

# CITY OF SOUTHFIELD PLANNING DEPARTMENT PROJECTS & HIGHLIGHTS

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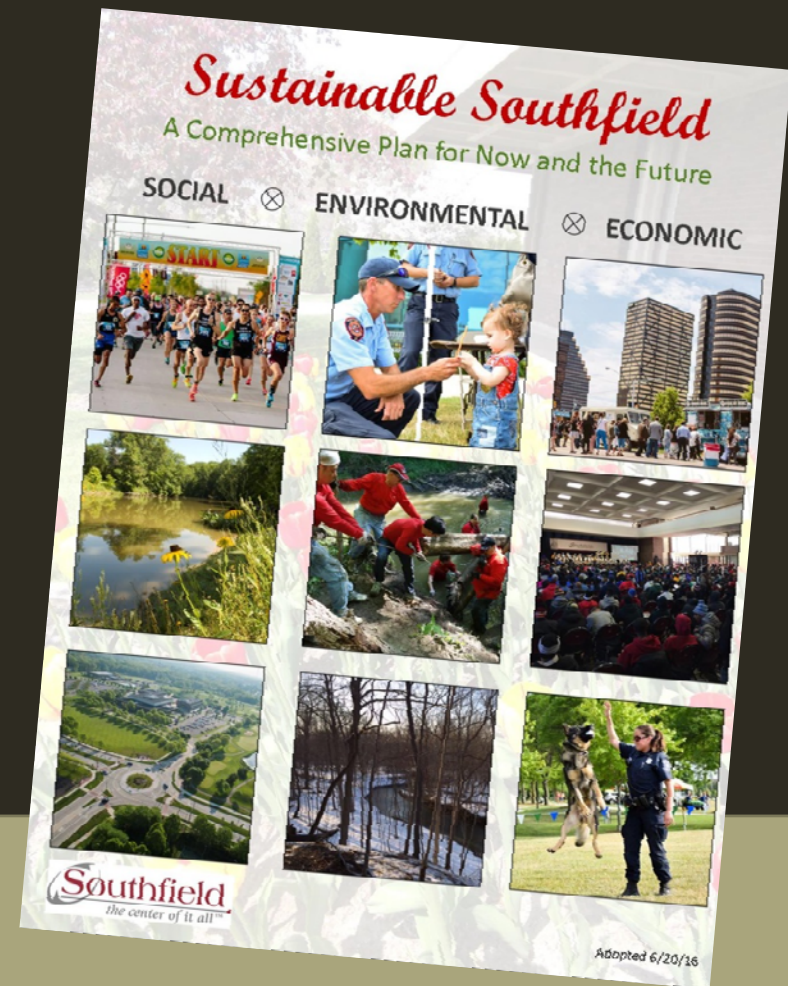
January 2020



# MASTER PLAN UPDATE

## *Sustainable Southfield*

- Adopted by Southfield City Council on June 20, 2016



# SUSTAINABILITY

*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.*



*Sustainable Southfield takes a holistic approach to land use and community planning, which includes environmental, social and economic sustainability.*



# USTAINABILITY

*Sustainable Southfield* strives to incorporate the following six principles compiled from a review of leading comprehensive plans by the APA Sustaining Places Task Force:

- **Livable Built Environment**
- **Harmony with Nature**
- **Resilient Economy**
- **Interwoven Equity**
- **Healthy Community**
- **Responsible Regionalism**

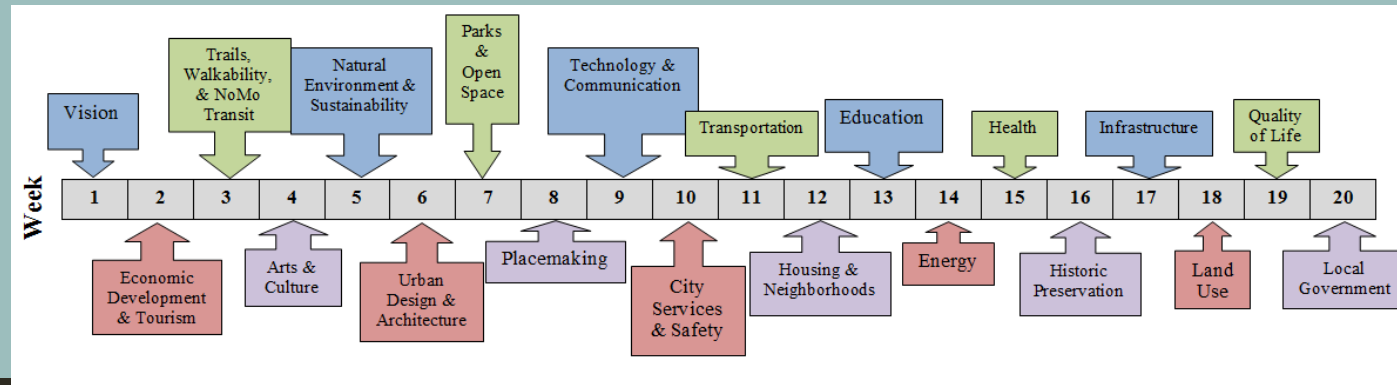


# PUBLIC INPUT

- Nineteen (19) public workshops and meetings were held between March 2013 and January 2016
- Online platform and citizen engagement tool

**Mindmixer** was utilized to obtain public input with great success

- Mindmixer enabled Southfield to receive input from the public on a variety of 20 topics between January-July 2015 on a weekly basis



The top three ideas:

- Walkability & connectivity throughout the City
- Street and road repair
- Redevelopment and/or renovation of older commercial properties

**Results were compiled, quantified, and used in the Sustainable Southfield Master Plan update**



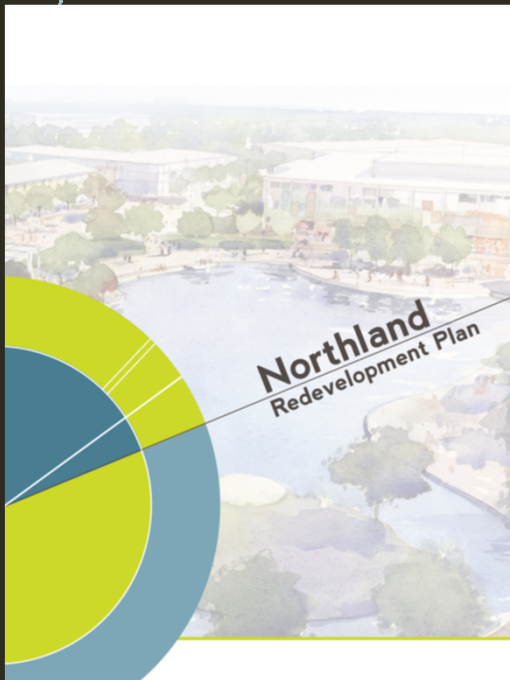
# NORTHLAND REDEVELOPMENT

- Plans
- Regulations
- Design Guidelines



# NORTHLAND PLANS

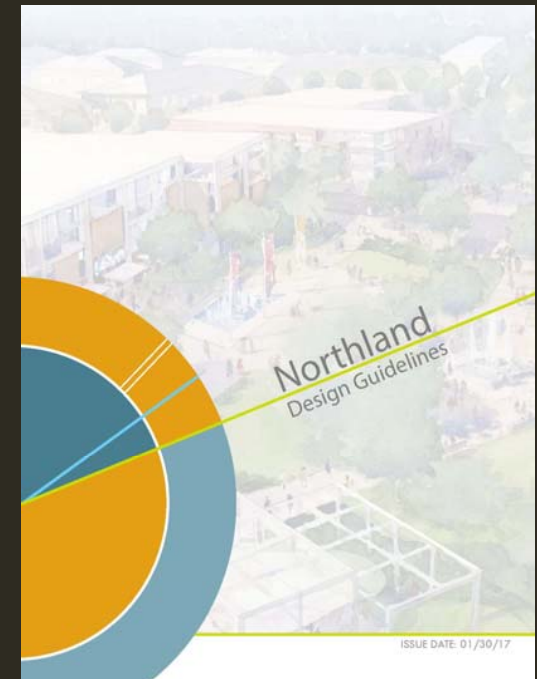
- 12/15: Acquisition of Northland Center
- 9/26/16: Adoption of Northland Redevelopment Plan
- 2/27/17: Adoption of the Hudson Building Feasibility Study
- 5/22/17: Adoption of the Northland Design Guidelines



