



Department: Planning Dept  
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MEMO

To: Planning Commission  
 From: Thomas Paison  
 Dep. City Planner  
 Date: January 29, 2025  
 Re: **2024 Planning Commission Annual Report**

Below, please find below an outline of the Planning Commission and Planning Department Activities for January 2024 through December 2024:

**A. Land Use Cases (Site Plan/Special Use/Rezoning/Street Vacation)**

Name of Development	Reference #	Details
Wellspring Housing Development Hooper Blvd	PZRRUDD 24-0001	To construct two, four story apartment buildings (60 units total) and four, two story attached townhome buildings (12 townhomes total) Value of Development: <b>\$33,000,000</b> Status: <b>Approved</b>
Onyx Southfield LLC 29777 Telegraph Rd	PZRODD 24-0001	To develop a commercial out lot in the existing parking lot in front of the office building. Value of Development: <b>\$2,000,000</b> Status: <b>Approved</b>
A&A Business Group LLC. 19111 10 Mile Rd	PZRMUCD 24-0001	To permit the renovation of the vacant office building for a mixed-use development. Value of Development: <b>\$2,500,000</b> Status: <b>Approved</b>
Contour Development Northland City Center	PZRODD 24-0002	To amend the existing ODD agreement & master development plan. Value of Development: <b>\$40,000,000</b> Status: <b>Approved</b>
Culvers 29777 Telegraph Rd	PZRODD 24-0003	To permit the construction of a Culver's Restaurant on an existing out lot. Value of Development: <b>\$2,300,000</b> Status: <b>Under Review</b>
John Grace Arms 21030 Indian St	PZRRUDD 24-0002	To amend the approved RUDD agreement. Value of Development: <b>22,400,000</b> Status: <b>Under Review</b>
Panda Express 29201 Telegraph Rd	PCZR24-0001 PSLU23-0022 PSP23-0022	Development of an office outlot for a new Panda Express restaurant. Value of Development: <b>\$1,756,345</b>

		Status: <b>Approved</b>
<b>Kroger Gas Station</b> 19991 12 Mile Rd	PCZR24-0002 PSLU24-0009 PSP24-0005	To construct and operate a gas station on site. Value of Development: <b>\$0</b> Status: <b>Denied</b>
<b>Marathon Gas Station</b> 22575 – 22599 Telegraph Rd	PCZR24-0003 PSLU24-0016 PSP24-0014	To demolish and construct a new gas station, convenience store & carry out restaurant with alcohol sales. Value of Development: <b>1,500,000</b> Status: <b>Approved</b>
<b>Tommy's Car Wash</b> 23055 Telegraph Rd	PZR23-0004 PSLU23-0019 PSP23-0019	To permit construction and operation of a conveyor type motor vehicle wash facility. Value of Development: <b>\$1,500,000</b> Status: <b>Approved</b>
<b>Oil Change</b> 24412 Southfield Rd	PZR24-0008 PSLU24-0014 PSP24-0011	To build and operate a new oil change business on a vacant lot. Value of Development: <b>\$700,000</b> Status: <b>Under Review</b>
<b>Eagle Landscaping</b> 22106 & 22108 8 Mile Rd	PZR24-0013 PSLU24-0021	To rezone two parcels and expand its existing operations. Value of Development: <b>\$807,000</b> Status: <b>Under Review</b>
<b>Grove Kosher Market</b> 25155 Greenfield Rd	PZR24-0004 PSP24-0008	To construct a product storage building accessory to the existing grocery store. Value of Development: <b>\$700,000</b> Status: <b>Approved</b>
<b>Family Victory Fellowship Church</b> 19421 10 Mile Rd	PZR24-0009 PSP24-0013	To construct a new storage shed on site to assist with food bank operations. Value of Development: <b>\$9,000</b> Status: <b>Approved</b>
<b>Tunnels to Towers Veterans Village</b> 25100 Northwestern Highway	PZR24-0010 PSP24-0013	To convert an existing hotel into a Veterans Village with associated social services. Value of Development: <b>\$5,000,000</b> Status: <b>Approved</b>
<b>Highland Park Baptist Church</b> 28600 Lahser Rd	PZR24-0003	To rezone a majority of the northern part of the parcel from RM to R-2. Value of Development: <b>\$310,820</b> Status: <b>Approved</b>
<b>Residential Duplex</b> 21246 8 ½ Mile Rd & 21251 Midway	PZR24-0006	To rezone two parcels in order to construct two attached single-family duplexes. Value of Development: <b>\$0</b> Status: <b>Denied</b>
<b>Harpo Chain Construction</b> Bush St	PZR24-0012	To rezone three parcels to allow for the future construction of 6 townhomes. Value of Development: <b>\$0</b> Status: <b>Approved</b>

<b>American Mulch Producers</b> <b>21101 Boening</b>	PSV24-0001 PSLU24-0020	To modify and expand existing operations Value of Development: <b>\$500,000</b> Status: <b>Approved</b>
<b>10 Southfield Inc.</b> <b>24848 Southfield Rd</b>	PSLU23-0017 PSP23-0017	To permit the addition of liquor sales to the existing gas station/convenience store Value of Development: <b>\$0</b> Status: <b>Approved</b>
<b>Shell</b> <b>24839 Greenfield Rd</b>	PSLU23-0020 PSP23-0020	Approval of existing carryout restaurant and the addition of beer, wine, & liquor sales  Value of Development: <b>\$10,000</b> Status: <b>Approved</b>
<b>Philippine American Cultural Center of Michigan</b> <b>23800 Lahser Rd</b>	PSLU23-0021 PSP23-0021	Renovation of a church to a Filipino Cultural Center Value of Development: <b>\$750,000</b> Status: <b>Approved</b>
<b>Bloomery Cannabis</b> <b>28610 Northwestern Highway</b>	PSLU24-0003 PSP24-0001	To build and operate an adult use marijuana retailer establishment. Value of Development: <b>\$1,000,000</b> Status: <b>Approved</b>
<b>MAB Real Estate</b> <b>30835 Greenfield Rd</b>	PSLU24-0008 PSP24-0004	To construct and operate as gas station with beer, wine & liquor sales with a carry-out restaurant. Value of Development: <b>\$2,000,000</b> Status: <b>Approved</b>
<b>Farrah Properties LLC.</b> <b>28745 Northwestern Highway</b>	PSLU23-0010 PSP24-0006	To reconstruct and reconfigure the existing gas station. Value of Development: <b>\$525,000</b> Status: <b>Approved</b>
<b>Grand 8 LLC.</b> <b>27200 8 Mile Rd</b>	PSLU24-0011 PSP24-0007	To reconfigure and existing multi-tenant shopping center to add a Bigby Coffee with a drive thru. Value of Development: <b>\$36,500</b> Status: <b>Approved</b>
<b>Lahser Woods Park</b> <b>27577 Lahser Rd</b>	PSLU24-0013 PSP24-0010	To improve the existing park by adding a dog park, paths, and other improvements. Value of Development: <b>\$1,000,000</b> Status: <b>Approved</b>
<b>Mobile Gas Station</b> <b>25826 Southfield Rd</b>	PSLU24-0015 PSP24-0012	To add beer ,wine, & liquor to an existing gas station/convenience store. Value of Development: <b>\$0</b> Status: <b>Approved</b>
<b>El Car Wash</b> <b>28810 -2884 Northwestern Highway</b>	PSLU24-0019 PSP24-0016	To permit the construction and operation of a new conveyor type motor vehicle wash. Value of Development: <b>\$3,000,000</b> Status: <b>Approved</b>
<b>Sari Group LLC.</b> <b>24450 Telegraph Rd</b>	PSLU23-0013	To permit the partial demolition and renovation of a building for used vehicles

