

*PATIENCE & PERSISTENCE !!*

**2023 Southfield  
State of the City Address**

*Mayor Kenson J. Siver*



*PATIENCE & PERSISTENCE !!*

## **Our Team**

Michael 'Ari' Mandelbaum, *Council President*

Linnie Taylor, *Council President Pro Tem*

Nancy Banks

Daniel Brightwell

Lloyd Crews

Myron Frasier

Coretta Houge

Irv Lowenberg, *Treasurer*

Allyson Bettis, *City Clerk*

Frederick Zorn, *City Administrator*

John Michrina, *Deputy City Administrator*

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## **NEW DEVELOPMENTS**

- Competition for new businesses
- Changing workplace
- Changing retail
- Financing/Rising interest rates

## *PATIENCE & PERSISTENCE !!*



On Again .. Off Again  
*Finally, ON AGAIN!*

Costco first approached the city in 2016 to locate a Business Costco on the former Northland Center property.

Construction has begun at the corner of Northland Drive and NW Hwy Service Drive

This will be the first Business Costco in Michigan

## *PATIENCE & PERSISTENCE !!*

TESLA will be opening a new service center on Telegraph Road this spring.

This will be the first TESLA service center in Michigan



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## New Seoul Gourmet Market

Following the success of the New Seoul Plaza restaurant, the business is expanding with a gourmet market next door.

The market is making an adaptive re-use of the former Copper Canyon restaurant.



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## *ADAPTIVE RE-USE*

**AMC Star Theater to become  
the home of Triumph Church**

Rear of the Radisson Hotel to  
be converted to Kiwi Memory  
Care facility.

The central tower and the  
extended stay wing will  
continue to operate as the  
Radisson.



# *PATIENCE & PERSISTENCE !!*



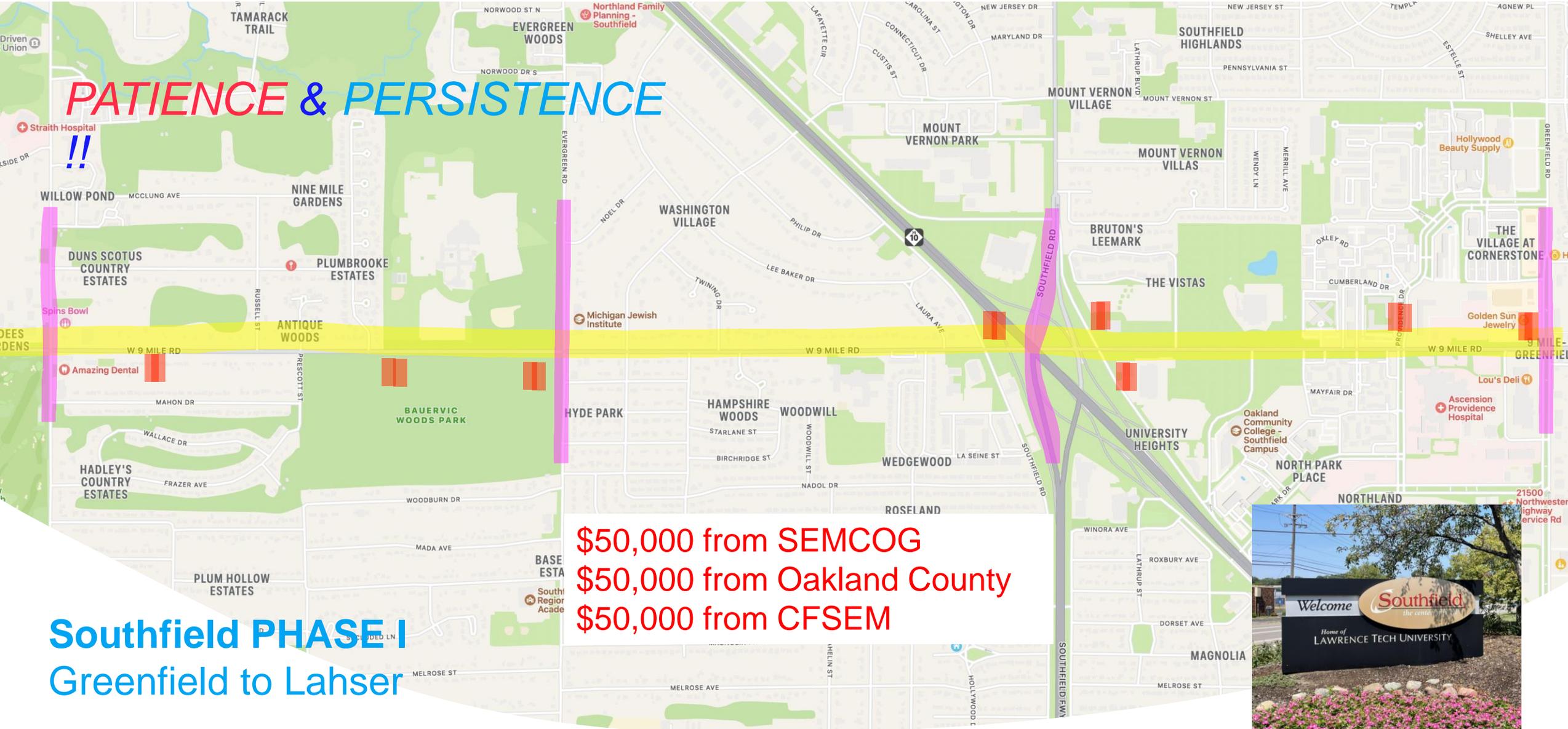
Enterprise Car Rental is undergoing its third expansion on Telegraph with a newly constructed service center.