9/26/16



2/27/17



5/22/17

# REDEVELOPMENT PLAN

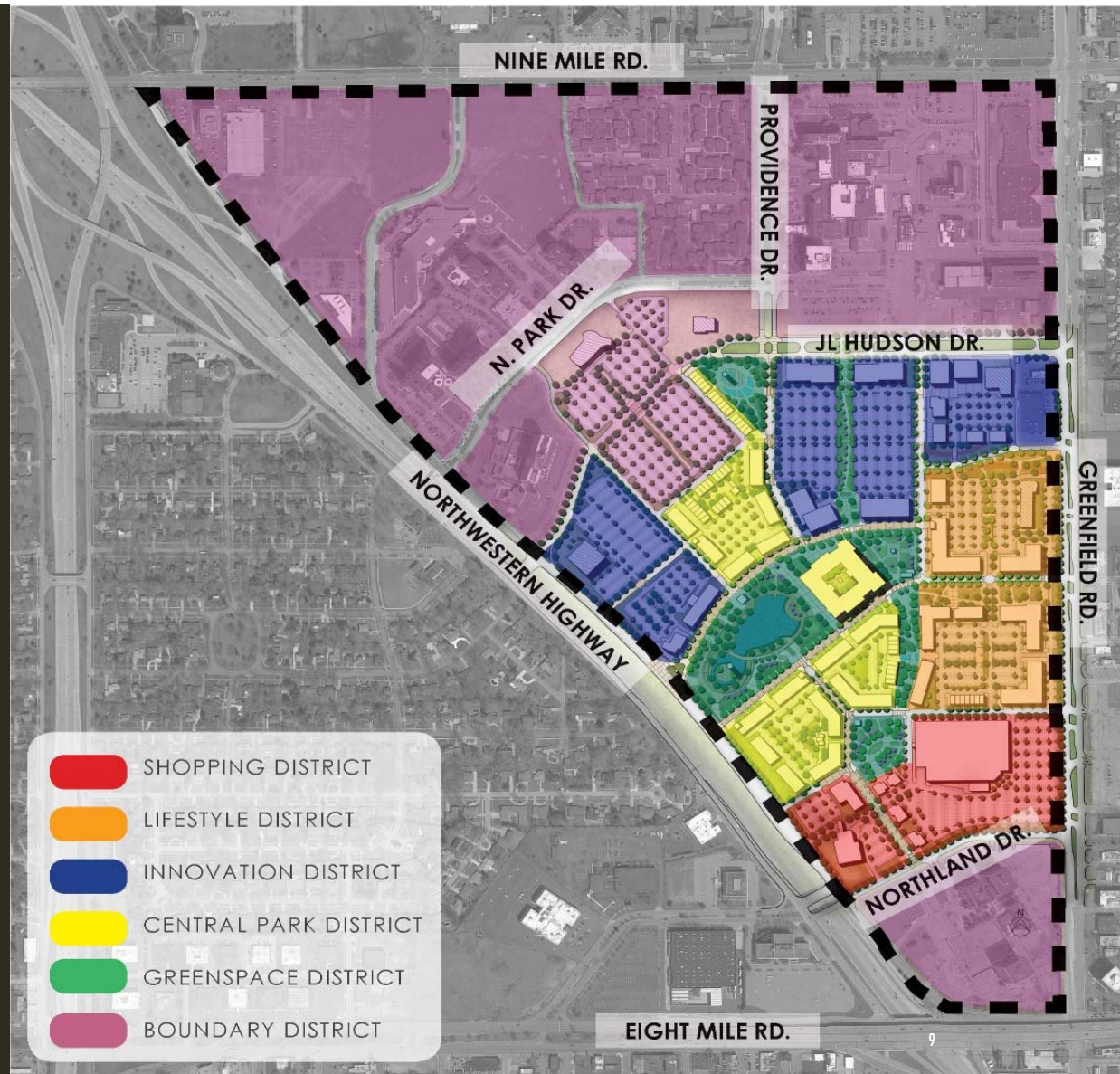
- Final Development Yield
- Anchor Retail: 150,000 SF
- Stand Alone Retail: 85,000 SF
- Mixed-Use: 200,000 SF
- Hudson's Building: 300,000 SF
- Medical Office: 170,000 SF
- Residential: 850 Units
- Hotel: 125 Rooms

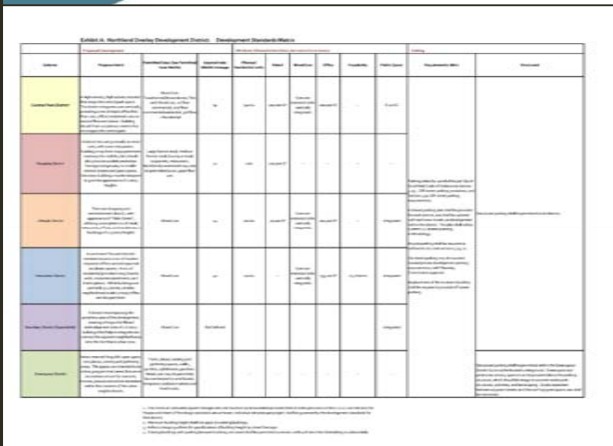




# DESIGN GUIDELINES

- Each district is unique
- Districts choreograph a mix of uses
- Common theme of all districts: open spaces and greenways function as organizing elements
- Establishes 2 new districts:
  - Greenspace District
  - Boundary District
- Key themes addressed: roadways, parking, landscaping, green infrastructure, architecture, signage, public art





