

# Sustainable Southfield

A Comprehensive Plan for Now and the Future

## APPENDICES

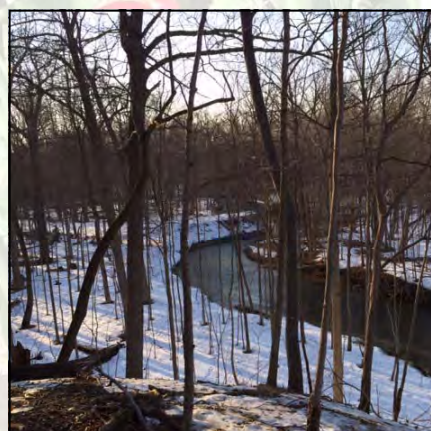
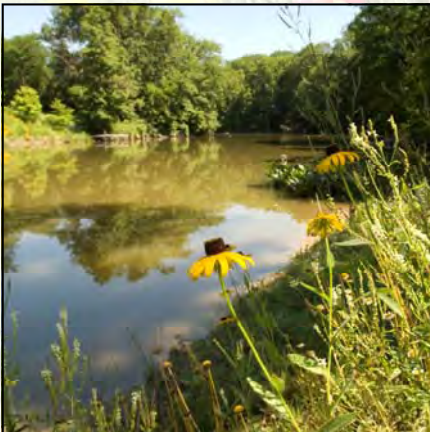
SOCIAL



ENVIRONMENTAL



ECONOMIC









# *Sustainable Southfield*

**A Comprehensive Plan for Now and the Future**

## **APPENDICES**

**Adopted 6/20/16**

*“Make no little plans; they have no magic to stir men's blood and probably themselves will not be realized.” -Daniel Burnham*

This is the Appendices to the Sustainable Southfield Comprehensive Master Plan which is contained in a separate document

# ***Sustainable Southfield***

## **Table of Contents**

▪ Cover	i
▪ Title Page.....	ii
▪ City Council Resolution of Adoption.....	v
▪ Acknowledgements.....	vi
▪ Promo Page.....	vii
▪ Table of Contents.....	ix
▪ Tables/Figures/Maps.....	1
▪ Chapter 1: Introduction.....	7
▪ Chapter 2: Healthy Living.....	56
▪ Chapter 3: Population Trends.....	62
▪ Chapter 4: Housing & Residential.....	78
▪ Chapter 5: Economic Development.....	94
▪ Chapter 6: Public Input.....	106
▪ Chapter 7: Land Use: Existing & Future.....	148
▪ Chapter 8: Sub Area Plans.....	250
▪ Chapter 9: Public Infrastructure.....	280
▪ Chapter 10: Public Facilities & Services.....	307
▪ Chapter 11: Implementation.....	321
▪ Sources.....	324
▪ Notes.....	

Note: The Sustainable Southfield Master Plan is bound in a separate report

## **Appendices - Table of Contents**

▪ Cover	
▪ Title Page.....	a-i
▪ Table of Contents.....	a-ii
▪ Appendices:	
○ A: Mindmixer Results.....	a-1
○ B: AARP Livability Index.....	a-67
▪ Walk/Transit/Bike Score.....	a-85
▪ SMART Services.....	a-88
▪ Regional Transit Authority of Southeast Michigan (RTA).....	a-90
○ C: FEMA Mitigation.....	a-92
○ D: Master Plan Process.....	a-109
▪ Resolutions.....	a-113
▪ City Council Resolution to Adopt.....	a-117

- Sample Letter of Intent..... a-120
- Planning Commission Authorization to Release Draft Plan..... a-122
- Letters of Support from Oakland County and Adjacent Communities a-123
- Sources..... a-129
- Notes..... a-132



[THIS PAGE INTENTIONALLY LEFT BLANK]

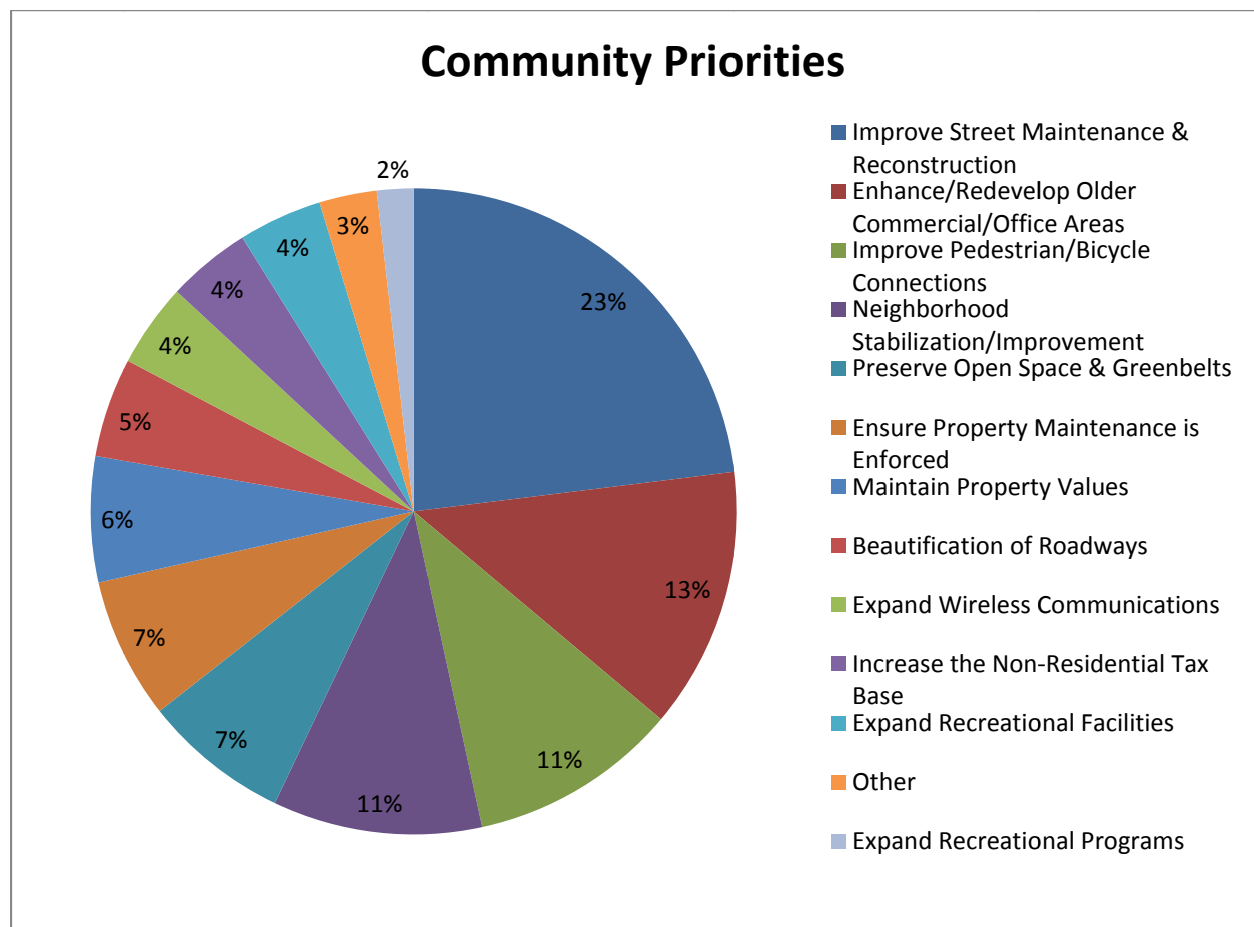
# APPENDIX A: MINDMIXER RESULTS

## Week 1 Vision

January 22, 2015 – February 5, 2015

### 1. Community Priorities

*In the overall vision of Southfield, what are the most important issues facing our community?*



Additional Comments:

1. Code enforcement/property maintenance (3)
2. Creating hangout places (2)
3. Limit garage sales on private roads
4. More landscaping/trees

5. Bicycle trails

## **2. Connecting Our Community**

*How can we create a more connected Southfield?*

1. Bike, sidewalk, & walking path connectivity (6)
2. Encourage communication & involvement between City & all residents (5)
3. More community events (2)
4. After hours night life/musical venues (2)
5. Encourage Homeowner's Association participation (2)
6. Create an urban park/gathering space (2)
7. Implement environmentally sound practices (paving, recycling, solar power, public transportation)
8. Improve schools/focus on education
9. Code enforcement
10. Traffic calming/road diets
11. Encourage outdoor activity
12. Expand Valley Woods trail along Rouge River
13. Support entrepreneurs
14. Ethnic festival
15. Food trucks
16. Bring back the Farmer's Market
17. Improve intra-city transportation system
18. Promote citywide activities
19. Increased use of social media
20. Promote English speaking



### **3. Defining Sustainability**

*What does sustainability mean to you?*

1. Improve schools/focus on education (4)
2. More green space (3)
3. Continued city services/support for all ages (2)
4. Code enforcement (2)
5. Implement environmentally sound practices (paving, recycling, solar power, public transportation) (2)
6. Low crime
7. Promote mixed land uses
8. Be progressive
9. Create volunteer opportunities
10. Provide variety of opportunities for all
11. New residential development
12. Stricter ordinances
13. Grow tax base (attract residential and commercial)
14. Community involvement
15. Bike, sidewalk, & walking path connectivity
16. Traffic calming/road diets
17. After hours restaurants
18. More community events

## **Week 2 Economic Development & Tourism** **February 5, 2015 – February 12, 2015**

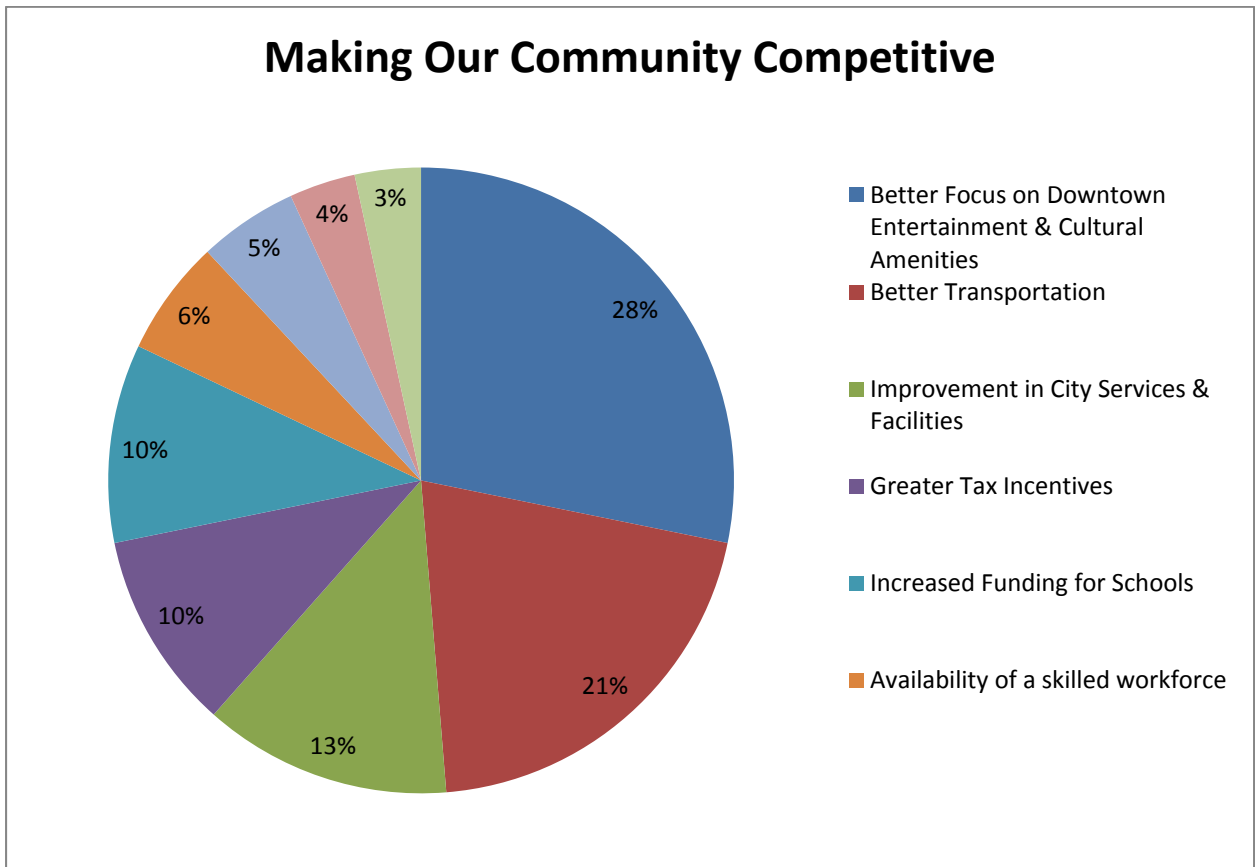
### **1. Northland Center Redevelopment**

*If you were a developer, how would you redevelop Northland Mall?*

1. Mixed-use development (parks, restaurants, retail, housing, office, entertainment, walkable) (5)
2. Outlet mall (3)
3. Retail big box (3)
4. Indoor recreational facility (basketball, paintball, archery, soccer, swimming, climbing walls, track, water park) (3)
5. Entertainment center/district (music, museums) (3)
6. Mass transit or rail line hub (2)
7. Convention center
8. Low income housing with park
9. Minor league ballpark
10. Energy powerhouse
11. Co-op car repair
12. Co-op cooking facility
13. Dog care & boarding

## 2. Making Our Community Competitive

*How can we make Southfield an economically and globally competitive place to work and live?*



Other comments:

1. Tax relief/incentives (4)
2. Public transit/transportation (3)
3. Property maintenance (2)
4. Strengthen schools/focus on education
5. Decrease crime
6. Green infrastructure
7. Redevelop Northland Center
8. Support small businesses
9. Redevelop City Centre
10. Strengthen sign ordinance
11. Increased housing options
12. Create walkability

### **3. Bringing in Business**

*How can we improve the business environment in our community to help entrepreneurs?*

1. Streamline city processes (2)
2. Create sense of place/belonging (2)
3. Attract young professionals
4. Increase marketing efforts
5. Increased Business Development efforts
6. Business incubators
7. Partner with universities
8. Establish multi-generational forum

### **4. The Changing Economy**

*How can Southfield continue to diversify our economy?*

1. Increased internship opportunities (2)
2. Continue to work with local businesses (2)
3. Partner with universities & high schools
4. Job creation ii
5. Streamline city processes
6. Increased shopping options
7. IT education

### **5. Economic Development & the Arts**

*What can we do to highlight and promote the theaters and art galleries to support our local artists?*

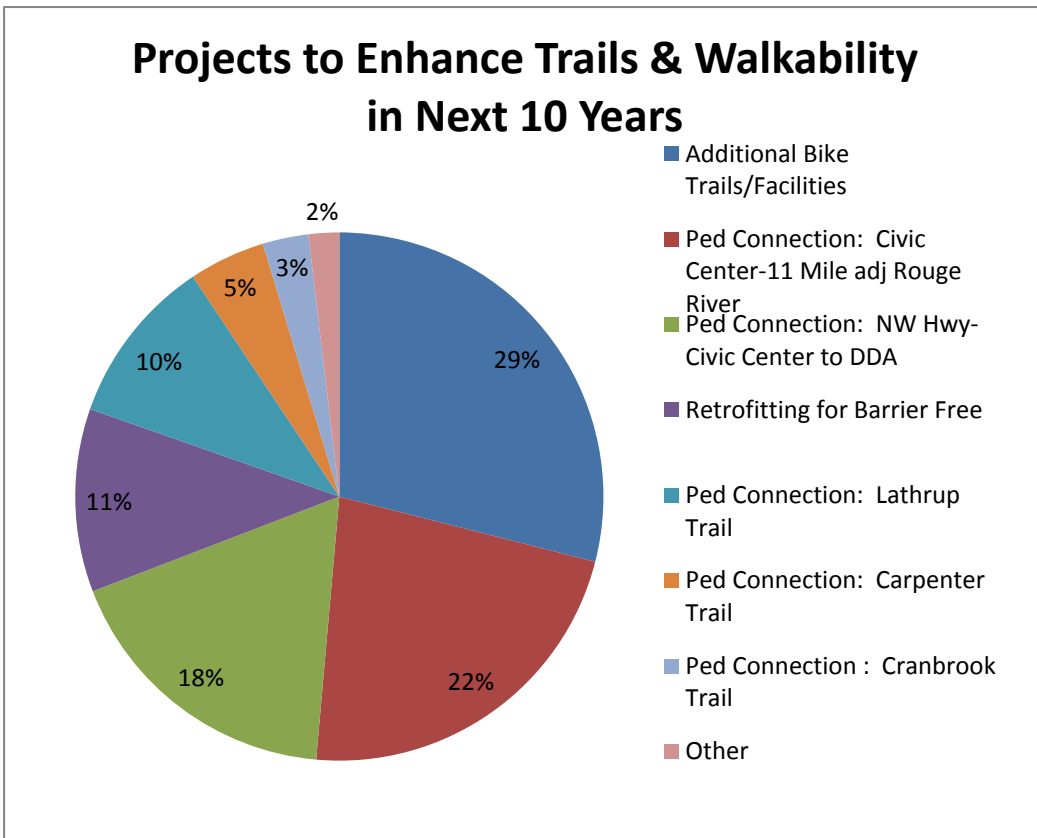
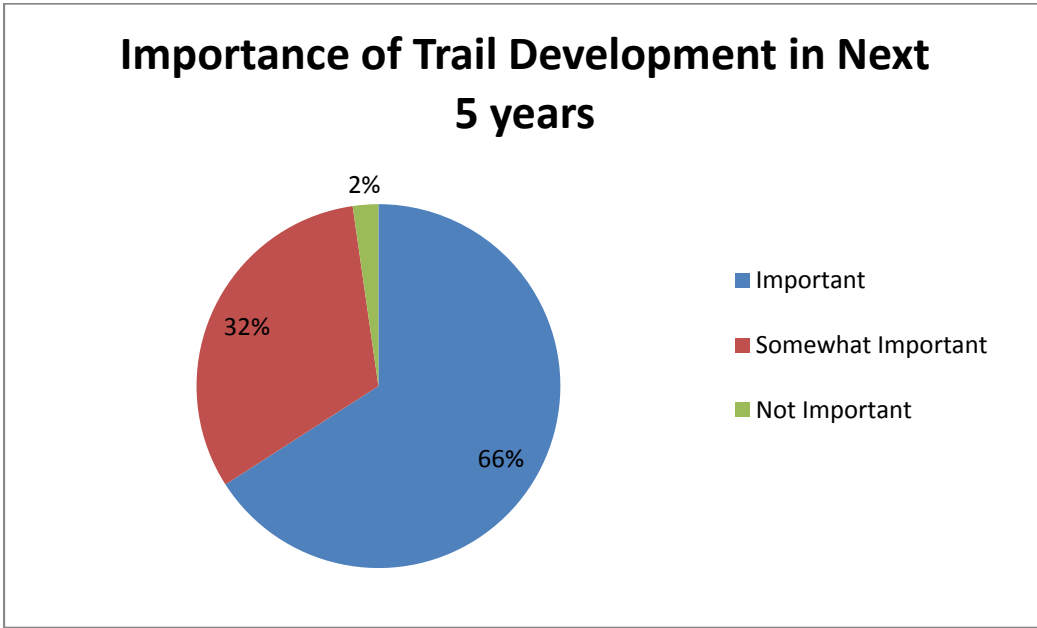
1. Additional City-sponsored art events/competitions/shows (4)
2. Marketing & promotion (4)
3. Large art event/festival (Art Prize) (3)
4. More music venues & performances (2)
5. Focus on indie craft scene/festival (2)
6. Gallery crawl
7. Plan for museums
8. Drop in galleries for traveling artists
9. Bring back art show at the Evergreen Hills



## Week 3 Trails, Walkability, & Non-Motorized Transit February 12, 2015 - February 19, 2015

### 1. Trails

*How important is trail development to you in the next 5 years?*



*What other actions would you recommend to enhance trails and walkability?*

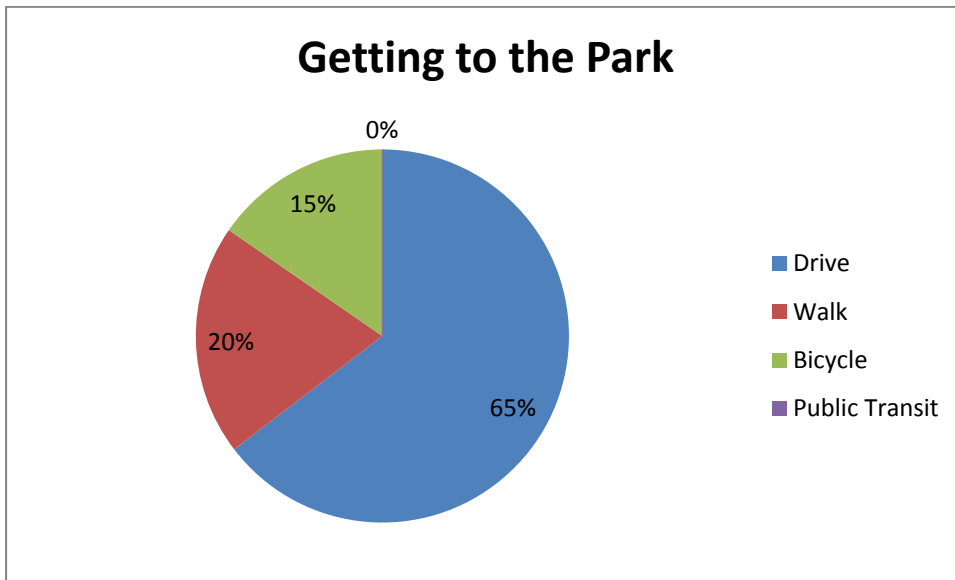
1. Maintenance of trails (4)
2. Pedestrian amenities along trails (benches, water fountains, stretching areas, trash bins) (3)
3. Distance markers/wayfinding signage along trails (3)
4. Bike facilities (racks, covered parking, lockers) (2)
5. Ensure safety of trails (2)
6. More community recreational activities
7. Pedestrian bridges over major roadways
8. Walking trails at all parks
9. Bike paths
10. Encourage bike business in Southfield
11. Spread out locations of paths
12. Pedestrian friendly crosswalks/lights
13. Ensure maintenance of public sidewalks

*Please identify specific routes and locations within Southfield that you would choose for enhancements:*

1. Northwestern Hwy from LTU to Evergreen (4)
2. Northwestern Service Drive from Civic Center to the transit center at 11/Lahser
3. Southfield Rd between 12 & 13 Mile Rd
4. Civic Center Drive between Telegraph to LTU
5. Telegraph to Carpenter Lake
6. LTU Campus ii
7. All major roads
8. Horse Tail Woods
9. Sidewalks
10. Lathrup Village

## 2. Getting to the Park

How do you and your family get to your favorite Southfield park from home?

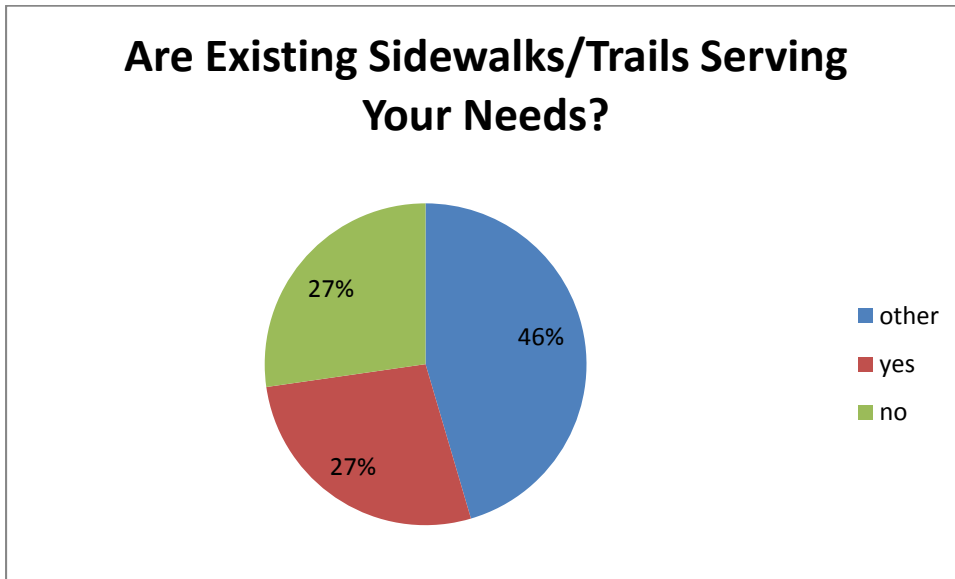


*Other comments:*

1. Not bike friendly (2)
2. Unreliable public transit (2)
3. Create walkable connections

### 3. Walking and Biking in Southfield

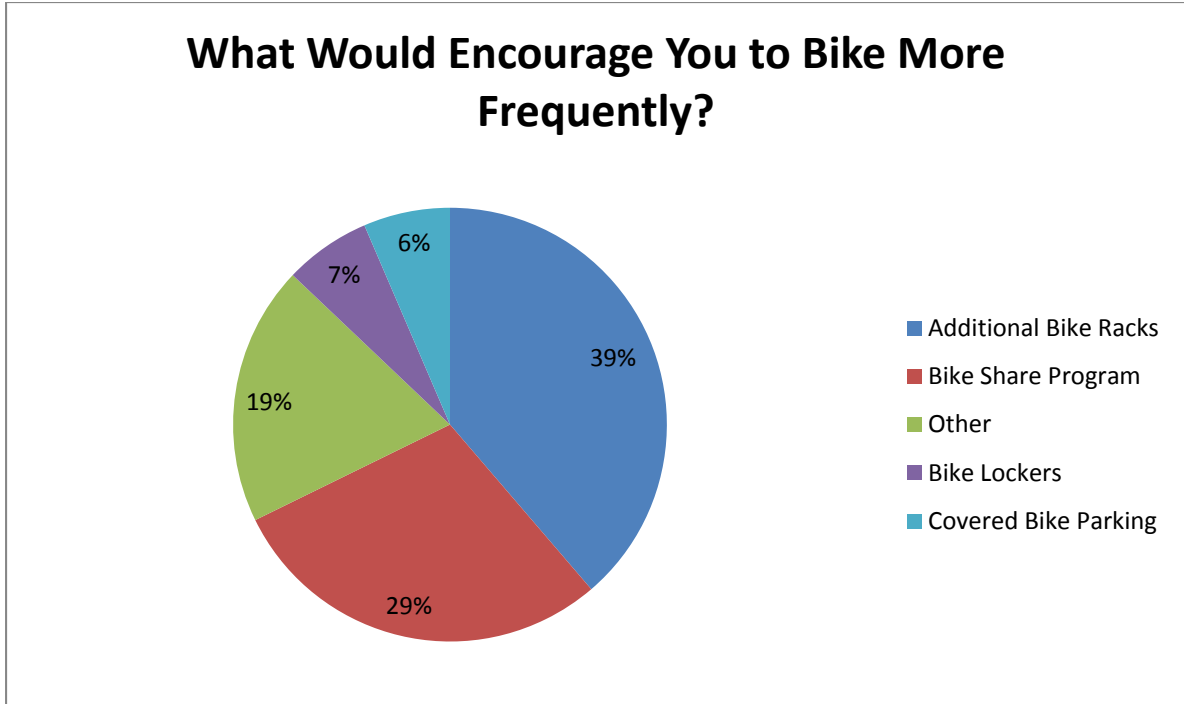
Are existing sidewalks and bike paths adequately serving your needs? Why or why not?



*Other Comments:*

1. Improve biking conditions, routes & safety (8)
2. Gaps in sidewalk system (5)
3. Maintenance of sidewalks (3)
4. Sidewalks not shoveled (2)
5. Cannot walk to restaurants on Evergreen
6. Increased signage/wayfinding
7. Bike paths are good
8. Improve sidewalks/bike path on Lahser from Mahon to 8 Mile Rd
9. More sidewalks Ten Mile-Lincoln near Greenfield



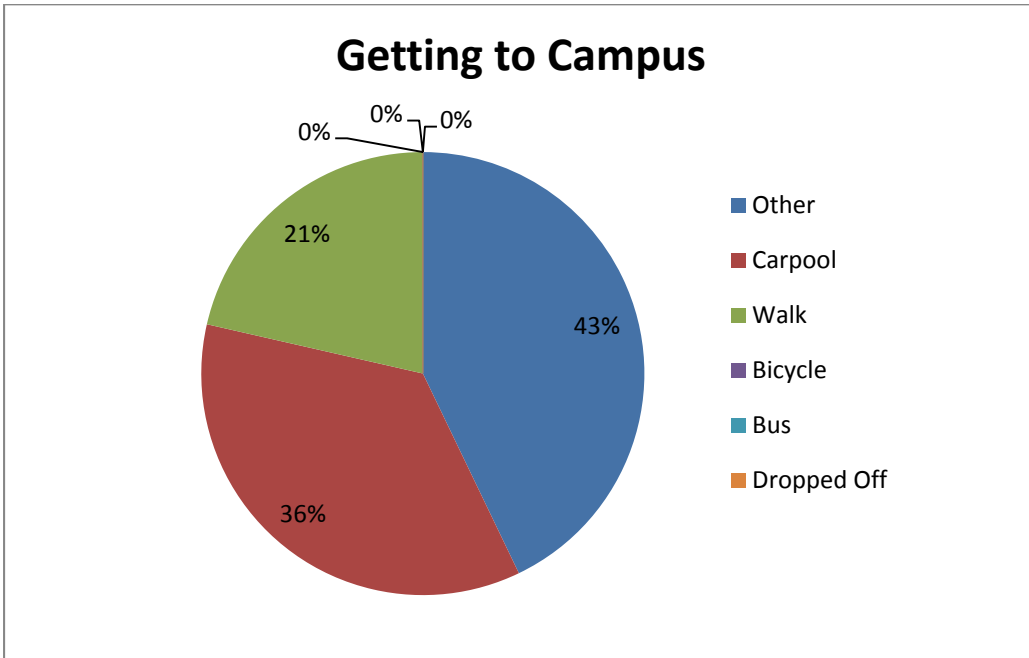


*What can we do in Southfield to make it easier for pedestrians and bikers to get around? How would a more walkable/bikeable community help our residents now and in the future?*

1. Create more and upgrade existing bike trails/paths (12)
2. Sidewalk maintenance (snow, cracks) (4)
3. Additional crosswalks and signals near major roads (3)
4. Connect and extend existing trails (3)
5. Sidewalk infill (3)
6. Additional bike racks (2)
7. Wider roads (2)
8. Bike amenities/trail between LTU and Civic Center with bike trail (2)
9. Maps of bike paths and trails
10. Wayfinding
11. Add sidewalk ramps
12. Bike shares

#### 4. Getting to Campus

*If you are a student, what mode of transportation do you typically take to get to and from school or campus?*

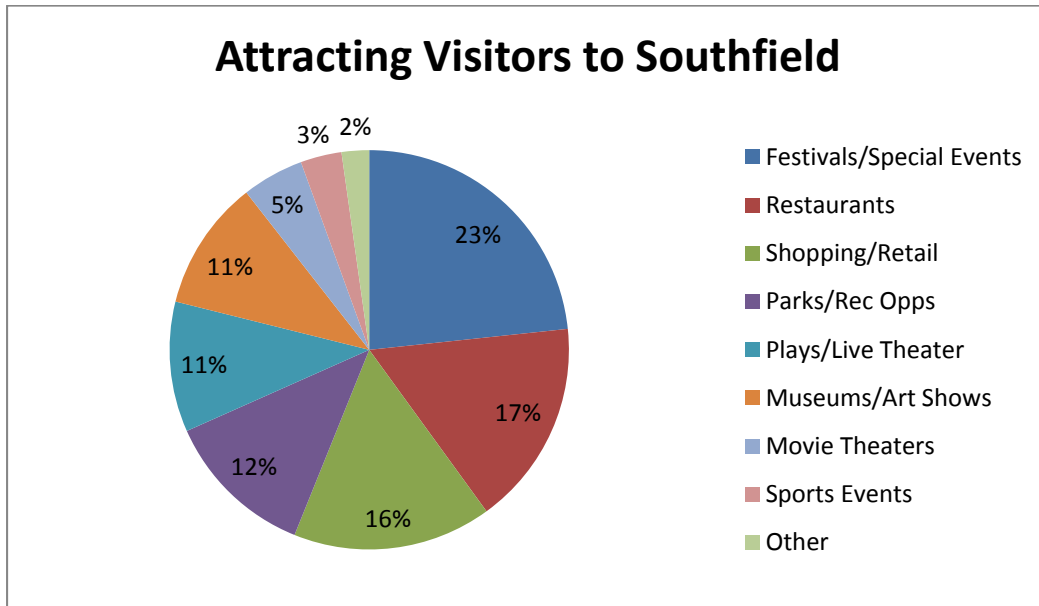


## Week 4 Arts & Culture

February 19, 2015 - February 26, 2015

### 1. Attracting Visitors to the City of Southfield

*What features would attract more visitors to the City?*



#### *Other Comments*

1. Entertainment venue (2)
2. Low housing costs
3. Walkability
4. Paintball
5. Nightlife (music, bar, restaurant)
6. Outdoor events
7. Big box retail

### 2. Promoting Our Cultural Gems

*What three cultural gems within the City are your favorites? What's the best way to get word out?*

*How do you find out about events in the City?*

#### Favorite events

1. Relay for Life
2. Concerts
3. LTU events
4. SPL events
5. Large scale art display/event

#### Promotion

6. Flyers & Brochures (4)
7. Misc. Special Events
8. Social Media (2)
9. Emails
10. One central online Southfield event hub
11. Increased student involvement
12. Community member involvement

### **3. Photo Share**

*What location or place in Southfield illustrates Arts & Culture to you?*

1. Southfield Library (3)
2. The Burgh (2)
3. Mary Thompson Farm
4. Town Hall Museum
5. Northland art statues
6. Gardens
7. Transform Northland Center into Mega Art Center

### **4. Public Arts Commission**

*What are your thoughts on public art in the City?*

1. Partnership with the DIA (2)
2. Seek private funding/fundraising (2)
3. Add art to City Hall property (2)
4. Obtain Northland art
5. Art art to public parks
6. Add art to the Burgh
7. Art instills sense of pride
8. Add art to the library
9. Raise awareness of the benefits of public art
10. City should host more art events
11. Add ordinance requirements for public art
12. Ensure the safety of art (preventing theft, graffiti, etc.)

