

SOUTHFIELD

The Official City of Southfield Newsletter

Living

City of Southfield sells Northland for \$11M

2021 Election Voter Precincts & Polling Locations

Southfield seeking resident input on new P&R Master Plan

Prepare your home for fall & winter

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Southfield Living is published biannually for all Southfield residents and businesses by the City's Community Relations Department. Please send your comments or suggestions for the City newsletter portion to: The Editor, Southfield Living, Community Relations Department, City of Southfield, 26000 Evergreen Road, P.O. Box 2055, Southfield, MI 48037-2055, or via e-mail at: mmanion@cityofsouthfield.com.

The City of Southfield's intent is to operate its programs and services, so when viewed in their entirety, they are readily accessible to and usable by individuals with a disability. To ensure equally-effective communication, upon request, the City will provide auxiliary aids and services, such as sign language interpreters, Braille-translated material, large-print documents, etc. Advance notice is required. To make arrangements, contact the City Clerk's Office at 248/796-5150.

Southfield Living Editor/ Writer/Designer: Michael Manion
Cover Photo: Historic Brooks Farm Barn by Ricardo Rothstein



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City of Southfield sells former Northland Center for \$11.1M

Sale of property paves the way for massive mixed-use redevelopment



The City of Southfield sold the majority of the former Northland Center for \$11,093,000 to Contour Companies of Bloomfield Hills following the Michigan Economic Development Corporation's (MEDC) approval of a \$61.5M Michigan Strategic Fund (MSF) investment.

Contour Companies (Northland City Center, LLC) have proposed a true dynamic mixed-use redevelopment including apartments at various rental rates, retail and restaurants, office and green space that very closely mirrors the City's original vision for the Northland redevelopment based upon residents' collective input.

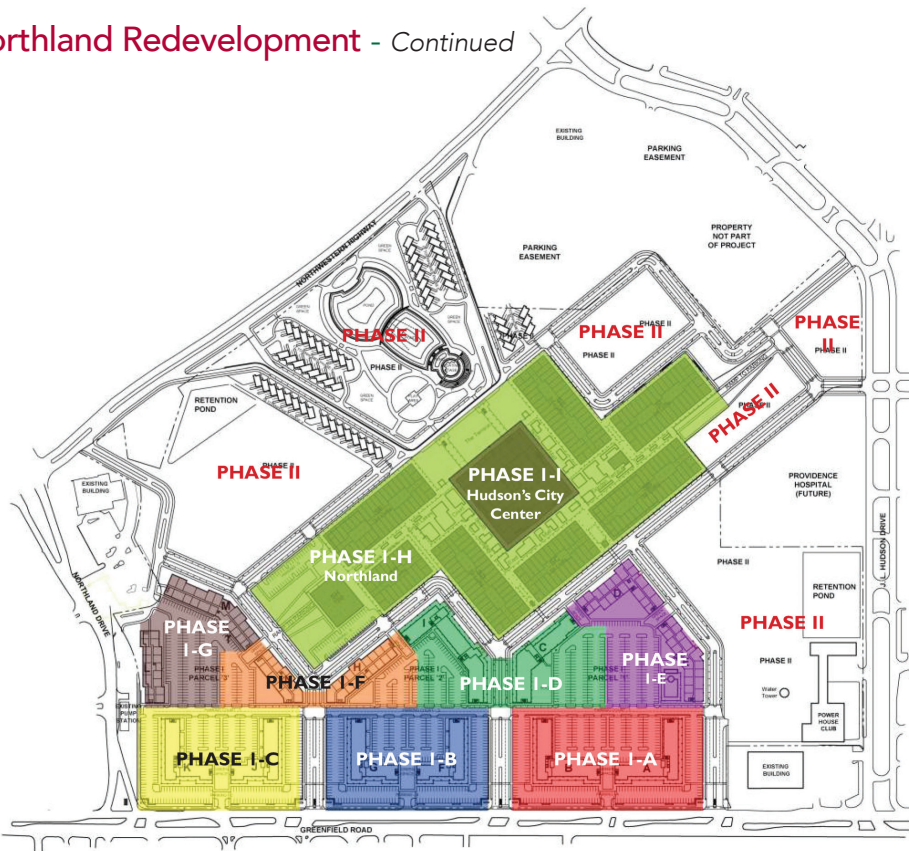
"We are thrilled to be moving the Northland redevelopment project further closer to fruition," commented Southfield Mayor Dr. Ken Siver. "Contour Companies' vision for this property closely aligns with the City's and we are confident that they will exceed all expectations. We are collectively grateful to the State of Michigan for the economic development incentives that will help to make it a reality. I believe that this

