

CITY OF SOUTHFIELD MASTER PLAN UPDATE 2014 TRENDS

FIRST RING SUBURB OF DETROIT

- Southfield has an over abundance of big single family homes on large lots and luxury apartments that do not fit changing demographic needs and desires. Single family detached: 17,838 units; multi-family: 19,383 units; 2010 Am. Community Survey)
- Southfield's proximity to Detroit is hurting property values and market potential. Detroit has a dysfunctional public educational system, rising crime and poverty rates, shrinking employment opportunities, leadership challenges, and crushing governmental debt.
- Housing and mortgage crises: Housing values in the City have declined 52.27% from 2008. (SFD City Assessor)
- Southfield's residential values for the upcoming year are anticipated to decline 2.25%. Recent average sales price \$81,000. (14 sales, Jan. 14-25, 2013, Oakland Press).
- Southfield had one foreclosure for every 32 houses in 2011. The City was #1 in foreclosures (2008-2011) and was second only to the City of Pontiac for the preceding 7 years. (Oakland County Equalization)
- Total taxable values have decreased 50.02% since 2008-2009 (SFD City Assessor actual and projected values). 261 property tax appeals as of April 20, 2012.
- The IBM building (14 floors, 247,396 sq. ft.), located in the DDA, recently sold for \$300,000 or \$1.23 per sq. ft.
- "No community in Oakland Co. has been hit harder by recent economic conditions than the City of Southfield" (City Administrator)
- Shrinking household size: 3.46 (1960) vs. 2.22 (2010)
- Southfield has an increased number of Charter Schools (7 at last count).
- Southfield's homogenous land use pattern promotes auto dependency.
- Auto dominated pattern with major bisecting freeways impede walkability, diminish transportation efficiency, waste energy and promote social segregation.
- 8.4% shrinking population (2000: 78,286 vs. 2010: 71,739) *U. S. Census*
- Expand housing options (lofts, studios, townhomes, etc.) and available affordable housing.

Demographic Tsunami

- The traditional family unit (e.g. married husband, wife and 2-3 kids) are now a minority.
- Today a majority of households are people, young or old, living alone; couples or sets of unrelated individuals of various ethnicities, ages and tastes; growing numbers of elderly requiring less dwelling space but more living assistance, and single low-income parents struggling to support dependent children or perhaps a dependent adult. (*Shaping the City: Seeking a new template for truly smart growth*. By Roger K. Lewis, published April 22, 2011, The Washington Post)

- The majority of young adults and seniors prefer living in walkable neighborhoods and sustainably designed communities characterized by diverse land uses and a broad array of civic amenities. (*Shaping the City: Seeking a new template for truly smart growth*. By Roger K. Lewis, published April 22, 2011, The Washington Post)
- Aging Baby Boomers: These consumers were at their peak family size and peak income between 1990-2010. 77 % of demand for new housing construction was driven by this trend. (*The Great Senior Sell-Off Could Cause the Next Housing Crises*, by Emily Badger, published Mar. 5, 2013, The Atlantic Cities Place Matters)
- About 25% of new households prefer condos and urban townhomes. (*Shaping the City: Seeking a new template for truly smart growth*. By Roger K. Lewis, published April 22, 2011, The Washington Post)
- Minorities will become majorities by 2030, with lesser educational attainment, resulting in lesser overall income.
- By 2020, there will be around 35 million over 65 households in the U.S. Many seniors who would like to become renters will be trying to sell about 200,000 more owner-occupied homes than there will be new households entering the market to buy them. By 2030 that number could rise to 500 million. It is predicted that many of those seniors will simply give up the house and walk away. (*Shaping the City: Seeking a new template for truly smart growth*. By Roger K. Lewis, published April 22, 2011, The Washington Post)
- In 2010, 16.94% of Southfield's population was 65 and older. (US Census)
- In 2010, 82% of Americans lived in cities, by 2050 it will be 90% (Sustainable Cities, Siemens)

