

CITY OF SOUTHGATE PLANNING COMMISSION AGENDA

MONDAY, March 10th, 2025
6:30 pm – Regular Planning Commission Meeting

I. CALL TO ORDER

II. ROLL CALL

Anderson, Clark, Codrington, Godbout, Moul, Nemeth, Orman, Wilson, Yoos

III. MINUTES

1. Minutes of regular Planning Commission Meeting date February 10th, 2025

IV. ADMINISTRATIVE REPORTS

V. PUBLIC HEARINGS / NEW BUSINESS

1. Master Plan update, Development Strategies/Housing Chapters

VI. OLD BUSINESS

1. Master Plan update, Executive Summary/Community Profile Chapters

VII. ANNOUNCEMENTS

VIII. ADJOURNMENT

City of Southgate
Planning Commission Informal Meeting

February 10, 2025

This meeting of the Planning Commission was held in the Municipal Caucus Room, 14400 Dix-Toledo Highway, Southgate, Michigan on Monday, February 10, 2025 and called to order by Chairman James Yoos, at 6:30 p.m.

PRESENT: James Yoos, Linda Clark, Leticia Wilson, Chad Godbout, Eric Codrington

ABSENT: Mark Nemeth, Andrew Moul, Jerry Orman, Patricia Anderson (all excused)

ALSO PRESENT: City Planner Joe Pezzotti, Building Inspections Director Tim Leach, City Administrator Dan Marsh, City Attorney, Amelia Zelenak, Council Member Priscilla Ayres-Reiss

Discussion held on the time line of updating the Master Plan. Review material handout and will discuss at the next meeting.

The meeting ended at 6:55 p.m.

City of Southgate

Planning Commission Meeting

February 10, 2025

This meeting of the Planning Commission was held in the Municipal Caucus Room, 14400 Dix-Toledo Highway, Southgate, Michigan on Monday, February 10, 2025 and called to order by Chairman James Yoos, at 7:00 p.m.

PRESENT: James Yoos, Linda Clark, Leticia Wilson, Chad Godbout, Eric Codrington

ABSENT: Mark Nemeth, Andrew Moul, Jerry Orman, Patricia Anderson (all excused)

ALSO PRESENT: City Planner Joe Pezzotti, Building Inspections Director Tim Leach, City Administrator Dan Marsh, City Attorney, Amelia Zelenak, Council Member Priscilla Ayres-Reiss

Minutes:

Moved by Clark, supported by Godbout, that the minutes of the Planning Commission Meeting dated January 13, 2025 be approved. MOTION APPROVED UNANIMOUSLY.

Administrative Reports:

The Aquinas property project might possibly be up and running on the multi-family project-have not seen any plans yet.

Success on the Spectrum is looking into moving into a portion of the Binson Building on Eureka Road.

Old Business:

Master Plan Update.

Discussion held on the time line of updating the Master Plan. Review material handout and will discuss at the next meeting.

Adjournment:

Moved by Codrington, supported by Wilson, that this meeting of the Planning Commission be adjourned at 7:04 p.m. MOTION APPROVED UNANIMOUSLY.

James Yoos
Chairman, Planning Commission
as



southgate



City of Southgate

Master Plan | Adopted MONTH 2025

CELEBRATE THE DREAM



Development Strategies

In order for Southgate to continue to thrive, new development and redevelopment opportunities must be available. These opportunities enable residents to access jobs, housing, and essential goods and services. Growth may occur through business expansion within existing spaces or the construction of new buildings. Both contribute to the City's tax base, which is essential for funding local government services and resources that support the community.

As Southgate continues to grow and evolve, maintaining a balance between development, redevelopment, and preservation will be essential. New growth should align with the community's vision for the future and, through thoughtful design and implementation, guide the built environment into a uniform and desired image while preserving or enhancing the City's key assets, such as the commercial corridors and established neighborhoods.

This chapter examines the development and redevelopment opportunities within Southgate, explores various strategies for managing growth, and highlights best practices for attracting and guiding development. Finally, this chapter outlines specific initiatives the City should implement to foster economic growth, stability and long-term prosperity.

ACTION SITES

The majority of undeveloped land within the City is located in the northwest portion and along major commercial corridors. These properties present a unique opportunity for the City in terms of an increased tax base and new amenities to City residents.

Specific areas may require more investment than others based on existing site conditions. While smaller sites are best suited for infill projects, larger parcels or assembled properties have the potential to bring transformative change to their surroundings. No matter the size, new developments can make a meaningful impact by revitalizing underutilized or neglected properties in alignment with the City's goals and vision.