		sales and vehicle repair, accessory to vehicle sales. Value of Development: <b>\$86,000</b> Status: <b>Approved</b>
<b>Bloom Restaurant and Lounge</b> 25080 Southfield Rd	PSLU24-0002	To permit the renovation and reuse of a vacant former restaurant and bar/lounge for the same use. Value of Development: <b>\$100,000</b> Status: <b>Approved</b>
<b>Drifter Vans</b> 24175 Telegraph Rd	PSLU24-0001	To operate a vehicle dealership to sell custom camper vans built on site. Value of Development: <b>\$0</b> Status: <b>Approved</b>
<b>Tots Academy Home Daycare</b> 27090 Berkshire Dr	PSLU24-0004	To permit a group childcare home to operate on site. Value of Development: \$0 Status: <b>Approved</b>
<b>Marya Wholesale Corp</b> 23840 8 Mile Rd	PSLU24-0005	To operate a furniture wholesale and warehousing business on site. Value of Development: <b>\$25,000</b> Status: <b>Approved</b>
<b>Superior Fence</b> 26650 8 Mile Rd	PSLU24-0007	To operate a contractor's office with ancillary showroom and storage. Value of Development: <b>\$0</b> Status: <b>Approved</b>
<b>Fuel Station</b> 28681 Northwestern Highway	PSLU24-0012	To add beer, wine, & liquor sales to the existing gas station & convenience store. Value of Development: <b>\$0</b> Status: <b>Approved</b>
<b>Lume Cannabis</b> 26760 Lahser Rd	PSLU24-0017	To amend the conditions of the special use approval to change the hours of operation. Value of Development: <b>\$0</b> Status: <b>Approved</b>
<b>Dreams Cannabis</b> 28930 Telegraph	PSLU24-0018	To amend the conditions of the special use approval to change the hours of operation. Value of Development: <b>\$0</b> Status: <b>Approved</b>
<b>24725 Greenfield LLC.</b> 24725 Greenfield Rd	PSP23-0003	To convert the existing building from general office to medical office use. Value of Development: <b>\$20,000</b> Status: <b>Approved</b>
<b>McKinley Housing Development</b> 18330 George Washington	PSP24-0003	To construct phase two of the McKinley School Residential Unit Development District. Value of Development: <b>\$28,600,000</b> Status: <b>Approved</b>
<b>Glassman Kia</b> 27000 Telegraph Rd	PSP24-0009	To construct a new vehicle showroom and service building. Value of Development: <b>\$4,000,000</b>

		Status: <b>Approved</b>
<b>Chateau Riviera Apartments</b> 22277 Southfield Rd	PSP24-0017	To reconfigure the entrance drive to add security gates at the existing apartment complex. Value of Development: <b>\$34,734</b> Status: <b>Approved</b>
<b>Iraqi Consulate</b> 16445 12 Mile Rd	PSP24-0019	To install security fencing and security gates along the perimeter. Value of Development: <b>\$15,000</b> Status: <b>Approved</b>
	<b>Grand Total of Investment in 2024:</b>	<b>Council/PC Approved: \$156,185,399</b> <b>Admin. Site Plans: \$23,817,511</b> <b>Total: \$180,002,910</b>
	<b>Grand Total of Investment in 2023:</b>	<b>Council/PC Approved: \$40,122,504</b> <b>Admin. Site Plans: \$37,951,875</b> <b>Total: \$78,074,379</b>
	<b>Grand Total of Investment in 2022:</b>	<b>\$300,575,000</b> (Middlepointe Project accounts for \$250,000,000 of this total)
	<b>Grand Total of Investment in 2021:</b>	<b>\$174,128,504</b>
	<b>Grand Total of Investment in 2020:</b>	<b>\$633,925,000.00</b> (Northland Accounted for \$550,000,000 of this total)
	<b>Grand Total of Investment in 2019:</b>	<b>\$87,009,000</b>

## B. Zoning Text Amendments

Site Plan Review	PZTA24-0001	To amend the zoning ordinance to modify the requirements & procedures for site plan review. Status: <b>Approved</b>
Marijuana Retailer Hours of Operation	PZTA24-0002	To amend the zoning ordinance to change the permitted hours of operation of medical & adult-use marijuana retailers. Status: <b>Approved</b>
Fence Ordinance	PZTA24-0003	To amend the zoning ordinance to permit administrative approval of fences up to 8 ft tall. Status: <b>Approved</b>
Beekeeping & Backyard Fowl	PZTA24-0004	To amend the zoning ordinance to remove provisions related to the keeping of animals other than pets. Status: <b>Under Review</b>
Drive Aisle Widths in Parking Lots	PZTA24-0005	To amend the zoning ordinance to modify the minimum requirements for parking lot drive aisle widths. Status: <b>Approved</b>
Drive-Thru Restaurants Zoning Text Amendment	PZTA24-0006	To amend the zoning ordinance to modify the site development standards for drive in, drive-thru, and 24-hour restaurants in RZ and B-3 Districts. Status: <b>Approved</b>

## C. Commissions and Boards

- **Planning Commission:** 29 Meetings
  - 12 Study Meetings
  - 13 Regular Meetings
  - 3 Long Range Study Meetings
  - 1 Joint Visioning Session with Planning Commission and with City Council (July 15)
  - Activity Summary:
    - Standard Rezoning: 9
    - Conditional Rezoning: 3
    - ODD/RUDD/MUCD Rezoning: 6
    - Special Land Uses: 26
    - Site Plan Reviews: 23
    - Zoning Text Amendments: 6
    - 2023 Planning Commission Annual Report Adoption
    - City of Southfield Capital Improvement Plan Update Review/Recommendation to Council (prior to adoption of FY24/25 City Budget)
    - Sustainable Southfield 2.0 Community Comprehensive Plan Implementation Review (see attached Appendix A for summary)

- **City Centre Advisory Board:** 8 Meetings
  - Funded the installation of new pathway signage along City Centre Trail
  - Hosted a winter/spring trivia event for local businesses (3/14)
  - Continue to provide publicly available dog treats for residents throughout the city's trail network.
  - Crohn's & Colitis Walk Sponsor
  - ADL Walk Against Hate Sponsor
  - Kimmie Horne Jazz Festival Sponsor
  - Installed or replaced 7 bench and/or trash bins at various points along the city's trail network.
  - Planted 10 new trees throughout the City Centre.
  - Installed 20 solar powered, motion-activated lights along the non-motorized path adjacent to Eaton Corp.
  - Installed the "Key" sculpture from the Detroit Design Center at LTU
  - Fall Celebration Event 10/29/24
- **Southfield Public Arts Commission:** 10 Meetings
  - Completed 4 Art Gallery Exhibits in partnership with the City.
  - Purchased a new sculpture from Flatlanders for 2025 installation at LTU's new Civic Centre Park Plaza
  - Organized volunteers for Kimmie Horne Jazz Festival
  - Bertoia art restoration by Flatlanders
  - Etrog's sculpture restoration
  - Working with renowned Mexican artist Sebastian to complete a future sculpture for the Nine Mile Corridor.
  - Purchase and installed "Brothers" art sculpture created by Detroit Design Center at Nine Mile and Beech
  - 4 new murals on barrier wall near LTU
- **Sustainable Southfield Advisory Board:** 4 Meetings
  - Conducted a total of 4 Sustainability Advisory Board meetings with Task Force and Community Advisory Board Members
  - Sustainability Task Force and Community Advisory Board members are actively engaged in the review and editing process of the Sustainability Action Plan draft document
  - Ongoing updates to the Sustainable Southfield web page with more credible sources, highlights of City projects, newsletters and other public education material
  - Ongoing public survey to obtain feedback regarding various sustainability topics

