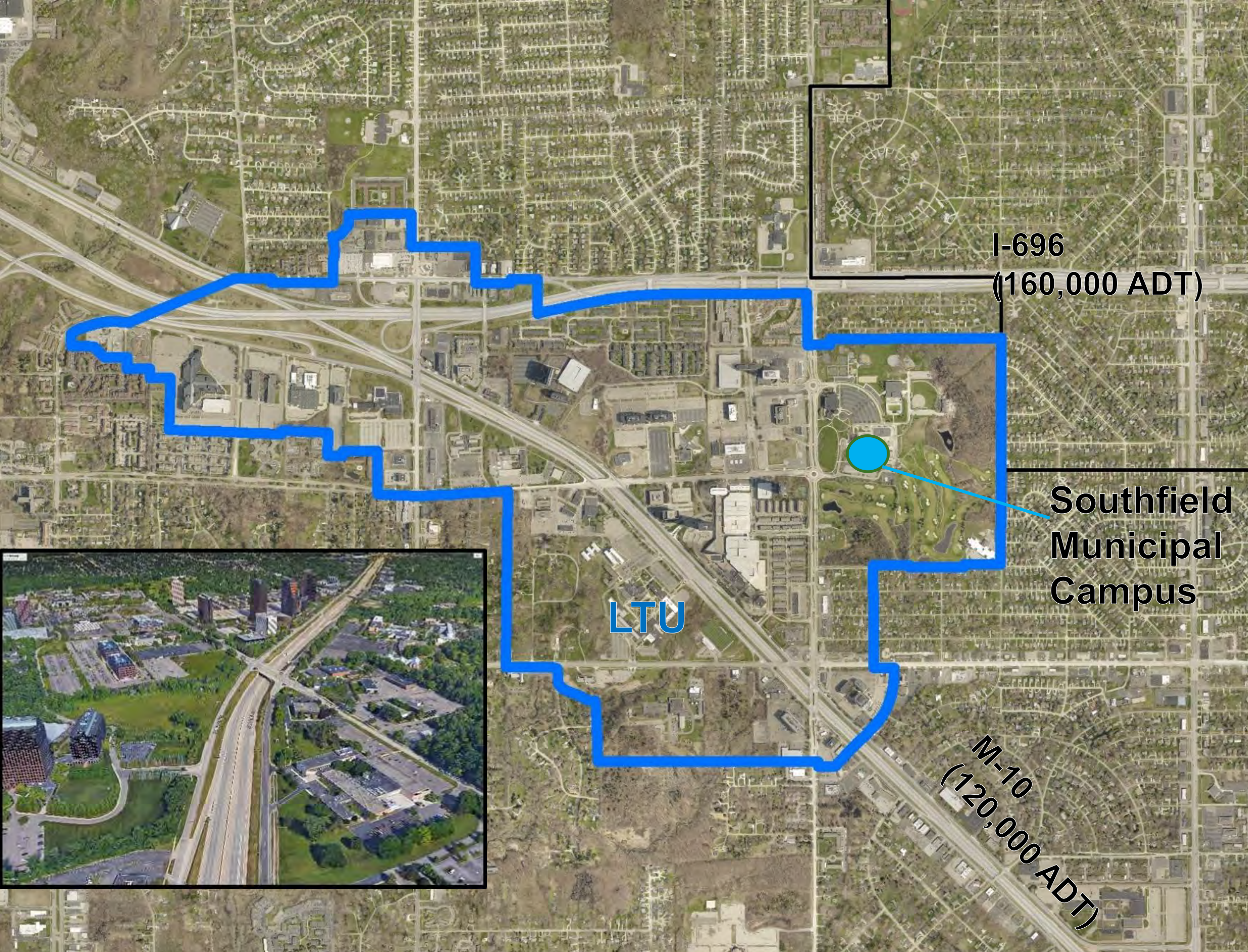


Southfield City Centre Trail





City Centre Established 1992
Principal Shopping District

Today:
10,000,000 sq. ft.
Non-Residential Use

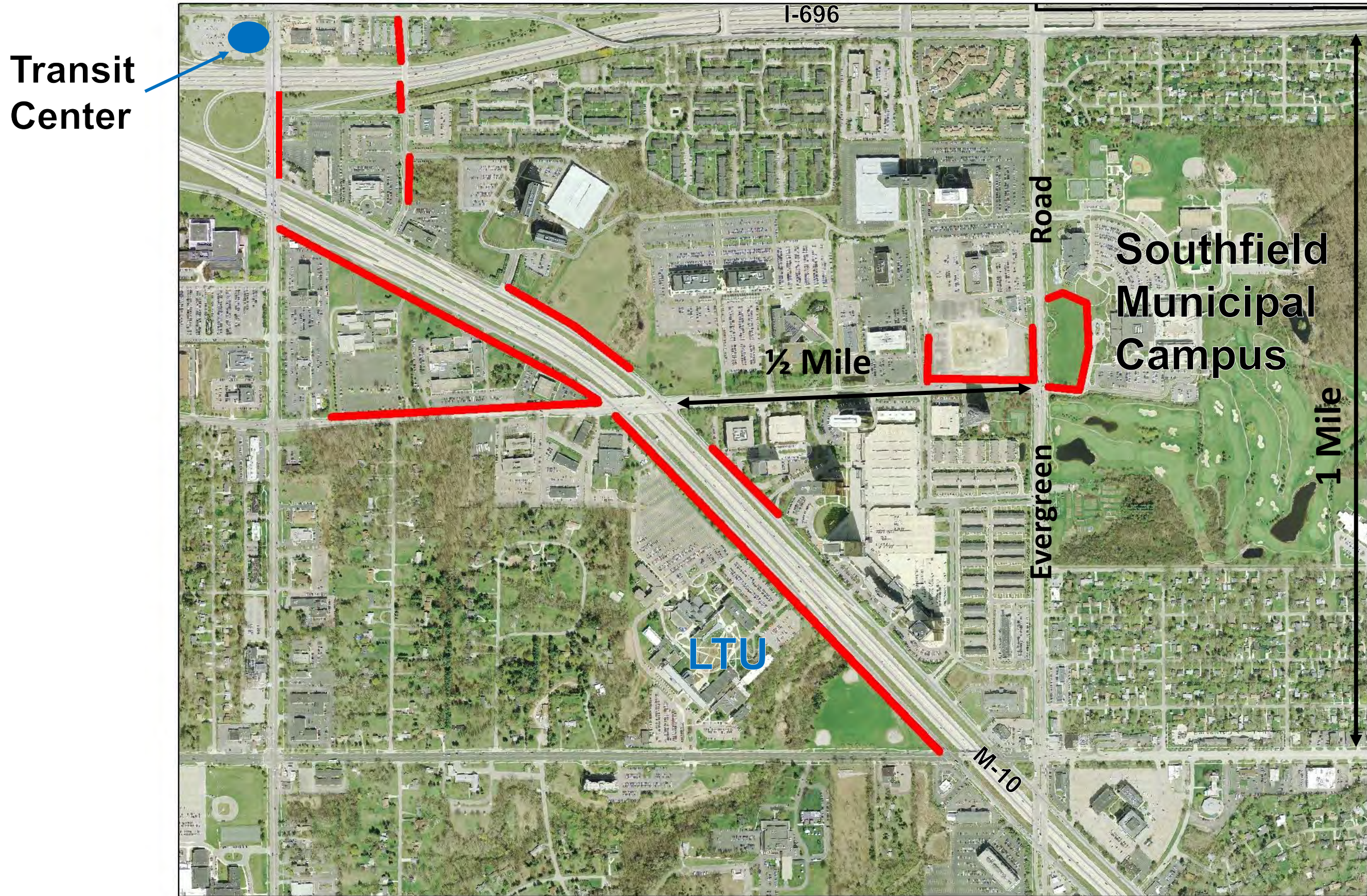
1.76 square miles

Bisected by major freeways

2010 Pedestrian Gaps

1960s:

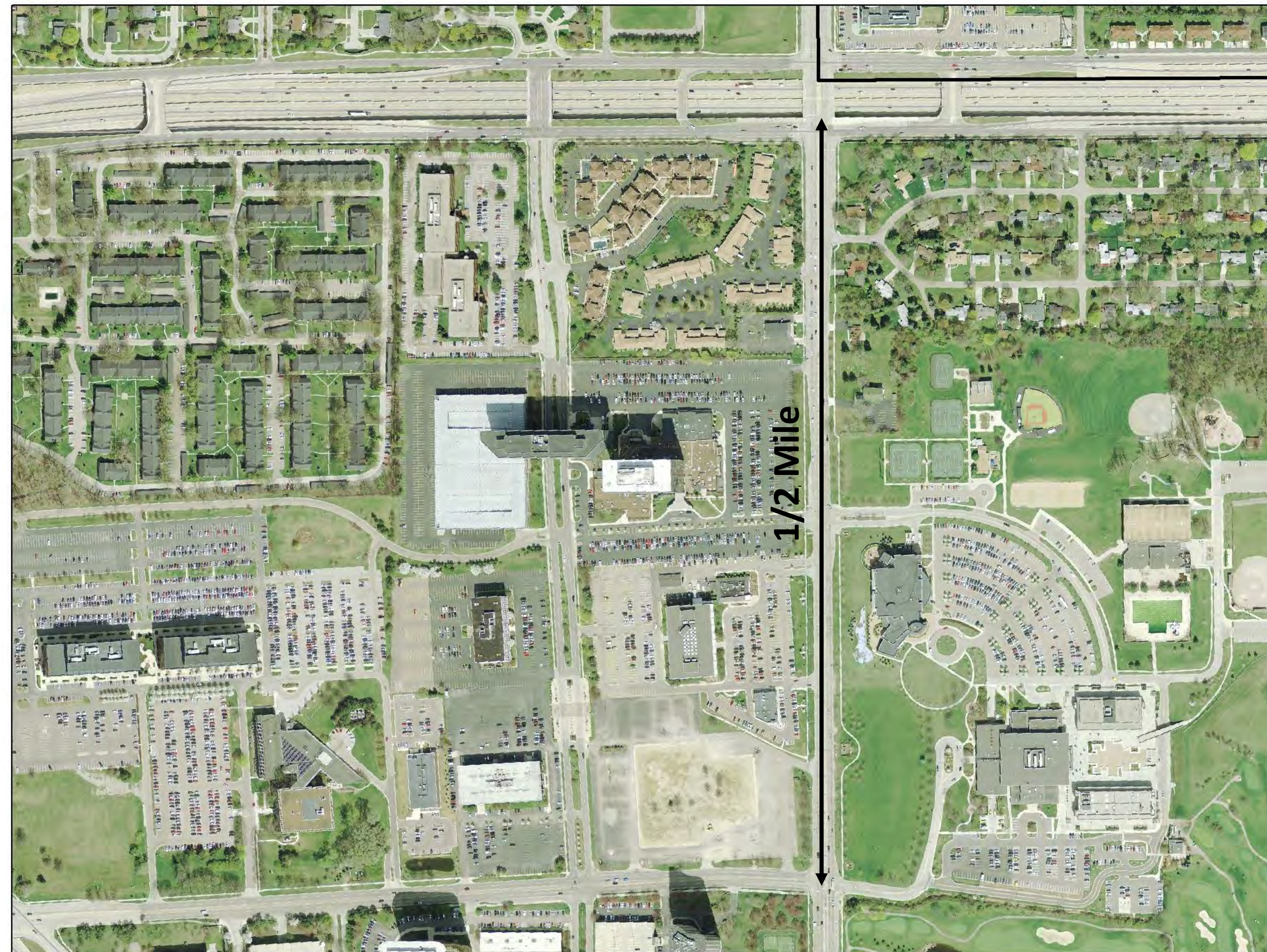
- Southfield was fastest growing community in Michigan
- Auto-dominated land use pattern



Evergreen Road

2010 Evergreen Road

- 6-7 lanes/auto dominated
- Disconnected 5 ft. wide sidewalks
- Little to no pedestrian amenities
- Seas of asphalt parking
- 75 ft. building setbacks



Southfield City Centre Trail

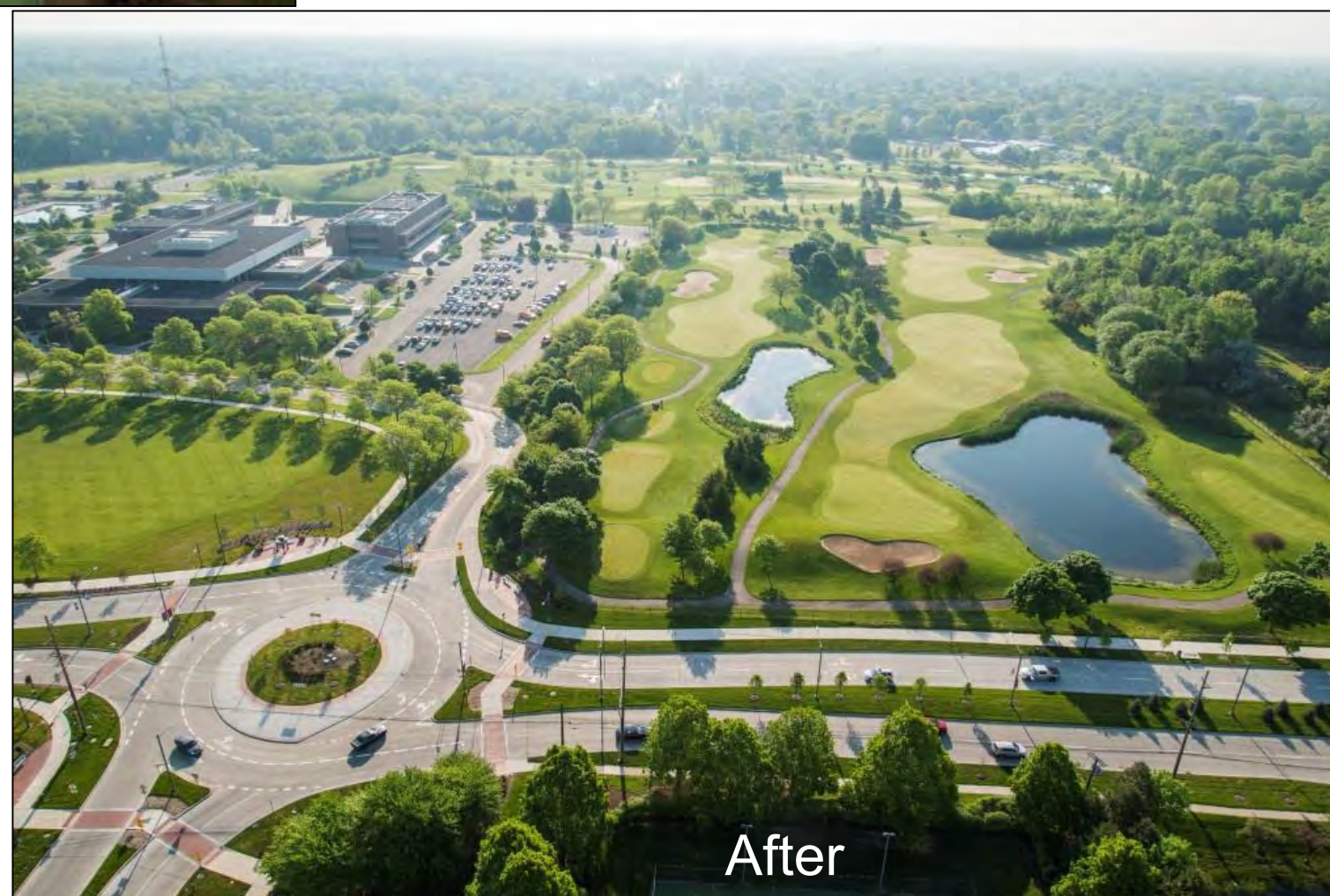
Front Lawn Loop (2015)

- 3-1/3 loops = 1 mile
- Auto-dominated to pedestrian-friendly and accessible
- Heart healthy activity
- “Nature-Bathing”



South Roundabout

- Traffic calming
- Environmentally-friendly
- Reduces serious accidents (t-bone)
- Decorative Crosswalks
- Kiosk Plaza
- Pedestrian Amenities
- Art Installations