Site Compatibility

Careful consideration should be taken with new developments located near residential areas, most notably along Eureka, Dix Toledo, and Northline Roads.

Notable considerations regarding such development should include but are not limited to landscaping and screening measures, hours of operation, outside storage, parking capacity, and additional impacts from increased traffic.

INSERT SMALL SCALE REDEVELOPMENT SITE**insert possible uses****INSERT LARGE SCALE REDEVELOPMENT SITE****insert possible uses****INSERT VACANT PARCELS****insert possible uses****CITY-WIDE BRANDING**

The City has done an effective job at promoting a consistent and uniform image in terms of an attractive logo, colors, and catch phrase “celebrate the dream”. These efforts should continue in order to strengthen the City’s already recognizable brand as an attractive community to live and conduct business.

Maintaining this branding consistency across all platforms—including the City’s online presence, printed materials, signage, decorations, and official communications—will reinforce its identity and appeal.

Collaboration

Additionally, the City should continue to seek and sustain strong partnerships with economic development organizations such as the Michigan Downtown Association, SEMCOG, The Downriver Community Conference, and similar groups to ensure Southgate remains a key player in regional economic initiatives. Equally important is maintaining a close relationship with the Downtown Development Authority (DDA) to stay connected with the downtown business community and understand their evolving needs.

Communication

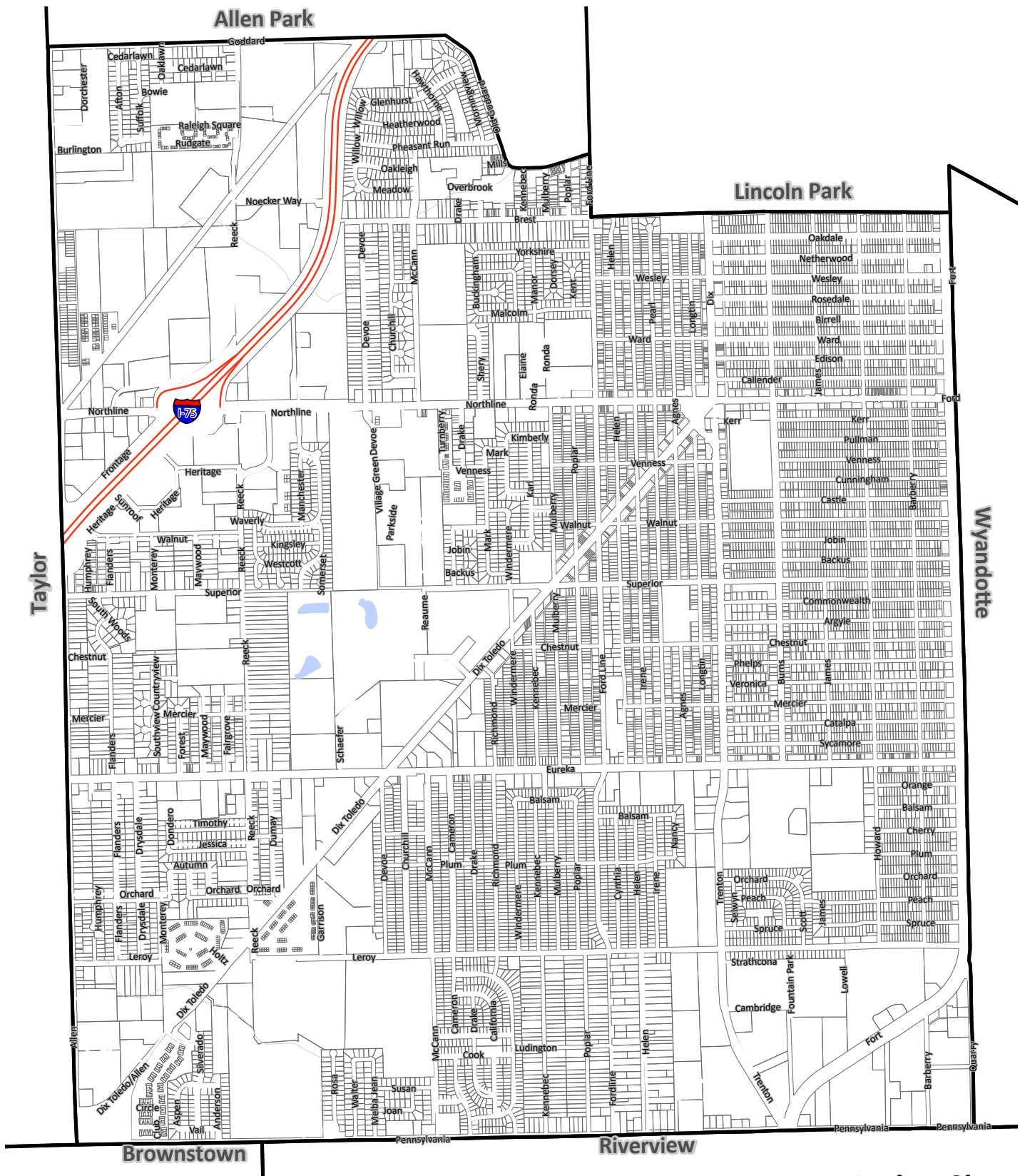
Open and reliable communication with businesses throughout the city is essential. Supporting the growth and retention of existing businesses is often more effective than solely focusing on attracting new industries and helps create a more established and connected community.