- # MASTER PLAN AMENDMENT



# NORTHLAND PROPOSED UNITS 2 & 3



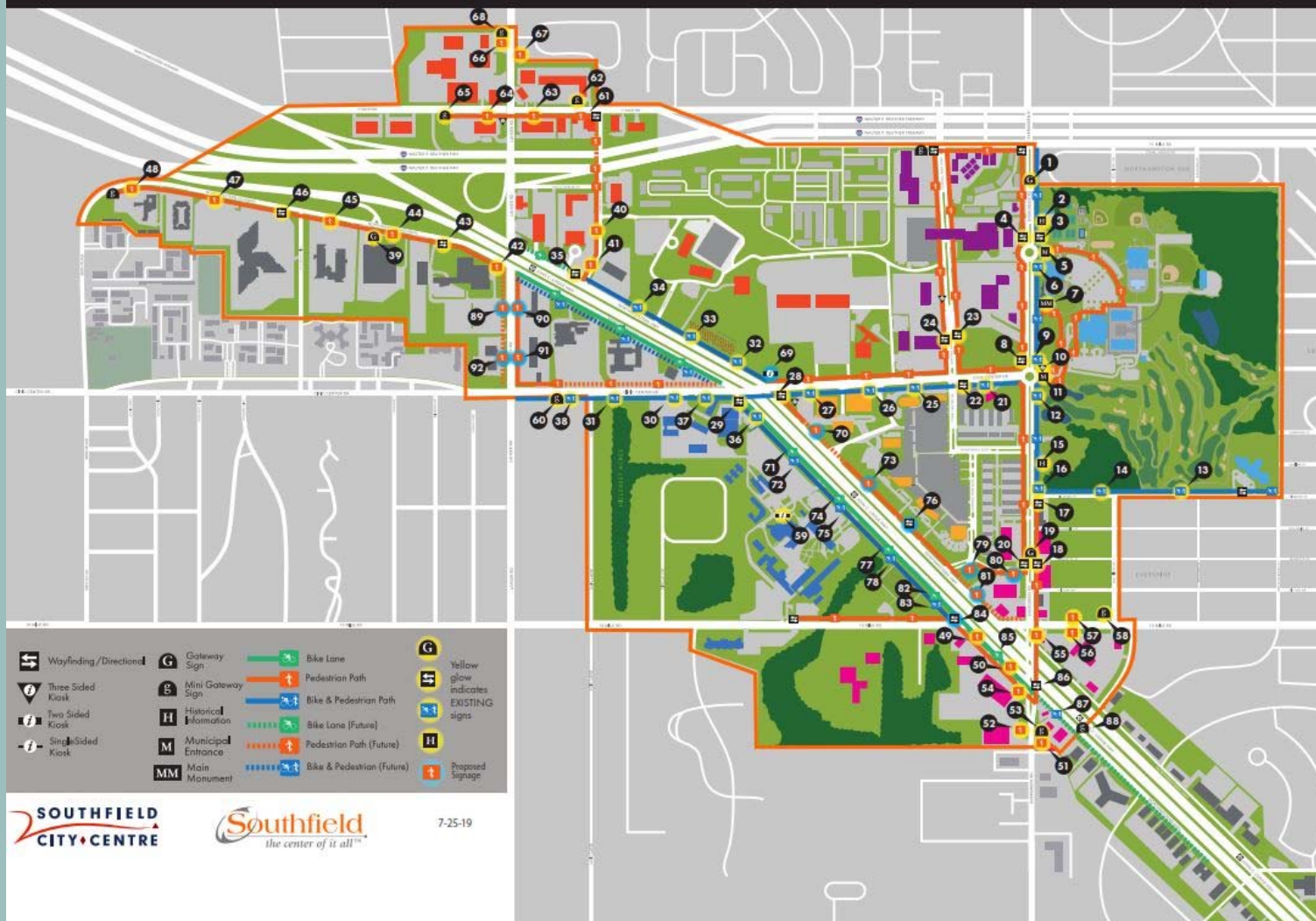


- Wayfinding
- Signage
- Bird Houses
- Banners
- Streetscape

## PLACEMAKING IN THE CITY CENTRE



## EXTERIOR SIGNAGE CITY CENTRE BIKE AND PEDESTRIAN PATHWAYS



5 Year Master Plan



## 2 AND 3-SIDED KIOSKS







# WAYFINDING SIGNAGE





Interpretive Panel

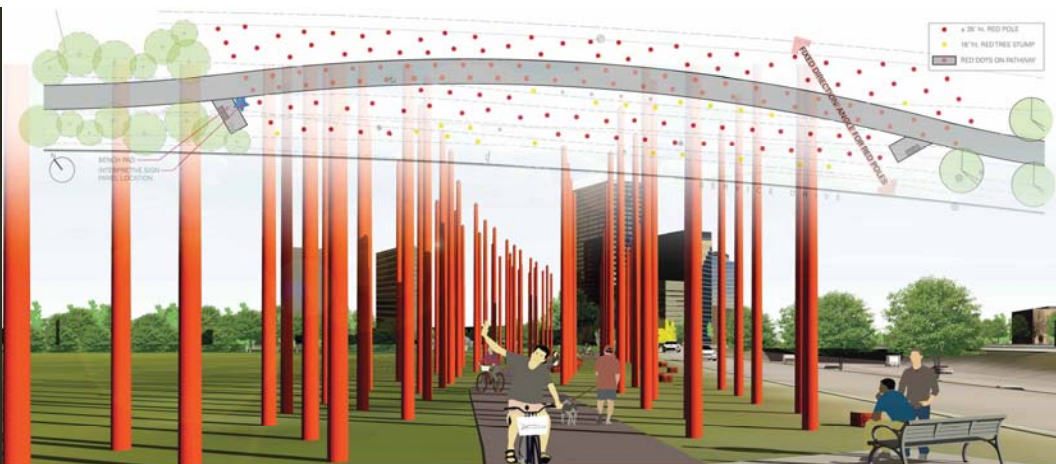


"You Can" Signs



Shared-Use Pathway





## 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 positions of this installation, some are filled with poles. Those that are standing tall are a symbol of those who came before us, who planted and nurtured the seeds of civic mindfulness. Some of their stories can be found at 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 noted 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.

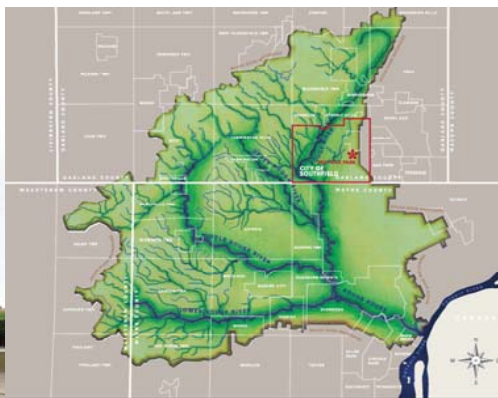


## THANK YOU

This greenway includes a series of outdoor "rooms" or art installations, of which Red Pole Park is the first. The park exemplifies the commitment of the City of Southfield to create a pedestrian-friendly community. This blue-green greenway joins a growing network of trails and sidewalks throughout Southfield. 3,665 dedicated community members sponsored this park through a 2017 Patronicity crowdfunding campaign. As a result, a matching grant was provided by the Michigan Economic Development Corporation, to all who support the effort to enrich our public spaces, we are forever grateful.



# INTERPRETIVE PANELS ALONG SHARED-USE PATHWAY



## 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 its public areas.



## 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.



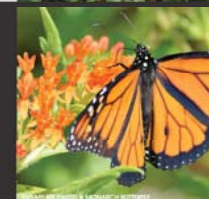
## PLANTS

Rain gardens made up 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 deep root systems and are native to Michigan. The deep root systems of these plants help filter pollutants from the water before it reaches the lake or the groundwater. The extensive root systems of native plants help them survive fires, wetness, 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 fruits, 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 rise again. Bluebirds prove our actions have positive results.