### **5. Favorite Cultural Gems**

*What are your favorite cultural gems in Southfield (event or location)?*

1. Miracle League Baseball Field



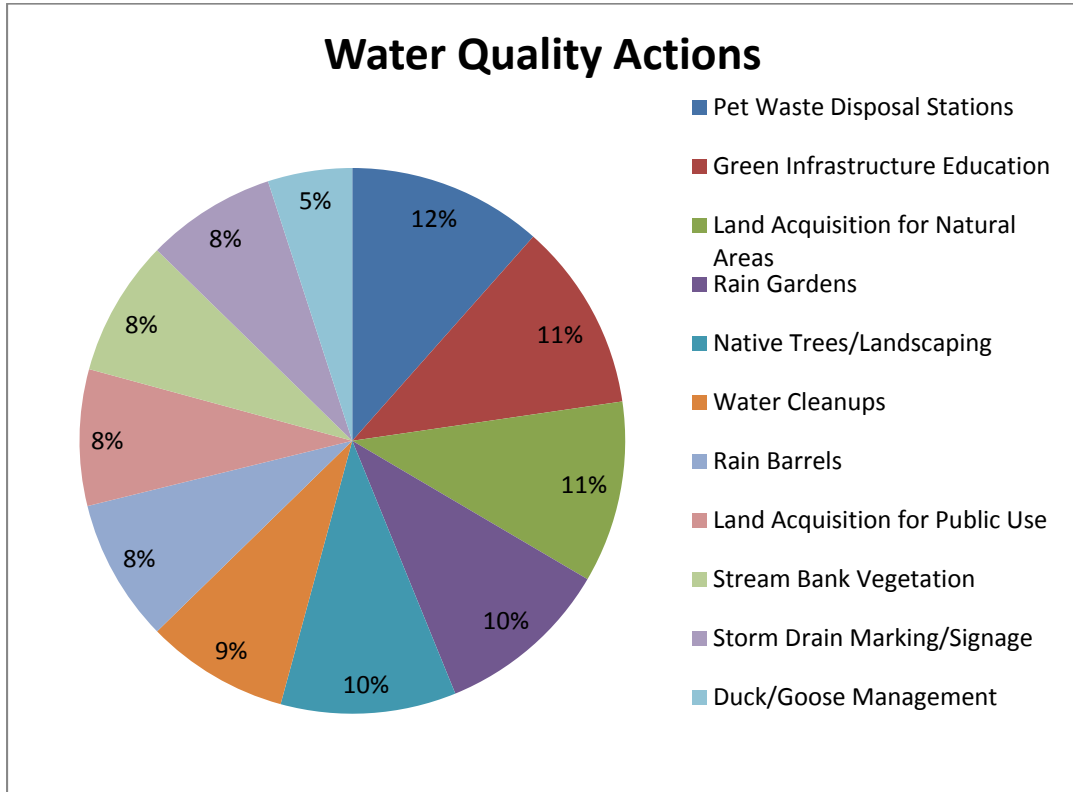
*Sustainable Southfield*

2. Code House
3. Mary Thompson Farm
4. The Burgh
5. Expand Rouge River Trail
6. Expand Trails at Carpenter Lake
7. Southfield Public Library
8. Vollbrecht Planetarium
9. Carpenter Lake Nature Preserve
10. Marshall Frederick's Boy & Bear Statue

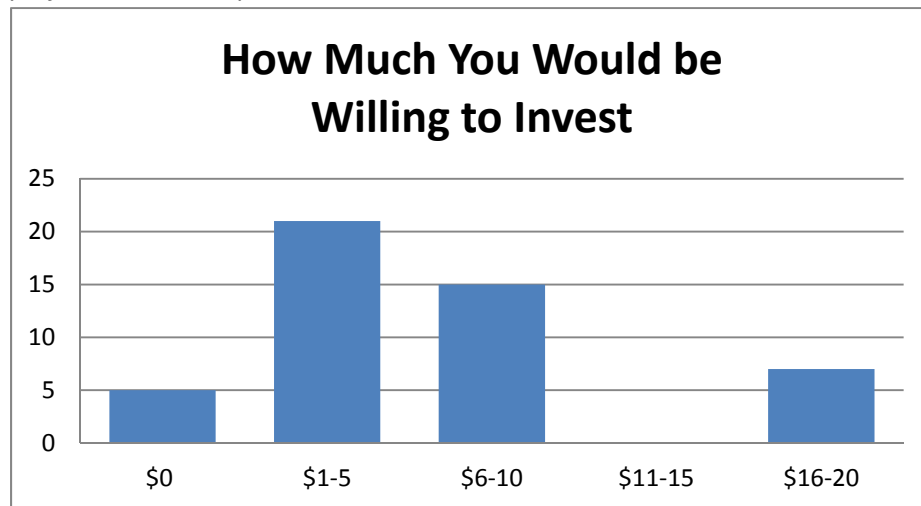
**Week 5 Natural Environment & Sustainability**  
**February 26 – March 5, 2015**

**1. Water Quality Actions**

*What water quality projects or actions would you want to see implemented in the City of Southfield?*



*How much would you be willing to invest per month through your water or sewer bill to see these projects/actions implemented?*

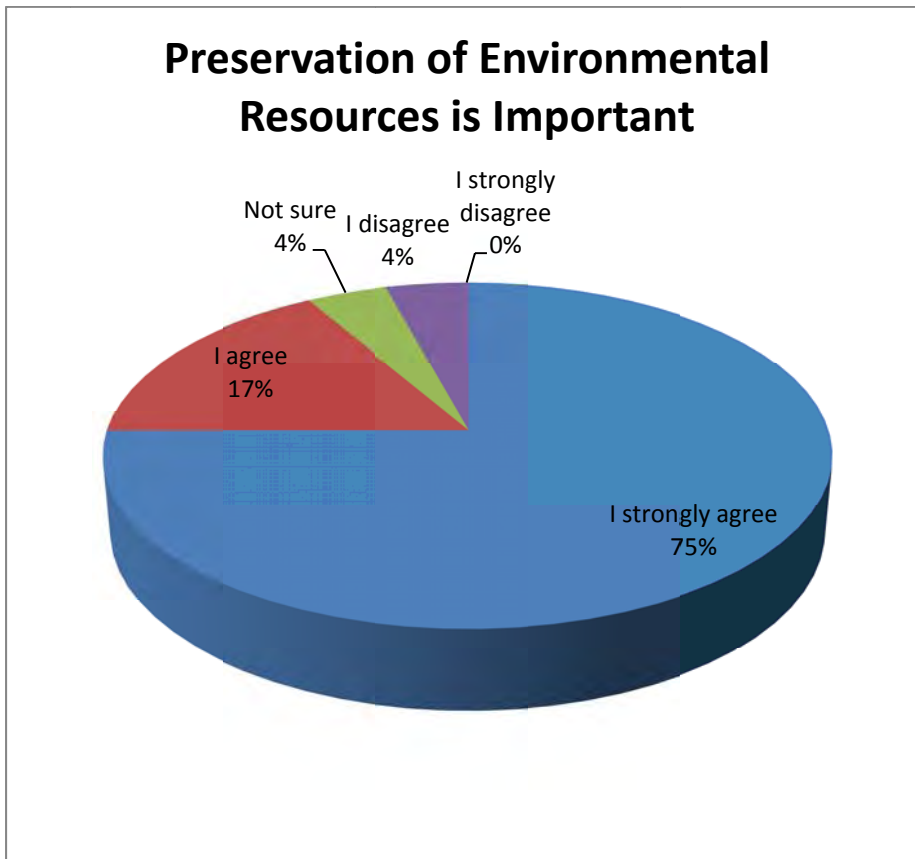


Additional Comments:

1. Permeable pavement
2. Road diets
3. Protect water sources

## 2. Preservation of Environmental Resources

*It is important to preserve our environmental resources (floodplain, wetlands/woodlands, lake/river quality).*



Additional comments:

1. Accessibility & connectivity (3)
2. Preservation of rivers/wetlands (3)
3. Native plantings
4. Education/museums
5. Balance
6. Partnerships
7. Earmarked dollars

### 3. Drawing Inspiration

*From which community can we draw inspiration as we work to preserve the environment?*

1. Low Impact Design (4)
2. NYC (2)
3. Birmingham (2)
4. Non-Motorized (2)
5. Ann Arbor MI (2)
6. Troy
7. West Bloomfield
8. Farmington Heritage Park
9. Trees
10. Water quality
11. Austin TX
12. Accessibility to parks
13. Belle Isle
14. Dequindre Cut
15. Connecting greenways
16. Plymouth
17. Incorporate green
18. Syracuse NY
19. Education
20. Seattle WA
21. Seoul Korea
22. Central gathering spaces
23. Preservation of water features
24. Rochester MI
25. Bike share
26. No mow zones
27. LEED development

### 4. Balancing Development

*How can we strike a balance between residential and commercial development and the preservation of natural resources?*

1. Implement small parks (2)
2. Roadway landscaping
3. More trees
4. Pedestrian amenities
5. Reduce impervious surfaces
6. Develop city green master plan
7. Incorporate outdoors into development
8. Incentivize low impact design



## **5. Going Green**

*What is the simplest thing you can do to go green in your own life?*

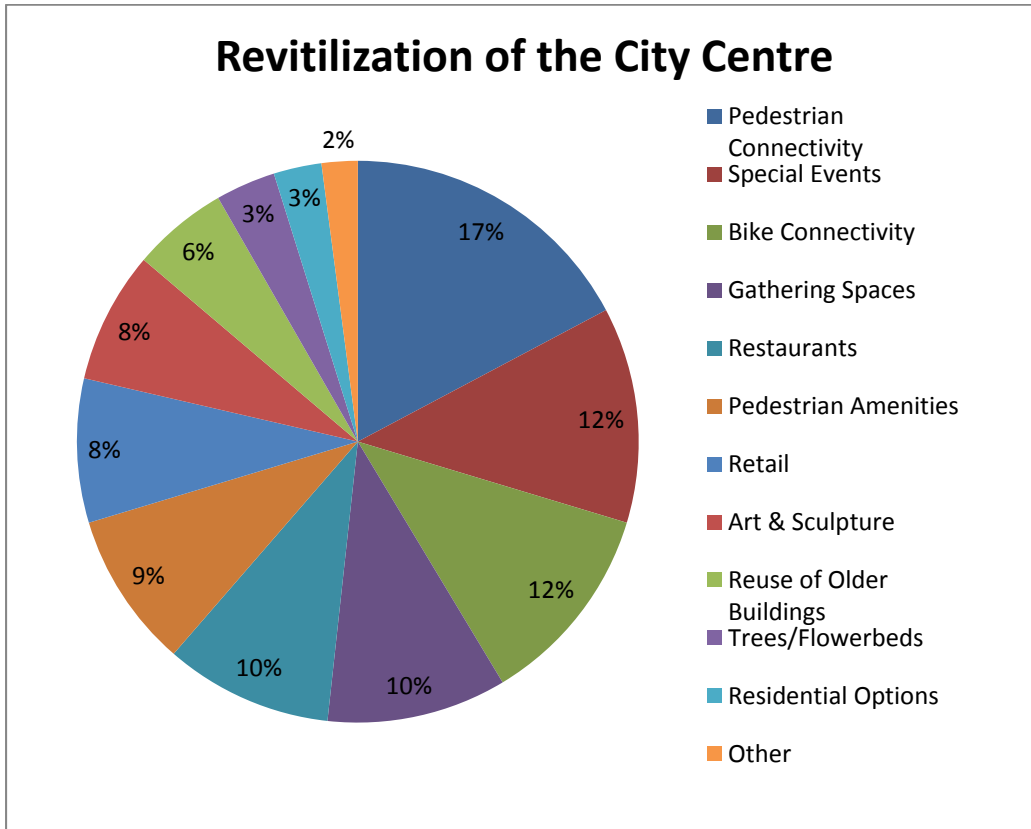
1. Recycling (8)
2. Rain barrels (5)
3. Organic gardening (4)
4. Lower water use (4)
5. Lower energy consumption (3)
6. Changing to energy efficient lightbulbs (3)
7. Composting (2)
8. Buy local (2)
9. Education/awareness (2)
10. Native plantings
11. Vegetarianism
12. Rain gardens
13. Solar energy
14. Cultivate houseplants
15. Hybrid vehicle

## Week 6 Urban Design & Architecture

March 5 – March 12, 2015

### 1. The Revitalization of the City Centre District

*As we continue to focus on the revitalization of the City Centre District, where should efforts be concentrated?*



Additional Comments:

1. Retail/restaurants
2. Increased security presence

### 2. Urban Design Inspiration

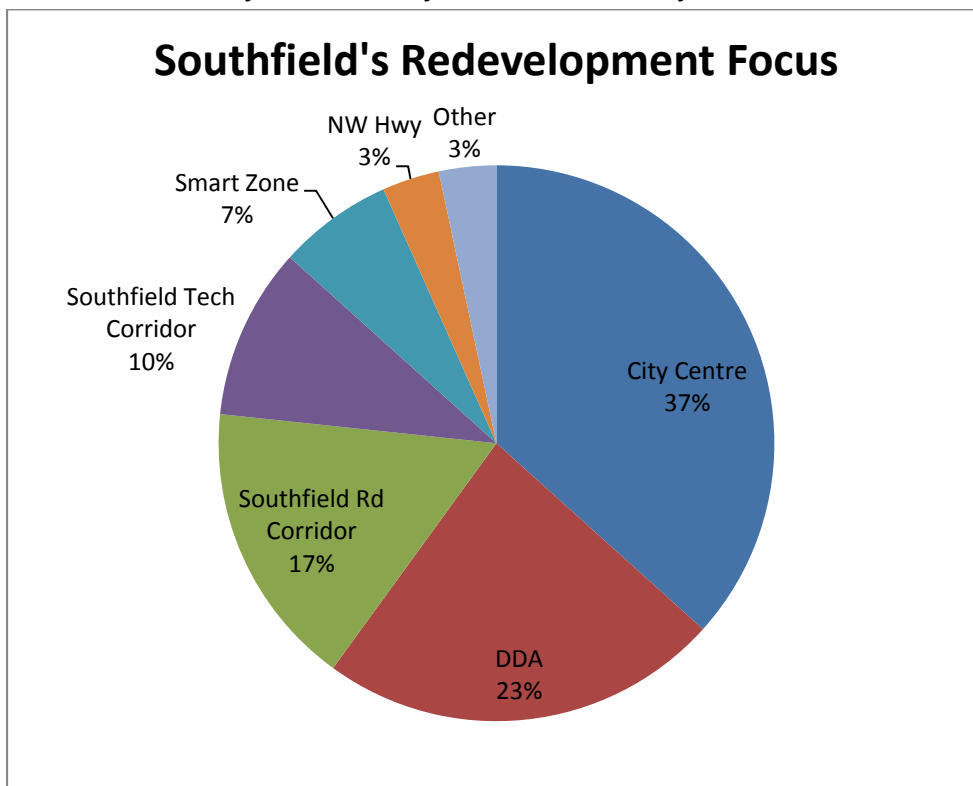
*What other city or design element could be used in Southfield?*

1. Walkability/connectivity (6)
2. Retail/restaurants (3)
3. Bikeable (2)
4. Green space (2)
5. Pasadena, CA
6. Integrate old with new
7. High Line Park, NYC

8. Tennis club
9. Gathering space
10. Special events
11. Naperville, IL
12. Evanston, IL
13. Urban style residential
14. Traditional downtown
15. Redevelop older uses
16. Kid-friendly
17. Portland, OR
18. Dog-friendly
19. Columbia, MD
20. Public transit (2)
21. Pedestrian amenities
22. Cherry Creek, CO

### 3. Southfield's Focus

*What areas in Southfield should be focused on in terms of revitalization and redevelopment?*



Additional Comments:

1. Spruce up City entrances

#### **4. Distinctive Southfield**

*What do you think are the most distinctive physical characteristics of or architecture in Southfield?*

1. Mid Century Modern Architecture (6)
2. Architecture (2)
3. Parks
4. Carpenter Lake
5. MCM Tours
6. Palm Springs Modernism Week
7. Balance of urban space + green space
8. Rouge River basin
9. Wildlife
10. MCM Waysigning
11. Skyscrapers
12. Shaarey Zedek
13. LTU
14. Library

#### **5. Defining Landmarks**

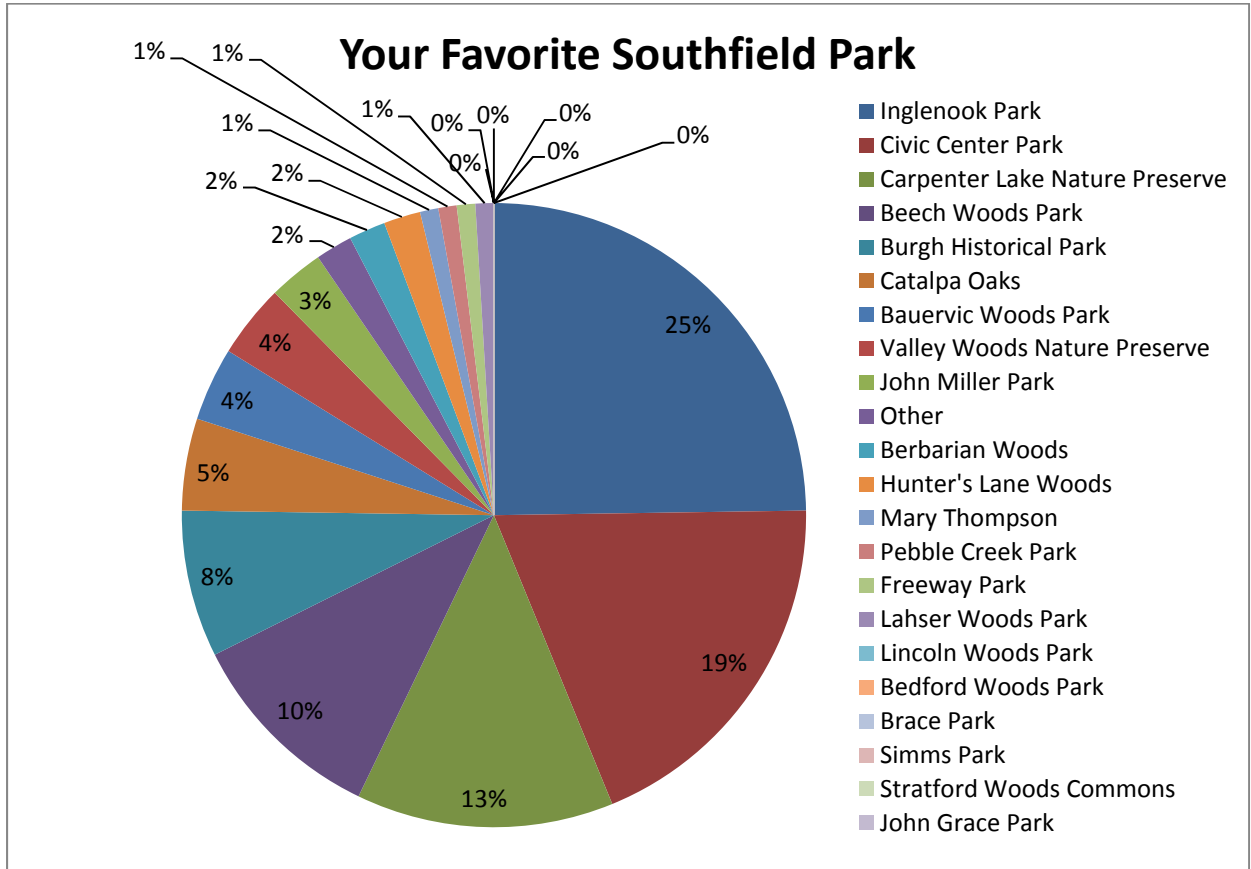
*What city landmarks do you use when giving directions?*

1. Southfield Public Library (3)
2. Main roads (2)
3. Highways (2)
4. Tel-12 (2)
5. Beech Woods
6. Shield's Pizza
7. Telegraph Road
8. Carpenter Lake
9. The Burgh
10. Word of Faith (Duns Scotus)
11. Providence Hospital
12. Town Center
13. Federal Mogul
14. Old Holiday Inn on Telegraph Rd

**Week 7 Parks & Open Space**  
**March 12 – March 19, 2015**

**1. Your Southfield Parks!**

*What are your favorite parks in Southfield?*

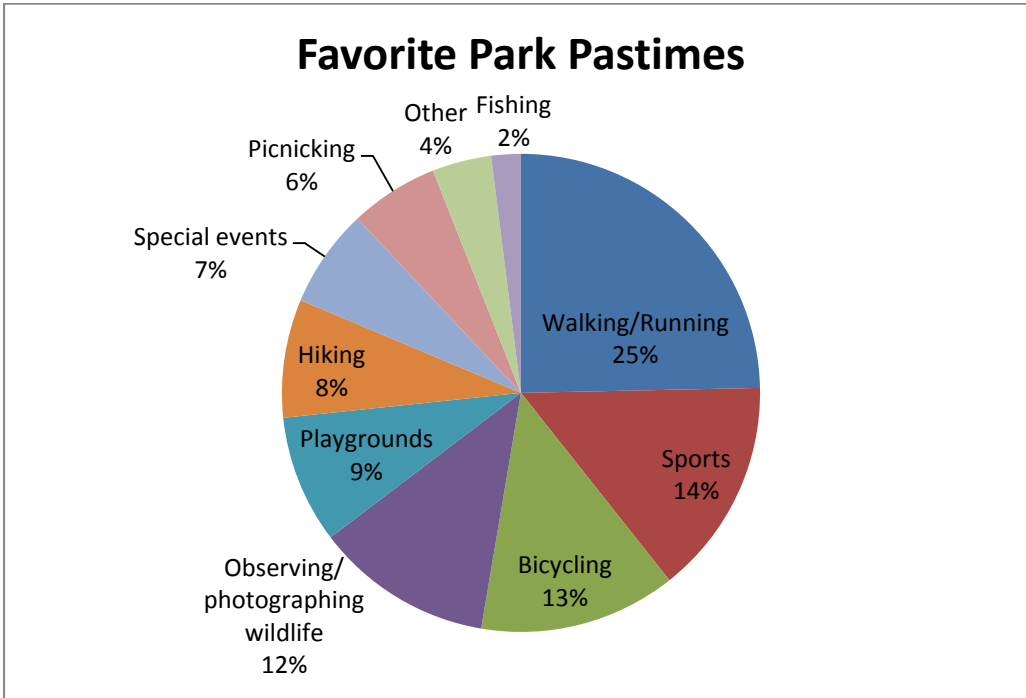


**Additional Comments:**

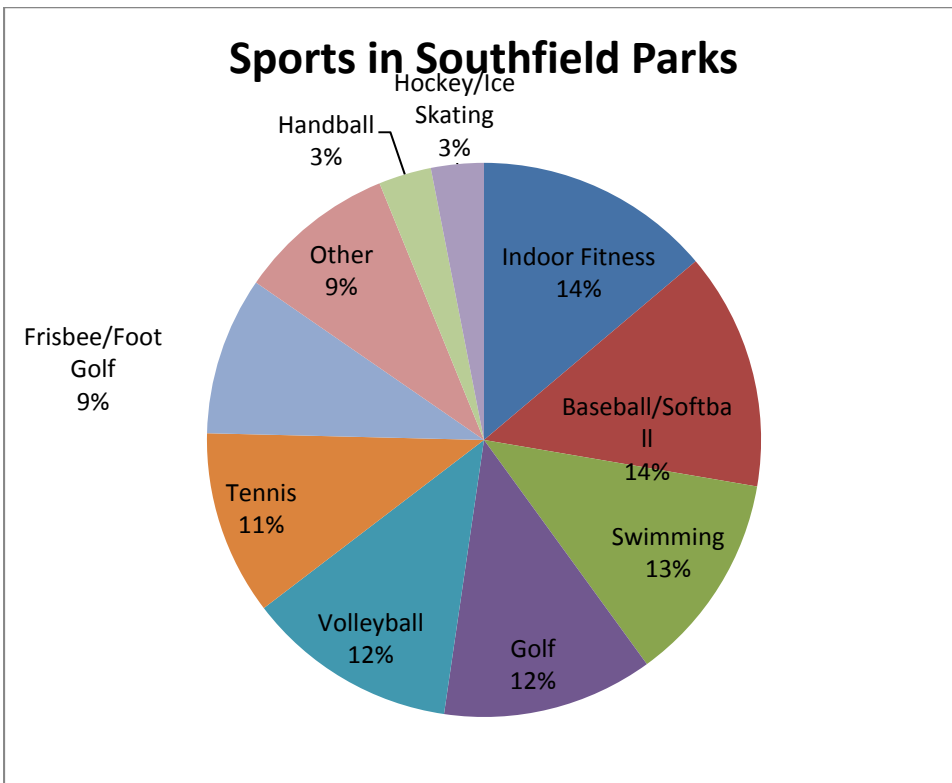
1. Carpenter Lake walking trails
2. Inglenook Park track
3. Re-install Inglenook fitness stations
4. Freeway Park is close to home
5. Carpenter Lake is a retreat not far from home
6. Inglenook Park is close to home
7. Install benches along Inglenook Park track

## 2. Favorite Park Activities

How do you enjoy our Southfield parks?



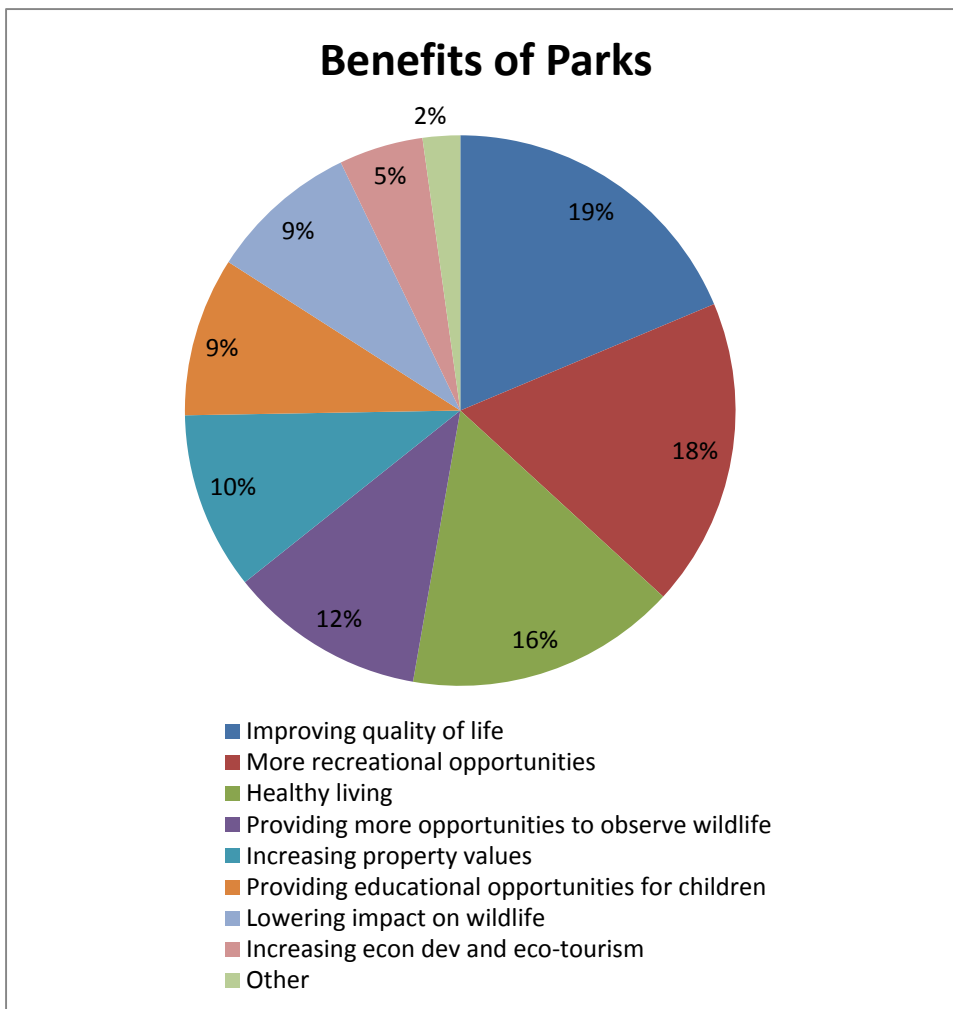
What specific sports do you engage in at our parks?





### 3. Getting the Most Out of Our Parks

*What benefits do you think our parks bring to the people of Southfield?*



### 4. Meeting Your Park Needs

*What amenities would you like to see at our parks?*

1. Amenities (restrooms, water fountains, trash receptacles, seating, shade) (11)
2. Dog park (6)
3. Longer/additional gravel walking/running/parkour/bicycling trails (6)
4. Green improvements (recycling bins, recycled rubber walkways, solar powered BBQs, charging stations, & water pumps) (4)
5. Disc golf (3)
6. Outdoor pavilion with stage (3)
7. Cross country skiing/snowshoeing trails/hills (2)
8. Exercise loops/stations (3)

9. Horseshoe pit (2)
10. Indoor tennis/soccer facility (2)
11. More food carts/ice cream carts (2)
12. More tennis/basketball courts (2)
13. Public art (2)
14. Technology improvements (phone chargers, wifi in parks) (2)
15. Water features/attractions (fountains, kayaking) (2)
16. Waterfront parks/camping (2)
17. Zip lines/ropes (2)
18. Activities for 20-30 year olds
19. Additional security
20. Batting cages
21. Chess tables
22. Equipment rental
23. Guided nature hike/photography workshop (Carpenter Lake)
24. Gun ranges
25. License free fishing day
26. Line the fields for football/soccer
27. More trees
28. Nature Center at Carpenter Lake
29. Observation towers
30. Outdoor skating rinks
31. Pine box derby hill
32. RC plane fields
33. Remove all basketball courts
34. Rental areas/pavilions (for parties)
35. Re-open Beechwoods pool
36. Rock climbing walls
37. Sauna at Beechwoods
38. Showers
39. Shuffleboard courts
40. Shuttles to parks
41. Trampolines
42. Urban farm space
43. Vandal proof tables
44. Vending machines
45. Volleyball pits
46. Wayfinding/regulatory signage
47. Yoga/Tai Chi

## 5. Balancing Preservation and Recreation

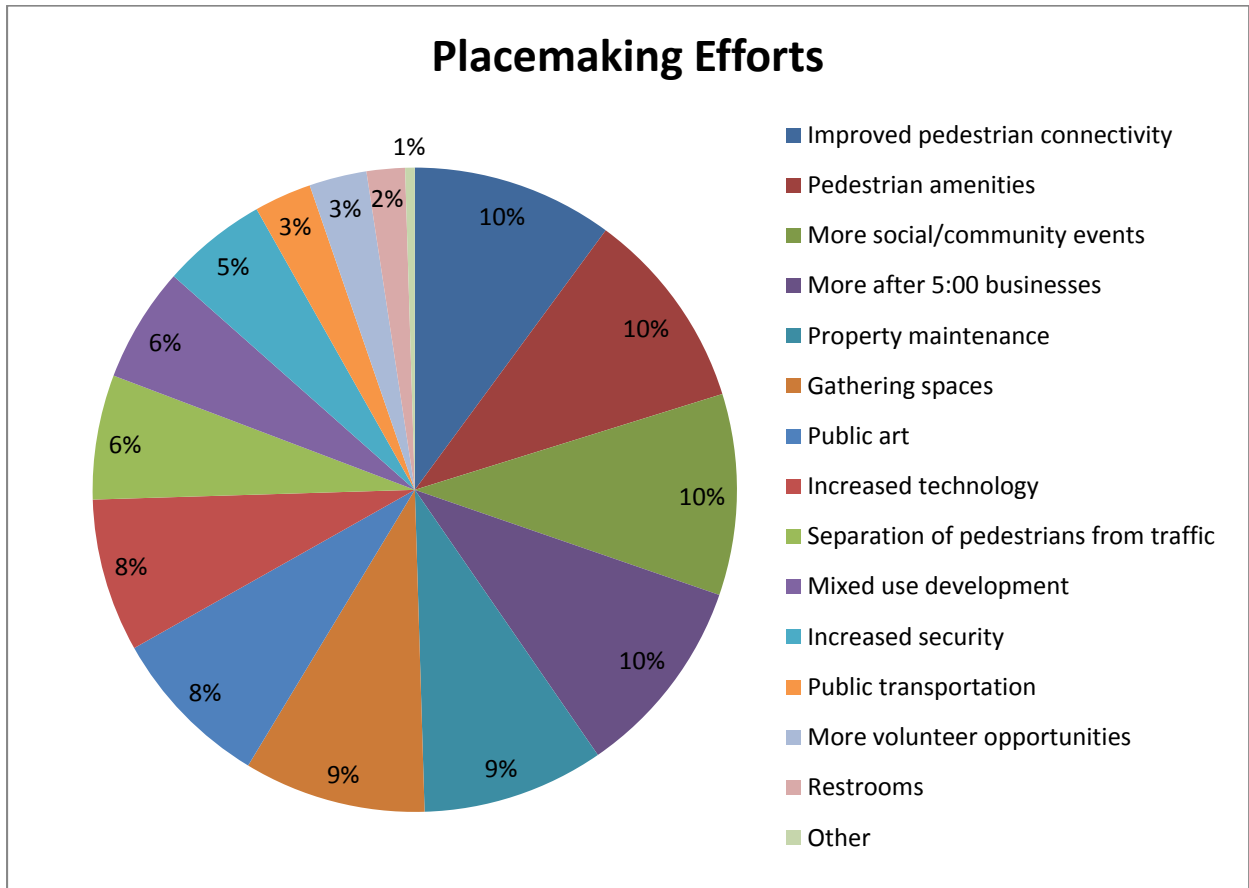
*How can we balance environmental preservation and enhance rec opportunities when creating parks and open spaces?*

1. Green improvements (Compost dropoff, use recycled materials, no fertilizer/weed killer, Recycling toilets, windmills, solar heated pools, composting toilets, sustainable energy, clover instead of lawn, biomass converters) (9)
2. Naturalized areas in lieu of lawn/wildflowers/native plants & trees (7)
3. Dedicated walking trails with educational panels (3)
4. More educational and environmental awareness programs/tours (3)
5. Bird/bat houses (2)
6. Butterfly/hummingbird gardens (2)
7. Fish/stocking habitat in Rouge (2)
8. Rouge River access & create rapids course (2)
9. Stormwater improvements (retention ponds, decrease runoff into river) (2)
10. Volunteering opportunities (2)
11. Wildlife sanctuary/nature preserves (2)
12. Arboretum mazes
13. Aviaries
14. Ban dogs at parks
15. Bike racks
16. BMX track
17. Flower exchanges
18. Gas wells
19. Less concrete
20. Manage deer population
21. Mushroom propagation
22. Natural history museum
23. No cars allowed in parks
24. No music or broadcasts
25. Reduce river flooding for marsh formation
26. Security & surveillance

## Week 8 Placemaking March 19 – March 26, 2015

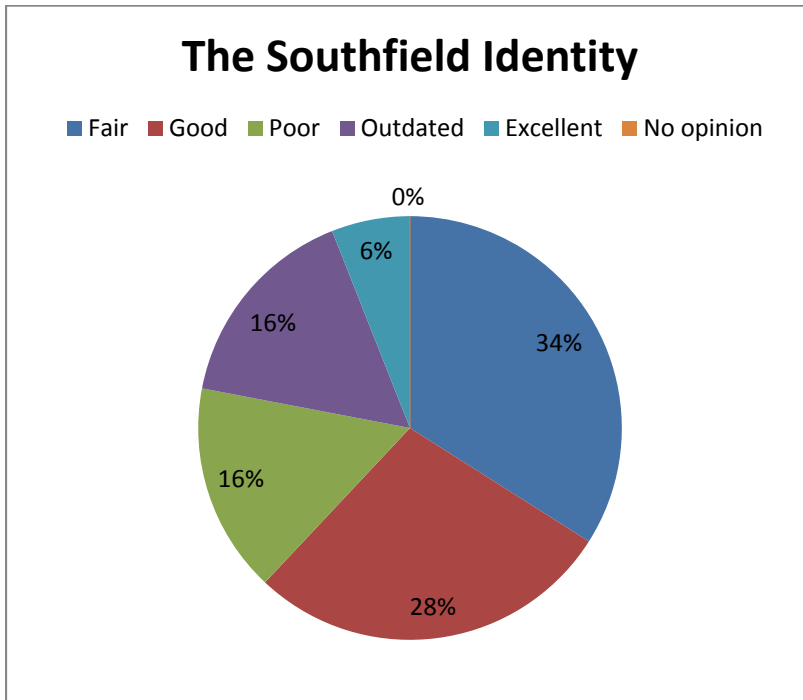
### 1. Placemaking Efforts

*What aspects would make the biggest impact in the way of placemaking?*



## 2. The Southfield Identity

How would you rate Southfield's image/identity?