The City has established multiple effective forms of communication to residents and businesses. These include but are not limited to the City’s official [Facebook](#) and Code Red pages and quarterly editions of the City magazine Southgate Today, all of which are accessible on the City [website](#) which also contains information regarding government processes and departments, community events, resident FAQs, an up to date list of local businesses of all industries, and much more.

A potential addition to the City website to further enhance business accessibility is an up to date database of developable land, along with any pertinent information for each site. The action sites map and table on the next page are examples of how the data can possibly be presented.



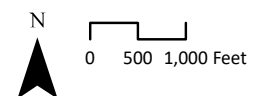
Southgate Today, the City’s official newsletter providing community updates and marketing opportunities for local businesses



**TO BE UPDATED OVER TIME
BY PC/STAFF**

Action Sites

City of Southgate, Wayne County



Source: SEMCOG, Wayne County
Carlisle/Wortman Associates
March 2025

Reference #	Site Name	Address/Parcel ID	Zoning	Lot Size	Sewer/ Water	Building Height
1	16100 Fort	16100 Fort St 53-020-01-0307-000	M-1	5.19 AC	Yes	2 Stories/40 FT
2	Fort Lincoln Collision	12825-12837 Dix Toledo Rd 53-008-03-0351-000	C-2	0.04 AC	Yes	2 Stories/40 FT
3	18701 Northline	18701 Northline Rd 53-014-99-0006-000	C-2	0.95 AC	Yes	2 Stories/40 FT
4	13155 Trenton	13155 Trenton Rd 53-009-02-0305-000	C-1	1.6 AC	Yes	1 Story/20 FT
5	Former CVS	13545 Eureka Rd 53-019-99-0012-701	C-2 MCO	0.73 AC	Yes	2 Stories/40 FT
6	14312 Pennsylvania	14312 Pennsylvania Rd 53-028-99-0008-702	C-2	0.65 AC	Yes	2 Stories/40 FT
7	14386 Pennsylvania	14386 Pennsylvania Rd 53-028-99-0005-702	C-2	0.68 AC	Yes	2 Stories/40 FT
8	14980 Dix Toledo	14980 Dix Toledo 53-016-99-0050-003	C-3	1.42 AC	Yes	None/40 FT
9	Vacant Lot	12780 Reeck Rd (closest) 53-004-99-0005-706	M-1	2.45 AC	Yes	2 Stories/40 FT
10	Splash N Shine Car Wash	12851 Reeck Rd 53-004-99-0004-703	C-2	1.11 AC	Yes	2 Stories/40 FT
11	Vacant Lots	15468-15490 Northline Rd 53-002-01-0040-000	RO-1	0.98 AC	Yes	None/25 FT
12	Del Rosario Building	14328 Northline Rd 53-008-01-0450-301	RO-1	0.32 AC	Yes	None/25 FT
13	Vacant Lot	19276 Eureka Rd 53-015-02-0055-000	C-2	0.31 AC	Yes	2 Stories/40 FT
14	Vacant Lot	53-015-99-0065-704	R-1	6.97 AC	Yes	2 Stories/25 FT

Action Sites Table/Map

A detailed and up to date table depicting available properties for development as shown above can help convey basic zoning and lot information to potential developers and serve as a starting point for application meetings. If implemented, the table and map can be uploaded to the City website with the intent of being accessible to anyone visiting the site. Paper copies which are updated quarterly could also be utilized for in person viewing.

COMMUNITY INVESTMENT

In order to maintain and enhance the City's public image and brand, proper and effective upkeep of community space is essential. Doing so communicates a level of commitment by the City to deliver a high quality standard of living for everyone experiencing Southgate. Investment by the City in turn encourages investment from its residents and businesses alike to contribute to a positive public image, making the City a more desirable place to live and conduct business.