# GATEWAY SIGNS

## 15 Birdhouses Installed to Date





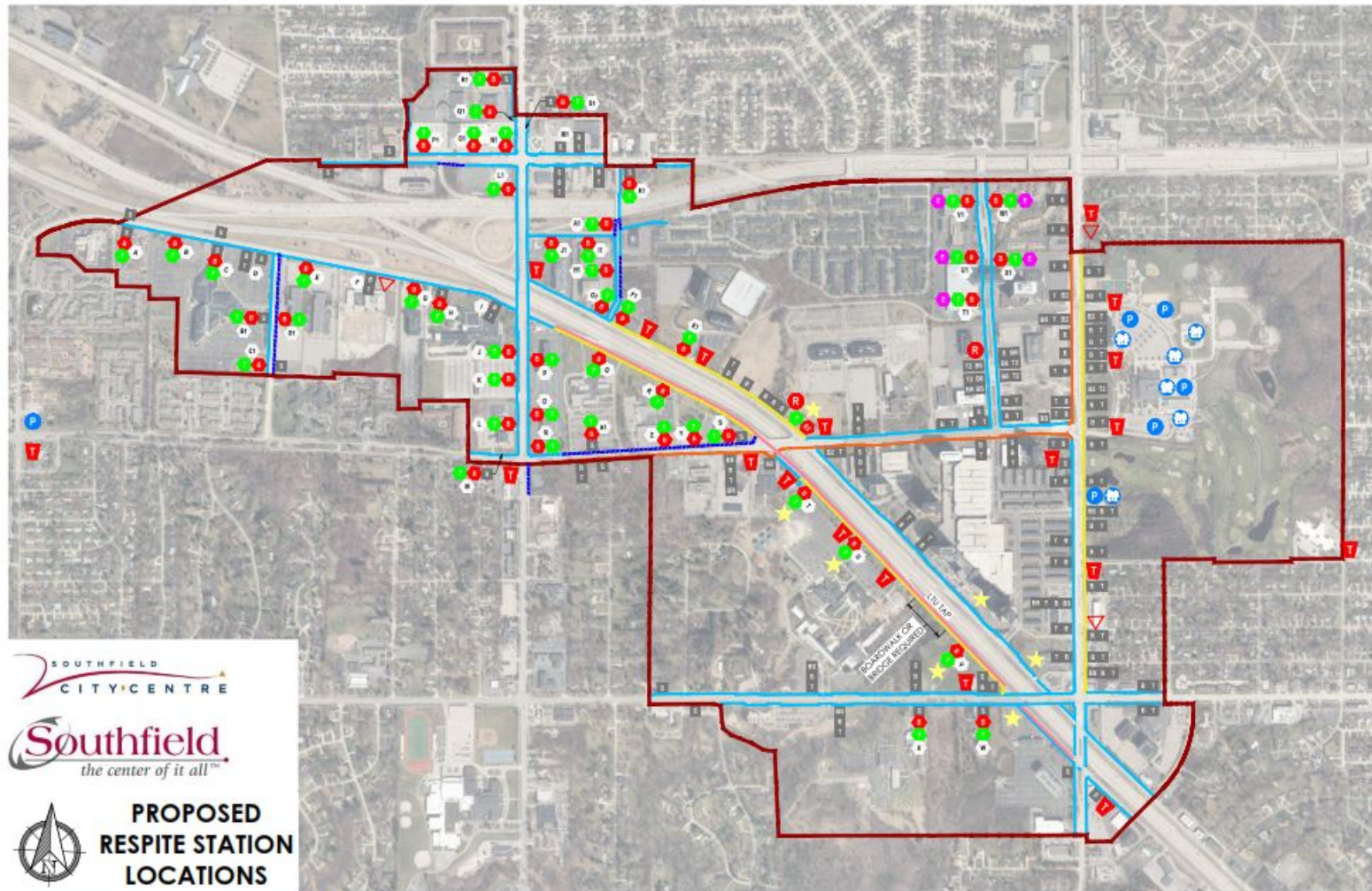


Seasonal and Special Event Banners



# MASTER PLAN

## CITY CENTRE BIKE AND PEDESTRIAN AMENITIES

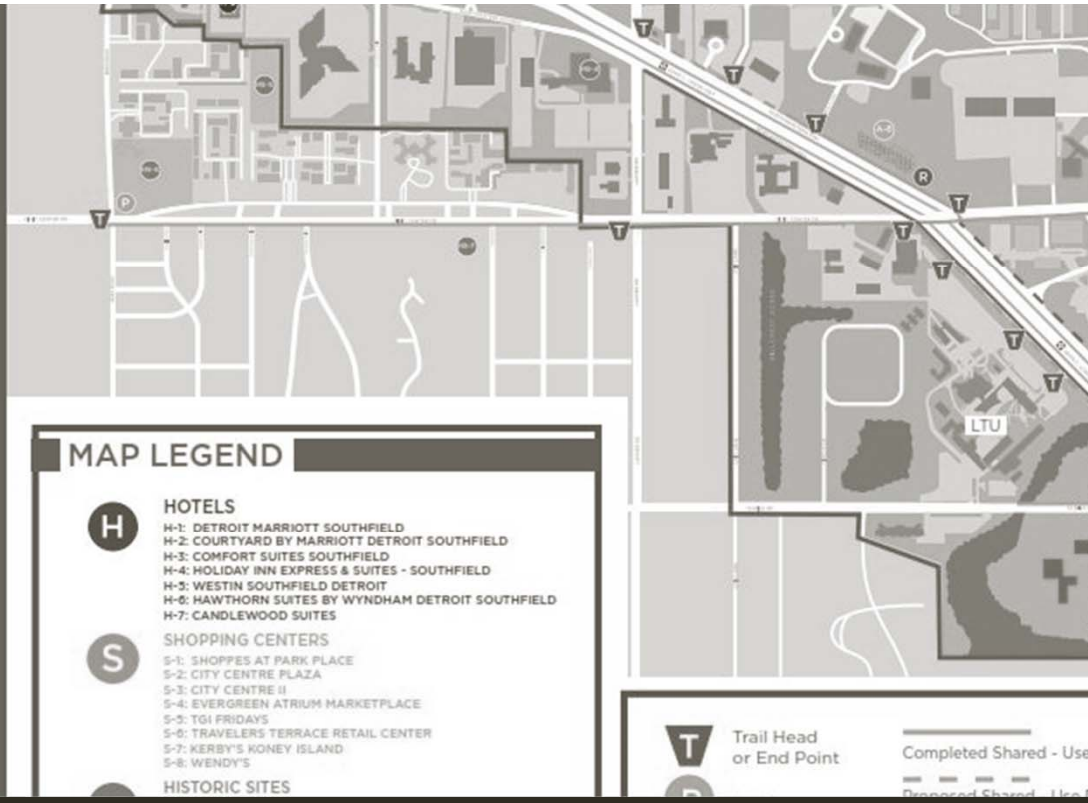


**HRC**  
HUBBELL, ROTH & CLARK, INC.  
CONSULTING ENGINEERS SINCE 1915



# STREETSCAPE ELEMENTS/PEDESTRIAN AMENITIES





- Zoning Ordinance Amendments
- Bike Share
- Adopted Plans
- Shared Use Pathways
- City Centre Trail Map

# NON-MOTORIZED & PUBLIC TRANSIT



# ZONING ORDINANCE AMENDMENTS

11/6/11 Update

- Bike rack requirement (4-bike capacity min.)

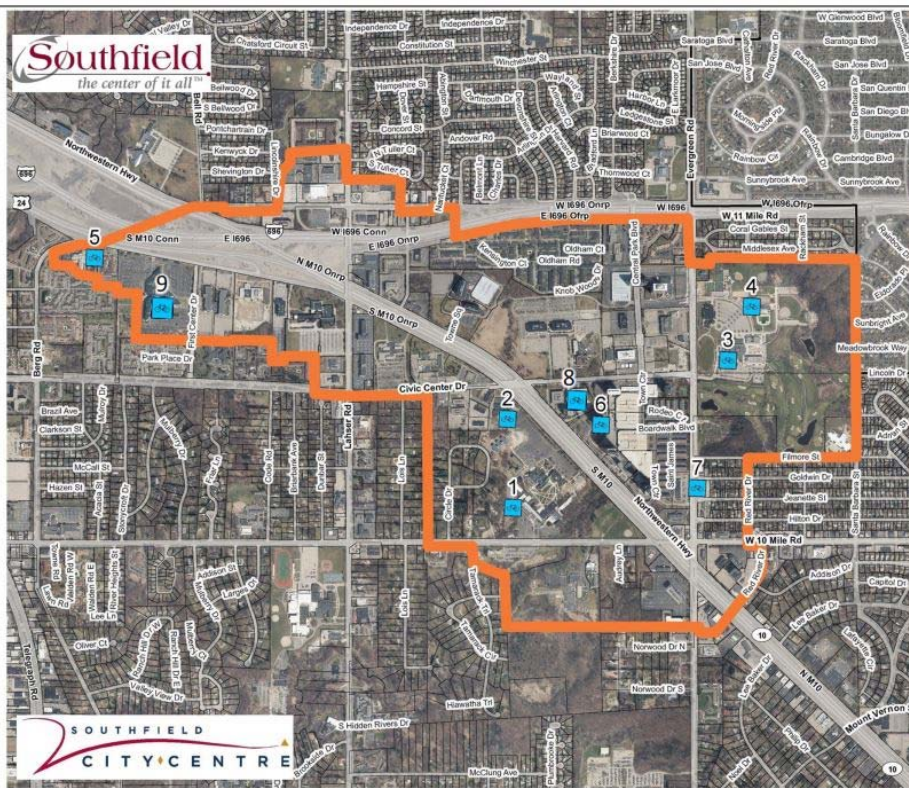
5/31/15 Update: 50 year overhaul

- Reduction of required parking based on ULI, ITE, & best practices to encourage pedestrian & non-motorized transit use
- Pedestrian connection to Right-of-Way sidewalk
- Integration of public transit stops into commercial developments via key walk and implementation of pedestrian amenities (i.e. shelters, trash receptacles, benches, etc.)



