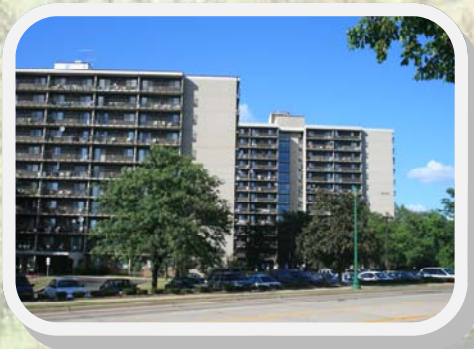



Valley Woods Senior Campus Community Revitalization Plan



Southfield
the center of it all™

ADOPTED 5/19/14

An aerial photograph of a campus, likely a university or college, showing a mix of green trees and white buildings. The image is slightly faded to allow the text to be the primary focus.

**Valley Woods
Senior Campus
Community
Revitalization Plan**

**ADOPTED
MAY 19, 2014**

CITY OF SOUTHFIELD
RESOLUTION OF ADOPTION

RESOLVED: That the Amendment to the Comprehensive Master Plan (MP-03) to include the Valley Woods Community Revitalization Plan supplement, Draft dated May 5, 2014, as amended, 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. The amendment, 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. The Valley Woods Community Revitalization Plan supplement will serve to guide and coordinate decisions for the future needs of Southfield seniors including active living, housing options, senior services and a senior center.
3. The Valley Woods Community Revitalization Plan supplement will provide an additional tool in the City's redevelopment tool box.

AYES: Fracassi, Frasier, Jordan, Lantz, Moss, Seymour, Siver
NAYES: None
ABSENT: None
ABSTAIN: None

The resolution was adopted.

I, Mary Steflja, the duly appointed 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, May 19, 2014, in the Council Chambers of the Municipal Building, 26000 Evergreen Road, Southfield, Michigan.

Dated: May 22, 2014



Mary Steflja, Deputy City Clerk

Valley Woods Senior Campus Community Revitalization Plan

ACKNOWLEDGEMENTS

The Honorable Brenda L. Lawrence, Mayor
Sylvia Jordan, Council President
Donald F. Fracassi, Council President Pro Tem
Myron A. Frasier, Councilman
Sidney Lantz, Councilman
Jeremy Moss, Councilman
Joan Seymour, Councilwoman
Kenson J. Siver, Councilman
Nancy L. M. Banks, City Clerk
Irv M. Lowenberg, City Treasurer

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Valley Woods Senior Campus Community Revitalization Plan

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Valley Woods Senior Campus Community Revitalization Plan

Introduction

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)

As a first ring suburb of Detroit, the City of Southfield has an overabundance of big single family homes on large lots and luxury apartments (Single family detached: 17,838 units; multi-family: 19,383 units) that do not fit changing demographic needs and desires. (2010 Am. Community Survey)

Southfield's proximity to Detroit is hurting property values and market potential: Detroit has a dysfunctional public educational system, above average crime rates and poverty rates, shrinking employment opportunities, leadership challenges, and crushing governmental debt.

According to the Southfield City Assessor, housing values in the City of Southfield have declined 54.69% from 2008. Moreover, total taxable values in Southfield have decreased 36.32% since 2008-2009 (SFD City Assessor actual and projected values) and Southfield had 189 property tax appeals as of Dec. 9, 2013.

Southfield had one foreclosure for every 32 houses in 2011. The City of Southfield was #1 in foreclosures (2008-2011) and was second only to the City of Pontiac for the preceding 7 years (Oakland County Equalization). These grim numbers prompted the City Administrator to exclaim: "No community in Oakland County has been hit harder by recent economic conditions than the City of Southfield".

The City will also be challenged with national demographic shifts. Aging Baby Boomers 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).

The traditional family unit (e.g. married husband & wife with 2-3 kids) is now a minority in America. 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). Moreover, 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).

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).

Background

Age: The age distribution of the City’s residents has been slowly changing (see Figure 1-1). The aging of the baby-boomer generation greatly impacts the community’s age distribution over time. This effect is seen by the increases in the 35-64 age bracket. The share of residents in the 35-64 age group is forecasted to decline significantly as the baby boomer generation advances into the 65+ group. The result of this expected shift is a population that will be more equally distributed across the age categories.

Southfield already has a higher proportion of residents in the 65+ age group than Oakland County, metro Detroit, and the State of Michigan, as seen in Table 1-2. This number will only increase with time, and although this age bracket generally requires costly public services and other related care, seniors provide a community with a stable income, albeit reduced, from monthly social security payments and pensions not subject to employment variations of the regular economy. As this growth occurs, the City must adapt by providing services and housing options to meet their changing needs.

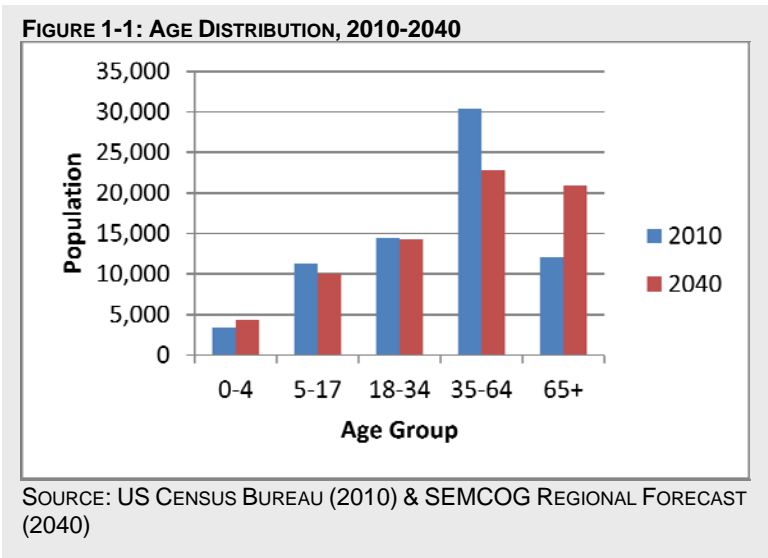


TABLE 1-2: RETIREMENT POPULATION, 2010 (AGES 65+)

COMMUNITY	%
SOUTHFIELD	16.7%
OAKLAND COUNTY	13.2%
METRO DETROIT	13.4%
MICHIGAN	13.8%

SOURCE: US CENSUS BUREAU

The average household size in the City of Southfield has continued to shrink: 3.46 (1960) vs. 2.22 (2010).

Senior Housing: Providing appropriate senior housing options is increasingly important as the general population ages. Fewer financial resources are available to older residents, and so they need affordable options that are safe, attractive and stimulating. Many seniors live in established neighborhoods, and some find their financial resources strained over time, leaving them to struggle to maintain their homes, or even worse, to heat them or pay their mortgage at all. Other seniors choose to live in multiple-unit complexes or in assisted living facilities. According to the City of

Southfield Comprehensive Master Plan (adopted April 2009), the city should ensure local ordinances provide for the retention and development of a variety of housing options, including:

- Independent living options include ranch-style, single-family detached or attached units that are small in size and low in purchase price and maintenance costs. Often these developments offer community amenities, such as walking trails or fitness centers, which support the active lifestyle of early retirees.
- Apartment style units are also desired for the independence they offer, but are even more affordable. In this setting, residents are often closer to local shopping and services, which can be especially helpful to residents with mobility issues or those who no longer drive.
- Assisted living is similar to apartment style units, but they maintain on-site services for residents, including medical assistance, food service, housekeeping, recreation and sometimes even limited retail or bank services. In many ways, these developments provide a community within itself where residents are active, but prefer some assistance due to health reasons or when family members live far away.
- Institutional options are also important in the later stages of life. Most residents needing full-time care prefer not to move far distances, as this can cause mental stress and trauma. Allowing residents to stay in their home community is important when the decision is made to move to an institutional facility

1) Description of the Significance of Proposed Project

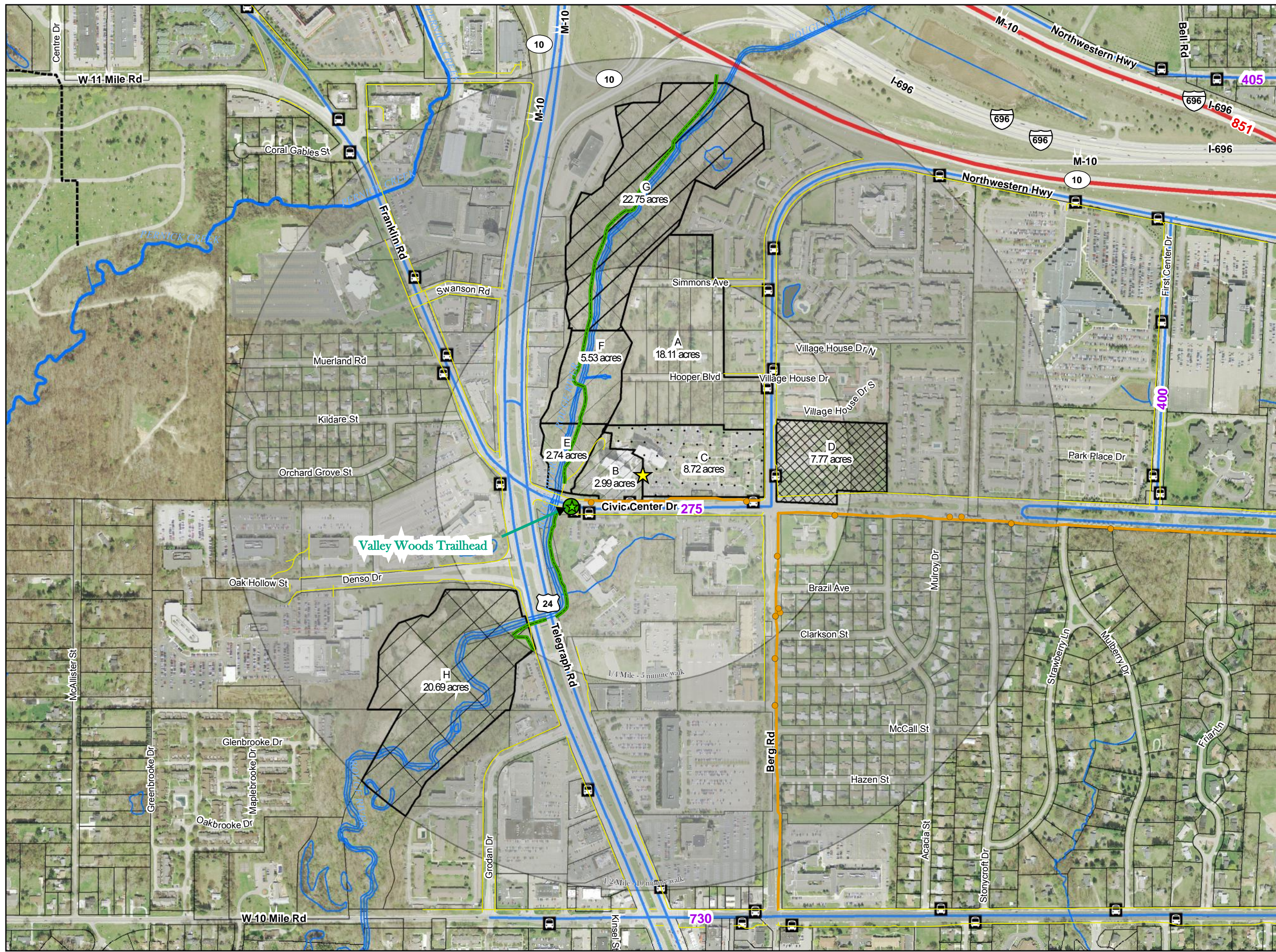
The entire project area encompasses approximately 90 acres, including the following sub-areas:

A) Valley Woods Senior Campus (18.11 acres):

While the City has senior housing and services scattered throughout, there is a direct need for a specific neighborhood or campus for seniors of all ages and incomes to locate and “age in place”. This plan provides for such a neighborhood – the Valley Woods Senior Campus.

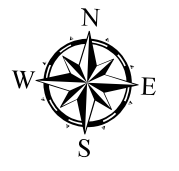
Since 1988, the City of Southfield and the Southfield Nonprofit Housing Corporation have been buying parcels of land to the north of Civic Center Drive and west of Berg Road (immediately north of the McDonnell Tower and River Park Place Apartment complexes) for the purpose of establishing such a senior campus. The planned campus would cover a total of approximately 30 acres (exclusive of natural areas and the Burgh), and include the existing senior developments to the south - McDonnell Tower and River Park Place - as well as planned development (see Map A, below).