Public Spaces

The City has 95 acres of dedicated public space / parks for numerous community events. With such a high frequency of events, routine maintenance such as lawn care, structure integrity, and refuse removal are essential to ensure visitors have a safe and enjoyable experience. These efforts are an additional opportunity for the City to demonstrate its mission in providing a high standard of living.

New opportunities for the City to acquire land should be greatly considered to provide additional space for community events and recreational amenities, including property next to current public spaces, such as the wooded area north of the South Winds Gold Club, and **INSERT ANY POTENTIAL PROPERTY/OPPORTUNITY**

Public Access / Parking

Southgate is home to a wide variety of retail, entertainment, and recreational establishments, making it a desirable place to visit. In order to provide everyone the opportunity to experience the City, adequate, accessible, and well designed parking options should be made available to residents and visitors of the City.

There are multiple commercial nodes within the City, most notably the Southgate Shopping Center, the Dix Toledo / Eureka Roads intersection, I-75 and Northline Interchange, and the Fort Street / Pennsylvania Road intersection. While there is a great amount of parking available at these locations, many commercial properties not located within these areas face parking capacity challenges, mostly due to small lot sizes and proximity to residential areas.

The City should continue to seek improvements in other forms of transportation to help reduce parking constraints. Improvements consisting of maintenance and improvements to sidewalks and walking paths should be prioritized to address the needs of pedestrians, cyclists, and transit riders.

Infrastructure

Delivering reliable utility services is crucial to upholding the high standard of living which City residents and businesses rightfully expect, and should remain a top priority. Much of the existing infrastructure, which include water lines, sanitary sewers, and storm drains have been in place since the Southgate's incorporation in 1958 and have grown along with the City. As a result, certain sections may require greater attention and repairs. When applicable, the state of all existing utilities should be evaluated to ensure the growing needs of residents and businesses are being met. Evaluations can take place during new construction or when road repairs are necessary.

Redevelopment Ready

An initiative the City is considering pursuing is Redevelopment Ready Communities (RRC) certified. RRC is a voluntary program offered through the Michigan Economic Development Corporation (MEDC) which provides planning, zoning, and development best practices to communities throughout Michigan.

RRC certification would help the City provide a streamlined development process for investors, businesses, and residents to further encourage growth. Being RRC certified also opens up more funding and collaborative opportunities between Southgate and the State of Michigan.



STRATEGIES

Below is a list of actionable strategies that can be utilized in order to achieve the desired vision of the City.

- ◆ Maintain an active database of developable land within the City.
- ◆ Obtain RRC certification.
- ◆ Review and evaluate current zoning ordinance to ensure requirements are reflective of the City's desired outcomes.
- ◆ Facilitate a process to create design and use concepts for desired action sites.
- ◆ Maintain an active role in marketing Southgate to potential developers.
- ◆ Maintain consistent City-wide branding on official documents and forms.
- ◆ Focus on exploring possible benefit programs and strategies for local business retention and growth.
- ◆ When appropriate, seek to update public infrastructure and utilities.
- ◆ Continue to maintain and enhance public gathering spaces.

◆ **TO BE ADDED**



Housing

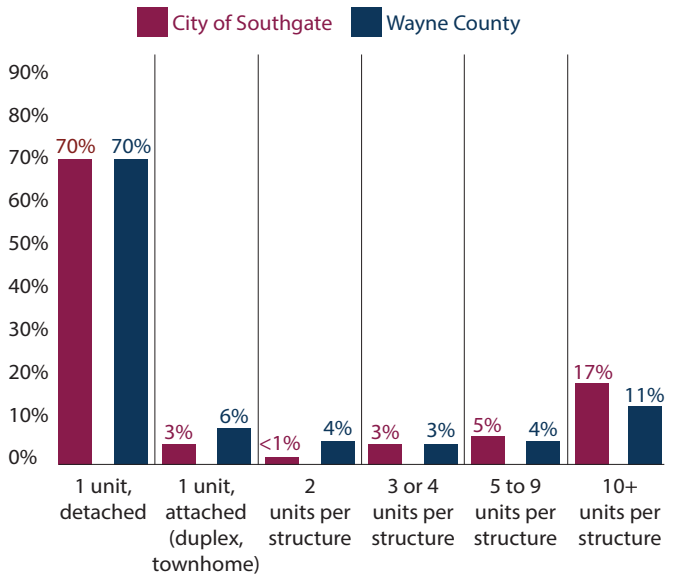
Single-family homes form the backbone of Southgate, making up XX% of the City’s land area. The neighborhoods reflect a traditional design, characterized by tree-lined streets and sidewalks. Most homes are within close proximity to a park or community gathering space, such as a school, community center, or place of worship. Residents along Eureka, Dix Toledo, and Northline Roads have access to many retail and service establishments within a short walk, while others may require a 5-10 minute drive at most to reach these corridors and commercial hubs.