2016 Evergreen Road Improvements

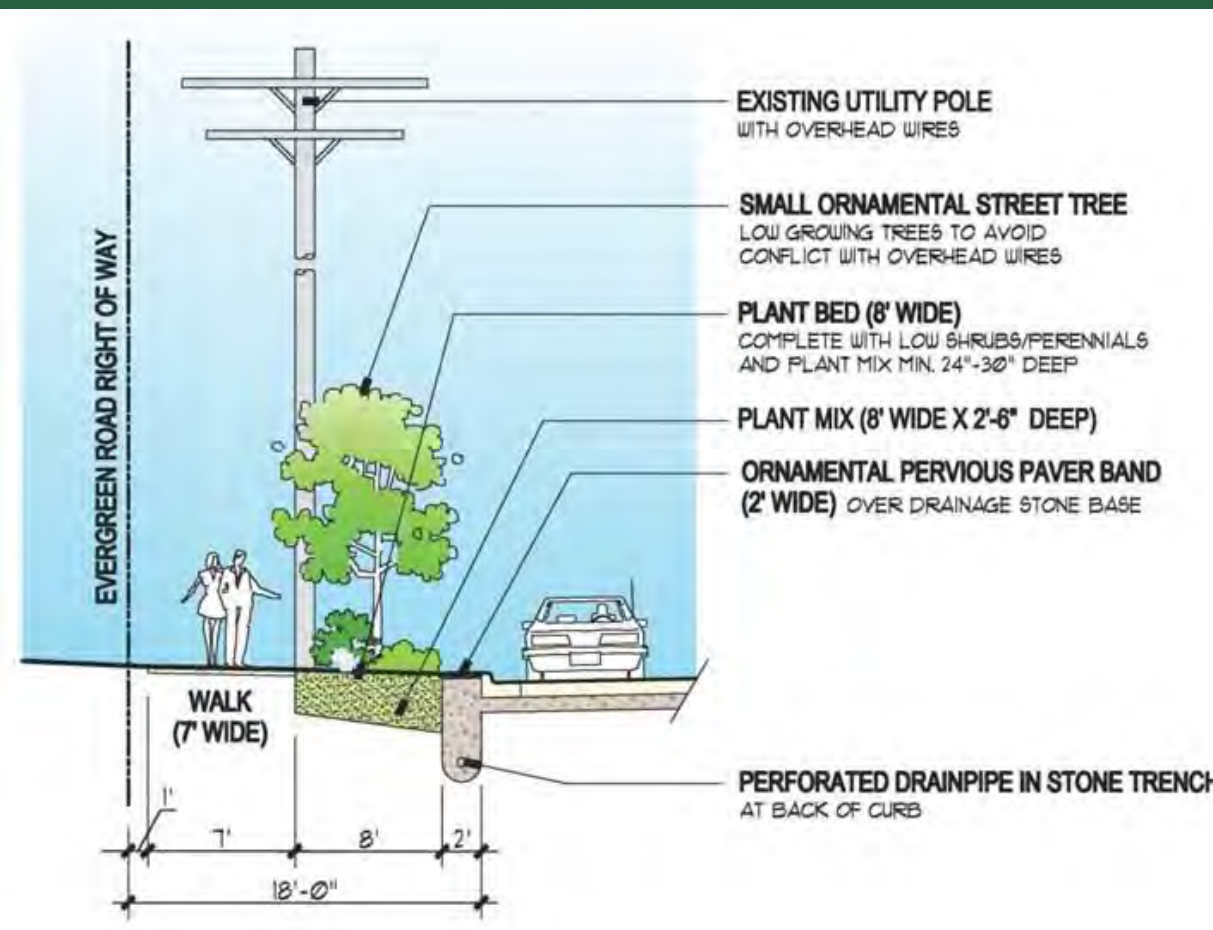
Southfield City Centre



Evergreen Road Redevelopment 2014-2016

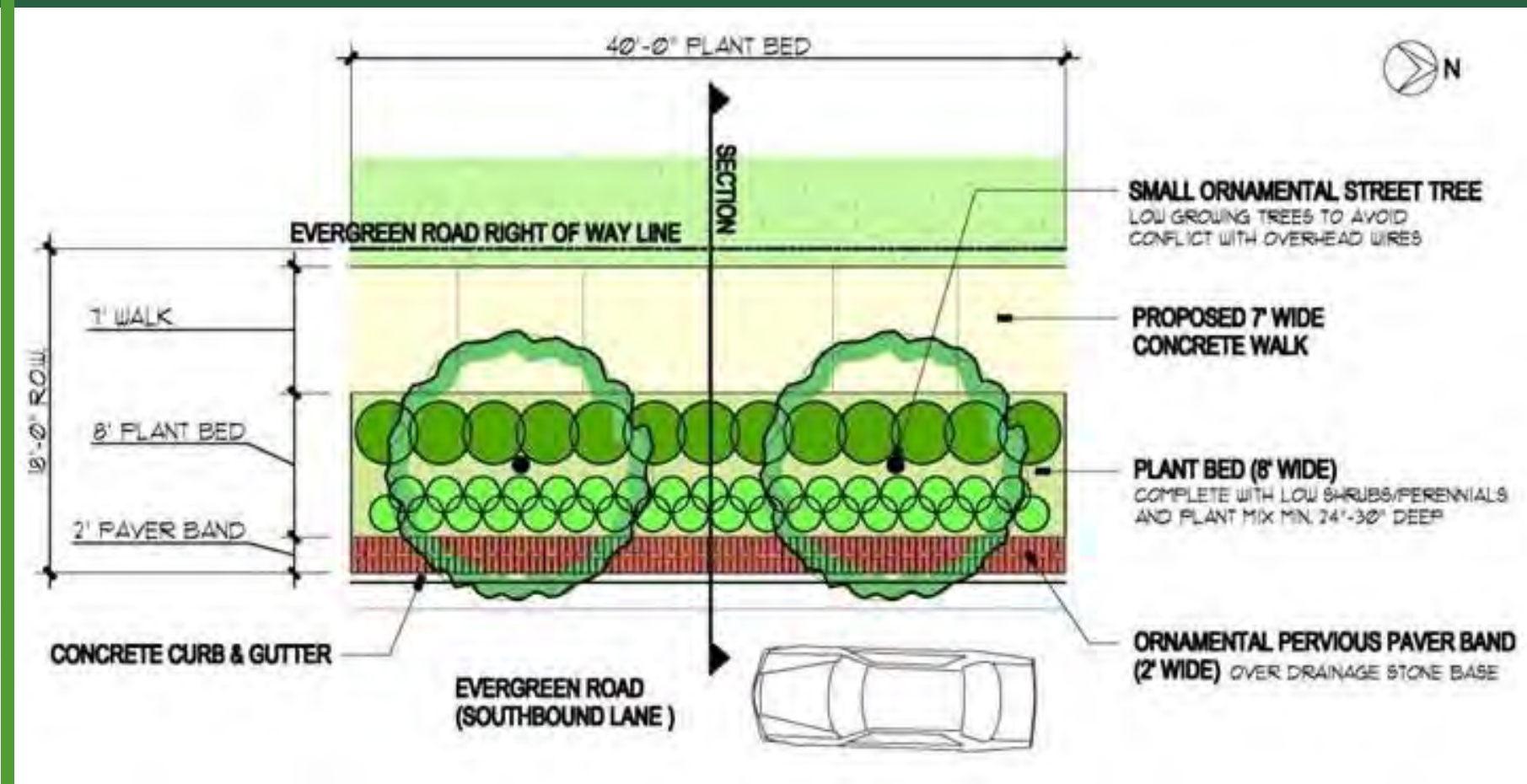
01

Street cross section
Side view



02

Street cross section
Aerial view



03

Pervious pavers with
10 ft sidewalk



Evergreen Road Redevelopment 2014-2016

Complementary
streetscape and
pedestrian elements



Evergreen Road Corridor:
Pedestrian Enhancements
Southfield, Michigan



Michigan Chapter of the American Society of Landscape Architects, 2016 Awards Program

2016 31st Annual Michigan
ASLA Chapter Category I -
Landscape Architectural
Design Merit Award

2016 Southfield Area Chamber
Sustainability Award

2016 Concrete Awards
Michigan Concrete Association
Special Innovative Award

2016 Keep Michigan Beautiful,
Inc.
President's Award

MI Sites Covers

MiSITES

EVERCENTRE SOUTHFIELD CITY CENTRE'S ANSWER TO URBAN SPRAWL

By Terry Croad, AICP, ASLA
City of Southfield

The City of Southfield is Joel Garreau's quintessential "Edge City", developed in the auto-centric 1960's.

Southfield City Centre is a district largely dominated by auto-oriented land-use patterns and populated by office parks and strip commercial plazas; it is at a critical turning point in suburban redevelopment. Southfield now seeks to redefine their economic growth strategy at a more personal scale with the careful mixed-use redevelopment of this 8.9-acre site located at the prime intersection of Evergreen Road and Civic Center Drive.

The goal of the "EverCentre" plan is to create a walkable, pedestrian-friendly, urban "place" adjacent to the Southfield Municipal Campus that combines the aspirations of a high-profile business climate with a commitment to walkability, community, and sense of place. The vision plan was prepared with the assistance of Hamilton-Anderson & Gibbs Planning Group.

This plan provides the vision and redevelopment tools to assist the City in facilitating the development of a highly walkable and dynamic environment while linking previously separated places within the district. Moreover, the development can be the lynch pin that strengthens the "Town and Gown" relationship between Lawrence Technological University (LTU) and the City of Southfield.

"This plan understands Detroit is the car dominant force and in planning for Southfield the proposal finds an appropriate balance between caring for the car and creating a pedestrian friendly destination that our students will completely appreciate. Because of its proximity [10 minute walk from northern campus] and its vitality, this development will also help make Lawrence Tech University a more attractive institution to prospective students and their families." Karl Daubmann, AIA, FAAR, Dean and Professor, College of Architecture and Design, LTU.



2016: VOLUME 10, NUMBER 1 MICHIGAN CHAPTER OF THE AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS

MiSITES

- Volume 10, Number 1 (2016): Cover
- Volume 11, Number 1 (2017): Featured article

