strip and re-roof house and garage					

06/19/2020

Work Description: Remove staircase and replace with a deck and stairs

PB20-0652	CRUMP, ARTHUR & JOHN SO	23130 STAUNTON DR	\$337.00	\$10,000	07/27/2020
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Work Description: New composite deck construction.

PB20-0662	AKRAM, MUHAMMAD, ZAH	26050 RANGEMORE	\$480.00	\$10,800	07/27/2020
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Work Description: rebuild existing deck, Build 16 x 16 Extension.
7/16/20 addendum received and approved rw

PB20-0859	LEBURG, SHEILA	23483 OUTWOOD DR	\$304.00	\$12,300	07/16/2020
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Work Description: Strip and re-roof house and attached garage

PB20-0914	JKL REAL ESTATE CO LLC	25870 W 9 MILE RD	\$757.00	\$35,000	07/28/2020
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Work Description: Remodel interior per attached plans with new rear deck per attached specs

PB20-0975	BURRELL, JENEACE	22949 STAUNTON DR	\$125.00	\$4,068	08/04/2020
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Work Description: Install a 10'x12' shed on a 12'x12'x4" concrete slab with 24" ratwall

PB20-1252	MEYER, MARTIN & MORRE	24765 EDMONT	\$232.00	\$4,092	09/11/2020
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Work Description: Replace an existing 13'x14' deck. on a single family dwelling

PB20-1699	HOWARD, ROOSEVELT & L	23241 OUTWOOD DR	\$212.00	\$8,000	12/03/2020
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Work Description: Tear off roof back side only

PB20-1786	PERRY, DERRYL & THERES	23201 OUTWOOD DR	\$227.00	\$8,950	12/22/2020
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Work Description: Roof replacement for house and garage

PB21-0056	WINEGARDEN, CHRISTOPH	24400 INKSTER RD	\$208.00	\$6,184	01/28/2021
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Work Description: Replacing patio door.

PB21-0060	MILESKIY, GEORGE A	24101 BEECH RD	\$914.00	\$42,780	02/02/2021
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Work Description: kitchen remodel

PB21-0235	HESTER, ALLISON K	24347 SAMOSET TRL	\$449.00	\$21,986	03/23/2021
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Work Description: installing subsoil drain tiles; interior/ exterior basement waterproofing, sump pump

PB21-0295	JELEZAROVA, VANYA	24452 SAMOSET TRL	\$350.00	\$11,850	04/01/2021
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Work Description: Remove inground swimming pool

PB21-0374	DOUGLASS, JAMES & PAUL	23700 OAK GLEN DR	\$408.00	\$20,900	04/07/2021
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Work Description: Roof replacement for house and garage

PB21-0439	WICKLUND, ERIC	23420 OAK GLEN DR	\$1,359.40	\$68,381	04/20/2021
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Work Description: 17'x14' 1 story addition to the rear of an existing 1 story single family dwelling

PB21-0583	DOUGLASS, JAMES & PAUL	23700 OAK GLEN DR	\$264.00	\$9,690	05/06/2021
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Work Description: REPLACING 2 EXISTING PATIO DOORS.

PB21-0586	HOLLAWAY-GLENN, EVET	22901 WREXFORD	\$249.00	\$8,762	05/06/2021
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Work Description: replacing 2 patio doors.

PB21-0789	MCKINNEY, JEREMY, JACK	26060 W 9 MILE RD	\$297.00	\$13,350	06/03/2021
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Work Description: Roof replacement for house only

PB21-1059	JOHNSON, MYRTLE, JACKSON	25877 BEECH CT	\$413.00	\$17,900	07/12/2021
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Work Description: Tear off and re roof house and garage.

PB21-1060	WOODS, CHERYL A	23480 OAK GLEN DR	\$757.00	\$44,205	07/12/2021
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Work Description: repair roof damage from fallen tree, attic insulation, R-49, replace gutters and downspouts, add gutter gaurd.
tear off and re-roof house and attached garage

PB21-1253	ALTER, ALENA	23760 OAK GLEN DR	\$204.00	\$5,950	08/11/2021
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Work Description: Install 120 lineal ft interior waterproofing system, tie to existing sump pump.

PB21-1275	SMOLINSKI, DENNIS & JEA	23777 OAK GLEN DR	\$472.00	\$23,547	08/09/2021
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Work Description: Strip and re-roof, install new GAF Timberline Natural Shadow roof system on house and attached garage.

PB21-1313	OWENS, RODNEY & LAURE	24023 GLENEYRIE	\$179.00	\$1,237	08/17/2021
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Work Description: replacement of exterior door to garage

PB21-1425	WORTHEY, ALFRED/MCDC	22860 LAKE RAVINES	\$293.00	\$11,479	09/02/2021
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Work Description: REPLACING 4 EXISTING WINDOWS

PB21-1529	CHAPMAN, CHARLES	24001 GLENEYRIE	\$189.00	\$5,000	09/20/2021
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Work Description: We are planning on removing all old shingles then replacing with new shingles, vents, and flashing.

PB21-1538	MINGO, HORACE IV	23760 SAMOSET TRL	\$255.00	\$10,750	09/13/2021
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Work Description: Install re-roof on house and attached garage.

PB21-1596	SMITH, JOHN & DEBORAH	23056 TIMBERLINE	\$132.00	\$3,000	09/22/2021
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Work Description: Replace lower part of roof which is leaking and replace wood where needed.

PB21-1639	SMITH, JEFF JR	24701 SAMOSET TRL	\$487.00	\$26,192	10/06/2021
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Work Description: tear off & re-roof

PB21-1659	FORGACIU, ALIN	24799 GLENEYRIE	\$221.00	\$7,000	10/06/2021
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Work Description: Remove asphalt 3 tab shingles, underlayments and Drip edge. Install new Ice and Water Shield, Drip Edge, underlayments, and Architectural shingles.

PB21-2006	WORTHEY, ALFRED/MCDC	22860 LAKE RAVINES	\$504.00	\$23,980	11/17/2021
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Work Description: new roofing shingles

PB21-2017	GOTTSCHALK, DEBORAH	23865 BEECH RD	\$366.00	\$8,826	12/01/2021
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Work Description: Deck replacement-Same size.

PB21-2189	FORGACIU, ALIN	24799 GLENEYRIE	\$407.00	\$10,850	12/27/2021
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Work Description: Install 63' (ft) of internal drain system

PB17-1560	KUSHLER, ROBERT & ORES	24228 EDGEMONT	\$196.00	\$5,409	10/05/2017
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Work Description: Install windows and or door per contract. Fenestration lables must be left on windows/doors until after final inspection. Final inspection required.

PB18-1710	COLLINS, VICKI	23685 SAMOSET TRL	\$282.00	\$12,500	10/30/2018
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Work Description: Strip & Reshingle Roof 15# felt Ice & Water Shield, Drip Edge Vents, Flashing & Shingles. Two inspections required: Open/Progress & Final. Roofs under 4/12 pitch, two layers 15# required. Roofs under 2/12 pitch, Membrane required. R905.2.7

Strip & Reshingle according to contract. Two inspections required: Open/Progress and Final.s

PB19-1391	JONES, VERA ROSETTA	24780 SAMOSET TRL	\$442.00	\$23,212	09/20/2019
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Work Description: Tear off and reroof house. Remove/replace gutters.

PB20-1189	BENTON, EARLETTE & MAI	24479 SAMOSET TRL	\$947.00	\$35,000	03/26/2021
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Work Description: Building a 30'x42' detached garage.
5/19/21 ammended site plan Add additional concrete driveway and patio rw

PB20-1543	ALLEN, KENNETH	22903 STAUNTON ST	\$7,517.00	\$150,000	12/10/2020
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Work Description: Construction of a 2 story single family residence with an attached garage on a full basement
Basement 1566 sq. ft.
1st Floor 1566 sq. ft.
2nd Floor 1519 sq. ft.
Garage 450 sq. ft.

PB20-1736	BEAUTY BOX SFLD LLC	25830 W 9 MILE RD	\$1,105.00	\$15,500	01/29/2021
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Work Description: Hair Salon and Retail build-out

PB21-0238	HENDERSON, TROY	22821 STAUNTON DR	\$294.00	\$9,980	03/19/2021
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Work Description: Replace flat roof

PB21-0518	LEBURG, SHEILA	23483 OUTWOOD DR	\$893.00	\$48,250	05/03/2021
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Work Description: 23 piers

PB21-0617	WHITFIELD, STEPHEN	24940 WAYCROSS CT	\$341.00	\$7,650	05/12/2021
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Work Description: 4 wall anchors and 3 crawlspace jacks

PB21-0871	GREENWELL, SCOTT & HE/	24001 SAMOSET TRL	\$358.00	\$12,571	06/23/2021
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Work Description: REPLACING TEN WINDOWS, SIZE FOR SIZE

PB21-0960	MORALES, BELINDA	24448 GLENEYRIE	\$238.00	\$6,500	06/23/2021
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Work Description: Tear off 1 layer house attached garage reshingle residence

PB21-1341	LASTER, JEROME & MARGA	24391 SAMOSET TRL	\$354.00	\$12,300	08/23/2021
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Work Description: Roof replacement

PB16-1354	COX, SHERYL	26976 W 9 MILE RD	\$4,215.00	\$255,000	04/24/2017
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Work Description: New single family residence, 2332 sq. ft. with basement. Footing, backfill, rough wall, insulation and final inspections required.

SEE PB19-0146 or house plans.
BOND to be used on new permit

PB17-0006	HAYES, DALE AND AMING	23200 THORNCLIFFE	\$1,261.00	\$65,000	01/11/2017
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Work Description:

PB17-0272	MAZEY, GAIL E	26441 W 10 MILE RD	\$212.00	\$8,000	03/21/2017
Work Description: New Roof/House, garage and flat porch roof. Strip & Reshingle according to contract. Two inspections required: Open/Progress and Final. Strip & Reshingle Roof 15# felt Ice & Water Shield, Drip Edge Vents, Flashing & Shingles. Two inspections required: Open/Progress & Final. Roofs under 4/12 pitch, two layers 15# required. Roofs under 2/12 pitch, Membrane required. R905.2.7					
PB17-0276	TURNER, VIVIAN & UPSHA	23300 LAKE RAVINES	\$649.00	\$25,612	03/23/2017
Work Description: Fire repair-Interior alterations. Fire repair per specs dated 3/10/17. Re-construction of the home office due to fire.					
PB17-0293	VR HOLDINGS & DEVELOP	23175 OUTWOOD DR	\$6,612.00	\$353,238	09/05/2017
Work Description: 1446					
PB17-0464	COLLIER, CASSANDRA	23100 LAKE RAVINES	\$192.00	\$5,200	04/25/2017
Work Description: Install 13 vinyl replacement windows Install windows and or door per contract. Fenestration lables must be left on windows/doors until after final inspection. Final inspection required.					
PB17-0705	STEELE, MICHAEL/PORTIA	23132 LAKE RAVINES	\$309.00	\$14,304	07/18/2017
Work Description: Tear off/replace roof-house and attached garage Strip & Reshingle Roof 15# felt Ice & Water Shield, Drip Edge Vents, Flashing & Shingles. Two inspections required: Open/Progress & Final. Roofs under 4/12 pitch, two layers 15# required. Roofs under 2/12 pitch, Membrane required. R905.2.7 Strip & Reshingle according to contract. Two inspections required: Open/Progress and Final.					
PB17-0721	WILLIAMS, HOWARD & LIN	24611 SAMOSET TRL	\$247.00	\$10,200	05/22/2017
Work Description: Strip & Reshingle Roof 15# felt Ice & Water Shield, Drip Edge Vents, Flashing & Shingles. Two inspections required: Open/Progress & Final. Roofs under 4/12 pitch, two layers 15# required. Roofs under 2/12 pitch, Membrane required. R905.2.7					
PB17-0824	JOHNSON, MYRTLE, JACKSON	25877 BEECH CT	\$165.00	\$650	06/02/2017
Work Description: 10 X 10 SHED INSTALLATION WITH CONCRETE SLAB Zoning compliance permit to install a shed on a concrete slab and ratwall per approved plans. Sand and final inspection required.					
PB17-1010	KNIGHT, ANDRE & VALARI	26140 W 9 MILE RD	\$147.00	\$2,400	06/30/2017
Work Description: 48 x 48 ft Egress Window Install basement egress window per approved plans. Rough and final inspection required.					
PB17-1846	FORGACIU, ALIN	24799 GLENEYRIE	\$561.00	\$18,000	11/20/2017
Work Description: Relocate 2 non-bearing walls to add master bath next to master bedroom. Construct new bathroom and closet. Rough and final inspections required. Replace 14 windows max U factor 0.32, rating sticker must be left on window until after final inspection.					
PB18-0224	STANBROUGH, BEVERLY J	22520 STAUNTON DR	\$227.00	\$7,395	03/12/2018
Work Description: Install 8 vinyl windows and 2 doorwalls. Install windows and or door per contract. Fenestration lables must be left on windows/doors until after final inspection. Final inspection required.					

PB18-1045 PATE, MARK A 24600 EDMONTON \$383.00 \$19,250 07/12/2018

Work Description: Strip and Re-roof house.

Strip & Reshingle Roof 15# felt Ice & Water Shield, Drip Edge Vents, Flashing & Shingles. Two inspections required: Open/Progress & Final. Roofs under 4/12 pitch, two layers 15# required. Roofs under 2/12 pitch, Membrane required. R905.2.7 Strip & Reshingle according to contract. Two inspections required: Open/Progress and Final.

PB18-1050 Walker, Victoria 22901 TIMBERLINE \$321.00 \$15,100 07/19/2018

Work Description: Strip & Reshingle Roof 15# felt Ice & Water Shield, Drip Edge Vents, Flashing & Shingles. Two inspections required: Open/Progress & Final. Roofs under 4/12 pitch, two layers 15# required. Roofs under 2/12 pitch, Membrane required. R905.2.7

PB18-1652 ANDREWS, OTIS & LISA 25870 FOREST VW \$434.00 \$21,000 10/23/2018

Work Description: House with attached garage

Strip & Reshingle Roof 15# felt Ice & Water Shield, Drip Edge Vents, Flashing & Shingles. Two inspections required: Open/Progress & Final. Roofs under 4/12 pitch, two layers 15# required. Roofs under 2/12 pitch, Membrane required. R905.2.7

Strip & Reshingle according to contract. Two inspections required: Open/Progress and Final.

PB18-1965 CROSS, GENE & DIANE 22802 LAKE RAVINES \$205.00 \$3,469 01/16/2019

Work Description: Replacing front entry door.
Install windows and or door per contract. Fenestration labels must be left on windows/doors until after final inspection. Final inspection required.

PB19-0328 MILESKEY, GEORGE A 24101 BEECH RD \$476.00 \$18,286 03/27/2019

Work Description: 7 Brute Force piers to be installed.
Installation of 7 Helical Piers per engineered specs. Installers log required before final inspection as detailed in specifications.

CLOSED INCOMPLETE PROJECT. RW

PB19-0421 COLEMAN, GREGORY A & 23520 CHERIMOR \$236.00 \$4,835 04/18/2019

Work Description: Partial strip and re-roof
Strip & Reshingle Roof 15# felt Ice & Water Shield, Drip Edge Vents, Flashing & Shingles. Two inspections required: Open/Progress & Final. Roofs under 4/12 pitch, two layers 15# required. Roofs under 2/12 pitch, Membrane required. R905.2.7

CLOSED INCOMPLETE PROJECT. RW

PB19-0549 LEWIS, TYRONE 22500 LAKE RAVINES \$337.00 \$10,000 05/10/2019

Work Description: Remove and replace brick on 2 chimneys from roofline up, replace caps and shingles

CLOSED INCOMPLETE PROJECT.

PB19-0763 WICKS-JOHNSON, LAKEISH 24789 SAMOSET TRL \$136.00 \$1,634 06/10/2019

Work Description: 1 door
Install windows and or door per contract. Fenestration labels must be left on windows/doors until after final inspection. Final inspection required.