The Master Plan takes a comprehensive approach to single-family residential areas, viewing them as neighborhoods where homes serve as the primary land use, complemented by parks, schools, places of worship, and essential infrastructure like sidewalks, streets, and trees. This chapter outlines the existing housing conditions, current zoning regulations for various housing types, and strategies for future development that cater to all age groups within the City, with the goal of providing housing types that allow residents to make Southgate their lifetime home.

EXISTING CONDITIONS

Detached, traditional style homes make up 70% of housing units within the City, with 30% consisting on rental units, mirroring the same composition trends of Wayne County. As mentioned previously in the Community Profile chapter, housing values have consistently have almost doubled (95%) and have surpassed pre-recession values, with an average home value of \$165,400 as of 2023.

Percent of Housing Units by Type, 2020 American Community Survey, Southgate and Wayne County



Ownership

Homeownership trends within Southgate have remained mostly consistent since 2010, with owner occupied units increasing from 62% to 63%, rental remaining unchanged at 32%, and unoccupied units decreasing slightly from 14% to 13%. Wayne County has also experienced a similar trend within the same time period.

Housing Affordability and Attainability

In 2023, the American Community Survey (ACS) reported a median home value of \$165,400 and a median gross rent of \$1,102 in the City. The average monthly mortgage payment for a home at this median value is \$1,392. Based on Wayne County's median household income of \$98,223, homeownership and rental costs in Southgate are generally affordable for the average county resident. However, with Southgate's median household income at \$64,635, local residents may face challenges related to housing affordability and accessibility.

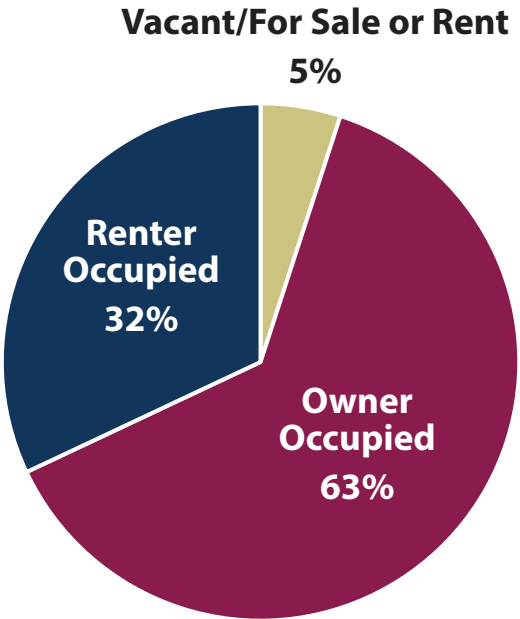
Age of Housing Stock

A majority of housing options within the City are older construction with over 75% of homes have been build prior to 1980. Only about 10% of homes within Southgate have been constructed post 2000.

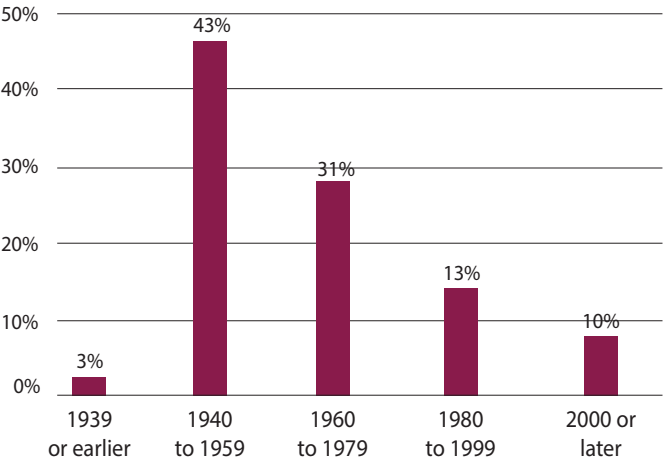
Housing Types

Household types within the City are not expected to change drastically from 2023 to 2050. Households with children are expected to decline by 5%, while households with occupants living alone are expected to increase by 5%, and Households with at least two occupants and without children is not expected to change. The greatest shift predicted includes the number of people over the age of 65 living alone increasing moderately, with an increase of 6.3%.

Housing Tenure of all Southgate Housing Units, 2023 Amercian Community Survey



Southgate Housing Unit Age, 2023 Amercian Community Survey



DESIRED FUTURE

What do we want the future southgate to look like in terms of residential development? Introducing a variety of housing types for all ages is essential to ensure Southgate can be enjoyed through all stages of life.