## Many new businesses opened in the city this year

- Lillie Mae's Southern Buffet
- D'bos Daiquiris, Wings & Seafood
- Chick-fil-A
- Natural U Health & Beauty Salon
- Infinity Jewelers
- EXtreme Loans
- Spa Life
- Action Benefits



# PATIENCE & PERSISTENCE



## Southfield PHASE I Greenfield to Lahser

\$50,000 from SEMCOG  
\$50,000 from Oakland County  
\$50,000 from CFSEM

## 9 MILE CORRIDOR: Connectivity, Placemaking & Recreation

*Connecting railways from I-75 to I-275 for health & wellness*



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PERSISTENCE !!***

Southfield Public Art Commission, Friends of Southfield Public Arts & the City Centre Advisory Board continue artistic and placemaking endeavors. Several new pieces of art will be installed this year. The Lobby of City Hall has become showplace for the works of local artists with quarterly displays and new show openings.



## **PATIENCE & PERSISTENCE !!**

### **2023 Road projects focus on neighborhoods**

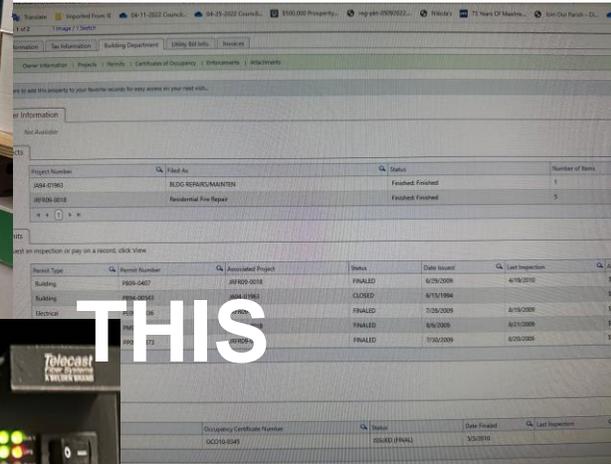
- Tanglewood (Phase II)\*
- Sherwood Village\*
- Washington Heights\*
- Friar Lane
- Tuller Court
- Evergreen Woods
- Code House Community
- Sharon Meadows
- Denso Drive

*\* Includes water main replacement*



# PATIENCE & PERSISTENCE !!

Transformation taking place as city greatly increases digitization of operations and record keeping.



Human Resources and Accounting offices have increased software interface with daily operations.

Building, Planning & Public Works departments set to launch digitization of building, site plan & infrastructure documents.



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## **NORTHLAND UPDATE**

- Skepticism/negativism of City's Vision
- Complicated financing
- Tangled web of old easements
- Supply chain issues
- Environmental issues

1954 Northland Center & Hudson's store saved & gutted  
Former JC Penney's store demolished



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## *PATIENCE & PERSISTENCE !!*



New additions to the 1954 mall, including 1974 enclosure of Northland Center, have been removed.

Bricks, steel, asphalt & concrete are being recycled.

*PATIENCE & PERSISTENCE !!* Buildings A & B under construction





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PERSISTENCE  
!!*

New roads under  
construction

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## **HOUSING**

- Higher Interest Rates
- Competitiveness for MSHDA Tax Credits
- High Material Costs
- Supply Chain Issues

# Vacant McKinley School conversion to Middle Market Condos

Purchased in 2018 by Southfield Non-Profit Housing Corporation



***PATIENCE & PERSISTENCE !!***

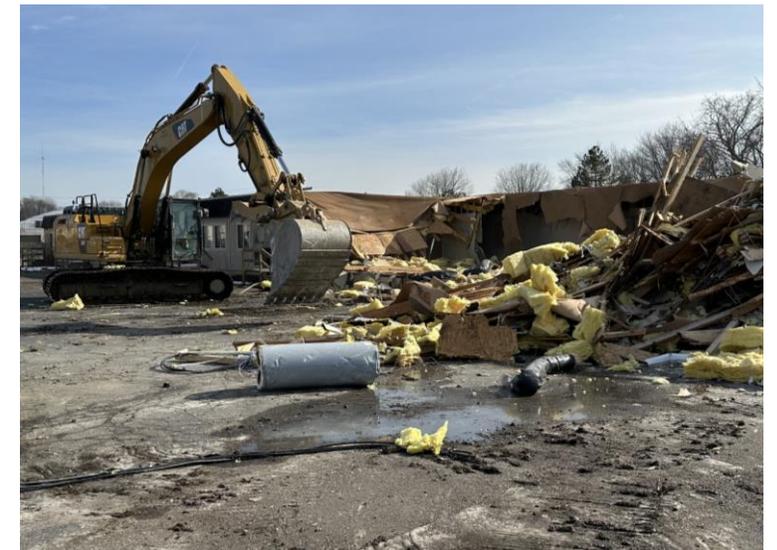
# *PATIENCE & PERSISTENCE !!*



Dilapidated portable classrooms demolished

Construction finally begins  
on  
McKinley Place  
Condominiums

18 units in former  
elementary school & in  
new 22 units in duplexes





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PERSISTENCE !!***

Construction on McKinley Place Condominiums began in January

Project of Contour Companies  
in partnership with SF Community Development

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//  
John Grace Arms Apartments



**Adaptive ReUse of John Grace School  
for Affordable Senior Housing Awaits MSHDA Support**



**Possible rendering of John Grace Arms Apartments from Indian Street elevation. Sixty units planned with community use spaces. New application for funding to be submitted this spring.**

## *PATIENCE & PERSISTENCE*

//  
Deer Brook development will provide 39 new market rate condos – many with first floor masters. Many long-time Southfield residents are looking to downsize and remain in the city they love.