Additional Comments:

1. Community pride/effort/property maintenance (3)
2. Improve community pride (2)
3. Emergency response
4. Improve relationship between land uses (ie churches)
5. Modern
6. Occupied homes
7. Office image only
8. Quiet/peaceful
9. Vacant storefronts

### 3. **What does placemaking mean to you?**

*When someone uses the term “placemaking” what do you think of?*

1. Streetscape/pedestrian amenities (5)
2. Concert/music/bandshell (3)
3. Public/green spaces (3)
4. Retail/restaurants (3)
5. Walkability/connectivity/accessibility (3)
6. More recreational opportunities/programming/events (2)
7. After 5:00 pm activity
8. Be a destination
9. Cider mill
10. Grow the population
11. No focus
12. Outdoor dining
13. Public art
14. Publicize activities better
15. Tax incentives

### 4. **How would you redevelop the Evergreen/Civic Center Dr property?**

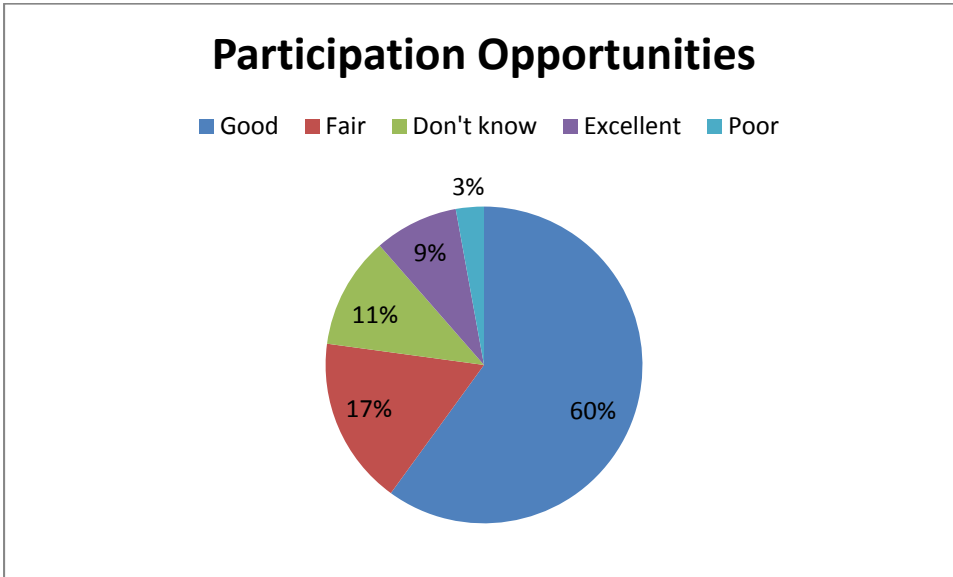
1. Mixed use (9)
2. Plaza/park/green space (7)
3. Concert space/amphitheater (2)
4. Flea market
5. Kid friendly
6. Outlet mall
7. Public art
8. Retail/restaurants (2)
9. Walkability

## Week 9 Technology & Communication

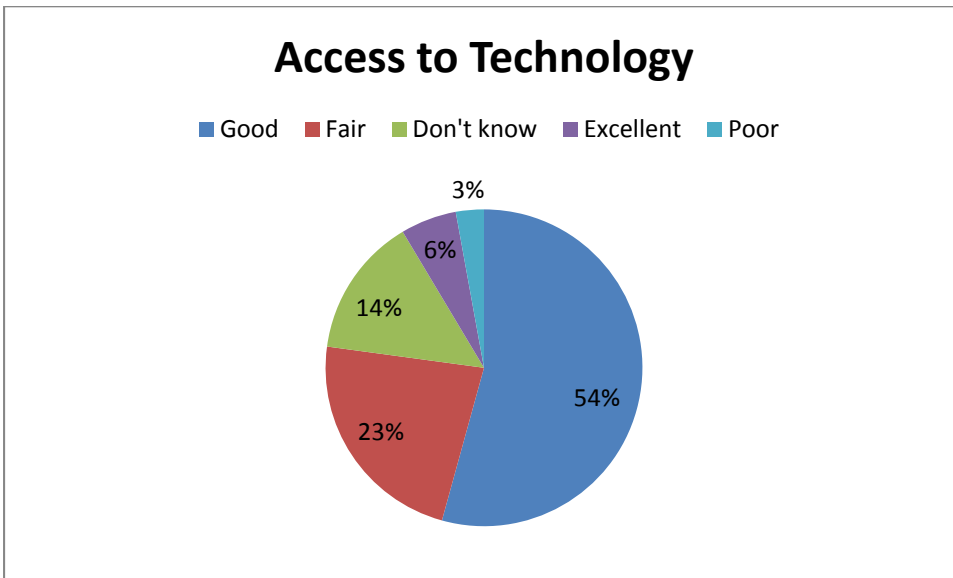
March 26 – April 2, 2015

### 1. Your Technology Use

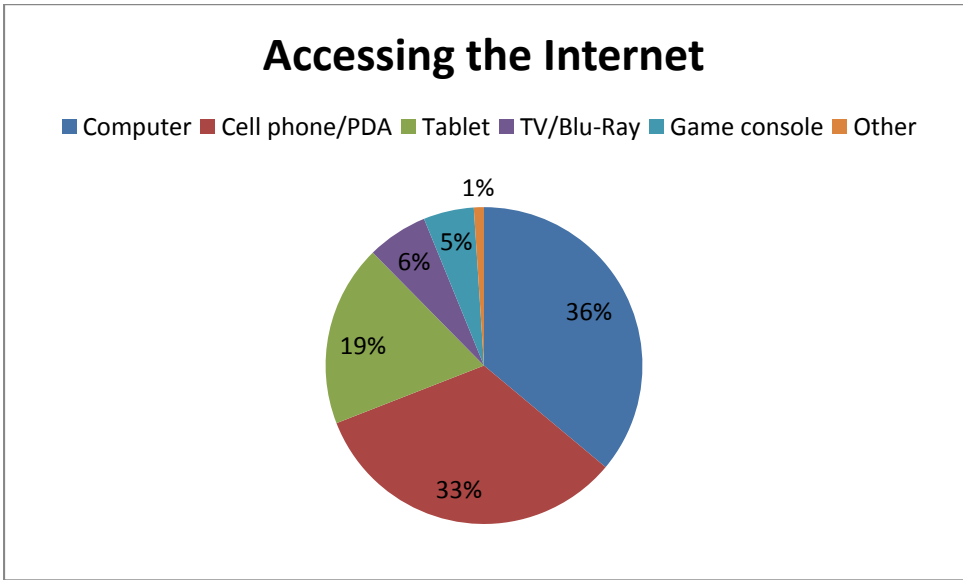
*How do you rate opportunities to participate in community matters?*



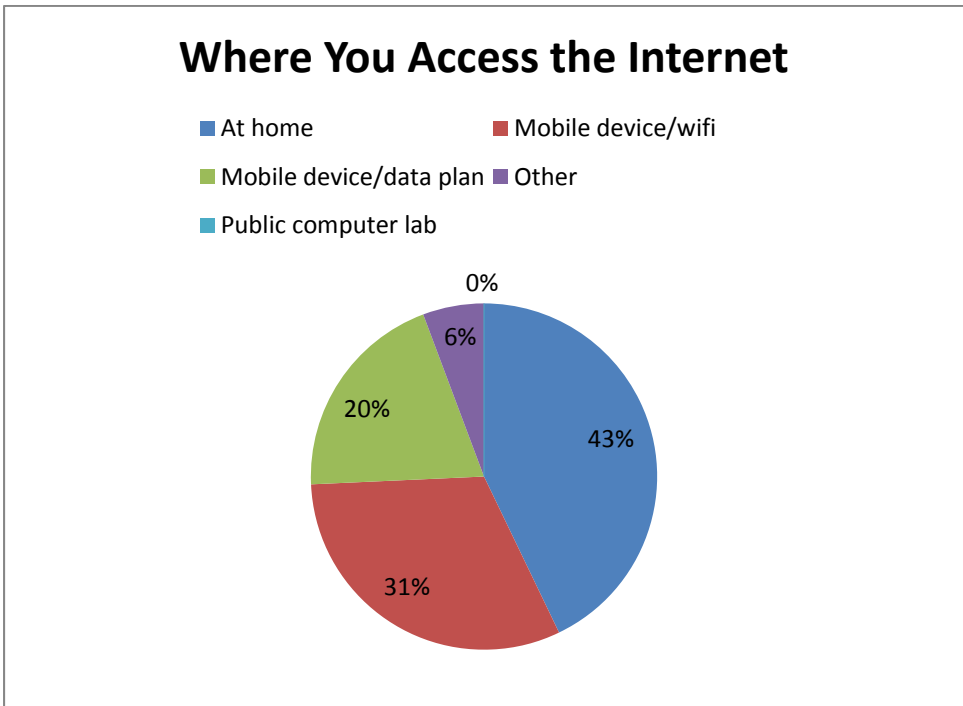
*How do you rate access to technology within the City of Southfield?*



How do you access the Internet?

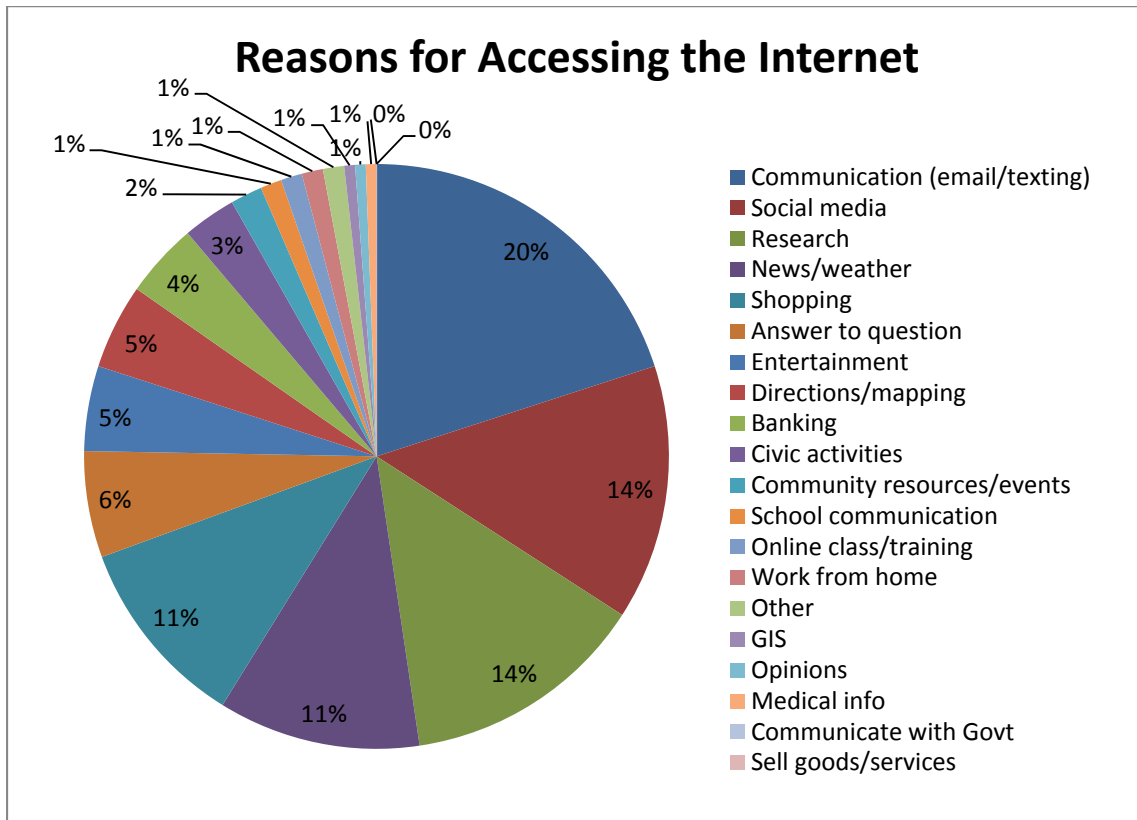


Where do you access the Internet?

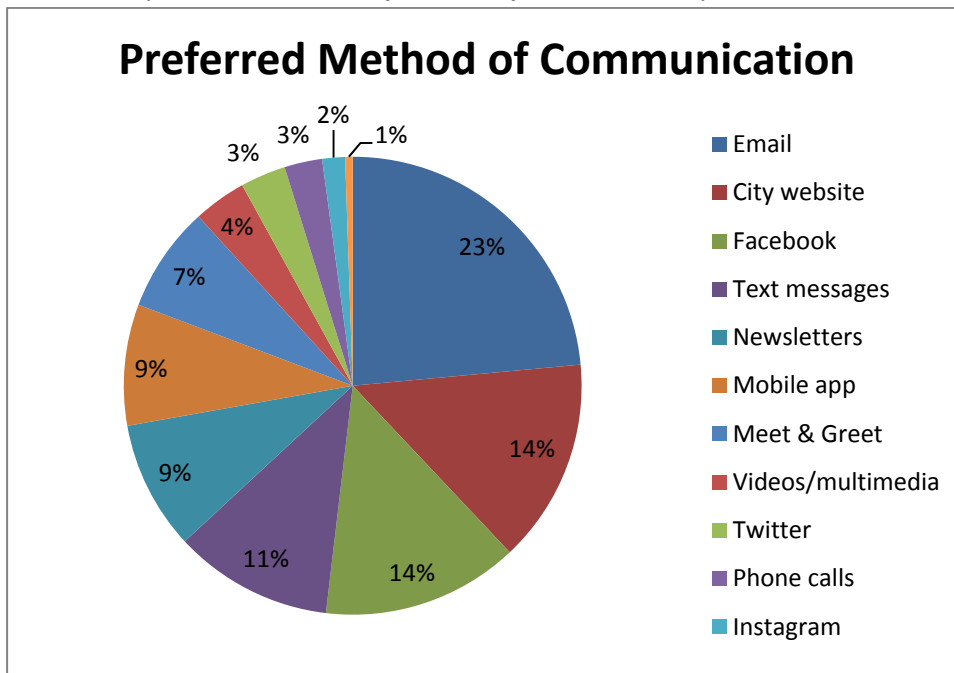




What do you most often use the internet for?

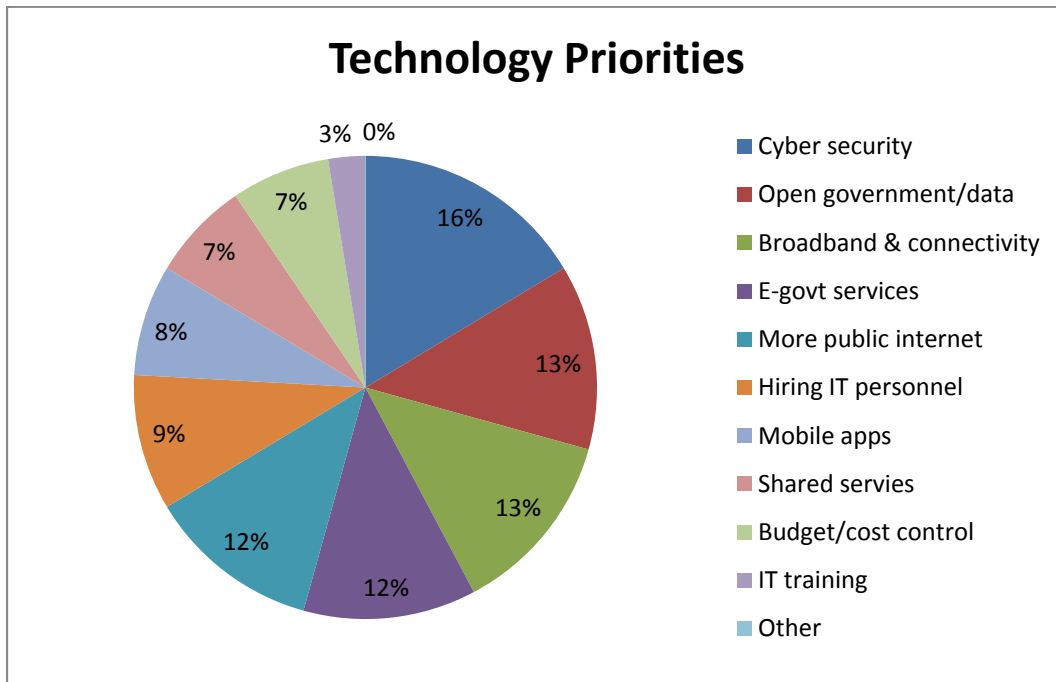


How would you like to receive information from Community leaders?



Additional comments:

1. Emergency texts (2)
2. Siren for emergencies (2)
3. Separate casual and emergency contact methods
4. Special events texts
5. Texting only if you sign up

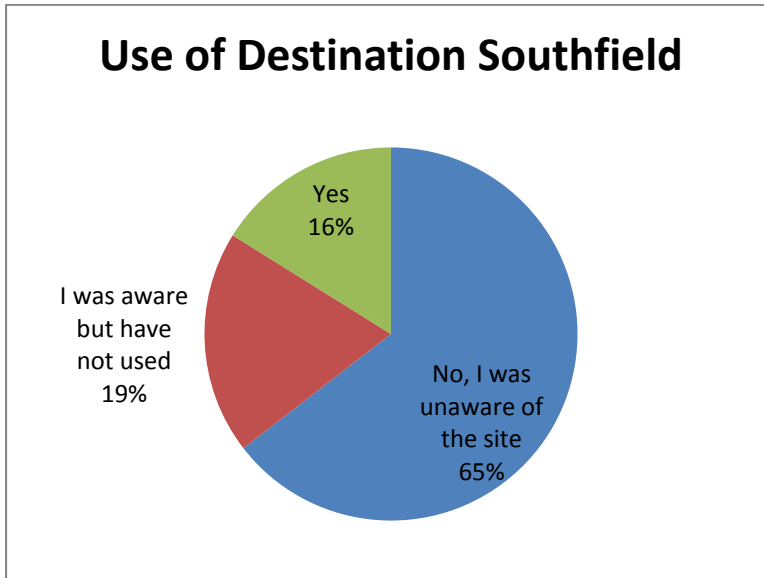


Additional comments:

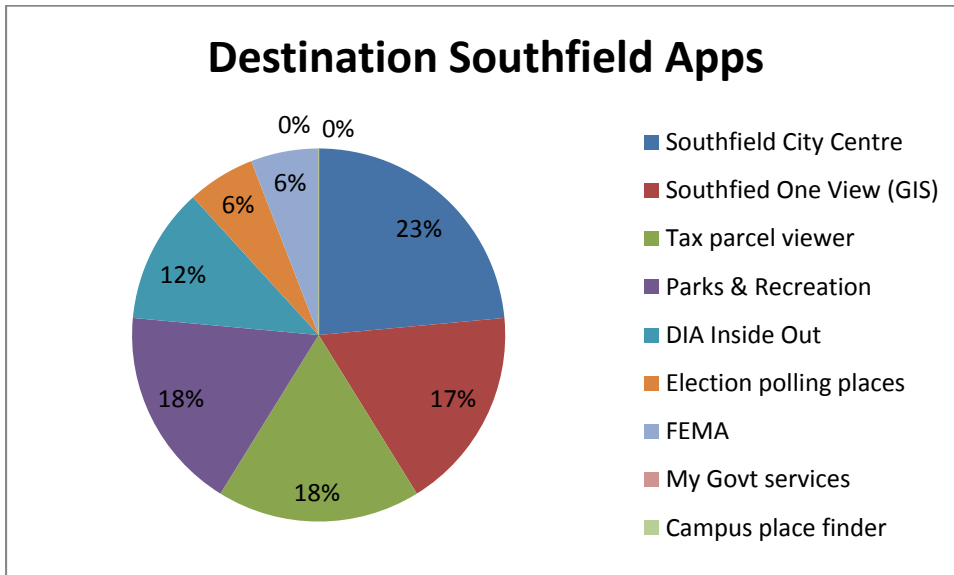
1. Municipal wi-fi (2)
2. Additional options for broadband service (besides Comcast)

## 2. Destination Southfield

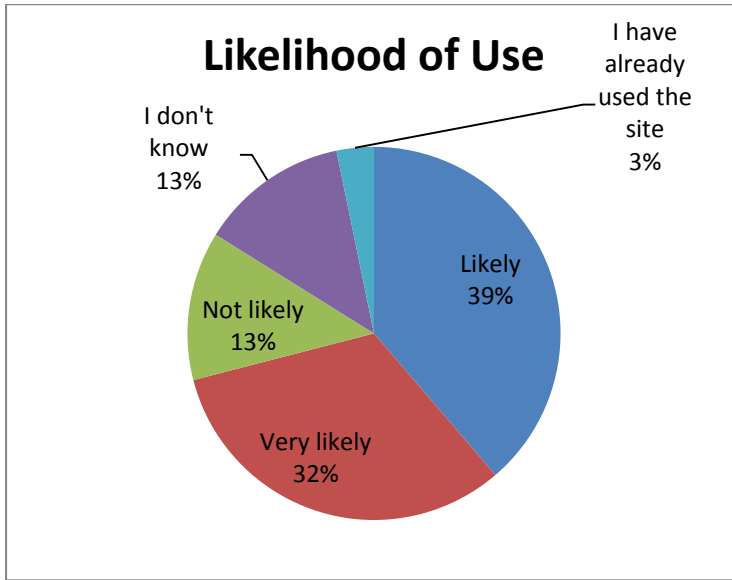
Have you used the Destination Southfield site [maps.cityofsouthfield.com](http://maps.cityofsouthfield.com) in the past?



If you answered yes to the question above, what apps/map have you used?



Now that you know about Destination Southfield, how likely are you to use this site?



What additional geographic information would you be interested in accessing as part of the Destination Southfield site?

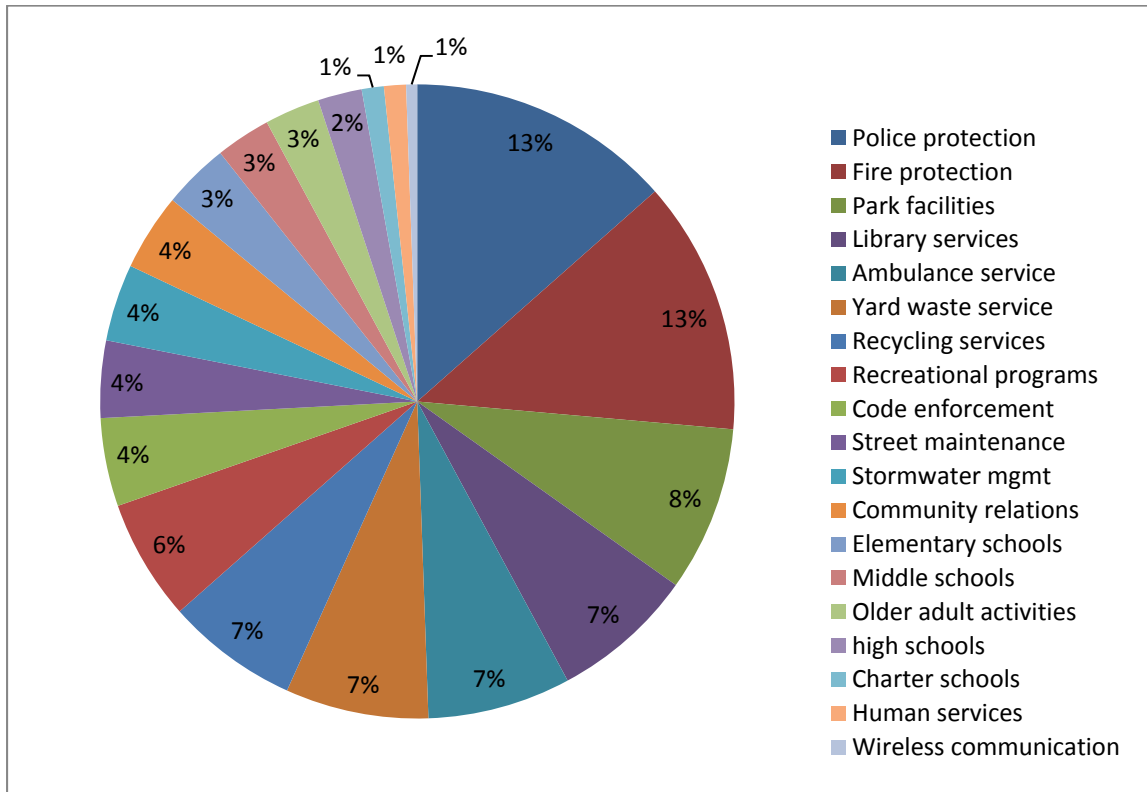
1. Government activities/construction projects (2)
2. New business information (2)
3. Condition of Rouge River
4. Eliminate sensitive tax/ownership information
5. Existing information adequate
6. Existing information to be easier to access
7. Information on existing landmarks
8. Subdivision information
9. Weather advisory

## Week 10 City Services & Safety

April 2 – April 9, 2015

### 1. Southfield Facilities and Services

Which would you rate as excellent or good? Why?

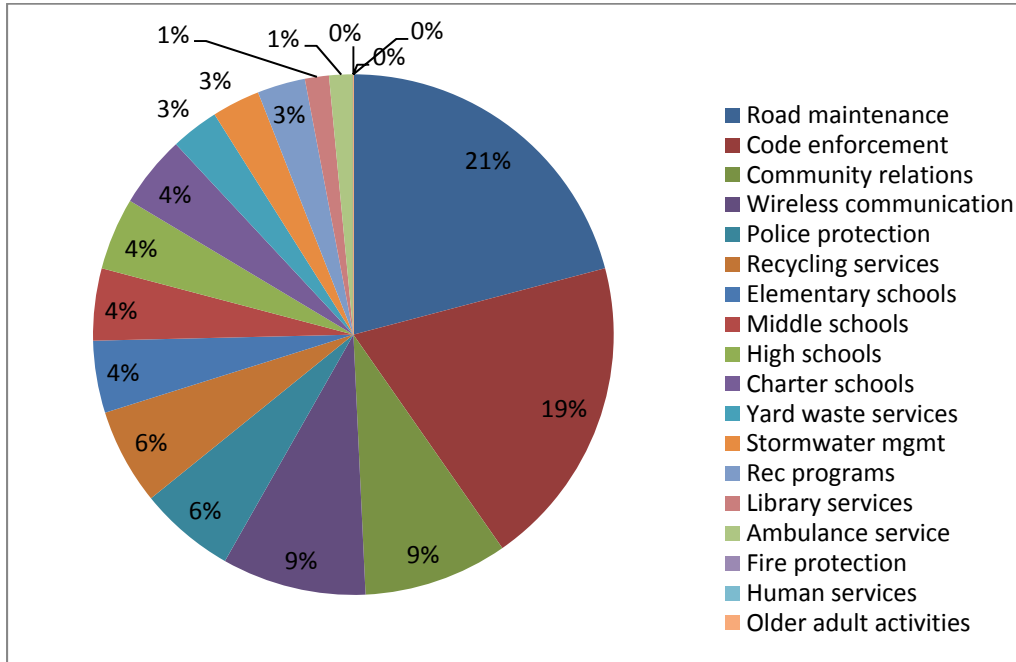


Additional comments:

1. Police & fire excellent (3)
2. Good schools important
3. Parks & Rec opportunities important
4. Water & sewer excellent (no flooding)

## 2. Improving Southfield Facilities and Services

Which would you rate poorly? Why?

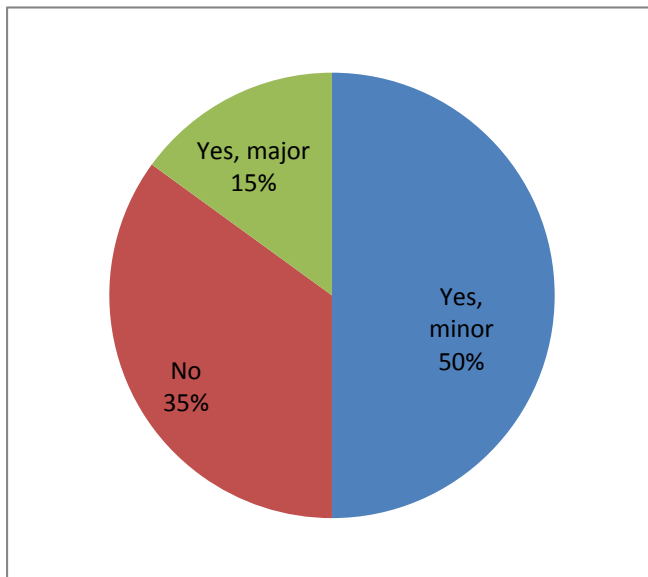


Additional comments:

1. Need improved Code Enforcement(3)
2. Need policing in neighborhoods

## 3. Avoiding Crime

Do you think crime is a problem? Where?

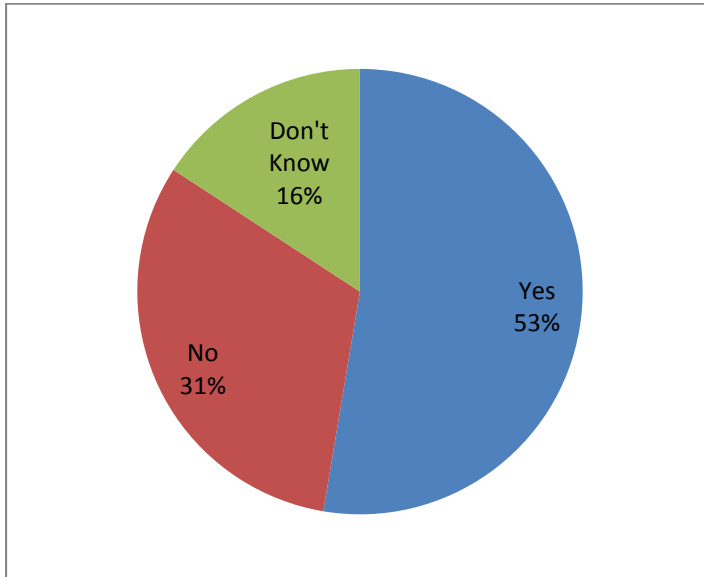


Additional Comments:

1. Northland area (4)
2. 8 Mile Rd

#### 4. Justification of Taxes Paid

*Do you think the level of local services justifies taxes paid?*

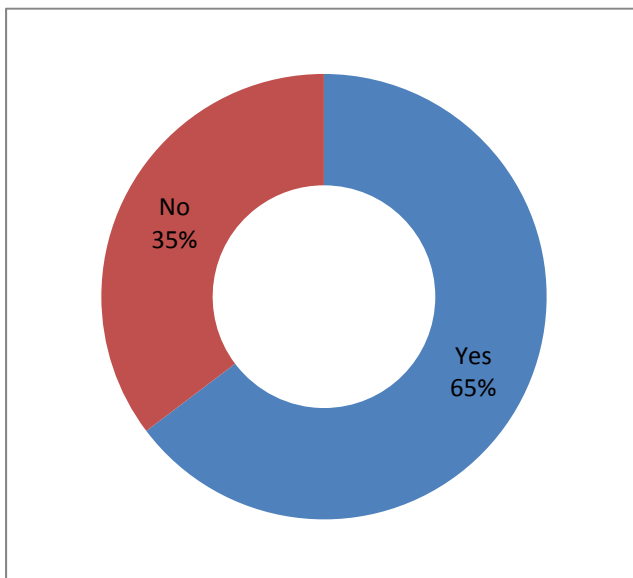


Additional comments:

1. School millage too high, schools are bad (2)
2. Renters should not be able to vote on tax matters
3. Receive prompt service

#### 5. Reflecting the Interest of Southfield's Residents

*Do you think Southfield's existing programs and facilities reflect the interest of current residents?*



Additional Comments:

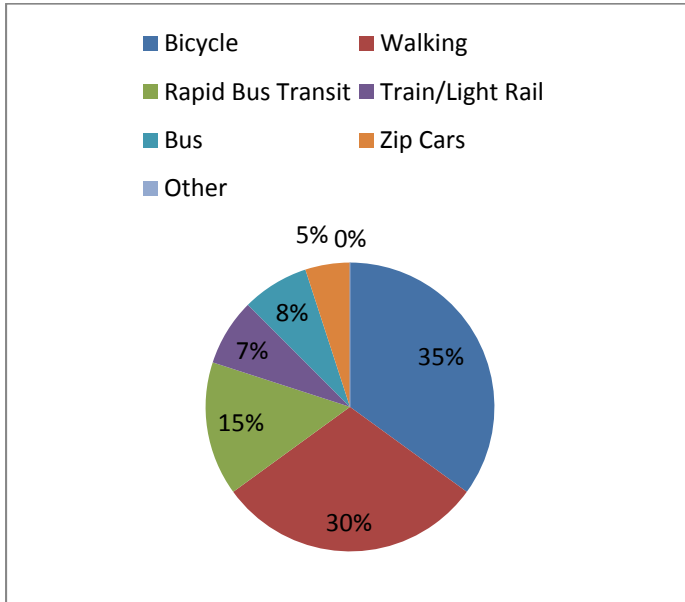
1. Beechwoods needs improvement
2. Variety of programs available
3. Don't know what is available

## Week 11 Transportation

April 9 – April 16, 2015

### 1. Getting From Here to There

What transportation options do you think Southfield needs more of?