The idea for the campus was born out of the more immediate need for a new Southfield Senior Center. The current – and only – senior center in Southfield is located within the McDonnell Tower apartment complex on Civic Center Road. The existing 10,000 square foot complex offers limited space for senior activities, and has long been criticized by seniors that they do not feel comfortable utilizing the current space since the perception is that it is private property being a part of McDonnell Tower. There have consistently been complaints of insufficient parking as well at the current site.



- Bike Path Signs
- Sidewalk
- Bike Path
- Valley Woods Trail
- Bus Stops
- SMART - Fixed Routes
- SMART - Park & Ride
- A - Future Senior Housing & Senior Center
- B - McDonnell Tower
- C - River Park Place
- D - Burgh Historical Park
- E - Valley Woods Nature Preserve 1
- F - Valley Woods Nature Preserve 2
- G - Valley Woods Nature Preserve 3
- H - Valley Woods Wetlands Restoration
- Open
- - - Enclosed
- - - Assumed
- 1/4 Mile Buffer (5 min. walk)
- 1/2 Mile Buffer (10 min walk)
- Tax Parcels

Map A: Valley Woods Senior Campus Community Revitalization Plan



1 inch = 600 feet



The centerpiece of the campus will be the new Southfield Senior Center – a planned 30,000 square foot complex with primary access from Civic Center Drive via a boulevard running through the River Park Place apartment development. Secondary access will be via Berg Road. Residents of the campus will have access to walking paths, the Valley Woods Trail, the Burgh Historical Park as well as public transportation via the SMART bus stops (along Civic Center Drive and Berg Road) and the TOSS program.

The Valley Woods Senior Campus will offer a number of housing options including independent with no services, independent/congregate with services, assisted living, and assisted living memory care. The campus will also target a minimum of 40% of the total units to affordable housing for seniors earning less than 60% of area median income, and a minimum of 5% of the total units to barrier free to service seniors and persons with disabilities. Housing will be offered in the form of high-rise, midrise and quad senior developments in a peaceful and scenic setting immediately adjacent to the Valley Woods Nature Preserve. A small mixed use development is also planned to provide campus residents with basic services. McDonnell Tower Apartments and River Park Place Apartments – comprising 344 units of affordable senior housing – will serve as the “anchor developments” for this campus.

- B) **McDonnell Tower Apartments (5.73 acres)** is an existing 162-unit, senior housing complex comprised of one 12-story building located on approximately 5.7 acres in the City of Southfield, and built in 1975. There are 154 one-bedroom units and eight two-bedroom units.
- C) **River Park Place Apartments (8.72 acres)** is an existing 245-unit, combined senior and family housing complex comprised of one 12-story senior building and eight family townhouse buildings located on approximately 8.7 acres in the City of Southfield. River Park Place was built in 1978.
The senior building is comprised of 182 units including 170 one-bedroom units and 12 two-bedroom units. The family townhouse building are comprised of 62 total units including 22 one-bedroom units, 32 two-bedroom units and 8 three-bedroom units.
- D) **Burgh Historical Park (7.75 acres):**
The Burgh Historical Park is the original center of Southfield’s Village Center and features a restored historical town hall, fire hall, 1854 Methodist Church, and other historic homes of Southfield, some of which have been relocated to the site. “The Burgh” remains popular for weddings, concerts, and special events. In the past 5 years many of the historical buildings, such as the Simmons House, have received needed maintenance and restoration. The Parks House remains empty and is in need of full restoration and re-purposing. Extensive wedding bookings on the site indicate that restoring the house for use to support weddings and corporate events could be supported. The site also is in need of outdoor covered pavilion for picnics and receptions. Finally, only about a third of the site is currently developed. The master plan (See Appendix) for the property extends the gardens, walks and site furnishings eastward, expanded parking and waste enclosure. This would increase the use of the site as a community destination and capacity for larger events.

E) Valley Woods Nature Preserve F & G (28.28 acres) & Valley Woods Trail:

Valley Woods Nature Preserve is one of Southfield's most significant properties, a 126-acre linear green way spanning two miles of the main branch of the Rouge River (one of Southfield's only water features). The preserve is located adjacent to the subject property along the length of its western boundary. A linear park, the first phase of trail development along the Rouge River was completed in 1995. Plans call for the extension of the trail system along the banks of the Rouge River from Ten mile to Twelve Mile. This would provide a unique setting for recreation and enjoyment of one of Southfield's only water courses. Trail improvements and an interpretive signage program would increase visitation to the park. A proposed canoe drop at Twelve Mile and with pick-ups at Civic Center, Ten Mile and again at Eight Mile Roads would provide unique recreational opportunity in the City on a seasonal basis when water levels are high. Channel improvements for canoe and kayak navigation should be investigated along with improvements for fish habitat to improve water quality and fishing opportunities for Southfield residents. In 2011, a new trail head (see below) was installed on the north side of Civic Center Drive, east of Telegraph Road, which will improve pedestrian access to the corridor and remove an open storm water outfall into the river.

Acquisition of privately owned parcels within the floodplain and valley walls would help to preserve the river corridor, protecting natural resources and water quality. Future acquisition of flood plain and valley walls along the river corridor, including south of Ten Mile Road, would extend the corridor to protect and enhance critical natural resources. Other river corridor improvement projects, as identified in the Rouge Green Corridor Management Plan, for control of erosion and invasive species should be implemented when funds are available.

Valley Woods Storm Water and Trailhead Improvement: \$200,000 includes grant funding

In recent years, the City completed two major investments in environmental quality of the Valley Woods Nature Preserve. The first project was a new storm water structure and trailhead at Civic Center Drive at the southwest corner of the property. The second project was the Valley Woods Wetlands Restoration Project which is located within ½ mile of the subject property and is described in further detail within this plan.

The purpose of this project was to create an attractive and functional storm water structure as a component of a new park entrance for Valley Woods Nature Preserve at Civic Center Drive east of Telegraph Road. Valley Woods Nature Preserve is a 126-acre linear park along the Main Branch of the Rouge River between Ten Mile and Twelve Mile Roads. The proposed project improved storm water quality and conveyance from surface streets and provided a safe and aesthetic access point to the Valley Woods Nature Preserve.

The existing open concrete channel adjacent to the overpass of Civic Center Drive was inadequately sized and ran straight down the earthen embankment to a small culvert under a walkway, directly into the river. During frequent storm events the channel overflows onto the adjacent steep slope and floods the pedestrian walkway at the toe. It caused continual erosion problems to the embankment, undermined and damaged the walkway, and contributed to pollution, erosion and sedimentation within the stream channel. Conditions

at this location did not provide pedestrian access to the river trail from the north sidewalk of Civic Center Drive.

Existence of the recreational amenity was not apparent to the public at street level without prior knowledge resulting in low levels of park visitation. Visitors had to walk down a steep incline in order to access the river, further contributing to erosion of the embankment. The project removed and replaced the concrete drain with a visually attractive drainage feature and incorporated a public entranceway for an existing river trail. The design integrated native plantings and innovative water conveyance methods. It improved aesthetics, water quality, public safety, and promotes the public use and enjoyment of the river corridor. The new discharge structure was designed to prevent storm water from further damaging the walkway and river bank while mitigating an unsafe condition and creating a new public access point to the river.



Pre-existing conditions



Completed Storm Water Features



Interpretive Signage



Valley Woods Wetland Restoration project: \$320,000 including grant funds

The site features a large wetland adjacent to the river corridor in a densely developed area of Southfield, bounded by corporate offices to the north and west, Telegraph Road on the east and multifamily residential development to the south. Prior to project implementation the existing wetland was not functioning and in need of corrective measures to restore the plant diversity and hydrology. This project restored the riparian corridor, wetlands and upland habitat while also improving stormwater quality and conveyance. This resulted in the creation and protection of 10 acres of river flood plain wetlands.

A large existing wetland was a mixture of forested and emergent areas with limited open water. The wetland was transversed by ditches that drained the surface soil horizon, preventing the wetland from retaining and filtering storm water and providing poor quality wildlife habitat. The vegetation was dominated by phragmites and reed canary grass. Restoration efforts incorporated multiple management tools to manage invasive species, liberate the native seed bank, and restore the hydrologic function of the wetland. This was achieved through the following activities:

- The phragmite communities were chemically treated and partially excavated.
- The open wetland area was burned and re-vegetated with a diversity of native plant species.
- Ditches in the south west area of the site were filled and their outlets were stabilized with riprap.
- Segments of a storm water outfall ditch in the northeast area of the site were filled to slow erosive storm water velocities.
- Two storm water outfalls were addressed to slow velocities and filter storm water run-off from road surfaces.



Removal of Phragmites



Prescribed Burn



Channel Modification



Completed Wetland Restoration

Other accessory and related facilities include:

Pedestrian Pathways

“Walkable Communities—those where it is easy and safe to get around by foot—have become popular travel destinations and sought-after places to live and work. . . They provide attractive sidewalks or paths designated for walking. Second, they prioritize the needs of pedestrians and make walking, bicycling, and using public transportation not only possible but also enticing and safe. Finally, places where people need to be are located within easy walking distance from one another.”

- Design Guidelines for Active Michigan Communities, 2006

An existing 8 ft. wide Class 1 safety path/bike route is located adjacent to the project area:

- North side of Civic Center Drive, west of Berg Road
- South side of Civic Center Drive, east of Berg Road
- East side of Berg Road, south of Civic Center Drive

Five foot wide concrete sidewalks exist:

- West side of Berg Road
- North side of Civic Center Drive, East of Berg Road
- South side of Civic Center Drive, West of Berg Road

Pedestrian Trail:

- Adjacent to the Rouge River (Valley Woods Trail)

According to the City of Southfield’s Non-Motorized Pathway & Public Transit Plan (adopted 3/19/2012), Civic Center Drive is designated a “Bike/Pedestrian Focus Corridor”. In addition, the Rouge River Corridor has been identified as a “Neighborhood Connector Route.”

A “Bike/Pedestrian Focus Corridor” is characterized as utilizing traffic calming measures to improve aesthetics and encourage non-motorized path users. pedestrian and bike focused corridors typically include bike lanes and sidewalks, crossing islands, planted medians, and street trees. Generally, reducing the number of automobile lanes and making the lanes narrower will help to minimize the speed differential between motorists and bicyclists.

Transit Service

Transit propensity is the likelihood of a bus stop to attract riders based on the characteristics of the residents in the vicinity (typically within a ½ mile walk to a bus route).

Transit propensity is identified by using demographic variables to determine the potential for persons living and working in areas adjacent to existing bus routes to use public transit services.

A total of five demographic variables are typically selected for determining transit propensity, bus stop locations and proposed bus routing:

- Density of persons (population density or persons per acre)
- Density of occupied housing units with either 0 or 1 vehicle (housing units per acre)
- Density of seniors (persons per acre)
- Density of persons with mobility restrictions (persons per acre)
- Density of households at or below the poverty level (households per acre)

Table 1.3: Southfield Demographic Statistics

	Number	Percent
Total Population*	71,739	100%
Population Age 65 and Older	12,151	16.94%
Disabled Population	11,953	16.66%
Total Households	31,383	100%
Households with 0 or 1 Car	18,017	57.41%
Families Below Poverty Level	3,817	12.16%

Source: United States Census Bureau, 2010

The Suburban Mobility Authority for Regional Transportation (SMART): was established through Public Act (P.A.) 204 as the only regional authority for public transportation in southeast Michigan. In FY 2010 SMART’s annual ridership was approximately 12.2 million with a service area of more than 1,200 square miles.

SMART currently provides two fixed routes adjacent to the project area:

- *400 Southfield/Orchard Ridge:* Community fixed route from Northland Center, Southfield to OCC Orchard Ridge Campus, Farmington Hills.
- *275 Telegraph:* Crosstown fixed Route (operating between suburbs and connecting to main corridor routes) from Southland Center, Southgate to Woodward Ave., Pontiac.

There are several existing bus stops located immediately adjacent to the project area (See Map A).

TOSS (Transportation of Southfield Seniors):

Established in 1987 and managed by the City of Southfield Parks and Recreation department, TOSS is a program that improves accessibility to the seniors in the City of Southfield by offering transportation to local doctor’s appointments, grocery stores, banking facilities and other personal appointments as needed within the City. It allows Southfield seniors that do not have their own vehicles or transportation to live independently in their home or apartment. Nine vehicles (including a bus, cars, and vans) comprise the TOSS fleet. Of the nine, seven existing vehicles can accommodate wheelchairs. All TOSS drivers have CDL’s (Commercial Drivers Licenses) and CPR & First Aid certificates.