- Finalized and tabulated the results from a LTU survey for LTU staff and students to obtain feedback regarding various sustainability topics

• **Zoning Board of Appeals Meetings:** 14 Meetings

**Commercial Zoning Ordinance Waiver Cases (19 Cases):**

Development Description/ Location	Reference #	Zoning District	Zoning Waivers
Goldberg Office Building 24725 Greenfield	23-0001	OS	Parking
Habitat for Humanity 20423-39 Westland Dr	23-0018	RT	Min. area per unit
Holy Sepulchre Cemetery 25800 W 10 Mile Rd	23-0019	R-E	Temporary use
Exclusive Beauty & Grooming 24070 W 10 Mile Rd	23-0023	B-3	Rooftop screening
DPW Yard Storage Building 25501 Clara Ln	23-0030	RC	Setbacks
New Gas Station 28830-28844 NW Hwy	23-0031	B-3	Setbacks
Marathon Gas Station Addition 24960 Telegraph Rd	24-0002	B-3	Setbacks
Bloom Restaurant & Bar 25080 Southfield Rd	24-0004	B-3	Setbacks, Access from major thoroughfare
Panda Express 29185 Telegraph Rd	24-0005	B-3	Setback, Screen wall, Landscaping
WJBK 16550 W 9 Mile Rd	24-0010	TV-R	Fence height
Biggby w/ Drive-thru 27200 W 8 Mile Rd	24-0012	B-3	Setback, Access from major thoroughfare, Distance of drive from intersection
Gas Station Rebuild 30835 Greenfield Rd	24-0013	B-3	Setbacks
Savvy Sliders 26336 W 12 Mile Rd	24-0014	B-3	Setbacks, Landscaping



<b>Grove Market</b> <b>25155 Greenfield Rd</b>	24-0022	B-3	Setback, Fence height
<b>Yeshivas Darchei Torah</b> <b>21550 W 12 Mile Rd</b>	24-0023	R-E	Temporary use
<b>Sutton Place Apartments</b> <b>23275 Riverside Dr</b>	24-0027	RM	Fence in front yard
<b>El Car Wash</b> <b>28810-44 NW Hwy</b>	24-0028	B-3	Setbacks
<b>Veteran's Village</b> <b>25100 NW Hwy</b>	24-0029	RC	Min. floor area per unit, Parking
<b>Family Victory Church</b> <b>19421 W 10 Mile Rd</b>	24-0030	OS	Setbacks

**Summary:** The only consistent pattern is that 11 of the 19 commercial appeals involved setback waivers and 9 of those were for setback waivers in the B-3 district. Four of the setback waivers have been rendered unnecessary by the recent revision to the special land use site development standards for drive-thru, drive-in and restaurants with bars in the B-3 district. The only other consistent pattern is that the special land use site development standards for gas stations (building setback of 40' from all street rights of way) generated 3 zoning waivers due to most gas stations being located on smaller or irregular shaped lots at street intersections (the setback from the side street side is frequently an issue).

**Commercial Sign Ordinance Waiver Cases (10 Cases):**

<b>Development Description/ Location</b>	<b>Reference #</b>	<b>Zoning District</b>	<b>Zoning Waivers</b>
24725 W 12 Mile Rd	23-0024	OS	1 Additional Garden Sign
28625 Northwestern Hwy	24-0001	B-1	Additional tenant signs on existing garden ground sign
<b>Telegraph Rd</b> <b>24-29-276-049</b>	24-0006	ERO-M	Wall sign not facing a major thoroughfare
<b>24905 Telegraph</b>	24-0007	I-1	2 Wall signs not facing a major thoroughfare
28625 Northwestern Hwy	24-0011	B-1	1 Garden ground sign and garden ground sign height
25080 Southfield Rd.	24-0016	B-3	Two roof signs

24520 W 12 Mile Rd.	24-0017	B-3	Wall sign area
26901 Beaumont Blvd.	24-0018	ERO-M	Wall sign area
30000 Telegraph Rd.	24-0020	B-1	Wall sign area, garden ground sign and garden ground sign height
29970 Southfield Rd.	24-0031	B-3	2 wall signs not facing a major thoroughfare, garden ground sign height and Accessory sign height and sq ft size

**Summary:** The most consistent pattern is that 6 of the 10 sign appeals involved waivers for wall sign area and/or wall signs not facing a major thoroughfare.

#### **Residential Zoning Waivers (5 Cases):**

<b>Development Description/ Location</b>	<b>Reference #</b>	<b>Zoning District</b>	<b>Zoning Waivers</b>
25120 Ridgecliff	24-0003	R-2	Setback
16410 Maryland	24-0009	R-3	Setback
23989 Phillip Dr.	24-0015	R-4	Front yard fence
27055 Lexington Parkway	24-0019	R-A	Setback
23351 Twining Dr.	24-0021	R-4	Setback

**Summary:** There is no consistent pattern amongst these 5 cases that would warrant consideration of any particular zoning text amendments at this time.

#### **D. Other 2024 Planning Activities and Summaries**

- **Discussion/Initiatives/Review/Research Topics**
  - Facilitated LTU Summer Camp: *Placemaking Through Landscape Design* (July 15-19)
  - ADU/Tiny Home Discussion/Research Presented to Planning Commission
  - Professional Offices as Permitted Uses in the B Zoning Districts Discussion/Research Presented to Planning Commission

- Consolidation of Similar Commercial Districts Discussion/Research Presented to Planning Commission
- Inventoried historic Gruen architectural drawings from Northland Center
- 9 Mile Greenway Corridor Plan Implementation:
  - 9 Mile Greenway Corridor Task Force organized by Oakland County Parks and Recreation and including representation from the communities along the corridor.
  - 9 Mile Greenway Corridor Task Force started and has nearly completed development of branding for the corridor
  - Prescott to Plum Hollow Trail segment: TAP grant funded section of trail installed this year
  - Evergreen to Southfield Road Trail segment: TAP grant funded section of trail to be installed in 2025
  - NW Hwy Service Dr to Greenfield Trail segment: TAP grant funding for this section of trail has been applied for and if awarded would be installed in 2026
- **Sustainability Planning**
  - **Sustainability Action Plan:** framework established and preparation of full draft underway
  - **Food Waste Elimination Study:** study completed in partnership with the Detroit-based nonprofit, Make Food Not Waste
  - **LTU (Lawrence Technological University) Collaborations:**
    - Working with dining hall vendor & the Make Food Not Waste non-profit on food waste reduction strategies
    - Assisted in graduate student thesis reviews and presentations
    - Advocated for grant funding on video applications for the university on behalf of the City of Southfield
    - Working with newly formed Environmental Alliance group to inspire environmental and sustainability action around campus
    - Ongoing volunteer to work with and teach students at the summer camp and Civil Engineering perspectives fall course
  - **Education/Outreach**
    - Assisted with the development of the monarch butterfly sculpture and pollinator garden project
    - Reusable grocery bags and bamboo kitchen utensils distributed to promote reduction of plastic waste at various events
    - Articles for sustainability topics to be published in the City's Southfield Source regularly
    - Recording sustainability focused video messages with Cable 15
  - **Certification Programs & Awards**
    - Charging Smart Program Bronze Designation
    - Michigan Green Communities Challenge Gold Designation