CLOSED INCOMPLETE PROJECT. RW

PB19-0855 GOSA, WILLIAM L 24655 SAMOSET TRL \$201.00 \$5,743 08/08/2019

Work Description:

on windows/doors until after final inspection. Final inspection required.

CLOSED INCOMPLETE PROJECT. RW

PB19-0858	WICKS-JOHNSON, LAKEISH	24789 SAMOSET TRL	\$272.00	\$10,169	08/08/2019
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Work Description: Replacing 5 windows in existing openings.
Install windows and or door per contract. Fenestration lables must be left on windows/doors until after final inspection. Final inspection required.

CLOSED INCOMPLETE PROJECT. RW

PB19-0885	TOMBELLI, CARLO & BLACI	23415 OAK GLEN DR	\$273.00	\$10,290	06/25/2019
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Work Description: Tear off and reroof house & attached garage.
Strip & Reshingle Roof 15# felt Ice & Water Shield, Drip Edge Vents, Flashing & Shingles. Two inspections required: Open/Progress & Final. Roofs under 4/12 pitch, two layers 15# required. Roofs under 2/12 pitch, Membrane required. R905.2.7 Strip & Reshingle according to contract. Two inspections required: Open/Progress and Final.

CLOSED INCOMPLETE PROJECT. RW

PB20-0008	RUCKER, GEOREIA	22955 WREXFORD	\$4,389.00	\$250,000	01/13/2020
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Work Description: Interior fire Restoration and repair

PB20-0467	WICKS-JOHNSON, LAKEISH	24789 SAMOSET TRL	\$310.00	\$12,717	05/28/2020
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Work Description: Replacing 8 windows

CLOSED INCOMPLETE PROJECT. RW

PB20-0752	JONES, SHAKIRA	23049 STAUNTON DR	\$3,644.00	\$206,600	07/28/2020
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Work Description: construct an addition, approx. 500 sq. ft. to an existing home for an exercise room and re-do bedroom and bath, construct ramps per plans.

Total Permits For Type: 176 38

Total Fees For Type: \$110,559.04

Total Const. Value For Type: \$4,770,808.49 \$1,647,945

Report Summary

Grand Total Fees: \$110,559.04

Grand Total Permits: 176

Population: All Records

Permit.PermitType = Building
AND

Permit.DateIssued Between
1/1/2017 12:00:00 AM AND
2/25/2022 11:59:59 PM AND

Property.ParcelNumber Contains
76-24-30

Grand Total Const. Value: \$4,770,808.49

Section 31 - Building Permits

02/25/2017-2022

Permit #	Contractor	Job Address	Fee Total	Const. Value	Date Issued
PB19-1318	SIGMAN, DONALD/DOREE	26728 SHIAWASSEE RD	\$2,160.00	\$90,000	11/25/2019
Work Description: Adding a garage and addition to rear of home. SHELL ONLY					
PB20-1794	CITY OF DETROIT	20920 EAST	\$68,335.00	\$5,829,745	05/13/2021
Work Description: Construct a new 16,426 sq. ft. pump house, 2 reservoir tanks at 25,447 sq. ft. each and after new facilities are built demolish 2 old water reservoirs.					
PB21-1182	MOORE, ALJAMAALAH K	22450 RIVERDALE	\$923.00	\$31,445	08/12/2021
Work Description: Handicap bathroom remodeling					
PB21-1269	E L ROBERSON PROPERTIE	21351 NEGAUNEE	\$622.00	\$16,500	08/17/2021
Work Description: Repair floor beams and floor joist crawl space. New sheathing and floor covering					
PB21-1803	WRIGHT, THERESA M	21872 SEMINOLE	\$239.00	\$8,100	10/25/2021
Work Description: New roof					
PB21-1822	HARRIS, RAQUELLE & BEN	21220 SEMINOLE	\$230.00	\$6,000	11/01/2021
Work Description: Roof Repair/Replacement					
PB21-2052	DRAKE, TAKEITA	22072 POINCIANA	\$639.00	\$17,500	12/27/2021
Work Description: Remove interior wall to the garage. Complete additional bathroom and bedroom. Update electrical and plumbing in areas . HVAC to remain intact. Labor only new flooring, insulation, drywall interior trim and paint in new area. This job was framed previously and plumbing was done also					
PB21-2053	D'ANGELO, MICHAEL & CA	22411 MAPLEWOOD DR	\$924.00	\$36,000	12/02/2021
Work Description: Bathroom renovation, see attached contract for details.					
PB21-2069	HARTOM, JEFFREY & ALLIS	22147 SEMINOLE	\$223.00	\$5,590	12/06/2021
Work Description: Roof replacement					
PB22-0120	CARDONA-MORALES, MAR	26670 EMMETT	\$417.00	\$16,560	01/31/2022
Work Description: 120 FT INTERIOR WATERPROOFING					
PB16-1586	IACOBAN, GHEORGHE	20760 INDIAN	\$186.00	\$1,500	01/04/2017
Work Description: deck/doorwall. Construct a wooden deck per approved plans. Footing, lateral restraint support & final inspection required. Install windows and or door per contract. Fenestration lables must be left on windows/doors until after final inspection. Final inspection required.					
PB17-0047	SOUTHFIELD NEIGHBORH	20766 VAN BUREN	\$373.00	\$10,100	01/25/2017
Work Description: Demolition of 20766 Van Buren. Sewer cap, foundation removal, backfill inspections required prior to final grading of site. Sod / seed & mulch required for final inspeciton.					
PB17-0219	EKANAYAKA, SANDAMALI	27105 SHIAWASSEE RD	\$340.00	\$2,000	03/09/2017

Work Description: Interior Demo of party store Interior Demolition of NON load bearing walls, partions, grid ceiling and/or other non structural items. Required emergency and exit lighting must be maintained. Support of Ceiling Joists, bearing walls or other load bearing componants must be supported. Final Inspection required. No occupancy is allowed. Electrical and Plumbing permit required for terminations. Seperate permit required for tenant build out.

PB17-0230	SOUTHFIELD NEIGHBORH	21110 VAN BUREN	\$589.00	\$28,000	03/21/2017
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Work Description: 3270

PB17-0239	CITY OF SOUTHFIELD	20816 DELAWARE	\$1,279.00	\$74,000	03/16/2017
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Work Description: NRI interior and exterior renovations as detailed on bid spec sheet. Seperate Plumbing, Electrical and Mechanical permits and inspections required. Progress (which may include footing, framing, insulation etc.) And Final inspections required. Electrical Permit Required.
Strip & Reshingle according to contract. Two inspections required: Open/Progress and Final. Strip & Reshingle Roof 15# felt Ice & Water Shield, Drip Edge Vents, Flashing & Shingles. Two inspections required: Open/Progress & Final. Roofs under 4/12 pitch, two layers 15# required. Roofs under 2/12 pitch, Membrane required.
R905.2.7 Install windows and or door per contract. Fenestration lables must be left on windows/doors until after final inspection. Final inspection required. 704.2.1.1 Single or multi-station smoke alarms are required in every bedroom and hallway in the vicinity of the bedrooms and every floor level including basement. C/O detector required in the vicinity of the bedroom.

PB17-0292	HACKETT, RONALD & MAR	22419 MAPLEWOOD DR	\$571.00	\$23,900	03/23/2017
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Work Description: 15 x 16 Pergola and 21 x 21 sta,ped concrete slab

PB17-0356	WICKLIFFE, DEEDRIA GILC	21130 SEMINOLE	\$226.00	\$8,897	04/04/2017
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Work Description: Strip and re-roof house only.

Strip & Reshingle according to contract. Two inspections required: Open/Progress and Final.

Strip & Reshingle Roof 15# felt Ice & Water Shield, Drip Edge Vents, Flashing & Shingles. Two inspections required: Open/Progress & Final. Roofs under 4/12 pitch, two layers 15# required. Roofs under 2/12 pitch, Membrane required. R905.2.7

PB17-0595	WOLVERINE TRACTOR & E	25900 W 8 MILE RD	\$310.00	\$7,900	05/05/2017
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Work Description: Installation of new concrete dumpster enclosure with woodside (gates on steel post). Footing, rough(masonry) and final inspections required.

PB17-0617	MULLINS, RONDAL C & PAI	20906 VAN BUREN	\$185.00	\$6,336	05/10/2017
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Work Description: Strip & Re-roof house only.

Strip & Reshingle Roof 15# felt Ice & Water Shield, Drip Edge Vents, Flashing & Shingles. Two inspections required: Open/Progress & Final. Roofs under 4/12 pitch, two layers 15# required. Roofs under 2/12 pitch, Membrane required. R905.2.7

Strip & Reshingle according to contract. Two inspections required: Open/Progress and Final.

PB17-0627	OWENS, LOUISE D	21816 NEGAUNEE	\$298.00	\$13,600	05/15/2017
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Work Description: Strip & re-roof house only

Strip & Reshingle Roof 15# felt Ice & Water Shield, Drip Edge Vents, Flashing & Shingles. Two inspections required: Open/Progress & Final. Roofs under 4/12 pitch, two layers 15# required. Roofs under 2/12 pitch, Membrane required. R905.2.7

Strip & Reshingle according to contract. Two inspections required: Open/Progress and Final.

PB17-0629	BUCCILLI, KAREN	21823 SEMINOLE	\$172.00	\$5,500	05/11/2017
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Work Description:

Strip & Reshingle Roof 15# felt Ice & Water Shield, Drip Edge Vents, Flashing & Shingles. Two inspections required: Open/Progress & Final. Roofs under 4/12 pitch, two layers 15# required. Roofs under 2/12 pitch, Membrane required. R905.2.7

Strip & Reshingle according to contract. Two inspections required: Open/Progress and Final.

PB17-0734	JOHNSON, JONATHAN & D	20760 INDIAN	\$672.00	\$36,840	05/25/2017
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Work Description: Window replacement, gutters, siding and re-roof

Installation of vinyl siding, trim & aluminum trim / gutters per contract. Final inspection required.

Strip & Reshingle Roof 15# felt Ice & Water Shield, Drip Edge Vents, Flashing & Shingles. Two inspections required: Open/Progress & Final.

Roofs under 4/12 pitch, two layers 15# required. Roofs under 2/12 pitch, Membrane required. R905.2.7 Strip & Reshingle according to contract. Two inspections required: Open/Progress and Final.

Install windows and or door per contract. Fenestration lables must be left on windows/doors until after final inspection. Final inspection required.

PB17-0770	RUSH, RACHELE	21018 NEGAUNEE	\$172.00	\$5,500	05/25/2017
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Work Description: Strip and re-roof house

Strip & Reshingle Roof 15# felt Ice & Water Shield, Drip Edge Vents, Flashing & Shingles. Two inspections required: Open/Progress & Final. Roofs under 4/12 pitch, two layers 15# required. Roofs under 2/12 pitch, Membrane required. R905.2.7

Strip & Reshingle according to contract. Two inspections required: Open/Progress and Final.

PB17-0927	KUNYUANG, AMPORN-LIFI	21220 VAN BUREN	\$205.00	\$5,034	06/22/2017
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Work Description: Complete tear off and re-roof of house only

Strip & Reshingle Roof 15# felt Ice & Water Shield, Drip Edge Vents, Flashing & Shingles. Two inspections required: Open/Progress & Final. Roofs under 4/12 pitch, two layers 15# required. Roofs under 2/12 pitch, Membrane required. R905.2.7

Strip & Reshingle according to contract. Two inspections required: Open/Progress and Final.

PB17-1018	TARVER, TANISHA	21131 VAN BUREN	\$185.00	\$6,335	07/14/2017
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Work Description: Strip & Reshingle Roof 15# felt Ice & Water Shield, Drip Edge Vents, Flashing & Shingles. Two inspections required: Open/Progress & Final. Roofs under 4/12 pitch, two layers 15# required. Roofs under 2/12 pitch, Membrane required. R905.2.7 Strip & Reshingle according to contract. Two inspections required: Open/Progress and Final.

PB17-1110	ROBERTS, LINDA MARIE	21319 NEGAUNEE	\$142.00	\$2,045	08/01/2017
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Work Description: Install 5 vinyl replacement windows

Install windows and or door per contract. Fenestration lables must be left on windows/doors until after final inspection. Final inspection required.

PB17-1125	RAYTMAN, ROMAN	22215 ROUGEMONT DR	\$191.00	\$6,700	07/24/2017
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Work Description: Strip and re-roof house only

Strip & Reshingle Roof 15# felt Ice & Water Shield, Drip Edge Vents, Flashing & Shingles. Two inspections required: Open/Progress & Final. Roofs under 4/12 pitch, two layers 15# required. Roofs under 2/12 pitch, Membrane required. R905.2.7

Strip & Reshingle according to contract. Two inspections required: Open/Progress and Final.

PB17-1226	PELEG, SAMUEL	21121 SEMINOLE	\$369.00	\$9,000	08/22/2017
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Work Description: minor alteration/relocate kitchen/new ceiling/upgrade heating and electrical systems. Rough and final inspections required.

PB17-1374	LATORRE, VITO	21007 POINCIANA	\$194.00	\$6,850	09/05/2017
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Work Description: Strip and re-roof house and garage

Strip & Reshingle Roof 15# felt Ice & Water Shield, Drip Edge Vents, Flashing & Shingles. Two inspections required: Open/Progress & Final. Roofs under 4/12 pitch, two layers 15# required. Roofs under 2/12 pitch, Membrane required. R905.2.7

Strip & Reshingle according to contract. Two inspections required: Open/Progress and Final.

PB17-1535	DICK, CLYDE & STACEY	21770 MAPLEWOOD DR	\$189.00	\$2,500	10/04/2017
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Work Description: Install replacement doorwall in sunroom

Install or door per contract. Fenestration lables must be left on door until after final inspection. Final inspection required.

PB17-1557	WITMER, PHILIP & PAMELA	21716 SEMINOLE	\$323.00	\$15,275	09/28/2017
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Work Description: Remove old aluminum siding/gutters- install new on house and garage

Installation siding, trim & aluminum trim / gutters per contract. Final inspection required.

PB17-1741	BENSMILLER, LISA M	26051 W 9 MILE RD	\$122.00	\$2,403	11/03/2017
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Work Description: Installation of 120 Ln ft of gutters and 120 Ln ft of downspouts per contract. Final inspection required.

PB17-1764	PRESSOTTO, PHILIP J	21205 NEGAUNEE	\$127.00	\$2,700	11/08/2017
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Work Description: Strip and re-roof house only

Strip & Reshingle Roof 15# felt Ice & Water Shield, Drip Edge Vents, Flashing & Shingles. Two inspections required: Open/Progress & Final. Roofs under 4/12 pitch, two layers 15# required. Roofs under 2/12 pitch, Membrane required.

R905.2.7 Strip & Reshingle according to contract. Two inspections required: Open/Progress and Final.

PB17-1817	MORGAN DONALD AND CI	22295 MAPLEWOOD DR	\$331.00	\$15,775	11/16/2017
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Work Description: Tear off and re-roof house and garage

Strip & Reshingle Roof 15# felt Ice & Water Shield, Drip Edge Vents, Flashing & Shingles. Two inspections required: Open/Progress & Final. Roofs under 4/12 pitch, two layers 15# required. Roofs under 2/12 pitch, Membrane required. R905.2.7

Strip & Reshingle according to contract. Two inspections required: Open/Progress and Final.

PB17-1882	REMO,, LLC	22037 NEGAUNEE	\$212.00	\$8,000	11/28/2017
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Work Description: New shingles on roof.

Strip & Reshingle according to contract. Two inspections required: Open/Progress and Final. Strip & Reshingle Roof 15# felt Ice & Water Shield, Drip Edge Vents, Flashing & Shingles. Two inspections required: Open/Progress & Final. Roofs under 4/12 pitch, two layers 15# required. Roofs under 2/12 pitch, Membrane required. R905.2.7

PB17-1884	HALL II, DEWANE	21173 INDIAN	\$263.00	\$11,190	12/15/2017
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Work Description:

Install square fluted columns to front porch

Strip & Reshingle Roof 15# felt Ice & Water Shield, Drip Edge Vents, Flashing & Shingles. Two inspections required: Open/Progress & Final. Roofs under 4/12 pitch, two layers 15# required. Roofs under 2/12 pitch, Membrane required. R905.2.7

Strip & Reshingle according to contract. Two inspections required: Open/Progress and Final.