dynamic and forward-thinking mixed-use redevelopment will be a major economic driver for the entire State of Michigan and serve as a model for other communities across the country."

Contour plans to save the original five retail pads from the former mall as well as the underground tunnels and Hudson's building. Previous purchase offers and other developer interest in the property have all stipulated that demolition occur at city expense; however, this sale is based on Contour assuming the cost of demolishing the JC Penney's building, later mall additions and the 1974 enclosure of the free-standing structures. The company has already completed extensive work on its redevelopment plans which includes the adaptive re-use of the former Hudson's Department Store, the underground tunnels and the original (1954) retail pads.

"The City purchased Northland because we wanted to control the destiny of this very strategic and historic property," added

Northland Redevelopment - Continued



- Phase 1-A** Buildings 'A' & 'B'
Construction
10.05.2021 to 10.05.2022
- Phase 1-B** Buildings 'F' & 'G'
Construction
01.05.2022 to 10.07.2022
- Phase 1-C** Buildings 'J' & 'K'
Construction
02.04.2022 to 11.07.2022
- Phase 1-D** Buildings 'C' & 'I'
Construction
11.05.2022 to 11.05.2023
- Phase 1-E** Buildings 'D' & 'E'
Construction
06.03.2023 to 05.03.2024
- Phase 1-F** Buildings 'H' & 'N'
Construction
12.03.2023 to 11.03.2024
- Phase 1-G** Buildings 'L' & 'M'
Construction
06.03.2024 to 04.01.2025
- Phase 1-H** Northland Center
Construction
04.19.2022 to 05.31.2023
- Phase 1-I** Hudson's City Ctr.
Construction
07.30.2022 to 06.13.2023

Northland City Center Phasing

Northland Steering Committee Chair/Councilman Dr. Lloyd C. Crews. "This redevelopment will create jobs and opportunities for our residents and provide our community with something that we can all enjoy and be proud of for years to come." The City of Southfield purchased the shuttered Northland Center mall at Eight Mile Road and the Lodge Freeway, located in the City's Downtown Development Authority (DDA) District, from the court-ordered receiver in December of 2015 for \$2.4 million with plans to remediate, demolish and sell the property to a qualified developer. The environmental assessment, asbestos abatement and remediation for most of the mall has already been completed in addition to the demolition of

the former Target and Firestone buildings.

The overall project is expected to generate a total capital investment of \$402.5 million, ultimately supporting the creation of the 500 new full-time equivalent jobs, and will revitalize an underutilized site into high-quality commercial space and housing. The project will improve density and walkability in the area and is expected to serve as a catalyst for future development.

The City of Southfield Brownfield Redevelopment Authority received MSF approval of \$61.5 million in state tax capture for the alleviation of brownfield conditions at the site. The City of Southfield is partnering with Contour Companies through a \$20.1 million Southfield Brownfield Redevelopment Authority loan for

eligible items, such as demolition, sanitary & water main and roadway infrastructure. Southfield also expended \$4.1 million in eligible activities to assist in preparing the project for redevelopment. All of these dollars will be reimbursed from future tax capture.