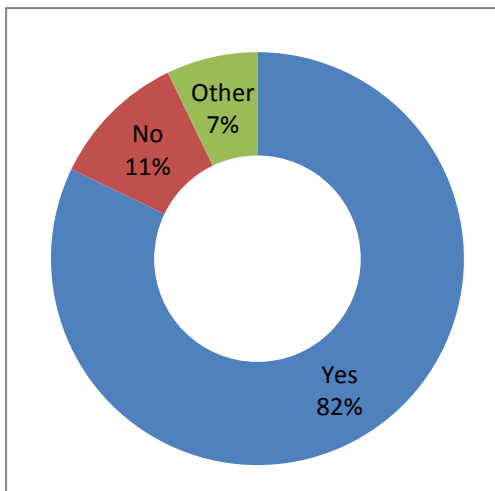


Additional comments:

1. Improved non-motorized transit (bike/ped connectivity) (5)
2. Regional transit (light rail, bus) (2)
3. Improve existing roads

### 2. Parking in Southfield

Do you think existing parking is adequate in Southfield?



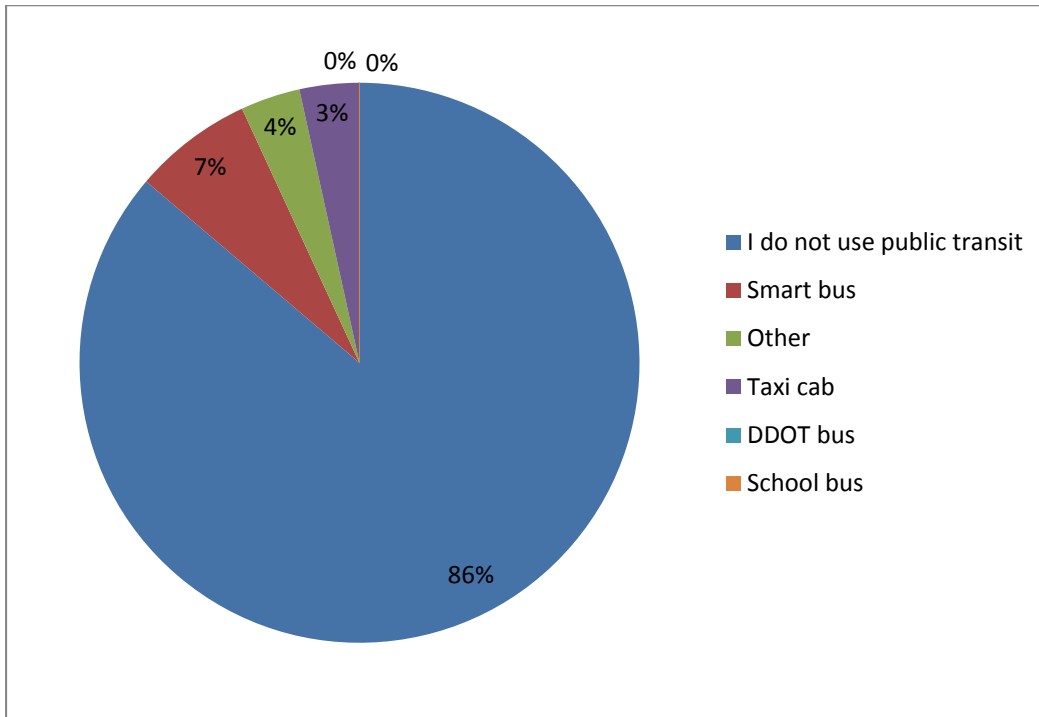
Additional comments:

1. Too much parking



### 3. Your Public Transportation Use

*Do you utilize public transportation? Which modes?*



### 4. Alleviating Traffic Issues

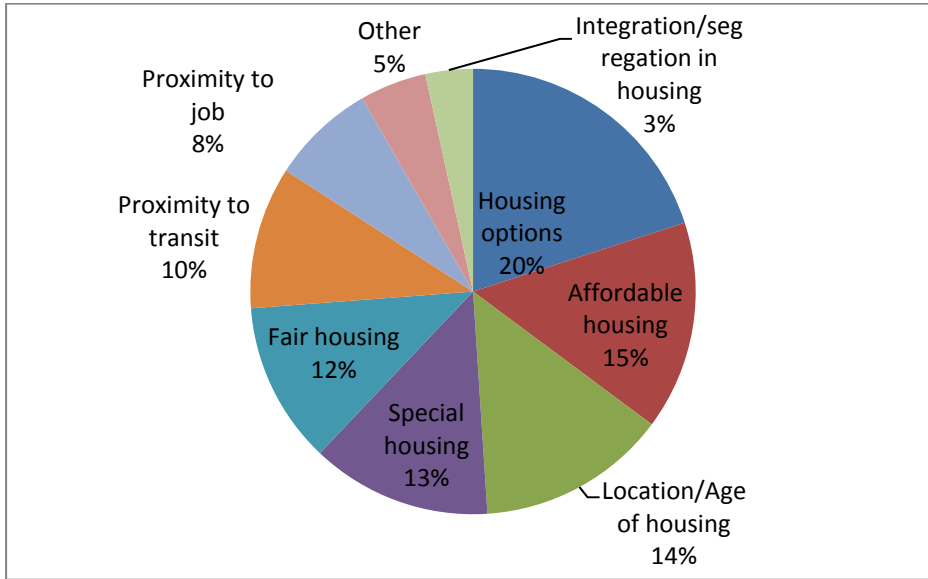
*Do you think there are enough transportation options? What areas are underserved?*

1. Need public regional transit (bus, light rail) (5)
2. City has no control over traffic issues (2)
3. Need more non-motorized (bike/pedestrian) (2)
4. Carpool lanes
5. Widen roads

## Week 12 Housing & Neighborhoods April 16 – April 23, 2015

### 1. Housing Issues and Concerns

*What housing issues are you concerned with?*

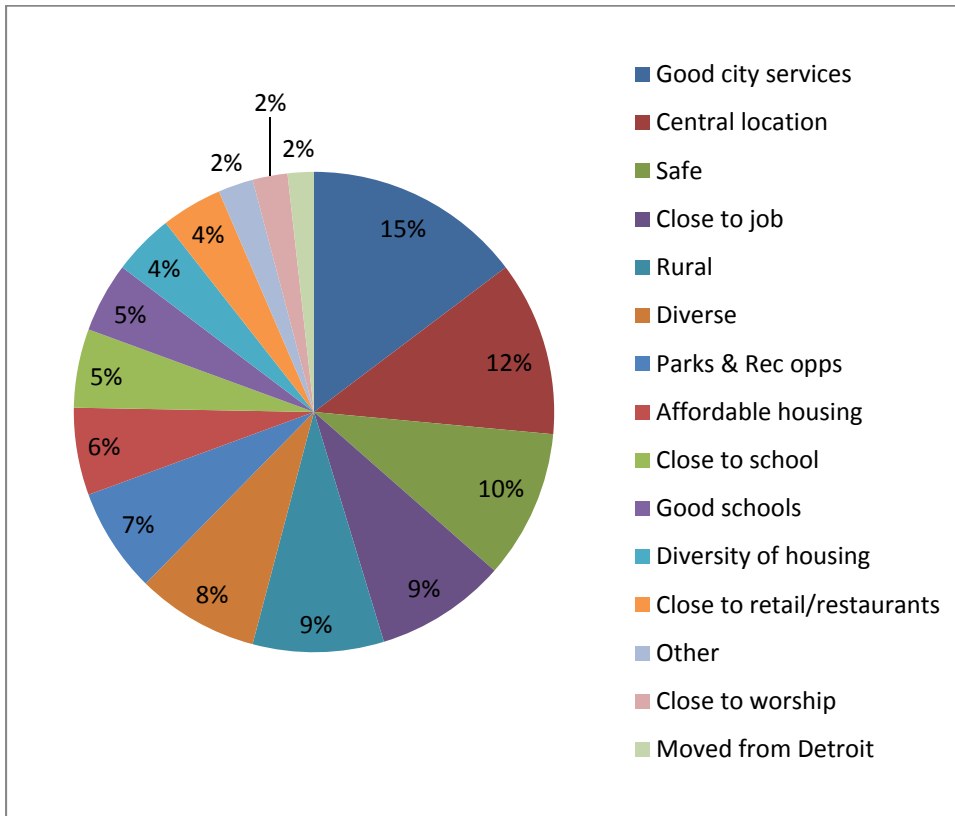


Additional comments:

1. Need increased code enforcement (7)
2. Too many group/institutional homes (2)
3. Need more mixed use options

## 2. Living in Southfield

Why do you choose to live in Southfield?



Additional comments:

1. Central & convenient location (7)
2. Many housing options (2)
3. Poor schools (2)
4. Community pride
5. Good public safety
6. Good schools

### 3. Quality Neighborhoods/Subdivisions in Southfield

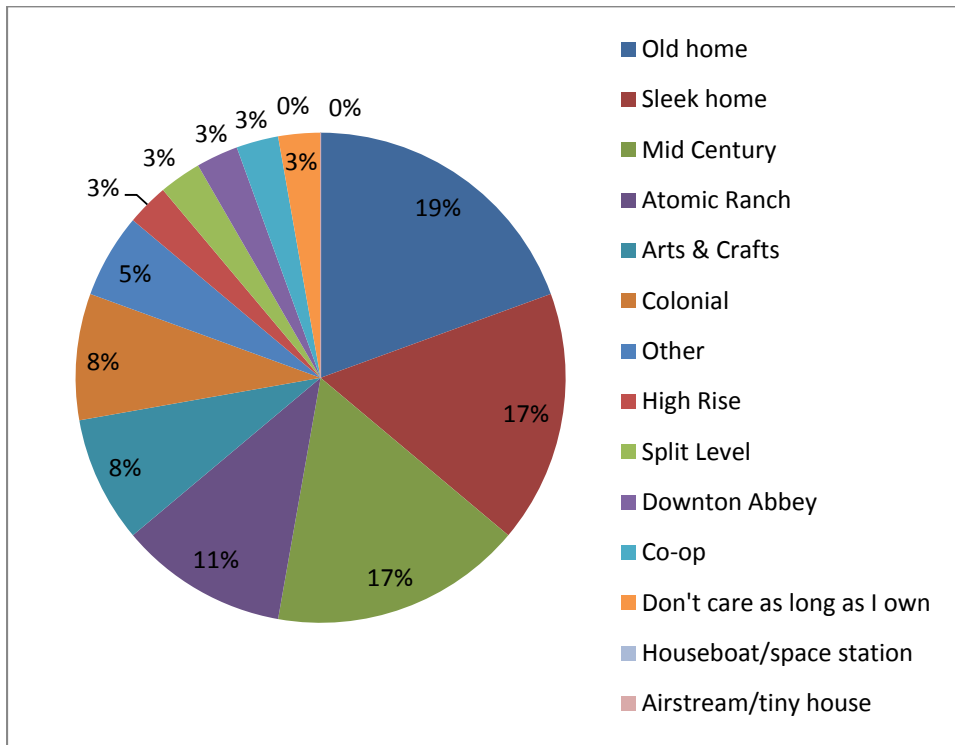
Which are the best in Southfield? Which need improvement?

Additional comments:

1. Historic/Midcentury (Magnolia, Ravines, Bell Rd, Cambridge Village) (4)
2. Renters are bad (3)
3. Rural feel (Ravines, Farm stands, Farmbrook) (3)
4. More Code Enforcement needed (Bonnie Acres, Shiawassee) (2)
5. Renters are good or potentially good (2)
6. City Centre momentum
7. Diverse (Ravines)
8. Safe (Ravines)
9. Unsafe (8 Mile Rd subs)

### 4. Your Dream House

What would you consider your dream house?

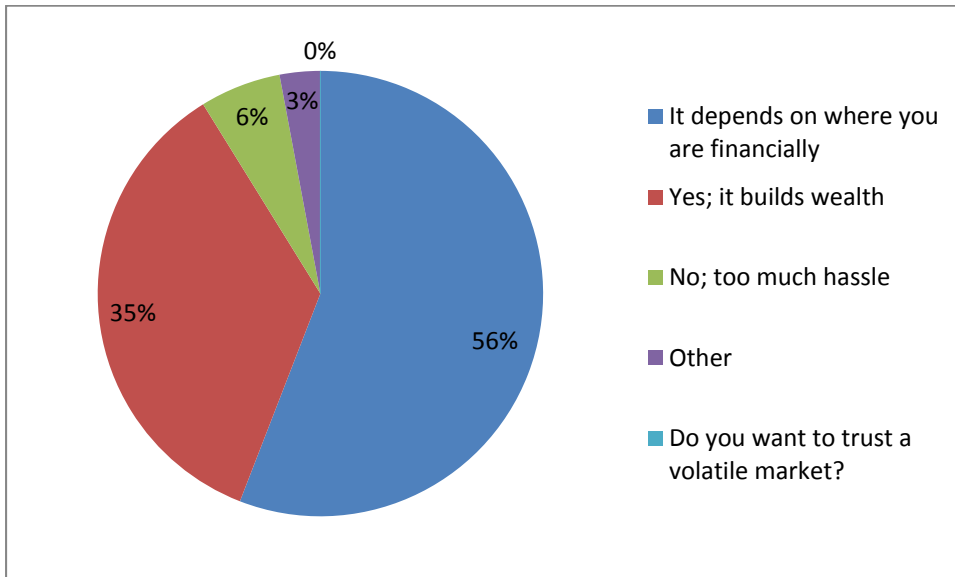


Additional Comments:

1. Re-use of unique building/structure (ie storage container) (2)
2. Detached condo
3. Mid Century/Colonial hybrid

## 5. The Cost of Homeownership

*Do you think that owning a home is a smart financial move?*



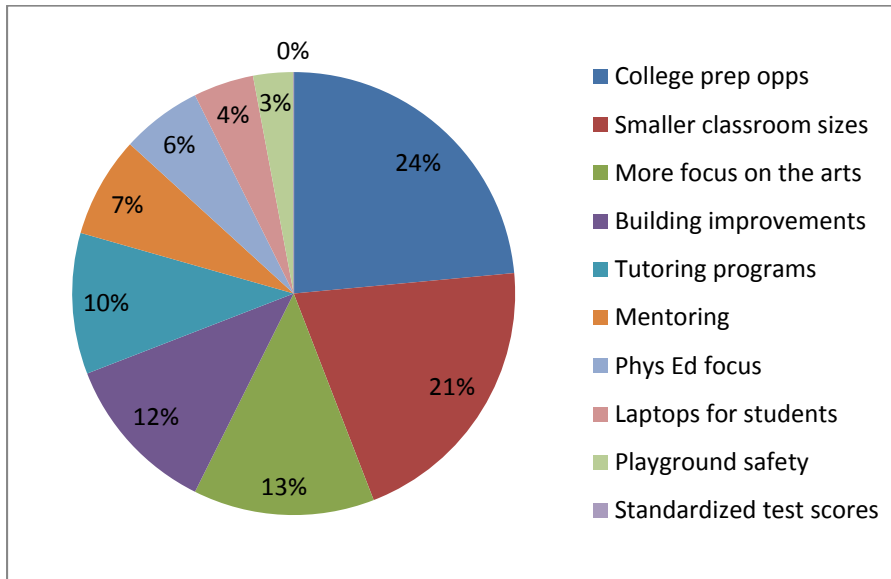
Additional Comments:

1. Home value appreciation is key (2)
2. It's a personal choice
3. Been burned by the market  
In an apartment & misses having their own home

## Week 13 Education April 23 – April 30, 2015

### 1. Prioritizing School Issues

*What two improvements should Southfield schools tackle?*

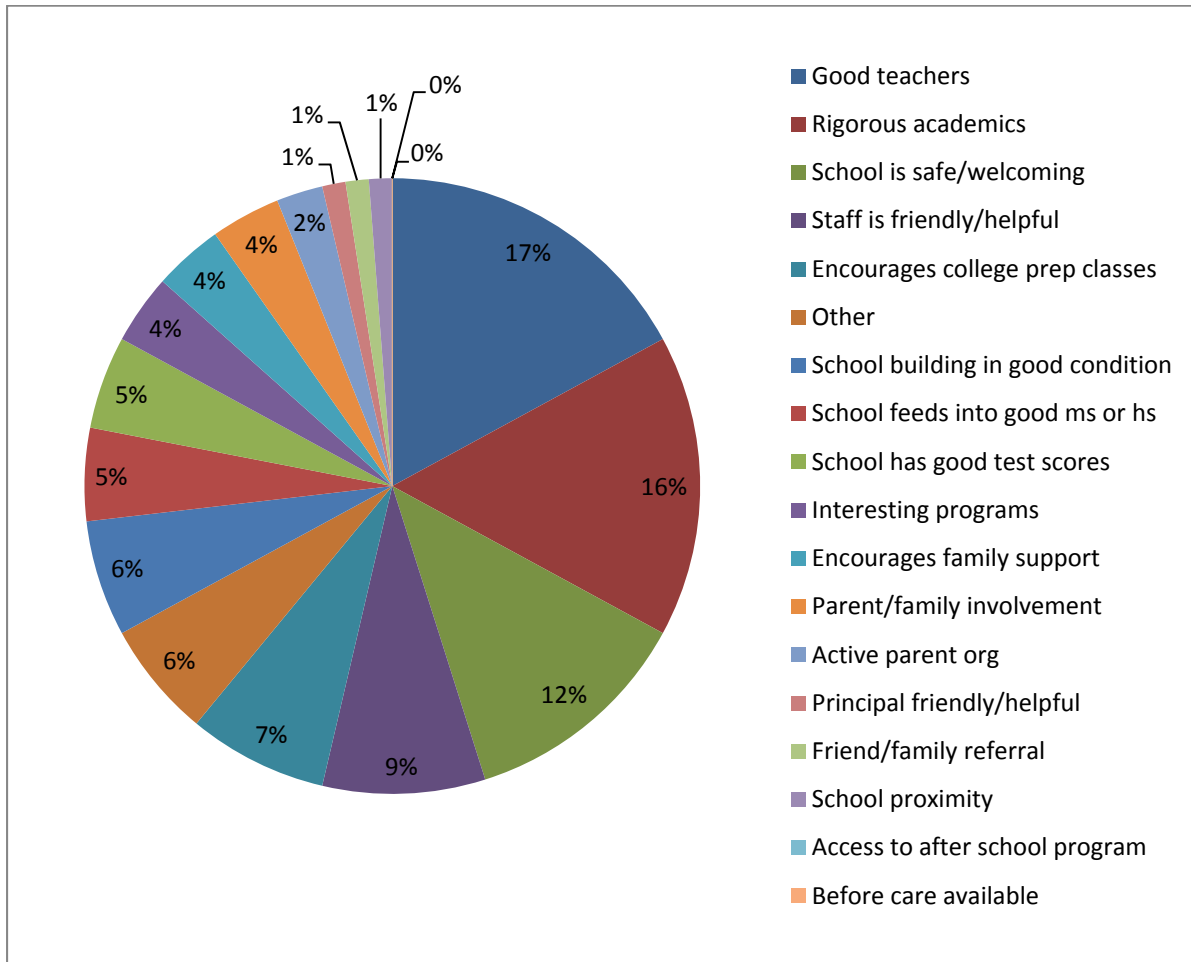


Additional comments:

1. College/employment preparedness (2)
2. Combining schools is a bad idea (2)
3. Add shop and home ec classes
4. Embrace technology
5. Improved budgetary planning
6. Encourage private donations towards Southfield Promise
7. Parent & student mentoring
8. Upgrading professionalism/skill level of school staff

## 2. Top Factors for Choosing Child’s School

*Why did you choose the school your child is attending?*



## 3. Visioning Our Universities’ Future

*What is your vision for Southfield’s Universities?*

1. Emphasize city/student/private business relationships (3)
2. No more for-profit universities (2)
3. Place-based education (life skills)

## 4. Encouraging Student Involvement

*How do we encourage student engagement in our community?*

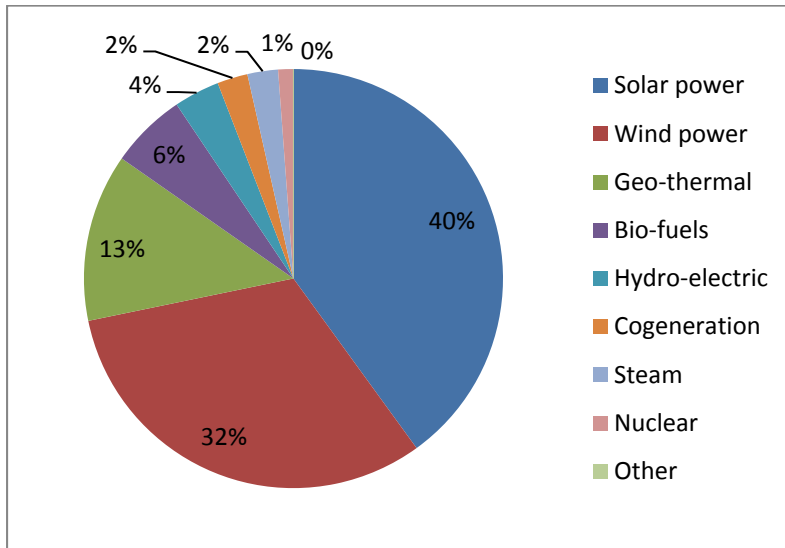
1. Civic projects/additional volunteer opportunities (5)
2. Garden club/community garden  
Partner student groups (Girl/Boy Scouts, sports clubs) with City

## Week 14 Energy

April 30 – May 7, 2015

### 1. Forms of Alternative Energy

What forms of alternative energy should Southfield prioritize?

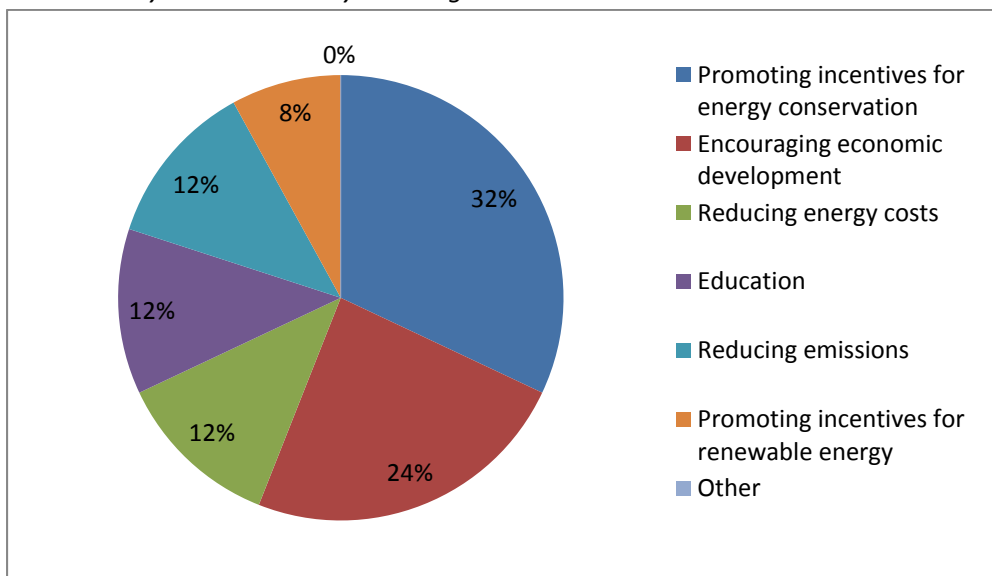


Additional comments:

1. Mainstream alternative energy (2)
2. Encourage schools to implement
3. Tax incentives

### 2. Energy-Based Goals

In which do you think the City should get involved?



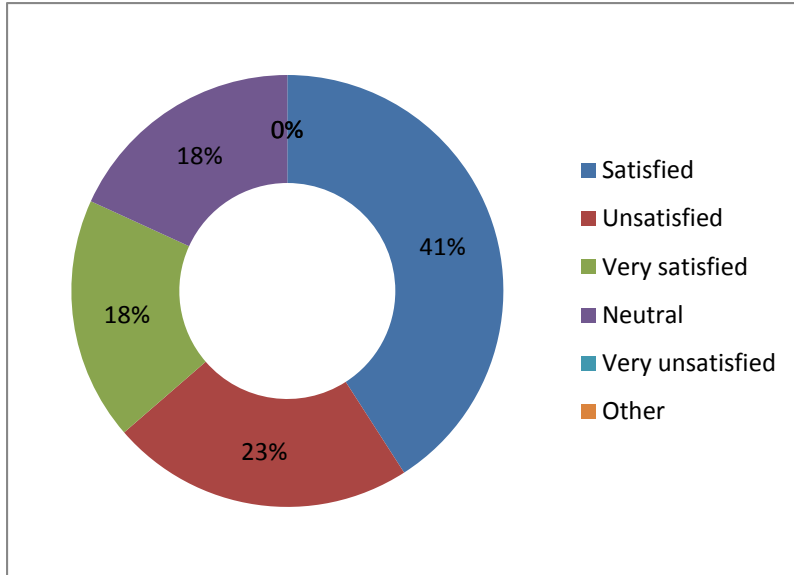


Additional Comments:

1. Promotion/education (4)
2. Reduce costs
3. Reduce emissions
4. Tax incentives

### 3. Level of Service from Your Energy Provider

*Do you feel the amount of power offered by DTE Energy is adequate?*



Additional Comments:

1. Outages are brief
2. Prices are too high

### 4. Alternative Energy Solutions

*What are your feelings towards alternative energy solutions?*

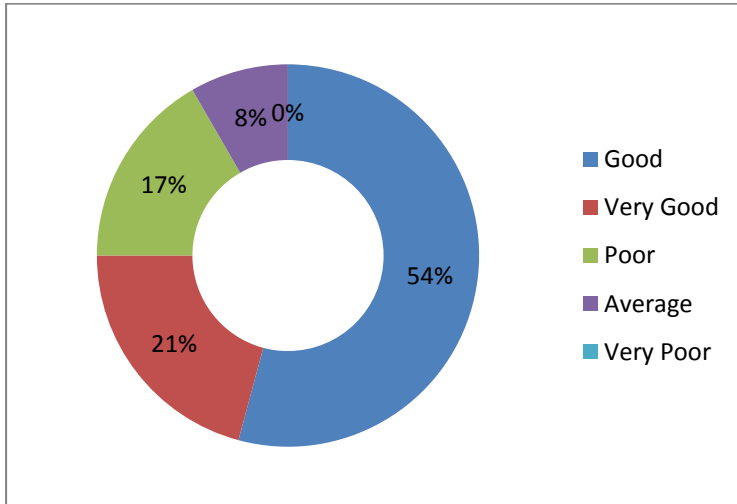
1. Incentivize (2)
2. Require for new developments (2)
3. Provide more affordable residential solutions (2)
4. Encourage lesser utilized methods
5. Incorporate into daily lives  
Require for redevelopments

## Week 15 Health

May 7 – May 14, 2015

### 1. Health Care Options

*How would you rate quality of health care options in Southfield?*

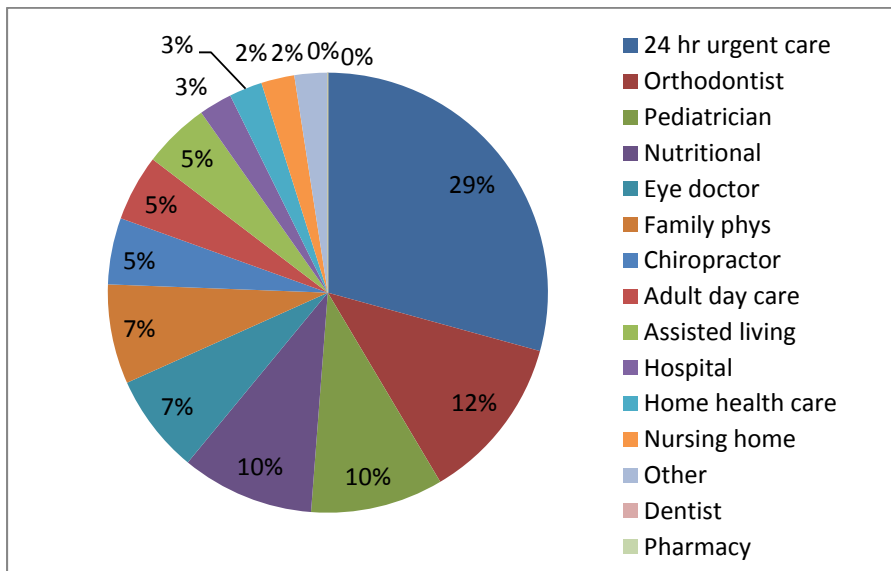


Additional comments:

1. Two good options (Beaumont, Providence) (2)
2. Close proximity
3. Good doctors

### 2. Providing Health Care in Southfield

*Which types of health services do we need more of in Southfield?*

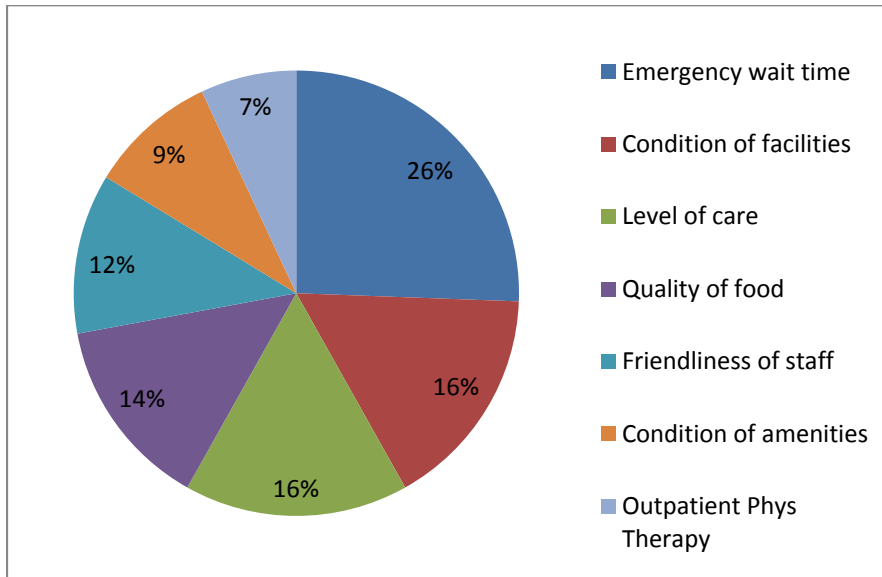


Additional comments:

1. Good variety (2)

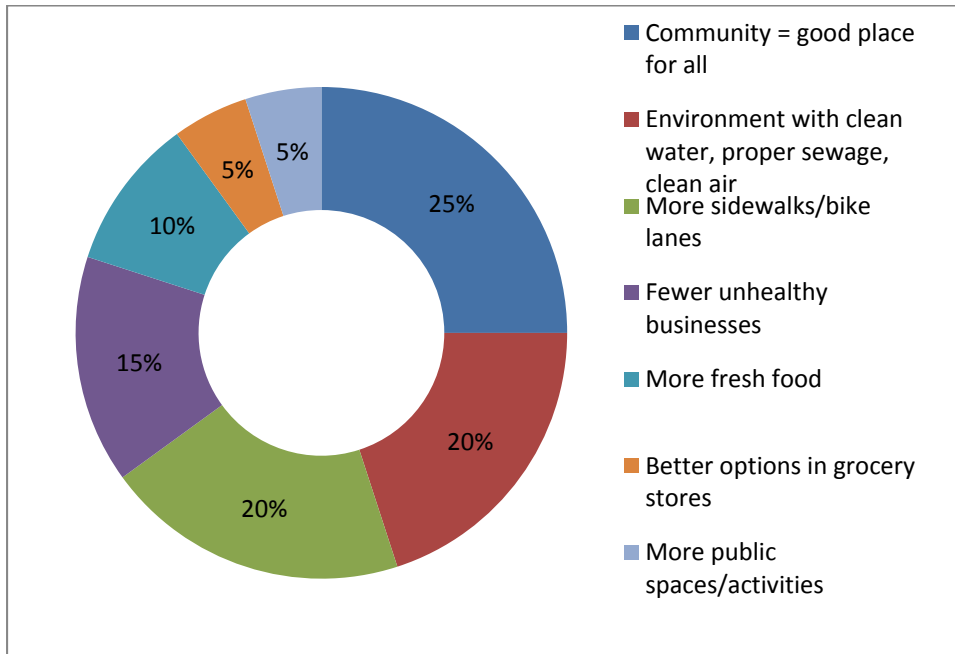
### 3. Improving Hospitals & Health Clinics

*What areas in your hospital and/or health clinic need the most improvement?*



### 4. Health Starts Where You Live, Learn, Work, and Play!

*Which of these health-related statements resonate with you?*



Additional comments:

1. Cleanliness
2. More restaurants with fresh food options

## **5. A Healthier Southfield**

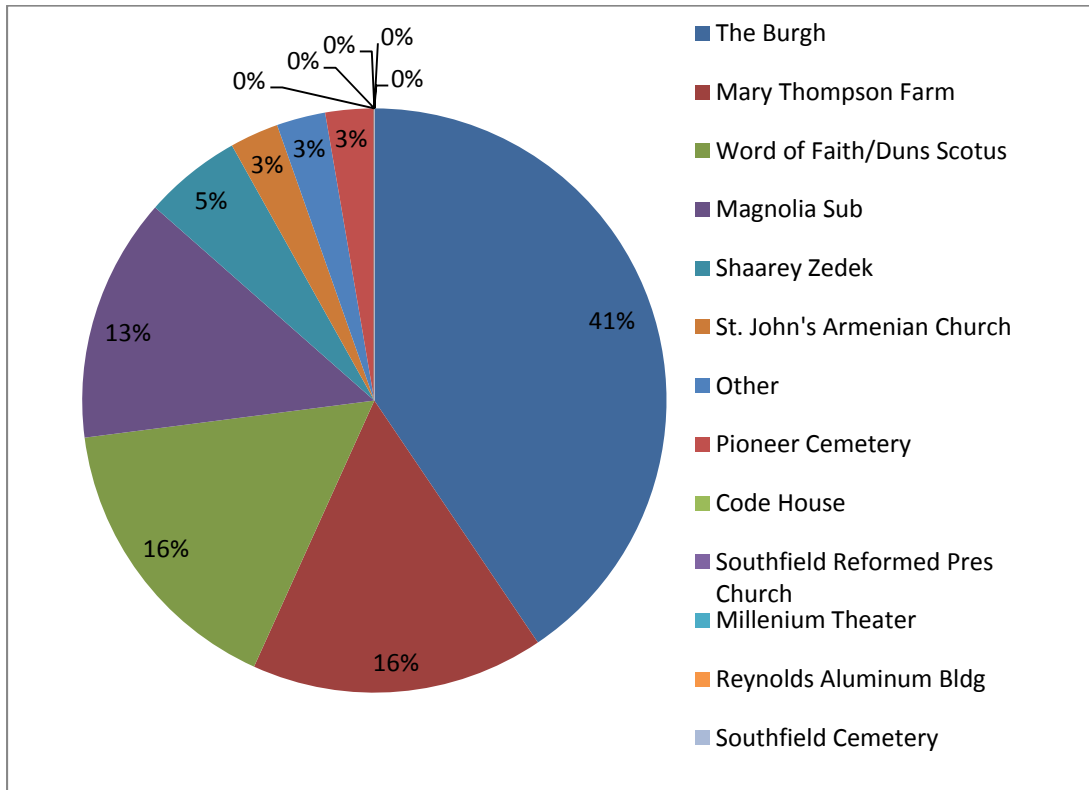
What could we do to make our community a healthy one?