TOSS vehicle provided by SMART.

Currently, three vehicles are on the road daily (120 hours per week) for TOSS transportation to doctor’s appointments and dialysis. TOSS also offers transportation to banking facilities in the community every Wednesday. In addition, there are 20 hours a week on average dedicated for grocery shopping, dining-out programs and special group requests. TOSS service hours are Mondays through Fridays from 8:00 AM until 4:00 PM. Specialized services are also provided after 4:00 PM and on weekends. TOSS asks that riders make reservations 2 weeks in advance but take reservations as early as 4 weeks in advance. However, the organization strives to also accommodate riders needing service on short-notice.

TOSS provides regular and specialized services to residents of Southfield of all age groups, from children to seniors and persons with disabilities, as well as to persons with disabilities that attend Parks and Recreation Department programs. Regular transportation services to and from medical facilities within the geographical area bounded by Fourteen Mile on the north, Eight Mile on the south, Coolidge to the east and Middlebelt to the west. A donation of \$5.00 per round trip is suggested. In addition to medical-related transportation, TOSS also provides service to local grocery stores for McDonnell Towers and Woodridge apartment residents, as well as for the Chaldean Ladies of Charity, for a charge of \$2.00 per person round trip. Service is also available for Southfield Public Schools, special interest groups, Southfield Optimist Club, and the City (for special event shuttle services), with charges on a sliding scale depending on the vehicle they use and the hours used by the driver. Fees vary from \$2.00-\$5.00 per person.

TOSS’s average cost per rider (round trip) is \$19.00 considering fuel, wages, insurance, etc., but the average donation per rider (round trip) equates to about \$1.50. Funding for TOSS is provided by SMART, Community Development Block Grant (CDBG) funds, Providence Hospital, Beaumont Hospital, Comerica Bank and ridership donations. Funding from SMART was reduced 20% in 2011.

Approximately 2,000 riders take advantage of regular TOSS services annually. However, ridership totals about 12,220 people annually considering all TOSS transportation programs. THE CITY of Southfield, estimates that at least 120 people utilize TOSS regularly.

Taxi Services:

Numerous private taxi companies exist in the City of Southfield. Service is generally “call ahead”, although taxis can sometimes be seen and flagged down for ridership. Taxi companies are commonly headquartered in the City or nearby cities, so drivers are usually familiar with the area. In addition to taxi service, limousine and luxury coach companies also serve the City.



2) Summary of how the project contributes to and fits within the overall goals and strategies for redevelopment

The scope of the project includes an integrated senior community, which promotes healthy living in a “livable community”. A livable community is a place where all residents can live and participate in their community, no matter what their age, health, or physical ability (AARP). According to AARP, for Americans 50+, a livable community has:

- Affordable and appropriate housing,
- A variety of transportation and mobility options, and
- Supportive community features and services.

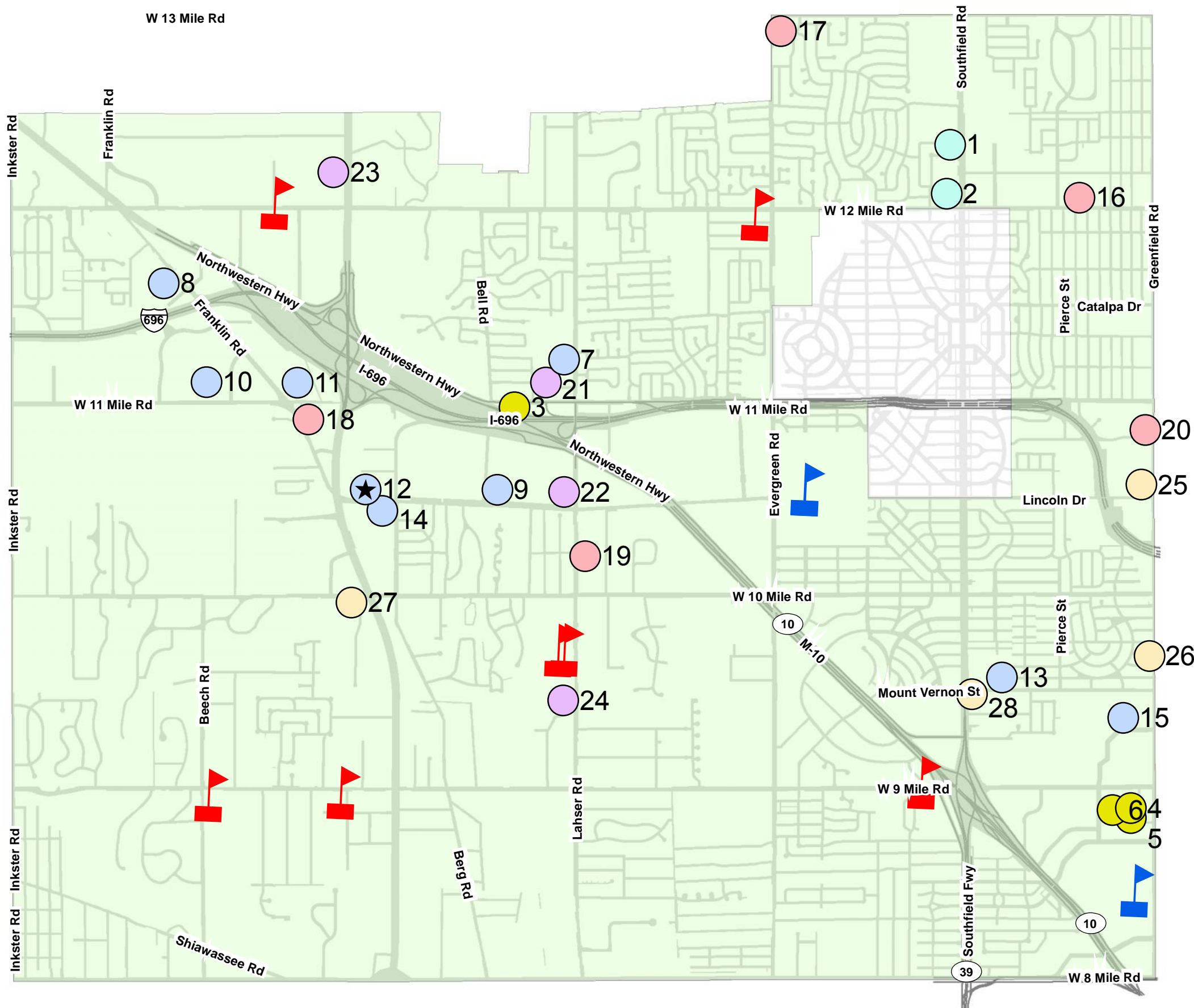
Together, they make personal independence and continued participation in the community’s civic and social life possible (See Maps B & C).

Transit-Oriented Development (TOD):



There are opportunities within the City at several locations to make corridors and development areas more transit friendly by adopting Transit-Oriented Development (TOD) standards for development. Future growth and redevelopment of commercial employment centers within the City should strongly consider the inclusion of a mixture of residential, commercial, and institutional uses designed to promote convenient non-motorized access to transit facilities and between residential, retail, and office uses.

TOD strategies support the City’s goal to create a more livable and walkable community. TOD and transit-oriented corridors consist of land use patterns that promote travel by transit, bicycle, walking and ridesharing, and encourage concentration of mixed-use development along transportation corridors serviced by transit.



Map ID	Facility
1	Jewish Vocational Services
2	Sheltering Arms Day Care
3	Henry Ford Medical Center
4	Oakland Regional Hospital
5	Providence Cancer Center
6	Providence Hospital
7	American House
8	Fountains at Franklin
9	Heatherwood
10	Heritage of Southfield
11	Imperial Senior Suites
12	McDonnell Towers
13	Meadowcrest
14	Park at Trowbridge
15	Solaire Active Adult Community
16	Bedford Villa Nursing Care Ctr
17	Evergreen Health & Living Ctr
18	Franklin Manor
19	Lahser Hills Nursing Home
20	Menorah House
21	DMC Ambulatory Surgery Ctr
22	Great Lakes Surgical Center
23	New Millenium Surgery
24	Straith Hospital
25	Concentra Urgent Care
26	Greenfield Med Urgent Care
27	Oakland Family Medicine
28	Southfield Urgent Care

Legend

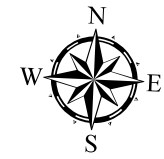
POLICE

FIRE

Type of Senior Assets

- Adult Daycare
- Hospital/Medical Center
- Independent of Assisted Living
- Nursing Care Facility
- Surgical Center
- Urgent Care

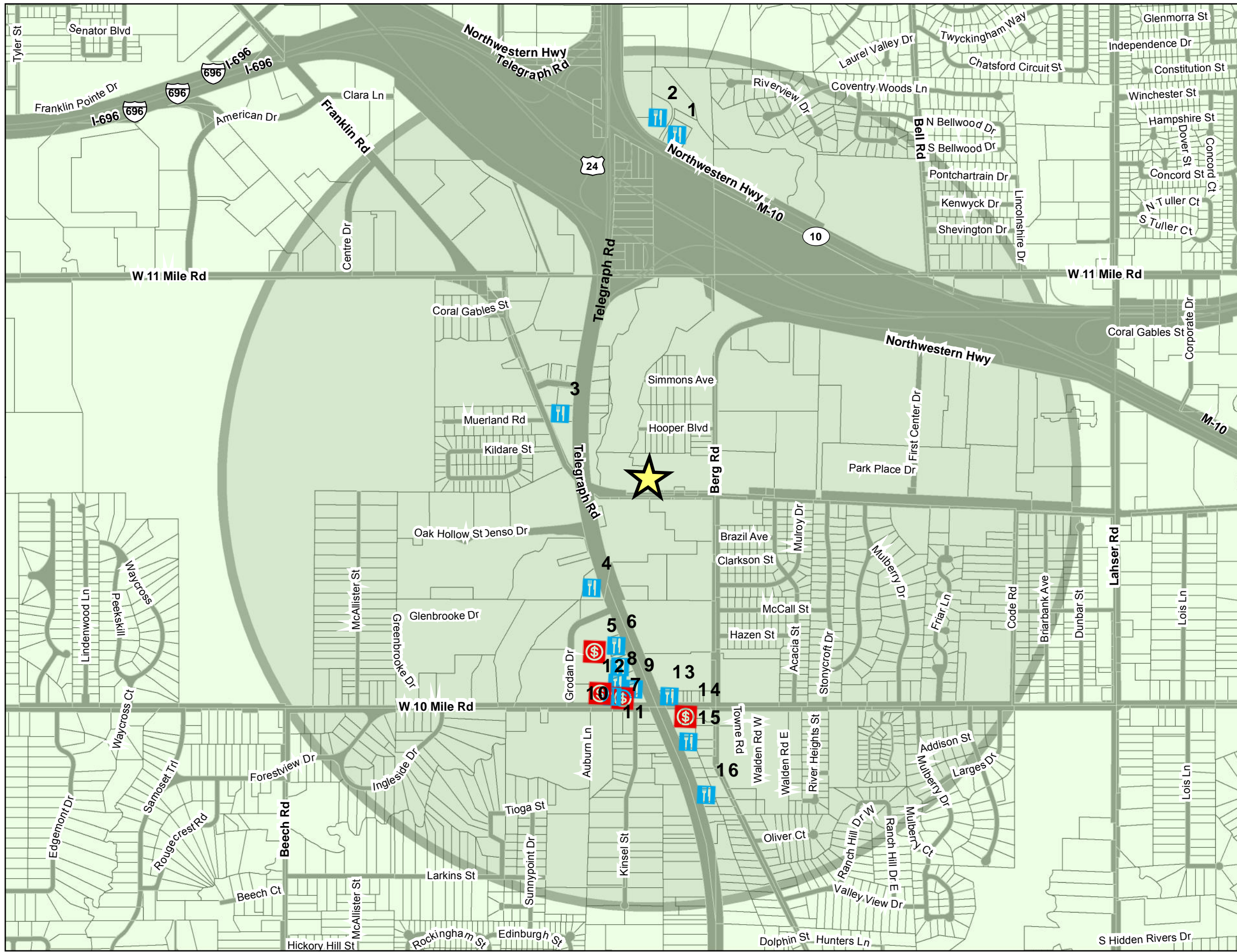
Map B: Senior Assets in Southfield, MI



1 inch = 3,000 feet



Printed: 2/11/2014



Restaurants & Retail

- Type**
-  Restaurant
 -  Retail Center

Map ID	Name
1	Copper Canyon Brewery
2	New Seoul Gardens
3	Kerby's Coney Island
4	Meriwether's
5	Tel-Ex Plaza
6	Tim Horton's
7	Nickola's
8	Shield's Pizza
9	Billy Simm's BBQ
10	Ten-Tel Plaza
11	KFC
12	Ten-Tel Plaza
13	Happy's Pizza
14	Treasure Island
15	Dunkin' Donuts/Baskin Robbins
16	McDonald's