## Deer Brook Condo Development Underway



Single family homes on Duns Scotus off Lahser with condo complex behind

# *PATIENCE & PERSISTENCE !!*

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Contour Companies has nearly completed a total renovation of the former Atrium Apartments on Nine Mile Road.

Apartments purchased in March 2020. Work crippled by the Pandemic.





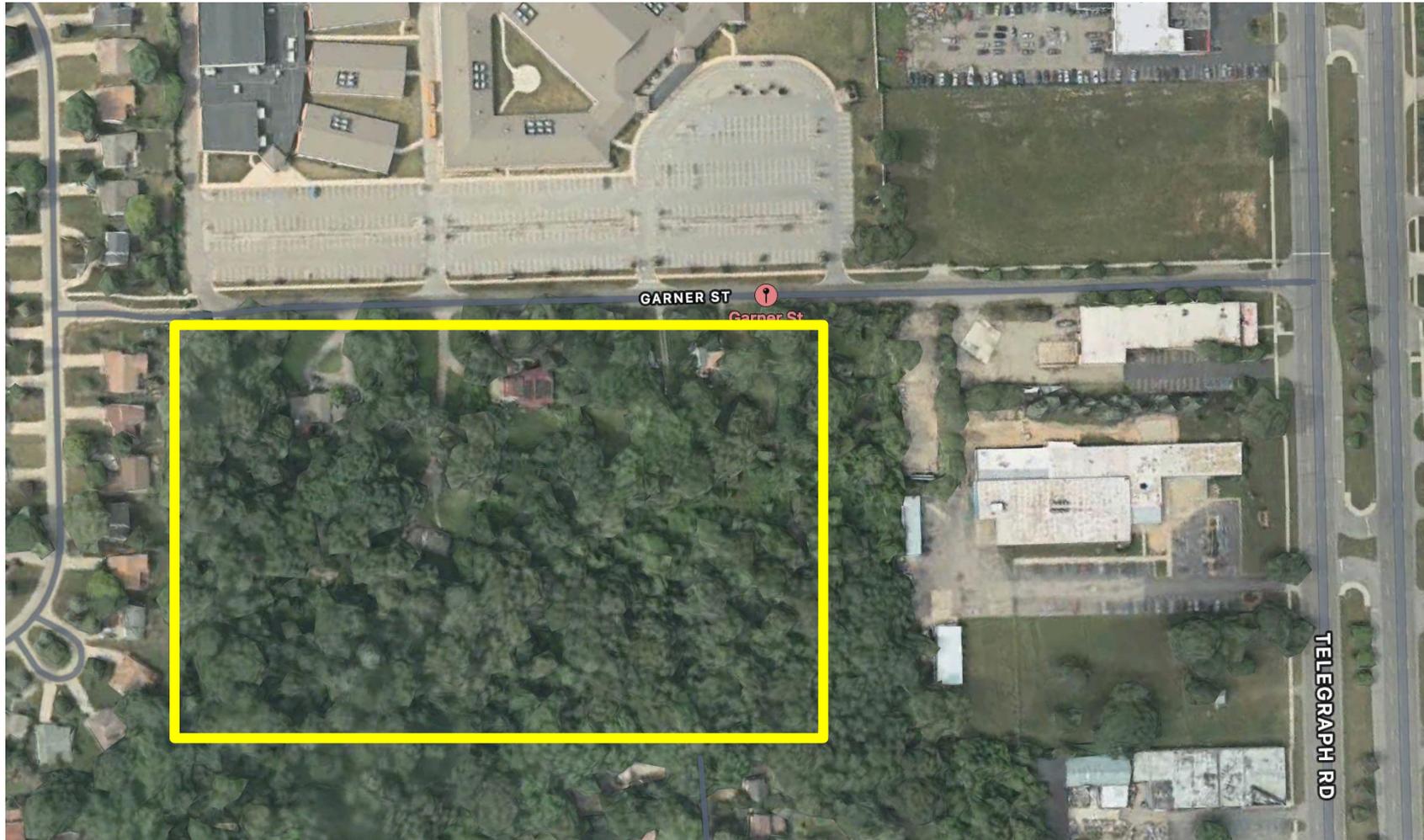
## ***PATIENCE & PERSISTENCE !!***

Construction of eight additional townhouses continues at MapleTree Townhome complex on Franklin Road. 21 townhomes completed last year.

The Alcove community is near completion on market rate apartments. Leasing has begun.



## *PATIENCE & PERSISTENCE !!*



SF Community Development acquired 12 acres on Garner Street over a year's time to develop a new single-family neighborhood of "Missing Middle" housing.

Approximately 40 homes planned

# *PATIENCE & PERSISTENCE !!*



Construction of single-family homes continues in city.  
This year eight new home permits have been issued.



# *PATIENCE & PERSISTENCE !!*



Rezoning for duplex housing approved

Southfield's partnership with Habitat for Humanity Oakland County continues for affordable housing



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## **PARKS & REC RENEWAL**

- Loss of revenue due to recession (long term impact)
- Loss of revenue due to pandemic
- Aging equipment & facilities
- Supply chain issues

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Miller Park •

**\$560,000 Investment**

- Paved walking path
- 3 half court & one full basketball court
- 4 Pickleball courts
- ADA access



**COMPLETED**

# *PATIENCE & PERSISTENCE !!*

## Simms Park

- \$560,000 Investment
- Paved walking path
- Two half court basketball courts
- Tennis court with Pickleball court lines
- 13 new trees planted
- ADA access



# *PATIENCE & PERSISTENCE !!*

## Baeurvic Woods • \$24,000 Investment

- Paved pathway on Nine Mile
- Improved sight lines
- Split rail fence

## Evergreen Hills Golf Course • \$168,500 Investment

- Redesign Hole #2 path
- New golf carts
- Clear cut Hole #5
- New sand for bunkers & tees



# *PATIENCE & PERSISTENCE*

!!