"The redevelopment of Northland will transform the property into a lively new urban center while respecting and reinforcing the history of the site, as well as its unique Mid-Century Modern design," said Contour Companies CEO David Dedvukaj. "The project consists of two phases: A 1,339-unit mixed-use apartment community that will provide comfortable and dynamic work-force housing in 14 five-story buildings. Six of these buildings will have a commercial

component on the ground floor facing Greenfield Road. The massive J.L. Hudson Co. store, once the largest branch department store in the world, will be returned to use as the Hudson City Market, a vibrant food-and-specialty home furnishings marketplace, filled with dining and entertainment options. The marketplace will be developed in the spirit of the highly successful Ponce City Market in Atlanta. Phase II, located along Northwestern Highway and on J. L. Hudson Drive, will compliment and complete the development's sense of community by incorporating more mixed-use residential buildings, townhomes fronting on a landscaped green space complete with a pond and other amenities. The landmark power plant will become a community clubhouse and the familiar Northland water tower will also remain in place."

The Southfield City Council approved a master plan for the 114-acre redevelopment that is a conceptual, market driven blueprint that outlines the standards and vision for developers of the former mall property. Planning consultants

OHM Advisors and Hubbell, Roth & Clark (HRC) conducted a thorough technical analysis of the site, examination of the existing buildings/structures, an assessment of environmental factors, and a market analysis to determine the best possible development potential for the former mall.

This closing follows the recent sale of five acres to Ascension Health for an expansion of the Providence Hospital campus. With the sales to Ascension and Contour, the City expects to ultimately be made whole on all of the funds invested in Northland redevelopment project.

About the former Northland Center and past, present and future Southfield

When Northland Center opened in March 1954, it was the largest shopping mall in the world, twenty years later, in 1974, the mall was enclosed. Northland led the way for Southfield to become a major commercial, business and residential center in metropolitan Detroit. At the time of the original center's completion, Southfield's population

was only 25,000. Fifteen years later, the population had more than doubled to 69,000, and today the city boasts over 76,000 residents and a daytime population reaching 175,000. Alongside the contribution to population growth, the Center helped foster enormous office expansion. Today, Southfield boasts more than 27 million square feet of office space, making it one of Michigan's leading business centers.

About Contour Companies

Based in Bloomfield Hills, Michigan, Contour Companies is all things real estate. From commercial and residential developments to multi-family revitalizations, the Contour stamp is designed with complete attention to detail, insuring that spaces blend seamlessly into their surroundings. Contour Companies' mission is to provide residents with an at-home feeling, for comfortable and idyllic living.

For more information, contact the Southfield Downtown Development Authority at (248) 796-5190 or the Mayor's Office at (248) 796-5100.



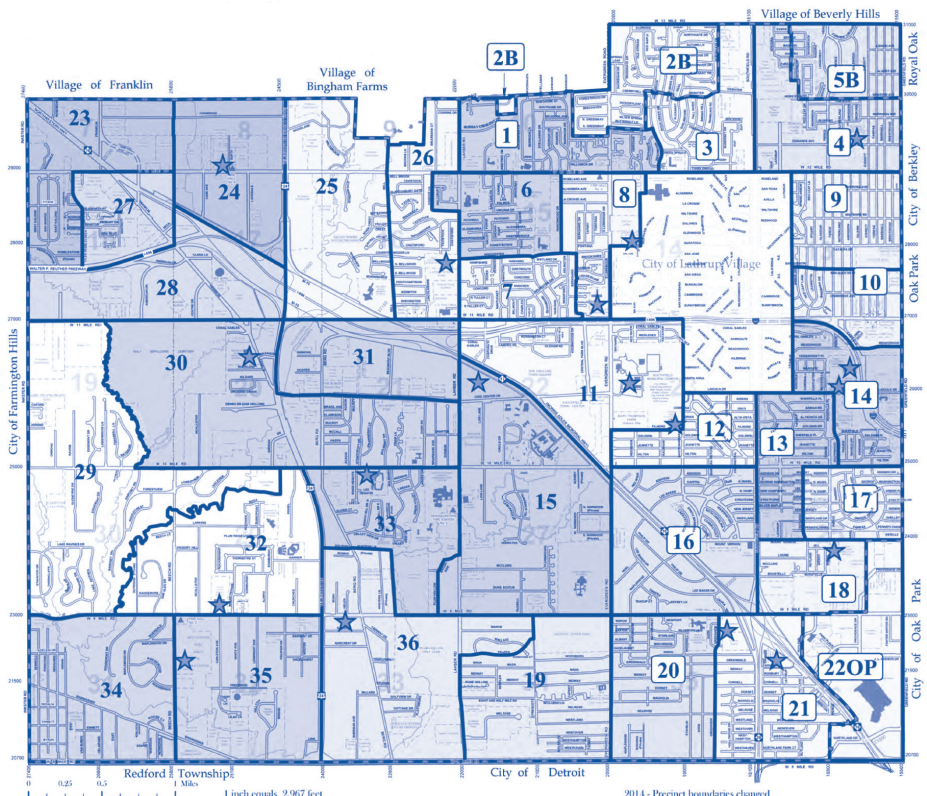
2021 Election Voter Precincts & Polling Locations

