



City of Southfield

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January 30, 2025

Chairperson, Royal Oak Planning Commission
c/o Joseph M. Murphy, Director of Planning (joem@romi.gov)
Planning Division, Community Development Department
203 S. Troy St.
Royal Oak MI 48067

Re: City of Southfield's Response to the City of Royal Oak Master Plan Update

Dear Sir or Madam:

We have reviewed your Plan with focus on the following that may have an impact on the City of Southfield:

Page 13: Future Land Use Structure

- The Future Land use map along Greenfield Rd (bordering the City of Southfield) indicates its future designation as primarily Neighborhood Residential with pockets of Parks and Neighborhood Edge designations.

Pages 51-53: Preserve and Enhance Neighborhood Character - Reinvigorate Neighborhood Main Streets and Nodes

- Prioritizing the revitalization of Royal Oak's small-scale commercial nodes and neighborhood main streets is essential to providing residents with convenient access to retail, services, and social spaces, while fostering walkability, reducing driving, and strengthening community connections. Improving these areas—such as the node identified at 13 Mile and Greenfield Roads (with a ¼-mile radius extending into the City of Southfield)—through concentrated commercial zoning and mixed-use development can address vacancies, support local businesses, and create more housing options.

Pages 54-56: Preserve and Enhance Neighborhood Character - Improve Access to Parks & Schools

- A better distribution of amenities and services needed to reduce car use and implementation of enhancements like improved crossings, greenways, and diverse recreational options can boost accessibility to Royal Oak parks. Housing diversity near schools and in areas like corridors, nodes, and downtown can support enrollment and accommodate residents of all ages. Prioritization of and improvements to Dickinson Park and Sullivan Park along Greenfield Rd, which have a ½-mile walk radius extending into the City of Southfield, would provide benefits to Southfield residents as well.

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Pages 82-84: Increase Mobility Across the City - Increase Crossing Safety

- A lack of safe, frequent crosswalks in Royal Oak deters walking and raises safety concerns; prioritizing more crossings, enhanced safety features, and accessible signals supports Vision Zero goals to reduce traffic fatalities and injuries. Two intersections with crosswalks identified as needing improvement are Greenfield Rd & Webster and Greenfield Rd & 13 Mile Rd, both which intersect the City of Southfield.

Pages 86-88: Increase Mobility Across the City - Build Neighborhood Greenways and Optimize Bicycle Accommodations


- Royal Oak recognizes the need to prioritize creating a neighborhood greenway bicycle network to provide safe, low-stress routes that connect key destinations, support active transportation, enhance mobility for all residents, and align with sustainability, public health, and safety goals. One segment identified as a potential Neighborhood Greenway is Webster Rd, crossing Greenfield Rd.

We have determined that the proposed amendment is not inconsistent with the objectives of the City of Southfield's Sustainable Southfield Master Plan 2.0 (adopted December 12, 2022). Additionally, the City of Southfield is in support of the general goals of the Master Plan amendment which include the following:

- Enhancing equitable access to park amenities citywide and consideration of integrating dual-use stormwater storage solutions
- Developing a Tree Canopy Plan
- Updating the Non-Motorized Transportation Plan
- Encouraging senior and affordable housing
- Implementing Stormwater solutions
- Advancing Sustainability Goals
- Improving Public Transportation Access

We do not have any further recommendations or comments regarding the City of Royal Oak Master Plan Draft. We wish you good luck and continued success in your community. In the meantime, do not hesitate to contact us.

Respectfully,


Terry Cross, AICP, ASLA
Director of Planning