Civic Center Park • \$320,000

Investment

- New playground equipment

Freeway Park • \$260,000 Investment

- New playground equipment
- New lighting



# *PATIENCE & PERSISTENCE !!*

## Southfield Sports Arena

- \$183,000 Investment

- New accessible entry doors
- New flooring
- New scoreboards
- New kickplates
- New sound system
- Light replacements with LED



# *PATIENCE & PERSISTENCE !!*

Beech Woods •

\$52,000 Investment

- New scoreboards
- New mats, ball machine & picker for driving range



**COMPLETED**

## *PATIENCE & PERSISTENCE !!*

2023

### Southfield Pavilion • \$500,000 Investment

- New carpeting
- New furniture
- New moving walls

### New Mobile Stage • \$158,825 Investment

### Miller Park • \$95,000 Investment

- Site furnishings & signage
- Ballfield refurbishing

### Simms Park • \$80,000 Investment

- Site furnishings & signage
- Ballfield refurbishing
- Shelter roof repairs
- New swings

## *NEW PROJECTS FOR*



## *PATIENCE & PERSISTENCE !!*

*2023*

### Freeway Park • \$45,000 Investment

- Site furnishings & signage
- ADA access from parking lot

### Bedford Woods Park •

### \$225,000 Investment

- Site furnishings & signage
- Ballfield refurbishing
- New playground equipment

### Evergreen Hills Golf Course •

### \$500,000 Investment

- Pond dredging
- Course improvements
- New cart paths & port
- Drainage improvements

## *NEW PROJECTS FOR*



## *PATIENCE & PERSISTENCE !!*

Carpenter Lake Nature Preserve •  
\$1,200,000 Investment

- Repair & expansion of parking lot
- New small classroom shelter
- Year-round restrooms

Improvements financed in part  
through \$600,000 matching grant from  
the Michigan Economic Development  
Corporation

## *NEW PROJECTS FOR 2023*



## *PATIENCE & PERSISTENCE !!*

2023

Beech Woods Park Master Plan Implementation

• \$4,500,000 Investment

**Survey & final engineering plans for:**

- Splash pad (for 2024)
- New playground
- New parking lot
- New entrance off Beech Road

Oakland County Parks & Recreation is partnering with Southfield Parks & Rec for joint operating agreement of Beech Woods Park. County P&R funding will be invested here.

## *NEW PROJECTS FOR*





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***NEW PROJECTS  
FOR 2023***

**Expenditures for 2023  
totaling \$7,920,825**

***Inclusive of grants:***

- \$250,000 for Southfield Pavilion
- \$600,000 for Carpenter Lake
- \$4,500,000 for Beech Woods Park

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## **TOWN & GOWN WITH LTU**

- Cost of higher education
- Meeting common goals
- Maintaining & strengthening working relationship

# *PATIENCE & PERSISTENCE*



Drone show over municipal campus

Lawrence Technological University celebrated its 90<sup>th</sup> Anniversary – Fall 2022  
67 years in Southfield: Tremendous growth since 1955

# *PATIENCE & PERSISTENCE !!*

## *ADVANCES IN 2022-23*

Formation of College of Health Sciences

Nursing

Physician Assistant

Cardiovascular Perfusion

Healthcare Management

Concrete Industry Management Program

Leadership Certificate Program

Ethical Use of AI (Artificial Intelligence)