1. Build an indoor recreational center with pool (3)
2. Group activities (3)
3. Facilitate bicycling/walking (2)
4. Dog park
5. Farmers market
6. Free activities
7. Take personal responsibility for health
8. Walking daily

**Week 16 Historic Preservation**  
**May 14 – May 21, 2015**

**1. Your Favorite Historic Landmark or Location**

*Which of these historic spots is your favorite in our community?*



Additional comments:

1. The Burgh (2)
2. Entire Word of Faith area

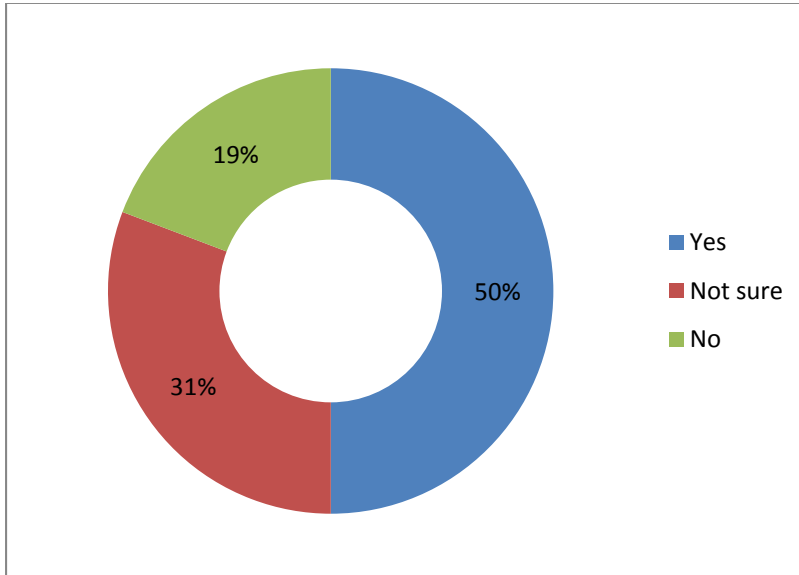
**2. Favorite Historic Community**

*From what communities can we draw inspiration as we preserve our heritage?*

1. Focus on history integrating with new (4)
2. NYC (2)
3. Boston
4. Detroit
5. Diversity
6. Franklin, MI
7. Hometown feel
8. Portland, ME
9. Washington DC

### 3. Regulating Redevelopment in Southfield

*Would you be in favor of more strict regulations on redevelopment as a way to preserve historic buildings?*



Additional comments:

1. Preserve traditions (2)
2. Attract visitors
3. Mix old and new

### 4. Preserving Our Character

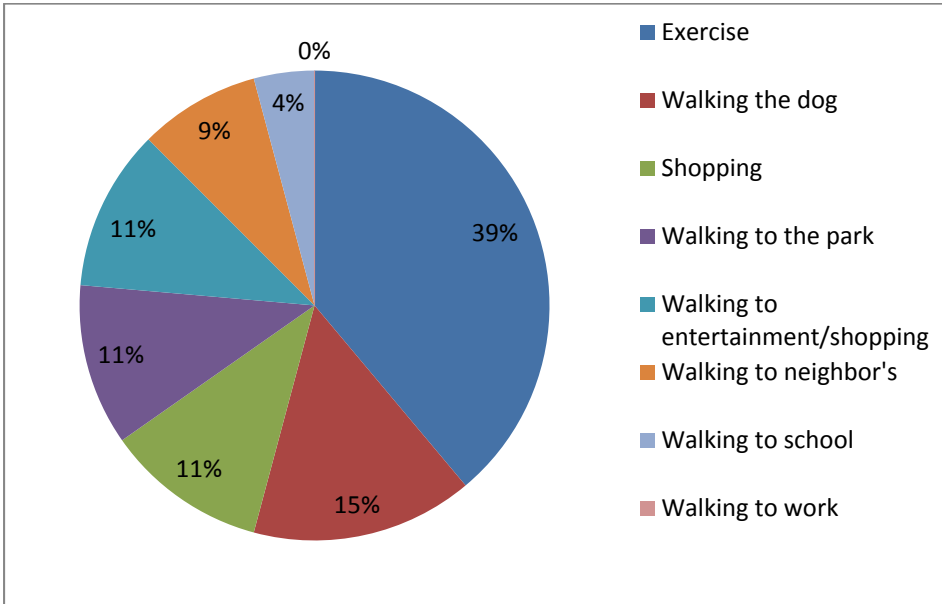
*How can Southfield grow and expand while protecting the character of each of our neighborhoods?*

1. More aggressive Code Enforcement (4)
2. Encourage more resident input
3. Home improvement loans
4. Spotlight history of neighborhoods

**Week 17 Infrastructure**  
**May 21 – May 28, 2015**

**1. Using Your Sidewalk**

*In what ways do you use the sidewalks in your community?*

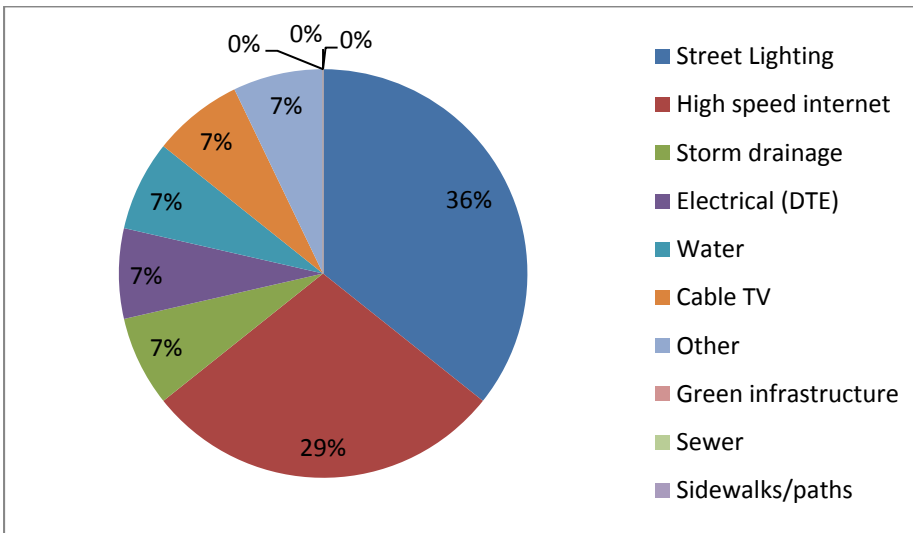


Additional comments:

1. Missing/incomplete walks (5)
2. Enjoy walking City Centre/Civic Center Dr (2)

**2. Level of Satisfaction with Existing Infrastructure**

*Are you satisfied with the existing infrastructures listed?*



Additional comments:

1. Need more options & lower prices for cable/internet (4)
2. Need additional and more efficient street lighting (3)
3. More green infrastructure (2)
4. Better traffic signal timing

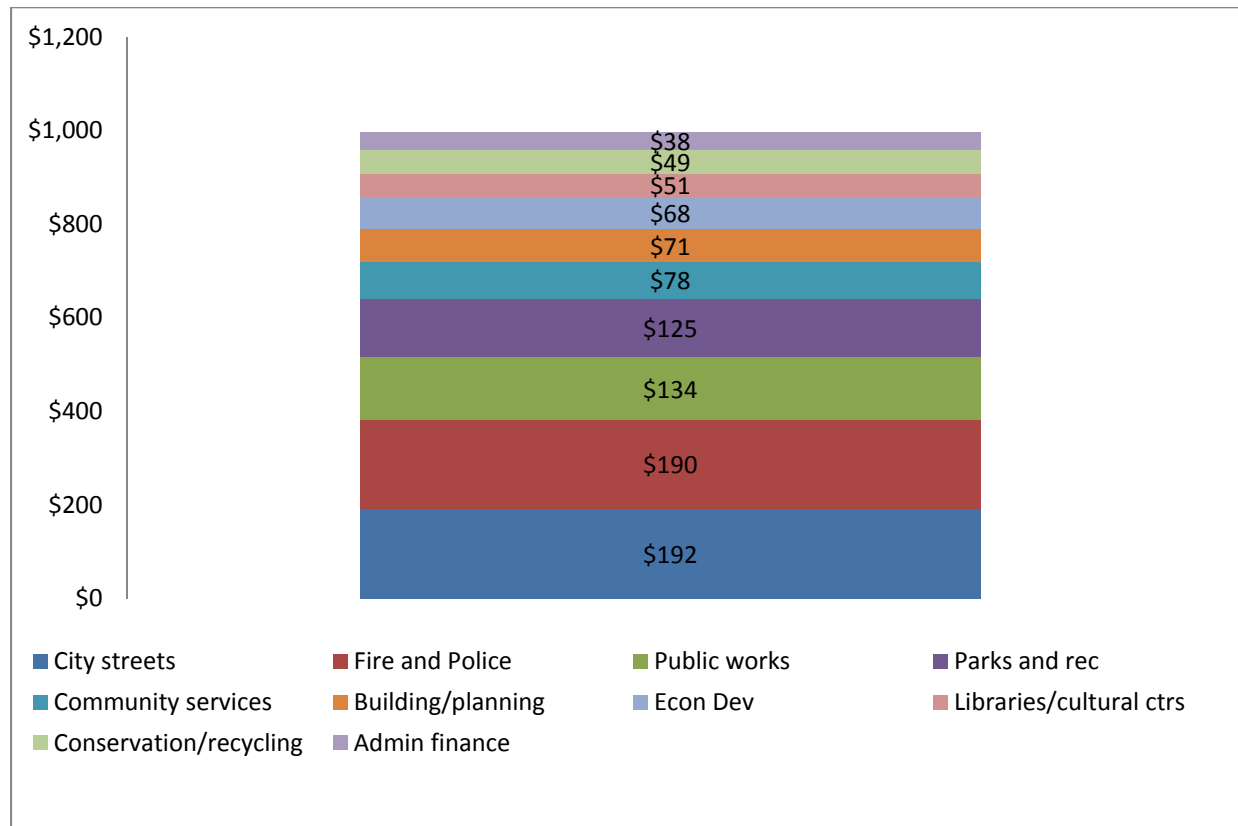
### 3. Congested Roads and Safety Concerns

Where are some congestion hot spots and where do you feel unsafe on the road, sidewalk, bike trails?

1. Reprogram traffic signals & pedestrian crosswalk signals (3)
2. 12/Evergreen dangerous (2)
3. 12/Southfield dangerous (2)
4. 12/Telegraph dangerous (2)
5. 10/Telegraph congested
6. Congested near charter schools
7. Need additional turn lanes (Greenfield/Providence )
8. Police enforcement for texting while driving

### 4. Budgeting Our Community Dollars

For every \$1,000 of city funds, how would you allocate money?



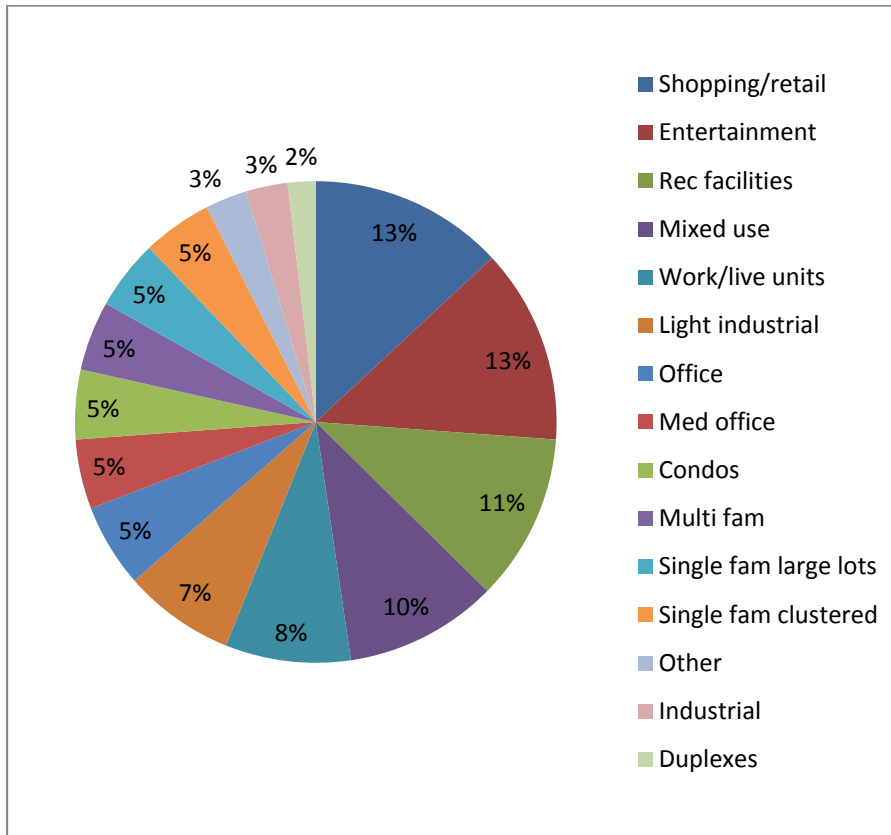


## Week 18 Land Use

May 28 – June 4, 2015

### 1. Encouraging Types of Development

*Which types of development should Southfield be encouraging?*

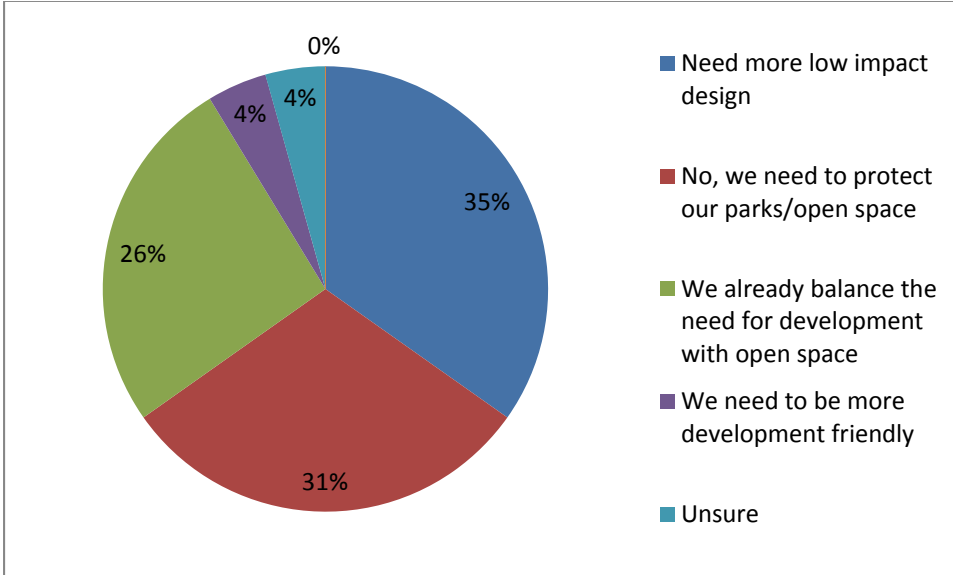


Additional comments:

1. No new strip retail (2)
2. Encourage long term businesses
3. Finish existing developments
4. Mixed use
5. Spacious ranch condos
6. Young adult oriented businesses

## 2. Balancing Growth and Sustainability

Do you think there is a good balance between residential/commercial development and preservation of open space?

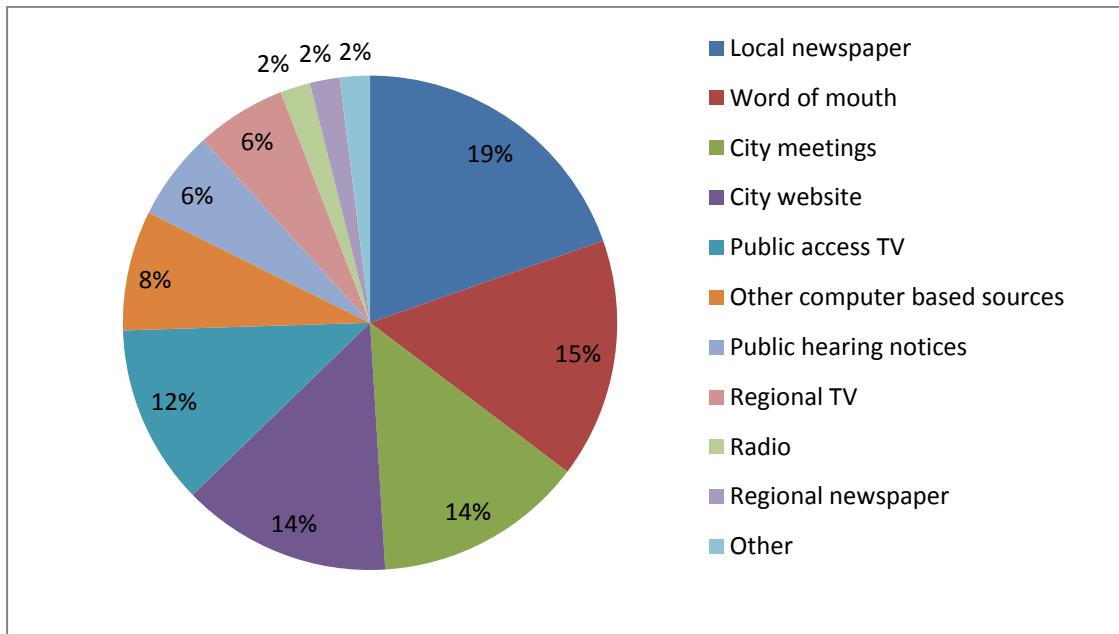


Additional comments:

1. Encourage redevelopment of older properties
2. Renovate existing parks

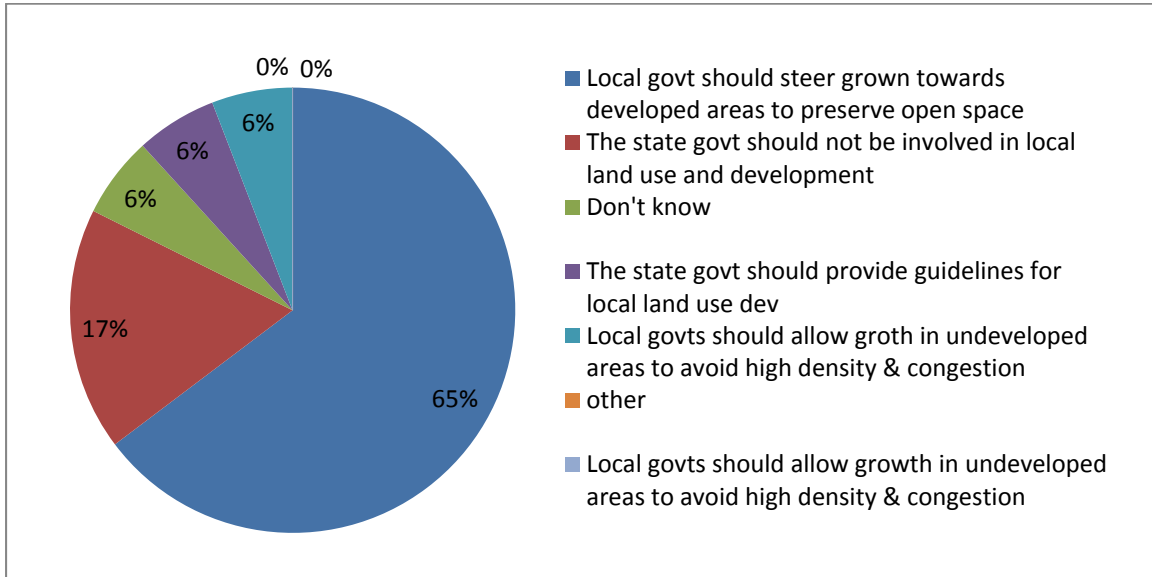
## 3. Communication of Land Use Issues

How do you learn about land use issues in the City of Southfield?



#### 4. Your Views on Land Use

Which of these statements regarding land use comes closest to your personal views?

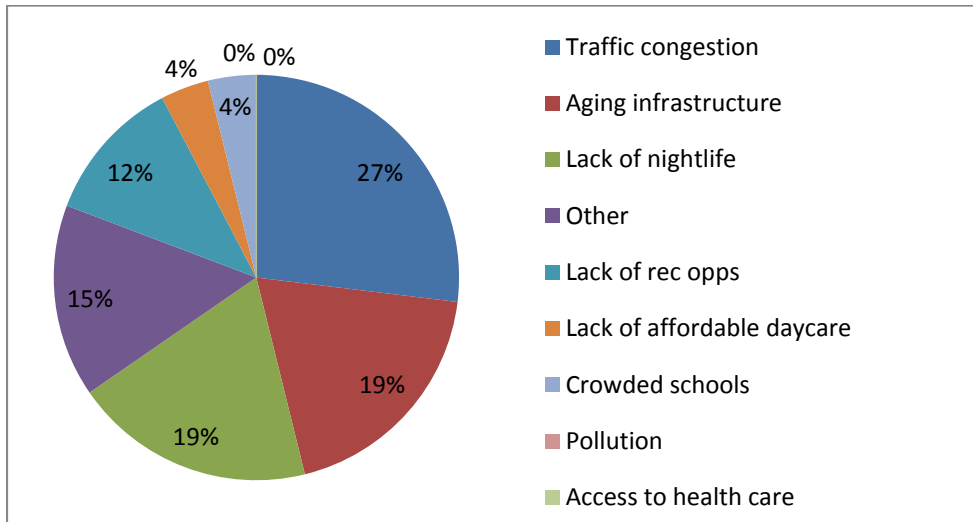


## Week 19 – Quality of Life

June 4 – June 11, 2015

### 1. Creating a Better Southfield

*What is the biggest obstacle to improving quality of life in Southfield?*

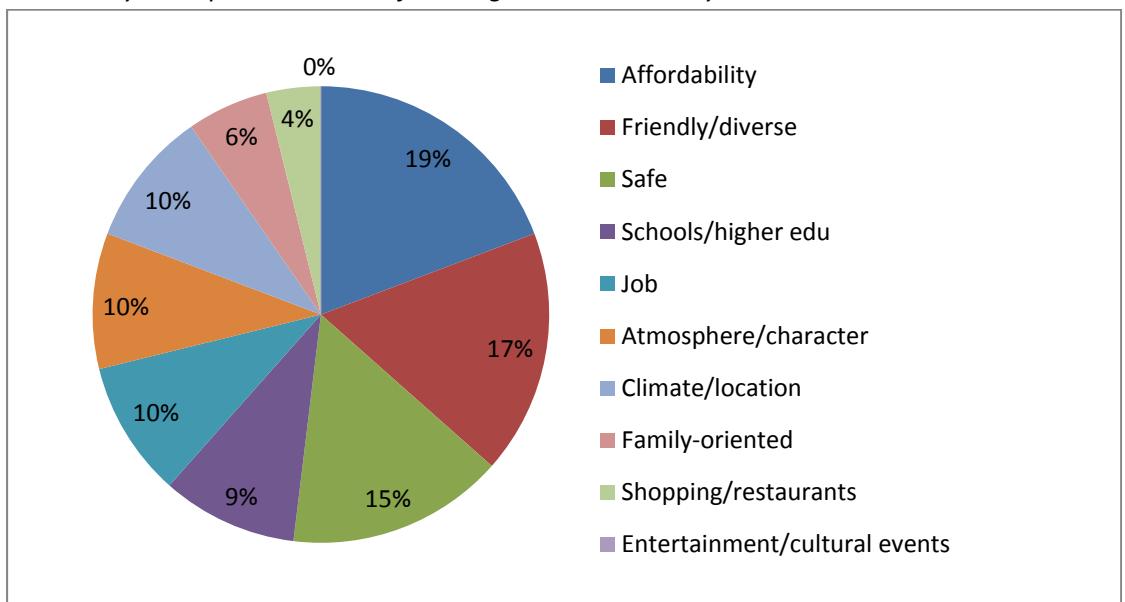


Additional comments:

1. Promoting diversity is key (2)
2. Schools are sub-par (2)
3. Perception

### 2. Living in Our Community

*What are your top three reasons for living in our community*



Additional comments:

1. Good location
2. Great neighborhood

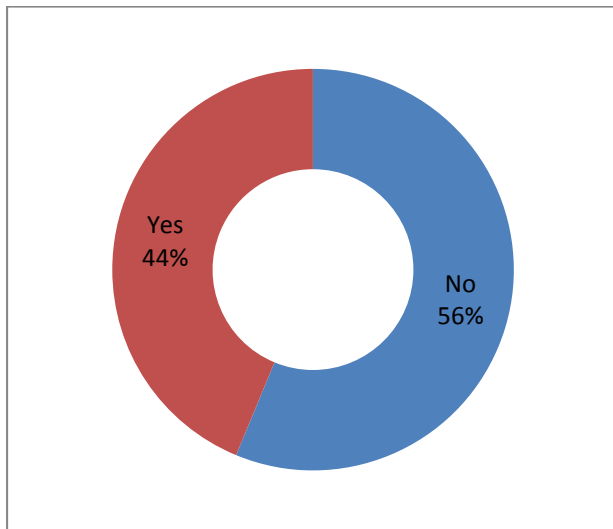
### 3. Best Day of the Year

*What's the best day of the year in Southfield?*

1. Spring (2)
2. Summer

### 4. Sidewalk Activities

*Are the sidewalks in Southfield conducive for outdoor dining, shopping, walking/running, and seating?*



Additional comments:

1. Evergreen Road will be big improvement
2. Missing sidewalks
3. More outdoor lunch options needed

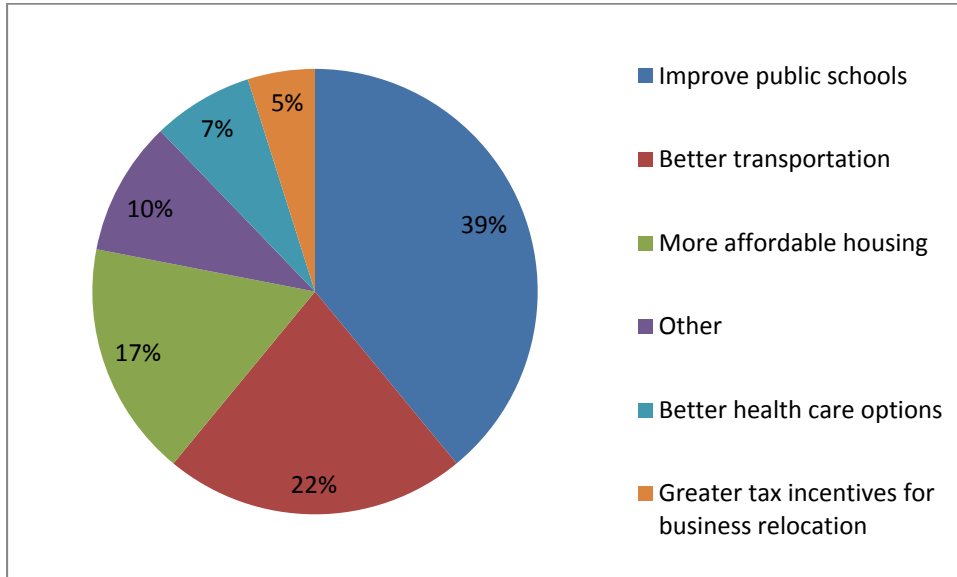
### 5. The Face of Southfield

*Who would be the best celebrity spokesperson for Southfield?*

1. Congresswoman Brenda Lawrence

## 6. Calling Our Community Home

*How can we make Southfield a more permanent home for our residents?*



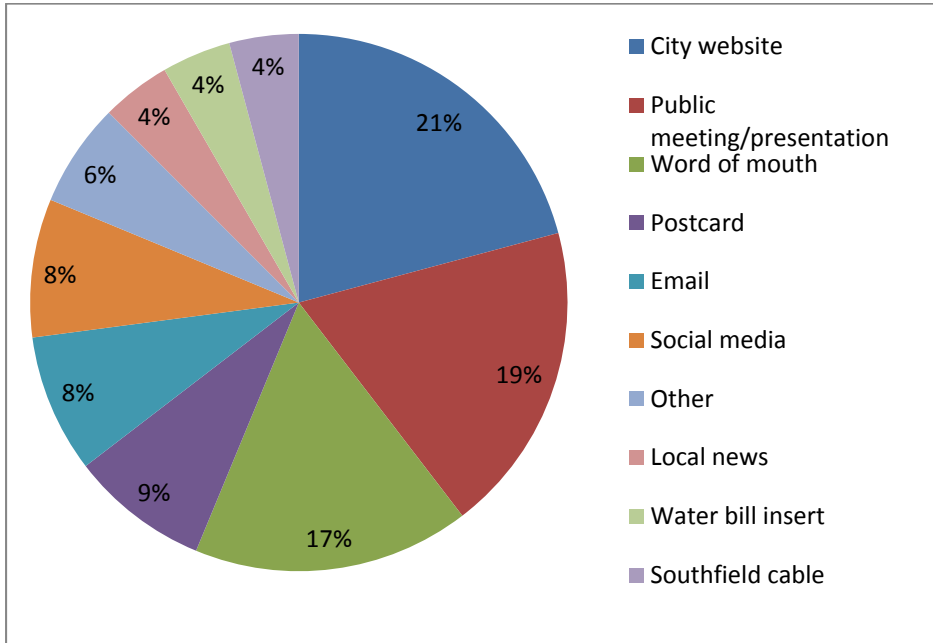
Additional comments:

1. Healthy living solutions (fresh food, indoor recreation, less fast food) (3)
2. Improve schools (3)
3. Code enforcement
4. Home improvement incentives
5. Improve roads
6. Maintain good public safety services
7. More residential development
8. Walkability/connectivity

**Week 20 – Local Government**  
**June 11 – June 17, 2015**

**1. Spreading the Word on Sustainable Southfield**

*How did you hear about this engagement website?*

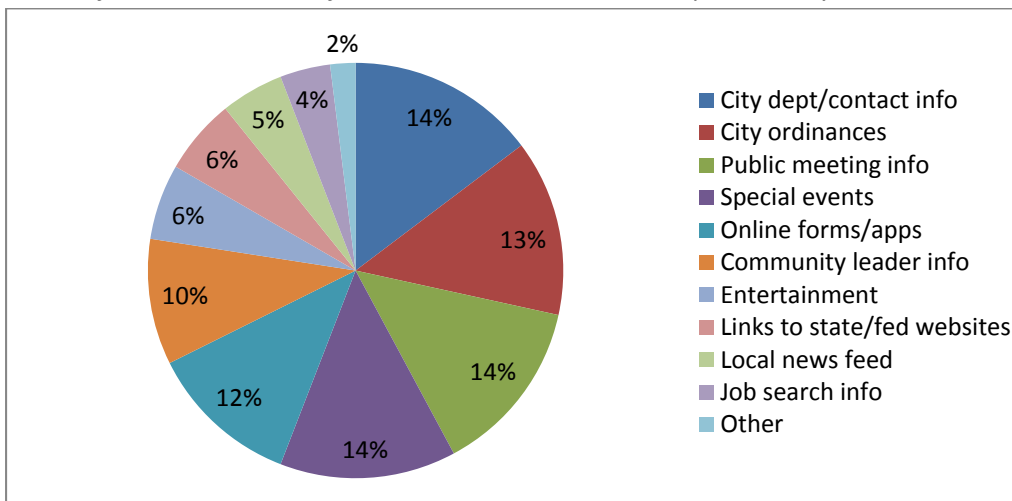


Additional comments:

1. Signs on easels at Municipal Complex (2)
2. City of Detroit Planning Dept

**2. Southfield’s Website**

*What information on Southfield’s main website is most important to you?*

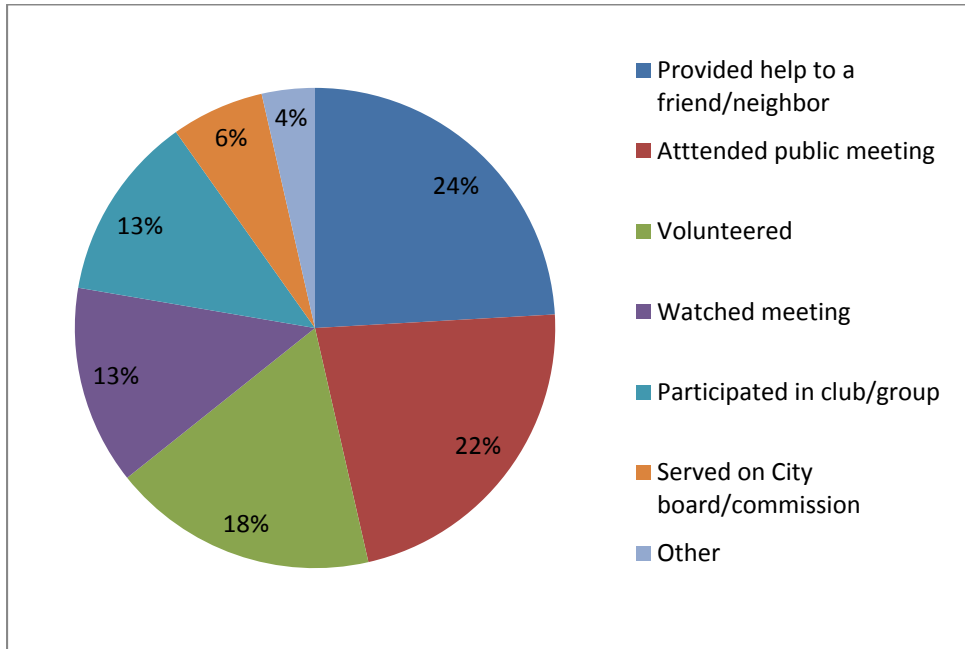


Additional comments:

1. Assessing data
2. Department contacts
3. GIS has become more difficult to use

### 3. Your Participation in Civic Engagement in Southfield

*Which of the following have you done in the past 12 months?*



Additional comments:

1. Citizen participation is important (3)

### 4. Southfield's Level of Service

*How have you interacted with Southfield's city departments, and were you satisfied?*

1. No problems (2)
2. Code Enforcement communication issues
3. Library staff helpful
4. Parks & Rec moved rec classes to basement – unsatisfied
5. Police Dept responsive
6. Water & Sewer responsive

### 5. A Transparent Southfield

*Is there a need for more government transparency in Southfield?*

1. Access to everything needed
2. Employee activity should be part of public record
3. Link agendas & be sure calendar has all meeting dates (website)
4. Post signs (laws & curfews)



*Sustainable Southfield*

5. Road project info more prominent
6. Site plans should be online

[THIS PAGE INTENTIONALLY LEFT BLANK]

## APPENDIX B: AARP LIVABILITY INDEX

### *How do outsiders perceive Southfield?*

Today, many people, especially the younger generations (Gen X and Millennials) and tech savvy individuals will utilize online tools to help them determine where to live, work, attend school and recreate. Below, is a sampling of popular indexes and websites that are used to determine livability. See how Southfield measures up:

#### LIVABILITY INDEX

In April 2015, the American Association of Retired Persons (AARP) launched their Livability index ([aarp.org/livabilityindex](http://aarp.org/livabilityindex)), a new online tool designed to help communities' better serve the nation's aging population. To create the index, the AARP Public Policy Institute surveyed 4,500 Americans 50 and older to determine the aspects of community most important to them. AARP then developed several categories around those results: **housing, neighborhood, transportation, environment, health, engagement and opportunity**; taking into account 60 different factors to rate communities in those categories. (Source: *AARP Bulletin Real Possibilities*, Vol. 56 No. 4, May 2015)

Currently, the City of Southfield has a Livability score of **49**.