01	Birney Middle School 27225 Evergreen Road	10	Thompson School 16300 Lincoln Drive	19	New Hope Missionary Baptist Church 23455 W. Nine Mile Road	28	Christian Tabernacle Church 26555 Franklin Road
02	McIntyre School 19600 Saratoga	11	Adler School 19100 Filmore	20	St. George Romanian Orthodox Cathedral 18405 W. Nine Mile Road	29	Levey Middle School 25300 W. Nine Mile Road
03	McIntyre School 19600 Saratoga	12	Adler School 19100 Filmore	21	St. Johns Armenian Church 22001 Northwestern Hwy	30	Hope United Methodist Church 26275 Northwestern Hwy
04	Vandenberg School 16100 Edwards	13	Beth Yehudah (Schoenhals School) 16500 Lincoln Drive	22	St. Johns Armenian Church 22001 Northwestern Hwy	31	Hope United Methodist Church 26275 Northwestern Hwy
05	Vandenberg School 16100 Edwards	14	Beth Yehudah (Schoenhals School) 16500 Lincoln Drive	23	Regency Manor (Palace of Southfield) 25228 W. Twelve Mile Road	32	Levey Middle School 25300 W. Nine Mile Road
06	Birney Middle School 27225 Evergreen Road	15	Oakland Church of Christ 23333 W. Ten Mile Road	24	Regency Manor (Palace of Southfield) 25228 W. Twelve Mile Road	33	Oakland Church of Christ 23333 W. Ten Mile Road
07	City Hall 26000 Evergreen Road	16	St. George Romanian Orthodox Cathedral 18405 W. Nine Mile Road	25	Stevenson School 27777 Lahser Road	34	Beech Woods Recreation Center 22200 Beech Road
08	City Hall 26000 Evergreen Road	17	Southfield Education Center (SEC) (Kennedy School) 16299 Mt. Vernon	26	Stevenson School 27777 Lahser Road	35	Beech Woods Recreation Center 22200 Beech Road
09	Thompson School 16300 Lincoln Drive	18	Southfield Education Center (SEC) (Kennedy School) 16299 Mt. Vernon	27	Christian Tabernacle Church 26555 Franklin Road	36	New Hope Missionary Baptist Church 23455 W. Nine Mile Road

Election Day is Tuesday, November 2, 2021!

Polls will be open from 7 a.m. to 8 p.m. at all polling locations. The 2021 ballot will consist of voting for the Mayor, City Clerk, City Treasurer, and 4 seats on City Council.

Voters can request an absentee ballot at <https://mVIC.sos.state.mi.us/> and then complete the form and return to the City Clerk's Office. The Clerk's Office will be open Sat., Oct. 30 from 7am-3pm & Mon., Nov. 1 from 8 a.m. - 4 p.m. to accept and process Absent Voter requests. Absentee ballots issued on Nov. 1 must be completed on-site and cannot leave the building per State Election Law.



WHAT IS YOUR VISION

FOR OUR PARKS?

Make your voice heard
by participating in the
Community Survey
and **Open House!**

October 27, 2021
or
October 28, 2021
6:00PM-8:00PM

Southfield Pavilion
26000 Evergreen Road
Southfield, MI



The City of Southfield is currently updating the **Parks & Recreation Master Plan**, which will guide park improvements for the next five years.