Chatbox

Integration of Artificial Reality & Virtual  
Reality into programming

Addition of Specs Howard School of  
Broadcasting

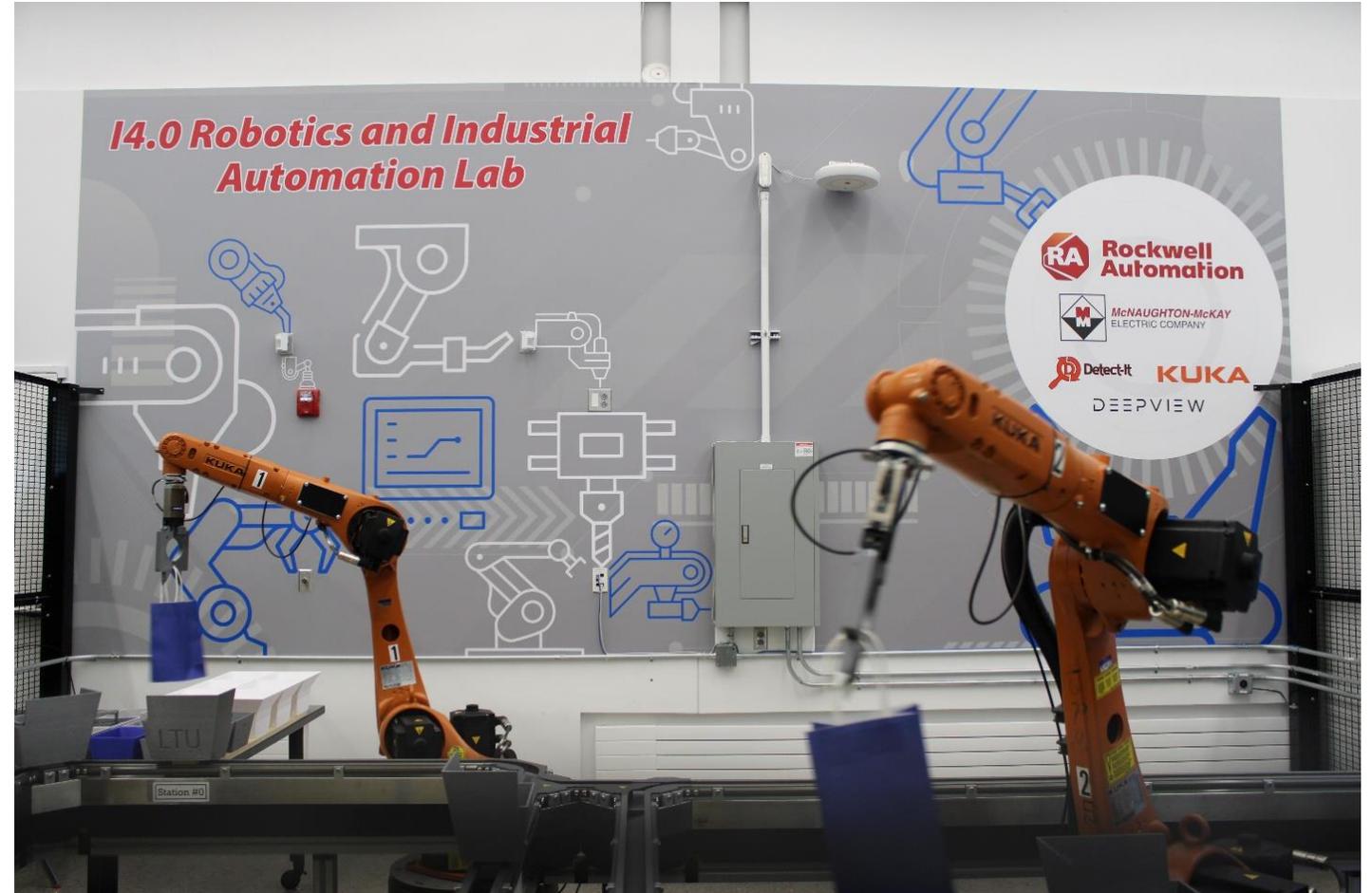


# *PATIENCE & PERSISTENCE !!*

New lab opens in  
College of Engineering  
in collaboration with  
Rockwell Automation

## Centrepolis Accelerator

- Worked with 375 companies
  - Created 360 new jobs
  - Commercialized over 150 products
  - \$80 million in new investment
- 
- Manufacturing startups
  - Next level of product innovation
  - Co-working space
  - Product design & prototyping





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Blue Devils Southfield  
Scholars Program

Offers Southfield high school graduates \$85,000, 4-year scholarship toward a bachelor's degree

April 21, 2023  
8:30am to 4pm



The Annual Research Day & Presidential Colloquium promote the scholarly engagement of faculty and students in support of the highest quality educational experience for Lawrence Tech students.

## ***PATIENCE & PERSISTENCE !!***

LTU 5<sup>th</sup> in US for providing value-added in preparing grads for well-paying jobs

*Brookings Institution*

LTU grads earn highest salaries in state upon graduation

92% of graduates go on to employment or advanced degrees

LTU ranked #1 in Detroit area universities for highest alumni salaries at a median of \$119,900, ten years after graduation



## *PATIENCE & PERSISTENCE !!*

For the past seven years nearly 1500 LTU students have participated the the Mayor's Annual BIG RAKE program.

Annually, volunteers perform fall cleanup of over 100 yards for elderly and handicapped residents.

The program would not succeed without the LTU student participation.