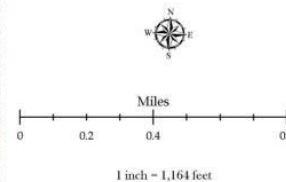
9 Stations, 30 Bikes (2017-2019)

# BIKE SHARE PROGRAM



City Centre Bike Share Locations

Map ID	Location Name	Address
1	Lawrence Tech UTC	23000 W 10 Mile Rd
2	Lawrence Tech Field House	23000 W 10 Mile Rd
3	Municipal Campus South Pavilion	26000 Evergreen Rd
4	Southfield Sports Arena	26000 Evergreen Rd
5	Marriott & Courtyard by Marriott	27033 Northwestern Hwy
6	3000 Town Center South	3000 Town Center
7	City Centre II	25200 Evergreen Rd
8	The Century	28500 Northwestern Hwy
9	Beaumont	29601 Beaumont Blvd

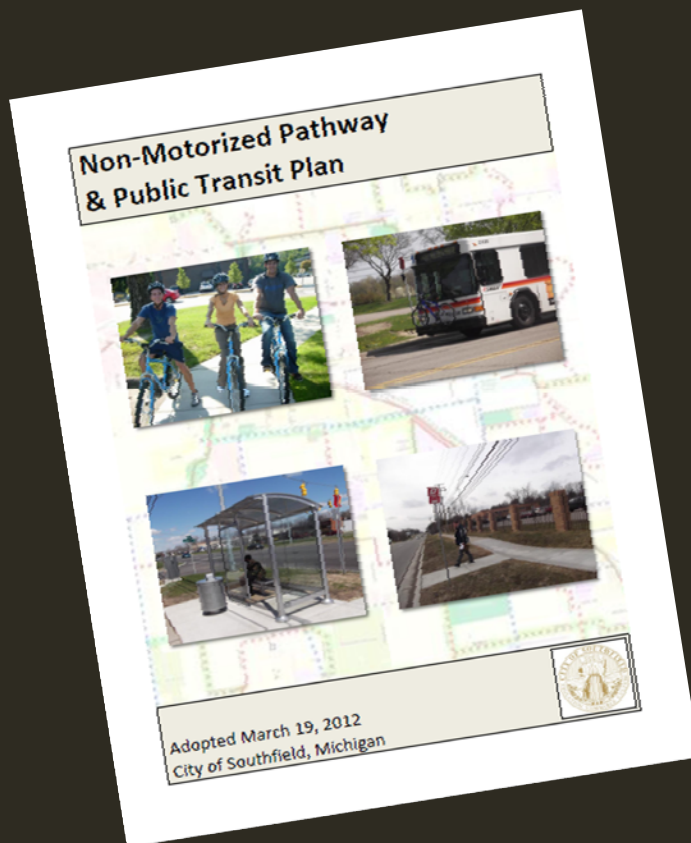


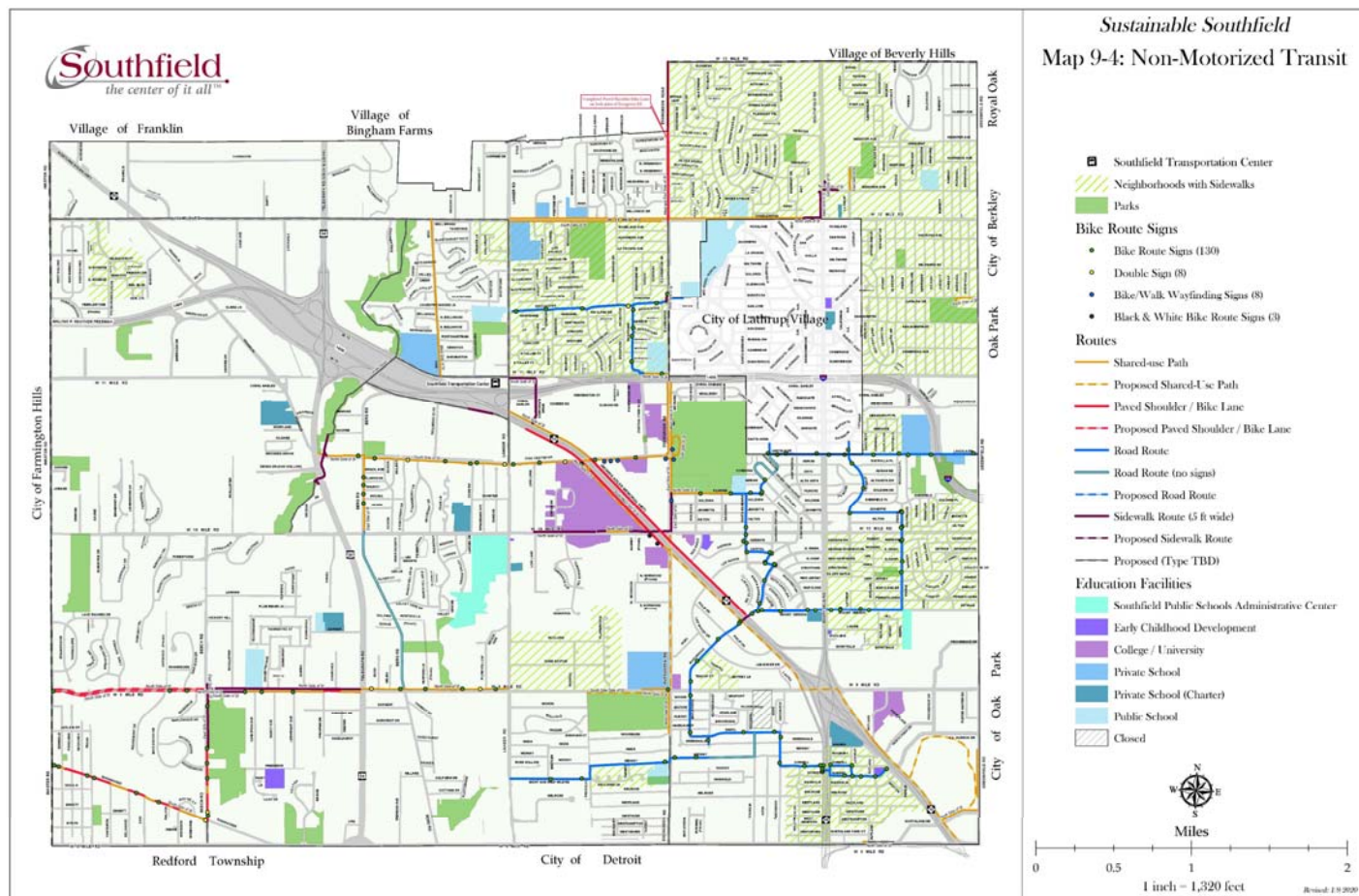
8/7/17





# ADOPTED TRANSIT PLANS





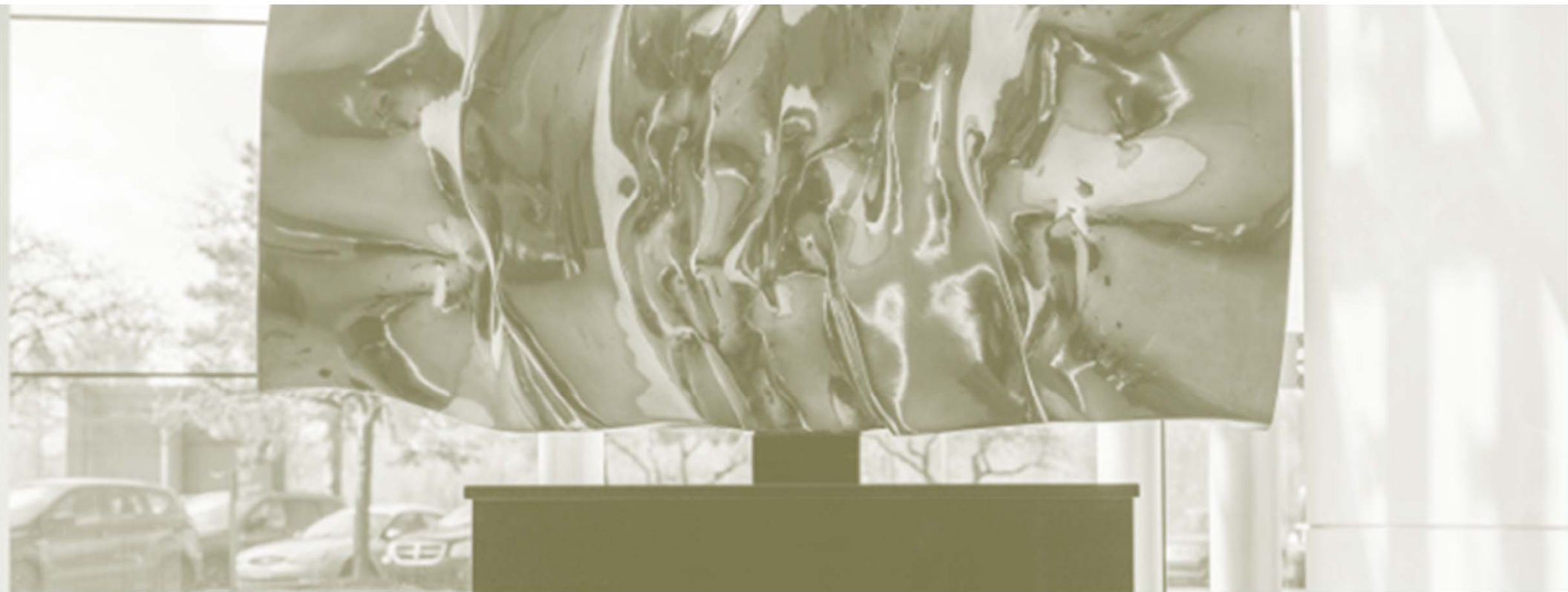


# SOUTHFIELD CITY CENTRE TRAIL MAP

1st Edition: 9/22/19



City Centre Trail Map



# PUBLIC ART

- Public Art Fund
- Public Art Guide
- Red Pole Park Crowd Funding
- Misc. Art Installations





# ORDINANCE AMENDMENTS

## Ord. #1630 11/30/14 –Public Arts Commission/Public Art Fund

- *Established Public Arts Commission to promote the public welfare through the promotion of arts by establishing physical works of art in public places throughout the City of Southfield. Raise funds for the acquisition and installation of public works of art