Take the Community Survey



Complete online

publicinput.com/MySouthfieldParks



Scan the QR code with your phone



Pick up Survey

Beech Woods Rec Center
22200 Beech Rd.
Southfield, MI 48033

or

Parks & Recreation Office
26000 Evergreen
Southfield, MI 48076

Please follow city and state guidelines to prevent the spread of COVID-19 during in person meetings and stay home if you don't feel well.

www.cityofsouthfield.com/departments/parks-recreation



Southfield Goodfellows seeking donations for 2021 holiday giving season

The Southfield Goodfellows' annual drive to provide food, clothing, and gifts for low-income families in our community is facing a great challenge this year due to the COVID pandemic. In addition to the families that usually need our help, there are even more families whose hardships have been made worse. The pandemic has necessitated the cancellation of our newspaper drive, reducing our resources (funds, volunteers, and gift/toy donations).

This year (so that families and volunteers are safe), we will only be providing gift cards to low-income families. The Goodfellows will give donated gift cards to families (that were approved via their completed applications) by drive-thru pickup appointments.

Southfield Goodfellows is seeking only monetary donations to purchase gift cards for low-income families and senior citizens

that live in Southfield and Lathrup Village. The Goodfellows are asking individuals and organizations to donate by Friday, November 12, 2021.

The Southfield Goodfellows is an all-volunteer non-profit 501(c)(3) tax-exempt organization that provides assistance through the coordinated efforts of donors and volunteers. The group works in partnership with the Southfield Human Services Department to identify senior citizens and families with school-aged children who require assistance during the holiday season.

To make a monetary contribution, please donate on Southfield Goodfellows' secure website at www.southfieldgoodfellows.org or make a check or money order payable to Southfield Goodfellows and mail (early) to P. O. Box 2336, Southfield, MI 48037-2336. For questions, please leave a message on their 24-hour voicemail at (248) 788-5899.

Sign up for Southfield's free electronic newsletter and follow us on social media to stay connected

The City of Southfield offers the community a convenient and cost-effective way to stay apprised of the latest City news and events through the free Southfield eNews electronic newsletter.

Sign-up is free and easy right from the City's Web site. Simply log on the link below and enter your e-mail address in the field located in the upper right-hand corner of the homepage. From here you will verify your e-mail address and set your preferences. Registered users will

then begin receiving e-newsletters as they are released.

Residents can also stay connected to the City of Southfield through the City's many social media channels! Follow us on Twitter @Southfield_Gov and Instagram @city_of_southfield, Like us on Facebook at City of Southfield, Michigan USA and on LinkedIn at City of Southfield.

For more information, call Southfield Community Relations at (248) 796-5130.

2021 Southfield Photo Prize winner announced



2021 Southfield Photo Prize 1st Place winner Malkiyah Yisrael

The City of Southfield announced the winner of the 2021 Southfield Photo Prize at an awards reception on September 9 in City Council Chambers.

The City of Southfield sponsored the 5th annual Southfield Photo Prize competition and outdoor exhibition this summer to showcase the natural and architectural beauty throughout the city. Over 230 submissions were received and initially reviewed by the Total Living Commission which selected the top 25 photos that were eligible for public voting from June 18 – September 3. The Photo Prize finalists were enlarged and placed on public display at city hall and the parks & recreation building with online voting at www.cityofsouthfield.com.

The results were determined by the most overall online votes each finalist received. First place was awarded to Malkiyah Yisrael with over 650 votes for his photo of his grandson looking at a deer out the window. Second place was awarded to Moon Ho Kim for his photo of a sunset at Lawrence Technological University and Michael Beneson was awarded third place for his photo taken at Red Pole Park. The winning photographs and finalists will be featured in the City's 2022 calendar and other city marketing materials. The 2021 Southfield Photo Prize 1st place winner received a gift certificate and bag of Southfield swag and all finalists received their enlarged photos to keep.

2022 Southfield Photo Prize now open for submissions!

The City of Southfield is now seeking entries for the 6th annual Southfield Photo Prize! Entries must be an original digital color photograph of a Southfield landmark or other subject matter shot within the City of Southfield borders. Photographs with no obvious photo editing taken in any season or format are acceptable (color or b&w). Up to three submissions per person may be e-mailed as an attachment to PhotoContest@cityofsouthfield.com by Friday, May 20, 2022. For more information and full contest details, contact Community Relations at (248) 796-5130 or visit www.cityofsouthfield.com.