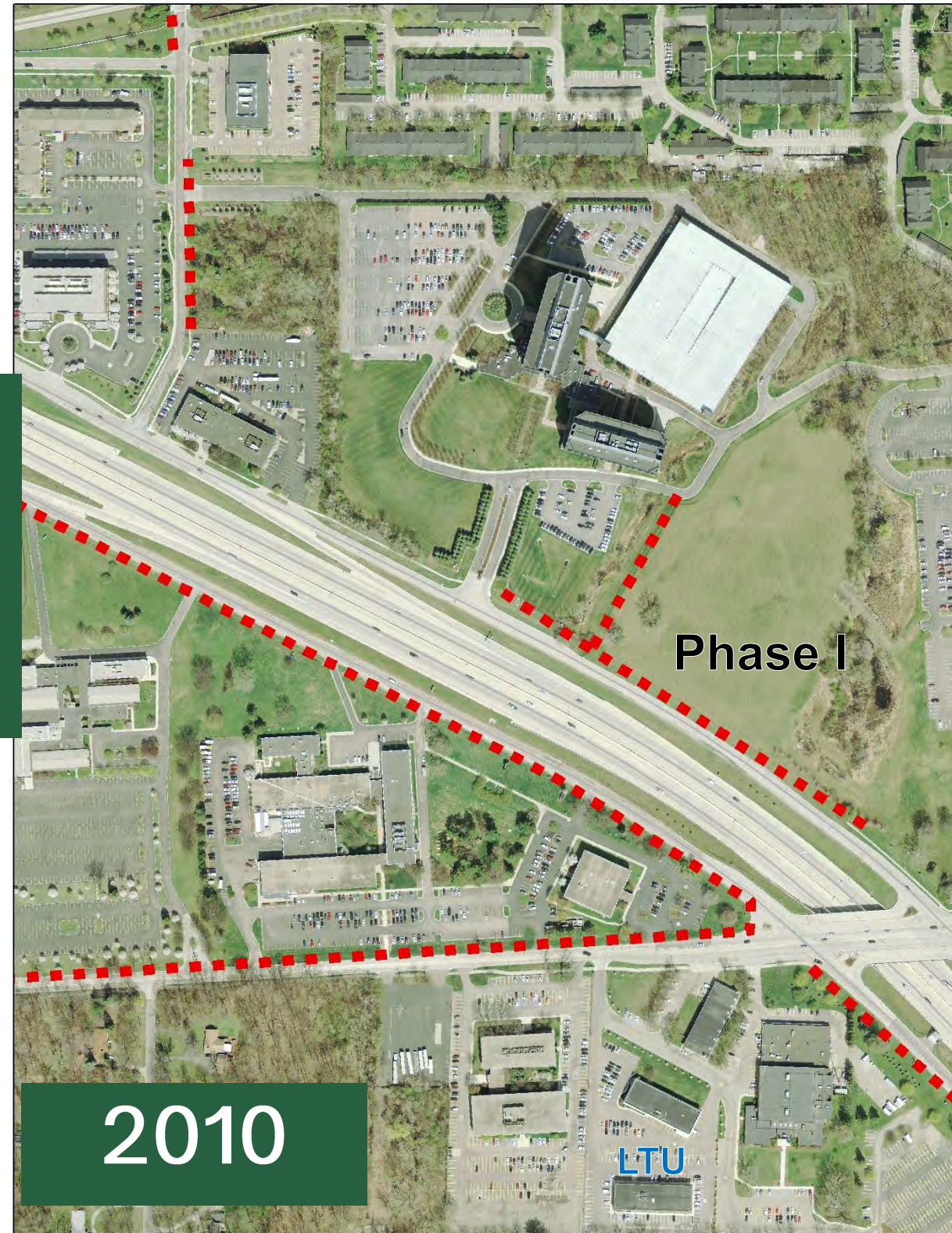


Southfield City Centre Trail



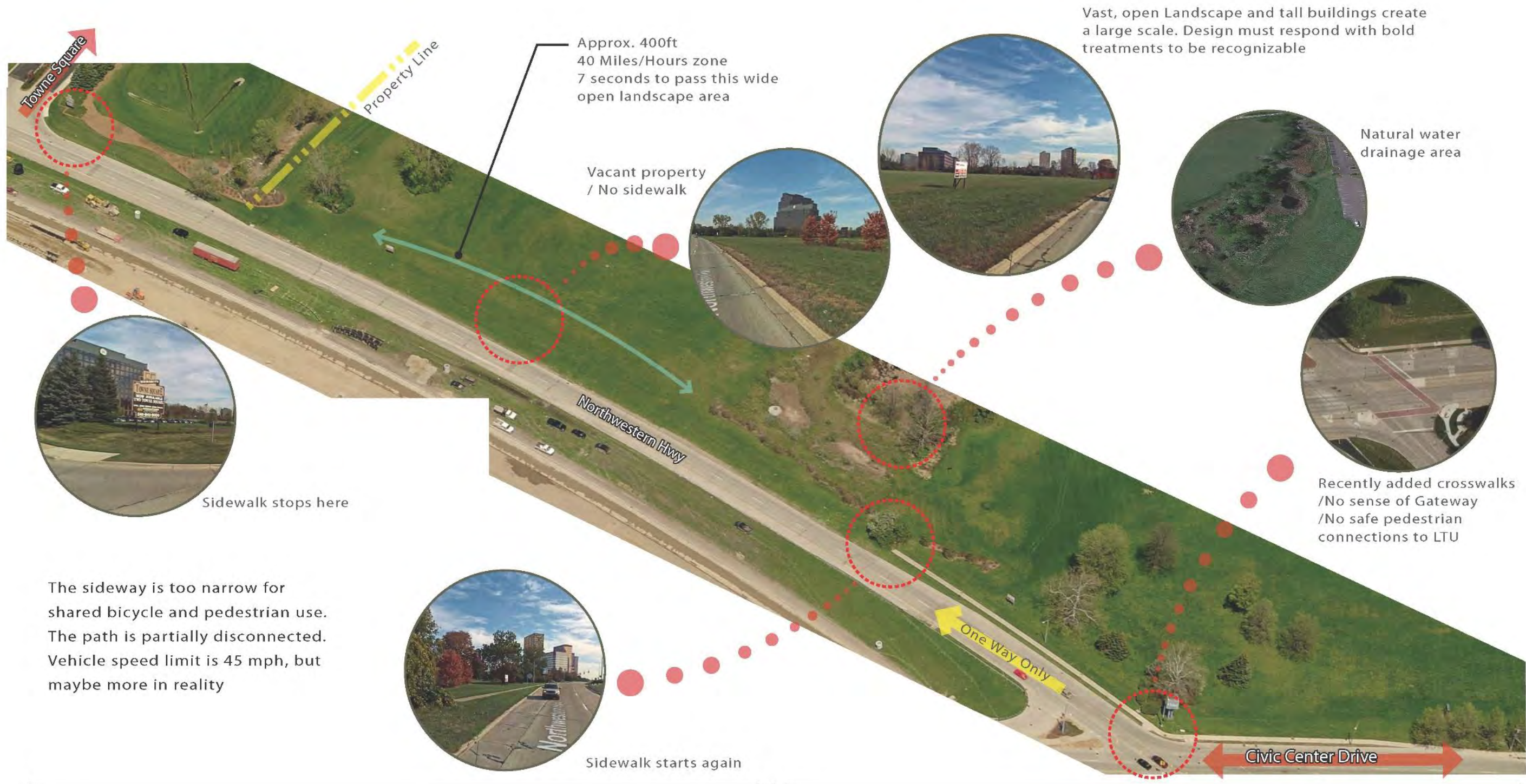
2015/16 Phase I: Northwestern Highway

Civic Center Drive to Corporate Drive



Northwestern Hwy - Phase 1

Existing Conditions



The sideway is too narrow for shared bicycle and pedestrian use. The path is partially disconnected. Vehicle speed limit is 45 mph, but maybe more in reality

Northbound Northwestern Highway Service Drive

Existing Conditions

Gateway: Red Pole Park

15



Before

After

Red Pole Park: Before & After



01

No pedestrian pathway
"Goat Path"