*THANK YOU BLUE DEVILS!*



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# SUSTAINABILITY

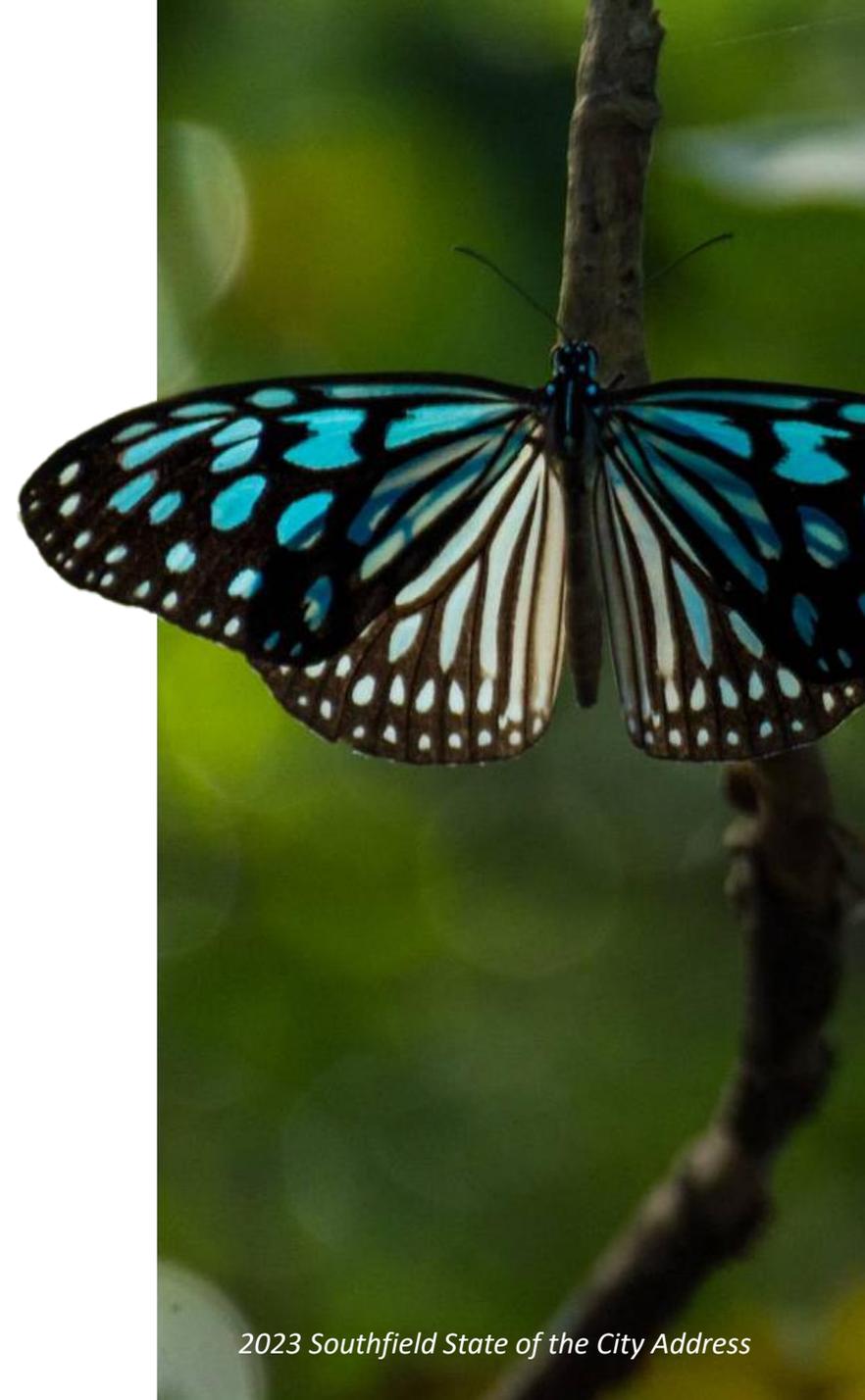
- Funding
- Policy & Regulations
- Job Security & Training
- Polarizing Political Views

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# SUSTAINABLE SOUTHFIELD

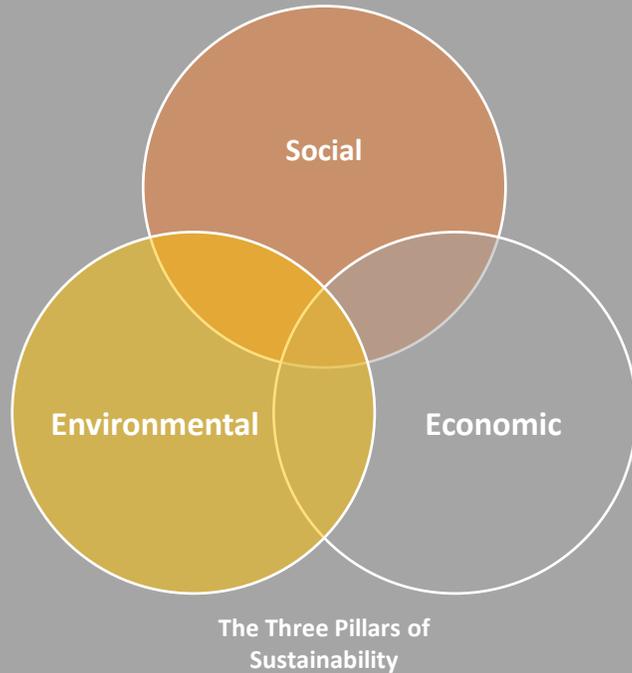
*INTRODUCTION*

Southfield's Sustainability Initiatives



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# What is Sustainability?



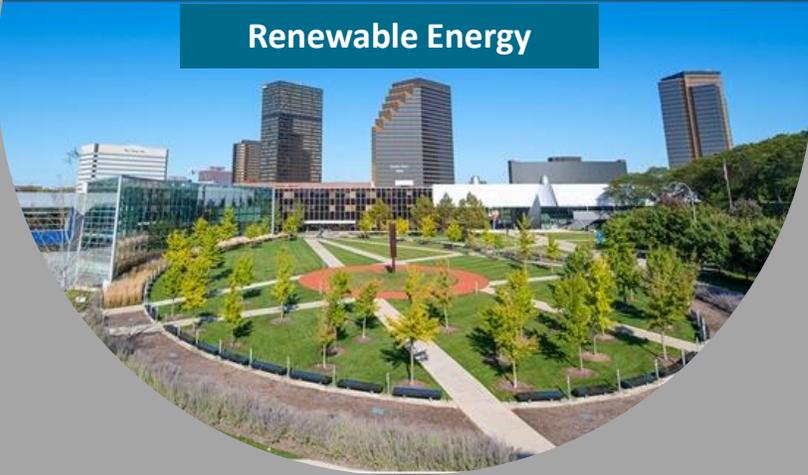
Sustainability is defined as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