PB17-1902	FREEMAN, DAVID & SUSAN	26851 EMMETT	\$233.00	\$7,750	12/01/2017
Work Description: Installation of 86 feet of interior sub soil drain system per contract. rough and final inspectiond required. Seperate Plumbing permit and inspections required..					
PB18-0001	CITY OF SOUTHFIELD	20917 DELAWARE	\$1,309.00	\$76,000	01/09/2018
Work Description: Habitat for Humanity; Remodel Kitchen Bathroom, Roof, interior repairs per contract and insulation. Install insulation per contract. Final inspection and certificate required. Installation of vinyl siding, trim & aluminum trim / gutters per contract. Final inspection required.Strip & Reshingle Roof 15# felt Ice & Water Shield, Drip Edge Vents, Flashing & Shingles. Two inspections required: Open/Progress & Final. Roofs under 4/12 pitch, two layers 15# required. Roofs under 2/12 pitch, Membrane required. R905.2.7. Install windows and or door per contract. Fenestration lables must be left on windows/doors until after final inspection. Final inspection required. LOCK BOX #2091					
PB18-0053	KATZ BAKERY LLC	26000 W 8 MILE RD	\$8,340.00	\$471,445	01/19/2018
Work Description: Fire damage related restoration per the Michigan Rehabilitation Act as specified in the attached Heagon GC Services estimate. Rough, insulation, open ceiling and final inspections required.					
PB18-0129	22370 ROUGEMONT, SFLD I	22370 ROUGEMONT DR	\$205.00	\$5,985	02/13/2018
Work Description: Interior basement waterproofing, installing 15' of 4" SD pipe to discharge to the creek 55' from the house. Installation of 15 feet of interior sub soil drain system per contract. rough and final inspectiond required. Seperate Plumbing permit and inspections required.					
PB18-0336	BASMAJIAN, SARA & LIZA	20774 WAKEDON	\$304.00	\$13,980	04/04/2018
Work Description: Tear off re-roof house & garage. Install new gutters /Install siding on house. Strip & Reshingle according to contract. Two inspections required: Open/Progress and Final. Strip & Reshingle Roof 15# felt Ice & Water Shield, Drip Edge Vents, Flashing & Shingles. Two inspections required: Open/Progress & Final. Roofs under 4/12 pitch, two layers 15# required. Roofs under 2/12 pitch, Membrane required. R905.2.7 Installation of vinyl siding, trim & aluminum trim / gutters per contract. Final inspection required.					
PB18-0362	Pacaitis, Mary Lynn	21591 POINCIANA	\$128.00	\$2,727	03/23/2018
Work Description: tear off and re-roof garage Strip & Reshingle Roof 15# felt Ice & Water Shield, Drip Edge Vents, Flashing & Shingles. Two inspections required: Open/Progress & Final. Roofs under 4/12 pitch, two layers 15# required. Roofs under 2/12 pitch, Membrane required. R905.2.7 Strip & Reshingle according to contract. Two inspections required: Open/Progress and Final.					
PB18-0366	SOUTHFIELD NEIGHBORH	22037 POINCIANA	\$1,588.00	\$78,500	04/05/2018
Work Description: Repair drywall, siding, garage roof, trim & door, install dishwasher, new sump pumb. Installation of vinyl siding, trim & aluminum trim / gutters per contract. Final inspection required. Strip & Reshingle Roof 15# felt Ice & Water Shield, Drip Edge Vents, Flashing & Shingles. Two inspections required: Open/Progress & Final. Roofs under 4/12 pitch, two layers 15# required. Roofs under 2/12 pitch, Membrane required. R905.2.7					
PB18-0396	KATZ BAKERY LLC	26000 W 8 MILE RD	\$3,257.00	\$165,244	04/02/2018
Work Description:					

Services estimate and associates engineers report and diagram. Brick flashing, grout, rough, open ceiling and final inspections required.

PB18-0451	JEFFERSON, LACHARMINE	22515 BEECH RD	\$1,903.00	\$98,700	05/01/2018
Work Description: The damage repair & real 400 sq. ft. additional flooring, open joist, rough, insulation and final inspections required.					
PB18-0464	SOUTHFIELD NEIGHBORH	22037 POINCIANA	\$193.00	\$5,250	05/03/2018
Work Description: Residential Waterproofing-Habitat for Humanity					
Installation of 130 feet of interior sub soil drain system per contract. rough and final inspectiond required. Seperate Plumbing permit and inspections required..					
PB18-0490	JACQUES, JOHN & DEBRA	27347 SHIAWASSEE RD	\$695.00	\$28,316	05/01/2018
Work Description: Tear down existing 10 x18 wood room and replace with new 12 x 18 sun room on new footings and slab. Footing, sand and final inspections required.					
PB18-0570	LYLES-SMITH, KIMBERLY	22370 ROUGEMONT DR	\$362.00	\$17,865	05/03/2018
Work Description: Strip & Reshingle Roof 15# felt Ice & Water Shield, Drip Edge Vents, Flashing & Shingles. Two inspections required: Open/Progress & Final. Roofs under 4/12 pitch, two layers 15# required. Roofs under 2/12 pitch, Membrane required. R905.2.7					
PB18-0580	RAMAN, PATRICIA DAVIS	26612 EMMETT	\$235.00	\$4,120	05/22/2018
Work Description: Install (7) Vinyl replacement windows.					
Install windows and or door per contract. Fenestration lables must be left on windows/doors until after final inspection. Final inspection required.					
PB18-0582	HARRIS, KEITH & JACKSON	21685 ROUGEWOOD DR	\$145.00	\$2,240	05/15/2018
Work Description: Install (2) vinyl replacement windows					
PB18-0631	DIXON, DONALD & RUTH	22330 ROUGEMONT DR	\$474.00	\$25,356	05/17/2018
Work Description: Strip & Reshingle Roof 15# felt Ice & Water Shield, Drip Edge Vents, Flashing & Shingles. Two inspections required: Open/Progress & Final. Roofs under 4/12 pitch, two layers 15# required. Roofs under 2/12 pitch, Membrane required. R905.2.7					
PB18-0637	MAYS, TYREE USHER	20782 NEGAUNEE	\$216.00	\$8,256	05/17/2018
Work Description: Strip & Reshingle Roof 15# felt Ice & Water Shield, Drip Edge Vents, Flashing & Shingles. Two inspections required: Open/Progress & Final. Roofs under 4/12 pitch, two layers 15# required. Roofs under 2/12 pitch, Membrane required. R905.2.7					
PB18-0649	ENGLISH, ALEXANDER & K	21416 INKSTER RD	\$125.00	\$2,300	05/24/2018
Work Description: Concrete slab 8 x 10 ft with rat wall with shed on top. Zoning compliance permit to install a shed on a concrete slab and ratwall per approved plans. Sand and final inspection required.					
PB18-0685	MCCLELLAN, THOMAS & JC	26800 SHIAWASSEE RD	\$334.00	\$16,001	05/18/2018
Work Description: Remove existing and installin new roof shingles.Strip & Reshingle according to contract. Two inspections required: Open/Progress and Final. Strip & Reshingle Roof 15# felt Ice & Water Shield, Drip Edge Vents, Flashing & Shingles. Two inspections required: Open/Progress & Final. Roofs under 4/12 pitch, two layers 15# required. Roofs under 2/12 pitch, Membrane required. R905.2.7					
PB18-0699	MOSS, ALBERT B & LORETTI	21066 VAN BUREN	\$321.00	\$4,888	06/11/2018
Work Description:					

and final inspection required. Separate Plumbing permit and inspections required.

Addendum:

Addendum #1 Adding 67 Ft. of Interior waterproofing to existing applie permit.

PB18-0720	ROSE, CLIFTON AND LAJU/	21690 INDIAN	\$351.00	\$8,000	05/25/2018
Work Description: Replace existing glass sunroom roof with solid panel roof system, final inspection required.					
PB18-0757	WHITE, PHYLLIS	22431 MAPLEWOOD DR	\$165.00	\$3,484	06/05/2018
Work Description: Install 1 door wall					
Install door per contract. Fenestration lables must be left doors until after final inspection. Final inspection required.					
PB18-0797	PORCHIA, PHILLIP & JOY	26635 SHIAWASSEE RD	\$564.00	\$22,000	06/26/2018
Work Description: Demolish existing garage and construct a new one on exisiting slab and ratwall. Rough and final inspections required.					
PB18-0863	BURRELL, STARLETT	27330 ARBORWAY # 18	\$173.00	\$4,000	06/27/2018
Work Description: Install (3) vinyl replacement windows (1) doorwalls.					
Install windows and or door per contract. Fenestration lables must be left on windows/doors until after final inspection. Final inspection required.					
PB18-0984	MAYS, TYREE USHER	20782 NEGAUNEE	\$133.00	\$1,498	07/02/2018
Work Description: Strip and re-roof garage only					
PB18-0995	SOUTHFIELD NEIGHBORH	22505 BEECH RD	\$341.00	\$6,400	08/02/2018
Work Description: Residential Demo-Habitat for Humanity					
Demolition of Square feet building. Sewer cap, foundation removal, backfill inspections required prior to final grading of site. Sod / seed & mulch required for final inspeciton. Protestive Fencing Required around site for all demolition.					
PB18-1019	KATZ BAKERY LLC	26000 W 8 MILE RD	\$1,124.00	\$55,000	08/13/2018
Work Description: Construct a 475 sq.ft. walkin cooler. Footing, slab, masonry and final inspections required. Special inspection report required for grout.					
PB18-1049	EKANAYAKA, SANDAMALI	27105 SHIAWASSEE RD	\$1,048.00	\$30,000	07/30/2018
Work Description: New heating & cooling					
New Electrical					
Some plumbing					
Replace damaged drywall					
New drop ceiling					
Paint building					
Floor plan of existing layout					
Tenant Buildout					
PB18-1072	BUELL, IDA LORAIN RE	21200 NEGAUNEE	\$192.00	\$6,750	07/13/2018
Work Description: Tear off and Re-roof.					
Strip & Reshingle according to contract. Two inspections required: Open/Progress and Final. Strip & Reshingle Roof 15# felt Ice & Water Shield, Drip Edge Vents, Flashing & Shingles. Two inspections required: Open/Progress & Final. Roofs under 4/12 pitch, two layers 15# required. Roofs under 2/12 pitch, Membrane required. R905.2.7					
PB18-1081	KEJBO, WILLIAM AND GRE	21095 WAKEDON	\$191.00	\$1,782	08/10/2018
Work Description:					

inspection required.

PB18-1111	BARRETT, RICHARD & ARLI	21110 VAN BUREN	\$140.00	\$1,945	01/07/2019
Work Description: Install (3) vinyl replacement windows. Install windows and or door per contract. Fenestration lables must be left on windows/doors until after final inspection. Final inspection required.					
PB18-1124	RAMAN, PATRICIA DAVIS	26612 EMMETT	\$125.00	\$526	08/14/2018
Work Description: Install (1) vinyl replacement window.					
PB18-1161	SOUTHFIELD NEIGHBORH	21346 INKSTER RD	\$400.00	\$10,000	08/13/2018
Work Description: Residential Demo-Habitat for Humanity Demolition of 1848 Square feet building. Sewer cap, foundation removal, backfill inspections required prior to final grading of site. Sod / seed & mulch required for final inspeciton. Protective Fencing Required around site for all demolition.					
PB18-1197	JAMES, STEPHEN P JR	21706 INDIAN	\$237.00	\$2,992	08/06/2018
Work Description: Replacing 4 windows Install windows and or door per contract. Fenestration lables must be left on windows/doors until after final inspection. Final inspection required.					
PB18-1217	Braun, Ronald & Laura	21089 WAKEDON	\$910.00	\$34,000	08/09/2018
Work Description: rehab of home per specs.					
PB18-1220	STEPHAN, JACQUELINE	26400 SHIAWASSEE RD	\$317.00	\$9,108	08/13/2018
Work Description: Demolition of a 1,010 square feet building. Sewer cap, foundation removal, backfill inspections required prior to final grading of site. Sod / seed & mulch required for final inspeciton. Protective Fencing Required around site for all demolition. Demolition of house only at 26400 Shiawassee Road.					
PB18-1231	MERRIMAN, SCOTT	27115 SHIAWASSEE RD	\$188.00	\$6,500	08/13/2018
Work Description: Tear off and Re-Roof. Strip & Reshingle according to contract. Two inspections required: Open/Progress and Final. Strip & Reshingle Roof 15# felt Ice & Water Shield, Drip Edge Vents, Flashing & Shingles. Two inspections required: Open/Progress & Final. Roofs under 4/12 pitch, two layers 15# required. Roofs under 2/12 pitch, Membrane required. R905.2.7					
PB18-1246	FIVE STAR ASSET MGMT LI	21560 POINCIANA	\$140.00	\$3,500	08/15/2018
Work Description: Strip & Reshingle Roof 15# felt Ice & Water Shield, Drip Edge Vents, Flashing & Shingles. Two inspections required: Open/Progress & Final. Roofs under 4/12 pitch, two layers 15# required. Roofs under 2/12 pitch, Membrane required. R905.2.7					
PB18-1251	FIVE STAR ASSET MGMT LI	21560 POINCIANA	\$225.00	\$500	08/14/2018
Work Description: Re-build south wall 8ft Rebuild portion of south exterior wall of dwelling and one rafter. Rough and Final inspections required. Must field varify extent of work due to limited construction documents.					
PB18-1262	JACKSON, HOWARD & PATI	22066 ROUGEWOOD DR	\$149.00	\$18,790	08/17/2018
Work Description: Tear off and re-roof house and garage. Strip & Reshingle Roof 15# felt Ice & Water Shield, Drip Edge Vents, Flashing & Shingles. Two inspections required: Open/Progress & Final. Roofs under 4/12 pitch, two layers 15# required. Roofs under 2/12 pitch, Membrane required. R905.2.7 Strip & Reshingle according to contract. Two inspections required: Open/Progress and Final.					
PB18-1279	MONA, PAUL	27014 SHIAWASSEE RD	\$218.00	\$6,793	08/30/2018

Work Description: Interior Basement Waterproofing Installing 120' of 4" S & D pipe to storm with a backwater valve

Installation of interior sub soil drain system per contract. rough and final inspections required. Sump pump discharge shall be to the storm drain when available, or to a location approved by the City of Southfield's Engineering Department. Seperate Plumbing permit and inspections required.

PB18-1387	ROBINETTE, WALLACE	21051 DELAWARE	\$125.00	\$3,000	09/14/2018
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Work Description: Zoning compliance permit to install a shed on a concrete slab and ratwall per approved plans. Sand and final inspection required.

PB18-1536	TERRY, JENNY HOWARD	21205 NEGAUNEE	\$467.00	\$10,000	11/07/2018
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Work Description: Correct and repair framing, subject to field inspection, new vinyl siding, windows and drywall.

PB18-1547	BROWN, EDWARD & TERES	21151 VAN BUREN	\$131.00	\$1,400	10/22/2018
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Work Description: Install (1) vinyl replacement window

Install windows and or door per contract. Fenestration lables must be left on windows/doors until after final inspection. Final inspection required.

PB18-1593	SHAH, USHA & DEEPAK	21036 WAKEDON	\$170.00	\$3,800	10/16/2018
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Work Description: Strip & Reshingle Roof 15# felt Ice & Water Shield, Drip Edge Vents, Flashing & Shingles. Two inspections required: Open/Progress & Final. Roofs under 4/12 pitch, two layers 15# required. Roofs under 2/12 pitch, Membrane required. R905.2.7

PB18-1746	IMHOFF, CHRISTINE E.	21785 NEGAUNEE	\$150.00	\$4,160	10/31/2018
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Work Description: Tear off old shingles and re-roof.