02

10 ft.-wide shared-use
pathway with amenities



Red Pole Park: Before & After

01

Disconnected 5 ft sidewalk

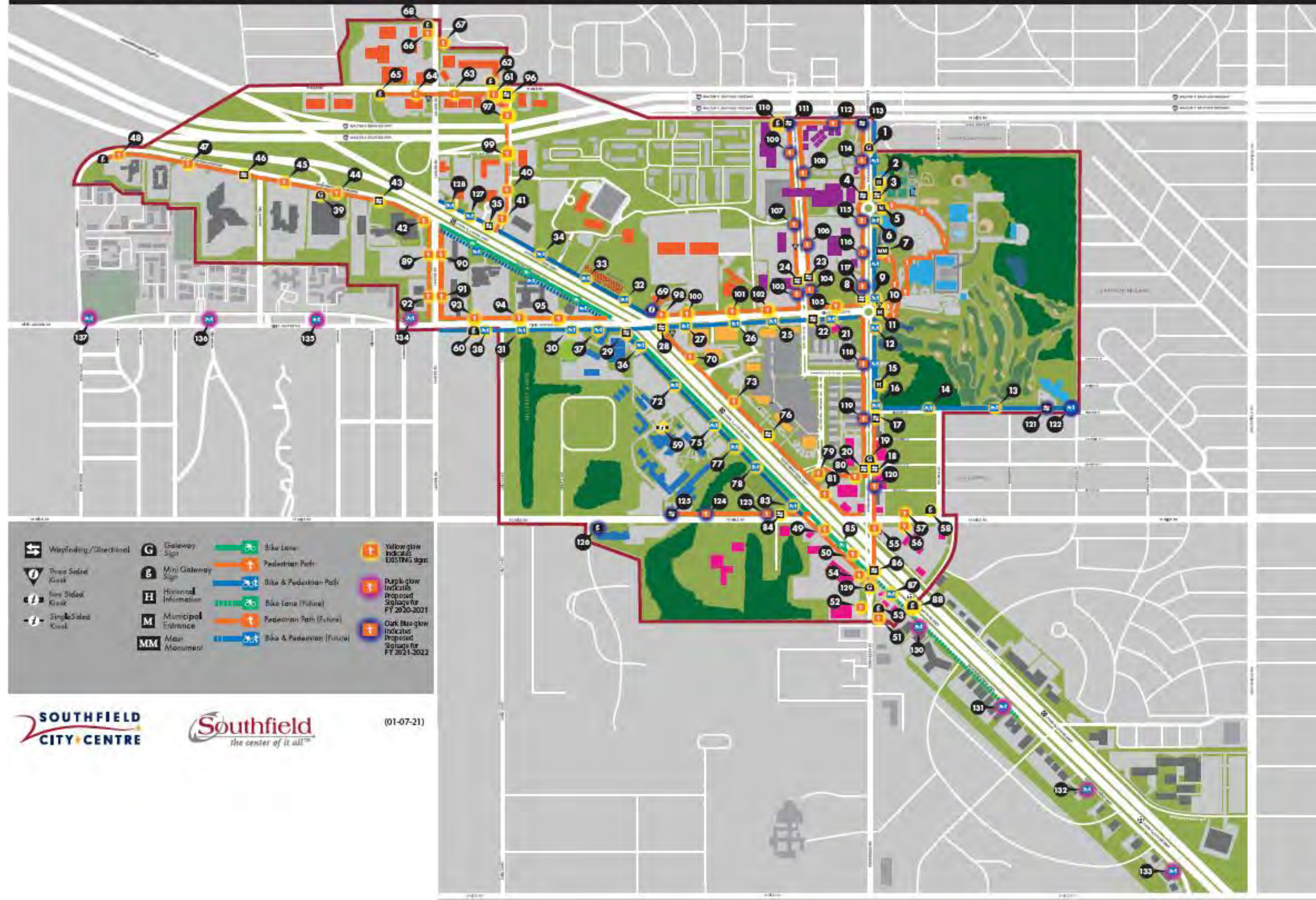


02

10 ft.-wide shared-use pathway with amenities



Wayfinding Master Plan





City Centre Wayfinding & Branding

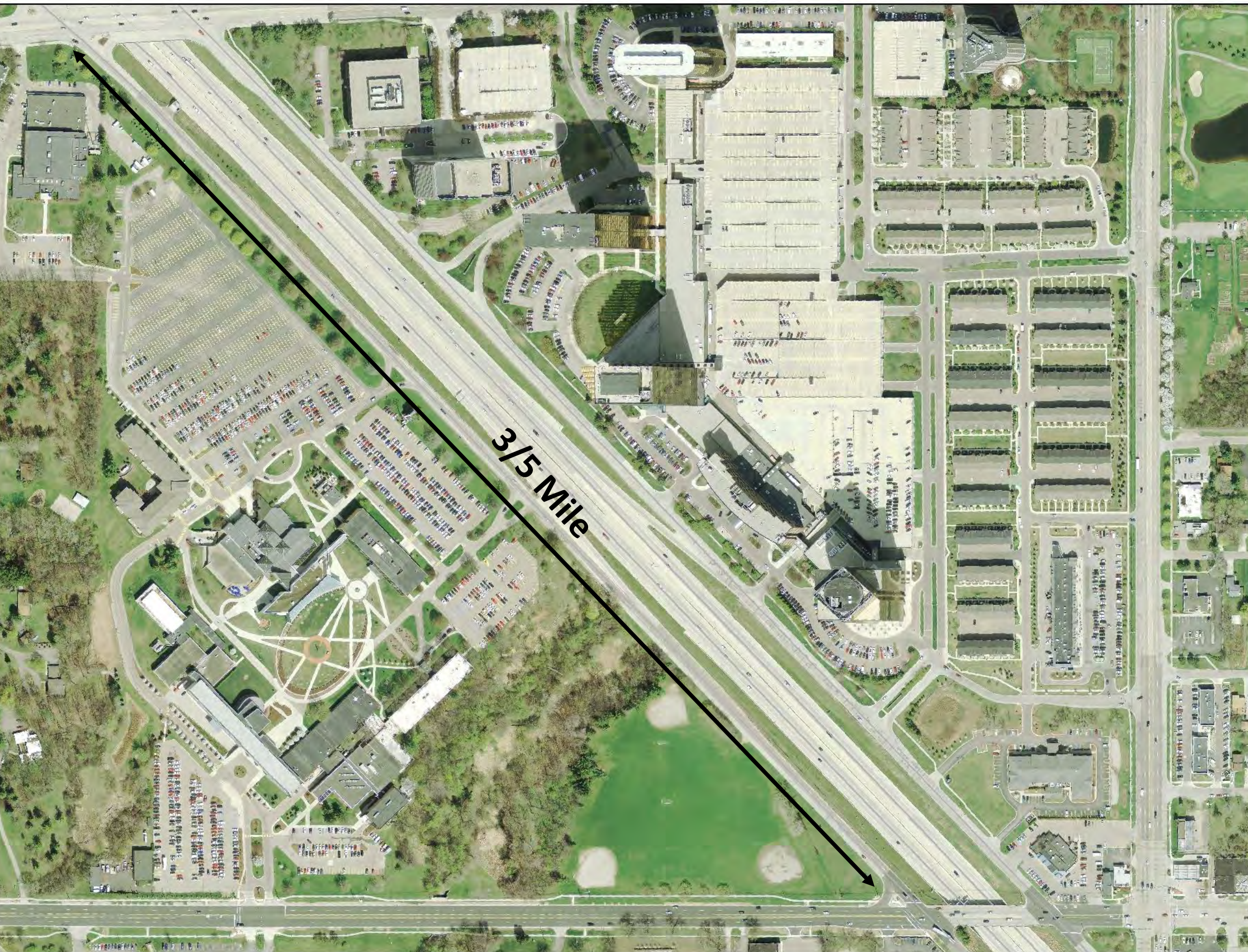
Five-Year Master Plan



Red Pole Park Placemaking & Community Events

SB NW HWY Service Drive 2010

- LTU commuter school
- No sidewalk
- Little to no pedestrian amenities
- 120,000 ADT