Map C: Retail & Restaurants within 1 Mile of McDonnell Tower & River Park Place



1 inch = 1,200 feet



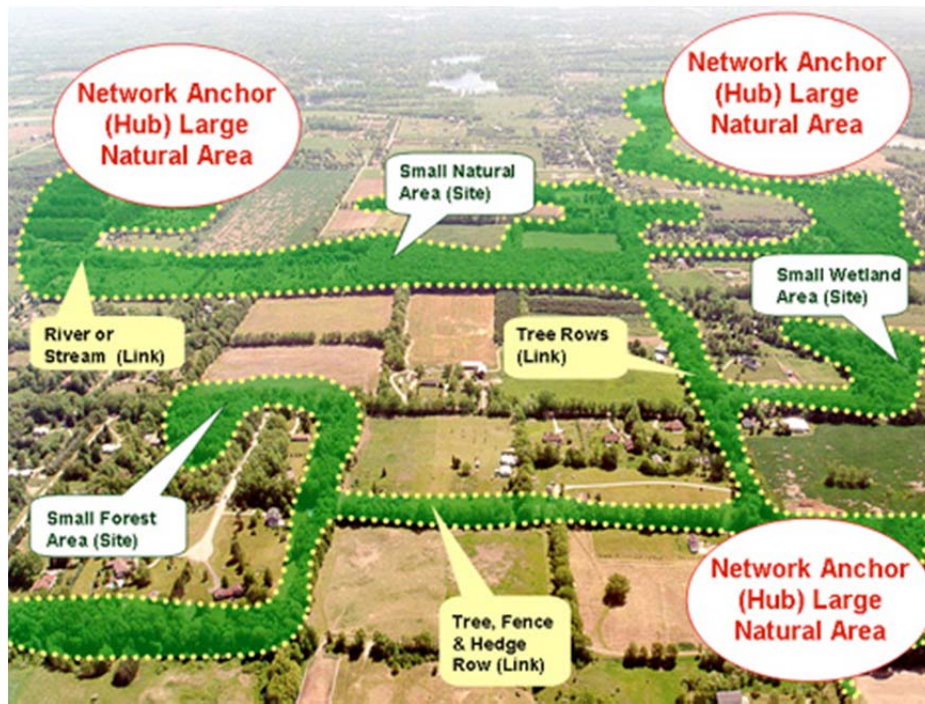
Transit service is an important component of the transportation system because it offers another transportation option for the community and increases mobility for those who are unable to drive. Public transit and non-motorized pathways increase the overall capacity of the transportation system, which supports the Plan's goal to maintain and improve the transportation system without excessive road widening. The City's efforts in improving the transit system should be focused on the most cost-effective methods to increase ridership in the existing bus systems and linking to other regional transit systems (i.e.: Proposed Woodward Light Rail Corridor).

Source: American Planning Association, 2009

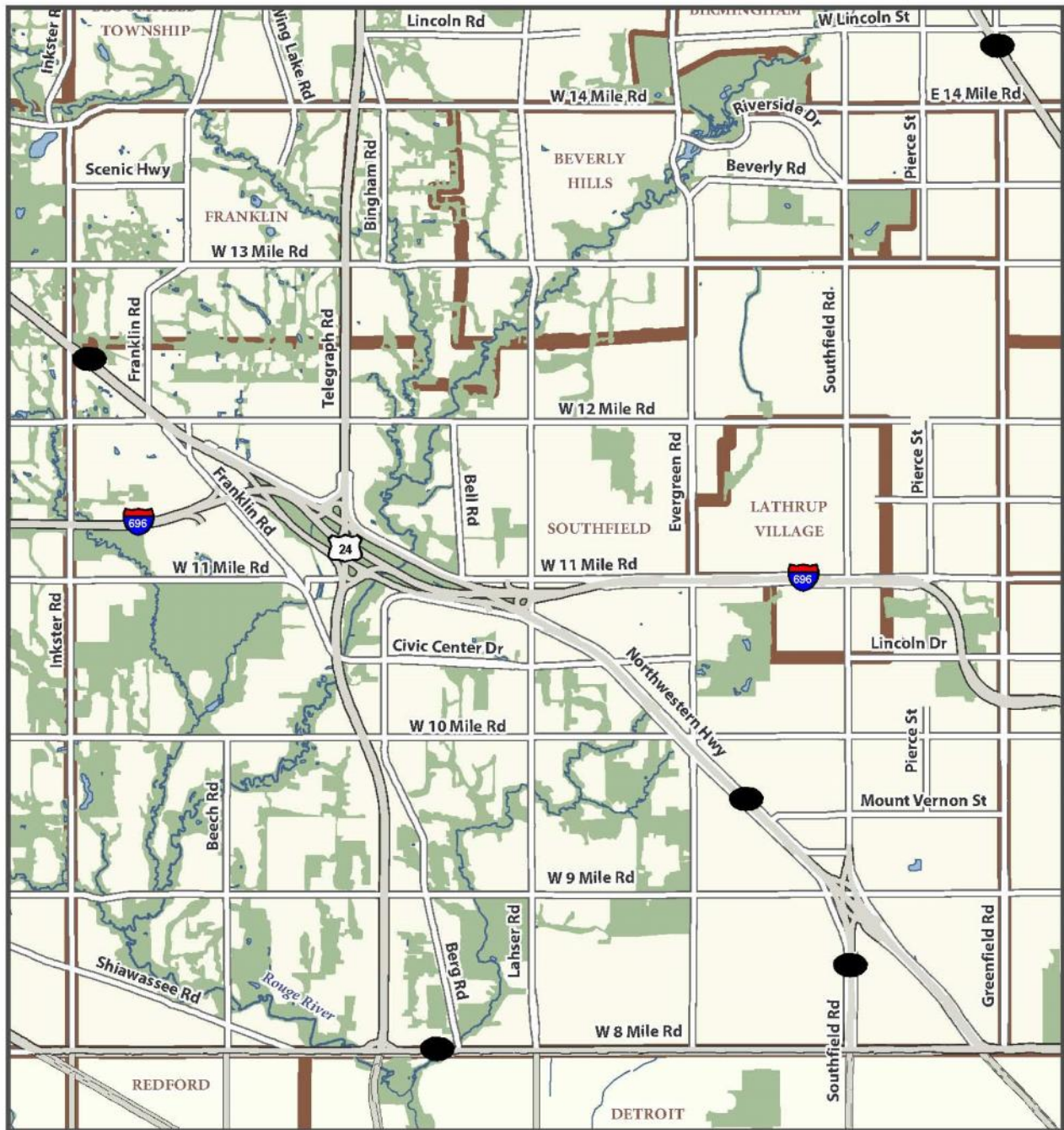
Green Infrastructure:

Oakland County's Green Infrastructure Program focuses on identifying an interconnected **network of green space** that conserves natural ecosystem values and functions, guides sustainable development, and provides associated economic and quality-of-life benefits to communities (see Map D). An important goal of the program is to incorporate the natural ecosystem with the built environment.

Figure 1.1: Green Infrastructure Components



SOURCE: OAKLAND COUNTY, MICHIGAN, 2012



 <p>OAKLAND COUNTY MICHIGAN Economic Development & Community Affairs L. Brooks Patterson, County Executive Environmental Stewardship Program Planning & Economic Development Services</p> <p><small>***The information provided herewith has been compiled from recorded deeds, plats, tax maps, surveys and other public records. It is not a legally recorded map or survey and is not intended to be used as one. Users should consult the information sources mentioned above when questions arise.***</small></p>	<p align="center">City of Southfield Green Infrastructure</p>  <ul style="list-style-type: none">  Highway  Major Road  Municipal Boundary  Green Infrastructure 	 <p>Map Created on January 24, 2012</p>  
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MAP D: City of Southfield Green Infrastructure

Oakland County defines key components of Green Infrastructure as:

- Hubs
 - Large, contiguous areas (typically greater than 250 acres in size) that serve as primary origins or destinations for a wide variety of living things
- Sites
 - Smaller wetland, wooded, or open space areas that contain less core habitat in comparison to hubs
- Links
 - Linear connection between hubs and sites

The County encourages local communities to engage in preserving their natural assets by setting conservation goals. In addition, the County fosters collaboration among communities and provides assistance to the communities to develop sustainable approaches to land use planning and development.

Green infrastructure should be valued for many reasons. A 2007 study conducted by Michigan State University's Land Use Policy Institute found that residential property values directly benefit from close proximity to green infrastructure in Oakland County. Nearby water resources, trail/path networks, and natural area/open space all positively influenced home value. In addition, other benefits include:

- Economic
 - Supports business attraction
 - Helps to increase and maintain property values
 - Provides free services such as water filtration, storm water control, etc.
 - Improves local and regional tourism
- Social
 - Helps to build a sense of place
 - Provides outdoor learning environments
 - Creates recreational opportunities
 - Improves health and wellness
- Environmental
 - Provides habitat and biodiversity
 - Reduces air, noise, and water pollution
 - Safeguards natural and historic assets
 - Manages storm water
 - Helps mitigate the effects of climate change

Source: Oakland County, Michigan, 2012

The River Rouge Greenway Corridor and Valley Woods Nature Preserve provide unique opportunities to create an interconnected pathway to and amenity for the project area.

Healthy Living:

Community design affects public health in a variety of ways. Air and water quality, street safety, and an individual's level of daily activity all depend on land-use and transportation policies made by local governments. The American Planning Association (APA) believes that a major

connection exists between urban form and both obesity and air quality. Therefore, the APA supports compact, mixed-use development; proven to reduce obesity and smog by allowing for people to abandon their cars for alternative forms of transportation, such as walking, biking, or transit.

Evidence also suggests that the incorporating adequate amounts of green space into a community can help to lower an individual's stress, promote healing, and help children concentrate in school. Green space can be utilized by residents and other visitors for recreational purposes, including exercise. The American Heart Association (AHA) suggests at least 150 minutes per week of moderate exercise or 75 minutes per week of vigorous exercise (or a combination of moderate and vigorous activity). Thirty minutes a day, five times a week is an easy goal to remember. The AHA recommends introducing walking into an individual's daily routine as the simplest way to improve health. However, any type of physical activity that makes you move your body and burn calories, such as climbing stairs or playing sports, will benefit the body. Individuals should include a combination of aerobic and strength exercises in their routines. Aerobic exercises benefit your heart, such as walking, jogging, swimming or biking. Strength and stretching exercises are best for overall stamina and flexibility. No matter what type of exercise, green spaces introduced and maintained by a community provide needed space for activity.



Source: American Heart Association, 2012

Although many comprehensive plans incorporate public health concerns as important secondary benefits, few plans address public health as a primary concern or major theme. Integrating public health as a major theme allows for goals and policies to be created that introduce supporting land-uses and a greater emphasis on the transportation element. Incorporating public health into a community's comprehensive Master Plan is important to ensure that future growth leads to a healthier community.

Trails:

“Although the trails are small income generators compared to manufacturing, health services, and other large sectors of the local economy their impacts are concentrated in communities dependent on trail activity, and spread to other businesses in population centers and commercial hubs of the region.

– Economic Impact of Recreational Trail Use in Different Regions of Minnesota, 2009

Economic Benefits of Trails

Outdoor recreation is a major industry that contributes greatly to the economy through the creation of jobs and generation of tax revenue. However, the benefits of trails are not purely economic.

Trails and greenways have positive effects on local communities in multiple ways:

- Tourism
- Events
- Urban Redevelopment
- Community Improvement
- Health Care Costs
- Jobs and Investment
- General Consumer Spending

Communities within close proximity to public lands with trails benefit from these green assets. Once a trail system is identified, volunteers and donations from local businesses often contribute to creating and maintaining it. Coordinating the distribution of maps, signs, marketing, events, and tours helps to promote the trail system and encourage spending throughout community's shops and restaurants.

Often listed by prospective homeowners as an important amenity when considering where to purchase a new home, trails attract residents and the businesses that follow. Adding a green trail network enhances community appearance, provides safer routes for bicyclists, pedestrians, and children going to school, and has been found to raise property values.