Strip & Reshingle Roof 15# felt Ice & Water Shield, Drip Edge Vents, Flashing & Shingles. Two inspections required: Open/Progress & Final. Roofs under 4/12 pitch, two layers 15# required. Roofs under 2/12 pitch, Membrane required. R905.2.7 Strip & Reshingle according to contract. Two inspections required: Open/Progress and Final.

PB18-1983	T.G. Homes, LLC	21895 INDIAN	\$158.00	\$1,500	01/10/2019
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Work Description: Installation of (6) Glass block windows. 1 with opening

Install windows and or door per contract. Fenestration lables must be left on windows/doors until after final inspection. Final inspection required.

PB19-0020	TAYLOR, MARK AND BENF	22485 ROUGEMONT DR	\$200.00	\$5,688	01/24/2019
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Work Description: Install 6 windows and or door per contract. Fenestration lables must be left on windows/doors until after final inspection. Final inspection required.

PB19-0025	POLITO, ROBIN	22012 NEGAUNEE	\$179.00	\$4,400	01/24/2019
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Work Description: Install 6 windows and 1 doorwall per contract. Fenestration lables must be left on windows/doors until after final inspection. Final inspection required.

PB19-0052	HILLANT GROUP	21337 SEMINOLE	\$184.00	\$6,259	01/14/2019
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Work Description: Tear off and re roof house and garage.

Strip & Reshingle Roof 15# felt Ice & Water Shield, Drip Edge Vents, Flashing & Shingles. Two inspections required: Open/Progress & Final. Roofs under 4/12 pitch, two layers 15# required. Roofs under 2/12 pitch, Membrane required. R905.2.7 Strip & Reshingle according to contract. Two inspections required: Open/Progress and Final.

PB19-0083	WEBB, JOHN W AND JOAN	22419 MAPLEWOOD DR	\$546.00	\$20,916	02/27/2019
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Work Description: Install roof mounted solar panels per approved plans

PB19-0157	T.G. Homes, LLC	21895 INDIAN	\$176.00	\$400	02/12/2019
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Work Description: Built 36" high walls on both sides of existing basement.
Interior alterations Non-load bearing partitions. Rough wall, open ceiling & Final inspections required

PB19-0167	FRAD PROPERTIES III LLC	21040 DELAWARE	\$173.00	\$4,000	03/06/2019
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Work Description: Install (7) replacement windows.Install windows and or door per contract. Fenestration lables must be left on windows/doors until after final inspection. Final inspection required.

PB19-0177	FROST, JOYCE & ANDREA	27330 ARBORWAY 14	\$129.00	\$1,575	03/04/2019
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Work Description: Install (2) vinyl replacement windows.
Install windows and or door per contract. Fenestration lables must be left on windows/doors until after final inspection. Final inspection required.

PB19-0201	HUD	21408 INKSTER RD	\$215.00	\$6,638	03/01/2019
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Work Description: Interior basement waterproofing

PB19-0288	CLEAL, HUGH AND SONIA	21273 INDIAN	\$275.00	\$10,405	03/25/2019
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Work Description: Replace 15 windows
Install windows and or door per contract. Fenestration lables must be left on windows/doors until after final inspection. Final inspection required.

PB19-0395	HOETGER, MARTHA	20922 NEGAUNEE	\$156.00	\$4,129	04/10/2019
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Work Description: Tear off and re roof house only.
Strip & Reshingle according to contract. Two inspections required: Open/Progress and Final. Strip & Reshingle Roof 15# felt Ice & Water Shield, Drip Edge Vents, Flashing & Shingles. Two inspections required: Open/Progress & Final. Roofs under 4/12 pitch, two layers 15# required. Roofs under 2/12 pitch, Membrane required. R905.2.7

PB19-0441	WILKERSON, LAURA AND T	21120 POINCIANA	\$280.00	\$10,750	04/17/2019
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Work Description: Installation of interior sub soil drain system per contract. rough and final inspections required. Sump pump discharge shall be to the storm drain when available, or to a location approved by the City of Southfield's Engineering Department. Seperate Plumbing permit and inspections required.

PB19-0494	KUNYUANG, AMPORN-LIFI	21220 VAN BUREN	\$129.00	\$1,242	05/20/2019
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Work Description: Install (2) vinyl replacement windows. Install windows and or door per contract. Fenestration lables must be left on windows/doors until after final inspection. Final inspection required.

PB19-0506	T.G. Homes, LLC	21895 INDIAN	\$133.00	\$1,500	05/14/2019
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Work Description: Waterproofing inside of north wall 28' tied into existing sump that is already tied into city storm according to owner.

PB19-0518	BURDEN, LEROY	21815 BEECH RD	\$258.00	\$5,580	05/02/2019
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Work Description: Chimney repair rough and final inspections required

PB19-0685	BANKS, PETER	21245 VAN BUREN	\$253.00	\$9,000	05/30/2019
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Work Description: Remove and install (8) same size vinyl windows.Install windows and or door per contract. Fenestration lables must be left on windows/doors until after final inspection. Final inspection required.

PB19-0710	CLEOPHUS, GEORGE	20772 INDIAN	\$150.00	\$526	06/07/2019
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Work Description: Remove and replace existing window.Install windows and or door per contract. Fenestration lables must be left on windows/doors until after final inspection. Final inspection required.

PB19-0789	HILL, HAROLD	22300 SEMINOLE	\$242.00	\$9,900	06/13/2019
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Work Description: Tearoff and re-roof.

Strip & Reshingle according to contract. Two inspections required: Open/Progress and Final. Strip & Reshingle Roof 15# felt Ice & Water Shield, Drip Edge Vents, Flashing & Shingles. Two inspections required: Open/Progress & Final. Roofs under 4/12 pitch, two layers 15# required. Roofs under 2/12 pitch, Membrane required. R905.2.7

PB19-0875	FROM HOUSE TO HOME PR	21408 INKSTER RD	\$212.00	\$1,549	07/02/2019
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Work Description: Rebuild front porch

PB19-0907	HUCKLEBERRY, JUSTIN	20959 POINCIANA	\$204.00	\$2,500	08/20/2019
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Work Description: Construct a wooden deck per approved plans. Footing, open joist, lateral restraint support & final inspection required.

PB19-0912	RUSH, RACHELE	21018 NEGAUNEE	\$261.00	\$9,500	07/05/2019
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Work Description: Interir Basement Waterproofing: Installing 118' of 4" S& D pipe to a new sump that ischarges to an existing discharge which drains to a culvert.

PB19-0927	KAHLON, KARNAIL & SURI	21821 NEGAUNEE	\$125.00	\$605	08/08/2019
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Work Description: Install windows and or door per contract. Fenestration lables must be left on windows/doors until after final inspection. Final inspection required.

PB19-0966	ALFRED MUKOMEL REVOC	22403 ROUGEMONT DR	\$149.00	\$2,500	07/17/2019
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Work Description: Install windows and or door per contract. Fenestration lables must be left on windows/doors until after final inspection. Final inspection required. 5 vinyl replacement windows

PB19-1003	O'KEEFE, TERRENCE	27305 BYRON	\$100.00	\$1,000	07/15/2019
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Work Description: Strip & Reshingle Roof 15# felt Ice & Water Shield, Drip Edge Vents, Flashing & Shingles. Two inspections required: Open/Progress & Final. Roofs under 4/12 pitch, two layers 15# required. Roofs under 2/12 pitch, Membrane required. R905.2.7

PB19-1128	KOPACZ, JENNIFER & YOU	20975 NEGAUNEE	\$323.00	\$13,350	08/09/2019
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Work Description: Installation of interior sub soil drain system per contract. rough and final inspections required. Sump pump discharge shall be to the storm drain when available, or to a location approved by the City of Southfield's Engineering Department. Seperate Plumbing permit and inspections required.

PB19-1198	KANGAS, EDWARD & NAN	21335 NEGAUNEE	\$178.00	\$4,300	08/16/2019
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Work Description: Strip & Reshingle Roof 15# felt Ice & Water Shield, Drip Edge Vents, Flashing & Shingles. Two inspections required: Open/Progress & Final. Roofs under 4/12 pitch, two layers 15# required. Roofs under 2/12 pitch, Membrane required. R905.2.7

PB19-1328	BROWER, BETSY E.	26045 ROUGE CT	\$217.00	\$8,287	08/30/2019
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Work Description: Strip & Reshingle Roof 15# felt Ice & Water Shield, Drip Edge Vents, Flashing & Shingles. Two inspections required: Open/Progress & Final. Roofs under 4/12 pitch, two layers 15# required. Roofs under 2/12 pitch, Membrane required. R905.2.7

PB19-1448	MERRILL, LINDA & DANIEL	21410 INDIAN	\$242.00	\$8,300	09/25/2019
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Work Description: re-roof

PB19-1504	FROM HOUSE TO HOME PR	21408 INKSTER RD	\$189.00	\$5,000	10/23/2019
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Work Description: Installl siding and 7 windows

PB19-1586	BENTON, BUTLER & DAISY	26050 ROUGE CT	\$448.00	\$20,000	10/23/2019
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Work Description: 15 Wall anchors, 5 power brace

PB19-1683	FROM HOUSE TO HOME PR	21408 INKSTER RD	\$673.00	\$27,000	10/31/2019
Work Description: Remodel house					
PB19-1772	MATTISON, KRYSTAL J & JA	27272 EMMETT	\$174.00	\$5,606	11/14/2019
Work Description: Strip and re-roof					
PB19-1832	ANDERSON, JOE & LINDA	22520 RIVERDALE	\$168.00	\$3,665	12/05/2019
Work Description: Install 3 windows and 1 doorwall per contract.					
PB19-1869	ANOLICK, PENELOPE	22106 INKSTER RD	\$164.00	\$4,685	12/05/2019
Work Description: tear off and Re-roof					
PB20-0060	James, Stephen P. Jr	21706 INDIAN	\$176.00	\$4,198	01/29/2020
Work Description: Install 9 windows per contract.					
PB20-0062	MCMULLEN, D. & ZERVOS, I	21550 INDIAN	\$180.00	\$4,450	01/29/2020
Work Description: Install 4 replacement windows					
PB20-0188	LEICHTWEIS, ADAM & REB	20747 DELAWARE	\$147.00	\$2,396	02/28/2020
Work Description: Install 6 replacement windows					
PB20-0235	LG PROPERTY HOLDINGS	21119 INDIAN	\$259.00	\$5,600	03/16/2020
Work Description: Wood Deck 12' x 12' pressure treated					
PB20-0269	WALTON, CHARLES/ERMA	21800 MAPLEWOOD DR	\$274.00	\$10,355	05/08/2020
Work Description: 49ft interior waterproofing to existing sump pump and 11 48ft crawlspace encapsulate					
PB20-0383	SADLER, JAMES S	21016 SEMINOLE	\$202.00	\$5,800	05/08/2020
Work Description: Strip and re-roof					
PB20-0396	Pacaitis, Mary Lynn	21015 WAKEDON	\$211.00	\$7,910	05/13/2020
Work Description: Tear off/re-roof house and detached garage					
PB20-0473	Lily Wang	21344 SEMINOLE	\$267.00	\$4,600	05/26/2020
Work Description: Complete basement remodeling per written scope of work					
PB20-0503	RAMAN, PATRICIA DAVIS	26612 EMMETT	\$132.00	\$1,410	06/01/2020
Work Description: Install 1 vinyl replacement window					
PB20-0537	CRUZ, MICHAEL	26654 SHIAWASSEE RD	\$222.00	\$7,032	06/29/2020
Work Description: Replace 10 windows					
PB20-0586	HP SNAP INVESTMENT LLC	21485 INDIAN	\$182.00	\$6,100	06/16/2020
Work Description: Strip and re-roof					
PB20-0601	HP SNAP INVESTMENT LLC	20752 INKSTER RD	\$325.00	\$6,500	06/16/2020
Work Description: Windows, new ceramic flooring kit and bathroom, drywall and dry repairs throughout, ext and int doors					
PB20-0602	HP SNAP INVESTMENT LLC	21485 INDIAN	\$320.00	\$9,000	06/16/2020

Work Description: EXT DOORS, New Flooring kit and bath, new cabinets wood detached pergula, drywall and repair					
PB20-0646	21026 WAKEDON LLC	21026 WAKEDON	\$189.00	\$5,000	06/19/2020
Work Description: Strip and re-roof					
PB20-0648	HP SNAP INVESTMENT LLC	20752 INKSTER RD	\$242.00	\$8,305	06/24/2020
Work Description: 114 feet of interior waterproofing					
PB20-0658	RRM HOLDINGS, LLC	20749 INDIAN	\$318.00	\$7,500	06/24/2020
Work Description: Replace kitchen, new interior doors new front door.					
PB20-0954	BRIGHT, CAROLYN	27272 ARBORWAY CLUBHSE	\$137.00	\$1,747	08/13/2020
Work Description: Replace 1 vinyl window					
PB20-0976	BRAUN, RONALD C & LAUR	21089 WAKEDON	\$272.00	\$6,000	08/18/2020
Work Description: Install 7'x22'6" wood deck at rear of dwelling Repair front porch					
PB20-1164	MOTOR CITY CONSTRUCTI	26650 W 8 MILE RD	\$903.00	\$10,000	10/14/2020
Work Description: Add 1 restroom and mechanical modifications.					
PB20-1166	MOTOR CITY CONSTRUCTI	26700 W 8 MILE RD	\$230.00	\$1	10/14/2020
Work Description: Add 1 bathrooms and minor alternation - Main Permit is PB20-1164					
PB20-1197	ARIZONA INVESTMENTS L	27212 W 8 MILE RD	\$366.00	\$1,790	09/28/2020
Work Description: Installation of 1 aluminum tube frame fabric covered awning over front windows and door - no signage on awning					
PB20-1335	HALL SR , JOHNNY & PAMI	20950 POINCIANA	\$132.00	\$3,000	09/28/2020
Work Description: Strip and re-roof					
PB20-1465	Kenny Investments LLC	21145 INDIAN	\$1,040.00	\$42,000	10/22/2020
Work Description: Install new kitchen cabinets, new flooring, bedroom wall frame with closets; install new shingle. Addendum 12/2/20: Install reverse gable roof to front of single family residence					
PB21-0011	MUNS, RONALD	20980 VAN BUREN	\$149.00	\$2,500	02/09/2021
Work Description: Installing (4) vinyl replacement windows					
PB21-0034	BROWN, FENTON & JANET	20978 DELAWARE	\$181.00	\$4,500	01/20/2021
Work Description: 2 helical piers					
PB21-0102	JAMES, STEPHEN P JR	21706 INDIAN	\$133.00	\$1,527	02/05/2021
Work Description: Installing (1) Doorwall					
PB21-0150	SHAVERS, YOLANDA	21351 SEMINOLE	\$185.00	\$4,780	02/26/2021
Work Description: Installing (10) vinyl replacement windows					
PB21-0466	GILSTRAP, BRYANT & SHAV	26611 SHIAWASSEE RD	\$311.00	\$8,500	04/28/2021
Work Description: New composite deck construction - 20x12 with railing and steps					
PB21-0468	TAYLOR, CANDICE	22425 RIVERDALE	\$1,786.00	\$85,818	05/12/2021

Work Description: Fire damage/repair in fireplace room. R & R drywall, insulation, tile, masonay on fireplace, windows, exterior door in the affected room. R & R carpeting & flooring throughout main floor & upstairs. Structure clean walls, baseboards, windows, doors & paint walls once cleaned.