through the application of grants, private sponsorships, donations, and other fund-raising strategies; all funds raised will be held by and in the name of the city, but will be held in a trust account entitled "public art fund."*

## Ord. #1657 4/3/16 – Public Art Requirement

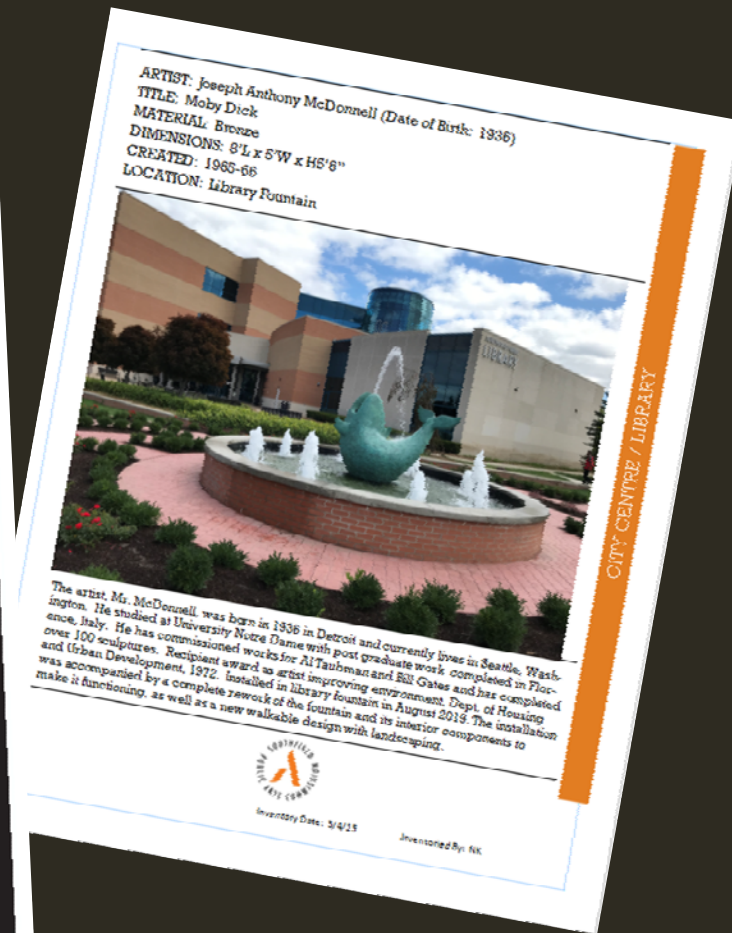
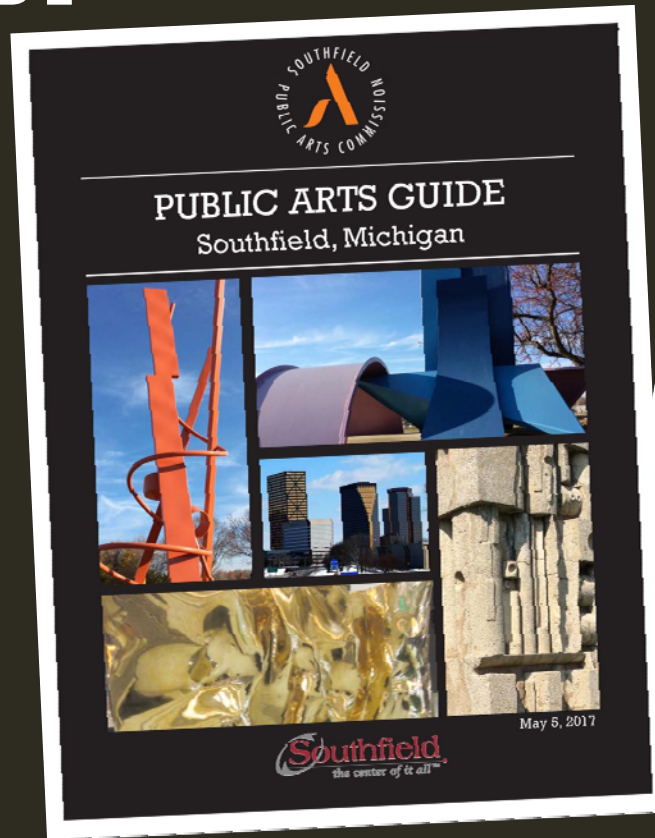
- *New site development or major redevelopment will require 0.5% of the total project cost up to \$12,500 for projects between \$1.0 & \$2.5 million or 1% of the total project cost up to \$25,000 for projects exceeding \$2.5 million*

## Ord. #1693 6/14/18 – Public Art Bond

- *Establishment of Public Art Bond as a mechanism to ensure compliance with the Public Art requirement*

# PUBLIC ARTS GUIDE

- Last adopted 5/5/17
- A working copy is maintained and updated by the Planning Department
- Contains information pertaining to the Arts Commission, an inventory of public art in the City, and various location maps







## RED POLE PARK TRAIL SEGMENT

- \$50,000 goal exceeded (total of \$55,145) as part of the Patronicity crowdfunding campaign (2017)
- Received \$50,000 match from the Michigan Economic Development Corporation
- Spring 2018 construction with ribbon cutting August 22, 2018