Residential Buffers

Due to its mid 20th century design, many Southgate neighborhoods directly abut commercial corridors, sometimes with little in the way of fencing or landscaping in between. Adjacent commercial uses can place strain on nearby residents in terms of parking on residential streets, noise, odor and litter drifting into yards. Equally important to planning for commercial corridor expansion, more fully addressed in the Corridors chapter, is protecting existing residential properties with buffers that provide sufficient separation of uses and screening.

In deliberations during the Master Plan process, design ideas for buffers were shared and discussed. **A buffer with a masonry wall or landscaping screen or vacating alley space between uses were discussed**, which is required under current zoning, with a sliding scale which increases based on use intensity, ranging from heights of five to six feet.

Maintaining Residential Character

The majority of homes within Southgate consist of single-story bungalows. Newer residential developments paint a different picture, as more two-story homes have been built with increasing frequency in the past decade. The size, bulk and design of these new homes can influence the character of neighborhoods in terms of visual consistency and appeal. Newer single-family homes bring re-investment, keep neighborhoods vibrant, and bolsters the City's financial sustainability, however it is essential to monitor building trends to ensure the historic character of existing neighborhoods are preserved.

Southgate policy makers have ensured the existing character neighborhoods are preserved, while encouraging development in and around them. A number of zoning tools have been used by the city to lessen the impact of infill houses, such as maintaining uniform height requirements in all residential districts, requiring roof pitches more in keeping with the area, and scaling floor area and lot coverage requirements with lot size.



Example of a traditional one-story single-family home.



Example of a newer construction two-story home

NEIGHBORHOOD MAINTENANCE

As indicated in the data above, most of Southgate’s neighborhoods were developed between 1940 and 1980. While these neighborhoods have remained desirable, as reflected in rising home values, ongoing investment and upkeep are crucial to preserving the community’s vibrancy. Effective neighborhood maintenance relies on home improvements, code enforcement, consistent City communication, high-quality City services, and well-maintained infrastructure.

Home Improvement and Rehabilitation

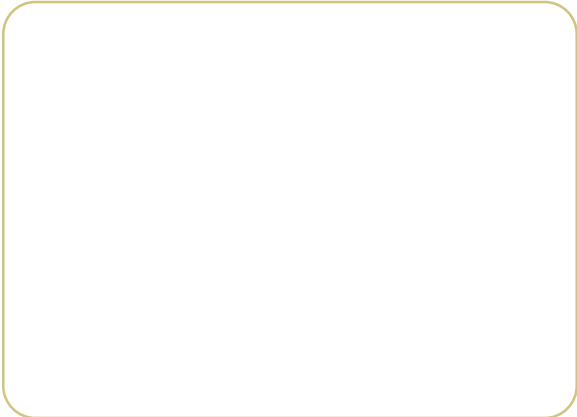
A neighborhood is defined by the quality of its homes. The City should explore opportunities to support homeowners through home improvement programs that facilitate rehabilitation, necessary repairs, emergency fixes, and ongoing maintenance. Additionally, the City can connect new Southgate residents with Wayne County’s HOME Program, which offers down payment assistance for first-time homebuyers. Partnering with local and national businesses could also provide residents with free or discounted supplies, such as smoke alarms and paint.

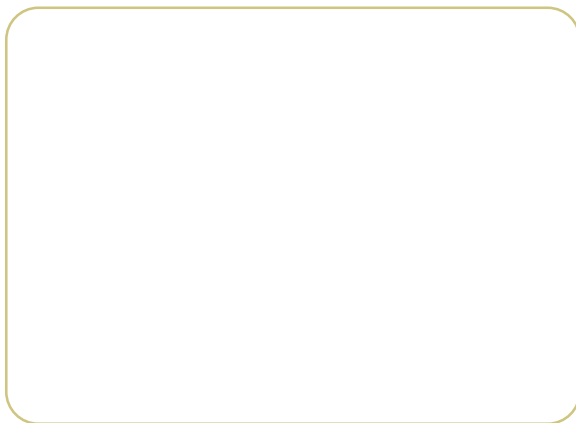
Infrastructure

Infrastructure connects neighborhoods to each other and the broader community. Southgate remains committed to the ongoing maintenance and enhancement of its municipal water and sewer systems in collaboration with regional partners. Additionally, the City recognizes the importance of well-maintained streets, sidewalks, and street trees in fostering walkable and inviting neighborhoods. To further support residents, the City has established a sidewalk maintenance program where sections of sidewalk within the City are periodically reviewed and replaced when needed. The City’s Downtown Development Authority (DDA) also maintains all streetscapes within the DDA district, and the City Tax Increment Finance Authority (TIFA) contracts work to further maintain the Northline Road Median. Sidewalks and overall walkability are explored in greater detail in the Corridor Improvements/Transportation chapter of this Master Plan.