Lawrence Technological University (LTU) Pathway Middle Section



Lawrence Technological University (LTU) Pathway Student Engagement/Town & Gown

23



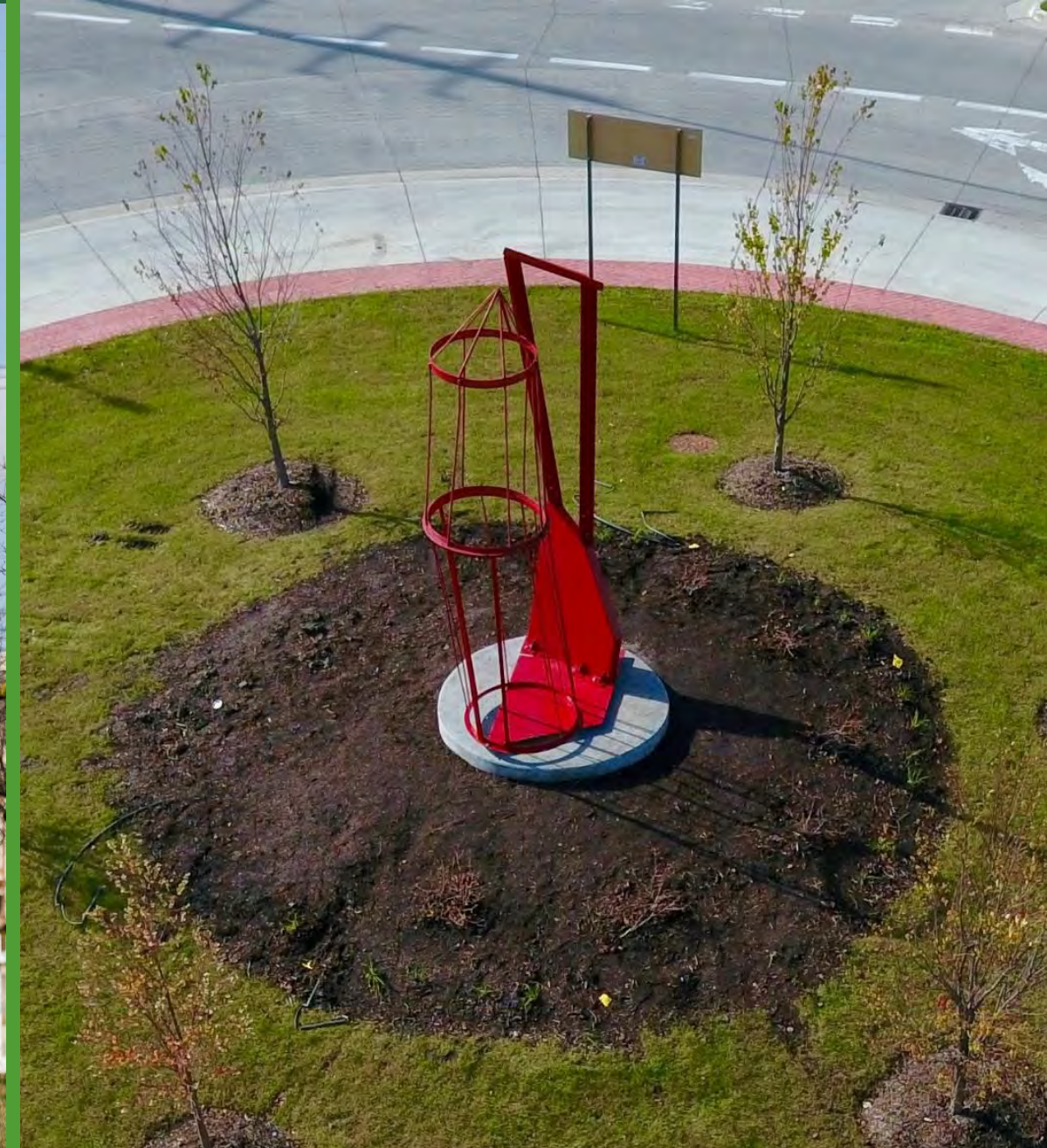
City Centre Trail Extension to 9 Mile



Bicycle & Public Transit Amenities



Public Art on Evergreen Road Placemaking

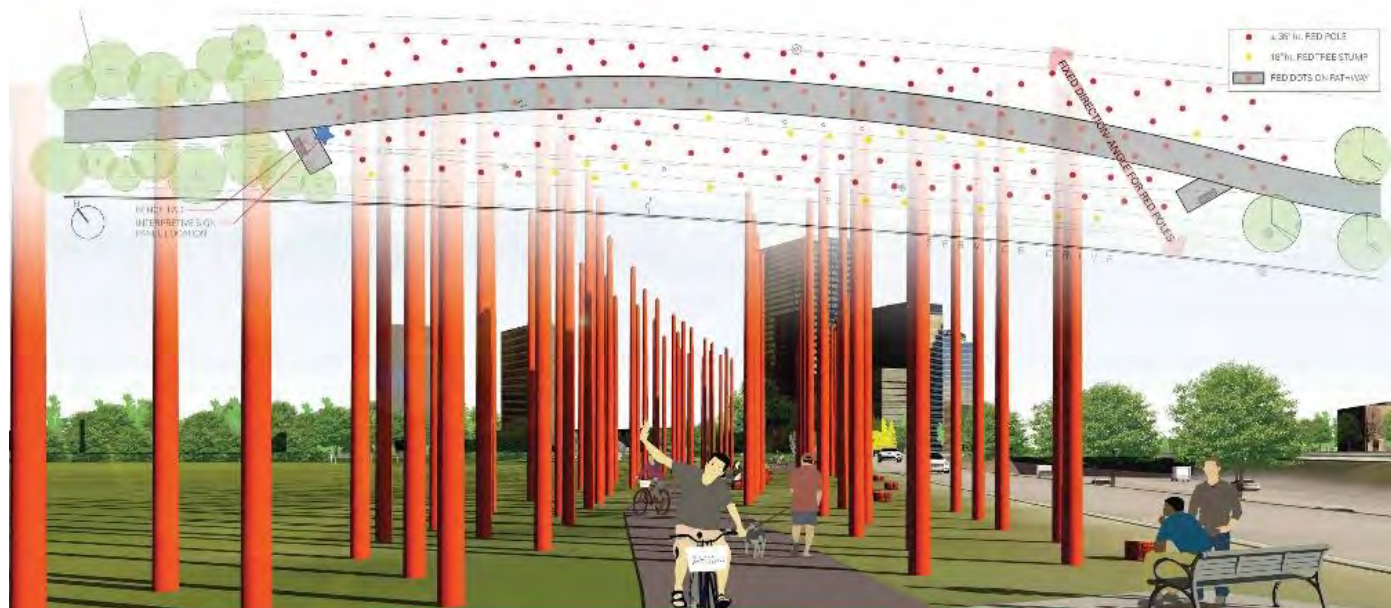


Whimsical Birdhouses

Placemaking



City Centre Interpretive Panels



WELCOME TO RED POLE PARK

These poles represent the conscious choice of our community to embrace civic values. Throughout our history, our community members have prioritized and embraced values that we hold common and connect us into a complex whole: sustainability, stewardship, and education.

The red, a symbol of strength and the color of energy, love and passion, inspires us to act. Of the numerous poles of this installation, some are filled with poles. Those that are standing tall are a symbol of those who came before us, who planed and nurtured the seeds of civic-mindedness. Some of their stories can be found in our historic treasures in the City. Some are less than 24 inches tall and represent the new growth, those who are currently championing our common unity. Others are not on the ground, yet to rise, and represent the future, the generation who will come after us, continuing to nurture and grow the values we hold in common.



THANK YOU

The gateway includes a series of outdoor "rooms" or installations, of which Red Pole Park is the first. This park is the City of Southfield's commitment to create a pedestrian-friendly community. It is a state-of-the-art gateway into a growing network of trails and sidewalks through our Southfield. 3,665 dedicated community members sponsored the park through a 100% heavily subsidized program. As a result, a matching grant was provided by the Michigan Economic Development Corporation to assist in the effort to bring our public spaces, we are forever grateful.



LIVING IN THE ROUGE RIVER WATERSHED

When it rains, the water that falls here begins a journey towards the lowest point in the watershed, the Rouge River. The Rouge River Watershed is 467 square miles in size, includes 126 miles of river, and numerous tributaries. During a storm, rainwater flowing from roads, parking lots, rooftops and other hard surfaces travels rapidly to drain pipes that carry it to the river. Too much rainwater all at once can cause flash-flooding, stream bank erosion, and destruction of fish and wildlife habitat. It is better to slow or even prevent the water from draining directly to the river to reduce flooding and to help keep the water clean. The City of Southfield is implementing these design elements in our public areas.



PLANTS

Rain gardens made use of native plants capture water and allow it to soak into the ground. Instead of running off into storm sewers. Allowing storm water to soak into the ground while the native plants filter out pollutants reduces pollution and slows down water going directly into our lakes, rivers and waterways.



THAT

Plants like Black-eyed Susans, Purple Coneflowers and Swamp Milkweed have dense root systems and are native to Michigan. The deep root systems of these plants help filter pollutants from the water before it reaches the river or the groundwater. The extensive root systems of native plants help them survive fires, winters, droughts and flooding.



ABSORB

Along with filtering water, these plants attract pollinators. Honey bees, butterflies and other insects play a critical role in maintaining the natural ecosystem. Crop plants grown for their fruits, vegetables, nuts, seeds and fiber cannot survive without these pollinators. Pollinators cannot survive without their native habitat.



BATS

Michigan bats feed on a variety of moths, flies, beetles and other insects. Bats can eat up to 1,000 mosquitoes per hour. Without a healthy bat population, crops are placed at risk from invasive insects, and the number of mosquitoes will rise. By providing dry, safe houses for bats to sleep, we can help them thrive.



BEES

Following a national pattern, Michigan's honey bee populations are declining rapidly. Because honey bees pollinate nearly all of the fruit, vegetables, and nuts grown in Michigan, this population decline is emerging as a significant threat to the state's food production. We can help the honey bees by using less chemicals and pesticides.



BIRDS

Because of habitat loss, pollution, and competition of non-native species, bluebirds have suffered large declines. Through the efforts of many people providing bluebird houses over the last 10 years, the bluebird population has begun to thrive again. Bluebirds prove our actions have positive results.



HELPING OUR URBAN ECOSYSTEM

Even in Southfield, we are surrounded by the natural world. In fact, cities are in a unique position to help our ecosystem. In 2014, white-nose syndrome, a deadly disease affecting North American bats, was confirmed in Michigan. This disease affects bats during hibernation and spreads easily in moist caves. By providing dry, safe houses for bats to sleep in our cities and backyards, we can help our bat population. Since 2005, 30% of all honey bee colonies in the US have been lost each year, a condition known as Colony Collapse Disorder. We can help the honey bees by planting native flowers in our public spaces to attract and feed the bees. We know these small actions work because bluebirds have benefited from similar concerted efforts and now have a restored population.



Southfield City Centre Trail



City Centre

Trail Map & Brochure

SOUTHFIELD CITY CENTRE TRAIL MAP

4th Edition, 10/23/2020

SOUTHFIELD CITY CENTRE *the center of it all*



MAP LEGEND

H HOTELS
 H-1: DETROIT MARRIOTT SOUTHFIELD
 H-2: COURTYARD BY MARRIOTT DETROIT SOUTHFIELD
 H-3: COMFORT SUITES SOUTHFIELD
 H-4: HOLIDAY INN EXPRESS & SUITES - SOUTHFIELD
 H-5: WESTIN SOUTHFIELD DETROIT
 H-6: HAWTHORN SUITES BY WYNDHAM DETROIT SOUTHFIELD
 H-7: CANDLEWOOD SUITES
 H-8: FUTURE HOME OF THE STAYBRIDGE SUITES AND HAMPTON INN

S SHOPPING CENTERS
 S-1: SHOPPES AT PARK PLACE
 S-2: CITY CENTRE PLAZA
 S-3: CITY CENTRE II
 S-4: EVERGREEN ATRIUM MARKETPLACE
 S-5: TGI FRIDAYS
 S-6: TRAVELERS TERRACE RETAIL CENTER
 S-7: KERBY'S KONEY ISLAND
 S-8: WENDY'S

HS HISTORIC SITES
 HS-1: SOUTHFIELD REFORMED PRESBYTERIAN CHURCH
 HS-2: MARY THOMPSON FARM
 HS-3: SOUTHFIELD CITY HALL
 HS-5: SOUTHFIELD TOWNSHIP CEMETERY
 HS-6: BURGH HISTORICAL PARK
 HS-7: CODE HOUSE

A ART
 A-1: BOY AND BEAR
 A-2: PROPHET
 A-3: PEACOCK
 A-4: PIONEER FAMILY II
 A-5: DIVERSITY
 A-6: GRATITUDE
 A-7: MOBY DICK
 A-8: RED POLE PARK
 A-9: YIN YANG
 A-10: CITY OF SOUTHFIELD
 A-11: SOUTHFIELD PEACE POLES

NTS

T Trail Head or End Point
P Parking
♿ Restrooms
R Bike Repair Station

Completed Shared - Use Path
 Proposed Shared - Use Path
 Completed Bike Lane
 City Centre District Boundary

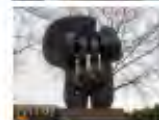
CITY CENTRE TRAIL

Completed Trail Length: 7.75 Miles
 Trail Surface: Asphalt and Concrete

Public art creates contemplative spaces along the trail and enhances the beauty of the landscape. Through creative use of non-public funds, the City of Southfield has acquired several notable sculptures from the former Northland Center, and many have been installed along the trail system. Just outside the Southfield Public Library, take some time with "Peacock" by Arthur Kraft and Gwen Lux. Just inside the entrance, you can't miss Marshall Fredericks' "Boy and Bear."



A-1: "Boy and Bear" by Marshall Fredericks. This 5,000-pound marvel was installed in 2016, and is a favorite of those who remember this sculpture as a landmark in the Northland Center.



A-2: "Prophet" by Romanian-Canadian artist Sorel Etrog is typical of this artist's work. Fun fact: the Canadian Film Award was once known as an "Etrog" as the artist designed the trophy's statuette.



A-3: "Peacock" by Arthur Kraft and Gwen Lux is a Midcentury period study in sparse use of materials to form a recognizable whole.