NEW ECONOMY

- In the old economy, industry located where major resources were located or near major transportation networks, including rivers or railroads. Workers migrated from rural areas to cities and industrial centers for jobs. Today, young professionals choose where they want to live first, and then find a job.
- In the new economy or the "knowledge economy", knowledge workers or the creative class contribute disproportionately to wealth creation. (*Bicycles and Economic Development*, by James A. Bacon, posted March 1, 2013, Bacon's Rebellion, Reinventing Virginia for the 21st Century)
- A region's ability to compete depends as much upon its ability to attract these young, educated and often-entrepreneurial workers as it does upon recruiting corporate investment. Indeed, corporations [e.g. Google's \$1.9B purchase in NYC] increasingly tend to locate in regions where they can access workers with valuable skill sets. (*Bicycles and Economic Development*, by James A. Bacon, posted March 1, 2013, Bacon's Rebellion, Reinventing Virginia for the 21st Century)
- Far fewer young professionals own cars, preferring to rely for mobility upon walking, biking and mass transit. Many won't consider living anywhere but a walkable, bikable

community. (*Bicycles and Economic Development*, by James A. Bacon, posted March 1, 2013, Bacon's Rebellion, Reinventing Virginia for the 21st Century)

- Attracting these young professionals requires "creating an image of a city and community that young people are attracted to." (*Bicycles and Economic Development*, by James A. Bacon, posted March 1, 2013, Bacon's Rebellion, Reinventing Virginia for the 21st Century)
- Many cities see sustainability as key to New Economy success. (*Resilient Infrastructures in Cities*, by Peter Newman, 2010 in Developing Living Cities: From Analysis to Action)

SMART GROWTH

- Transit-Oriented Development, walkability, higher densities, green building, place making.
- Recycle, Redevelop and Reuse: conserve what is valuable, including existing structures and neighborhoods.
- Foster Private and Public Partnerships.
- Encourage Mixed-use and Flexible Zoning
- Redevelopment Ready Communities: Ensure that rules governing the process of planning, regulation and development are clearly spelled out: that the process is transparent, and that all stakeholders, including residents, public officials, property owners, business interests, participate constructively in the process. (*Shaping the City: Seeking a new template for truly smart growth*. By Roger K. Lewis, published April 22, 2011, The Washington Post)
- Set high standards for Urban and Architectural Design: aesthetic, functional, economic, technological, and environmental. (*Shaping the City: Seeking a new template for truly smart growth*. By Roger K. Lewis, published April 22, 2011, The Washington Post).

CLIMATE CHANGE

- More asthma, allergies, heat strokes and flooding are expected due to climate change. Food and utility prices are rising. Cataclysmic storms are wiping out sprawling neighborhoods. Rising concentrations of carbon emissions in the atmosphere. Climate change puts the U.S. government at "high risk" of financial exposure. (*Why you should sweat Climate Change* by Wendy Koch, published March 1, 2013, USA Today Weekend)
- We can expect more extreme storm events and greater periods of drought, downpours, wildfires and heat waves. Average temperatures are rising. Heat related deaths are expected to increase. More freeze-thaw events, which will lead to more road repairs. Sea levels are rising and will effect coastal cities (e.g. Super-storm Sandy)