Sidewalks, trees and community facilities are valuable infrastructure that add to the quality of neighborhoods.





HOUSING CHOICES

All to be considered during March pc meeting, not final

The following types of housing are planned for Southgate, within or nearby neighborhoods, to give more choice to residents:

Accessory Dwelling Units (ADU's)

An accessory dwelling unit (ADU) is a secondary apartment located within or attached to a single-family home. Also referred to as mother-in-law suites or granny flats, these units may be connected to the main house, situated above a garage, or placed in a separate structure in the backyard. ADUs offer a living space primarily for family members, providing proximity to relatives while maintaining a higher level of privacy than living together in the primary home. In the future, ADUs will be considered as a possible accessory use in Southgate's single-family zoning districts, subject to the site's ability to meet parking and lot coverage requirements outlined in the City's regulations.

Detached Single-Family Housing

Detached single-family housing consists of traditional one or two story homes which currently make up the majority of home types and serves as the foundation for the community.

Attached Single-Family Housing

Attached single-family housing, which includes duplexes, townhouses, and multi-plexes, consists of two or more dwelling units connected horizontally. The upkeep of shared areas is typically managed by a condominium association or building owner, reducing the maintenance burden on residents. These housing types are often more affordable than single-family homes. Attached single-family housing is planned for the areas between Fordline and Helen Streets, north of Eureka Road, as well as continued infill development at Woodland Ridge along McCann Avenue. Additional study is required to determine whether duplexes could be incorporated into the single-family neighborhoods and, if so, how they would be implemented.

AGING IN PLACE

As outlined in the Community Profile chapter, Southgate's population is aging, with the number of residents aged 65 and older expected to grow by 12%, and those 85 and older projected to increase by nearly 50%. To address this, Southgate aims to support residents in aging in the home and community of their choice, a concept known as "Aging in Place." This approach utilizes regulations, programs, and designs that enable individuals to maintain a sense

of belonging, purpose, and well-being as they grow older. The City of Southgate can enhance residents' ability to age in place by expanding housing options, as detailed in the previous section, adopting universal design, and improving public spaces and programs.

Housing Choices and Seniors

Southgate offers a variety of senior housing options, including independent living and assisted living services. For older residents who remain in traditional single-family homes, tasks such as home maintenance, yard work, and navigating stairs can become increasingly difficult. Without dedicated financing and regulations, the previously mentioned housing types are not guaranteed to be occupied by seniors or individuals with disabilities. In order to provide the greatest possible amount of housing options, any housing type should be designed using Universal Design principles when the opportunity presents itself.

UNIVERSAL DESIGN

For any dwelling unit in Southgate, including the housing types previously discussed, to truly support aging in place, must be designed to accommodate people of all abilities. Through education and policy initiatives, municipalities have encouraged the adoption of Universal Design, which the National Association of Home Builders defines as “the design of products and environments to be usable by all people, to the greatest extent possible, without the need for adaptation or specialized design.” The following section outlines the principles and strategies of Universal Design, along with methods for its promotion.

Resident Universal Design Education

The City should explore opportunities to educate residents about Universal Design. This program should include an overview of its principles, strategies for implementation, cost considerations, and available resources. Various outreach methods can be utilized, such as informational handouts at City Hall, educational materials on the City's website, and public information sessions featuring a Universal Design expert. Additionally, having an expert available at City Hall to provide guidance, answer questions, and present return-on-investment analyses for Universal Design modifications in a typical Southgate home would further support residents in understanding its benefits.

Building Universal Design Education

The City can provide Universal Design resources to builders during the project design phase, as well as make literature available with building permit applications and on the City's website.

Universal Design Principals

Equitable Use

The design is useful and marketable to people with diverse abilities.

Flexibility in Use

The design accommodates a wide range of individual preferences and abilities.

Simple and Intuitive Use

The design is easy to understand, regardless of the user's experience, knowledge, language skills, or current concentration level.

Perceptible Information

The design communicates necessary information effectively to the user, regardless of ambient conditions or the user's sensory abilities.

Tolerance for Error

The design minimizes hazards and the adverse consequences of accidental or unintended actions.

Low Physical Effort

The design can be used efficiently and comfortably and with minimum fatigue.