#### **Livability Score**

This score rates the overall livability of a selected neighborhood, city, county, or state on a scale from 0 to 100. It is based on the average score of seven livability categories—housing, neighborhood, transportation, environment, health, engagement, and opportunity—which also range from 0 to 100. We score communities by comparing them to one another, so the average community gets a score of 50, while above-average communities score higher and below-average communities score lower. All scoring begins at the neighborhood level. Cities, counties, and states receive a score based on the average scores of neighborhoods within their boundaries. Most communities have a range of more- or less-livable neighborhoods, but for a community to get a high score, neighborhoods throughout it need to score well. This makes it even more challenging for a city, county, or state to get a high score: the more neighborhoods there are within a given boundary, the less likely it will be that all of them have high scores.

Creating a livable community is challenging, and so is getting a high livability score. To get a perfect score of 100, a neighborhood would have to be among the best in the country in each of the seven livability categories. Scoring highly across all categories is difficult. For example, a transit-rich neighborhood has its benefits, but it can also drive up housing prices. To help that neighborhood score highly in both categories,

community leaders would have to commit to ensuring affordable housing near public transit is available. (Source: AARP)

The average score of seven livability categories for the City of Southfield are detailed below:

---

## Housing (50)

### Affordability and access

They say home is where the heart is—and the same holds true for the Livability Index. Housing is a central component of livability. Deciding where to live influences many of the topics the Index covers. We spend more time in our homes than anywhere else, so housing costs, choices, and accessibility are critical. Great communities provide housing opportunities for people of all ages, incomes, and abilities, allowing everyone to live in a quality neighborhood regardless of their circumstances.

#### **Housing Accessibility: Basic Passage**

**3.1%** of units have basic passage (Median US neighborhood: 2.6%)

*Percentage of housing units with extra-wide doors or hallways, floors with no steps between rooms, and an entry-level bedroom and bathroom: measured at the metro area scale, higher values are better*

The majority of Americans want to stay in their homes as they age. Many will host guests or older family members with restricted mobility. It's desirable to have a home that's both accessible and aesthetically pleasing. Functional, tasteful designs that enable anyone to enter the home and move about—by foot, wheelchair, or walker—constitutes accessible housing. Here, the Index assesses the percentage of housing units in a metropolitan area with accessible features, such as extra-wide doors and hallways, floors with no steps between rooms, and at least one entry-level bathroom and bedroom. We don't include ramps because AARP encourages new homes to be built with more attractive zero-step options to avoid costly and unattractive retrofits down the road.

*Source: U.S. Census Bureau, American Housing Survey*

#### **Housing Options Availability of Multi-Family Housing**

**44.5%** of units are multi-family (Median US neighborhood: 18.8%)

*Percentage of housing units that are not single-family, detached homes: measured at the neighborhood scale, higher values are better*

The majority of U.S. homes are single-family, detached houses that are often well-suited for families with children. However, a growing number of people are choosing smaller,

more space- and cost-efficient homes. Older adults whose children have moved out or whose spouses have passed away, single-parent families, childless couples, or people who choose to share housing with roommates may all prefer multi-family housing. Livable communities offer housing for any situation, which is why the Index measures the percentage of housing units in a community that are not single-family, detached homes.

*Source: U.S. Census Bureau, American Community Survey*

### **Housing Affordability: Housing Costs**

**\$1,295** per month (Median US neighborhood: \$999)

*Monthly housing costs: measured at the neighborhood scale, lower values are better. Monthly costs are capped at \$4,000.*

Housing typically takes the biggest portion of our paycheck or pension, and when prices soar, quality of life suffers. Higher monthly rent or mortgage payments leave less money for food, transportation, and health care, and restrict housing options for households with fixed or low-to-moderate incomes. The Index accounts for housing costs (including taxes, rent, mortgage fees, and utilities) that existing residents pay to help users compare the costs of living in different neighborhoods. However, it does not reflect the market rate price to rent or buy in the current local housing market.

*Source: U.S. Census Bureau, American Community Survey*

### **Housing Affordability: Housing Cost Burden**

**24.1%** of income spent on housing (Median US neighborhood: 18.4%)

*Percentage of income devoted to monthly housing costs: measured at the neighborhood scale, lower values are better*

Bigger cities offer more employment opportunities, but often have higher housing costs, as well. Ideally, big-city salaries are adequate to cover both housing and other living expenses. Here, the Index compares neighborhood housing costs to average incomes in the greater metropolitan area or county.

*Source: Housing costs come from the U.S. Census Bureau, American Community Survey; and regional median incomes come from the U.S. Department of Housing and Urban Development, HUD Program Income Limits*

### **Housing Affordability: Availability of Subsidized Housing**

**104** units per 10,000 people (Median US neighborhood: 124)

*Number of subsidized housing units per 10,000 people in a county: measured at the county scale, higher values are better*

Housing and other prices often are higher in more desirable communities. As communities become “hot,” affordable options for low- and moderate-income residents may shrink. Lower-income residents are most likely to depend on the access to transit, stores, and jobs that popular communities offer. Subsidized housing helps such residents afford to live in higher-cost communities, and provides a safety net for people hit with unexpected financial challenges, such as job loss or divorce. The Index measures the number of subsidized housing units per 10,000 people in a county.

*Source: Public and Affordable Housing Research Corporation and the National Low Income Housing Coalition’s National Housing Preservation Database*

---

## **Neighborhood (54)**

### **Access to Life, Work, and Play**

What makes a neighborhood truly livable? Two important qualities are access and convenience. Compact neighborhoods make it easier for residents to reach the things they need most, from jobs to grocery stores to libraries. Nearby parks and places to buy healthy food help people make smart choices, and diverse, walkable neighborhoods with shops, restaurants, and movie theatres make local life interesting. Additionally, neighborhoods served by good access to more distant destinations via transit or automobile help residents connect to jobs, health care, and services throughout the greater community.

### **Proximity to Destinations: Access to Grocery Stores and Farmers’ Markets**

**0.6** stores and markets (Median US neighborhood: 0.0)

*Number of grocery stores and farmers’ markets within a half-mile: measured at the neighborhood scale, higher values are better*

It’s hard to make healthy food choices if grocery stores and farmers’ markets aren’t nearby. People living in low-income households and individuals who don’t drive are more likely to rely on nearby food sources—and may end up paying more if their only grocery option is a convenience store. Farmers’ markets can also serve as important

community gathering places. The Index gives higher scores to communities that provide a wide variety of healthy food options within walking distance.

*Source: Grocery store locations come from Esri Business Analyst private data; farmers' market locations come from the U.S. Department of Agriculture, Agricultural Marketing Service*

### **Proximity to Destinations: Access to Parks**

**0.6** parks (Median US neighborhood: 0.0)

*Number of parks within a half-mile: measured at the neighborhood scale, higher values are better*

Parks provide opportunities for people to exercise, gather with friends, or simply enjoy the outdoors. It's no wonder that most people surveyed by AARP value having a park within walking distance. Communities with multiple nearby parks may provide greater access to trails, athletic facilities, picnic tables, playgrounds, and more. Here, the Index counts the total number of city, county, state, and national parks that are within walking distance of a neighborhood.

*Source: Esri Parks Shapefile private data*

### **Proximity to Destinations: Access to Libraries**

**0.0** libraries (Median US neighborhood: 0.0)

*Number of libraries located within a half-mile: measured at the neighborhood scale, higher values are better*

Libraries promote literacy, provide Internet access and other services, and serve as community gathering spaces. They can be particularly important for low-income residents, who may lack the money to purchase books or Internet access at home. The Index measures the number of libraries within walking distance of a neighborhood, capping values at 1 since few neighborhoods have more than one library.

*Source: Institute of Museum and Library Services, Public Library Outlet Data File*

### **Proximity to Destinations: Access to Jobs by Transit**

**200** jobs (Median US neighborhood: 0)

*Number of jobs accessible within a 45-minute transit commute: measured at the neighborhood scale, higher values are better*

Thousands of commuters use buses, trains, and subways each day to get to work. For these workers, convenient and dependable transit isn't just a perk—it's a necessity. Good public transportation generally costs less than driving and parking, encourages more walking, and reduces air pollution. Here, the Index measures the number of jobs accessible within a 45-minute commute by transit, giving more credit to nearby jobs than those farther away. Note: Data are available only for areas where transit agencies provide information to an online mapping database.

*Source: U.S. Environmental Protection Agency, Smart Location Database*

### **Proximity to Destinations: Access to Jobs by Auto**

**221,948** jobs (Median US neighborhood: 55,312)

*Number of jobs accessible within a 45-minute automobile commute: measured at the neighborhood scale, higher values are better*

Many of our metrics look at healthy, affordable transportation options like public transit, walking, and bicycling—but what about people who depend on their cars to get around? Most Americans drive to work, and most prefer a shorter commute. In this case, we examine how well neighborhoods allow people to access jobs. Better accessibility means less time sitting in the car, less money spent on gas and maintenance, and more time with friends and family. The Index measures the number of jobs that are accessible within a 45-minute drive.

*Source: U.S. Environmental Protection Agency, Smart Location Database*

### **Mixed-Use Neighborhoods: Diversity of Destinations**

**0.85** index from 0 to 1 (Median US neighborhood: 0.81)

*Mix of jobs within a mile: measured at the neighborhood scale, higher values are better*

The mix of jobs within a mile reflects the likelihood that a variety of destinations and services are available within the neighborhood. Livable neighborhoods make it easy for residents to walk to a diverse range of destinations and services, including shopping, entertainment, health care, and more. The Index measures how well a neighborhood offers convenient access to food and entertainment, health care, education, and personal services. Measured on a scale from 0 to 1, higher values are given to communities that offer better access.

*Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics data*

### **Compact Neighborhoods: Activity Density**

**7,913** jobs and people per sq. mi. (Median US neighborhood: 3,567)



*Combined number of jobs and people per square mile: measured at the neighborhood scale, higher values are better*

Generally speaking, the more compact a neighborhood, the less distance between residents and nearby jobs, businesses, or services. Compact neighborhoods make it easier to accomplish errands by foot, and make it more likely that neighbors will have the type of chance encounters that build community. To capture both of these benefits, the Index measures the combined density of jobs and people in a neighborhood.

*Sources: U.S. Census Bureau, American Community Survey and Longitudinal Employer-Household Dynamics data*

### **Personal Safety: Crime Rate**

**227** crimes per 10,000 people (Median US neighborhood: 304)

*Combined violent and property crimes per 10,000 people: measured at the county scale, lower values are better*

High crime rates make people feel unsafe and isolated in their own communities. Crime-free streets and public areas are a fundamental component of vibrant neighborhoods. Everyone deserves to live in an environment where they feel safe and comfortable socializing, exercising, or just hanging out in public. The Index looks at the combined number of violent and property crimes per 10,000 people in a county.

*Source: U.S. Federal Bureau of Investigation, Uniform Crime Reporting Program Data*

### **Neighborhood Quality: Vacancy Rate**

**11.0%** of units are vacant (Median US neighborhood: 8.8%)

*Percentage of vacant housing units: measured at the neighborhood scale, lower values are better*

Highly livable neighborhoods are vibrant places that nurture a strong sense of community. A neighborhood with many vacant homes can indicate substandard or poorly maintained housing. Here, the Index measures the percentage of vacant housing units in a neighborhood.

*Source: U.S. Census Bureau, American Community Survey*

---

## **Transportation (42)**

## Safe and Convenient Options

How easily and safely we're able to get from one place to another has a major effect on our quality of life. Livable communities provide their residents with transportation options that connect people to social activities, economic opportunities, and medical care, and offer convenient, healthy, accessible, and low-cost alternatives to driving.

### Convenient Transportation Options: Frequency of Local Transit Service

5 buses and trains per hour (Median US neighborhood: 0)

*Total number of buses and trains per hour in both directions for all stops within a quarter-mile: measured at the neighborhood scale, higher values are better*

People are far more likely to hop on a bus or train if it's convenient to their home—and their schedule. Here, the Index assesses how many transit vehicles per hour stop within walking distance of a neighborhood. We use data from the evening rush hour, when extra buses and trains operate to accommodate commuters. Note: Data are available only for areas where transit agencies provide information to an online mapping database.

*Source: U.S. Environmental Protection Agency, Smart Location Database*

### Convenient Transportation Options: Walk Trips

0.77 trips per household per day (Median US neighborhood: 0.73)

*Estimated walk trips per household per day: measured at the neighborhood scale, higher values are better*

Physical activity contributes to health and longevity. Making trips around the neighborhood by walking (called "walk trips") can be a safe form of exercise. Walk trips also contribute to more frequent social interaction with neighbors. The Index estimates the number of walk trips members of an average household take each day. It includes factors such as the number of destinations within a mile and how easy it is to navigate local streets. The goal is to measure how walkable the neighborhoods are.

*Sources: Walk trips are modeled based on data from the Federal Highway Administration's National Household Travel Survey and other sources, including the U.S. Census Bureau, and the U.S. Environmental Protection Agency's Smart Location Database.*

### Convenient Transportation Options: Congestion

**27.5** hours per person per year (Median US neighborhood: 17.4)

*Estimated total hours that the average commuter spends in traffic each year: measured at the metro area scale, lower values are better*

From a bustling economy to a vibrant culture, some communities have it all—but traffic congestion could make it hard for residents to enjoy these amenities. Not only do clogged roads wreck schedules and make appealing destinations hard to reach, they also increase air pollution. Here, the Index looks at the total amount of time per year that the average driver in an urban area spends sitting in traffic.

*Source: The Texas A&M Transportation Institute, Urban Mobility Report. For urban areas not included in the report, we model congestion based on population and characteristics of the street network.*

### **Transportation Costs: Household Transportation Costs**

**\$9,410** per year (Median US neighborhood: \$10,791)

*Estimated household transportation costs: measured at the neighborhood scale, lower values are better*

Second only to housing in U.S. household spending, transportation can be a significant financial burden, especially for households on a fixed income. Residents who purchase homes in cheaper neighborhoods can wind up paying more for gas and cars if their neighborhood lacks transit, isn't walkable, or is far from jobs and services. Here, the Index displays the estimated cost of transportation in different neighborhoods. These estimates are available for only metropolitan areas, so we assume that household transportation costs in rural areas are comparable to non-urbanized neighborhoods in metropolitan areas.

*Source: U.S. Department of Housing and Urban Development, Location Affordability Index.*

### **Safe Streets: Speed Limits**

**34.2** miles per hour (Median US neighborhood: 28.0)

*Average speed limit on streets and highways: measured at the neighborhood scale, lower values are better*

The odds that a pedestrian who gets hit by a vehicle will die increase drastically when the car is moving faster than 20 miles per hour. Lower, safer speed limits help residents feel confident walking and biking around their neighborhoods, resulting in healthier

people and more vibrant communities. Here, we analyzed average speed limits for all streets in a neighborhood, giving greater weight to streets with more lanes, since wide streets are riskier and more challenging to cross.

*Source: Average speed limits in a neighborhood are calculated based on private data from NAVTEQ.*

### **Safe Streets: Crash Rates**

**5.6** fatal crashes per 100,000 people per year (Median US neighborhood: 7.6)

*Annual average number of fatal crashes per 100,000 people: measured at the neighborhood scale, lower values are better*

Motor vehicle crashes are a leading cause of death in the United States. Crashes occur most often in areas with high speed limits, poorly designed streets, and in places where people must drive farther or more frequently to reach their destinations. Bicyclists and pedestrians are particularly vulnerable to crashes, as are children and older adults. Since people typically drive outside their neighborhood, the Index measures the number of fatal crashes within a 5-mile radius to assess safety on the surrounding streets. Fatal crashes are relatively rare in any given neighborhood, so we use a 5-year average to control for year-to-year changes.

*Source: National Highway Traffic Safety Administration, Fatality Analysis Reporting System*

### **Accessible System Design: ADA-Accessible Stations and Vehicles**

**62.5%** of stations and vehicles are accessible (Median US neighborhood: 81.7%)

*Percentage of transit stations and vehicles that are ADA-accessible: measured at the metro area scale, higher values are better*

People with restricted mobility rely heavily on convenient public transit equipped with accessible features, such as buses with wheelchair lifts or stations with elevators. The Index examines the percentage of transit stations and vehicles in metropolitan areas that are accessible according to the standards of the Americans with Disabilities Act (ADA). Note: Transit data for rural areas aren't quite as detailed as in urban areas. We estimate accessibility for rural areas by calculating an average of accessibility data submitted by rural transit agencies across the United States.

*Source: Federal Transit Administration, National Transit Database*

---

## **Environment (44)**

## Clean Air and Water

Good communities maintain a clean environment for their residents. Great communities enact policies to improve and protect the environment for generations to come. The Livability Index looks at air and water quality. It measures communities' actions to create resilience plans to prepare for emergencies and natural disasters, and it awards points to states that have policies promoting energy efficiency and that protect consumers from having their utilities cut off during extreme weather events.

### **Water Quality: Drinking Water Quality**

**0.78%** of people are exposed to violations (Median US neighborhood: 0.50%)

*Percentage of the population getting water from public water systems with at least one health-based violation during the past year: measured at the county scale, lower values are better*

We need water to survive, so it's only natural that livable communities provide residents with clean drinking water. Contaminated drinking water can cause severe health issues; it also may reflect infrastructure that can't support future growth. More than 20 percent of the nation's water systems have violated health standards in recent years, which is why the Index investigates the percentage of people in a county who get water from public systems that fall below health standards.

*Source: The Robert Wood Johnson Foundation and the University of Wisconsin Population Health Institute, County Health Rankings & Roadmaps*

### **Air Quality: Regional Air Quality**

**6.3** unhealthy air quality days per year (Median US neighborhood: 8.0)

*Number of days per year when regional air quality is unhealthy for sensitive populations: measured at the county scale, lower values are better*

Poor air quality not only makes day-to-day life less enjoyable, but also poses long-term health threats, especially for young people, older adults, and people who are at risk of developing asthma and other respiratory diseases. The Air Quality Index (AQI) measures the level of several different air pollutants on a scale of 0 to 500. An AQI of 101 or higher is considered unhealthy for sensitive populations. The Index measures the number of days per year when a county's AQI score is 101 or higher, using 3 years of data and controlling for year-to-year changes in the weather. For areas that don't report air quality data, we assume the national average.

*Source: U.S. Environmental Protection Agency, Air Quality Index Report*

### **Air Quality: Near-Roadway Pollution**

**17.22%** of people are exposed (Median US neighborhood: 0.00%)

*Percentage of the population living within 200 meters of a high-traffic road with more than 25,000 vehicles per day: measured at the neighborhood scale, lower values are better*

A high-traffic road isn't just a nuisance to navigate; it can be a threat to public health, too. People who live near these roads are exposed to stressful noise pollution, not to mention exhaust and other emissions that can increase the risk of cancer and asthma. Busy roads also create barriers for pedestrians and bicyclists. The Index measures the percentage of people in a neighborhood who live close enough to high-traffic roads that they are regularly exposed to these negative impacts.

*Source: U.S. Department of Transportation, Bureau of Transportation Statistics, National Transportation Atlas Database*

### **Air Quality: Local Industrial Pollution**

**0.00** index from 0 to 311,000 (Median US neighborhood: 0.00)

*Toxicity of airborne chemicals released from nearby industrial facilities: measured at the neighborhood scale from 0 to 311,000, lower values are better*

Industrial facilities emit a wide range of pollutants that taint the local air and damage the health and quality of life for nearby residents—especially older adults, children, and those who have difficulty breathing. The Index assesses health impacts from all major industrial pollution sources within 1,000 feet of a neighborhood using a tool that measures relative health risks from different pollutants. More than 90 percent of U.S. neighborhoods have no local industrial pollution, so even communities with trace amounts of pollution score poorly on this metric. Any local pollution should be cause for concern.

*Sources: The location of sources and type of pollution come from the U.S. Environmental Protection Agency's Toxic Release Inventory, and the toxicity of pollutants comes from EPA's Risk-Screening Environmental Indicators model.*

---

## **Health (52)**

## Prevention, Access, and Quality

Community conditions influence health behaviors. Healthy communities have comprehensive smoke-free air laws, offer easy access to exercise opportunities, and have high-quality health care available. Because health is so deeply related to quality of life, many other categories of livability in this Index include metrics related to health. For example, access to healthy foods, jobs and education, number of walk trips, lower speed limits, social engagement measures, and air and water pollution are all related to health. Where you live matters.

### Healthy Behaviors: Tobacco Use

**18.4%** of people smoke regularly (Median US neighborhood: 20.3%)

*Estimated smoking rate: measured at the county scale, lower values are better*

As the leading cause of preventable death in the United States, tobacco not only harms smokers—causing cancer, lung disease, heart disease, and numerous other ailments—but also puts others at risk through secondhand exposure. Here, the Index examines livability by measuring the percentage of people in a county who regularly smoke.

*Source: Institute for Health Metrics and Evaluation*

### Healthy Behaviors: Obesity Prevalence

**26.0%** of people are obese (Median US neighborhood: 27.8%)

*Estimated obesity rate: measured at the county scale, lower values are better*

Second only to tobacco use as the leading cause of preventable death in the United States, obesity directly causes heart disease, diabetes, and high blood pressure. High obesity rates can indicate that a community lacks access to healthy food or exercise opportunities. The Livability Index measures the percentage of people in a county who are obese, adjusted for age.

*Source: Centers for Disease Control and Prevention, Interactive Diabetes Atlas*

### Healthy Behaviors: Access to Exercise Opportunities

**88.4%** of people have access (Median US neighborhood: 83.2%)

*Percentage of people who live within a half-mile of parks and within 1 mile of recreational facilities (3 miles for rural areas): measured at the county scale, higher values are better*

Physical activity doesn't just help people get in shape, it also reduces the risk of medical conditions such as obesity, diabetes, cancer, and dementia. Easy access to parks and recreational facilities such as gyms and community centers not only makes residents more likely to exercise, but also creates a sense of community, since these locations often double as meeting places. Here, the Index measures the percentage of people in a county who live reasonably close to both parks and recreational facilities, accounting for the fact that people in rural areas may be willing to travel farther to exercise.

*Source: The Robert Wood Johnson Foundation and the University of Wisconsin Population Health Institute, County Health Rankings & Roadmaps*

### **Access to Health Care: Health Care Professional Shortage Areas**

**0** index from 0 to 25 ( Median US neighborhood: 0)

*Severity of clinician shortage: measured at the health professional shortage area scale from 0 to 25, lower values are better*

People who live far away from medical facilities may avoid the preventive care that could reduce their risk of developing more serious health conditions. The impact may be most extreme for low-income people who cannot afford the cost it would take to travel for health care. Here, we rate community health care shortages, based on poverty levels, infant health, distance to nearest provider, and the ratio of primary care physicians to residents. The U.S. Department of Health and Human Services assigns communities a score from 0 to 25 to show how serious a shortage they face, with higher scores indicating more severe shortages.

*Source: Health Resources and Services Administration, Health Professional Shortage Area Data Download*

### **Quality of Health Care: Preventable Hospitalization Rate**

**73.9** preventable hospitalizations per 1,000 patients (Median US neighborhood: 62.1)  
*Number of hospital admissions for conditions that could be effectively treated through outpatient care per 1,000 patients: measured at the hospital service area scale, lower values are better*

Some patients occasionally wind up hospitalized with serious conditions that could have been easily prevented with better primary care or patient education. To gauge the quality of a community's health care system outside its hospitals, the Index measures how frequently people are hospitalized for conditions that could be treated at a doctor's office or urgent care clinic. These conditions include asthma, high blood pressure, diabetes, and dehydration. Communities receive a value based on data from nearby hospitals.



*Source: The Dartmouth Institute for Health Policy & Clinical Practice, The Dartmouth Atlas of Health Care*

### **Quality of Health Care: Patient Satisfaction**

**52.0%** of patients are satisfied (Median US neighborhood: 67.3%)

*Percentage of patients who give area hospitals a rating of 9 or 10, with 10 indicating the highest level of satisfaction: measured at the hospital service area scale, higher values are better*

High-quality care produces not only satisfied patients, but also healthier ones. People are less likely to postpone medically necessary hospital care if they were satisfied with their last experience. Obtaining necessary care results in a lower likelihood of developing serious conditions down the road. Patient satisfaction can reflect the overall quality of care people receive in the hospital. Poor-quality care can result in readmission, new illness, and other serious adverse outcomes. Here, the Index measures the percentage of patients who rate their local hospitals a 9 or 10, with 10 indicating the highest level of satisfaction.

Source: Centers for Medicare & Medicaid Services Hospital Compare database

---

## **Engagement (49)**

### **Civic and Social Involvement**

A livable community fosters interaction among residents. From social engagement to civic action to Internet access, residents' individual opportunities to connect and feel welcomed help lessen social isolation and strengthen the greater community. The Index explores and examines the different ways in which residents engage with and support their communities, and how they impact livability as a whole.

### **Internet Access: Broadband Cost and Speed**

**9.7%** of residents have high-speed, low-cost service (Median US neighborhood: 0.0%)

*Percentage of residents who have access to three or more wireline Internet service providers, and two or more providers that offer maximum download speeds of 50 megabits per second: measured at the neighborhood scale, higher values are better*

Nowadays, the Internet isn't just an option, it's a necessity. Internet service is crucial in helping a community stay informed and connected, and it opens up new channels for

businesses to grow. The Livability Index measures the percentage of people in a neighborhood who have access to Internet service that meets our criteria for both cost and speed, because high-quality Internet service should be affordable and fast. In communities that have access to three or more wireline Internet service providers, competition keeps prices down; and where multiple providers offer maximum advertised download speeds over 50 megabits per second, residents should have a variety of affordable options for high-speed service.

*Source: National Telecommunications & Information Administration and the Federal Communications Commission, National Broadband Map*

### **Civic Engagement: Opportunity for Civic Involvement**

**5.7** organizations per 10,000 people (Median US neighborhood: 7.3)

*Number of civic, social, religious, political, and business organizations per 10,000 people: measured at the county scale, higher values are better*

Strong communities give residents plenty of opportunities to work together and effect change. Whether it's a fundraiser, election, or volunteer event, nothing helps bring a neighborhood together like civic participation. These events, and the organizations that facilitate them, give like-minded people a chance to meet and make a difference. The Livability Index measures how well a county is served by civic organizations. Available data captures only cultural institutions with paid staff, not volunteer-run organizations.

*Source: U.S. Census Bureau, County Business Patterns*

### **Civic Engagement: Voting Rates**

**70.9%** of people voted (Median US neighborhood: 55.6%)

*Percentage of people ages 18 years or older who voted in the last presidential election: measured at the county scale, higher values are better. Voting rates are bounded at 30% and 85%.*

Voting is one of the simplest—and strongest—ways we can show we care about our communities. People who vote in national elections are more likely to also be politically informed and active on a local level, participating in local elections that directly shape community life. Low participation may reflect voting barriers within a community. The Index uses data from the 2012 presidential election.

*Source: U.S. Election Assistance Commission, Election Administration and Voting Survey*

### **Social engagement Social involvement index**

**0.92** index from 0 to 2 (Median US neighborhood: 0.98)

*Extent to which residents eat dinner with household members, see or hear from friends and family, talk with neighbors, and do favors for neighbors: measured at the metro area scale from 0 to 2, higher values are better*

Being neighborly isn't just a matter of etiquette—it's what creates a community, often with lasting benefits for its residents. In fact, studies show that Americans who socialize regularly live longer. Here, using regional data for large metropolitan areas and state-level data for other places, we look at how often people interact with their friends and neighbors. Communities where people socialize more frequently than average receive values above 1; those with people who socialize less frequently receive values below 1.

*Source: Corporation for National and Community Service, Export Data*

### **Social Engagement: Cultural, Arts, and Entertainment Institutions**

**0.5** institutions per 10,000 people (Median US neighborhood: 0.6)

*Total number of performing arts companies, museums, concert venues, sports stadiums, and movie theaters per 10,000 people: measured at the county scale, higher values are better*

From sports fanatics to film buffs, a great community helps cultivate the interests of its residents through opportunities to learn, play, and interact with others. Here, the Livability Index measures how many cultural, arts, and entertainment institutions serve a county's residents. Our data capture only cultural institutions with paid staff, not volunteer-run organizations, such as community theater groups.

*Source: U.S. Census Bureau, County Business Patterns*

---

## **Opportunity (54)**

### **Inclusion and Possibilities**

America was built on opportunity—and our nation's many thriving communities are no different. The degree to which a community embraces diversity and offers opportunities to residents of all ages and backgrounds is important to overall livability. Backed by a strong regional economy and fiscally healthy local governments, welcoming communities provide residents an equal chance to earn a living wage and improve their well-being, from jobs to education.

### **Equal Opportunity: Income inequality**

**0.47** index from 0 to 1 (Median US neighborhood: 0.46)

*Gini coefficient (the gap between rich and poor): measured at the county scale from 0 to 1, lower values are better*

The gap between rich and poor is growing wider across the United States. Higher levels of inequality within a community mean fewer opportunities for low- and middle-income residents to advance, which can lead to a shorter life and greater health problems in the long run. Using the Gini coefficient, where 0 represents complete equality (every household earns the same income) and 1 represents complete inequality (a single household earns all the income and other households earn nothing), the Index measures how well income is distributed within a county.

*Source: U.S. Census Bureau, American Community Survey*

### **Economic Opportunity: Jobs per Worker**

**0.75** jobs per person (Median US neighborhood: 0.75)

*Number of jobs per person in the workforce: measured at the metro area scale, higher values are better. Jobs are capped at 1.0 job per person.*

The more job options a city or county offers, the more selective residents can be in their search for employment. However, when that ratio reverses and citizens outnumber open positions, people are forced to consider jobs that are less fulfilling and possibly farther away. Because job opportunity so directly impacts livability, the Index examines the number of jobs per worker in metropolitan areas and rural counties. Communities that have at least one job per worker have a value of 1; places where there are fewer jobs than workers receive lower values.

*Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics data*

### **Education: High School Graduation Rate**

**89.3%** of students graduate (Median US neighborhood: 81.3%)

*Adjusted 4-year high school cohort graduation rate: measured at the school district scale, higher values are better*

In the face of today's hyper-competitive career and college landscape, it's crucial for youth to have access to high-quality education that keeps them supported and motivated from kindergarten through high school. By looking at a community's high school graduation rates, we can gauge the quality of the local educational system as a whole. The Index looks at how likely a student entering a local public high school is to graduate within 4 years.

*Source: U.S. Department of Education, The EDFacts Initiative*

### **Multi-Generational Communities: Age Diversity**

**0.84** index from 0 to 1 (Median US neighborhood: 0.87)

*Age-group diversity of local population compared to the national population: measured at the neighborhood scale from 0 to 1, higher values are better*

Multi-generational communities are ripe with opportunities for residents to learn from and support each other in meaningful ways, from formal interactions like tutoring or computer classes, to spontaneous encounters on the bus, at the grocery store, or at church. People at different phases of life contribute to the economy and well-being of the community in many different ways, including by working, paying taxes, supporting local businesses, and volunteering. A lack of age diversity may signify a community that is unaffordable or socially isolating. Here, we compare local age diversity to the national age distribution using three age groups: children (ages 0–14), working-age teenagers and adults (ages 15–54), and older adults who are preparing for or already in retirement (ages 55+). Values range from 0 to 1: communities that mirror the national age distribution receive a value of 1, while communities where all people are in one age group receive a value of 0. The typical neighborhood in the United States is less diverse than the nation as a whole, as reflected in the median U.S. neighborhood showing a value of .87.

*Source: U.S. Census Bureau, American Community Survey*

In conclusion, it is important to put these scores into context. The AARP Livability Index can be helpful to the City of Southfield in establishing a baseline for improvement in each category and sub-category. It may also be used as a yardstick to compare ourselves against other similar communities in Southeast Michigan. Further research and local data input in some categories may be helpful in raising the City's individual and composite scores.

## **WALK/TRANSIT/BIKE SCORE**

Walk Score\* measures the walkability of any address, Transit Score measures access to public transit, and Bike Score measures whether a location is good for biking.

\*The Walk Score methodology was developed with the Walk Score advisory board and has been validated by leading academic researchers.

### **Walk Score**

Walk Score measures the walkability of any address using a patented system. For each address, Walk Score analyzes hundreds of walking routes to nearby amenities. Points are awarded based on the distance to amenities in each category. Amenities within a 5 minute walk (.25 miles) are

given maximum points. A decay function is used to give points to more distant amenities, with no points given after a 30 minute walk.

**Walk Score** also measures pedestrian friendliness by analyzing population density and road metrics such as block length and intersection density. Data sources include Google, Education.com, Open Street Map, the U.S. Census, Localeze, and places added by the Walk Score user community.

Walk Score®	Description
90–100	<b>Walker's Paradise</b> Daily errands do not require a car.
70–89	<b>Very Walkable</b> Most errands can be accomplished on foot.
50–69	<b>Somewhat Walkable</b> Some errands can be accomplished on foot.
25–49	<b>Car-Dependent</b> Most errands require a car.
0–24	<b>Car-Dependent</b> Almost all errands require a car.

### 35 Living in Southfield

**Southfield has a Walk Score of 35, which classifies us as a Car-Dependent city: Most errands require a car.** Leading cities include: New York City, which has a Walk Score of (88); Boston (80); Chicago (75); Washington, D. C. (70) and Detroit (52). Comparable cities to Southfield include: Phoenix (38); San Antonio (34); Memphis (33); Kansas City (32); Glendale, AZ (34); Reno (36); Birmingham, AL (33) and Boise City, ID (37).