Public health is another benefit associated with the creation of a trail system. A recent study looking at Lincoln, Nebraska, revealed that the annual cost per capita for using the community's trails was \$209. The per capita annual direct medical benefit was \$564, which means that every \$1 investment in trails for physical activity led to \$2.94 in direct medical benefit - a cost-benefit ratio of 2.94! Source: American Trails, 2011

Signage:

“Through interpretation comes understanding; through understanding comes appreciation; through appreciation comes stewardship.” – Wayside Companion, National Park Service

Way-finding signs provide visitors, corporate citizens and residents' orientation and direction to help plan and enjoy their experience. Way-finding signs link users to key destinations using routes appropriate for most pedestrians and bicyclists, often providing a low traffic alternate route to a major road.

Wayside exhibits are a means for exploring, learning about, enjoying, and conserving your special place, neighborhood, park or community. They combine provocative text with vivid graphics to tell a story and encourage a visitor to think about the environment and events that happened here.

ILLUSTRATION 1.1: WAYFINDING AND ROUTE SIGNAGE



PHOTO SOURCE:
GREENWAY COLLABORATIVE, INC., 2011

Interpretation is more than facts or stories; it is information that builds connections between personal interests and a place, event, resource, or landscape. The result is a deeper sense of history and appreciation of place, resource, or landscape. This heightened appreciation can lead to protection and preservation of a person’s special place or thing. Interpretation signs can include banner signs along trails, monuments and plaques at historic destinations, etc.

Carefully planned and developed waysides can quickly draw our attention to a place or landscape. The panels reveal stories of past and present- encouraging us to think about those special places, resources and events.



Carpenter Lake Nature Preserve



Rouge River Corridor

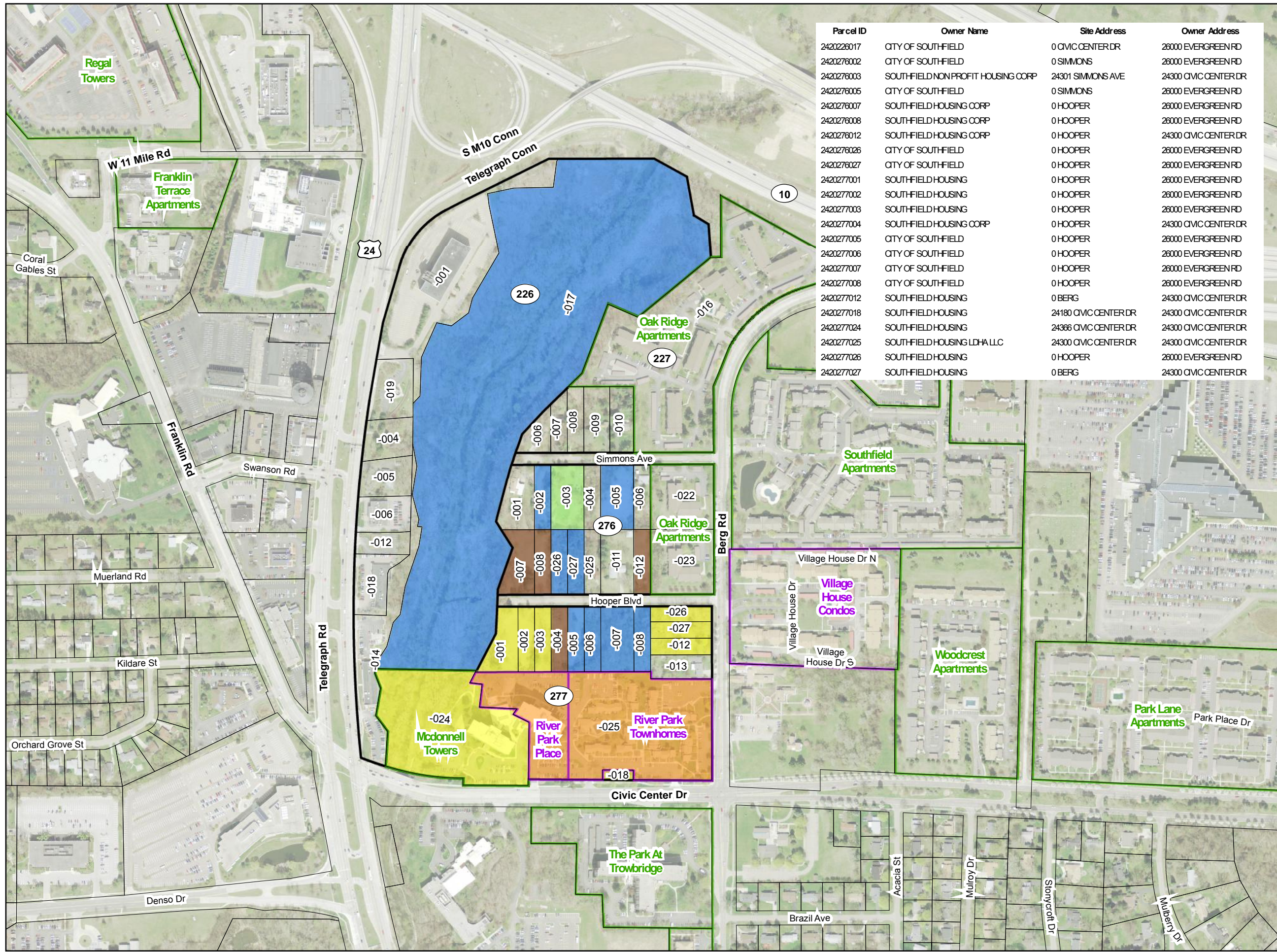


3) Description of Investments:

The City of Southfield’s proposed timeline is to implement the following plan elements within the next ten years:

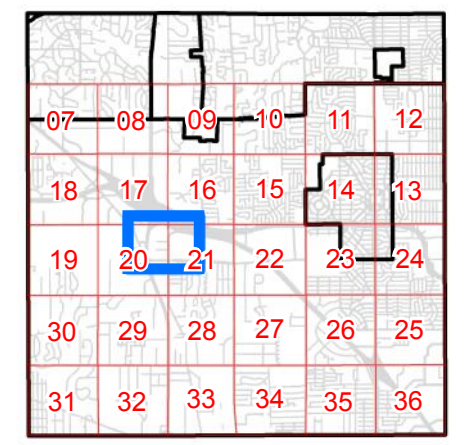
A) Future Senior Housing and Senior Center (18.11 Acres):

- This will be undertaken via proposed public/private joint venture(s) for the senior housing, and via City and/or Southfield nonprofit corp. funding of the senior center.
- Acquisition Strategy (See Map E): Since 1988, the City of Southfield and the Southfield non-profit Housing Corporation have acquired 19 separate parcels at an investment of approximately \$2 million to date. There are an additional ten parcels under private ownership in the project sub-area, which the City/Non-Profit will continue to assemble as they become available on the market (2013 total cash value \$525,000).
- See Concepts A & B below for long term planning discussions.



Parcel ID	Owner Name	Site Address	Owner Address
2420226017	CITY OF SOUTHFIELD	0 CIVIC CENTER DR	26000 EVERGREEN RD
2420276002	CITY OF SOUTHFIELD	0 SIMMONS	26000 EVERGREEN RD
2420276003	SOUTHFIELD NON PROFIT HOUSING CORP	24301 SIMMONS AVE	24300 CIVIC CENTER DR
2420276005	CITY OF SOUTHFIELD	0 SIMMONS	26000 EVERGREEN RD
2420276007	SOUTHFIELD HOUSING CORP	0 HOOPER	26000 EVERGREEN RD
2420276008	SOUTHFIELD HOUSING CORP	0 HOOPER	26000 EVERGREEN RD
2420276012	SOUTHFIELD HOUSING CORP	0 HOOPER	24300 CIVIC CENTER DR
2420276026	CITY OF SOUTHFIELD	0 HOOPER	26000 EVERGREEN RD
2420276027	CITY OF SOUTHFIELD	0 HOOPER	26000 EVERGREEN RD
2420277001	SOUTHFIELD HOUSING	0 HOOPER	26000 EVERGREEN RD
2420277002	SOUTHFIELD HOUSING	0 HOOPER	26000 EVERGREEN RD
2420277003	SOUTHFIELD HOUSING	0 HOOPER	26000 EVERGREEN RD
2420277004	SOUTHFIELD HOUSING CORP	0 HOOPER	24300 CIVIC CENTER DR
2420277005	CITY OF SOUTHFIELD	0 HOOPER	26000 EVERGREEN RD
2420277006	CITY OF SOUTHFIELD	0 HOOPER	26000 EVERGREEN RD
2420277007	CITY OF SOUTHFIELD	0 HOOPER	26000 EVERGREEN RD
2420277008	CITY OF SOUTHFIELD	0 HOOPER	26000 EVERGREEN RD
2420277012	SOUTHFIELD HOUSING	0 BERG	24300 CIVIC CENTER DR
2420277018	SOUTHFIELD HOUSING	24180 CIVIC CENTER DR	24300 CIVIC CENTER DR
2420277024	SOUTHFIELD HOUSING	24366 CIVIC CENTER DR	24300 CIVIC CENTER DR
2420277025	SOUTHFIELD HOUSING LDHA LLC	24300 CIVIC CENTER DR	24300 CIVIC CENTER DR
2420277026	SOUTHFIELD HOUSING	0 HOOPER	26000 EVERGREEN RD
2420277027	SOUTHFIELD HOUSING	0 BERG	24300 CIVIC CENTER DR

- Tax Parcels
- Apartments
- Apartments (Seniors)
- Condominiums
- Condominiums (Seniors)
- Site Condos
- Sidwell Blocks
- CITY OF SOUTHFIELD
- SOUTHFIELD HOUSING
- SOUTHFIELD HOUSING CORP
- SOUTHFIELD HOUSING LDHA LLC
- SOUTHFIELD NON PROFIT HOUSING CORP



Map E: Properties Owned by the City and SNPHC



1 inch = 400 feet



- B) McDonnell Tower (5.73 acres) proposed joint venture with private developer.
 - Rehab of all 162 units estimated at \$20,000/unit-totaling \$3 million.

 - C) River Park Place (8.72 acres) proposed joint venture with private developer.
 - Rehab of all 245 units estimated at \$20,000/unit-totaling \$5 million.

 - D) Burgh Historical Park (7.77): Proposed public investment with grant funding.
 - Cost Estimate: \$800,000-900,000 (See Appendix A)
 - Town Hall & Art Center Restoration
 - Parking Lot Expansion
 - Picnic Pavilion
 - Site improvements around the Parks House
 - Renovation of the Parks House
 - Site signage program
 - Enclose dumpster
 - Education and interpretive programs & signage
 - Development of the east side of site
 - Carousel and related site work
 - Flower gardens and Arbor
 - Secondary parking lot
 - Outdoor dining terrace

 - E) Valley Woods Nature Preserve F & G: Proposed public investment with grant funding.
 - Cost Estimate: \$850,000 (Acres 28.28)
 - Interpretive Signage program
 - Invasive species control program
 - Water quality/fish habitat improvement projects
 - Parking facilities at 12 Mile Road
 - Stream bank erosion control projects
 - Kayak drop-off/pick-up
 - Trail development between Ten and Twelve Mile

 - F) Pedestrian Improvements
 - Crosswalks: install decorative crosswalks at the intersection of Berg Road and Civic Center Drive
 - Respite stations: provide seating areas at strategic locations (Approx. \$5,000 each)
 - Pathways: infill gaps in system and make ADA accessible

 - G) Transit Improvements
 - Bus Stop Facilities: provide bus shelters, benches, trash receptacles, etc. at strategic locations (Typical \$10,000-15,000 each)

 - H) Art & Sculpture
 - Install freestanding art & sculpture pieces throughout project area (Foundations & Private Funding)
-

PUBLIC INPUT

Public Workshop (4/16/14)

On April 16, 2014, the City of Southfield Planning Commission conducted a Long-Range Planning meeting pertaining to the Valley Woods Senior Campus Community Revitalization Plan with the primary intent of gathering input from area property owners and residents. The meeting/workshop was conducted in the McDonnell Towers Community room and garnered approximately 80 attendees.



Planner Terry Croad gave an introduction and overview of the 2014 Comprehensive Master Plan Update process, the need for the Valley Woods Revitalization Sub-Area Plan and senior housing trends and needs. Parks & Recreation representative & Park Planner Merrie Carlock made a presentation on the Valley Woods Nature Preserve & Valley Woods Trail and discussed future plans for the Burgh Historical Park. Stormwater Manager Brandy Siedlaczek made a presentation on the recently completed Valley Woods Storm Water & Trail Improvements.