A-4: "Pioneer Family II" by Dutch-Canadian artist Andreas Dretners. Made of copper, steel, and polished steel, the sculpture was completed in 1998 using found objects and repurposed farming equipment. The piece was donated by Mark Diem of Bloomfield Hills.



A-5: "Diversity" by John Piet, a 35-year resident of Southfield and former art professor at Macomb Community College. The bold 16-foot tall sculpture is made of steel painted primary red, and is well suited to the center of the Evergreen Road north roundabout. The piece was donated by Piet and his wife in July 2016.



A-6: "Gratitude" by Jay Lefkowitz. Rising 16 feet above its base in the center of the Evergreen Road south roundabout, this piece, fashioned of powder-coated steel, expresses Southfield's optimism for the future. Lefkowitz is a nationally-acclaimed Southfield sculptor, who created this piece in 1986.



A-7: "Moby Dick" by Joseph Anthony McDonnell. This piece was commissioned in 1966 by the J.L. Hudson Co. for the Northland Center, where it graced a center courtyard until the mall closed in 2015. It was restored and installed in the fountain of the Southfield Public Library in February 2019.



A-8: "Red Pole Park" by HED. Built through the generosity of 3,665 sponsors in an 2017 Patronicity crowdfunding campaign matched by an MEDC Public Spaces, Community Places grant, this interactive forest of 65 red poles, which represent the past, present and future of civic mindfulness in Southfield, is enjoyed by individuals in 120,000 vehicles on the Lodge Freeway each day.



A-9: "Yin Yang" by David Barr. Purchased from the private collection of a Southfield resident by the Friends of Southfield Public Arts this steel sculpture by Michigan modernist David Barr was restored and installed in the large traffic triangle bounded by Evergreen Road, 10 Mile Road and the Northwestern Highway northbound service drive.



A-10: "City of Southfield" by Melvin Leiserowitz. This steel sculpture was commissioned for the city's 25th anniversary in 1983 and displayed in the rear of the Southfield Municipal Campus before restoration and reinstallation at the main entrance circle of City Hall in 2020.



A-11: "Southfield Peace Poles" Three poles set in a landscaped garden to the north of the entrance to City Hall declare "May Peace Prevail on Earth" in 24 world languages and braille. With a theme of sustainability, the poles represent global peace through the May Peace Prevail on Earth International and Amig@s de la Paz (Peace Pals) nonprofit organizations.

URBAN ECOSYSTEM

NATURAL BEAUTY IN THE ROUGE RIVER WATERSHED

The Southfield City Centre Trail System has been specially designed to clean and slow the flow of rainwater into the 126-mile long Rouge River, thus preventing flooding. Strategically-placed trees, native plants, and rain gardens clustered along the trail both beautify the urban landscape and maintain the health of the Rouge River watershed.

UNDERGROUND RAILROAD THROUGH SOUTHFIELD

HS-1: SOUTHFIELD REFORMED PRESBYTERIAN CHURCH, also known as the "Covenant Church." Before this church was built in 1861, the congregation worshipped in homes and barns, and some of the founding members were early settlers of Southfield Township. The adjacent cemetery is the burial place of many of these pioneers. During the Civil War, this church was instrumental in the Underground Railroad movement, supporting the anti-slavery effort and sheltering individuals on the way to free lands in Canada. The Rev. J. S. T. Milligan, pastor at this church, was active in the Michigan Underground Railroad movement.

MARY THOMPSON FARM

HS-2: Mary Thompson's parents and grandparents were pioneers who helped settle Southfield Township. Mary herself went on to make her mark by donating her farm to the city. Here it stands, along with 20 acres of land, to commemorate her family's commitment to Southfield. During a time when very few women received higher education, Mary attended Michigan Normal College. She earned a doctorate in education from New York University in 1909, and spent her life as a teacher. In 1959, she sold 106 acres of the family homestead at half value to Southfield for use as a Civic Center. The farm house itself was built in 1840, and Mary lived here with her parents and four siblings.

MIDCENTURY MODERN ARCHITECTURE

Southfield was fertile ground for homes built in the design-centric midcentury modern period, and the trail features dozens of office buildings famous for this unique architectural design.



HS-3: SOUTHFIELD CITY HALL As Southfield transformed from township to city with a burgeoning population, the 1870s town hall outgrew its usefulness. Acting on the behalf of the City Council, the Southfield Building Authority retained Crain & Gorwic of Detroit to create the layout for the Civic Center Campus and hired the architectural firm of Pirscher & Jarrett of Ferndale to design City Hall, the Parks & Recreation Building and the Southfield Library. Some say the design is inspired by Frank Lloyd Wright for its projected roof, exaggerated eaves and long, rectangular shape.

LAWRENCE TECHNOLOGICAL UNIVERSITY (LTU) & SPORTS STADIUM



The best and brightest seek out this mid-sized private university to further their STEM and business minds and transform educational experiences into satisfying careers. More than 100 academic programs prepare the innovators of tomorrow with a rich curriculum steeped in experiential learning. A well-rounded athletic program features a robust fall football schedule for the total college experience. Don't miss LTU's new sports stadium. LTU Photo by Matt Roush.

SHOPPING DISTRICTS & FREE-STANDING RESTAURANTS

Feeling a little hungry along your trek? Fortunately, the trail is anchored by several dining and shopping centers.

S-1: SHOPPES AT PARK PLACE

25203 - 25309 Evergreen Road
www.grandsakwa.com/property/shoppes-at-park-place

S-2: CITY CENTRE PLAZA & S-3: CITY CENTRE II

25100 & 25200 Evergreen Road

S-4: EVERGREEN ATRIUM MARKETPLACE

26221 Evergreen Road

S-5: TGI FRIDAYS

26299 Evergreen Road

S-6: TRAVELERS TERRACE RETAIL CENTER

26555 - 26559 Evergreen Road

S-7: KERBY'S KONEY ISLAND

25050 Northwestern Highway

S-7: WENDY'S

24999 Northwestern Highway

HOTELS

H-1: DETROIT MARRIOTT SOUTHFIELD

27033 Northwestern Highway, Southfield, MI 48033 | P: 248.356.7400

H-2: COURTYARD BY MARRIOTT DETROIT SOUTHFIELD

27027 Northwestern Highway, Southfield, MI 48033 | P: 248.358.1222

H-3: COMFORT SUITES SOUTHFIELD

24977 Northwestern Highway, Southfield, MI 48075 | P: 248.357.9990

H-4: HOLIDAY INN EXPRESS & SUITES - SOUTHFIELD

25100 Northwestern Highway, Southfield, MI 48075 | P: 248.350.2400

H-5: WESTIN SOUTHFIELD DETROIT

1500 Town Center, Southfield, MI 48075 | P: 248.827.4000

H-6: HAWTHORN SUITES BY WYNDHAM DETROIT SOUTHFIELD

26700 Central Park Boulevard, Southfield, MI 48076 | P: 248.352.8900

H-7: CANDLEWOOD SUITES

1 Corporate Drive, Southfield, MI 48076 | P: 248.945.0010

H-8: FUTURE HOME OF THE STAYBRIDGE SUITES & HAMPTON INN

26060 & 26080 Northwestern Highway, Southfield, MI 48076

BIKESHARE (seasonal) • Movatic.co

Ready to roll the trail? Grab a bike at one of the 9 Movatic bikeshare stations near the trail and get ready to feel the wind in your hair. Register on your phone or online and cruise down the Evergreen corridor and breathe that air you help to make fresher by pedaling instead of driving. Stop for a sandwich or a smoothie, meet friends for volleyball, or venture out on a nature trail. (Just resting on a bench to people watch is OK too!)

ACCESSIBLE AND HEART HEALTHY

The Southfield City Centre Trail System is fully accessible to pedestrians, bicycles, non-motorized scooters, wheelchairs, strollers, and dogs. Our shared-use pathway is extra wide to allow for friendly encounters with all modes, and in most places, fully buffered from vehicle traffic. Watch for on-road bike lanes for dedicated bicycle traffic in some areas along the trail.

EAT TO THE BEAT

On the second Thursday from June to September, the City Centre comes alive with music, people, and food trucks as we gather to enjoy the sun and the community for Eat to the Beat. This summer concert series features live music and great food, making the Southfield City Centre a great place to play.

JAZZ FESTIVAL

One sultry weekend each summer, the City Centre transforms into a venue to celebrate the sounds of jazz. Families, friends, neighbors, and other groups come together to stretch out on blankets under the sun and stars to experience some of the best jazz artists of today. Watch for future dates.

SPONSORED EVENTS

The Southfield City Centre is host to many sponsored events, indoor and outside, throughout the year. Ample parking, safe, wide pathways, and pedestrian-friendly amenities make it an ideal venue for 5K walks and runs, awareness-building events, corporate challenges, and many other celebrations.



SOUTHFIELD CITY CENTRE TRAIL MAP

SURPRISE YOURSELF

Bike. Walk. Run. Smile.
Enjoy the Southfield City Centre Trail System.

Born from a shared desire to roam, yet still feel close to home, the Southfield City Centre Trail System is a tiny getaway tucked into a friendly urban ecosystem. With 7.75 miles of shared path, the trail is accessible on two wheels (or two legs), with room for companions, too!

Along this trail, you'll encounter art, natural beauty, culture, history, and even some opportunities to shop, eat, drink, and play. Here, you'll experience fresh air, safe, thoughtfully designed trails lined with benches, art installations, wayfinding signs, bikeshare stations, and more. The trail is beautifully maintained, and enjoyable during every season.