--United Nations



# United Nations

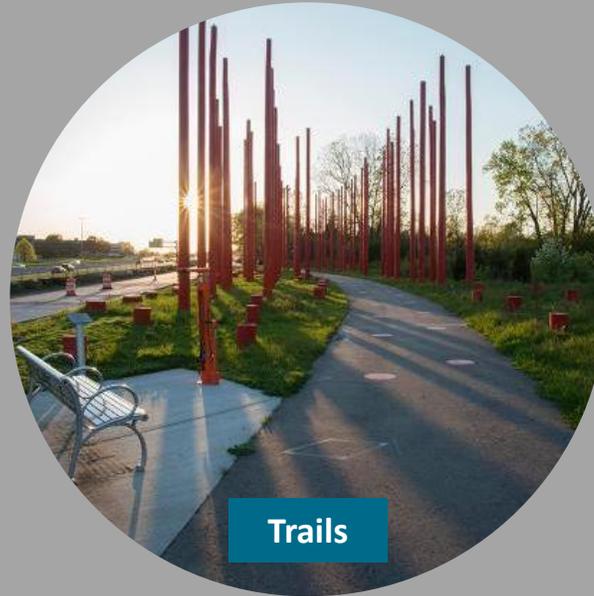
Renewable Energy



Community



Trails



Micromobility



Green Infrastructure



Placemaking



# Sustainability in the City

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# PATIENCE & PERSISTENCE

## !! Existing Sustainability Projects



**Shared-Use Pathways:** The City continues to expand its trail network throughout the City. This allows residents and visitors to safely travel without dependence on vehicles. In addition, these trails provide an opportunity for exercise and recreation.

**EV Charging Stations:** An increase in the installation of EV charging stations has been implemented throughout the City. As the auto industry has shifted its priority to increasing electric vehicle production, cities must be able to meet this demand and provide the necessary charging infrastructure.

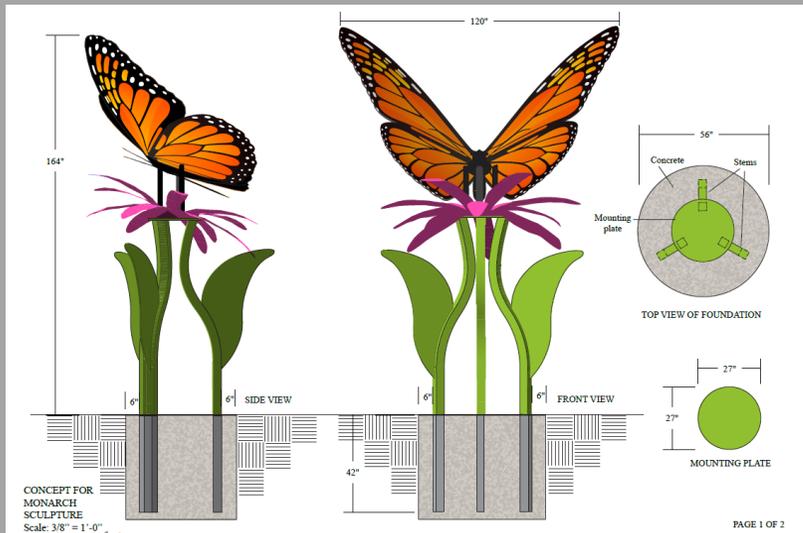


**Tamarack Creek Stream and Wetland Habitat Restoration:** This award-winning project has been made possible with partnerships by the Alliance of the Rouge Communities (ARC), the Great Lakes Restoration Initiative (GLRI), and the Environmental Protection Agency (EPA). The ultimate goal is to improve the water quality and increase wildlife habitat in the Rouge River Watershed.

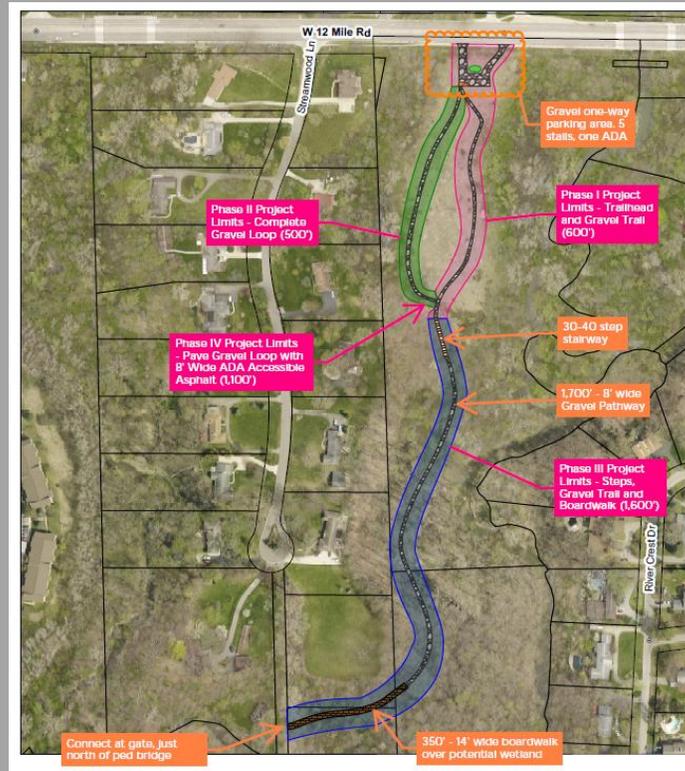


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# Upcoming Sustainability Projects



**Monarch Butterfly Sculpture :** This vibrant sculpture is sponsored by the Arts Commission and will be located adjacent to the newly-constructed pathway along southbound Northwestern Highway.



**Valley Woods Trailhead:** This project will provide public access to a recreational trail as part of the Valley Woods Nature Preserve. A small parking lot is proposed south of 12 Mile between Streamwood Lane and Bell Road.



**APT Solar Solutions:** The City of Southfield was selected to participate in a pilot study with an emerging company dedicated to improving solar lighting technology by creating off-grid products.