ACTIVE LIVING

- Researchers found that people living in [communities] marked by sprawling development were less likely to walk, weighed more, and were more likely to have high blood pressure. (*Relationship between Urban Sprawl and Physical Activity, Obesity, and Morbidity* Ewing et al., 2003)
- Approximately 17% of children & adolescents aged 2-19 years of age are obese. (CDC)
- Since 1980, obesity prevalence among children & adolescents has almost tripled (CDC)
- More than one-third (31.3% MI; 35.7% U.S.) of U.S. adults are obese. (CDC).
- Obesity related conditions include heart disease, stroke, type 2 diabetes & certain types of cancer, some of the leading causes of preventable death (CDC).
- “If you plan cities for cars and traffic, you get cars and traffic. If you plan for people and places, you get people and places.” (Fred Kent, founder and president of Project for Public Spaces)
- Active living environments are places where all people are able and inspired to use their feet to get them places. They are places where people of all ages, incomes and abilities can walk and bike-both for recreation and transportation. (Michigan Governor’s Council on Physical Fitness, Health and Sports)
- Active living is a way of life that integrates physical activity into daily routines. The goal is to accumulate at least 30 minutes of [heart healthy] activity each day. Individuals may achieve this by walking or biking for transportation, exercise or pleasure; playing in the park; working in the yard; taking the stairs; and using recreation facilities. (*A Primer on Active Living by Design*, Robert Wood Johnson Foundation, 2004)
- School-Aged children and adolescents should get at least 60 minutes of moderately to vigorously intense physical activity every day (CDC, 2006)
- 25 percent of all trips are made within a mile of the home, 40 percent of all trips are within two miles of the home, and 50 percent of the working population commutes five miles or less to work. Yet more than 82 percent of trips five miles or less are made by personal motor vehicle (Nationwide Personal Transportation Survey)
- Automobile-oriented, pedestrian-unfriendly roads and neighborhoods also contribute to the 78,000 injuries and almost 5,000 deaths suffered by pedestrians in this country each year. (Ernst M. McCann B., *Mean Streets 2002*, Washington: Surface Transportation Policy Project, 2002)

PLACEMAKING

- “To create and maintain a vibrant, 24/7, pedestrian friendly mixed-use environment” (Southfield City Centre)
- Pathways not only connect places, but people too.
- Safe streets and neighborhoods was the most highly rated attribute when choosing a place to live. “Walkable streets”, “affordable living” and “safe streets” appeared on the

top ten list for all three types of cities (downtowns, suburbs, and small town/rural).
(Cool Cities Initiative, MEDC, 2004)

- Vibrancy is people. You know that you're in a great place when you're surrounded by all different sorts of people, but still feel like you belong. Before you have *places of belonging*, you must feel you *belong*. (*Placemaking: Share Focus on Place Builds Vibrant Destinations*, Project for Public Spaces, published March 5, 2013, Sustainable Cities Collective)
- The softer side of place-social offerings, openness, and aesthetics-that really seem to drive peoples' attachment to their place. Places are the intersection and overlapping of multiple or many diverse groups. (*Placemaking: Share Focus on Place Builds Vibrant Destinations*, Project for Public Spaces, published March 5, 2013, Sustainable Cities Collective)
- Placemaking is a vital part of economic development. (*Placemaking: Share Focus on Place Builds Vibrant Destinations*, Project for Public Spaces, published March 5, 2013, Sustainable Cities Collective)
- There is greater public awareness of the importance of public space, and the role of public art in creating great places. The end result should be a space that's flexible enough to make room for many different communities, and encourage connections between them. (*Placemaking: Share Focus on Place Builds Vibrant Destinations*, Project for Public Spaces, published March 5, 2013, Sustainable Cities Collective)
- One goal is to foster the creativity of people who are already living in a given place. (*Placemaking: Share Focus on Place Builds Vibrant Destinations*, Project for Public Spaces, published March 5, 2013, Sustainable Cities Collective)
- Better communication between the people who share rapidly-changing neighborhoods is vital to the future success of our cities. We do not work for better public spaces so that people will have somewhere to sit and eat gelato; we do it so that they will have somewhere to sit and talk with their neighbors. (*Placemaking: Share Focus on Place Builds Vibrant Destinations*, Project for Public Spaces, published March 5, 2013, Sustainable Cities Collective)
- Great places, which locals cherish and out-of-towners come to visit, have many common elements, including a mix of residential, commercial and retail uses, walkable streets, cool public areas, and increasingly, bicycle access. (*Bicycles and Economic Development*, by James A. Bacon, posted March 1, 2013, Bacon's Rebellion, Reinventing Virginia for the 21st Century)
- Sustainability and place are intertwined. . (*Nature in Cities: The Nature Imperative and the Restoration of Place*, by John Warbach, Ph.D., PZN Feb. 2013)

ESSANCE OF SUSTAINABILITY

- "Look and listen for the welfare of the whole people and have always in view not only the present but also the coming generations, even those whose faces are yet beneath the surface of the ground-the unborn of the future Nation"- The Constitution of the Iroquois Nation, The Great Binding Law, GAYANASHAGOWA.