- The United States Conference of Mayors' Climate Protection Award – Honorable Mention
- EdgeRiver Farm received the Presidential Award from KMB
- **Public Participation & Engagement**
  - **Land Use Approvals** (in excess of minimum State Requirements for the Public Hearings for Rezoning and Special Land Uses):
    - **2 Public Hearings** are held for Rezoning and Special Land Uses, once at the Planning Commission and once at City Council, notices are done for both, only one public hearing is required per the MZEA
    - **User-friendly flyers** are sent out to all residents located within 350 ft. of a subject property, which is 50 ft. greater than required in the MZEA
    - **Site Plan Reviews** – notices are published and mailed for site plan reviews by the Planning Commission even though a public hearing is not required.
    - All registered **homeowner and condominium associations** within 350 ft. of the subject property also receive notices.
    - The Planning Department maintains a map on their website **Planning Department Projects Online**. Planning Department Projects Online is an online interactive tool that allow residents to view proposed land use cases being considered by the Southfield Planning Commission and City Council.
    - Full plans and documents currently being considered by the Planning Commission and City Council are also available at the Planning Department **front counter** during regular business hours, Monday-Friday from 8 a.m. to 5 p.m.
  - **Capital Improvement Plan** Public Hearing held at the Planning Commission March 20, 2024 – prior to Commission making a final recommendation to the City Council.
  - A QR code printed on every approved plan transmittal letter links to **online customer satisfaction survey**, allowing applicants and/or property owners the opportunity to provide feedback regarding the ease and quality of service provided during the Planning Department review process. Survey Monkey City of Southfield Planning Department Satisfaction Survey: <https://www.surveymonkey.com/r/BKV7RPY>
  - The Planning Department routinely sets up a table with giveaways at **community events** such as, but not limited to: 4 annual Eat-to-the-Beat lunch time concerts and food truck events; corporate trivia; community-cup events, Oakland County Economic Development events, Arts Commission events, Fall Celebration, Community walks, etc.
  - **MDOT Michigan Shared Street and Spaces Grant Program public input/engagement session** held May 22, 2024 as part of a Planning

Commission meeting in support of a grant application to improve transit stops in the community (City has been awarded a \$200,000 grant, work to be performed in 2025)

- **Grant Applications/Awards**
  - Detroit Institute of Arts (DIA) Partners in Public Art Mural Grant - Awarded
  - 2024 Reconnecting Communities Grant – Applied/Not awarded
  - 2024 DTE Energy Foundation Tree Planting Grant - Awarded
  - KMB – Keeping Michigan Beautiful Grant - Awarded
  - Michigan Infrastructure Office (MIO) Technical Assistance Center - Awarded
  - MDOT Shared Streets and Spaces Grant (SSSG) program - Awarded
  - Oakland County Access to Transit Program - Awarded
  - FY 2025 Transportation Alternatives Program (TAP) for Nine Mile Corridor: south side of Nine Mile from Evergreen Rd. east to Southfield Road – Awarded
- **Training, Special Projects & Workshop attendance by PC & Planning Team Members**
  - **American Planning Association (APA):**
    - **APA Annual Conference; NPC-24 (4/13-4/16) Minneapolis, MN**
      - The Evolution of Landmark Public Spaces
      - Bee the Change: Habitat from Yard to Landscape
      - Urban Park Futures: Navigating Transformative Mobility Trends
      - Emerging Trends and Signals: The 2024 Trend Report
      - Taking Action: From City-Led Planning to Community Led Implementation
      - Resilient Design and Engagement for Sustainable Modern Corridors
      - Dynamic Downtowns at Various Scales
      - Public Art as a Solution to Transportation Issues
      - Community Climate Planning and Action Toolbox
      - Navigating our Intelligent Future: Planning Ethics and AI
      - The Red Road: Reclaiming an Indigenous Cultural Corridor
      - Public Monuments: Shaping More Equitable and Inclusive Cities
      - Two of the Largest Artist Complexes
      - Adaptation of Public Places in a Post-Pandemic Downtown
    - **APA Annual Conference; NPC-24 On-Line (5/8-5/10)**

- Connecting Green Infrastructure and Community Action
  - Framing Climate Action for Small & Medium Sized Communities
  - Greatest Hits from High Court (Legal)
  - Participatory “Demolition Planning” in Flint, MI
- **APA – Annual Conference; NPC-26 (Detroit, Michigan) Arts Session & Tour prep**
- **APA – 2024 Trend Report for Planners Webinar**
- **Michigan Association of Planning (MAP):**
  - **MAP – 2024 Annual Conference (9/25-9/27), Grand Rapids, MI:** Sessions included information pertaining to zoning reform, statewide housing needs assessments, inclusionary, design practices, sustainability, revitalization plans, equity, and recent legislative updates
  - **MAP – Spring Institute “Resilience Summit”**
  - **MAP – Transportation Bonanza 15 “Community Building for Health and Accessibility”**
  - **MAP – Introducing the Michigan Zoning Atlas – Grand Rapids Area Pilot**
- **International Council of Shopping Centers (ICSC):**
  - **ICSC Las Vegas (May 19-21, 2024)**
  - **ICSC + Continuing Education Michigan (April 18, 2024)**
    - Space, Place, Market Place: Where is Commercial Real Estate Going Next? Round-table presentation
- **Oakland County:**
  - When Regional Malls and Big Boxes Go Dark Presentation (June 26, 2024) Webinar
  - Coordinating with Regional Energy Utilities Webinar
  - Partnering to Build Transit Friendly Communities Webinar
  - Sidewalk Maintenance Program Webinar
  - Workforce Development Services Webinar
  - Maximum Extent Practical (MEP) Stormwater Standards Webinar
  - Oakland County Food Waste Panel
  - 39<sup>th</sup> Economic Outlook Webinar
  - Oakland County Community Showcase economic development open house
  - Nine Mile Task Force: Nine Mile Greenway Corridor Planning & Branding
  -
- **Southeast Michigan Council of Governments (SEMCOG):**
  - SEMCOG Building Decarbonization Coalition Virtual Meeting
  - SEMCOG General Assembly – March 2024
    - Southfield Trail Planning (9 Mile Corridor) Presentation
  - SEMCOG Webinar - AI Best Practices in Graphic Design