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**Sustainability Action Plan**  
**(SAP)**



**MOBILITY**

**ENERGY**

**MATERIALS  
MANAGEMENT**

**TECHNOLOGY**

**ECONOMY**

**GOVERNMENT**

**COMMUNITY**

**QUALITY OF LIFE**

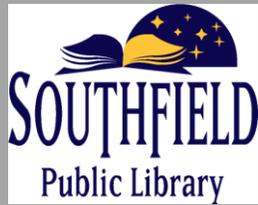
**ENVIRONMENT**

**INFRASTRUCTURE**

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# Southfield Community Advisory Board (CAB)

## Local Members



## Regional Members



## State Members



## National Members



## Academic Members



# Public Education Materials

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## SUSTAINABLE SOUTHFIELD

### WHAT IS SUSTAINABILITY?

Meeting the needs of the present without compromising the ability of future generations to meet their own needs.

- United Nations -

### BE A SUSTAINABILITY SUPPORTER

- Reduce, reuse, & recycle
- Replace light bulbs with led bulbs
- Consider energy-efficient electronics & Appliances
- Plant a tree and native plants
- Buy local & organic foods
- Avoid using pesticides & herbicides
- Compost to reduce landfill waste
- Use alternative modes of transportation
- Conserve water by using rain barrels to water Your garden and low-flow fixtures inside Your home
- Conserve energy by lowering the thermostat In the winter and raising it in the summer
- Consider renewable energy - solar, wind, Geothermal
- Properly dispose of hazardous chemicals, Paints & oils
- Shop with reusable grocery bags
- Use biodegradable pet waste bags
- Educate yourself and your community!

City of Southfield Planning Department  
26000 Evergreen Road  
P.O. Box 2055  
Southfield, MI 48037  
248.796.4150

**Southfield**  
the center of it all™

[www.CityofSouthfield.com](http://www.CityofSouthfield.com)

Education

### WHAT IS ENERGY STAR®?

ENERGY STAR is a joint program of the Environmental Protection Agency (EPA) and the Department of Energy (DOE). The goal of this program is to help consumers and businesses save money and protect the environment through the adoption of energy-efficient products and practices. The ENERGY STAR label identifies top-performing, cost-effective products, homes, and buildings.

### HOW DO I KNOW IS A PRODUCT IS ENERGY STAR® CERTIFIED?

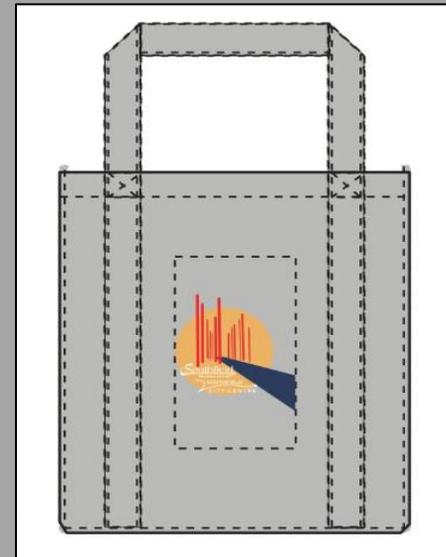
This logo appears on products that are ENERGY STAR certified.

### WHAT ARE SOME EXAMPLES OF ENERGY STAR® PRODUCTS?

ENERGY STAR products can include thermostats, central air conditioners, dishwashers, refrigerators, water heaters, light fixtures, windows, computers, televisions, and many other products.

### WHERE CAN I FIND MORE INFORMATION ABOUT ENERGY STAR®?

For more information, please visit [www.energystar.gov](http://www.energystar.gov)



## SUSTAINABLE SOUTHFIELD

### WHAT IS SUSTAINABILITY?

Meeting the needs of the present without compromising the ability of future generations to meet their own needs.

- United Nations -

### 3 PILLARS OF SUSTAINABILITY

ENVIRONMENTAL ECONOMIC SOCIAL

### SUSTAINABILITY IN THE CITY

#### COMMUNITY

The City's richness is represented through several murals created by Dr. Robert Henry that celebrate our culture, history, and community.

#### MICROMOBILITY

The City has implemented a Bike Share Program for use within the City Centre district.

#### PLACEMAKING

Artwork can be found throughout the City "streets" full of life, darkness of CCAD is located along Central Park Boulevard. The vibrant, colorful, and lively of the city's population.

#### TRAILS

Red Pine Park is a beautiful, serene, connected to the City's continuously growing trail system, which is made of recycled, locally sourced, and reclaimed light materials for some of the more that breathe blue every evening.

#### GREEN INFRASTRUCTURE

Evergreen Road is designed to capture and treat stormwater with bioswale and permeable pavers.

#### RENEWABLE ENERGY

Lansing Technological University utilizes green power by concrete walls, geothermal wells for heating and cooling, and solar energy to reduce energy consumption.

2023 Southfield State of the City Address

# Why does sustainability matter for EVERYONE on this planet?



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PERSISTENCE !!



**PATIENCE &  
PERSISTENCE !!**



# Why does sustainability matter for the City of Southfield?

## Environmental

- Protect & Enhance Green Spaces, Waterways, and Biodiversity
- Enhance the Quality of Life for All Living Things
- Improve Infrastructure by incorporating Green Infrastructure, Energy-Efficient Measures

## Economic

- Resident Attraction & Retention
- Establish Thriving Businesses
- Encourage Visitors by Offering Activities and Amenities

## Social

- Employee Satisfaction
- Build Communities
- Embrace Diversity, Equity, & Inclusion
- Mental & Physical Health
- Age-Friendly Community



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## **DISCUSSION PANEL**

- David Dedvukaj, Contour Companies
- Sousan Hanna, Sustainability Coord, City of Southfield
- Dr. Tarek Sobh, President, Lawrence Tech

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**THANK YOU FOR  
ATTENDING THE  
2023**

***Southfield***  
**STATE of the CITY  
ADDRESS**