**PUBLIC SPACES  
COMMUNITY PLACES**

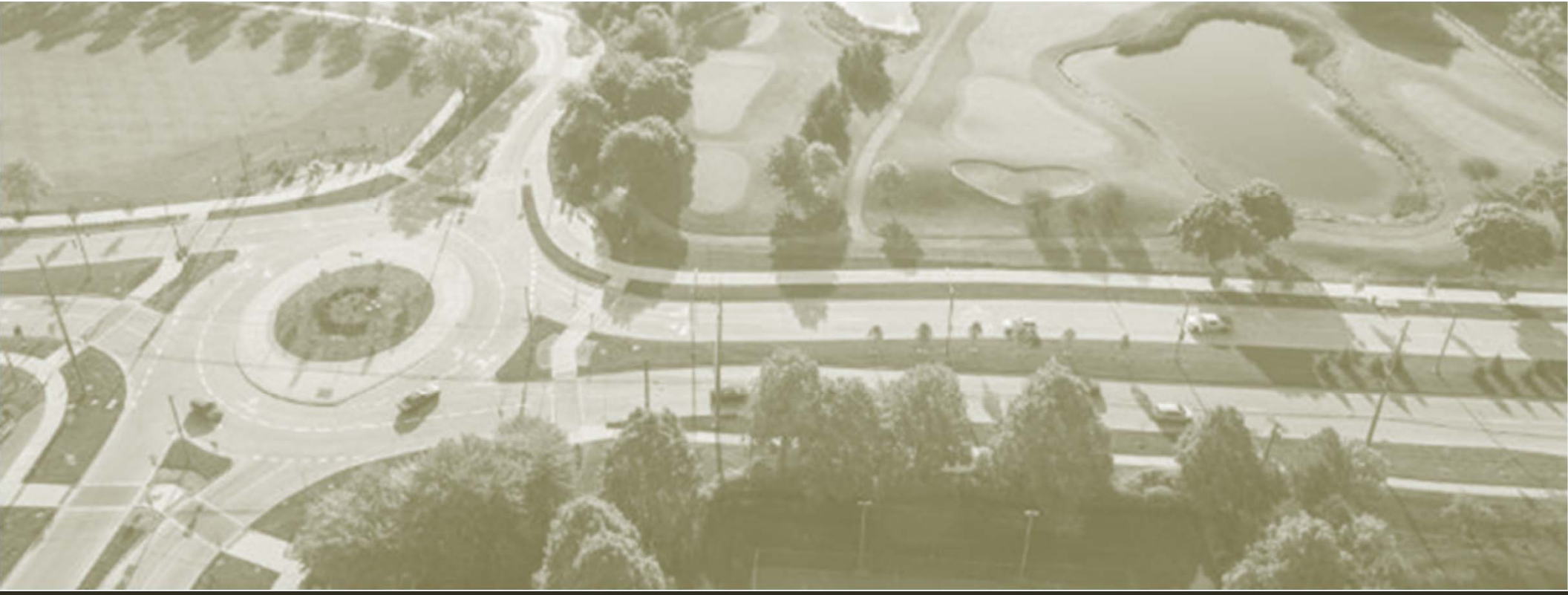
Eleven (11) public art installations since 2016 including 3 donated and 4 from the Northland collection:

- *Baseline Plaza*
- *Diversity*
- *Gratitude*
- *“SFLD” & “60”*
- *Peacock*
- *Pioneer Family II*
- *Prophet*
- *Red Pole Park*
- *The Crowd*
- *Moby Dick fountain*
- *The Bridge*



## ART INSTALLATIONS



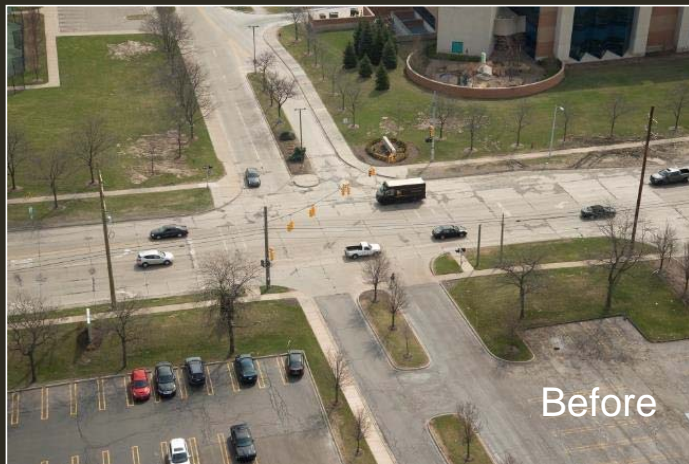


# EVERGREEN ROAD

- Complete Street Project Enhancements

# EVERGREEN ROAD REDEVELOPMENT (2014-2016)

## North Round-a-bout



- Decorative Crosswalks
- Art Installation
- Pedestrian Amenities
- LED Lighting





# EVERGREEN ROAD REDEVELOPMENT (2014-2016)



- Decorative Crosswalks
- Kiosk Plaza
- Pedestrian Amenities
- Art Installation



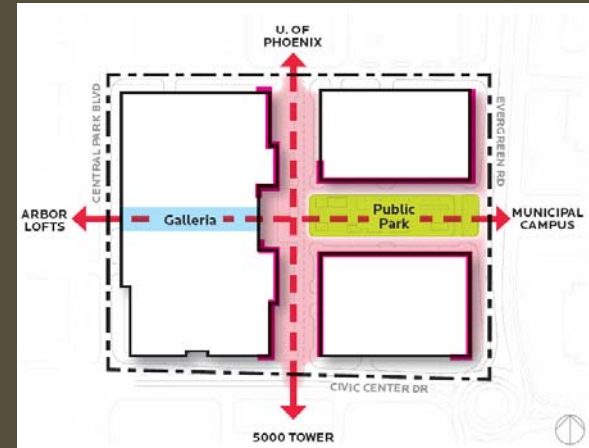
South Round-a-bout



# EVERCENTRE

- Design
- Plans
- EverCentre Park







PROPOSED CHARACTER OF THE CITY CENTRE MIXED-USE DEVELOPMENT [BIRD'S EYE VIEW LOOKING WEST]



PROPOSED CHARACTER OVERLOOKING THE PARK FROM THE HOTEL [A VIEW FROM ABOVE LOOKING NORTHEAST]





PROPOSED CHARACTER AT THE EVERGREEN PEDESTRIAN CROSSING TO THE SITE [LOOKING WEST]



# EVERCENTRE PARK CONCEPT PLAN



# EverCentre Park Concept Plan



## LEGEND

- 1 SHADE TREE
- 2 PLANTING BED
- 3 RAISED PLANTER
- 4 WALKWAYS
- 5 ART SCULPTURE
- 6 BENCH
- 7 PEDESTRIAN LIGHTING
- 8 PERGOLA / GATEWAY ARCH
- 9 PLAZA / GATHERING SPACE
- 10 INTERACTIVE FOUNTAIN
- 11 PAVILION
- 12 MULTI-USE LAWN AREA
- 13 BICYCLE SHARE STATION
- 14 PROPOSED PARK BOUNDARY
- 15 OPEN SPACE FOR MOBILE BAND SHELTER

NORTH



GRAPHIC SCALE

1"=40'

0' 20' 40' 80'

CONCEPTUAL SITE PLAN

EverCentre Park | SOUTHFIELD, MICHIGAN

03.22.2017





# HISTORIC & ADAPTIVE REUSE

- Zoning Ordinance Text Amendments
  - Bed & Breakfasts
  - Small Event Venues
  - RUDD/School Sites





McDonnell House  
19860 W Twelve Mile Rd



Code House  
22635 Civic Center Dr



Simmons Home at the Burgh Historical Site  
26080 Berg Rd



Parks Home at the Burgh Historical Site  
23660 Civic Center Dr

# BED & BREAKFAST PROVISIONS & REGULATIONS

- Ord #1699 12/27/18
- Establishes provisions and regulations for Bed & Breakfasts within historic districts