- **Trails, Water & Land Alliance (TWLA) Quarterly Meetings:**
  - TWLA Summer Meeting (6/24/24)
  - TWLA Fall Meeting (10/3/24)
- **State of Michigan:**
  - Michigan \$15M Equitable Mobility Challenge Webinar
  - EGLE Webinar – Turning Waste into Gold: Composting at the Local Government Level
  - EGLE Webinar – Michigan’s \$129.1M CPRG Award: Creating a Renewables Ready Communities Program
  - EGLE Webinar – Navigating the New Renewable Energy Siting Legislation: Insights for Local Governments
  - EGLE Materials Management Virtual Conference
  - Redevelopment Ready Communities – Childcare Readiness Webinar
- **U.S. Government:**
  - Reconnecting Communities Grant Writing Webinar Series
  - CPRG Regional Building Decarbonization Virtual Meeting
- **City of Southfield:**
  - June is Pride Awareness Month: LGBTQ+ 101 Workshop
  - Leadership Roundtable: Inclusive Leadership for Supervisors
  - Performance Evaluation Training
  - Sexual Harassment Training & Policy Review for Managers
  - 2025 Your Role: Internet Security & You
  - 2025 Social Engineering Red Flags
  - State of the City 2024: Special Football Themed Presentation
  - Southfield Job Fair
  - Webex Room Training
- **Economic Development Events:**
  - Corporate Trivia Night
  - Fall Celebration (10/29)
  - Kimmie Horne Jazz Fest (8/9)
  - MEDA (Michigan Economic Developers Association)
  - Michigan Hispanic Chamber
  - National Association of Women Business Owners (NAWBO)
  - Oakland Thrive
  - Surgeons Choice
- **Sustainability Events & Training:**
  - Catalyst Communities Fellowship Presentations
  - C3 Summit
  - Healthy Climate Task Force Meetings (3 meetings)
  - EV Smart/Charging Smart Webinar Series
  - Food Waste Elimination Study Meetings (6 meetings)
  - Catalyst Communities Pre-workshop Webinar
  - Southfield Community Feast Event

- MI Healthy Climate Conference & Pre-Conference Workshop
- MI Green Communities – Ann Arbor Meeting & Resiliency Hub Tour
- BCSEM Summer Quarterly Meeting at EdgeRiver Farm
- LTU Environmental Alliance Meeting
- MI Climate Summit at the University of Michigan
- Michigan Sustainability Conference
- NRDC Food Matters Network Call: Municipal Action on Food Waste Prevention—Tools and Resources for Local Government
- LEED BD+C and Envision CEH Webinars
- **Miscellaneous:**
  - Michigan Cares for Tourism – Historical/Cultural Assets Webinar
  - Michigan Chapter of American Society of Landscape Architects DEI Committee: Outreach and Education
  - Joe Louis Greenway Study - Housing
  - Joe Louis Greenway Study – Mobility & Access
  - Grant Writing/Funding Seminar (Grant Writing USA)
  - Revitalization and Placemaking Program Informational Webinar
  - Right to the City: Equity, Sustainability and Single-Family Zoning, Part 1 & 2 (National Council of Architectural Registration Boards)
  - Key Trends in the Multifamily Housing Market for 2025: Luxury Rental, Mixed-Use Multifamily, Assisted Living/Memory Care Facilities (Building Design + Construction)

**E. Proposed 2025 Planning Activities and Summaries**

- **2025 Discussion/Initiatives/Review/Research Topics**
  - Housing – Zoning Amendments:
    - ADU's/tiny homes
    - Infill housing options in single family residential districts (1-4 dwelling unit buildings)
    - Missing Middle Housing options
  - Re-use/Redevelopment – Zoning Amendments:
    - Mixed use
    - Flexibility in development standards
    - Discretion in development approval process
  - Other Zoning Amendments
    - Consolidation of similar commercial districts to simplify/streamline the ordinance
    - Consolidation of similar residential districts to simplify/streamline the ordinance
    - Public Benefit Zoning Amendments (i.e. Industrial zones along the Telegraph Rd. Corridor)
  - Trails:
    - City Centre Trail: placemaking and solar lights



- 9 Mile Greenway Corridor
    - Rouge River trail access
  - Greenfield Road Beautification (Phase II):
    - Banners
    - Branding
    - Ground signs
    - Landscaping
  - Dog Park:
    - Dog play areas
    - Pedestrian pathways
  - Redevelopment Ready Recertification – all items submitted, waiting on feedback. Complete any required items and complete process
  - Annual Joint Visioning Session with Planning Commission and City Council
  - Annual Capital Improvement Plan update
  - Annual review of Master Plan Implementation status (See Appendix A)
- **2025 Public Participation & Engagement**
  - **Land Use Approvals**, efforts above and beyond State requirements to continue.
  - **Sustainable Southfield Public Engagement** - The Planning Department contracted the services of a public engagement consultant to conduct approximately 3 public engagement sessions to solicit feedback regarding baseline perspectives about sustainability, encourage survey participation, and other interactive activities. The results will be published in the City's 2025 Sustainability Action Plan.
  - **Grant, Project or Topic Based Engagement** (as needed):
    - Identify key stakeholders for additional public engagement
    - Public engagement to include, but not limited to: open houses, flyers, town hall style meetings, focus groups, in-person and on-line surveys, Cable 15 stories, design charrettes, community workshops, attending home-owner association meetings, one-on-one interviews, social media, website, QR codes, canvassing at sites that generate a lot of pedestrian traffic, etc.
    - If a third party is contracted, then they will adhere to the public participation strategy.
    - Establish tracking measures to determine success.
    - Communicate results of public participation in a consistent and transparent manner.

# Annual Review of Sustainable Southfield 2.0 Community Comprehensive Plan Implementation Progress

2024

# Chapter 10: Implementation

## Implementation Matrix

The Implementation Matrix (below consolidates all the goals and objectives from Chapters 3 through 9 into a single table. Each objective is assigned a timeline, priority, and a lead agency, department, or public board/commission. The purpose of the Implementation Matrix is to keep the City of Southfield accountable for the Master Plan and to ensure the goals are translated into reality.

### LEAD CODES KEY

#### Boards and Commissions

- CC = City Council
- CCAB = City Centre Advisory Board
- COSA = Commission on Senior Adults
- CPAB = Citizens Police Advisory Board
- CSC = Civil Service Commission (Police and Fire)
- DDA = Downtown Development Authority
- DCAC = DDA Citizens Area Council
- EDC = Economic Development Corporation
- HDC = Historic District Commission
- HDAB = Historic Designation Advisory Board
- LB & LBA = Library Board & Library Building Authority
- PAC = Public Arts Commission
- PC = Planning Commission
- PRB = Parks and Recreation Board
- SHC = Southfield Housing Commission

- TLC = Total Living Commission

- WAC = Wildlife Advisory Commission

#### Departments

- CAD = City Administrator
- AD = Assessing
- BD = Building
- BDD = Business Development
- CED = Code Enforcement
- CRD = Community Relations
- EDD = Economic Development
- EMD = Emergency Management
- ED = Engineering
- FD = Fire
- HD = Housing
- HR = Human Resources
- HSD = Human Services
- LB = Library
- MO = Mayor's Office

PRIORITY KEY	
Higher Priority	H
Medium Priority	M
Lower Priority	L

TIMELINE KEY	
Near-Term	NT
Medium-Term	MT
Long-Term	LT

Completed or near complete

In process, some progress

Not begun, or little progress

Evaluation is for items that Planning Commission or Planning Department have implementability