A cornerstone of *Sustainable Southfield*, the city's 2016 comprehensive Master Plan, the trail system was approved and endorsed by Southfield residents and businesses who put space for heart-healthy outdoor activity at the top of the list of amenities that bring quality of life to their community. It's a welcome departure from the car-centric land use patterns that dominated Southfield for 60 years.

This guide will help you navigate the trail. Here you will discover bike stations, art installations, outdoor wildlife interpretive rooms, benches, and many other amenities to enjoy.

Surprise yourself on the Southfield City Centre Trail System!

It's all here, waiting for you.

www.SouthfieldCityCentre.com

4th Edition, 10/23/2020



City Centre

Trail Map & Brochure

Economic Development



Clarience Technologies Headquarters, Open

Hampton Inn and Staybridge Suites, Under Construction



HAMPTON INN PERSPECTIVE
NO SCALE



STAYBRIDGE SUITES PERSPECTIVE
NO SCALE

Banquet Facility





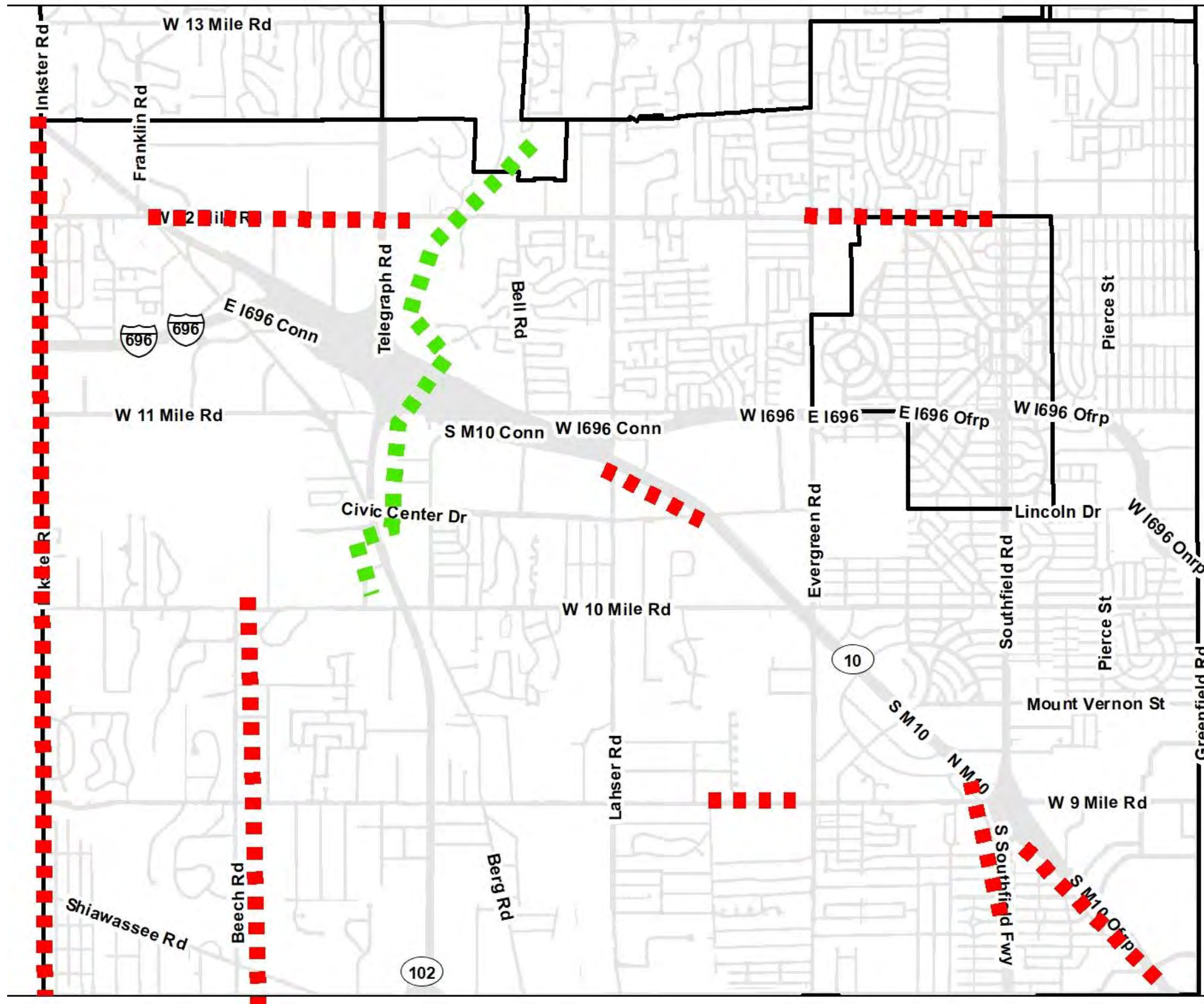
The Final Piece

1/2 Mile
2022 ?

SB Northwestern Highway:
Lahser to Civic Center

City-Wide Remaining Gaps

- METRO Funds
- Grants
- Road projects
- SAD's

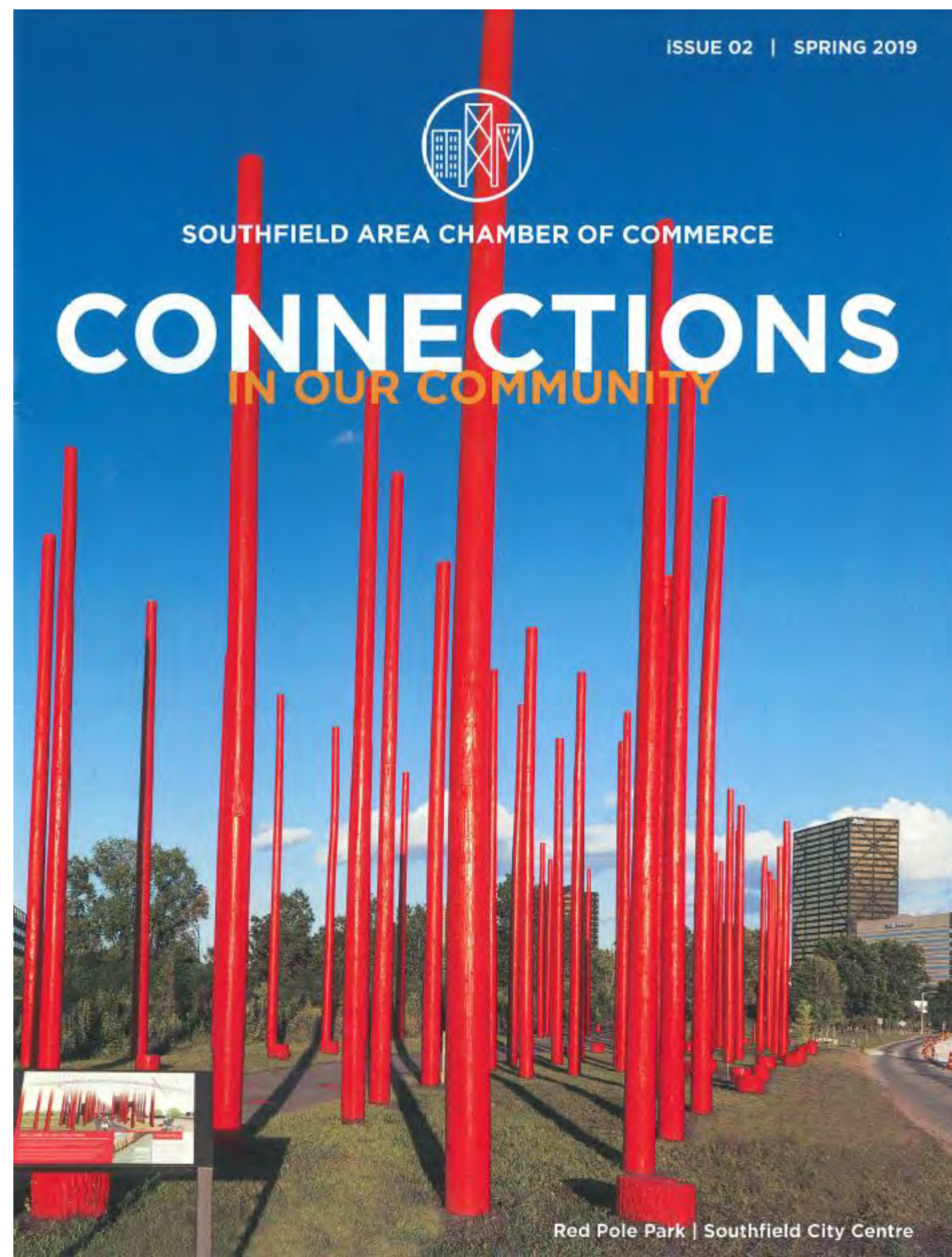




SOUTHFIELD AREA CHAMBER OF COMMERCE

CONNECTIONS

IN OUR COMMUNITY



Red Pole Park | Southfield City Centre

Relocation Guide™
RELOCATION • BUSINESS ACCLIMATION
ECONOMIC DEVELOPMENT
METRO DETROIT
2020 ANNUAL ISSUE

GREAT LAKES NATIONAL CEMETERY

Visit us online at www.MetroDetroitArea.com
Follow the DAILY PLUG for the Metro Detroit Area at www.facebook.com/dailyplugMetroDetroit
City of Detroit • Wayne County • Oakland County
Macomb County • Genesee County • Livingston County

THE DAILY PLUG
METRO DETROIT AREA

Post Script: PR/Media Coverage

- 2019 Connections Cover
- 2020 Relocation Guide Cover
- 2020 MI ASLA Award
- 2021 National Planning Conference Presentation
- Instagram postings

Post Script