Get featured in the new *Southfielder Spotlight*

The City of Southfield is not only Michigan's premier business address, but also one of the metro area's most desirable residential communities. Southfield is home to more than 76,000 residents from a wide array of diverse backgrounds. Many very notable individuals reside within our city limits, from well-known professional athletes to successful business people, entertainers and artists. It is no surprise that so many interesting people from varied backgrounds call Southfield home, because let's face it – every Southfielder is unique!

Do you have a friend, family member or neighbor who has a compelling story or background to share? Do you know any fellow Southfielders that have a special skill, talent, hobby or other unique trait that would be of interest or inspiring to others? Are you that person? If so, please let us know for a new feature on the City's social media pages and official newsletter *Southfield Living*! We are looking for those interesting,

active and involved Southfielders who stand out in their civic or volunteer involvement or their unique skills or talents. Please send your suggested Southfielder spotlight submissions to mmanion@cityofsouthfield.com. Include your name and contact information as well as the name, contact information and a short description of the person you are nominating. Self-submissions are also welcome and encouraged. Let us know what they (or you) do or have done that is interesting or unique.

SOUTHFIELDER SPOTLIGHT



The City of Southfield will feature selected candidates on the City's website, social media and in future issues of *Southfield Living* city newsletter.

City of Southfield seeking submissions for 2021 Greg Kennedy Community Service Award

The City of Southfield has reintroduced the Greg Kennedy Community Service Award to honor members of the community who exemplify the characteristics of the late Greg Kennedy.

The Award was originally established in 1999 to honor the legacy of community activist Greg Kennedy by encouraging other residents to engage in public service. Greg Kennedy was one of Southfield's first residents and demonstrated his commitment to the City throughout his entire

lifetime. He established the City's first Southfield Homeowners Coalition and annually sent numerous low-income children to attend the Shriner's Circus. He visited senior homes in Southfield every week to help out, entertain and listen. He was an outspoken advocate for seniors and young people alike and was known for standing up for other people's rights. Since its inception, there have been only seven recipients of the award, including: Samuel P. Havis in 2000; Jacqueline Nelson in 2001; Muriel Zweigel in 2003; Jon

Adams in 2016; Roger Goolsby in 2017; Patricia Haynie in 2018; and Rosemerry Allen in 2019.

For more information, call Community Relations at (248) 796-5130 or visit www.cityofsouthfield.com.

Nominations for the 2021 Greg Kennedy Award are due by November 1. The complete award guidelines and nomination form are available online at www.cityofsouthfield.com or in print at City Hall.

Prepare your home for fall and winter

Fall is the time when you want to get your home and yard ready for the winter cold. Follow these easy steps, most of which you can do yourself, to help lower your utility bills and protect your property.

Home Preparation Steps

- Tune-up your furnace for optimal performance. Get your chimney, furnace and heating ducts inspected and winterize the A/C. Also, regularly replace furnace filters and check smoke and carbon monoxide detector batteries.
- Clean out gutters and downspouts, disconnect and drain all outside hoses. If possible, shut off outside water valves.
- Repair roof leaks and prune any tree branches that could become weighted down with ice or snow and fall on your house or your neighbor's house.
- Wrap water pipes in basement or crawl spaces with insulation sleeves to slow heat transfer and consider an insulated blanket for your hot water heater. If you have a fireplace, keep the flue closed when you're not using it.

Yard Preparation Steps

- Aerate your lawn if the soil is compacted or if thatch is a problem. Apply gypsum and fertilizer to improve soil.
- Plant flowering bulbs and dormant, deciduous trees and shrubs while your garden soil is still soft and pliable. Be sure to allow sufficient space to allow for spring growth.
- Cut the grass one more time to 2-3 inches in height, service your lawn mower and store for winter. Continue to rake fallen leaves and collect in approved paper yard waste bags or in a rigid container clearly marked 'Yard Waste.' **Yard waste in plastic bags will not be accepted! Yard waste will be collected on residents' regular garbage collection day through December 10.**

Don't veer for deer!