CH	Goals	Objective	Lead(s)	Timeline	Priority
CH 3: Healthy Living	<ul style="list-style-type: none"> <li>Eliminate local food deserts</li> <li>Reduce city' obesity rates and encourage healthy food choices, especially among children</li> <li>Promote alternative modes of mobility with a focus on active transportation and micro-mobility</li> <li>Work toward improved mental health outcomes for the community</li> <li>Promote active living by making it safer to walk or bike to daily activities like shopping, work, school, and recreation</li> <li>Build a more equitable community where the health and well-being of all people is supported, regardless of age, ethnicity, national origin, or disability status</li> <li>Engage in outreach that targets minorities and under-represented groups in community meetings, land use and planning commission, and hiring decisions</li> <li>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</li> </ul>	Promote educational programs for healthy living	COSA, TLC, HSD	NT	L
		Promote exercise programs	COSA, PRD	NT	M
		Promote and provide more public sports events and programs	PRD, SPSP	NT	M
		Promote public and semi-public exercise facilities (outdoor and indoor)	PRD, SPSP	LT	H
		Identify locations for and construct community gardens	PRD, COSA	MT	L
		Create provisions that allow for more flexible placement of community gardens throughout the city	PL, PC	MT	L
		Adopt zoning policies and regulations that promote and support urban agriculture activities	PL, PC	NT	L
		Revisit and update internal hiring diversity policy	HR	NT	H
		Provide technical assistance and outreach efforts that increase equal access to land use resources and economic development tools	BDD	MT	H
		Promote greater equality of access to minority business development and support land use and zoning that increases goods and services in resource poor neighborhoods	BDD, PL	MT	H
CH 4: Housing and Residential Character	<ul style="list-style-type: none"> <li>Make Southfield a more attractive place for younger families</li> <li>Retain neighborhood character while improving the quality of homes, public facilities, and infrastructure</li> <li>Support quality, safe, and affordable housing in a variety of types, sizes, locations, and costs to meet the needs of</li> </ul>	Hold annual bike-the-town events to encourage people to get comfortable with and excited about cycling	PRD, CCAB	MT	M
		Revise the city's Public Engagement Plan to incorporate more innovative and inclusive engagement methods that are shown to be effective in reaching under-served populations	CAD, PL, BDD	NT	M
		Expand the allowable uses in the single-family zoning district to include more attached housing types by-right	PL, PC	MT	M
		Provide mixed-use and higher density residential options	PL, PC	MT	M
		Eliminate Euclidian zoning where feasible	PL, PC	LT	L
		Develop Accessory Dwelling Unit (ADU) regulations	PL, PC	MT	H
		Promote and provide incentives for green building and alternative energy techniques	BD	LT	H
		Regulate short-term rentals (i.e., Airbnbs, VRBO, etc.)	PL, PC, BD	MT	H

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CH	Goals	Objective	Lead(s)	Timeline	Priority
	<ul style="list-style-type: none"> <li>current and future residents, regardless of age or income</li> <li>Support a land use pattern and land use designations that provide for housing opportunities at varying densities and at appropriate locations consistent with the Land use Plan</li> <li>Make Southfield an age-friendly community where residents can age-in-place in their homes in comfort</li> <li>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</li> <li>Retain property values</li> </ul>	Preserve historical and architectural character, especially our Mid-Century Modern architecture, and promote the rehabilitation and re-use of existing structures, where feasible	PI, PC, HDC, HDAB	MT	H
		Provide affordable housing that is well maintained and meets the needs of the entire community	SNRI, SHC	LT	H
		Seek partners and funding to increase the supply of housing for older adults, including developments that support aging in place	COSA, SHC	MT	H
		Promote new development that conveys a positive sense of place	PL, CCAB	NT	H
		Incorporate traditional, walkable, pedestrian-friendly design into new and existing residential neighborhoods through design standards	PL	NT	H
		Encourage and promote programs that help people maintain the quality and appearance of individual properties	TLC	MT	H
		Create pedestrian links that connect neighborhoods with each other, major community features, and regional assets	PL	LT	H
		Review ordinances, codes, regulations, and permitting processes to eliminate or modify conflicting and excessive requirements and to streamline the regulatory review process	PL	MT	H
		Provide more infill housing options in the future land use plan and zoning ordinance	PL, PC	NT	H
		Create programs and amenities that attract and retain young professionals	BDD, COC	LT	H
CH 5: Economic Development	<ul style="list-style-type: none"> <li>Retain, expand, and attract businesses</li> <li>Remain business-friendly and continue to provide business incentives to maintain an equal playing field</li> <li>Support a more diverse economy and tax base</li> <li>Encourage innovation and the growth of emerging business sectors</li> <li>Develop local talent in an inclusive, diverse, and comprehensive matter</li> </ul>	Investigate methods to support the increasingly remote workforce	BDD, COC	LT	M
		Maintain Redevelopment Ready Communities (RRC) certification	PL, BDD, CC	LT	H
		Initiate sustainable urban (re)development strategies that foster green business growth and build reliance on local assets	PL, BDD	LT	H
		Encourage the preservation of the city's historic assets, including historic neighborhoods, Mid-Century Modern buildings, and the former Northland Center area	PL, HDC, HDAB	LT	H

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CH	Goals	Objective	Lead(s)	Timeline	Priority
	<ul style="list-style-type: none"> <li>Improve the learning-to-job pipeline for people at all levels of secondary and post-secondary education</li> <li>Attract and retain young professional and skilled older professionals</li> <li>Cultivate external businesses relationships to connect to the regional economy</li> <li>Establish and maintain housing, transportation, communication, and utility systems which foster quality development</li> <li>Encourage development that is environmentally sensitive and sustainable</li> </ul>	Provide start-up businesses with both financial and technical assistance	BDD	LT	H
		Recruit growing businesses that are suited to the region and are seeking a highly skilled work force or are willing to train an entry-level work force	BDD	LT	H
		Continually upgrade technology infrastructure to meet future need	CA	LT	H
		Provide information to local businesses about funding support and investment opportunities	BDD, DDA	LT	M
		Assist local firms in finding appropriate development sites for expansion	BDD, DDA	LT	H
		Facilitate the development of neighborhood business centers through land use and zoning	PL, BDD	LT	M
		Cooperate with local educational institutions to coordinate training/skill requirements to meet the needs of local employers	BDD	LT	H
		Assist older adults in finding both paid and volunteer job opportunities	COSA, BDD	LT	H
		Identify the economic needs of the chronically unemployed and underemployed in the region and develop programming -- including education and retraining -- to meet those needs	BDD	LT	L
		Establish community engagement strategies to solicit ideas from our civic leaders, business community, and neighborhood homeowner and condominium associations on creating economic vitality, walkability, and recreational opportunities throughout the City	PL, PC	MT	H
CH 6: Existing and Future Land Use	<ul style="list-style-type: none"> <li>Offer unified, well-organized, walkable residential neighborhoods that provide a variety of housing options, and recreational and social opportunities, and community assets in a livable environment for the City's residents</li> <li>Provide for an appropriate amount of mixed-use commercial, office, industrial, and recreational uses, located for convenience, safety, and leisure, resulting in aesthetic business areas in the City</li> <li>Provide for a mix of housing options for singles, families, and older adults with</li> </ul>	Regularly evaluate economic and market trends that will establish the land use policies and alternatives to be considered, including demographic, socioeconomic, housing, and transportation trends	PL, BDD	LT	H
		Identify economic sectors that have the potential to contribute to the type of economic development being sought by the City, including addressing the needs of underserved populations and fostering growth in targeted industries	PL, BDD	LT	M