PB21-0577	BENEDICT, ROBERT AND I	22520 ROUGEMONT DR	\$125.00	\$990	05/03/2021
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Work Description: Replacement Windows 1 Basement window Hopper

PB21-0675	MANNING, DAJUAN	26700 EMMETT	\$114.00	\$2,060	05/26/2021
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Work Description: 82FT GUTTERS

PB21-0985	PAPPAS, CONSTANCE	20909 SEMINOLE	\$156.00	\$2,955	07/01/2021
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Work Description: Installing (6) replacement windows at 20909 Seminole and 27308 Byron (2 addresses for one house)

PB21-1181	ABAYOMI, DORCAS M	21023 SEMINOLE	\$449.00	\$15,109	07/30/2021
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Work Description: Demo Detached gararage, slab and foundation. Demo Interior of residence to the studs. repair exterior front porch and secure the property from the elements. repair existing chainlink fence as required

PB21-1196	WITMER, PHILIP & PAMELA	21716 SEMINOLE	\$202.00	\$7,400	07/28/2021
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Work Description: strip and reroof residential

PB21-1216	STAVROS, PAUL A	21574 POINCIANA	\$228.00	\$9,007	08/09/2021
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Work Description: Tear off and reroof house and remove and replace complete gutter system

PB21-1273	VARNER, MICHAEL & LINDA	22396 MAPLEWOOD DR	\$283.00	\$12,572	08/09/2021
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Work Description: Roof replacement for house and garage

PB21-1287	FRANZEL, ROGER II	21121 SEMINOLE	\$196.00	\$6,997	08/11/2021
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Work Description: Tear off reroof house only.

PB21-1306	CHRISTENSEN, EMILY	22200 SEMINOLE	\$248.00	\$1,500	08/16/2021
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Work Description: Replacing the roof on my house.
Tearing off the existing shingles, replacing any weak boards, and putting on new HD shingles with the appropriate layers of ice guard and under laminate paper underneath, as well as drip edge and flashing for the edges and exhaust pipe.

PB21-1351	DAVIS, CLAIRE & LUBERGE	22085 POINCIANA	\$334.00	\$10,000	08/20/2021
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Work Description: Tearoff and re roof house and garage and new gutters

PB21-1684	INGRAM, KELLY	21736 NEGAUNEE	\$266.00	\$8,237	10/06/2021
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Work Description: Roof replacement for house

PB21-1752	YEGER HOLDINGS LLC	21995 POINCIANA	\$371.00	\$13,493	10/21/2021
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Work Description: Strip and reshingle roof,
New gutters and downspouts

PB21-2079	D'ANNA, JOSHUA RAY	22022 INDIAN	\$200.00	\$9,000	12/06/2021
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Work Description: Strip and re-roof on house only, install new GAF Timberline HDZ roof system.

PB21-2113	CHISMARK, LAWRENCE M	20956 DELAWARE	\$281.00	\$9,200	12/09/2021
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Work Description: Fascia & Overhang.
Vinyl Soffit & Alum. Trim. Gutter System & Guard.

PB21-2170	BRANTLEY, MARK & ROSAI	26488 SHIAWASSEE RD	\$204.00	\$7,500	12/10/2021
Work Description: New roof					
PB22-0104	SHRUM, EDWARD & MADEI	27165 SHIAWASSEE RD	\$316.00	\$11,459	01/25/2022
Work Description: Strip and reroof house and garage.					
PB17-1983	SANKOFA HOLDINGS INC	22690 ROUGEMONT DR	\$671.00	\$11,308	01/04/2018
Work Description: Vacant Renovations: Bedroom and baths/joist repair Rough wall, insulation and final inspections required. See contract job set for specs and additional permits required. Addendum #1 Remove and reconstruct a dormer. Remodle 1st floor bathroom. 4-25-19 AB. Rough, insulation and final inspections required.					
PB20-0819	WINFREE, GUS B JR & DORI	27330 ARBORWAY # 10	\$242.00	\$8,310	07/14/2020
Work Description: Residential 1 window and 1 patio door.					
PB20-0965	CAMPBELL, MARY	22114 INKSTER RD	\$133.00	\$1,527	08/05/2020
Work Description: Replacing garage entry door.					
PB20-1091	JKL REAL ESTATE CO LLC	27070 SHIAWASSEE RD	\$175.00	\$1,000	08/17/2020
Work Description: Siding work					
PB20-1315	NADIAN 770	21746 SEMINOLE	\$248.00	\$5,535	04/26/2021
Work Description: Remove and replace roof per code					
PB20-1334	2 STARS PROPERTIES LLC	21581 INDIAN	\$231.00	\$4,500	09/28/2020
Work Description: Roofing Replacement					
PB20-1643	WEBB, JOHN W AND JOAN	22419 MAPLEWOOD DR	\$500.00	\$23,700	12/04/2020
Work Description: Roof Tear off and Roof Reinstall and replace gutters & downspouts					
PB20-1666	MIRIJANIAN, MHER & NARI	21104 INKSTER RD	\$158.00	\$1,500	12/07/2020
Work Description: Replace roof on garage - residential					
PB20-1739	FORBES, SCOTT & MCDANI	21768 NEGAUNEE	\$161.00	\$1,700	12/15/2020
Work Description: Roof repair					
PB21-0231	SMITH, KATRINA	21081 EAST	\$339.00	\$11,300	03/23/2021
Work Description: install 120ft for interior waterproofing and 1 sump pump					
PB21-0676	MANNING, DAJUAN	26700 EMMETT	\$248.00	\$5,533	05/24/2021
Work Description: REPLACING 7 WINDOWS, SIZE FOR SIZE					
PB21-0728	STROBL, HEIDI	21224 POINCIANA	\$198.00	\$4,000	05/28/2021
Work Description: New roof, 1 layer tear off and replaced with architectural shingles shingles					
PB21-0937	HOANG, LAM & TONG, SUC	20990 VAN BUREN	\$276.00	\$8,900	06/29/2021
Work Description: TEAR OFF SHINGLES REPLACE WITH NEW					
PB21-1024	CHISMARK, LAWRENCE M	20956 DELAWARE	\$504.00	\$23,994	07/07/2021
Work Description:					

GUTTER GRATES ON HOUSE, 2.24 SQ OF SOFFIT AND 3.25 SQ OF TRIM ON HOUSE, 0.59 SQ OF SOFFIT AND 0.94 SQ OF TRIM ON GARAGE

PB21-1054	ATINGUL, MARIA & ANDRE	22335 MAPLEWOOD DR	\$166.00	\$2,000	07/12/2021
Work Description: 178 FT REMOVE AND REPLACE GUTTERS WITH 5 DOWNSPOUTS					
PB21-1071	FRAD PROPERTIES III LLC	21040 DELAWARE	\$241.00	\$2,000	09/24/2021
Work Description: Roof Tear off and replacement					
PB21-1156	ERWIN, JOYCE	21405 INDIAN	\$199.00	\$2,500	07/29/2021
Work Description: Roofing - Re-roof house - Install new shingles					
PB16-1078	KOREAN PRESBYTERIAN C	27095 W 9 MILE RD	\$489.00	\$15,000	01/17/2017
Work Description: Demolition of 27095 West Nine Mile Road. Septic tank must be emptied and crushed, Oakland County well permit required for capping, foundation removal, backfill inspections required prior to final grading of site. Sod / seed & mulch required for final inspection.					
PB17-0325	TATE, RUTHIE M TRUST	27330 ARBORWAY # 19	\$168.00	\$3,684	03/30/2017
Work Description: Install 2 vinyl replacement windows and 1 doorwall.					
Install windows and or door per contract. Fenestration lables must be left on windows/doors until after final inspection. Final inspection required.					
PB17-0368	TIKKANEN, N AND STASIN	20990 SEMINOLE	\$166.00	\$5,100	05/04/2017
Work Description: Tear off and re-roof.					
Strip & Reshingle according to contract. Two inspections required: Open/Progress and Final.					
Strip & Reshingle Roof 15# felt Ice & Water Shield, Drip Edge Vents, Flashing & Shingles. Two inspections required: Open/Progress & Final. Roofs under 4/12 pitch, two layers 15# required. Roofs under 2/12 pitch, Membrane required. R905.2.7					
PB17-0754	KITCHEN, JILL	27330 ARBORWAY # 25	\$170.00	\$3,810	05/25/2017
Work Description: Install 3 vinyl replacement windows					
Install windows and or door per contract. Fenestration lables must be left on windows/doors until after final inspection. Final inspection required.					
PB17-0846	TRIPLE J HOSPITALITY LLC	21060 DELAWARE	\$304.00	\$14,000	06/06/2017
Work Description: Kitchen cabinets and bathroom remodel, rough and final inspections required. Strip & Reshingle Roof 15# felt Ice & Water Shield, Drip Edge Vents, Flashing & Shingles. Two inspections required: Open/Progress & Final. Roofs under 4/12 pitch, two layers 15# required. Roofs under 2/12 pitch, Membrane required. R905.2.7					
PB17-1096	CONNER, LYNDON	21670 ROUGEWOOD DR	\$231.00	\$9,200	07/19/2017
Work Description: New roof /tear off and recover/GFI Shield /Vent to codeStrip & Reshingle Roof 15# felt Ice & Water Shield, Drip Edge Vents, Flashing & Shingles. Two inspections required: Open/Progress & Final. Roofs under 4/12 pitch, two layers 15# required. Roofs under 2/12 pitch, Membrane required. R905.2.7					
PB17-1235	BRANTLEY, MARK & ROSAI	26488 SHIAWASSEE RD	\$125.00	\$1,400	08/11/2017
Work Description: 8 x 10 ft shed with cement rat wall					
Zoning compliance permit to install a shed on a concrete slab and ratwall per approved plans. Sand and final inspection required.					
PB17-1264	GLASS, SHAYLA	22205 MAPLEWOOD DR	\$337.00	\$7,200	08/30/2017
Work Description:					

Interior alterations Non-load bearing partitions. Rough wall, open ceiling & Final inspections required.

Install windows and or door per contract. Fenestration lables must be left on windows/doors until after final inspection. Final inspection required.

PB17-1336	ROBERTS, LINDA MARIE	21319 NEGAUNEE	\$142.00	\$2,042	09/26/2017
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Work Description: Install 5 vinyl replacement windows

Install windows and or door per contract. Fenestration lables must be left on windows/doors until after final inspection. Final inspection required.

PB17-1676	LOVE, JAMES & CAROL	20990 POINCIANA	\$164.00	\$5,000	10/31/2017
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Work Description: Strip & Reshingle according to contract. Two inspections required: Open/Progress and Final. Strip & Reshingle Roof 15# felt Ice & Water Shield, Drip Edge Vents, Flashing & Shingles. Two inspections required: Open/Progress & Final. Roofs under 4/12 pitch, two layers 15# required. Roofs under 2/12 pitch, Membrane required. R905.2.7

PB17-1716	DRAKE, TAKEITA	22072 POINCIANA	\$521.00	\$18,000	03/21/2019
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Work Description: Residential garage alteration conversion to 2 bedrooms, a living room and bath. Convert from single family to a group home.

PB18-0005	DAVIS, ESTES O.	22210 ROUGEMONT DR	\$255.00	\$10,752	01/11/2018
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Work Description: TEAROUT & RE-TOOL.

Strip & Reshingle Roof 15# felt Ice & Water Shield, Drip Edge Vents, Flashing & Shingles. Two inspections required: Open/Progress & Final. Roofs under 4/12 pitch, two layers 15# required.

Roofs under 2/12 pitch, Membrane required. R905.2.7 See violation list for required permitsStrip & Reshingle according to contract. Two inspections required: Open/Progress and Final.

PB18-0084	BENGRY, CELIA	21528 NEGAUNEE	\$471.00	\$15,000	02/06/2018
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Work Description: 2018 - Kitchen Remodel, remove soffits. Rough and final inspections required.

PB18-0712	GRANITE SOURCE INC	26530 W 8 MILE RD	\$1,634.00	\$80,000	05/29/2018
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Work Description: Install membrane roof, minimum R-32 insulation required. Open roof and final inspection required.

PB18-0779	WHITE, PHYLLIS	22431 MAPLEWOOD DR	\$308.00	\$14,299	06/05/2018
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Work Description: Strip and reroof house & garage. Replace gutters

Strip & Reshingle Roof 15# felt Ice & Water Shield, Drip Edge Vents, Flashing & Shingles. Two inspections required: Open/Progress & Final. Roofs under 4/12 pitch, two layers 15# required. Roofs under 2/12 pitch, Membrane required. R905.2.7 Strip & Reshingle according to contract. Two inspections required: Open/Progress and Final.

CLOSED INCOMPLETE PROJECT. RW

PB18-0788	MISSION 1:17	21344 SEMINOLE	\$330.00	\$5,400	06/21/2018
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Work Description: Basement remodel. Rough, insulation and final inspections required.

PB18-0873	BELACHEW, YTIKAL H	22057 SEMINOLE	\$266.00	\$6,000	06/29/2018
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Work Description: Repair of a 7ft x 8ft wall and additional wall repair to staircase 8 x 10ft. Rough and final inspection required.

PB18-1131	STURDY, BRIDGET	26137 W 9 MILE RD	\$719.00	\$30,899	08/08/2018
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Work Description: Kitchen Renovation (residential). New cabinets also. Rough and final inspections required.

PB18-1276 MISSION 1:17 21344 SEMINOLE \$125.00 \$1,200 08/21/2018

Work Description: Installation of of an 8 x 10 shed with rat wall

Zoning compliance permit to install a shed on a concrete slab and ratwall per approved plans. Sand and final inspection required.

PB18-1336 PETERSON, RAE 22101 POINCIANA \$233.00 \$9,333 12/06/2018

Work Description: 10 sq. roofing R&R (house & garage) GAF Deck armor underlay. No structural changes.

Strip & Reshingle Roof 15# felt Ice & Water Shield, Drip Edge Vents, Flashing & Shingles. Two inspections required: Open/Progress & Final. Roofs under 4/12 pitch, two layers 15# required. Roofs under 2/12 pitch, Membrane required. R905.2.7 Strip & Reshingle according to contract. Two inspections required: Open/Progress and Final.

PB18-1520 MCCORMICK, RODNEY & 21793 NEGAUNEE \$214.00 \$1,710 10/24/2018

Work Description: Residential Kitchen and Bathroom re-model

PB18-1888 STARK, HALONAN REVOC 21801 POINCIANA \$161.00 \$4,800 11/29/2018

Work Description: Strip & Re roof with 60mil EPDM. Open and final inspections required.

PB19-0250 BAKER, CYNTHIA 22015 BEECH RD \$219.00 \$6,900 03/14/2019

Work Description: Tear off complete roof and re-roof.

Strip & Reshingle Roof 15# felt Ice & Water Shield, Drip Edge Vents, Flashing & Shingles. Two inspections required: Open/Progress & Final. Roofs under 4/12 pitch, two layers 15# required. Roofs under 2/12 pitch, Membrane required. R905.2.7

CLOSED INCOMPLETE PROJECT. RW

PB19-0264 MONTGOMERY, KAMARIA 21801 NEGAUNEE \$184.00 \$4,326 03/22/2019

Work Description: Install (11) vinyl replacement windows. Install windows and or door per contract. Fenestration lables must be left on windows/doors until after final inspection. Final inspection required.

CLOSED INCOMPLETE PROJECT. RW

PB19-0311 25900 W 8 MILE ROAD LLC 25900 W 8 MILE RD \$662.00 \$10,000 04/15/2019

Work Description: Installation of a temporary office trailer, valid March 5, 2019 through March 5, 2020.

CLOSED INCOMPLETE PROJECT. RW

PB19-0453 PERRYMAN, REECE TRUST 26431 SHIAWASSEE RD \$347.00 \$15,200 05/07/2019

Work Description: 138lf interior waterproofing tied to new sump pump.

Approved by Engineering

CLOSED INCOMPLETE PROJECT. RW

PB19-0507 STOKES, DOROTHY 21755 MAPLEWOOD DR \$468.00 \$23,274 05/01/2019

Work Description: Installation of vinyl siding, trim & aluminum trim / gutters per contract. Final inspection required.

CLOSED INCOMPLETE PROJECT.

PB19-0511 SOUTHFIELD NEIGHBORH 21870 MAPLEWOOD DR \$2,041.00 \$108,575 05/03/2019

Work Description:

and Mechanical permits and inspections required. Progress (which may include footing, framing, insulation etc.) And Final inspections required.

CLOSED INCOMPLETE PROJECT.