Each year, there are nearly 50,000 reported vehicle-deer crashes in Michigan. About 80 percent of these crashes occur on two-lane roads between dawn (5-8 a.m.) and dusk (6-10 p.m.).

Follow these safe driving tips when encountering deer on the road:

- Always wear a seatbelt;
- Be especially alert in areas where roads divide forestland and agricultural fields; and
- Be cautious if you see one deer; there may be others nearby

If a crash is unavoidable:

- Don't swerve out of your lane. Brake while securely gripping the steering wheel to bring the vehicle to a stop;
- Pull off the road, turn on your emergency flashers; and
- Do not touch the animal. A frightened and wounded deer can cause harm to you and itself.

Snow Removal Info

The City of Southfield recognizes that dealing with snow and ice covered roads is an inconvenience we all must face. Our road crews do their best to clear the roads as quickly and safely as possible.

We begin by plowing the major roads first, followed by Priority 2 roads (Collector streets) and potentially hazardous locations. Collector streets and potentially hazardous intersections and hills are plowed or salted as required at all storm depths after city major streets are completed followed by all local roads.

DRIVEWAYS & SNOW

Following are some steps that you can take when clearing your driveway to reduce the amount of snow that may get piled as the road is plowed:

- If possible, clean driveways and around mailboxes after we have finished plowing the roads.

If this is not possible . . .

- When clearing your driveway, place as much snow as possible in the direction of travel downstream on your side of the road.
- Clear an area upstream from your driveway opening to form a "pocket" for the snow from the road to go into. The result will be that more of the snow from the clearing of the road will go into the open "pocket" area and less will end up in the end of your driveway.

MAILBOX INFORMATION

Snow being discharged from the plow can damage or knock down your mailbox without having any contact from our equipment. It is the City's policy to consider replacing mailboxes only if they are hit by our equipment.

For more information, call Streets & Highway at (248) 796-4860.

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What's Happening in Southfield? FALL 2021 • WINTER 2022

October 22 - Boo at the Burgh, 4:30-8:30 p.m., (multiple timeslots), Burgh Historical Park
October 23 - Boo at the Burgh, 3-7 p.m., (multiple timeslots), Burgh Historical Park
October 30 - Household Hazardous Waste Day, 9 a.m.-2 p.m., RRRASOC
October 30 - Police Trunk or Treat, 1-4 p.m., Municipal Campus Police Courtyard
October 31 - Book & Boo, 1-5 p.m., (multiple timeslots) Bedford Woods Park
November 2 - General Election, polls open, 7 a.m.-8 p.m., various sites
November 11 - Veterans' Day, City Offices & Library closed
November 25 - Thanksgiving, City Offices & Library closed (No rubbish collection)
November 26 - City Offices & Library closed (Rubbish collection delayed one day)
November 29 - Southfield Goodfellows Newspaper Sale, visit www.southfieldgoodfellows.org
December 3 - Tree Lighting Ceremony, 6-9 p.m., Municipal Campus front lawn
December 10 - Yard waste collection ends (on your regular trash collection day)
December 23 - City Offices & Library closed
December 24 - Christmas Eve, City Offices & Library closed
December 30 - City Offices & Library closed
December 31 - New Year's Eve, City Offices & Library closed
January 17 - Dr. Martin Luther King, Jr. Day, City Offices & Library closed
February 21 - Presidents' Day, City Offices & Library closed
April 15 - Good Friday, City Offices & Library closed



Eyes on Southfield

TO REPORT CODE ISSUES OR VIOLATIONS

CALL (248) 796-3937

HOTLINE AVAILABLE 24/7

Southfield Code Enforcement Dept. will respond to most complaints within a 24-to 48-hour time period. For more information, visit online at www.cityofsouthfield.com/eos.

Stay connected to the City of Southfield! Sign-up for the City's electronic newsletter *Southfield eNews* at www.cityofsouthfield.com and follow us on social media!