CH	Goals	Objective	Lead(s)	Timeline	Priority
	<p>increased density, walkability, and mixed-use in our neighborhoods and along major corridors in the City</p> <ul style="list-style-type: none"> <li>Create a diversified and balanced mixture of land uses that will support the economic vitality, tax base, and livability of the City</li> </ul>	<p>Identify the market prospects facing various real estate development and investment projects, particularly in locations that might be targeted for growth and/or change</p> <p>Create a procedure or practice to identify economic and fiscal implications of various policies or land use regulations</p> <p>Align the Zoning Ordinance with the goals of the Master Plan</p> <p>Streamline the approval process and work toward having site plans for permitted uses approved administratively or by the Planning Commission</p> <p>Implement the Nine Mile Corridor connectivity objectives in coordination with adjacent communities (I-75 to I-275)</p> <p>Support the Oakland Community College redevelopment project</p> <p>Provide for both vertical mixed-use (lower floors of commercial and upper floors residential or office) and horizontal mixed use on an entire block that allows residents to live, work, and play in the same general location</p> <p>Improve the public realm through creation of context-sensitive built environment</p> <p>Promote development strategies for the rehabilitation and re-purposing of existing structures, conservation, and sustainable/green building design</p> <p>Provide for a mixture of land uses, including retail and residential, that help to generate positive pedestrian activity in an area</p> <p>Provide for a variety of housing options, including higher density mixed-use developments along our major corridors, where development has been challenging due to shallow lots and obsolete buildings</p> <p>Develop shared-use pathways throughout the City to connect users with public transit to key destinations in the City and beyond</p> <p>Identify and market opportunities sites for infill to take advantage of existing infrastructure and reduce the need for new facilities</p>	<p>PL, BDD</p> <p>PL, BDD</p> <p>PL, PC</p> <p>PL, PC, CC</p> <p>PL, CA, PAC</p> <p>DDA</p> <p>PL, PC</p> <p>PL, CCAB, DDA</p> <p>PL, BD</p> <p>PL, PC</p> <p>PL, PC</p> <p>PL,</p> <p>PL, PC</p>	<p>LT</p> <p>LT</p> <p>NT</p> <p>NT</p> <p>MT</p> <p>LT</p> <p>NT</p> <p>LT</p> <p>LT</p> <p>MT</p> <p>NT</p> <p>LT</p> <p>LT</p>	<p>M</p> <p>H</p> <p>H</p> <p>H</p> <p>H</p> <p>M</p> <p>H</p> <p>H</p> <p>H</p> <p>H</p> <p>H</p> <p>H</p> <p>H</p>
CH 7: Sub-Area Plans	<ul style="list-style-type: none"> <li>Establish viable and high-quality commercial, residential, and office districts that promote transit and pedestrian-friendly development to connect those districts with each other and the surrounding community</li> <li>Provide for high quality, integrated communities providing a diverse range of uses and development to sustain a diverse economy, including offices, retail, entertainment, institutions, services, recreation and leisure, and restaurants</li> <li>Respond to a growing market demand for walkable, vibrant communities with convenient transit linkages, proximity to jobs, and access to nearby public services and spaces and activity-oriented destinations</li> <li>Continue to implement the individual goals and objectives of each Sub-Area Plan and their key redevelopment areas</li> <li>Provide an environment conducive to and support of living, working, shopping, and entertainment</li> <li>Strengthen the physical and social connections within and between communities</li> </ul>				



CH	Goals	Objective	Lead(s)	Timeline	Priority
CH 8: Public Infrastructure	<ul style="list-style-type: none"> <li>Ensure sustainability improvements are distributed equitably across the city</li> <li>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</li> <li>Ensure that contributions of natural resources to human well-being are explicitly recognized and valued and that maintaining their health is a primary objective</li> <li>Promote active living by making it safer to walk or bike to daily activities like shopping, work, school, and recreation</li> <li>Support and adopt Smart Growth policies to ensure the community is socially, economically, and environmentally sustainable</li> </ul>	Target development opportunities to nearby, compatible land uses to shorten trips and facilitate alternative modes of transportation, such as walking, bicycling, and public transit	PL	MT	H
		Provide a combination of financial and regulatory incentives to mixed-use developers, such as permit fee reductions and expedited approvals, tax abatements, and dimensional bonuses	BDD, CC	LT	L
		Provide regulatory flexibility with regard to building height, housing density, floor area, lot coverage, yard setback, landscaping, and other zoning provisions for mixed-use developments in key areas targeted for growth	PL	LT	H
		Implement modern parking management tactics, including shared parking, parking reductions and minimum parking eliminations, maximum parking standards, shared vehicles, proximity to transit, valet parking, and bicycle parking	PL	MT	H
		Hire a Sustainability Planner	PL	NT	H
		Establish a Sustainability and Climate Action Plan Task Force	PL	MT	H
		Create and adopt a Sustainability and Climate Action Plan document	PL	LT	H
		Adopt a Climate Action Resolution by City Council	PL	NT	H
		Strive for a formal Complete Streets Policy, beyond that included in the Master Plan, and a Vision Zero Action Plan	CC	LT	M
		Join the International Council for Local Environmental Initiatives (ICLEI)	CA	NT	H
		Engage City Staff and Elected Officials in sustainability education efforts and surveys to establish baseline sustainability knowledge	PL	NT	H
		Recruit external partners to form a Sustainability Advisory Board	PL	NT	H
		Author educational material for City events that promote sustainable practices	PL	NT	H
		Ensure infrastructure projects do not adversely impact disadvantaged communities or the natural environment	ED	LT	H
		Require Low Impact Design elements to be incorporated into all new development and major redevelopment sites	PL, ED	LT	H



CH	Goals	Objective	Lead(s)	Timeline	Priority
<ul style="list-style-type: none"> <li>Educate the community about sustainability initiatives and opportunities to lower their impact on the planet</li> <li>Foster partnerships with sustainability experts to create a network of knowledge</li> <li>Facilitate access to information and communication technology</li> <li>Develop policies that focus on higher quality of life through clean air and water, beautiful parks and green spaces, and clean and efficient energy use</li> <li>Promote the public welfare and serve the public interest, convenience, and enjoyment through the promotion of the arts in the City of Southfield</li> </ul>		Educate the local community through website content, brochures, flyers, banners, and newsletters	PL	NT	H
		Engage the local community by inviting them to City Council meetings, sustainability workshops, and other events	PL	NT	H
		Promote growth management through infrastructure investments using regional agencies such as Oakland County and SEMCOG as a forum for evaluating needs	CA	LT	M
		Provide security and emergency response in regard to critical infrastructure through cooperation with State and Federal authorities to continually assess infrastructure systems and remedy potential vulnerabilities	EMD, CA	LT	H
		Direct telecommunications infrastructure towards underserved neighborhoods and communities	TLC/HSD	LT	H
		Cooperate with regulatory agencies to ensure the provision of reliable and affordable telecommunication services	CC	LT	H
		Implement the Safe Systems approach across the City's transportation systems	ED	LT	H
		Commit to and prioritize a systems-based approach to Vision Zero focusing on the built environment, systems, and policies	PL, ED	LT	H
		Adopt messaging that emphasizes that traffic losses are preventable	PL, ED	LT	H
		Build more shared use pathways, bike routes, and other non-motorized transit options	PL, ED	LT	H
		Establish more physical works of art in public places throughout the City	PL, PAC	LT	H
		Provide aesthetic, well-maintained streets and sidewalks and work to fill sidewalk gaps	PL, ED	LT	H
		Continue the construction of infrastructure for electric vehicles	CA	LT	H
		Continue to work with local higher-education providers to research and test emerging mobility options	CA, BDD	LT	H
		Adopt local ordinances protecting pedestrians on sidewalks and crosswalks	PL, CA	NT	H