PB19-0606	FRANCE, ALEX D & DIANN	22405 RIVERDALE	\$251.00	\$5,171	05/22/2019
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Work Description: Water damage repair

CLOSED INCOMPLETE PROJECT. RW

PB19-0735	TOTH, STEPHEN & JANICE	26700 W 8 MILE RD	\$290.00	\$750	06/05/2019
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Work Description: Demo only of flooring, drywall - no structural. NO PLANS OR SPECS SUBMITTED.

CLOSED INCOMPLETE PROJECT. RW

PB19-0736	TOTH, STEPHEN & JANICE	26650 W 8 MILE RD	\$290.00	\$750	06/05/2019
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Work Description: Demo only - no structural - flooring and drywall. NO PLANS OR SPECS SUBMITTED.

CLOSED INCOMPLETE PROJECT. RW

PB19-0790	D'ANGELO, MICHAEL & CA	22411 MAPLEWOOD DR	\$265.00	\$11,400	06/13/2019
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Work Description: Tearoff and re-roof house and garage.
Strip & Reshingle according to contract. Two inspections required: Open/Progress and Final. Strip & Reshingle Roof 15# felt Ice & Water Shield, Drip Edge Vents, Flashing & Shingles. Two inspections required: Open/Progress & Final. Roofs under 4/12 pitch, two layers 15# required. Roofs under 2/12 pitch, Membrane required. R905.2.7

PB19-0869	EDWARDS, DORIS R LIVINC	21574 POINCIANA	\$195.00	\$5,400	07/09/2019
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Work Description: 130 Ft. Internal drainage system/ Sub soil drain. New sump pump and liner.

CLOSED INCOMPLETE PROJECT. RW

PB19-1177	HALBANY, DANIEL	22072 SEMINOLE	\$180.00	\$6,000	08/13/2019
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Work Description: Strip & Reshingle Roof 15# felt Ice & Water Shield, Drip Edge Vents, Flashing & Shingles. Two inspections required: Open/Progress & Final. Roofs under 4/12 pitch, two layers 15# required. Roofs under 2/12 pitch, Membrane required. R905.2.7 Strip & Reshingle according to contract. Two inspections required: Open/Progress and Final.

CLOSED INCOMPLETE PROJECT. RW

PB19-1799	CRUDER, O C III & MICHAEL	21006 WAKEDON	\$1,597.49	\$80,000	12/11/2019
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Work Description: Fire repair 1 story frame residential

CLOSED INCOMPLETE PROJECT. RW

PB19-1925	ABAYOMI, DORCAS M	21023 SEMINOLE	\$2,446.00	\$133,000	08/19/2020
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Work Description: Interior & Exterior renovation, alterations and addition to single family residence

PB20-0159	SAM, ELAINE	22012 INKSTER RD	\$284.00	\$9,347	02/06/2020
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Work Description: Tearoff house roof and re-roof

PB20-0219	NICK & CO LLC	20941 EAST ST	\$993.00	\$7,800	09/28/2020
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Work Description: Code Compliance Upgrades. Addendum #1, demolition of collector and construct new one.

PB20-1008	G & R PROPERTIES & RENC	22053 POINCIANA	\$142.00	\$3,600	08/19/2020
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Work Description: Remove and replace roof

PB20-1757	HALL SR , JOHNNY & PAMI	20950 POINCIANA	\$283.00	\$1,500	12/18/2020
Work Description: New back porch					
PB21-1427	PERERA, H-D-ASHWIN-DIN	26650 SHIAWASSEE RD	\$90.00	\$25,139	09/02/2021
Work Description: replacing 9 existing windows					

Total Permits For Type: 218

Total Fees For Type: \$156,236.49

Total Const. Value For Type: \$9,125,491.51

Report Summary

Population: All Records
 Permit.PermitType = Building
 AND
 Permit.DateIssued Between
 1/1/2017 12:00:00 AM AND
 2/25/2022 11:59:59 PM AND
 Property.ParcelNumber Contains
 76-24-31

Grand Total Fees: \$156,236.49

Grand Total Permits: 218

Grand Total Const. Value: \$9,125,491.51

Section 32 - Building Permits

02/25/2017-2022

Permit #	Contractor	Job Address	Fee Total	Const. Value	Date Issued
PB20-1788	LION INVESTMENT GROU	21477 BRIDGE G	\$1,332.00	\$35,000	02/08/2021
Work Description: Alteration of interor space for office. 21477 Bridge Suite G					
PB21-0792	ROBERTS, ERIK A	25340 SHIAWASSEE CIR 105	\$7,899.00	\$50,000	06/07/2021
Work Description: Fire restoration to Bldg 4 to the common areas and Units 105, 106, 107, 108,205,206, 207, 208 All fees on PB21-0792					
PB21-0793	CONSTANTINE, FRANCES	25340 SHIAWASSEE CIR 106	\$130.00	\$50,000	06/07/2021
Work Description: Fire restoration to Bldg 4 to the common areas and Units 105, 106, 107, 108,205,206, 207, 208 All fees on PB21-0792					
PB21-0794	SURE WAY HOMES INC	25340 SHIAWASSEE CIR 107	\$130.00	\$50,000	06/07/2021
Work Description: Fire restoration to Bldg 4 to the common areas and Units 105, 106, 107, 108,205,206, 207, 208 All fees on PB21-0792					
PB21-0795	HEAD HEAD HEAD & HEA	25340 SHIAWASSEE CIR 108	\$130.00	\$50,000	06/07/2021
Work Description: Fire restoration to Bldg 4 to the common areas and Units 105, 106, 107, 108,205,206, 207, 208 All fees on PB21-0792					
PB21-0796	VAN ALSTINE, ERIKA	25340 SHIAWASSEE CIR 205	\$130.00	\$50,000	06/07/2021
Work Description: Fire restoration to Bldg 4 to the common areas and Units 105, 106, 107, 108,205,206, 207, 208 All fees on PB21-0792					
PB21-0797	KAUSHIKKUMAR, GANDHI	25340 SHIAWASSEE CIR 206	\$130.00	\$50,000	06/07/2021
Work Description: Fire restoration to Bldg 4 to the common areas and Units 105, 106, 107, 108,205,206, 207, 208 All fees on PB21-0792					
PB21-0798	TAYLOR, JEROME & DARLE	25340 SHIAWASSEE CIR 207	\$130.00	\$50,000	06/07/2021
Work Description: Fire restoration to Bldg 4 to the common areas and Units 105, 106, 107, 108,205,206, 207, 208 All fees on PB21-0792					
PB21-0799	GANDHI, KAUSHIKKUMAR	25340 SHIAWASSEE CIR 208	\$130.00	\$50,000	06/07/2021
Work Description: Fire restoration to Bldg 4 to the common areas and Units 105, 106, 107, 108,205,206, 207, 208 All fees on PB21-0792					
PB21-1463	PAVLIK, MICHAEL	22326 NANCY	\$876.00	\$30,141	09/03/2021
Work Description: Repairs due to fallen tree. Replacement of roof and broken rafter. Replacement of attic insulation.					
PB21-1483	FELIX BANKS	22803 LEEWRIGHT	\$252.00	\$5,800	09/10/2021
Work Description: Installing (9) replacement windows					
PB21-1559	AT&T MOBILITY	25753 W 9 MILE RD Antennae	\$615.00	\$25,000	09/22/2021
Work Description: Dish Network collocation at existing telecommunication facility					

PB21-1582	GOODALL, SANDRA	21880 DAISY LN	\$319.00	\$11,670	10/06/2021
Work Description: Roof Replacement on house					
PB21-1663	SIKORSKI, ALEXANDER	22309 PROSPER	\$421.00	\$16,800	10/01/2021
Work Description: replace existing roof residence and garage					
PB21-1745	LAMB, KENNETH E AND D	22292 PROSPER	\$375.00	\$15,395	10/25/2021
Work Description: re-shingle the roof					
PB21-2127	BOWMAN, RYAN M	22753 NANCY	\$872.00	\$31,376	12/13/2021
Work Description: Roof replacement, siding repair and interior drywall and paint due to a covered insurance loss suffered due to storm damage					
PB21-2191	DUPRE, MARLENE	22396 PROSPER	\$457.00	\$20,850	12/17/2021
Work Description: tear off & re-roof					
PB16-0859	ACOUSTICAL LAND LLC	21342 BRIDGE	\$3,384.00	\$150,000	04/25/2017
Work Description: Medical Marijuana Facility interior alt. 2 hour fire separation wall, nonloadbearing partitions. Rough wall, open ceiling, open trench / sand and final inspections required.					
PLANNING SIGN OFF REQUIRED PRIOR TO ISSUING C OF O mf					
PB17-0071	COTHERY HOLDINGS LLC	22223 TELEGRAPH RD	\$465.00	\$8,000	02/15/2017
Work Description: Adding 3 antennas 3 radios and associated cabling to existing Sprint telecom facility. No change in height to structure. No ground or electrical work. Equipment modification to existing telecommunications facility. Must comply with Act 110 of 2006. Final inspection required.					
PB17-0124	SALAMEH, LAITH & CLAWS	25200 SHIAWASSEE RD	\$204.00	\$5,950	03/07/2017
Work Description: Install 16 vinyl replacement windows per contract. Fenestration lables must be left on windows/doors until after final inspection. Final inspection required.					
PB17-0299	LION INVESTMENT GROUF	21477 BRIDGE B	\$330.00	\$1,500	03/28/2017
Work Description: Unit B-Interior Demo.					
Interior Demolition of NON load bearing walls, partions, grid ceiling and/or other non structural items. Required fire alarm, fire suppression, emergency and exit lighting must be maintained. Final Inspection required. No occupancy is allowed. Seperate permit required for tenant build out.					
PB17-0300	LION INVESTMENT GROUF	21477 BRIDGE C	\$330.00	\$1,500	03/28/2017
Work Description: Unit C-Interior Demo.					
Interior Demolition of NON load bearing walls, partions, grid ceiling and/or other non structural items. Required fire alarm, fire suppression, emergency and exit lighting must be maintained. Final Inspection required. No occupancy is allowed. Seperate permit required for tenant build out.					
PB17-0301	LION INVESTMENT GROUF	21477 BRIDGE D	\$330.00	\$1,500	03/28/2017
Work Description: Unit D-Interior Demo.					
Interior Demolition of NON load bearing walls, partions, grid ceiling and/or other non structural items. Required fire alarm, fire suppression, emergency and exit lighting must be maintained. Final Inspection required. No occupancy is allowed. Seperate permit required for tenant build out.					
PB17-0302	LION INVESTMENT GROUF	21477 BRIDGE E	\$330.00	\$1,500	03/28/2017
Work Description: Unit E-Interior Demo					

PB17-0303	LION INVESTMENT GROU	21477 BRIDGE G	\$330.00	\$1,500	03/28/2017
Work Description: Unit G-Interior Demo.					
Interior Demolition of NON load bearing walls, partions, grid ceiling and/or other non structural items. Required fire alarm, fire suppression, emergency and exit lighting must be maintained. Final Inspection required. No occupancy is allowed. Seperate permit required for tenant build out.					
PB17-0304	LION INVESTMENT GROU	21477 BRIDGE H	\$330.00	\$1,500	03/28/2017
Work Description: Unit H-Interior Demo.					
Interior Demolition of NON load bearing walls, partions, grid ceiling and/or other non structural items. Required fire alarm, fire suppression, emergency and exit lighting must be maintained. Final Inspection required. No occupancy is allowed. Seperate permit required for tenant build out.					
PB17-0305	LION INVESTMENT GROU	21477 BRIDGE I	\$330.00	\$1,500	03/28/2017
Work Description: Unit I-Interior Demo.					
Interior Demolition of NON load bearing walls, partions, grid ceiling and/or other non structural items. Required fire alarm, fire suppression, emergency and exit lighting must be maintained. Final Inspection required. No occupancy is allowed. Seperate permit required for tenant build out.					
PB17-0307	SOUTHFIELD NEIGHBORH	25336 SHIAWASSEE CIR # 201	\$337.00	\$10,000	03/28/2017
Work Description: #201-Interior Alterations.					
NRI interior and exterior renovations as detailed on bid spec sheet. Seperate Plumbing, Electrical and Mechanical permits and inspections required. Progress (which may include footing,framing,insulation etc.)And Final inspections required.					
704.2.1.1 Single or multi-station smoke alarms are required in every bedroom and hallway in the vicinity of the bedrooms and every floor level including basement. C/O detector required in the vicinity of the bedroom.					
PB17-0378	CHANDLER, GRACE	22811 LEEWRIGHT	\$135.00	\$3,200	04/07/2017
Work Description: New Roof- Tear down to wood, then replace with new.					
Strip & Reshingle according to contract. Two inspections required: Open/Progress and Final.					
Strip & Reshingle Roof 15# felt Ice & Water Shield, Drip Edge Vents, Flashing & Shingles. Two inspections required: Open/Progress & Final. Roofs under 4/12 pitch, two layers 15# required. Roofs under 2/12 pitch, Membrane required. R905.2.7					
PB17-0594	BAKER, JUSTIN	25175 W 9 MILE RD	\$132.00	\$3,000	05/05/2017
Work Description: Roof tear off and re-shingle.					
Strip & Reshingle Roof 15# felt Ice & Water Shield, Drip Edge Vents, Flashing & Shingles. Two inspections required: Open/Progress & Final. Roofs under 4/12 pitch, two layers 15# required. Roofs under 2/12 pitch, Membrane required. R905.2.7					
Strip & Reshingle according to contract. Two inspections required: Open/Progress and Final.					
PB17-0671	CHANDLER, GRACE	22811 LEEWRIGHT	\$156.00	\$4,500	05/15/2017
Work Description: New siding, gutters and electrical trim					
Installation of vinyl siding, trim & aluminum trim / gutters per contract. Final inspection required.					
PB17-0825	NAJOR, S DANOU & R	22400 NANCY	\$322.00	\$13,500	06/07/2017
Work Description: 110' Interior waterproofing & sump pump to ditch. Installation of 110 feet of interior sub soil drain system per contract. rough and final inspectiond required. Seperate Plumbing permit and inspections required..					
PB17-0843	YUSUFOV, ISAY	22550 LEEWRIGHT	\$116.00	\$2,027	06/07/2017

Work Description: Strip & Reshingle Roof 15# felt Ice & Water Shield, Drip Edge Vents, Flashing & Shingles. Two inspections required: Open/Progress & Final.

Roofs under 4/12 pitch, two layers 15# required. Roofs under 2/12 pitch, Membrane required. R905.2.7

PB17-0860	LAWSON, ROBERT	22723 LEEWRIGHT	\$125.00	\$3,000	06/09/2017
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Work Description: Installation of 12 x 16 stick built shed with shed pad

Zoning compliance permit to install a shed on a concrete slab and ratwall per approved plans. footing and final inspection required.

PB17-1312	CITY OF SOUTHFIELD	22200 BEECH RD	\$25,674.00	\$1,900,000	09/14/2017
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Work Description: Beechwoods Recreation Center-Interior Alterations and construction of an elevator. Footing, sand, rough, open ceiling and final inspections required. Special inspection reports required prior to C of O.

PB17-1356	JENNINGS, BRIANNA	24230 SARGENT	\$219.00	\$8,460	09/01/2017
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Work Description: Tear off and re-roof house only-Gutter replacement

Strip & Reshingle Roof 15# felt Ice & Water Shield, Drip Edge Vents, Flashing & Shingles. Two inspections required: Open/Progress & Final. Roofs under 4/12 pitch, two layers 15# required. Roofs under 2/12 pitch, Membrane required. R905.2.7

Strip & Reshingle according to contract. Two inspections required: Open/Progress and Final.

Installation of gutters per contract. Final inspection required.

PB17-1789	ALLISON JR, IRVING	22555 NANCY	\$471.00	\$15,000	12/15/2017
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Work Description: Construct a deck and sunroom. Footings, rough and final inspections required.

PB18-0211	MAHAN, TALIKA	22281 NANCY	\$2,077.00	\$109,220	02/28/2018
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Work Description: Residential fire repairs-Room by Room spec sheet included. Fire repair per specs, rough and final inspections required.