- The legs of the sustainability stool most often mentioned are: social equity, environment and economy, or sometimes listed as people, planet and profit. Recently, the concept of culture as a fourth leg has been circulating. (*Nature in Cities: The Nature Imperative and the Restoration of Place*, by John Warbach, Ph.D., PZN Feb. 2013)
- Genuine (fiscal as well as environmental) sustainability hinges on teachers not living far from doctors and janitors not living far from cops and college professors not living far from machinists. (*Essence of Sustainability*, by Charles Buki, published March 1, 2013, Planetizen)
- Economic diversity is vital, including a strong middle class.
- An abundance of great places makes a region a fun place to live- and more economically competitive. (*Bicycles and Economic Development*, by James A. Bacon, posted March 1, 2013, Bacon's Rebellion, Reinventing Virginia for the 21st Century)
- The nature imperative is the innate drive humans have to be in contact with natural elements, such as plants, water, the soil, the land and non-human animals. (*Nature in Cities: The Nature Imperative and the Restoration of Place*, by John Warbach, Ph.D., PZN Feb. 2013)
- Probably most of us do not realize how central nature is not only to our physical well-being, but also how connected we are to nature for our psychological well-being. (*Nature in Cities: The Nature Imperative and the Restoration of Place*, by John Warbach, Ph.D., PZN Feb. 2013)
- Efforts at "greening cities", and evolving places and economies that are sustainable and in tune with natural systems hold great promise for more satisfying living for people, but also may help limit disastrous consequences of trying to work in opposition to natural systems and cycles of the planet. (*Nature in Cities: The Nature Imperative and the Restoration of Place*, by John Warbach, Ph.D., PZN Feb. 2013)
- Intelligent traffic solutions, green buildings, water management, and smart grid infrastructure are just a few of the technologies helping to steer today's urbanization toward sustainability. (Sustainable Cities, Siemens)
- Buildings account for 40% of worldwide energy consumption & about 21% of all greenhouse gas emissions. 40% energy savings can be realized through intelligent building automation. (Sustainable Cities, Siemens)
- The World Health Organization (WHO) attributes more than one million deaths per year to urban outdoor air pollution. (WHO)

FOOD SYSTEMS

- An approach to agriculture that considers soil health, water quality, transport distance, and available energy as well as the health of students in our schools, would more closely match all the parts of an agricultural ecological system, integrate them into decision making, and teach a higher level of problem solving. (*Nature in Cities: The Nature Imperative and the Restoration of Place*, by John Warbach, Ph.D., PZN Feb. 2013)
- Expand and increase innovative methods to bring healthy foods to underserved areas as well as strategies to encourage their consumption (*Regional Food Systems: Overview*

and Opportunities, by Laura Goddeeris, Kathryn Colasanti, & Liz Gensler, PZN, January 2013)

- Improve school food environments and reduce school sales of low-nutrient, high-sugar, high-fat and calorie-dense foods through snack and vending machines or competitive food sales. (*Regional Food Systems: Overview and Opportunities*, by Laura Goddeeris, Kathryn Colasanti, & Liz Gensler, PZN, January 2013)
- Maximize use of current public benefit programs for vulnerable populations, especially children and seniors, and link them with strategies for healthy food access. (*Regional Food Systems: Overview and Opportunities*, by Laura Goddeeris, Kathryn Colasanti, & Liz Gensler, PZN, January 2013)
- Provide outreach, training and technical assistance to launch new grocery stores and improve existing stores to better serve underserved people in the City. (*Regional Food Systems: Overview and Opportunities*, by Laura Goddeeris, Kathryn Colasanti, & Liz Gensler, PZN, January 2013)