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CH	Goals	Objective	Lead(s)	Timeline	Priority
CH 9: Public Facilities and Services		Adopt local ordinances regulating the speed of electric bicycles, scooters, and autonomous delivery vehicles on pedestrian sidewalks and non-motorized pathways	PL, CA	NT	H
		Create maintenance and site development policies that acknowledge and incorporate trees as a "living utility"	PL, DPW, CA	MT	H
		Amend the Zoning Ordinance to require recycling bins/dumpsters with screening for each multi-family residential development. Encourage recycling programs at each development	PL	NT	H
	<ul style="list-style-type: none"> <li>Improve public transit for older adults, low-income riders, and people with disabilities</li> <li>Provide excellent public facilities</li> <li>Recognize and respect Southfield's diverse community through a care and wellness approach in identifying and responding to community social needs</li> <li>Promote recognition and inclusion of multicultural differences and lifestyles</li> <li>Assist families in keeping and purchasing homes suited for their needs and financial ability</li> <li>Develop and promote educational opportunities and resources that will assist residents in achieving a higher and healthier quality of life</li> <li>Ensure that all elements of the built environment, including land use, transportation, housing, energy, and infrastructure, work together to provide sustainable, green places for living, working, and recreation, with a high quality of life by</li> <li>Ensure fairness and equity in providing for the housing, services, health, safety, and livelihood needs of all residents and groups by providing accessible, quality public</li> </ul>	Support City Centre Wi-Fi	CCBA, SPSPD	NT	H
		Explore options for additional public or workforce housing	HSD, CA	LT	L
		Increase collaborations/partnerships with other low-income support agencies to provide services through the Southfield Human Services Department	HSD	LT	H
		Explore alternative funding sources to assist low-income residents	HSD	LT	H
		Work with the Commission on Senior Adults (COSA) Committee to develop an age-friendly action plan	COSA, PL	LT	M
		Develop translated versions of City service materials and make translation services clearly available and easy to use	HR	LT	H
		Assist in the development of community-based budget and financial planning initiatives	CA	LT	L
		Explore residents' housing responsibilities regarding upkeep of properties if receiving housing-related financial assistance	HSD	LT	M
		Explore and expand opportunities for the CHORE program to support the City's curb appeal initiative	HSD, CA	LT	M
		Develop methods to meet the educational needs of older adults consistent with their developmental stage and assist older adults whose cognitive abilities are compromised	COSA	LT	H
		Educate the public on maternal, prenatal, and neonatal health concerns and ways to improve infant health outcomes and early learning capacity	HS	LT	H
		Provide workshops on personal finances/budgeting, foreclosure prevention, homebuyer education, legal consultations through partnerships with external agencies	HS	LT	H



CH	Goals	Objective	Lead(s)	Timeline	Priority
	<ul style="list-style-type: none"> <li>services, facilities, and health care to the community</li> <li>Improve the City's preparedness, resilience, and adaptability in the face of both natural and human-caused hazards</li> <li>Ensure that all local proposals account for, connect with, and support the plans of adjacent jurisdictions and the surrounding region</li> <li>Provide opportunities for life-long learning and increased collaborations and partnerships with agencies that provide services to the City</li> <li>Use environmental justice principles to reduce exposure to toxins and pollutants and provide equitable green space access</li> </ul>	such as the Community Housing Network, Legal Aid and Defender Association, and Lighthouse of Oakland County			
		Coordinate services with various agencies and religious organizations such as churches, nonprofit organizations, Tone Up for Tune Ups, Southfield Goodfellows, and the Southfield Veterans Commission	HSD, CA	LT	H
		Develop a more effective method of information distribution among Southfield's senior adult population	COSA, PRD	LT	H
		Expand and support the efforts of the COSA's Homes for the Aged Subcommittee to inspect and evaluate Southfield's long-term care facilities	COSA	LT	H
		Distribute information on homeowner responsibilities regarding upkeep	CA, HSD	LT	H
		Upgrade infrastructure and facilities in locations where it is older and/or substandard	ED, DPW	LT	H
		Develop a strategy for addressing mental health crises in conjunction with the Police and Human Services Departments	HSD	LT	H
		Coordinate local developments and improvements with regional transportation investments to ensure the most efficient use of resources	PL, ED	LT	H
		Create a joint calendar of events highlighting both City of Southfield's and other agencies' events	CA	LT	H
		Provide resources for older adults to find trusted contractors and service providers for home repair, home care/housekeeping, and personal care	COSA, HS, PRD	LT	M
		Create context-responsive design options for multimodal transportation improvements that will help tailor them to their location	PL, ED,	LT	H

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- Housing:
  - ADU's/tiny homes – **Staff research and PC study meetings held, further discussion with Council needed**
  - Infill housing options in single family residential districts (1-4 dwelling unit buildings) – **further discussion with Council needed**
  - Missing Middle Housing options - **further discussion with Council needed**
- Re-use/Redevelopment:
  - Mixed use – **first MUCD project approved, two additional ODD projects approved**
  - Flexibility in development standards – **one MUCD project approved, two ODD projects approved, one RUDD project approved**
  - Discretion in development approval process – **Site Plan Review delegated to City Planner & Planning Commission**
- Trails:
  - 9 Mile Greenway Corridor – **another pathway segment installed / art installed/ bus stop & pedestrian respite stations installed / trees planted/ County led Greenway Corridor Group convened & branding nearly completed / TAP grant for another segment approved**
  - 11 Mile Corridor – **8 bus stop & pedestrian respite stations installed during last two years, another proposed in 2025**
  - Rouge River trail access - **Valley Woods Trail System – Conceptual Design & Feasibility Report completed**
- Greenfield Road Beautification – **signs / banners / landscaping in median added**

- Dog Park – **approved and under construction at Lahser Woods Park**
- Zoning Amendments:
  - General Office in B-Districts – **Staff research and PC study meeting held**
  - Urban Agriculture – **Zoning & General Code Amendments nearing approval (eta February 2025)**
  - Screening walls (requirements/alternatives) – **Amendments to wall requirements for drive-thru restaurants etc. approved**
  - Public Benefit Zoning Amendments (i.e. Industrial zones along the Telegraph Rd. Corridor) – **Further research/discussion needed (inclusion of Business & Economic Development Director and City Attorney in discussion essential due to complexity of the issue)**
- Review and Potential Consolidation of Similar Zoning Districts (those with similar uses and development standards) – **Staff research on commercial and residential districts underway / discussed at PC Study Meetings**
- Redevelopment Ready Certification
  - Site Plan Review Approvals – **Zoning amended to delegate to City Planner and Planning Commission Approved**
  - Joint Visioning Session with Planning Commission and City Council – **Joint meeting held July 15, 2024**