PB18-0217	MAXWELL, TERRENCE/CYI	22336 LEEWRIGHT	\$125.00	\$1,200	03/06/2018
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Work Description: Replace shed and place on existing slab. Costruct a new 10' X 12' shed on exisiting slab and ratwall. Zoning compliance permit to install a shed on a concrete slab and ratwall per approved plans. Final inspection required.

PB18-0658	LEWIS, NATHANIEL	22992 LEEWRIGHT	\$238.00	\$8,047	05/22/2018
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Work Description: Tear and re-roof house and attached garage

Strip & Reshingle Roof 15# felt Ice & Water Shield, Drip Edge Vents, Flashing & Shingles. Two inspections required: Open/Progress & Final. Roofs under 4/12 pitch, two layers 15# required. Roofs under 2/12 pitch, Membrane required. R905.2.7

Strip & Reshingle according to contract. Two inspections required: Open/Progress and Final.

PB18-0669	QUEZADA, CANDY	25319 W 9 MILE RD	\$125.00	\$10,314	05/30/2018
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Work Description: Install 22kw generator & smart module transfer
Install generator per approved plans. Final inspection required. Maximum 50 dBs at lot line.

PB18-0705	RICH, RONALD B.	25111 W 9 MILE RD	\$259.00	\$9,400	05/23/2018
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Work Description:

Strip & Reshingle Roof 15# felt Ice & Water Shield, Drip Edge Vents, Flashing & Shingles. Two inspections required: Open/Progress & Final. Roofs under 4/12 pitch, two layers 15# required. Roofs under 2/12 pitch, Membrane required. R905.2.7

Strip & Reshingle according to contract. Two inspections required: Open/Progress and Final.

PB18-0716	ADAMS, DENISE	22412 LEEWRIGHT	\$232.00	\$9,260	05/24/2018
Work Description: Strip & Reshingle Roof 15# felt Ice & Water Shield, Drip Edge Vents, Flashing & Shingles. Two inspections required: Open/Progress & Final. Roofs under 4/12 pitch, two layers 15# required. Roofs under 2/12 pitch, Membrane required. R905.2.7					
PB18-0897	LION INVESTMENT GROU	21477 BRIDGE H	\$897.00	\$24,000	07/11/2018
Work Description: MACO WISE - 11 - INTERIOR ARCHITECTURAL NON-LOAD BEARING PARTITIONS. ROUGH WALL, OPEN CEILING AND FINAL INSPECTIONS required.					
PB18-0924	LAWSON, ROBERT	22723 LEEWRIGHT	\$410.00	\$21,046	06/25/2018
Work Description: Strip & Reshingle Roof 15# felt Ice & Water Shield, Drip Edge Vents, Flashing & Shingles. Two inspections required: Open/Progress & Final. Roofs under 4/12 pitch, two layers 15# required. Roofs under 2/12 pitch, Membrane required. R905.2.7					
PB18-0938	UNITED CENTER	25700 W 8 MILE RD	\$290.00	\$0	06/22/2018
Work Description: Fireworks Tent Sale Event dates: 6-26-18 through 7-6-18					
PB18-0969	BOLLING, CALVIN	22321 CARLETON	\$176.00	\$4,209	07/17/2018
Work Description: Install (4) vinyl replacement windows. Install windows and or door per contract. Fenestration lables must be left on windows/doors until after final inspection. Final inspection required.					
PB18-1332	LEWIS, ROY & JOANN	22300 CARLETON	\$141.00	\$2,000	09/17/2018
Work Description: Install (1) doorwall. Install windows and or door per contract. Fenestration lables must be left on windows/doors until after final inspection. Final inspection required.					
PB18-1458	ARMENIO, GEORGE	22332 NANCY	\$176.00	\$4,200	10/17/2018
Work Description: Install (7) vinyl replacement windows. Install windows and or door per contract. Fenestration lables must be left on windows/doors until after final inspection. Final inspection required.					
PB18-1612	COPELAND, CRAIG & DANI	24940 FREDRICK	\$186.00	\$4,837	10/29/2018
Work Description: Install (6) vinyl replacement windows Install windows and or door per contract. Fenestration lables must be left on windows/doors until after final inspection. Final inspection required.					
PB18-1628	ARMENIO, GEORGE	22332 NANCY	\$212.00	\$8,000	11/08/2018
Work Description: Gutters, bathroom vanity and tiles, kitchen cabinets and countertops.					
PB18-1867	DUTKA, PAUL & PHAN, HO.	24596 SARGENT	\$447.00	\$16,500	01/10/2019

Work Description: install 21 solar 220 watt solar panels on the south front garage. The roof faces 100 degrees south and has a 7.5-degree pitch.

PB18-1896	WASHINGTON, JAMES D & J	22905 NANCY	\$138.00	\$3,358	01/08/2019
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Work Description: Installation of vinyl siding, trim & aluminum trim / gutters per contract. Final inspection required.

PB18-1914	DAVENPORT, LEMAR/DIN	22998 CARLETON	\$264.00	\$9,700	12/07/2018
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Work Description: Replacing (10) Windows

Install windows and or door per contract. Fenestration lables must be left on windows/doors until after final inspection. Final inspection required.

PB18-1976	BOWMAN, RYAN M	22753 NANCY	\$266.00	\$6,000	01/02/2019
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Work Description: Shower and shower pan installation. Exterior wall will have installation exposed. Removing drywall and leaving existing installation.

PB18-1986	COTHERY HOLDINGS LLC	22223 TELEGRAPH RD	\$1,132.00	\$38,000	01/10/2019
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Work Description: Interior alterations Non-load bearing partitions. Rough wall, open ceiling & Final inspections required. 1st Floor showroom and office

PB19-0045	WASHINGTON, JAMES D & J	22905 NANCY	\$128.00	\$1,200	01/25/2019
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Work Description: Install (2) vinyl replacement windows
Install windows and or door per contract. Fenestration lables must be left on windows/doors until after final inspection. Final inspection required.

PB19-0209	LION INVESTMENT GROU	21477 BRIDGE A	\$2,672.00	\$130,000	03/12/2019
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Work Description: Main Permit PB19-0209 : Interior remodel of Ste A & B for Q11 Studio.

PB19-0210	LION INVESTMENT GROU	21477 BRIDGE B	\$190.00	\$1	03/12/2019
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Work Description: Main Permit PB19-0209 : Interior remodel of Ste A & B for Q11 Studio. Fees are on PB19-0209.

PB19-0235	HEWLETT, EDWARD & FRA	25303 W 9 MILE RD	\$143.00	\$2,100	03/26/2019
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Work Description: Install windows and or door per contract. Fenestration lables must be left on windows/doors until after final inspection. Final inspection required.
3 vinyl replacement windows

PB19-0512	SOUTHFIELD NEIGHBORH	21909 CARLETON	\$2,050.00	\$109,088	05/29/2019
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Work Description: Habitat for Humanity interior and exterior renovations as detailed on bid spec sheet. Seperate Plumbing, Electrical and Mechanical permits and inspections required. Progress (which may include footing,framing,insulation etc.) And Final inspections required.

PB19-0569	SOUTHFIELD NEIGHBORH	25360 SHIAWASSEE CIR # 201	\$890.00	\$39,900	05/09/2019
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Work Description: Remodel. Habitat for Humanity interior and exterior renovations as detailed on bid spec sheet. Seperate Plumbing and Electrical permits and inspections required. Progress (which may include footing,framing,insulation etc.)And Final inspections required.

PB19-0611	BOATMAN, LINDA	24216 SARGENT	\$253.00	\$7,424	06/04/2019
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Work Description: Replacing (9) windows
Install windows and or door per contract. Fenestration lables must be left on windows/doors until after final inspection. Final inspection required.

PB19-0639	RIVERSTONE GROUP LLC	25720 SHIAWASSEE RD	\$2,756.00	\$120,000	05/20/2019
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Work Description: Fire repair several units

PB19-0694	RIVERSTONE GROUP LLC	25720 SHIAWASSEE RD	\$579.00	\$14,000	05/30/2019
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Work Description: Re-shingle roof.

PB19-0823	UNITED CENTER	25700 W 8 MILE RD	\$290.00	\$1	06/17/2019
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Work Description: Fireworks sale from 6/22/-7/6 Special Use hearing granted 6/17/19.

PB19-0899	SOUTHFIELD NEIGHBORH	22133 KEEFER	\$2,172.40	\$130,202	07/02/2019
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Work Description: Habitat for Humanity repair and second floor remodel.

PB19-1077	COTHERY HOLDINGS LLC	22223 TELEGRAPH RD	\$505.00	\$15,000	09/03/2019
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Work Description: Swap 9 antennae and 1 hybrid cable. add 3 RRU

PB19-1089	CHERRY, ANNETTA D.	25300 SHIAWASSEE CIR	\$1,059.00	\$42,500	07/23/2019
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Work Description: Apartment building, Strip and re-roof (3) buildings connected with 1 address 20 Units. Unit 25300 and 25304

PB19-1262	BRADLEY, JESSICA A & MIC	22400 NANCY	\$125.00	\$8,487	08/22/2019
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Work Description: Install generator per approved plans. Final inspection required. Maximum 50 dBs at lot line.

PB19-1293	CARETHERS, JOSEPH & JUD	21472 BRIDGE	\$1,257.00	\$52,834	09/11/2019
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Work Description: Install membrane roof, over existing asphalt and gravel.

PB19-1387	HARRIS, GAIL	25319 SHIAWASSEE CIR # 101	\$1,082.00	\$43,900	09/16/2019
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Work Description: Strip and Re-roof for the following apartment numbers: 101, 102,201, 202
This is the main permit for the following addresses: 25319, 25325, 25331, 25337.

PB19-1388	HANKINS, SHARON	25325 SHIAWASSEE CIR # 103	\$40.00	\$1	09/16/2019
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Work Description: Strip and re-roof apartments: 103, 104, 203, 204 (Main permit for total fees is on PB19-1387)

PB19-1389	ALLEN, VICTORIA J	25331 SHIAWASSEE CIR # 105	\$40.00	\$1	09/16/2019
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Work Description: Strip and Re-roof for apartment #'s: 105, 106, 205, 206 (Main permit for total fees is on PB19-1387)

PB19-1390	SLOWIEJKO, BEN & DOLOF	25337 SHIAWASSEE CIR # 107	\$40.00	\$1	09/16/2019
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Work Description: Strip and Re-roof apartment numbers: 107, 108, 207, 208 (Main Permit for total fees is on PB19-1387)

PB19-1395	RIVERSTONE GROUP LLC	25700 SHIAWASSEE RD 126	\$898.00	\$30,000	10/04/2019
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Work Description: Fire Repair/ Rebuild unit after kitchen fire. Per contractor no other units were damaged.

PB19-1401	SOUTHFIELD NEIGHBORH	22133 KEEFER	\$451.00	\$8,000	10/01/2019
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Work Description: Add addition to rear of home where old portion of home was demolished. Addition size is 22X14.

PB19-1465	TAYLOR, PATRICIA JOHNSC	22340 NANCY	\$125.00	\$584	10/10/2019
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Work Description: 1 vinyl replacement window

PB19-1528	HANNAH, HENRIETTA	24200 SARGENT	\$133.00	\$1,500	10/09/2019
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Work Description: Tear off and replace shingles on backside of roof

PB19-1600	CHANDLER, GRACE	22811 LEEWRIGHT	\$249.00	\$8,778	11/01/2019
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Work Description: 138' of basement waterproofing

PB20-0143	SK MICHIGAN REAL ESTAT	24391 SARGENT	\$199.00	\$7,000	02/05/2020
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Work Description: Replace roof

PB20-0487	LUCAS, ANTHONY	25341 SHIAWASSEE CIR # 101	\$1,143.00	\$47,500	06/01/2020
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Work Description: Strip and re-roof on Bldg # 9 (includes addresses 25341, 25349, 25355). Main permit: Pb20-0487

PB20-0610	UNITED CENTER	25700 W 8 MILE RD	\$290.00	\$1	06/15/2020
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Work Description: Fireworks sales 6/23/20-7/7/20. Approved special use hearing 6/15/20

PB20-0730	DZIENGEL, CYNTHIA M	22900 CARLETON	\$951.00	\$45,027	06/30/2020
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Work Description: Garage fire, remove and replace 2 windows, remove and replace interior finishes

PB20-1050	21238 Bridge LLC	21238 BRIDGE A	\$290.00	\$25,000	08/14/2020
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Work Description: Interior demoliton - non-structural

PB20-1052	B & R INVESTMENTS	25205 W 9 MILE RD	\$328.00	\$15,600	08/17/2020
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Work Description: Remove all roofing on home & attachd garae, replace some damaged roof decking.

PB20-1093	MD HOLDINGS LLC	20929 BRIDGE	\$1,849.00	\$70,000	08/27/2020
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Work Description: Revert 2,000 sq. ft. B space to floor space consistent with previously approved floor plan square footage. Addendum # 1 remove rooms in shop area. 2-18-2021 AB

PB20-1211	BRIDGE COMMERCE CENT	21130 BRIDGE	\$1,250.00	\$42,000	09/04/2020
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Work Description: Commerical kitchen installation in an empty warehouse space.

PB20-1801	UNITED CENTER	25680 W 8 MILE RD	\$364.04	\$1,687	01/22/2021
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Work Description: Installation of one(1) fixed-frame awning over South door with a wind panel on each side to block wind/weather when entering/exiting bldg.

PB21-0121	HALE, LINDSAY	24900 FREDRICK	\$280.00	\$10,700	02/09/2021
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Work Description: Installing (10) vinyl replacement windows (1) Doorwall

PB21-0144	MARTIN, MICHAEL G	24123 SARGENT	\$994.00	\$49,100	02/24/2021
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Work Description: 13 roof mounted modules grid tied, 4.29kW solar & battery installation on an existing residence

PB21-0197	MARTIN, MICHAEL G	24123 SARGENT	\$177.00	\$4,223	03/05/2021
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Work Description: patio door replacement

PB21-0378	MCCUSKER, PATRICK J	22322 LEEWRIGHT	\$402.00	\$20,500	04/05/2021
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Work Description: Re-roof home & garage

PB21-0386	PARKER, THOMAS	22280 NANCY	\$187.00	\$6,420	04/08/2021
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Work Description: Roof replacement for house and garage

PB21-0492	SIKORSKI, ALEXANDER	22309 PROSPER	\$141.00	\$1,039	04/29/2021
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Work Description: Replace kitchen window - 2 panel slider, 69x37

05/25/2021

Work Description: Strip and reroof

PB21-0785	FELIX BANKS	22803 LEEWRIGHT	\$293.00	\$13,299	06/03/2021
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Work Description: Remove existing asphalt shingles on house and garage and replace with new asphalt shingles.

PB21-0829	SK MICHIGAN REAL ESTAT	24391 SARGENT	\$578.96	\$21,000	06/04/2021
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Work Description: Interior renovation, cosmetic only, kitchen, flooring paint and countertops

PB21-0938	RIVERSTONE GROUP LLC	25548 SHIAWASSEE RD	\$608.00	\$15,725	06/25/2021
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Work Description: Roof Replacement - Riverstone Apartments Bldg 18

PB21-0941	RIVERSTONE GROUP LLC	25506 SHIAWASSEE RD	\$608.00	\$15,725	06/25/2021
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Work Description: Roof Replacement - Riverstone Apartments - Bldg 15

PB21-1042	ADAMS, DENISE	22412 LEEWRIGHT	\$730.00	\$20,000	07/23/2021
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Work Description: Water damage repair

PB21-1129	LION INVESTMENT GROU	21477 BRIDGE E	\$1,433.00	\$34,000	08/24/2021
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Work Description: Interior remodel of existing suite: Stuffed Food Services

PB21-1241	BIGGS, ANGELLA	21720 CARLETON	\$182.00	\$4,536	08/09/2021
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Work Description: Installing (6) replacement windows

PB21-1329	RIVERSTONE GROUP LLC	25710 SHIAWASSEE RD	\$637.00	\$15,725	09/02/2021
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Work Description: Remove and replace asphalt shingle roof to deck. Install new felt, ice & water shield and new asphalt shingles.