### Transit Score

**Transit Score** is a patented measure of how well a location is served by public transit. Transit Score is based on data released in a standard format by public transit agencies. To calculate a Transit Score, we assign a "usefulness" value to nearby transit routes based on the frequency, type of route (rail, bus, etc.), and distance to the nearest stop on the route. The "usefulness" of all nearby routes is summed and normalized to a score between 0 - 100.

Transit Score®	Description
90–100	<b>Rider's Paradise</b> World-class public transportation.
70–89	<b>Excellent Transit</b> Transit is convenient for most trips.

50–69	<b>Good Transit</b> Many nearby public transportation options.
25–49	<b>Some Transit</b> A few nearby public transportation options.
0–24	<b>Minimal Transit</b> It is possible to get on a bus.

Note: The City of Southfield does not currently have a Transit Score. Leading cities with high Transit Scores include: New York (81); San Francisco (81); Toronto (78); Boston (75); Washington, D. C. (70); and Chicago (65).

### **Bike Score**

**Bike Score** measures whether an area is good for biking. For a given location, a Bike Score is calculated by measuring bike infrastructure (lanes, trails, etc.), hills, destinations and road connectivity, and the number of bike commuters.

These component scores are based on data from city governments, the USGS, OpenStreetMap, and the U.S. Census.

<b>Bike Score</b>	<b>Description</b>
90–100	<b>Biker's Paradise</b> Daily errands can be accomplished on a bike.
70–89	<b>Very Bikeable</b> Biking is convenient for most trips.
50–69	<b>Bikeable</b> Some bike infrastructure.
0–49	<b>Somewhat Bikeable</b> Minimal bike infrastructure.

Note: The City of Southfield does not currently have a Bike Score. Bike Friendly Cities include: Minneapolis (81); San Francisco (75); Portland (72); Denver (71); and Boston (70).

### **Crime Grade**

The Crime Grade measures your personal (violent) crime risk and property crime risk near an address on an **A - D scale** using a patent-pending system. Our crime data is imported directly from police departments.

To compute the Crime Grade we aggregate crimes near an address and weight them by severity and distance. We calculate a per capita crime rate for an address based on the resident and worker population in the area. Crime rates are then compared against city-wide rates and converted into a letter grade.

<b>Crime Grade</b>	<b>Description</b>
A	<b>Lowest Crime Area</b> Safest 25% of neighborhoods.
B	<b>Lower Crime Area</b> Safer than average neighborhood.
C	<b>Average Crime Area</b> Talk to the neighbors to learn more.
D	<b>Higher Crime Area</b> Least safe 10% of neighborhoods.

### City & Neighborhood Rankings



### Walk Score Point Grid

To rank cities and neighborhoods, we calculate the Walk Score of approximately every city block (technically a grid of latitude and longitude points spaced roughly 500 feet apart). Each point is weighted by population density so that the rankings reflect where people live and so that neighborhoods and cities do not have lower scores because of parks, bodies of water, etc.

For our Walk Score ranking, we define "large cities" as the 50 largest U.S. cities. For our Transit Score and Bike Score ranking, we define "large cities" as cities with more than 500,000 people.  
L/Planning/Master Plan/2014 MP Update/Livability Index

## SUBURBAN MOBILITY AUTHORITY FOR REGIONAL TRANSPORTATION (SMART) SERVICES

Suburban Mobility Authority for Regional Transportation (SMART) is covered extensively in the City's Non-Motorized Transit Plan. All of SMART's fixed route buses have bike racks attached and passengers may transport their bikes for no additional charge. Up-to-date information on their Southfield Services is detailed in the following pages.



**Fixed Route Service**

Route Number	Route Name
275	Telegraph
400	Southfield – Orchard Ridge
405	Northwestern Highway
415/420	Greenfield – Southfield
710	Nine Mile Crosstown
730	Ten Mile Crosstown
740	Twelve Mile Crosstown
760	13 Mile / 14 Mile Crosstown
851	W. Bloomfield / Farmington Hills Park & Ride

**Connector**

Service Description:	Curb-to-curb, advance reservation service. Rides are available on a first come, first served basis
Service Area:	Within a 10 mile radius of your beginning destination.
Service Hours:	Southfield – Orchard Ridge Monday - Friday, 6:00 a.m. - 6:00 p.m.
Reservation Requirements:	Call to reserve trip. For medical trips, passengers may call up to 6 days in advance. All others may call up to 2 days in advance.
Reservation Number:	(866) 962-5515
Reservation Hours	Monday - Friday, 7:00 a.m. - 4:00 p.m.

**Americans with Disabilities Act (ADA)**

SMART provides ADA Paratransit service in Wayne, Oakland, and Macomb counties for people whose disability prevents them from using SMART’s regular Fixed Route bus service. ADA Service is an advance reservation service providing curb-to-curb transportation to/from any address that is ¼ of a mile or less from a SMART regular Fixed Route bus stop.

**Community Partnership Program**

Service Provider:	Transportation of Southfield Seniors (TOSS)
Address:	24350 Civic Center Dr Southfield, MI 48034
Reservation Phone Number:	(248) 796-4658
Reservation Hours:	M – F 9:00 a.m. – 2:00 p.m.
Website Address:	www.cityofsouthfield.com
Office Phone Number:	(248) 796-4650
Office Hours:	M – F 8:00 a.m. – 5:00 p.m.

**Service Description**

Transportation Services Provided:	Door-to-door, advance reservation required
Service Area:	Municipal boundaries and the communities that border Southfield
Trip Reservation Requirements:	2 weeks advance notice
One-Way Fare:	\$2.50 suggested donation
Assistance Provided:	No
Wheelchair Accessible:	Yes
Eligibility Requirements:	Residents of Southfield ages 55+ and physically handicapped of any age

**REGIONAL TRANSIT AUTHORITY OF SOUTHEAST MICHIGAN (RTA)**

High-quality regional transit is essential to expand access to jobs, education, and all of the places that matter in our daily lives – and to build a stronger and more competitive regional economy. Today, Southeast Michigan is the only major metropolitan area in the country without a true regional transit system. The RTA was created to introduce premium transit options and maximize existing resources.

The organization has spent the last year engaging with the public to develop an equitable and sustainable transit vision that connects Wayne, Washtenaw, Oakland and Macomb counties. The draft Regional Master Transit Plan (RMTP) is the result and sets forth a detailed, fiscally constrained plan that will deliver rapid transit service, regional connections, enhanced coordination, increased paratransit service, and additional local service to move our region into the future.

The draft RMTP builds on and coordinates current service and introduces premium new rapid, reliable and regional service. The key elements of the proposed plan are:

- Bus Rapid Transit (BRT) will offer the features of rail - including dedicated lanes and large, well designed stations – to provide fast and frequent connections and spark new economic development along the region’s main corridors.
- Regional Rail (Ann Arbor to Detroit) rail service will deliver the long sought rapid transit link between Washtenaw and Wayne counties with five new stations planned.
- Cross-County Connector service will provide frequent, seamless service on our major regional routes significantly reducing the need for transfers between systems and long wait times. Cross Country Connectors are planned in eleven major regional corridors.
- Commuter Express will offer high-quality, limited stop service to provide commuters a convenient new option to get to work.
- Airport Express will provide comfortable, convenient and affordable express service to the airport from destinations throughout the region.

- New/Extended Local Service will link communities and job centers with little or no transit service into the system to complete a regional network that connects our communities.
- Regional Services will include the implementation of an integrated regional fare card, a centralized call center, strategic transit stop location, synchronized schedules between different transit providers, and comprehensive mobility management.
- Paratransit/Mobility Management helps people understand their travel options and match users to the most appropriate travel choices available throughout the regional regardless of what transportation provider is offering those services. The program will include a regional mobility management program, expansion of ADA and non-ADA Paratransit services, on demand services, increased coordination, innovative mobility solutions, and a transportation demand management program.

It is anticipated that all four counties within the Southeast Michigan RTA Regional will experience substantial economic benefits over the 20-year period from 2017 to 2036 by implementing the RMTP which is projected to support 67,800 regional jobs, add \$6 billion in Gross Regional Product, and support increase in personal income of \$4.4 billion. The RMTP will connect our communities, expand access to jobs and education, enhance independence for seniors and individuals with disabilities, provide modern, rapid transit options to get to work or recreational opportunities, and improve the overall quality of life for our region.

To make this vision a reality, the RMTP will require a 1.2 mill property tax increase equal to about \$8 per month for the average home in the region.

Southfield will work closely with the RTA to ensure that its residents, students, and employees are well served and connected into the Regional Master Transit Plan (RMTP).

## APPENDIX C: FEMA Mitigation Ideas: Reducing Risks to Natural Hazards

### Drought

1. Assess Vulnerability to Drought Risk: To better understand and assess local vulnerability to drought consider actions such as:
  - a. Gathering and analyzing water and climate data to gain a better understanding of local climate and drought history.
  - b. Identifying factors that affect the severity of a drought.
  - c. Identifying available water supplies.
  - d. Determining how the community and its water sources have been impacted by droughts in the past.
2. Monitor Drought Conditions: Monitoring drought conditions can provide early warning for policymakers and planners to make decisions through actions including:
  - a. Identifying local drought indicators, such as precipitation, temperature, surface water levels, soil moisture, etc.
  - b. Establishing a regular schedule to monitor and report conditions on at least a monthly basis.
3. Monitor Water Supply: Monitoring the water supply and its functions can save water in the long run through actions such as:
  - a. Regularly checking for leaks to minimize water supply losses.
  - b. Improving water supply monitoring.
4. Plan for Drought Plan for future drought events in your area through actions such as:
  - a. Developing a drought emergency plan.
  - b. Developing criteria or triggers for drought-related actions.
  - c. Developing a drought communication plan and early warning system to facilitate timely communication of relevant information to officials, decision makers, emergency managers, and the general public.
  - d. Developing agreements for secondary water sources that may be used during drought conditions.
  - e. Establishing an irrigation time/scheduling program or process so that all agricultural land gets the required amount of water. Through incremental timing, each area is irrigated at different times so that all water is not consumed at the same time. Spacing usage may also help with recharge of groundwater.
5. Require Water Conservation During Drought Conditions: Require mandatory water conservation measures during drought emergencies, including:
  - a. Developing an ordinance to restrict the use of public water resources for non-essential usage, such as landscaping, washing cars, filling swimming pools, etc.

- b. Adopting ordinances to prioritize or control water use, particularly for emergency situations like firefighting.
6. Retrofit Water Supply Systems: Improve water supply and delivery systems to save water through actions such as:
  - a. Designing water delivery systems to accommodate drought events.
  - b. Developing new or upgrading existing water delivery systems to eliminate breaks and leaks.
7. Enhance Landscaping and Design Measures: Encourage drought-tolerant landscape design through measures such as:
  - a. Incorporating drought tolerant or xeriscape practices into landscape ordinances to reduce dependence on irrigation.
  - b. Providing incentives for xeriscaping.
  - c. Using permeable driveways and surfaces to reduce runoff and promote groundwater recharge.
8. Educate Residents on Water Saving Techniques: Encourage citizens to take water-saving measures, such as the following:

### **Erosion**

1. Map and Assess Vulnerability to Erosion: Erosion risk can be better assessed and monitored with mapping techniques, including the following:
  - a. Using GIS to identify and map erosion hazard areas.
  - b. Developing and maintaining a database to track community vulnerability to erosion.
  - c. Using GIS to identify concentrations of at-risk structures.
  - d. Improving mapping of hazard areas to educate residents about unexpected risks.
2. Manage Development in Erosion Hazard Areas: Erosion damage can be mitigated by regulating how development occurs in hazard areas, such as the following:
  - a. Adopting sediment and erosion control regulations.
  - b. Adopting zoning and erosion overlay districts.
  - c. Developing an erosion protection program for high hazard areas.
  - d. Employing erosion control easements.
  - e. Prohibiting development in high-hazard areas.
  - f. Developing and implementing an erosion management plan.
  - g. Requiring mandatory erosion surcharges on homes.
  - h. Locating utilities and critical facilities outside of areas susceptible to erosion to decrease the risk of service disruption.
3. Promote or Require Site and Building Design Standards to Minimize Erosion Risk: Development can be designed to minimize damage due to erosion using the following techniques:

- a. Constructing open foundation systems on buildings to minimize scour.
  - b. Constructing deep foundations in erosion hazard areas.
  - c. Clustering buildings during building and site design.
  - d. Designing and orienting infrastructure to deter erosion and accretion.
4. Remove Existing Buildings and Infrastructure from Erosion Hazard Areas: To prevent damage to buildings and infrastructure from erosion, consider acquiring and demolishing or relocating at-risk buildings and infrastructure and enforcing permanent restrictions on development after land and structure acquisition.
5. Stabilize Erosion Hazard Areas: To stabilize slopes susceptible to erosion, consider options such as:
- a. Preventing erosion with proper bank stabilization, sloping or grading techniques, planting vegetation on slopes, terracing hillsides, or installing riprap boulders or geotextile fabric.
  - b. Stabilizing cliffs with terracing or plantings of grasses or other plants to hold soil together.
  - c. Prohibiting removal of natural vegetation from slopes.
  - d. Using a hybrid of hard/soft engineering techniques (i.e., combine low-profile rock, rubble, oyster reefs, or wood structures with vegetative planting or other soft stabilization techniques).
  - e. Implementing marine riparian habitat reinstatement or revegetation.
  - f. Using a rock splash pad to direct runoff and minimize the potential for erosion.
  - g. Using bioengineered bank stabilization techniques.
6. Increase Awareness of Erosion Hazards: Consider ways to help citizens become more aware of specific erosion risks in your area, such as:
- a. Notifying property owners located in high-risk areas.
  - b. Disclosing the location of high-risk areas to buyers.
  - c. Developing a brochure describing risk and potential mitigation techniques. Offering GIS hazard mapping online for residents and design professionals.

### **Extreme Temperatures**

1. Reduce Urban Heat Island Effect: As urban areas develop and building and roads replace open land and vegetation, urban regions become warmer than their rural surroundings, forming an “island” of heat. Several methods for reducing heat island effects include:
  - a. Increasing tree plantings around buildings to shade parking lots and along public rights-of-way.
  - b. Encouraging installation of green roofs, which provide shade and remove heat from the roof surface and surrounding air.
  - c. Using cool roofing products that reflect sunlight and heat away from a building.

2. Increase Awareness of Extreme Temperature Risk and Safety: The impacts of extreme temperatures on public health can be lessened if citizens know how to prepare and protect themselves. Ideas for increasing awareness include the following:
  - a. Educating citizens regarding the dangers of extreme heat and cold and the steps they can take to protect themselves when extreme temperatures occur.
3. Assist Vulnerable Populations Measures should be taken to ensure vulnerable populations are adequately protected from the impacts of extreme temperatures, such as:
  - a. Organizing outreach to vulnerable populations, including establishing and promoting accessible heating or cooling centers in the community.
  - b. Requiring minimum temperatures in housing/landlord codes.
  - c. Encouraging utility companies to offer special arrangements for paying heating bills, if not already required by state law.
  - d. Creating a database to track those individuals at high risk of death, such as the elderly, homeless, etc.

## **Flood**

1. Incorporate Flood Mitigation in Local Planning: Comprehensive planning and floodplain management can mitigate flooding by influencing development. Strategies include:
  - a. Determining and enforcing acceptable land uses to alleviate the risk of damage by limiting exposure in flood hazard areas. Floodplain and coastal zone management can be included in comprehensive planning.
  - b. Developing a floodplain management plan and updating it regularly.
  - c. Mitigating hazards during infrastructure planning. For example, decisions to extend roads or utilities to an area may increase exposure to flood hazard.
  - d. Adopting a post-disaster recovery ordinance based on a plan to regulate repair activity, generally depending on property location.
  - e. Passing and enforcing an ordinance that regulates dumping in streams and ditches.
  - f. Establishing a "green infrastructure" program to link, manage, and expand existing parks, preserves, greenways, etc.
  - g. Obtaining easements for planned and regulated public use of privately-owned land for temporary water retention and drainage.
2. Form Partnerships to Support Floodplain Management: Partnerships between local, state, and regional entities help expand resources and improve coordination. Consider the following actions:
  - a. Developing a stormwater committee that meets regularly to discuss issues and recommend projects.
  - b. Forming a regional watershed council to help bring together resources for comprehensive analysis, planning, decision-making, and cooperation.
  - c. Establishing watershed-based planning initiatives to address the flood hazard with neighboring jurisdictions.

- d. Forming a citizen plan implementation steering committee to monitor progress on local mitigation actions. Include a mix of representatives from neighborhoods, local businesses, and local government.
3. Limit or Restrict Development in Floodplain Areas: Flooding can be mitigated by limiting or restricting how development occurs in floodplain areas through actions such as:
  - a. Prohibiting or limiting floodplain development through regulatory and/or incentive-based measures.
  - b. Limiting the density of developments in the floodplain.
  - c. Requiring that floodplains be kept as open space.
  - d. Limiting the percentage of allowable impervious surface within developed parcels.
  - e. Developing a stream buffer ordinance to protect water resources and limit flood impacts.
  - f. Prohibiting any fill in floodplain areas.
4. Adopt and Enforce Building Codes and Development Standards: The use of building codes and development standards can ensure structures are able to withstand flooding. Potential actions include:
  - a. Adopting the international Building Code (IBC) and international Residential Code (IRC)
  - b. Adopting ASCE 24-05 *Flood Resistant Design and Construction*. ASCE 24 is a referenced standard in the IBC that specifies minimum requirements and expected performance for the design and construction of buildings and structures in the flood hazard areas to make them more resistant to flood loads and flood damage.
  - c. Adding or increasing “freeboard” requirements (feet above base flood elevation) in the flood damage ordinance.
  - d. Prohibiting all first floor enclosures below base flood elevation for all structures in flood hazard areas.
  - e. Considering orientation of new development during design (e.g., subdivisions, buildings, infrastructure, etc.).
  - f. Setting the design flood elevation at or above the historical high water mark if it is above the mapped base flood elevation.
  - g. Using subdivision design standards to require elevation data collection during platting and to have buildable space on lots above the base flood elevation.
  - h. Requiring standard tie-downs of propane tanks.
5. Improve Stormwater Management Planning: Rainwater and snowmelt can cause flooding and erosion in developed areas. Stormwater management practices to prevent this include:
  - a. Completing a stormwater drainage study for known problem areas.
  - b. Preparing and adopting a stormwater drainage plan and ordinance.



- c. Preparing and adopting a community-wide stormwater management master plan.
  - d. Regulating development in upland areas in order to reduce stormwater run-off through a stormwater ordinance.
  - e. Linking flood hazard mitigation objectives with EPA Stormwater Phase II initiatives.
  - f. Developing engineering guidelines for drainage from new development.
  - g. Requiring a drainage study with new development.
  - h. Encouraging the use of Low Impact Development techniques
6. Adopt Policies to Reduce Stormwater Runoff: In addition to stormwater management, techniques to reduce rain runoff can prevent flooding and erosion, such as:
- a. Designing a “natural runoff” or “zero discharge” policy for stormwater in subdivision design.
  - b. Requiring more trees be preserved and planted in landscape designs to reduce the amount of stormwater runoff.
  - c. Requiring developers to plan for on-site sediment retention.
  - d. Requiring developers to construct on-site retention basins for excessive stormwater and as a firefighting water source.
  - e. Encouraging the use of porous pavement, vegetative buffers, and islands in large parking areas.
  - f. Conforming pavement to land contours so as not to provide easier avenues for stormwater.
  - g. Encouraging the use of permeable driveways and surfaces to reduce runoff and increase groundwater recharge.
  - h. Adopting erosion and sedimentation control regulations for construction and farming.
7. Improve Flood Risk Assessment: Heighten awareness of flood risk with the following:
- a. incorporating the procedures for tracking high water marks following a flood into emergency response plans.
  - b. Conducting cumulative impact analyses for multiple development projects within the same watershed.
  - c. Conducting a verification study of FEMA’s repetitive loss inventory and developing an associated tracking database.
  - d. Regularly calculating and documenting the amount of flood-prone property preserved as open space.
  - e. Requiring a thorough watershed analysis for all proposed dam or reservoir projects.
  - f. Developing a dam failure study and emergency action plan.
  - g. Using GIS to map areas that are at risk of flooding.
  - h. Obtaining depth grid data and using it to illustrate flood risk to citizens.

- i. Incorporating digital floodplain and topographic data into GIS systems, in conjunction with Hazus, to assess risk.
  - j. Developing and maintaining a database to track community exposure to flood risk.
  - k. Revising and updating regulatory floodplain maps.
8. Join or Improve Compliance with NFIP: The National Flood Insurance Program (NFIP) enables property owners in participating communities to purchase insurance protection against flood losses. Actions to achieve eligibility and maintain compliance include:
  - a. Participating in NFIP.
  - b. Adopting ordinances that meet minimum Federal and state requirements to comply with NFIP.
  - c. Conducting NFIP community workshops to provide information and incentives for property owners to acquire flood insurance.
  - d. Designating a local floodplain manager and/or CRS coordinator who achieves CFM certification.
  - e. Completing and maintaining FEMA elevation certificates for pre-FIRM and/or post-FIRM buildings.
  - f. Requiring and maintaining FEMA elevation certificates for all new and improved buildings located in floodplains.
9. Manage the Floodplain Beyond Minimum Requirements: In addition to participation in NFIP, implementing good floodplain management techniques that exceed minimum requirements can help minimize flood losses. Examples include:
  - a. Incorporating the ASFPM's "No Adverse Impact" policy into local floodplain management programs.
  - b. Revising the floodplain ordinance to incorporate cumulative substantial damage requirements.
  - c. Adopting a "no-rise" in base flood elevation clause for the flood damage prevention ordinance.
  - d. Extending the freeboard requirement past the mapped floodplain to include an equivalent land elevation.
  - e. Including requirements in the local floodplain ordinance for homeowners to sign non-conversion agreements for areas below base flood elevation.
  - f. Establishing and publicizing a user-friendly, publicly-accessible repository for inquirers to obtain Flood Insurance Rate Maps.
  - g. Developing an educational flyer targeting NFIP policyholders on increased cost of compliance during post-flood damage assessments.
  - h. Annually notifying the owners of repetitive loss properties of Flood Mitigation Assistance funding.
  - i. Offering incentives for building above the required freeboard minimum (code plus).

10. Participate in the CRS: The Community Rating System (CRS) rewards communities that exceed the minimum NFIP requirements. Depending upon the level of participation, flood insurance premium rates are discounted for policyholders. Potential activities that are eligible to receive credit include:
  - a. Advising the public about the local flood hazard, flood insurance, and flood protection measures.
  - b. Enacting and enforcing regulations that exceed NFIP minimum standards so that more flood protection is provided for new development.
  - c. Implementing damage reduction measures for existing buildings such as acquisition, relocation, retrofitting, and maintenance of drainage ways and retention basins.
  - d. Taking action to minimize the effects of flooding on people, property, and building contents through measures including flood warning, emergency response, and evacuation planning.
  
11. Establish Local Funding Mechanisms for Flood Mitigation: Potential methods to develop local funding sources for flood mitigation include:
  - a. Using taxes to support a regulatory system.
  - b. Using impact fees to help fund public projects to mitigate impacts of land development (e.g., increased runoff).
  - c. Levying taxes to finance maintenance of drainage systems and capital improvements.
  
12. Remove Existing Structures from Flood Hazard Areas: Communities may remove structures from flood-prone areas to minimize future flood losses by acquiring and demolishing or relocating structures from voluntary property owners and preserving lands subject to repetitive flooding.
  
13. Improve Stormwater Drainage System Capacity: Rainwater and snowmelt can cause flooding and erosion in developed areas. Structural stormwater management projects that prevent this include:
  - a. Installing, re-routing, or increasing the capacity of a storm drainage system.
  - b. Increasing drainage or absorption capacities with detention and retention basins, relief drains, spillways, drain widening/dredging or rerouting, logjam and debris removal, extra culverts, bridge modification, dike setbacks, flood gates and pumps, or channel redirection.
  - c. Increasing capacity of stormwater detention and retention basins.
  - d. Increasing dimensions of drainage culverts in flood-prone areas.
  - e. Using stream restoration to ensure adequate drainage and diversion of stormwater.
  - f. Requiring developers to construct on-site retention basins for excessive stormwater and as a firefighting water source.
  - g. Providing grassy swales along roadsides.

14. Conduct Regular Maintenance for Drainage Systems and Flood Control Structures: Regular maintenance will help drainage systems and flood control structures continue to function properly. Potential activities include:
  - a. Performing regular drainage system maintenance, such as sediment and debris clearance, as well as detection and prevention of discharges into stormwater and sewer systems from home footing drains, downspouts, or sewer pumps.
  - b. Implementing an inspection, maintenance, and enforcement program to help ensure continued structural integrity of dams and levees.
  - c. Routinely cleaning debris from support bracing underneath low-lying bridges.
  - d. Routinely cleaning and repairing stormwater drains.
  - e. Regularly clearing sediment build-up on riverbanks near aerial lines.
  - f. Inspecting bridges and identifying if any repairs or retrofits are needed to prevent scour.
  - g. Incorporating ice jam prevention techniques as appropriate.
  
15. Elevate or Retrofit Structures and Utilities: Structures and utilities can be elevated to reduce flood damage, including:
  - a. Elevating structures so that the lowest floor, including the basement, is raised above the base flood elevation.
  - b. Raising utilities or other mechanical devices above expected flood levels.
  - c. Elevating and anchoring manufactured homes or, preferably keeping manufactured homes out of the floodplain.
  - d. Relocating utilities and water heaters above base flood elevation and using tankless water heaters in limited spaces.
  
16. Floodproof Residential and Non-Residential Structures: Floodproofing techniques may protect certain structures from flood damage, including:
  - a. Wet floodproofing in a basement, which may be preferable to attempting to keep water out completely because it allows for controlled flooding to balance exterior and interior wall forces and discourages structural collapse.
  - b. Encouraging wet floodproofing of areas above base flood elevation.
  - c. Using water resistant paints or other materials to allow for easy cleanup after floodwater exposure in accessory structures or in a garage area below an elevated residential structure.
  - d. Dry floodproofing non-residential structures by strengthening walls, sealing openings, or using waterproof compounds or plastic sheeting on walls to keep water out.
  
17. Protect Infrastructure: Mitigation techniques can be implemented to help minimize losses to infrastructure from flood events, such as:
  - a. Elevating roads and bridges above the base flood elevation to maintain dry access. In situations where flood waters tend to wash roads out, construction, reconstruction, or repair can include not only attention to drainage, but also stabilization or armoring of vulnerable shoulders or embankments.

- b. Raising low-lying bridges.
  - c. Floodproofing wastewater treatment facilities located in flood hazard areas.
  - d. Floodproofing water treatment facilities located in flood hazard areas.
  - e. Depending on its infrastructure capabilities, using check valves, sump pumps, and backflow prevention devices in homes and buildings.
  - f. Using bioengineered bank stabilization techniques
18. Protect Critical Facilities: Techniques to protect critical facilities from flood events include:
- a. Requiring that all critical facilities including emergency operations centers (EOC), police stations, and fire department facilities be located outside of flood-prone areas.
  - b. Requiring all critical facilities to meet requirements of Executive Order 11988 and be built 1 foot above the 500-year flood elevation.
  - c. Installing/upgrading stormwater pumping stations.
  - d. Raising electrical components of sewage lift stations above base flood elevation.
  - e. Raising manhole openings using concrete pillars.
  - f. Installing watertight covers or inflow guards on sewer manholes.
  - g. Installing flood telemetry systems in sewage lift stations.
  - h. Installing back-up generators for pumping and lift stations in sanitary sewer systems along with other measures (e.g., alarms, meters, remote controls, and switchgear upgrades).
  - i. Building earthen dikes around flood-threatened critical facilities.
  - j. Using bioengineered bank stabilization techniques.
19. Construct Flood Control Measures: Small flood control structures can be built to prevent flood damage. Examples include:
- a. Using minor structural projects that are smaller and more localized (e.g., floodwalls or small berms) in areas that cannot be mitigated through non-structural activities or where structural activities are not feasible due to low densities.
  - b. Using revetments (hardened materials placed atop existing riverbanks or slopes) to protect against floods.
  - c. Using bioengineered bank stabilization techniques.
20. Protect and Restore Natural Flood Mitigation Features: Natural resources provide floodplain protection, riparian buffers, and other ecosystem services that mitigate flooding. It is important to preserve such functionality with the following:
- a. Protecting and enhancing landforms that serve as natural mitigation features (i.e., riverbanks, wetlands, dunes, etc.).
  - b. Using vegetative management, such as vegetative buffers, around streams and water sources.
  - c. Protecting and preserving wetlands to help prevent flooding in other areas.
  - d. Establishing and managing riparian buffers along rivers and streams.

- e. Retaining natural vegetative beds in stormwater channels.
  - f. Retaining thick vegetative cover on public lands flanking rivers.
21. Preserve Floodplains as Open Space: Preserving natural areas and vegetation benefits natural resources while also mitigating potential flood losses. Techniques include:
- a. Developing an open space acquisition, reuse, and preservation plan targeting hazard areas.
  - b. Developing a land banking program for the preservation of the natural and beneficial functions of flood hazard areas.
  - c. Using transfer of development rights to allow a developer to increase densities on another parcel that is not at risk in return for keeping floodplain areas vacant.
  - d. Compensating an owner for partial rights, such as easement or development rights, to prevent a property from being developed.
22. Increase Awareness of Flood Risk and Safety: Ideas for increasing flood risk awareness include the following:
- a. Encouraging homeowners to purchase flood insurance.
  - b. Annually distributing flood protection safety pamphlets or brochures to the owners of flood-prone property.
  - c. Educating citizens about safety during flood conditions, including the dangers of driving on flooded roads.
  - d. Using outreach programs to advise homeowners of risks to life health, and safety.
  - e. Offering GIS hazard mapping online for residents and design professionals.
  - f. Establishing a Program for Public Information (PPI) with a PPI committee (as suggested by Activity 332 of the CRS Coordinator's Manual).
23. Educate Property Owners about Flood Mitigation Techniques: Educate property owners regarding options for mitigating their properties from flooding through outreach activities such as:
- a. Using outreach activities to facilitate technical assistance programs that address measures that citizens can take or facilitate funding for mitigation measures.
  - b. Encouraging homeowners to install backflow valves to prevent reverse-flow flood damages.
  - c. Encouraging residents in flood-prone areas to elevate homes.
  - d. Educating the public about securing debris, propane tanks, yard items, or stored objects that may otherwise be swept away, damaged, or pose a hazard if picked up and washed away by floodwaters.
  - e. Asking residents to help keep storm drains clear of debris during storms (not to rely solely on Public Works).

## Severe winter weather

1. **Adopt and Enforce Building Codes:** Buildings and infrastructure can be protected from the impacts of winter storms with the following regulations:
  - a. Adopting the International Building Code (IBC) and International Residential Code (IRC).
  - b. Ensuring the development and enforcement of building codes for roof snow loads.
  - c. Discouraging flat roofs in areas that experience heavy snows.
2. **Protect Buildings and Infrastructure:** Buildings and infrastructure can be protected from the impacts of winter storms with the following techniques:
  - a. Adding building insulation to walls and attics.
  - b. As buildings are modified, using new technology to create or increase structural stability.
  - c. Retrofitting public buildings to withstand snow loads and prevent roof collapse.
3. **Protect Power Lines:** Power lines can be protected from the impacts of winter storms with the following techniques:
  - a. Establishing standards for all utilities regarding tree pruning around lines.
  - b. Burying overhead power lines.
  - c. Using designed-failure mode for power line design to allow line to fall or fail in small sections rather than as a complete system to enable faster restoration.
  - d. Installing redundancies and loopfeeds.
4. **Reduce Impacts to Roadways:** The leading cause of death during winter storms is from automobile or other transportation accidents, so it is important to consider ways to lessen roadway impacts. Potential strategies include:
  - a. Planning for and maintaining adequate road and debris clearing capabilities.
  - b. Using snow fences or “living snow fences” (e.g., rows of trees or other vegetation) to limit blowing and drifting of snow over critical roadway segments.
  - c. Installing roadway heating technology to prevent ice/snow buildup.
5. **Conduct Winter Weather Risk Awareness Activities:** Public awareness of severe winter storms can be improved through the following efforts:
  - a. Informing the public about severe winter weather impacts.
  - b. Producing and distributing family and traveler emergency
  - c. Preparedness information about severe winter weather hazards.
  - d. Including safety strategies for severe weather in driver education classes and materials.
  - e. Encouraging homeowners to install carbon monoxide monitors and alarms.
  - f. Educating citizens that all fuel-burning equipment should be vented to the outside.

6. Assist Vulnerable Populations: Protect vulnerable populations from the impacts of severe winter storms through the following efforts:
  - a. Identifying specific at-risk populations that may be exceptionally vulnerable in the event of long-term power outages.
  - b. Organizing outreach to vulnerable populations, including establishing and promoting accessible heating centers in the community.

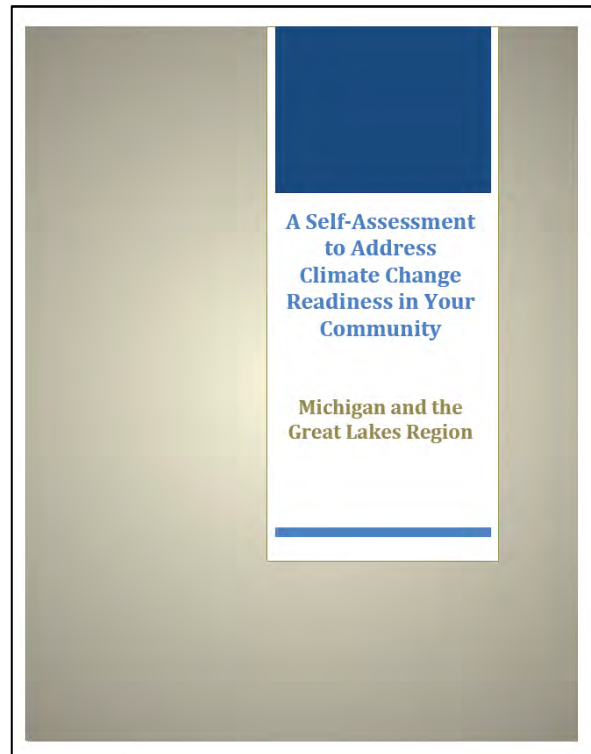
Sections not relevant to the City of Southfield:

- Landslide
- Hail
- Earthquake
- Lighting
- Wind
- Sea Level Rise
- Storm Surge
- Subsidence
- Tsunami
- Tornado
- Wildfire

### **A Self-Assessment to Address Climate Change Readiness in Your Community: Michigan and the Great Lakes Region**

Communities within the Great Lakes region have been and always will be impacted by climate, whether it is an extreme rainfall event, drought, intense heat wave, or some other type of event. Climatologists have found that weather in the region is shifting. This shift may include more frequent extreme storm events in our communities, increasing temperatures, reduced ice cover, and greater wind speeds. What do these changes mean for our communities when for decades we have been planning, making decisions, and building infrastructure based on a stable climate?