# RESIDENTIAL UNIT DEVELOPMENT DISTRICT (RUDD)

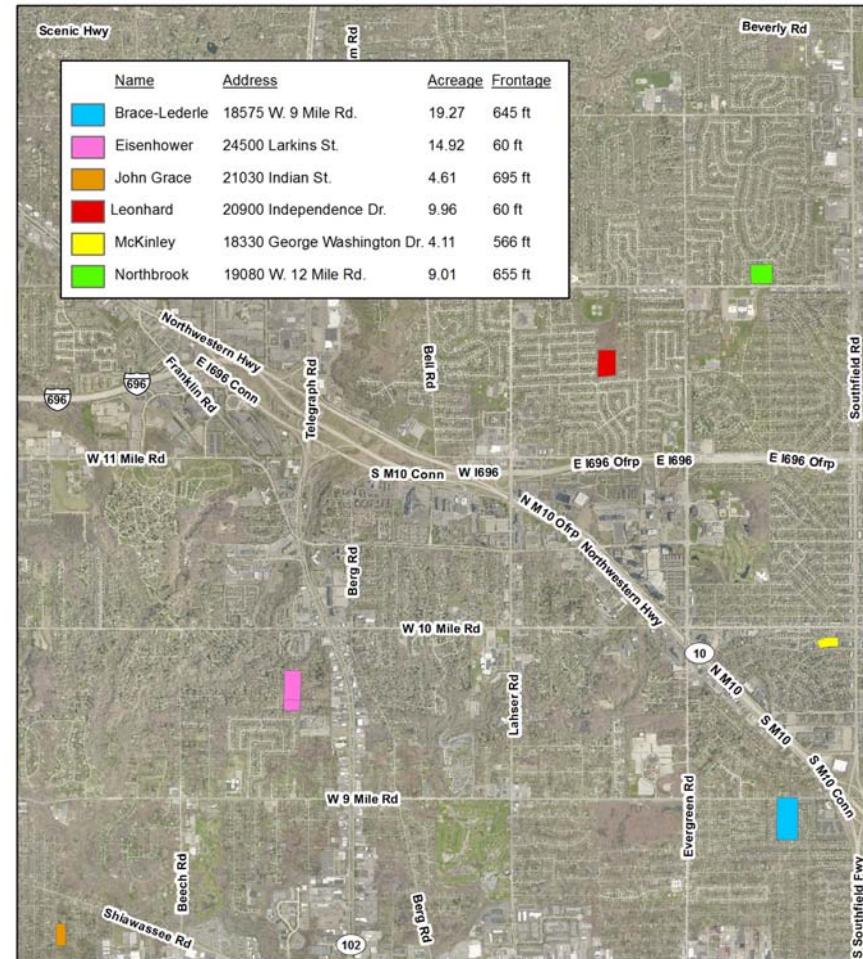
- Ord #1702 5/30/19
- Establishes regulations for the purposes of promoting adaptive reuse and preservation of former school buildings
- Encourages flexibility and creativity with departures in setbacks, density, and parking

Art. 5.22-3-1	Required Lot Area	Minimum Lot Width	Maximum Building Heights		Maximum Lot Coverage (%)	Minimum Setback Measurement (in feet)				Minimum Usable Floor Area (sq ft)
			Feet	Stories		Front	Least Side	Total Sides	Rear	
District RUDD	3.75 Acres	(A)	(A)	(A)	75	20	(A)	(A)	(A)	(A)

(A) Per Master Development Plan & Development Agreement

City of Southfield  
Oakland County, Michigan  
26000 Evergreen Road  
P.O. Box 2055  
Southfield, MI 48037-2055

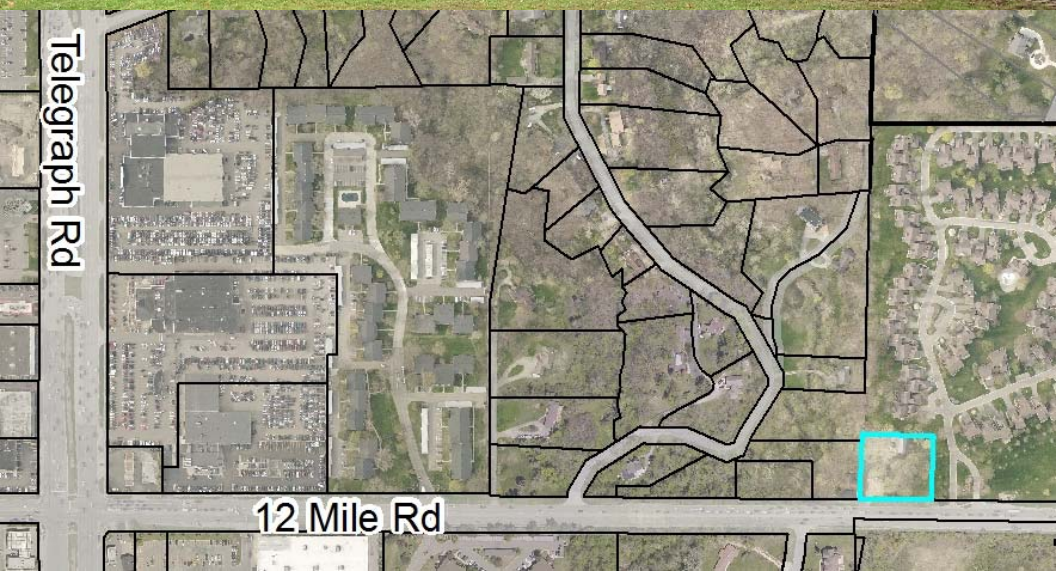
## Proposed Residential Unit Development Districts (RUDDs)



1" = 3,351.676022'

All data and graphic information appearing on this plan including locations of existing utilities are shown based upon the best available records. No guarantee is made by the City of Southfield as to the completeness or accuracy of the information provided.





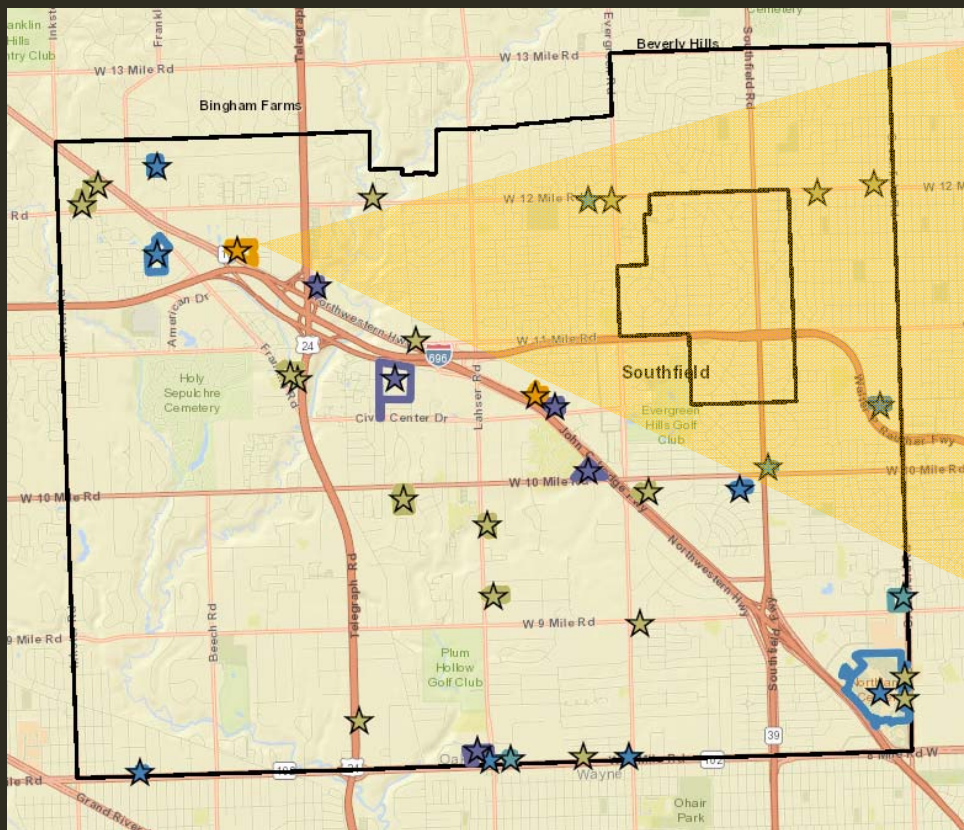
# SMALL EVENT VENUES

- Ord #1702 5/30/19
- Establishes regulations and provisions for Single Family Residential-zoned properties
- Minimum building size 3,000 sf; minimum 1 acre of land, must be located on major thoroughfare; restrictions on hours of operation & prohibits outside activities to avoid negative impacts





# PLANNING DEPT. PROJECTS ONLINE



Land Use Cases: Galleria R&D Tech Center Building Addition	
Case Identifier	PSP19-0010
Case Name	Galleria R&D Tech Center Building Addition
Case Description	95,525 gsf R&D tech center building addition
Applicant Name	Friedman Real Estate
Location	200 Galleria
Case Type	Site Plan
Case Status	Council Review
Date Submitted	October 28, 2019
Hearing Date	January 27, 2020
Hearing Location	Council Chambers
<a href="#">Zoom to</a>	

An online interactive tool that will allow residents to view proposed land use cases being considered by the Southfield Planning Commission and City Council.