Planner Croad facilitated public discussion on a future senior center, senior housing options, and active living. The following comments were made by both residents of McDonnell Towers/River Park Place, nearby residents, & other Southfield seniors interested in future Valley Woods area development, the existing senior housing developments, the natural area abutting the existing development, and/or the construction of any future senior center or additional housing:

- Would like to see additional senior housing and senior center on property to the north of McDonnell Towers and River Park Place.
- Exercise and activity area wanted with indoor and outdoor pool.
- Outdoor picnic area with gas BBQ (not charcoal) wanted.
- Concern with natural area being eliminated and hopes City will look at other areas in the city for the senior center.
- Wants centrally located senior center not necessarily adjacent to existing senior center/McDonnell Tower; is concerned that those in adjacent housing will feel more entitled to the senior center than those who are not adjacent residents.
- Wants flexible space and meeting rooms within the senior center.
- Whirlpool or hot tub with possible partnership with hospitals for therapy use.
- Wants adult daycare services.

- Concerned with the cost of maintaining a new senior center and wants to know where the funding will come from because taxes are already high.
- Would like existing pool at McDonnell Towers to be manned with lifeguards.
- Interested in more organized activities such as sewing, arts and crafts, jewelry, ceramics classes.
- Would like extended hours of use of the community room and fitness room and use of the billiards tables.
- Convenience store prices too high and not enough products or variety of products.
- Provide enough drivers for transportation and possibly provide a Dial-a-Ride type service.
- Re-open the McDonnell Towers Community Room.
- Concern if the Community Room has been closed because of those wanting to use it for religious services.
- Kitchen cabinets and flooring need to be upgraded in apartments.
- Driveways and potholes need to be repaired.
- Russian translator in office is needed (several people agreed).
- Need upgraded TV in River Park Place.
- Would like a movie night (movies to be shown in the community room to be viewed with other residents).
- Provide outside stationary workout area.
- Individual apartment renovations needed.
- Wi-fi service in the building wanted.
- Provide smoke-free living option.
- Revitalize the natural area to the north.
- Protect wildlife habitats.
- Provide bike trail.
- Provide more benches outside and possible congregating areas for wheelchair users outside as well.
- Repairs to individual units (i.e. 24400 #909 air conditioner broken; 24300 gas oven broken).
- Post "No hunting signs" throughout Valley Woods Park.
- Provide computer room with classes.
- Provide drinking fountain outside.



The meeting concluded with requests from the attendees to receive additional information regarding future meetings.

Public Hearing (4/23/14)

On April 23, 2014, the City of Southfield Planning Commission conducted a Public Hearing pertaining to the Valley Woods Senior Campus Community Revitalization Plan with the intent of gathering comments from area property owners and residents prior to the Commission making a recommendation to the City Council. The public had the following comments:

- Access should be provided from Berg Road with a light.
- Provide adult daycare services.
- Plans are too big; won't be able to afford to maintain the facility.
- Welcome addition; COSA members want to be part of the process in determining needs of a senior center.
- Look at other options for location of a senior center; don't want to see the area torn up for new housing and buildings.
- Management can't take care of the current building, concern with how they will be able to manage a new one.
- Most seniors don't drive or take the bus so having a bus stop nearby doesn't matter.
- Management takes care of the seniors and they are pleased with them.
- Long range vision for seniors is good.
- Bus service is excellent.
- Beautiful wooded areas surrounding.
- Small gardens should be provided for senior to grow their own food.
- Additional landscaping should be installed to replace what has been removed to provide for more screening of Civic Center Drive and Telegraph Road.



POTENTIAL FUNDING SOURCES

Grants

The availability and applicability of grant funding for storm water projects is constantly changing. The following are examples of potential funding sources that could be utilized for funding storm water, park and trail improvements:

Great Lakes Restoration Initiative

The Great Lakes Restoration Initiative (GLRI) is a multi-year, multi-billion dollar effort by the President to restore the Great Lakes. Money from GLRI has been funneled through existing grant opportunities from a number of federal agencies (including NOAA, Sustain our Great Lakes, EPA, U.S. Fish and Wildlife Service and others). Much of this funding is targeted toward restoring Areas of Concern (AOCs). Projects within the City of Southfield that address the Rouge River AOC specific restoration goals are eligible for funding under GLRI. Specific match requirements vary between granting agencies and grant opportunities, ranging from no required match to a one to one (100%) match. More information can be found at: <http://greatlakesrestoration.us/>.

Clean Michigan Initiative (CMI)/Clean Water Act Section 319

The Michigan Department of Environmental Quality's Nonpoint Source Program assists state, local and federal partners to restore water bodies impaired by nonpoint source pollution through issuance of planning and implementation grants. The basis of the program is watershed management. Therefore, implementation projects must be part of an approved watershed management plan to be eligible for funding. The Rouge River Watershed Management Plan is approved for both CMI and 319 funding. In recent years, projects within state identified priority watersheds were given priority for funding and a match of twenty five (25) percent was required. Additional information can be found at: <http://www.michigan.gov/deq/>

Michigan Natural Resources Trust Fund



Carpenter Lake Nature Preserve

The Michigan Natural Resources Trust Fund (MNRTF), in place since 1976, provides financial assistance to local governments and the Department of Natural Resources (DNR) to purchase land or rights in land for public recreation or protection of land because of its environmental importance or its scenic beauty. It also assists in the appropriate development of land for public outdoor recreation, trails and water trails.

Additional information can be found at:

<http://www.michigan.gov/dnr/>

The Land & Water Conservation Fund:

Any unit of government, including Native American tribes, school districts, or any combination of units in which authority is legally constituted to provide recreation with a Michigan Department of Natural Resources and Environment (DNRE)-approved community five-year recreation plan is eligible to apply for project funding through the Federal Land and Water Conservation Fund (LWCF).

Applications are evaluated by the DNRE using four criteria: project need, applicant history, site and project quality, and alignment with the state's recreation plan. In 2010, the fourth criterion is how well a project aligns with Michigan's Statewide Comprehensive Outdoor Recreation Plan and is cumulative among the following categories: trails, community outdoor recreation, green technology in outdoor recreation, universal access or coordination and cooperation among recreation providers. This criterion was developed based on the 2008-2012 Michigan Statewide Comprehensive Outdoor Recreation Plan (SCORP). At least 50% of the total project cost in local match is required from local government applicants. The DNRE makes recommendations to the National Park Service (NPS) on which applications to fund and NPS grants final approval. Applications are accepted annually. In 2011, the minimum grant award was \$30,000 and the maximum was \$100,000.

Source: Michigan Department of Natural Resources, 2011

MDNR Community Forestry Grants

The Michigan Department of Natural Resources (MDNR) Community Forestry Grant program provides small grants (up to \$20,000 in 2012) to provide information and technical assistance to municipal governments, schools, nonprofit organizations and volunteer groups for urban and community forest activities such as tree inventories, management plans, planting and other maintenance activities. In 2012, project categories were: Management and Planning, Education and Training, Library Resources and Tree Planting. Applications are announced each summer. Additional information can be found at: <http://www.michigan.gov/dnr/>

MDNR Aquatic Habitat Grant

The Aquatic Habitat Grant Program (AHGP) began in October 2013 and will operate each year that funding is available. A total of \$1,000,000 will be available for the Fiscal Year 2014 grant cycle from the Game and Fish Protection Fund. The AHGP's purpose is to improve fish and other aquatic organism populations by protecting intact and rehabilitating degraded aquatic habitat by funding targeted habitat projects by federal, tribal, local and state units of government, non-profit groups and individuals that focus on the controlling processes not the symptoms of the problem. To facilitate the success of these efforts, the program will provide technical assistance to grantees. The AHGP is administered by the Michigan Department of Natural Resources (DNR) through a cooperative effort between Fisheries Division and Grants Management.

<http://www.michigan.gov/dnr/>

Storm Water Utility Fee

More than 400 cities, towns and utility districts nationwide utilize parcel-based storm water billing practices that charge property owners storm water fees based entirely or in part on the amount of impervious area on their property. Some have provisions for property owners to reduce their storm water fee through reductions of impervious surfaces or installation of BMPs to manage runoff on-site. This incentive reduces storm water runoff into municipal sewers and local waterways, thus reducing the costs for the city or utility district. The City of Ann Arbor recently adopted a storm water utility fee that follows this model.

Some cities, including Philadelphia, create incentives to reduce runoff by discounting future storm water fees. This incentive creates an opportunity for private third parties to invest in storm water retrofits. Similar to how financings for energy efficiency retrofit projects have been structured, a portion of future storm water fee savings can be utilized for lender or project

financier repayment. Challenges to private financing of storm water retrofits exist but this type of financing is emerging as cities nationwide are seeking cost-effective alternatives that leverage private dollars to complement necessary public investments in storm water infrastructure.

Brownfield Funding

The City of Southfield is considered a Qualified Local Unit of Government or “Core Community” for the purposes of the Brownfield Redevelopment Financing Act (Act 381). As such, brownfield projects that are included within a Brownfield Plan can capture local tax increment revenues for reimbursement of eligible activities including infrastructure improvements on the property or in some cases on other property that provided a benefit to the brownfield property. Brownfield properties are properties that are contaminated, functionally obsolete, or blighted as defined in Act 381.

In addition to the local tax increment, the State school taxes may also be captured. In order to capture the State taxes, an Act 381 Work Plan must be prepared and submitted to either the Michigan Department of Environmental Quality (MDEQ) or the Michigan Economic Growth Authority (MEGA) for approval.

Improvements eligible for tax increment financing (TIF) at the local level may include improvements on the brownfield property. A requirement to obtain approval from the State for capture of the State taxes is that the improvement be to public infrastructure. The State typically views public infrastructure as infrastructure that is accessible to the public and generally owned, operated, and maintained by a municipal entity. For the purposes of storm water management, this could include installation of larger storm water sewers, improvements or enlargement of existing storm water detention/retention ponds, or creation of new storm water detention/retention ponds.

The State has been reluctant to approve capture of the State taxes for storm water improvement unless there is an environmental reason why storm water cannot be managed on the brownfield property. However, capture of the local taxes only requires approval at the City level and there is greater flexibility in how the local taxes increment revenues can be applied.

Transportation Enhancement Program:

The Transportation Enhancement (TE) program was established with passage of the federal Intermodal Surface Transportation Efficiency Act (ISTEA) of 1991, reauthorized in 1998 in the Transportation Equity Act for the 21st Century (TEA-21), and again in 2005 under the Safe, Accountable, Flexible, Efficient Transportation Equity Act: A Legacy for Users (SAFETEA-LU).



The TE program is a 10 percent set-aside of Surface Transportation Program (STP) funds and Michigan’s allocation is about \$20-\$25 million annually. The program is administered by the Office of Economic Development (OED) of the Michigan Department of Transportation (MDOT).

SAFETEA-LU specifies the following 12 activities as eligible for TE program funding:

Non-Motorized Transportation

- Provision of facilities for pedestrians and bicycles

- Preservation of abandoned railway corridors (Including the conversion and use thereof for pedestrian or bicycle trails)
- Provision of safety and educational activities for pedestrians and bicyclists

Transportation Aesthetics

- Landscaping and other scenic beautification
- Acquisition of scenic easements and scenic or historic sites, including historic battlefields
- Inventory, control and removal of outdoor advertising
- Scenic or historic highway programs (including the provision of tourist and welcome center facilities)

Historic Preservation

- Historic preservation
- Archaeological planning and research
- Establishment of transportation museums
- Rehabilitation and operation of historic transportation buildings, structures, or facilities (including historic railroad facilities and canals)

Water Quality & Wildlife

- Environmental mitigation to address water pollution due to highway runoff or reduce vehicle caused wildlife mortality while maintaining habitat continuity

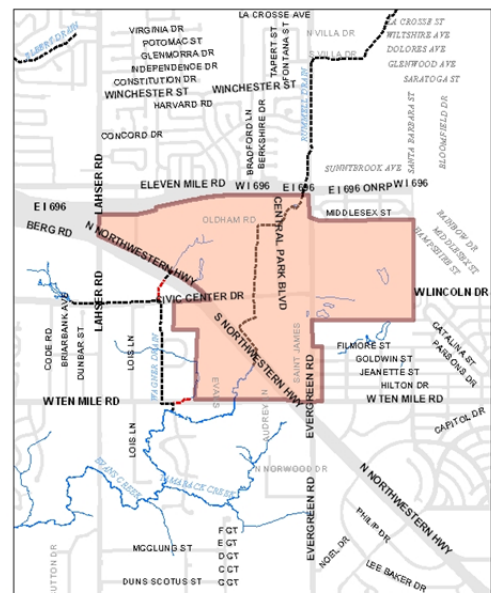
Eligible applicants include county road commissions, cities, villages, transit agencies, MDOT, Native American tribes, the Michigan Department of Natural Resources, and metropolitan planning organizations. TE funding requires matching funds of at least 20% of project cost. Proposed TE projects must have a relationship to surface transportation. Applications are accepted by the Office of Economic Development at any time.