This question led to the creation of this community climate change readiness self-assessment.



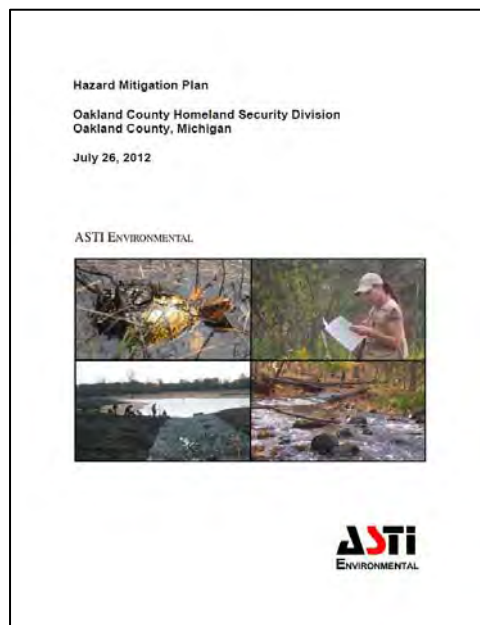


The purpose of this self-assessment is to provide community leaders, administrators, planners, engineers, public work directors, and/or natural resource managers with a simple and inexpensive method to review their community's potential vulnerabilities to climate trends and to begin the conversation of how and when to incorporate these trends into planning and projects within our communities. In order to cover all aspects of knowledge in each community, it is recommended that more than one department within the City complete the section(s) of the assessment that best fit their knowledge area. Another possibility is to have the various departments complete all sections to provide information on where staff may/may not agree on the various scenarios given. The goal of this assessment is to find ways to best help communities become more resilient to climate change through education and planning by reducing impacts and costs through climate change adaptation policies and procedures.

This self-assessment is a checklist tailored for the Great Lakes region. It is not designed to be a complete vulnerability assessment, but rather a tool used to identify key areas where communities are likely to be most at-risk, and a way to start the process of working with communities to determine where a more thorough review of vulnerability may be needed.

The Southfield team should complete the tables in the Self-Assessment to help better prepare the City's critical infrastructure before a major storm event happens. For additional information, consult the Michigan Sea Grant for consultation regarding climate change adaptation information, education, planning, and project implementation.

Source: [A Self-Assessment to Address Climate Change Readiness in Your Community](#), created by Diane Desotelle of Minnesota Sea Grant in 2012.



### **Hazard Mitigation Plan, Oakland County Homeland Security Division, Oakland County, MI (July 26, 2012)**

Oakland County is subject to natural and man-made hazards that may impact health, quality of life, property, the environment and/or infrastructure. Because of the location and land use of Oakland County, certain hazard events have historically been more significant than others. Future conditions may cause other hazards to increase in significance. Providing strategies that minimize the impact of these hazards requires a commitment to a multiple-step program, including defining the problem, identifying preventive measures, implementing mitigation strategies and incorporating hazard mitigation in County-wide planning efforts. Oakland County has prepared this multi-jurisdictional

2012 Oakland County Hazard Mitigation Plan (HMP) Update (Plan) to better understand significant Oakland County hazards and their impacts and to identify ways to mitigate those hazards. All 62 communities and 28 school districts in Oakland County participated in this process and are included in the Plan.

The goal of hazard mitigation is to eliminate or reduce loss of life and property from hazards that occur in the County by protecting the health, safety and economic interests of its residents.

## **Hazard Assessment**

The City of Southfield listed the following hazards in the plan:

*Tornadoes, severe thunderstorms and ice storms in the City of Southfield were identified as a primary hazard of concern.*

*Power outages due to high winds and falling trees are another major concern for residents.*

*Flooding of the tributaries of the Rouge River is a recurring problem for the City of Southfield. Erosion of the riverbanks and the loss of trees have been the result of flooding events. Areas that are most vulnerable include Tamarack Creek and the Evans Branch of the Rouge River, which are both located near Ten Mile Road between Evergreen and Lahser Roads. Many floods in these areas are the result of insufficient detention for storm water runoff. There are many heavily traveled roads in the City of Southfield. As a result, highway accidents are a frequent occurrence.*

*A large number of trucks carry hazardous material on many of the roads; therefore, there is a potential risk of a hazmat emergency. Roads that would be most vulnerable to this type of emergency include I-696, Northwestern Highway, Southfield Road, and Telegraph Road.*

*Criminal activities, especially in the area of Twelve Mile and Telegraph Roads, are of concern to the City of Southfield representatives.*

### Southfield Public Schools:

*Southfield Schools identified their primary hazards as concerns related to protecting their student body during the school day and while transporting the students to and from home and athletic events.*

*Older buildings in the school district present a potential hazard for asbestos and lead-based paint.*

*The transmission of communicable diseases from student to student on buses and in classrooms was identified as a potential hazard. Southfield Public Schools have cleaning strategies in place to avoid the spreading of any infectious diseases.*

*The school district provides ongoing training to address tornadoes, heavy snow/ice storms, mass shootings, and public health issues.*

## **Hazardous Mitigation**

The City of Southfield identified the following potential mitigation strategies to address hazards within the community:

### *Mitigation Strategies 2005*

- 1) Provide additional manpower and training to deal with potential hazmat emergencies.
  - Hazard(s) Addressed: Hazmat Incidents – Fixed Site, Hazmat Incidents – Transportation, Transportation Accidents – Highway, Transportation Accidents – Surface Roads
  - Progress: ONGOING
- 2) Provide means for detaining storm water to avoid area flooding.
  - Hazard(s) Addressed: Flooding -Riverine, Flooding -Urban
  - Progress: COMPLETED

### *Mitigation Strategies 2012*

- 1) Provide continuing training for potential hazmat emergencies.
  - Hazard(s) Addressed: Hazmat Incidents – Fixed Site, Hazmat Incidents – Transportation, Transportation Accidents – Highway, Transportation Accidents – Surface Roads
- 2) Provide funding to continue to upgrade emergency equipment to deal with all types of emergencies.
  - Hazard(s) Addressed: All

### Southfield Public Schools:

#### *Hazard Mitigation Strategies:*

- 1) Seek funding for security cameras at all schools to monitor grounds and for local law enforcement access in emergencies.
  - Hazard(s) Addressed: Civil Disobedience, Criminal Acts- Mass Shootings, Terrorism
- 2) Provide continuing education regarding tornadoes and health emergencies.
  - Hazard(s) Addressed: High Winds and Tornadoes, Public Health Emergencies – Pandemics and Epidemics
- 3) Obtain and install gating to confine public access for after-school activities.
  - Hazard(s) Addressed: Civil Disobedience, Criminal Acts- Mass Shootings, Terrorism
- 4) Seek funding to provide generators at all of school buildings in case of power outages.
  - Hazard(s) Addressed: Infrastructure Failure – Electrical System

For more detailed information, consult the [Hazard Mitigation Plan, Oakland County](#) as amended.

## APPENDIX D: MASTER PLAN PROCESS

### MICHIGAN PLANNING ENABLING ACT (ACT 33 OF 2008, AS AMENDED)

In the preparation of a master plan, a planning commission shall do all of the following, as applicable:

- 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.
- 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.
- 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.
- In the preparation of the master plan, the planning commission may meet with other governmental planning commissions or agency staff to deliberate.

Before preparing a master plan, a planning commission shall send to all of the following, by first-class mail or personal delivery, a notice explaining that the planning commission intends to prepare a master plan and requesting the recipient's cooperation and comment:

- The planning commission, or if there is no planning commission, the legislative body, of each municipality located within or contiguous to the local unit of government.
- The regional planning commission for the region in which the municipality is located, if there is no county planning commission for the county in which that municipality is located. If there is a county planning commission, the municipal planning commission may consult with the regional planning commission but is not required to do so.
- The county planning commission, or if there is no county planning commission, the county board of commissioners, for the county in which that municipality is located.
- Each public utility company, railroad company, and public transportation agency owning or operating a public utility, railroad, or public transportation system within the local unit of government, and any government entity that registers its name and mailing address for this purpose with the planning commission.
- If the master plan will include a master street plan, the county road commission and the state transportation department.

A submittal under to an entity described above may be made by personal or first-class mail delivery of a hard copy or by electronic mail. However, the planning commission preparing the plan shall not make such submittals by electronic mail unless, in the notice, the planning commission states that it intends to make such submittals by electronic mail and the entity

receiving that notice does not respond by objecting to the use of electronic mail. **Electronic mail may contain a link to a website on which the submittal is posted if the website is accessible to the public free of charge.**

After preparing a proposed master plan, a planning commission shall submit the proposed master plan to the legislative body for review and comment. The process of adopting a master plan shall not proceed further unless the legislative body approves the distribution of the proposed master plan.

If the legislative body approves the distribution of the proposed master plan (Feb. 29, 2016), it shall notify the secretary of the planning commission, and the secretary of the planning commission shall submit\*, in the manner provided in the ACT, a copy of the proposed master plan, for review and comment, to all required entities listed above.

An entity described above may submit comments on the proposed master plan to the planning commission in the manner provided in the Act within 63 days after the proposed master plan was submitted to that entity.

Before approving a proposed master plan, a planning commission shall hold not less than 1 public hearing (tentatively scheduled for May 25, 2016) on the proposed master plan. The hearing shall be held after the expiration of the deadline for comment under the Act. The planning commission shall give notice of the time and place of the public hearing not less than 15 days before the hearing by publication in a newspaper of general circulation within the local unit of government. The planning commission shall also submit notice of the public hearing in the manner provided in section 39(3) to each entity described in section 39(2). This notice may accompany the proposed master plan submitted under section 41.

The approval of the proposed master plan shall be by resolution of the planning commission carried by the affirmative votes of not less than 2/3 of the members of Southfield.

The resolution shall refer expressly to the maps and descriptive and other matter intended by the planning commission to form the master plan. **A statement recording the planning commission's approval of the master plan, signed by the chairperson or secretary of the planning commission, shall be included on the inside of the front or back cover of the master plan.**

After approval of the proposed master plan by the planning commission, the legislative body shall approve or reject the proposed master plan. **A statement recording the legislative body's approval of the master plan, signed by the clerk of the legislative body, shall be included on the inside of the front or back cover of the master plan.**

Upon final adoption of the master plan, the secretary of the planning commission shall submit, in the manner provided in the Act, copies of the adopted master plan to the same entities to which copies of the proposed master plan were required to be submitted.

\*The Act does not alter the authority of a planning department of a City created by charter to submit a proposed master plan, or a proposed extension, addition, revision, or other amendment to a master plan, to the planning commission, whether directly or indirectly as provided by charter.

At least every 5 years after adoption of a master plan, a planning commission shall review the master plan and determine whether to commence the procedure to amend the master plan or adopt a new master plan. The review and its findings shall be recorded in the minutes of the relevant meeting or meetings of the planning commission.

### **CITY OF SOUTHFIELD ZONING ORDINANCE COMPREHENSIVE MASTER PLAN PROCEDURE**

Pursuant to Section 5.59, Article 4, Chapter 45 of the Southfield City Code (more commonly known as the Zoning Ordinance):

In the event the City desires to adopt a Master Plan or amend an existing plan (collectively referred to as “Plan”), it shall be adopted, pursuant to the following procedure:

1. The Plan shall be prepared by the Planning Department (“Department”). The Department may develop the Plan with the assistance of a professional consultant if approved by the City Council (“Council”). The process used to obtain and review information for the Plan and for its final formulation shall be reviewed by the Council. Upon completion, the Plan shall be submitted to the Planning Commission (“Commission”) for review.
2. The Commission shall hold a public hearing on the proposed Plan. The Commission shall give notice of the time and place of the public hearing, not less than fifteen (15) days before the hearing by publication in a newspaper of general circulation in the City. The Commission shall thereafter make a recommendation to the Council with regard to the Plan, but the Council may act on the Plan without the recommendation if it is not received within ninety (90) days after submission of the Plan to the Commission.
3. Upon receipt of the Commission’s recommendation or in the absence of a recommendation after the expiration of ninety (90) days from the time the Plan was submitted to the Commission, the Council shall hold a public hearing on the proposed Plan. The Council shall give notice of the time and place of the public hearing, not less than fifteen (15) days before the hearing by publication in a newspaper of general circulation in the City. The Council shall thereafter approve, approve with modifications, or reject the Plan.
4. 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, pursuant to this section.

### **Milestones & Notable Dates**

- Phase I: Inventory & analysis - 2014
- Phase II: Public input – January 2014 to June 2016
- Phase III: Draft plan review/public comment period – March 4 – May 25, 2016
- Phase IV: Adoption by Council – June 20, 2016
  
- Presentation of Draft Plan to City Council (COW Meeting) – Monday, February 8, 2016
- Authorization by City Council to Release Draft Plan to the Public for Mandatory 63-Day Review Period – Monday, February 29, 2016
- Distribution to Adjacent Communities, Oakland County and Required Entities & Draft Plan Posted to Website – March 4, 2016
- Public Hearing & Recommendation by the Planning Commission – May 25, 2016
- Master Plan Adoption by City Council – June 20, 2016

### **Public Input Meetings & Workshops**

- Southfield Road Workshop: Wednesday, March 20, 2013 at 6:30 p.m.
- Valley Woods Workshop: Wednesday, April 16, 2014 at 6:30 pm
- Valley Woods Public Hearing: Wednesday, April 23, 2014 at 6:30 pm
- Valley Woods Public Hearing #2: Monday, May 19, 2014 at 7:00 pm
- Southfield Public Schools Administrators Retreat - Wednesday, August 7, 2014
- Southfield Public Schools Administrators Retreat – Saturday, January 17, 2015
- LTU Student Council: February 3, 2015
- Southfield Historic Society: March 3, 2015
- Southfield Homeowner's Coalition - Wednesday, March 11, 2015 at 6:30 pm
- Cranbrook Village Homeowners Association - Wednesday, April 22, 2015 at 7:00 pm
- Magnolia Subdivision Association - Wednesday, April 29, 2015 at 7:00 pm
- Southfield Lathrup High School - Tuesday, May 12 at 8:30 am
- Southfield Clergy Roundtable- May 18, 2015
- Greentrees North Homeowners Association - Monday, May 18, 2015 at 6:30 pm
- Southfield High School - Tuesday, May 19, 2015 at 8:30 am
- Southfield Public School District *Imagine 2020* presentation- Sept. 24, 2015
- Southfield University High School - Thursday, October 22, 2015 at 2:00 pm
- Elected Officials & Administration Visioning Session – Friday, December 4, 2015 at 5:00 pm
- Planning Commission Public Input Workshop, Wednesday, January 20, 2016 at 6:30 pm



**CITY OF SOUTHFIELD**  
**RESOLUTION OF SUPPORT**

**RESOLVED:** The Council does hereby authorize 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.

Motion by Mandelbaum; supported by Brightwell.

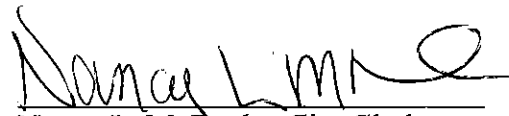
AYES: Crews, Brightwell, Fracassi, Mandelbaum, Morris, Seymour

NAYS: None

ABSENT: Frasier

I, Nancy L. M. Banks, 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, February 29, 2016, in the Council Chambers of the Municipal Building, 26000 Evergreen Road, Southfield, Michigan.

Dated: March 29, 2016

  
\_\_\_\_\_  
Nancy L. M. Banks, City Clerk

RESOLUTION FOR PLANNING COMISSION  
MAY 25, 2016

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 April 13, 2009 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 27, 2014, 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:** A social media platform, *Sustainable Southfield.mindmixer.com* website, was launched on January 22, 2015 for a six month public input period to solicit feedback on a variety of topics, which resulted in over 5,500 individual visits, 486 total participants, 650 unique ideas, 175 photos uploaded and was shared on several other social media sites; and,

**WHEREAS:** on December 4, 2015, the City Council, Mayor, Clerk, Treasurer and other key City officials held a day long visioning session focusing on five main topic areas: roads & infrastructure, redevelopment, housing renewal, code enforcement and leveraging staff and energy; and,

**WHEREAS:** On January 20, 2016; the Planning Commission held a public workshop and open house on the preliminary draft master plan to seek additional public comment; and,

**WHEREAS:** On February 29, 2016, 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 April 26, 2016, the Oakland County Coordinating Zoning Committee (CZC) held a meeting and by a 3-0 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 May 25, 2016, 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* Master Plan and forwarded a favorable recommendation to City Council; and,

#### **RECOMMENDED RESOLUTION:**

**RESOLVED:** That *Sustainable Southfield*, A Comprehensive Master Plan for Now and the Future, (MP-05), draft dated May 25, 2016, 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-05 is hereby recommended for adoption.

Motion by Commissioner Peoples-Foster to recommend for adoption  
Supported by Commissioner Huntington

6-0 vote passes

**RESOLUTION FOR CITY COUNCIL**  
**JUNE 20, 2016**

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 April 13, 2009 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 27, 2014, 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:** A social media platform, *Sustainable Southfield.mindmixer.com* website, was launched on January 22, 2015 for a six month public input period to solicit feedback on a variety of topics, which resulted in over 5,500 individual visits, 486 total participants, 650 unique ideas, 175 photos uploaded and was shared on several other social media sites; and,

**WHEREAS:** on December 4, 2015, the City Council, Mayor, Clerk, Treasurer and other key City officials held a day long visioning session focusing on five main topic areas: roads & infrastructure, redevelopment, housing renewal, code enforcement and leveraging staff and energy; and,

**WHEREAS:** On January 20, 2016; the Planning Commission held a public workshop and open house on the preliminary draft master plan to seek additional public comment; and,

**WHEREAS:** On February 29, 2016, 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 April 26, 2016, the Oakland County Coordinating Zoning Committee (CZC) held a meeting and by a 3-0 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 May 25, 2016, 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* Master Plan and forwarded a favorable recommendation to City Council by unanimous vote; and,

**WHEREAS:** on June 20, 2016, 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* Master Plan,

**NOW THEREFORE, BE IT HEREBY RESOLVED:**

That *Sustainable Southfield*, A Comprehensive Master Plan for Now and the Future, (MP-05), draft dated June 6, 2016, as amended, 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-05 is hereby recommended for adoption.

I, Nancy L. M. Banks, the duly elected 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 June 20, 2016 Regular Council meeting held in the Council Chambers of the Municipal Building, 26000 Evergreen Road, Southfield, Michigan.

Dated: June 21, 2016

  
\_\_\_\_\_  
Nancy L. M. Banks, MMC  
Southfield City Clerk



# City of Southfield

26000 Evergreen Rd. • P.O. Box 2055 • Southfield, MI 48037-2055 • [www.cityofsouthfield.com](http://www.cityofsouthfield.com)

March 4, 2016

Oakland County Planning & Development  
Attn: Ms. Kristen Kapelanski, Senior Planner  
2100 Pontiac Lake Rd, Bldg 41W  
Waterford, MI 48328-0412

**Re: Draft Sustainable Southfield Master Plan, City of Southfield, MI**

Dear Ms. Kapelanski:

Pursuant to the requirements of the Michigan Planning Enabling Act (Act 33 of 2008, as amended), please find a copy of the Draft *Sustainable Southfield* Master Plan Update enclosed via CD. Pursuant to the requirements of the Act, we are requesting your review and comment in advance of the City of Southfield's Planning Commission Public Hearing (tentatively scheduled for 6:30 pm, Wednesday, May 25, 2016).

The Act provides contiguous communities and other required entities with 63 days to submit comments on the proposed Plan. Thus, your comments must be submitted no later than **5:00 pm, Monday, May 9, 2016**. If you wish to receive a copy of this plan via DropBox or hard copy, please request via email at [tcroad@cityofsouthfield.com](mailto:tcroad@cityofsouthfield.com). In addition, you may find a .PDF version on our website at:

<https://www.cityofsouthfield.com/CityDepartments/LZ/Planning/Services/ComprehensiveMasterPlan/tabid/843/Default.aspx> (the draft document and separate appendices appear at the top of the page)

Please submit comments to:

City of Southfield Planning Commission  
Attn: Terry Croad, AICP, ASLA, Director of Planning  
26000 Evergreen Road  
Southfield, MI 48076

or [tcroad@cityofsouthfield.com](mailto:tcroad@cityofsouthfield.com)

Thank you in advance for your cooperation and timely response in reviewing our draft Master Plan update. Comments offered during this review process will be taken in account while we

Mayor  
Kensor J. Siver

Council President  
Myron A. Frasier

City Clerk  
Nancy L. M. Banks

City Treasurer  
Irv M. Lowenberg

a-120

6/20/16

City Council

Daniel Brightwell

Lloyd Crews

Donald F. Fracassi

Michael Ari Mandelbaum

Tawnya Morris

Joan Seymour



work towards refining the plan. Please feel free to contact me at (248) 796-4150 or the aforementioned email address if you have any questions. We look forward to your input as we prepare this update to Southfield's Master Plan.

Sincerely,

Terry Croad, AICP, ASLA  
Director of Planning

TC/sm

Enclosure

**Authorization to Release Draft *Sustainable Southfield* Master Plan  
February 24, 2016**

**Planning Commission Members Present:** Willis, Peoples-Foster, Nichols, Taylor, Huntington, Griffis, Culpepper

**Motion by:** Willis, Planning Commission Secretary

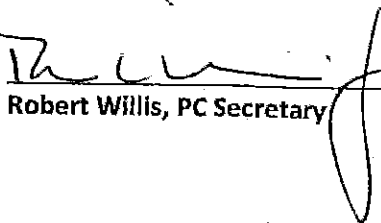
**Supported by:** Culpepper, Planning Commission Member

**RECOMMENDED RESOLUTION**

**RESOLVED:** The Planning Commission does hereby authorize 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, conditional upon authorization by the City Council on February 29, 2016.

**YEAS:** Willis, Peoples-Foster, Nichols, Taylor, Huntington, Griffis, Culpepper

**NAYS:** None

  
Robert Willis, PC Secretary

Feb 24, 2016  
Date



## BOARD OF COMMISSIONERS

---

1200 N. Telegraph Road  
Pontiac, MI 48341-0475  
Phone: (248) 858-0100  
Fax: (248) 858-1572

April 26, 2016

Ms. Nancy Banks, Clerk  
City of Southfield  
26000 Evergreen Road  
Southfield, MI 48076

Dear Ms. Banks:

On Tuesday, April 26, 2016 the Oakland County Coordinating Zoning Committee (CZC) held a meeting and considered the following draft Master Plan:

**Sustainable Southfield: A Comprehensive Plan for Now and the Future (Draft March 2016)**  
**(County Code Master Plan No. 16-03)**

The Oakland County Coordinating Zoning Committee, by a 3-0 vote, endorses the County staff review of the draft Master Plan. The staff review finds the master plan **not inconsistent** with the plan of any of the surrounding communities and is enclosed.

On behalf of the Committee, I would like to thank Sarah Mulally, City of Southfield Senior Planner, for attending this meeting. If further documentation is necessary, the unofficial minutes of the April 26, 2016 Oakland County Coordinating Zoning Committee meeting will be available shortly. If you have any questions on the Committee's action, please feel free to call me at (248) 858-7935 or email me at kapelanskik@oakgov.com.

Sincerely,

Kristen Kapelanski, AICP  
Senior Planner

enc.

cc: Linne Taylor, Southfield Png Com Chair  
Terry Croad, Southfield Png Dir  
Nancy Quarles, Oakland County Bd of Comm  
Janet Jackson, Oakland County Bd of Comm  
Garth Christie, Redford Twnshp Clerk  
Michael Dennis, Redford Twnshp Com Dev Dir  
David Allen, Redford Twnshp Png Com Chair  
Annette Boucher, Berkley Clerk  
Amy Vansen, Berkley Png Dir  
David Barnett, Berkley Png Com Chair  
David Woodward, Oakland County Bd. of Comm  
Lesley Carr, Detroit Png Com Chair  
Maurice Cox, Detroit Png Dir  
Janice Winfrey, Detroit Clerk  
Pam Smith, Farmington Hills Clerk

Mara Topper, Farmington Hills Png Com Chair  
Ed Gardiner, Farmington Hills Com Dev Dir  
Marcia Gershenson, Oakland County Bd of Comm  
Bill Dwyer, Oakland County Bd of Comm  
Nancy Quarles, Oakland County Bd of Comm  
Yvette Talley, Lathrup Village Clerk  
Matt Baumgarten, Lathrup Village Admin  
Keith Brown, Lathrup Village Png Com Chair  
Ed Norris, Oak Park Clerk  
Kimberly Marrone, Oak Park Com Dev Dir  
Gary Targow, Oak Park Png Com Chair  
Helaine Zack, Oakland County Bd of Comm  
Gary McGillivray, Oakland County Bd of Comm  
Wade Fleming, Oakland County Bd of Comm  
Melanie Halas, Royal Oak Clerk  
Clyde Esbri, Royal Oak Png Com Chair  
Timothy Thwing, Royal Oak Png Dir  
Kathleen Mechigian, Southfield Twnshp Png Com Chair  
Sharon Tischler, Southfield Twnshp Clerk  
Ellen Marshall, Beverly Hills Clerk  
Chris Wilson, Beverly Hills Manager  
George Ostrowski, Beverly Hills Png Com Chair  
Erin Wilks, Beverly Hills Png & Zng Admin  
Kathryn Hagaman, Bingham Farms Clerk  
D.E. Hagaman, Bingham Farms Png Com Chair  
Dave Birchler, Clearzoning Inc  
Sarah Traxler, McKenna Assoc Inc  
Connie Ettinger, Franklin Png Com Chair  
Ellen Pulker, Franklin Clerk  
J. Thomas Bruff, SEMCOG  
Consumers Energy  
Comcast  
Dan Dirks, DDOT Dir  
Debra Cain, DTE Energy Account Manager  
Ron Fowkes, RCOC Dir  
Jordan Twardy, 8 Mile Blvd Assoc Exec Dir  
SBC/AT&T Strategic Png  
Andy Thomer, SMART Manager of Png  
Madonna Van Fossen, SMART Oakland County Ombudsman

# *Charter Township of Redford*

12200 Beech Daly Road • Redford, MI 48239-2432 • 313-387-2695 • FAX 313-387-2610



## **Planning Commission**

April 13, 2016

City of Southfield Planning Commission  
Attn: Terry Croad, AICP, ASLA, Director of Planning  
26000 Evergreen Rd.  
Southfield, MI 48076

RE: Sustainable Southfield Master Plan

Dear Mr. Croad:

Thank you for the opportunity to review the draft of the above document. In comparing your planned land use to Redford's Master Plan, we find the land use recommendation along our common border to be compatible.

As such, we support your Plan.

Respectfully yours,

A handwritten signature in black ink, appearing to read "David Allen", with a long horizontal line extending to the right.

David Allen, Chairperson  
Planning Commission

C: Garth Christie, Redford Township Clerk  
Board of Trustees



# CITY OF OAK PARK

## DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT

**Mayor**  
Marian McClellan  
**Mayor Pro Tem**  
Carolyn Burns  
**Council Members**  
Kiesha Speech  
Solomon Radner  
Ken Rich  
**City Manager**  
Erik Tungate

April 12, 2016

City of Southfield Planning Commission  
Attn: Terry Croad, AICP, ASLA, Director of Planning  
26000 Evergreen Road  
Southfield, MI 48076

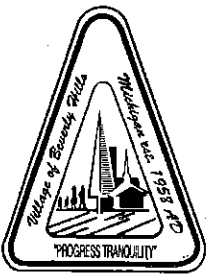
Dear Mr. Croad:

Thank you for the opportunity to review the draft *Sustainable Southfield* Master Plan Update. The draft *Sustainable Southfield* Master Plan Update was reviewed by members of the City of Oak Park Planning Commission without any concerns. The Planning Commission determined the *Sustainable Southfield* Master Plan Update was not inconsistent with the City of Oak Park Master Plan. The Planning Commission did not make any suggestions or recommendations regarding the *Sustainable Southfield* Master Plan Update.

Sincerely,

Kevin Rulkowski, AICP  
City Planner

cc: Kristen Kapelanski, Economic Development & Community Affairs, Oakland County



## VILLAGE OF BEVERLY HILLS MICHIGAN

April 04, 2016.

Mr. Terry Croad  
Director of Planning  
City of Southfield  
26000 Evergreen Road  
Southfield, MI 48076

**RE: Sustainable Master Plan**

Dear Mr. Croad,

I have received your letter and a copy of the Comprehensive Sustainable Master Plan dated March 1, 2016. Upon review of the documents your office forwarded, the Village of Beverly Hills Planning Commission has no objection to the plan, or proposals and initiatives outlined therein. On behalf of the Village of Beverly Hills Planning Commission, I would like to extend my congratulations on the thoughtfulness and completeness of the document, as well as the intentions sought. The plan highlights the connectedness of the social, environmental and economic aspects involved in planning and place-making.

We look forward to increased collaboration and coordination between our communities, where possible, to achieve these goals not only for Southfield, but for the region as a whole.

Sincerely,

George A. Ostrowski, Jr., RLA  
Planning Commission Chairman, Village of Beverly Hills

CC: Mr. Patrick Westerlund, Vice Chair  
Ms. Erin Wilks, Planning and Zoning Administrator  
Mr. Chris Wilson, Village Manager  
Mr. Brian Borden, LSL



March 22, 2016

Planning Commission  
City of Southfield  
Attn: Terry Croad, AICP, ASLA, Director of Planning  
26000 Evergreen Road  
Southfield, MI 48076

**Subject: Draft Sustainable Southfield Master Plan, for City of Southfield, Michigan**

Dear Planning Commissioners and Mr. Croad:

The Village of Franklin is in receipt of the *Sustainable Southfield* Master Plan. The Franklin Planning Commission has reviewed your proposed Plan per the requirements of Public Act 33 of 2008, as amended, "Michigan Planning Enabling Act", and has the following comments:

1. The Village of Franklin shares many of the concerns addressed throughout the document, including the need to plan for regional, multi-modal transportation networks, the need to recognize and protect sensitive and important natural features, and the need to preserve established residential character – both at the neighborhood and individual lot level.
2. The Village of Franklin agrees with the suggestion that commercial and industrial uses can encroach into neighborhood areas in a negative way when improperly buffered, and supports the City's efforts to protect residential neighborhoods of high quality.
3. The Village of Franklin shares the desire to maintain Farmbrook Road as a low-density, single-family residential neighborhood, and would recommend that any potential redevelopment should retain the open character and low density that exists today.
4. The Village of Franklin Master Plan, and each Master Plan before it, has designated the future land use of the western Telegraph Road frontage, as Low-Density Residential and Medium Low-Density. The Franklin Master Plan has found that the preservation of open space or the development of low-density residential along this currently vacant stretch of southbound Telegraph is critical for the protection of the established neighborhoods to the west. Please keep this important element of the Franklin Future Land Use Plan in mind in your future efforts to encourage regional mixed use redevelopment along the Telegraph Road corridor north of I-696.

Thank you for your consideration, and best wishes in your future planning endeavors.

Respectfully submitted,

VILLAGE OF FRANKLIN, MICHIGAN

Connie Ettinger, Chairperson  
Planning Commission

Cc: Franklin Village Council  
Jim Creech, Village Administrator  
Charlotte P. Burckhardt, AICP, Oakland County  
McKenna Associates, Village Planners



## **Sustainable Southfield**

### **SOURCES:**

- *A Self-Assessment to Address Climate Change Readiness in Your Community*, created by Diane Desotelle of Minnesota Sea Grant in 2012.
- Agriculture Marketing Service
- American Cancer Society (ACS)
- American Heart Association (AHA)
- American Planning Association (APA)
- AARP
- Builder's Guide to Low Impact Development
- Carlisle Wortman Associates, Inc.
- Center for Disease Control and Prevention (CDC)
- Center for Urban Forest Research
- Center for Medicare & Medicaid Services
- Centero Real Estate
- City of Southfield
- *Climate Change Readiness Index*
- Conservation Design Forum
- *The Constitution of the Iroquois Nation, The Great Binding Law, GAYANASHAGOWA*
- Corporation for National and Community Service
- The Danter Company
- Dartmouth Institute for Health Policy & Clinical Practice
- Design for Health
- *Design Guidelines for Active Michigan Communities, 2006*
- Dun & Bradstreet, Inc.
- *Enhancing Sustainable Communities with Green Infrastructure*
- Environmental Protection Agency
- ESRI
- Federal Communications Commission
- Federal Highway Administration
- Federal Transit Administration
- FEMA
- Gibbs Planning Group
- Hamilton Anderson Associates
- Health Resources & Service Administration
- Institute for Health Metrics & Evaluation
- Institute of Museum & Library Services
- *Institutionalizing Urban Agriculture: Process, Progress, & Innovation*, by Brian Barth

- Lawrence Technological University (LTU)
- Michigan Chapter of the American Planning Association
- Michigan Sea Grant
- National Center for Environmental Health
- National Highway Traffic Safety Commission
- National Institutes of Health
- National Telecommunications and Information Administration
- National Low Income Housing Coalition
- NAVTEQ
- Oakland County
- Oakland County Community College
- OHM (Orchard, Hiltz & McCliment, Inc.) Advisors
- Pavement Maintenance Program
- Physicians for Social Responsibility
- *Planning & Zoning News*
- Project for Public Spaces
- Public & Affordable Housing Research Corporation
- RCOG
- *Retail & Hotel Market Analysis*, Gibbs Planning Group January 2012
- The Robert Wood Johnson Foundation
- SEMCOG
- Southfield School District
- St. John Providence Health System (SJPHS)
- State of Delaware
- State of Michigan
- Straith Hospital for Special Surgery (Straith)
- Studio[Ci]
- Suburban Mobility Authority for Regional Transportation (SMART)
- *Sustaining Places: The Role of the Comprehensive Plan* (Godschalk and Anderson 2012)
- The Texas A&M Transportation Institute
- The University of Wisconsin Population Health Institute
- *USA Today*
- U.S. Census Bureau
- U.S. Department of Agriculture
- U.S. Department of Education
- U.S. Department of Health and Human Services
- U.S. Department of Housing and Urban Development
- U.S. Department of Transportation
- U.S. Election Assistance Commission
- U.S. Federal Bureau of Investigations

*Sustainable Southfield*

- U.S. Surgeon General
- West Michigan Environmental Action Council
- World Health Organization
- Zimmerman/Volk Associates, Inc.

## NOTES

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