PB21-1330	RIVERSTONE GROUP LLC	25520 SHIAWASSEE RD	\$373.00	\$15,725	09/02/2021
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Work Description: Remove and replace asphalt shingle roof to deck. Install new felt, ice & water shield and new asphalt shingles.

PB21-1413	NEGRON, ADRIANA &	22620 NANCY	\$300.00	\$13,706	09/02/2021
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Work Description: Roof replacement for house and garage

PB21-1516	MASON-NEDOCK, DIANE V	22278 PROSPER	\$171.00	\$5,413	09/20/2021
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Work Description: tear off and re-roof left front and main/center front of hip-style roof (house only), not touching garage. (Left front and center of house/hip-style roof were damaged in storm, insurance is covering these 2 areas as outlined). New shingles, ice guard, synthetic underlayment, flashing around chimney, and box vents (in these areas).

PB21-1548	21520 BRIDGE STREET, LLC	21520 BRIDGE	\$1,531.00	\$15,000	09/27/2021
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Work Description: Interior alteration for assembly area access

PB21-1795	GEYMAN, KATIE & CAYLEN	21950 CARLETON	\$380.00	\$15,718	10/26/2021
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Work Description: House and garage roof installation tear off and reroof.

PB16-1116	CITY OF SOUTHFIELD	25753 W 9 MILE RD	\$2,790.00	\$137,115	02/07/2017
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Work Description: Renovation of Fire House #2. Renovation includes new curtain wall system, painting, masonry. Bond waived per Mark Pilot. Rough and final inspection required.

PB18-0014	NEW PAR DBA VERIZON W	21537 TELEGRAPH RD	\$465.00	\$40,000	01/31/2018
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Work Description:

Equipment modification to existing telecommunications facility. Must comply with Act 110 of 2006. Final inspection required.

PB19-1416	KITZMAN, JAMES	22531 LEEWRIGHT	\$212.00	\$8,000	09/23/2019
Work Description: Tear off and re-roof on house only					
PB19-1828	GUILLAUME, DESIREE	21715 CARLETON	\$340.00	\$16,383	01/14/2020
Work Description: Roof replacement.Strip & Reshingle according to contract. Two inspections required: Open/Progress and Final. Strip & Reshingle Roof 15# felt Ice & Water Shield, Drip Edge Vents, Flashing & Shingles. Two inspections required: Open/Progress & Final. Roofs under 4/12 pitch, two layers 15# required. Roofs under 2/12 pitch, Membrane required. R905.2.7					
PB20-0478	GRANT-DAVIS, R	24535 SARGENT	\$657.00	\$29,000	05/27/2020
Work Description: Basement finish: Demo and add main area and storage					
PB20-0488	HARRIS, ARTAN BIGHAM-LI	25341 SHIAWASSEE CIR # 102	\$40.00	\$47,500	06/01/2020
Work Description: Strip and re-roof on Bldg # 9 (includes addresses 25341, 25349, 25355). Main permit: Pb20-0487					
PB20-0489	SPOTSER, HELEN CLAY-LII	25341 SHIAWASSEE CIR # 201	\$40.00	\$47,500	06/01/2020
Work Description: Strip and re-roof on Bldg # 9 (includes addresses 25341, 25349, 25355). Main permit: Pb20-0487					
PB20-0490	JOHNSON, KATHRYN E	25341 SHIAWASSEE CIR # 202	\$40.00	\$47,500	06/01/2020
Work Description: Strip and re-roof on Bldg # 9 (includes addresses 25341, 25349, 25355). Main permit: Pb20-0487					
PB20-0491	HOPSON, EDNA R	25355 SHIAWASSEE CIR 105	\$40.00	\$47,500	06/01/2020
Work Description: Strip and re-roof on Bldg # 9 (includes addresses 25341, 25349, 25355). Main permit: Pb20-0487					
PB20-0492	SMITH, LAVETTE WILLIAM	25355 SHIAWASSEE CIR 106	\$40.00	\$47,500	06/01/2020
Work Description: Strip and re-roof on Bldg # 9 (includes addresses 25341, 25349, 25355). Main permit: Pb20-0487					
PB20-0493	TOOTLA, NASHEREEN	25355 SHIAWASSEE CIR 205	\$40.00	\$47,500	06/01/2020
Work Description: Strip and re-roof on Bldg # 9 (includes addresses 25341, 25349, 25355). Main permit: Pb20-0487					
PB20-0494	ADAMS, CATHERINE Q	25355 SHIAWASSEE CIR 206	\$40.00	\$47,500	06/01/2020
Work Description: Strip and re-roof on Bldg # 9 (includes addresses 25341, 25349, 25355). Main permit: Pb20-0487					
PB20-0495	JACKSON, JAWARA FATI	25349 SHIAWASSEE CIR # 103	\$40.00	\$47,500	06/01/2020
Work Description: Strip and re-roof on Bldg # 9 (includes addresses 25341, 25349, 25355). Main permit: Pb20-0487					
PB20-0496	POSITIVE REAL ESTATE IN	25349 SHIAWASSEE CIR # 104	\$40.00	\$47,500	06/01/2020
Work Description: Strip and re-roof on Bldg # 9 (includes addresses 25341, 25349, 25355). Main permit: Pb20-0487					
PB20-0497	POSITIVE REAL ESTATE IN	25349 SHIAWASSEE CIR # 203	\$40.00	\$47,500	06/01/2020
Work Description: Strip and re-roof on Bldg # 9 (includes addresses 25341, 25349, 25355). Main permit: Pb20-0487					
PB20-0498	JORDAN, ANDREA	25349 SHIAWASSEE CIR # 204	\$40.00	\$47,500	06/01/2020
Work Description: Strip and re-roof on Bldg # 9 (includes addresses 25341, 25349, 25355). Main permit: Pb20-0487					
PB20-0746	ORTIZ, EDUARDO	22250 LEEWRIGHT	\$125.00	\$4,700	07/23/2020
Work Description: Build a new tuff shed 10 x 12 on 4" concrete pad with 4' x 24' ratwall.					

PB21-0055	ARI-EL ENTERPRISES	21421 HILLTOP 21	\$1,657.00	\$38,000	03/08/2021
Work Description: Interior remodeling of vacant space for bakery operation.					
PB21-0288	AT&T MOBILITY	25753 W 9 MILE RD Antennae	\$615.00	\$10,000	04/20/2021
Work Description: T-Mobile equipment upgrade at existing telecommunication facility. Replace six antennas with three new antennas and upgrade ground equipment.					
PB21-0593	ANDREWS-JEFFERSON, ARI	22501 NANCY	\$417.00	\$16,500	05/06/2021
Work Description: 1102 ft crawlspace encapsulation 1 sump pump					
PB21-0800	Head, Head, Head and Head LL	25336 SHIAWASSEE CIR # 101	\$90.00	\$50,000	06/07/2021
Work Description: Fire restoration to Bldg 4 to the common areas and Units 105, 106, 107, 108,205,206, 207, 208 All fees on PB21-0792 PB21-0800 covers common areas for units 101, 102, 103, 104, 201, 202, 203, 204 (the individual units will not need fire repairs only the common areas)					
PB21-0917	AT&T MOBILITY	25753 W 9 MILE RD Antennae	\$615.00	\$15,000	08/07/2021
Work Description: Replace antenna					
PB21-0930	NEW PAR DBA VERIZON W	21537 TELEGRAPH RD	\$615.00	\$25,000	07/23/2021
Work Description: Verizon: Upgrade existing antenna and equipment on existing tower					
PB17-0195	COTHERY HOLDINGS LLC	22223 TELEGRAPH RD	\$465.00	\$15,000	03/13/2017
Work Description: Global Sign Acquisitions II-Swapping & adding radioboxes. Equipment modification to existing telecommunications facility. Must comply with Act 110 of 2006. Final inspection required.					
PB17-0237	PRICE, WILLIAM	22550 NANCY	\$233.00	\$9,300	03/15/2017
Work Description: Strip & Reshingle Roof 15# felt Ice & Water Shield, Drip Edge Vents, Flashing & Shingles. Two inspections required: Open/Progress & Final. Roofs under 4/12 pitch, two layers 15# required. Roofs under 2/12 pitch, Membrane required. R905.2.7 Strip & Reshingle according to contract. Two inspections required: Open/Progress and Final.					
PB17-0913	UNITED CENTER	25700 W 8 MILE RD	\$190.00	\$0	06/16/2017
Work Description: Fireworks sales with 40 x 35 tent from 6-22 to 7-6-17, 9am to 10pm, preopening and final inspections required.					
PB17-1271	AT&T MOBILITY	25753 W 9 MILE RD Antennae	\$465.00	\$15,000	08/31/2017
Work Description: T-Mobile Antenna upgrade on existing wireless comm tower. No equipment shelter construction. No compound expansion. No tower height/use change Equipment modification to existing telecommunications facility. Must comply with Act 110 of 2006. Final inspection required.					
PB17-1504	FRENTROP, JULIE & MARK	21707 LILAC LN	\$457.00	\$24,213	09/22/2017
Work Description: Tear off and re-roof house and attached garage Strip & Reshingle Roof 15# felt Ice & Water Shield, Drip Edge Vents, Flashing & Shingles. Two inspections required: Open/Progress & Final. Roofs under 4/12 pitch, two layers 15# required. Roofs under 2/12 pitch, Membrane required. R905.2.7 Strip & Reshingle according to contract. Two inspections required: Open/Progress and Final.					
PB17-1511	MEAUX-PARKER, MARSHA	22412 NANCY	\$300.00	\$7,950	09/22/2017
Work Description:					

Build 8 x 6 overhang on existing front porch Rough and final inspection required.

Installation of vinyl siding, trim & aluminum trim / gutters per contract. Final inspection required.

PB18-0029	SMITH, MARGUERITE	22805 CARLETON	\$205.00	\$6,000	01/31/2018
Work Description: Installation of 7 fiberglass windows. Install windows and or door per contract. Fenestration labels must be left on windows/doors until after final inspection. Final inspection required.					
PB18-0357	AT&T MOBILITY	25753 W 9 MILE RD Antennae	\$465.00	\$24,000	03/27/2018
Work Description: AT&T-Equipment modification to existing telecommunications facility. Equipment modification to existing telecommunications facility. Must comply with Act 110 of 2006. Final inspection required.					
PB18-0648	COLON, JORGE & CLAUDIA	22989 CARLETON	\$125.00	\$2,500	05/23/2018
Work Description: Building a new shed on property 11/22/18 Per MP okay to extend 6 months - May 20, 2019 BOND FORFEITED. CLOSED INCOMPLETE PROJECT. RW					
PB18-0711	PACAITIS, MARY L	22811 NANCY	\$119.00	\$2,195	05/29/2018
Work Description: Tear off and re-roof garage only. Open roof and final inspections required.					
PB18-0756	HILL, SAMMI J	22501 NANCY	\$312.00	\$5,500	05/29/2018
Work Description: Strip and re-roof house with attached garage Strip & Reshingle Roof 15# felt Ice & Water Shield, Drip Edge Vents, Flashing & Shingles. Two inspections required: Open/Progress & Final. Roofs under 4/12 pitch, two layers 15# required. Roofs under 2/12 pitch, Membrane required. R905.2.7 Strip & Reshingle according to contract. Two inspections required: Open/Progress and Final.					
PB18-0994	PHILLIPS, K KOWALSKI & E	22992 NANCY	\$317.00	\$14,879	07/03/2018
Work Description: Strip and Reroof house and garage/ replace ridge vents on house install soffitts. Strip & Reshingle Roof 15# felt Ice & Water Shield, Drip Edge Vents, Flashing & Shingles. Two inspections required: Open/Progress & Final. Roofs under 4/12 pitch, two layers 15# required. Roofs under 2/12 pitch, Membrane required. R905.2.7 Strip & Reshingle according to contract. Two inspections required: Open/Progress and Final.					
PB18-1031	TURNER, GERALD C AND C	21644 LILAC LN	\$402.00	\$20,520	07/10/2018
Work Description: Strip and re-roof house and garage Strip & Reshingle Roof 15# felt Ice & Water Shield, Drip Edge Vents, Flashing & Shingles. Two inspections required: Open/Progress & Final. Roofs under 4/12 pitch, two layers 15# required. Roofs under 2/12 pitch, Membrane required. R905.2.7 Strip & Reshingle according to contract. Two inspections required: Open/Progress and Final.					
PB18-1958	WASHINGTON, JAMES D & J	22905 NANCY	\$232.00	\$2,700	12/20/2018
Work Description: Extending the wall and adding new cabinets per approved plans					
PB19-0186	PARNELL, MONIQUE	22705 LEEWRIGHT	\$125.00	\$7,428	02/25/2019
Work Description: Standby generator. Install generator per approved plans. Final inspection required. Maximum 50 dBs at lot line. CLOSED INCOMPLETE PROJECT. RW					
PB19-0268	SOUTHFIELD NEIGHBORH	22133 KEEFER	\$2,400.00	\$130,202	04/17/2019

Work Description: Habitat for Humanity repair and second floor remodel.

PB19-0444	BLIEVERNICHT,DAVID-JEA	21851 CARLETON	\$230.00	\$9,127	04/24/2019
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Work Description: Strip & Reshingle Roof 15# felt Ice & Water Shield, Drip Edge Vents, Flashing & Shingles. Two inspections required: Open/Progress & Final. Roofs under 4/12 pitch, two layers 15# required. Roofs under 2/12 pitch, Membrane required. R905.2.7 Strip & Reshingle according to contract. Two inspections required: Open/Progress and Final.
Installation of vinyl siding, trim & aluminum trim / gutters per contract. Final inspection required.

CLOSED INCOMPLETE PROJECT. RW

PB19-0712	AT&T MOBILITY	25753 W 9 MILE RD Antennae	\$505.00	\$10,000	06/04/2019
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Work Description: T-Mobile equipment upgrade at existing telecommunication facility. Replace nine antennas with six new antennas and upgrade ground equipment.

CLOSED INCOMPLETE PROJECT. RW

PB19-0828	REED, TIMOTHY & HOGAN	22950 PROSPER	\$213.00	\$6,500	06/19/2019
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Work Description: Re-roof house and garage.Strip & Reshingle according to contract. Two inspections required: Open/Progress and Final. Strip & Reshingle Roof 15# felt Ice & Water Shield, Drip Edge Vents, Flashing & Shingles. Two inspections required: Open/Progress & Final. Roofs under 4/12 pitch, two layers 15# required. Roofs under 2/12 pitch, Membrane required. R905.2.7

CLOSED INCOMPLETE PROJECT. RW

PB19-1300	SOUTHFIELD NEIGHBORH	22133 KEEFER	\$143.00	\$2,100	09/17/2019
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Work Description: New Shed

CLOSED INCOMPLETE PROJECT. RW

PB19-1507	CD5 LLC	22525 TELEGRAPH RD	\$1,082.00	\$35,000	12/04/2019
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Work Description: Update facade and install wall and gate.

CLOSED INCOMPLETE PROJECT. RW

PB19-1697	WOODROW, ANNE	25356 SHIAWASSEE RD	\$308.00	\$12,600	11/12/2019
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Work Description: Interior basement waterproofing: Installing 140' of 4" S&D pipe to a new sump system.

CLOSED INCOMPLETE PROJECT. RW

PB20-0347	AT&T MOBILITY	25753 W 9 MILE RD Antennae	\$465.00	\$2,000	04/29/2020
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Work Description: Remove and Replace 6 Antenna on Existing Tower

CLOSED INCOMPLETE PROJECT. RW

Total Permits For Type: 155

37

Total Fees For Type: \$109,987.40

\$3,055,856

Total Const. Value For Type: \$5,619,492.98

Report Summary

Population: All Records

Permit.PermitType = Building
AND

Permit.DateIssued Between
1/1/2017 12:00:00 AM AND

2/25/2022 11:59:59 PM AND

Property.ParcelNumber Contains
76-24-32

Grand Total Fees:

\$109,987.40

Grand Total Permits:

155

Grand Total Const. Value:

\$5,619,492.98