Source: Michigan Department of Transportation, 2011

Special Assessment Districts:

The term Special Assessment District (SAD) describes a method of financing public improvements by distributing the cost of a project over those property owners who will reap a direct benefit. SAD improvements can include sanitary sewers, storm drains, water mains, road paving, dust control, sidewalk construction, street lighting, etc. All SADs move towards completion in five basic steps, each of which is an action taken by City Council at open meetings.

Established by City Council or at the request of a property owner, costs associated with establishing SADs include the cost of the services, plans, condemnation, spreading of rolls, notices, advertising,



**SOUTHFIELD CITY CENTRE DISTRICT
BOUNDARIES**

financing, construction, and legal fees, as well as all other costs incident to the making of the proposed improvement. If approved, the costs are spread throughout the SAD through one of two methods:

1. Unit Cost Method

In this option, each property is assessed an equal share of the project cost.

2. Front Foot Method

This option requires that a property owner's share of the project cost be based upon the number of feet of front or sideyard exposure to the right-of-way.

The "City Centre" is an example of a SAD. The goal of the Southfield City Centre is to fund operations, maintenance, development, and promotional activities within the designated boundaries. Funds collected through the SAD are used for a variety of purposes, including:

- Coordination and production of special events
- Maintenance of existing landscaping
- Payment for utility bills
- Retention of professional services
- Co-sponsorship of community events
- Development of pedestrian amenities & placemaking
- Facilitating economic development

Tax Increment Financing Authority Districts:



The purpose of establishing a Tax Increment Financing Authority (TIFA) district is to promote economic development and public improvement projects that create opportunity and support the development. Once a TIFA district is approved and established, tax revenue is collected to fund the improvements.

TIFAs are governed by boards that generally consist of local business owners, property owners, and other community stakeholders. Locally, the Southfield Downtown Development Authority (DDA) is an example of a TIFA district.

The Southfield DDA follows a strategic plan to improve district:

- Connections
- Character
- Infrastructure & Aesthetics
- Development & Redevelopment
- Economic Health & Vitality

Michigan Community Revitalization Program (MCRP)

The MCRP is an incentive program available from the Michigan Strategic Fund (MSF), in cooperation with the Michigan Economic Development Corporation (MEDC), designed to promote community revitalization that will accelerate private investment in areas of historical disinvestment; contribute to Michigan's reinvention as a vital, job generating state; foster

redevelopment of functionally obsolete or historic properties; reduce blight; and protect the natural resources of this state. The program is designed to provide grants, loans, or other economic assistance for eligible investment projects in Michigan.

4) Target Area (Map) and Identified Projects

The Valley Woods Senior Campus Community Revitalization Plan (target area) is generally described as the area north of Civic Center Drive and east of Burgh Road with the addition of the Burgh Historic Park and parts of the River Rouge Corridor representing approximately 90 acres (see Map A).

Concept A: Includes 154 housing units of 4-plex independent senior living in one level flats (840 sq. ft. each); 77 housing units of 2-level townhomes (1,680 sq. ft. each); a freestanding 30,000 sq. ft. senior center (see Appendix); additional shared parking (290 spaces); open space and trail network linking to the Burgh and the Valley Woods greenway. Opportunities exist for art, sculpture and pedestrian respite stations. (Preliminary Estimated cost \$40-42M)

Concept B: Includes 66 independent senior housing units of 4-plex living in one level flats (840 sq. ft. each); 33 housing units of 2-level townhomes (1,680 sq. ft. each); 140 unit mid-rise six-story residential building; 185 unit twelve-story high-rise residential building; an 8,000 sq. ft. mixed-use retail building; a freestanding 30,000 sq. ft. senior center (see Appendix); additional shared parking (290 spaces); a future deck parking structure for 100 cars per level; open space and trail network linking to the Burgh and the Valley Woods greenway. Opportunities exist for art, sculpture and pedestrian respite stations. Concept B includes a significant stormwater feature by day-lighting the Hooper Drain and creating a cascading stormwater ponds with pedestrian bridge crossings, and potential kayak pond with livery. (Preliminary Estimated cost \$96-100M)

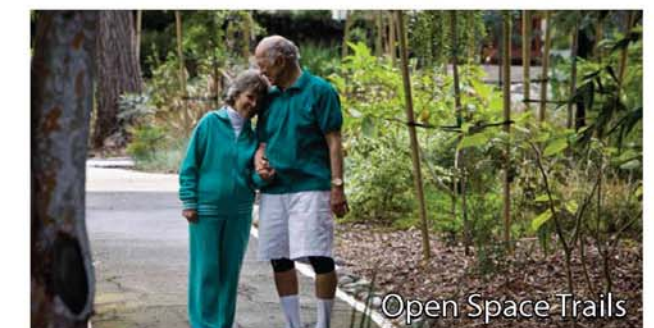
Future Senior Center: A freestanding, 30,000 senior center may include the following facilities and amenities: kitchen & dining; indoor/outdoor pool; shared parking; fitness & activity rooms; flexible space & meeting rooms; whirlpool or hot tub for therapy use; adult daycare services; community room; restrooms; craft rooms (sewing, arts & crafts, jewelry, ceramics, etc.); media room (wi-fi, computer, TV, movies, music, etc.); outside fitness stations; library; class rooms; picnic & seating areas; gazebo; trail connection; & senior community gardens.



- Install Community Garden for seniors
- Install additional landscape screening around existing towers
- Provide additional outdoor: seating, picnic areas, workout stations, drinking fountains, and more accessible areas

Development Summary

- 154- 4-Plex Independent Senior Housing Units. 1 level flats @ 840 SF
- 77- 4-Plex Independent Senior Housing Units. 2 level townhomes @1680 SF
- 30,000 SF Senior Center



Concept A

Valley Woods Community Revitalization
Southfield, Michigan

Illustrative, for discussion purposes only

5/19/14



- Open Space and Trail Network connects to Burgh Park and Rouge River. Opportunity for sculpture garden, art elements and respite stations.
- 4-Plex Housing Units, 2 levels. Mix of 1 level flats and 2 level townhomes.
- 140- Mid-Rise Independent Living Apartments, 6 levels
- Potential kayak pond with livery.
- 'Daylight' Hooper Drain. Create cascading stormwater feature with pedestrian bridge crossings
- Mixed Use Shops, Cafe/ Restaurant with Deck Overlook
- 30,000 SF Senior Center
- Potential future deck parking. +/- 100 spaces / level
- Pedestrian link to Burgh Park
- High Rise Residential, 12 levels, 185 units
- Shared surface parking. +/- 290 spaces.



High Rise Residential



Stormwater Feature



Stormwater Feature

Development Summary

- 66- 4-Plex Independent Senior Housing Units. 1 level flats @ 840 SF
- 33- 4-Plex Independent Senior Housing Units. 2 level townhomes @1680 SF
- 140- Mid- Rise Residential Units, 6 levels, 240,000 SF
- 185- High Rise Residential Units, 12 levels, 144,000 SF
- 30,000 SF Senior Center
- 8,000 SF- Mixed Use Shops / Cafe / Restaurant



Senior Center



Mid-Rise Residential

Concept B

Valley Woods Community Revitalization
Southfield, Michigan

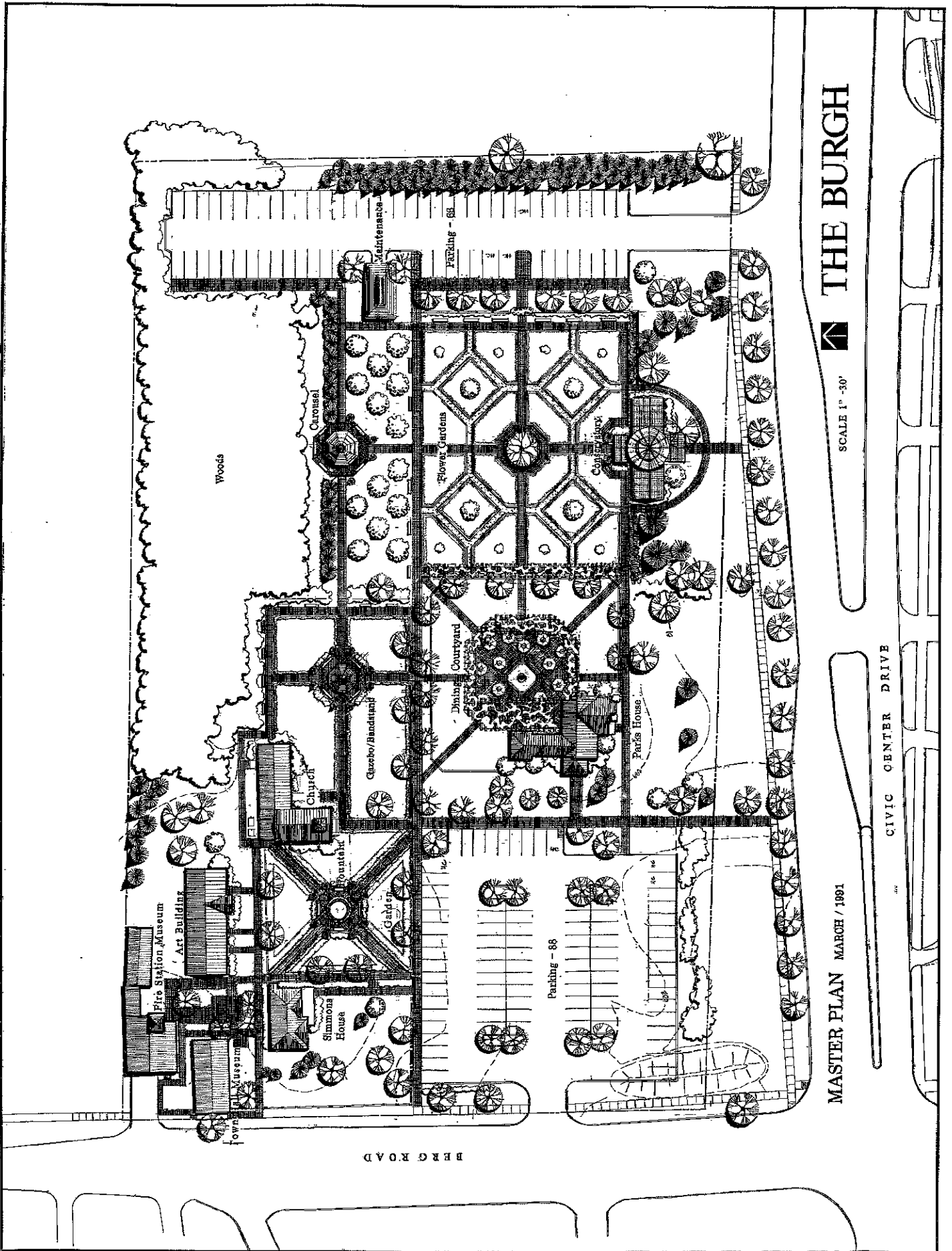
- Install Community Garden for seniors
- Install additional landscape screening around existing towers
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Illustrative, for discussion purposes only

5/19/14



Appendix



THE BURG

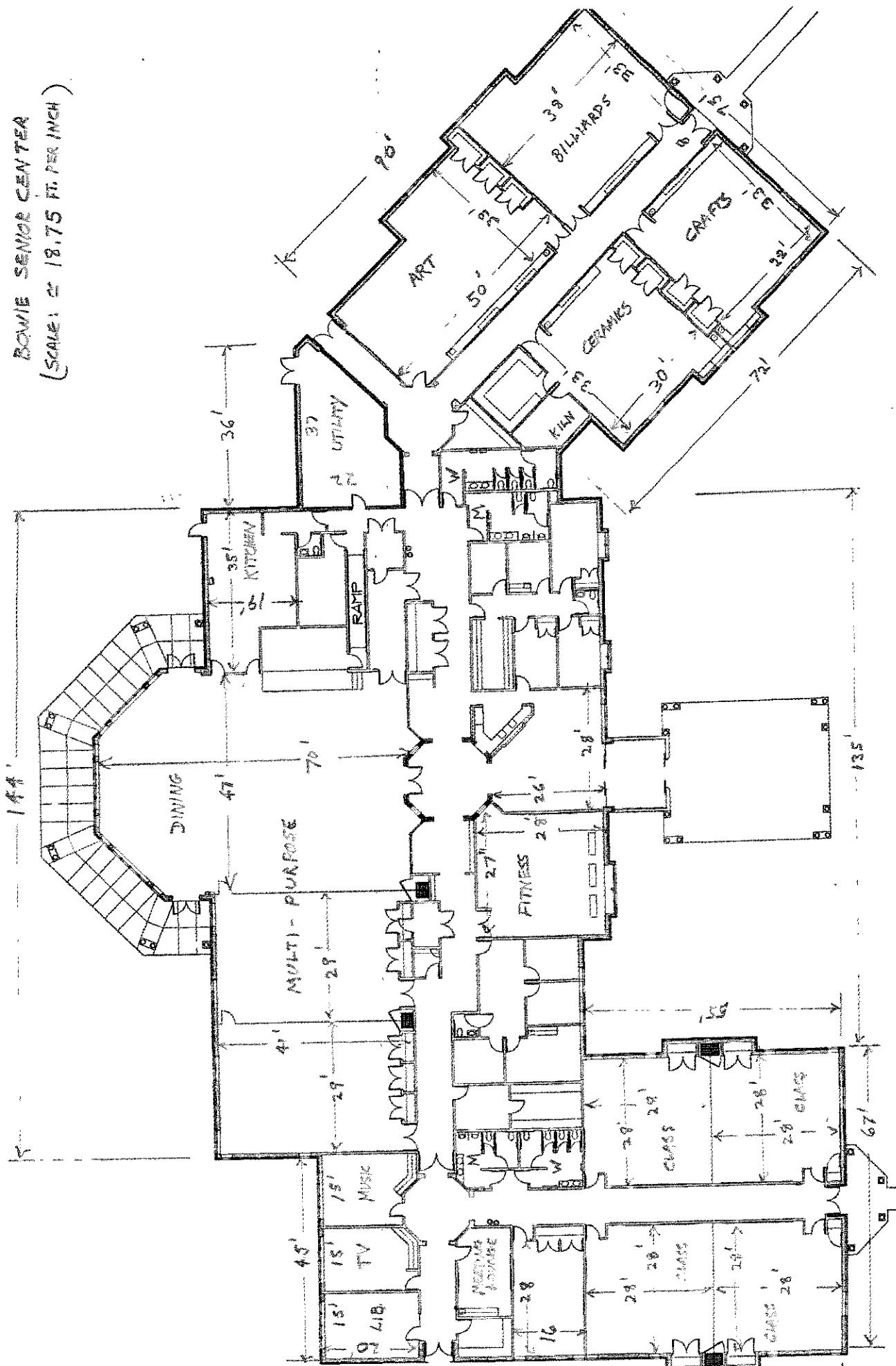
SCALE 1" = 30'

MASTER PLAN MARCH / 1991

CIVIC CENTER DRIVE

BERG ROAD

BOWIE SENIOR CENTER
 (SCALE: @ 1/8" = 1 FT. PER INCH)

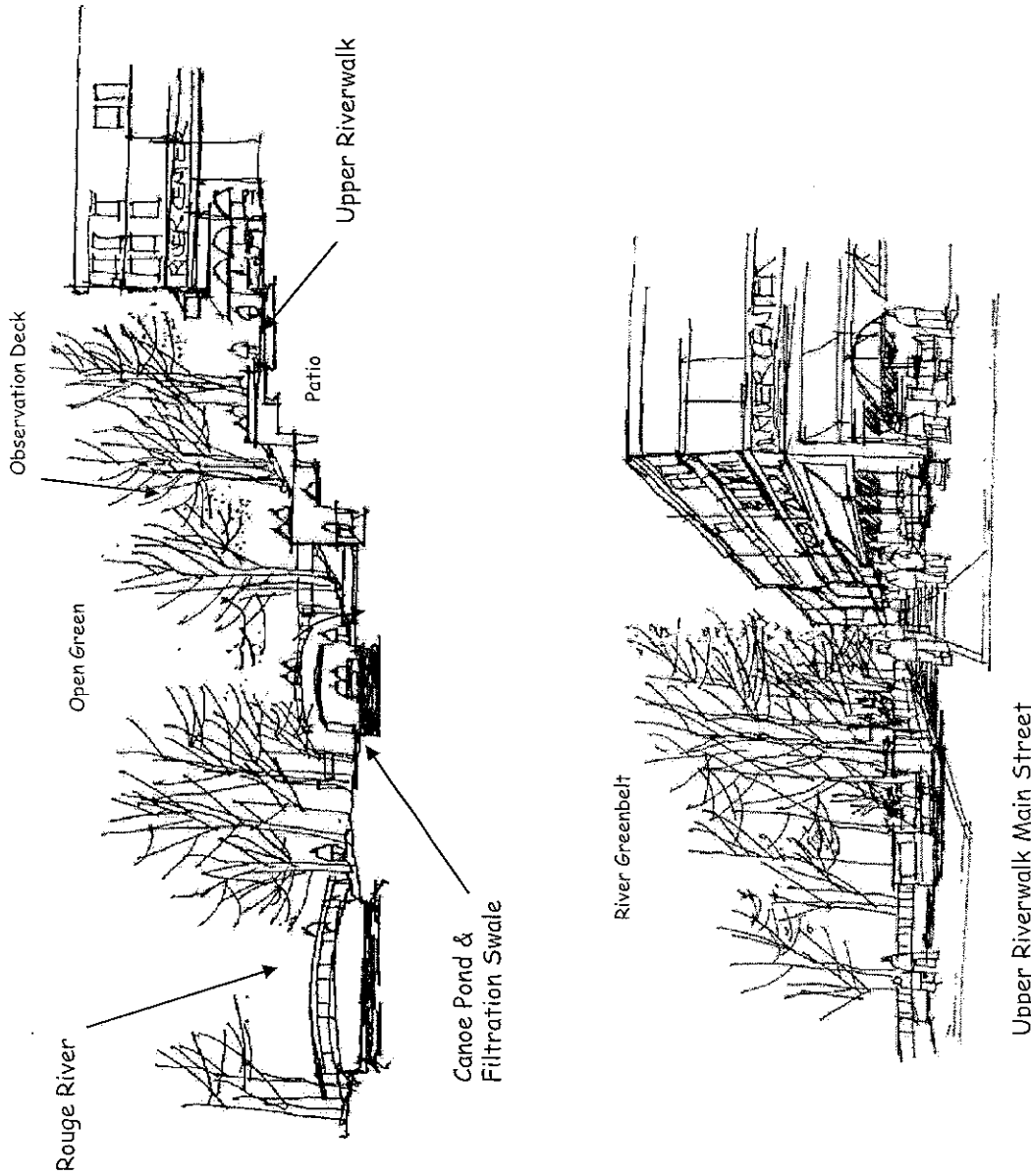


Rouge Green Corridor

River Access

SOUTHFIELD
River Center

Oakland County Planning &
Economic Development Services



Please Join Us for a Public Workshop



Wednesday, April 16, 2014 @ 6:30 pm
McDonnell Towers Community Room

Questions?
Please contact
Terry Croad,
City Planner
(248) 796-4154

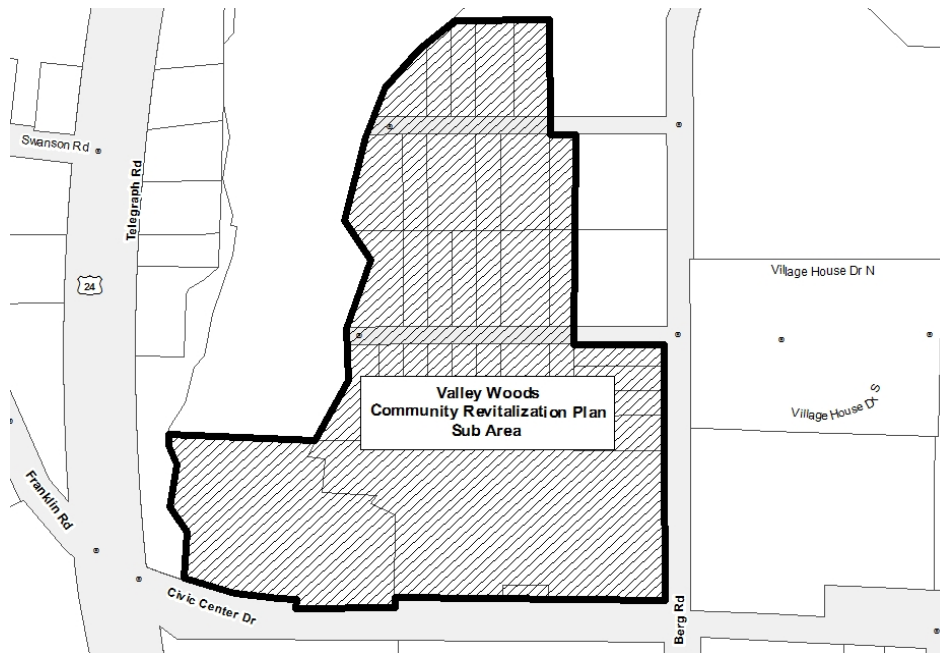
This long-range meeting of the Planning Commission will discuss the future needs of Southfield seniors including active living, housing options, senior services, and senior center.

City staff from the Planning, Parks & Recreation, and Public Works Departments will be present and available for questions.

**LEGAL NOTICE
CITY OF SOUTHFIELD
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that a Public Hearing will be held on Wednesday, April 23, 2014, at 6:30 P.M., Local Time, in the Council Chambers, 26000 Evergreen Road, City of Southfield, County of Oakland, Michigan, at which time and place the Planning Commission will consider the following pursuant to Article 4, Section 5.59, of Title V, Zoning and Planning, Chapter 45, Zoning, of the Code of the City of Southfield, to-wit:

The Valley Woods Community Revitalization Plan, a sub area to the City of Southfield Comprehensive Master Plan for the future needs of Southfield seniors including active living, housing options, senior services and a senior center.




Written comments may be mailed to the City of Southfield Planning Department, 26000 Evergreen Road, P.O. Box 2055, Southfield, MI 48037-2055, prior to the public hearing.

After said public hearing is concluded the Planning Commission will make a report and recommendation concerning this matter to the City Council. City Council will then make a final decision on the proposed project.

Questions regarding this matter should be directed to the Planning Department at (248) 796-4150.

Nancy L.M. Banks
City Clerk

Publish Date: April 6, 2014

 Individuals with special needs who plan to attend this meeting should contact the City Clerk's Office at (248) 796-5150 (voice) or (248) 354-4831 (TDD) if auxiliary aids or services are needed. Reasonable advance notice is required.

CITY PLANNER'S RECOMMENDATION FOR PLANNING COMMISSION
April 23, 2014

Requested by: **City Planner**

Request: Recommend approval of the Valley Woods Community Revitalization Plan as a sub-area plan of the Southfield Comprehensive Master Plan in accordance with Article 4, Section 5.59, Comprehensive Master Plan Procedure, Chapter 45, Zoning Ordinance.

Legal Description: **See attached Map**

Findings: A public workshop was held by the Planning Commission on April 16, 2014 at McDonnell Tower Community Room to take comment on senior services, senior center amenities, senior housing options and active living activities as well as park, recreation and stormwater management facilities. Furthermore, a public hearing was held by the Planning Commission on April 23, 2104 to take further public comment on the proposed plan.

Recommendation: The Planning Department recommends **Favorable Consideration** of the Valley Woods Community Revitalization sub-area plan as an amendment to the Comprehensive Master Plan for the City of Southfield, in accordance with Article 4, Section 5.59, Comprehensive Master Plan Procedure, Chapter 45. Zoning, of the Code of the City of Southfield for the following reasons:

1. The amendment has been thoroughly studied by the Planning Commission at their Planning Commission Study Meetings.
2. The amendment will serve to guide and coordinate future decisions on new development and redevelopment in the Valley Woods project area; 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 the Zoning Map.
3. The amendment will provide for anticipated future needs of the City's senior population.

PLANNER'S RECOMMENDATION:	<i>Favorable</i>
COMMISSION ACTION: <i>Favorable</i>	DATE: 4/23/14
COUNCIL ACTION:	DATE:

Valley Woods Senior Campus Community Revitalization Plan

Sources/References

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<<http://www.mihealthtools.org/communities/default.asp?tab=designguidelines>>

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March 19, 2012.

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NOTES