Size and Space for Approach and Use

Appropriate size and space is provided for approach, reach, manipulation, and use regardless of user's body size, posture, or mobility.

Universal Design Strategies

Access into the home

- No-step front door entrance or a no-step entrance to another location provides access to the main living space.
- Access Ramp creates a no-step entrance.
- Exterior doorway with a 32-inch clear opening, and exterior lighting controlled from inside the residence or automatic or continuously on.
- An exterior or interior elevator, lift, or stair glide unit.

Interior of home

- Interior doorway with a 32-inch clear opening to accommodate wheelchairs and walkers.
- Open single floor living: Eliminate need to navigate stairs and doors by increasing mobility in homes with at least 5 foot diameter turnarounds, and powered door operators. If home is multi-story, incorporate one accessible bathroom on main floor.
- Reachable switches and outlets: Switches should be placed at 44 - 48" high, while outlets should be at least 18" high.
- Friendly floors: Flooring should be a matte slip-resistant surface or low pile carpeting to reduce potential for slips or falls, and ease operation of wheelchair or walker.
- Accessible countertops, cabinets and storage: Countertops can be at varying heights of 28-42", with at least 50% of all storage less than 54" high.

Accommodations for individuals with sensory disabilities

- Alarm, appliance, and control structurally integrated to assist with a sensory disability.

Accessible bathroom features

- Maneuverable bathroom or kitchen.
- Walls around a toilet, tub, or shower reinforced and properly installed grab bars.
- Accessibility-enhanced bathroom, including a walk-in-or roll-in shower or tub.

Zoning Changes

Outdoor ramps, lifts, or no-step entrances are sometimes restricted due to setback requirements and lot coverage zoning regulations. These and other Universal Design modifications may not meet the variance criteria set by the Board of Zoning Appeals. To address this, the Zoning Ordinance could be revised to include a provision that allows flexibility with setback and lot coverage requirements to accommodate accessibility improvements.

Setting an Example

The City can set a good example by incorporating Universal Design principles into any future City building and retrofit where feasible.

PLACES AND PROGRAMS

Southgate offers many spaces and programs within and around neighborhoods for residents to connect, stay active, and enjoy various activities. Recreation and social engagement are crucial for fostering a sense of belonging and well-being, which are key components of aging in place. The City can support aging in place by developing vibrant places and programs, as outlined below:

Walkability

Southgate is a mostly a car-dependent community, with a walk score of 49 out of 100. The recently adopted 2025 Parks and Recreation Plan prioritizes the development of trails that connect parks, creating a continuous park system that links community facilities, schools, neighborhoods, downtown Southgate, and regional recreational areas.

Community survey data supporting trail/pathway system to be added.

Park Design

Parks Should be designed for people of all ages and abilities, with fitness equipment and passive recreation areas for all persons to relax, talk or observe nature. The 2025 Parks and Recreation Plan includes action items to remove accessibility barriers with the goal of making all park facilities accessible to all residents and visitors of Southgate.

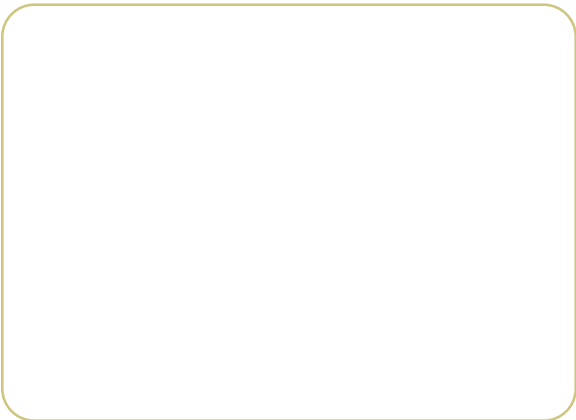
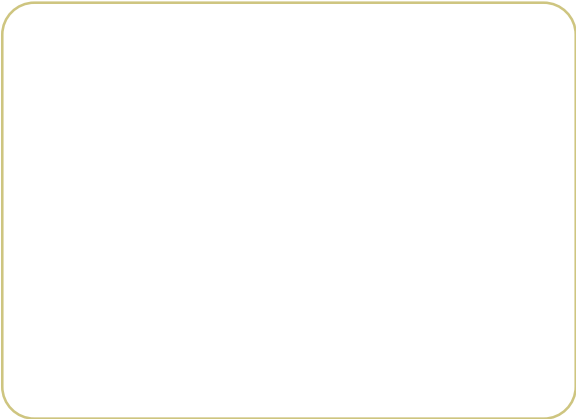
Accessible to Medical Facilities

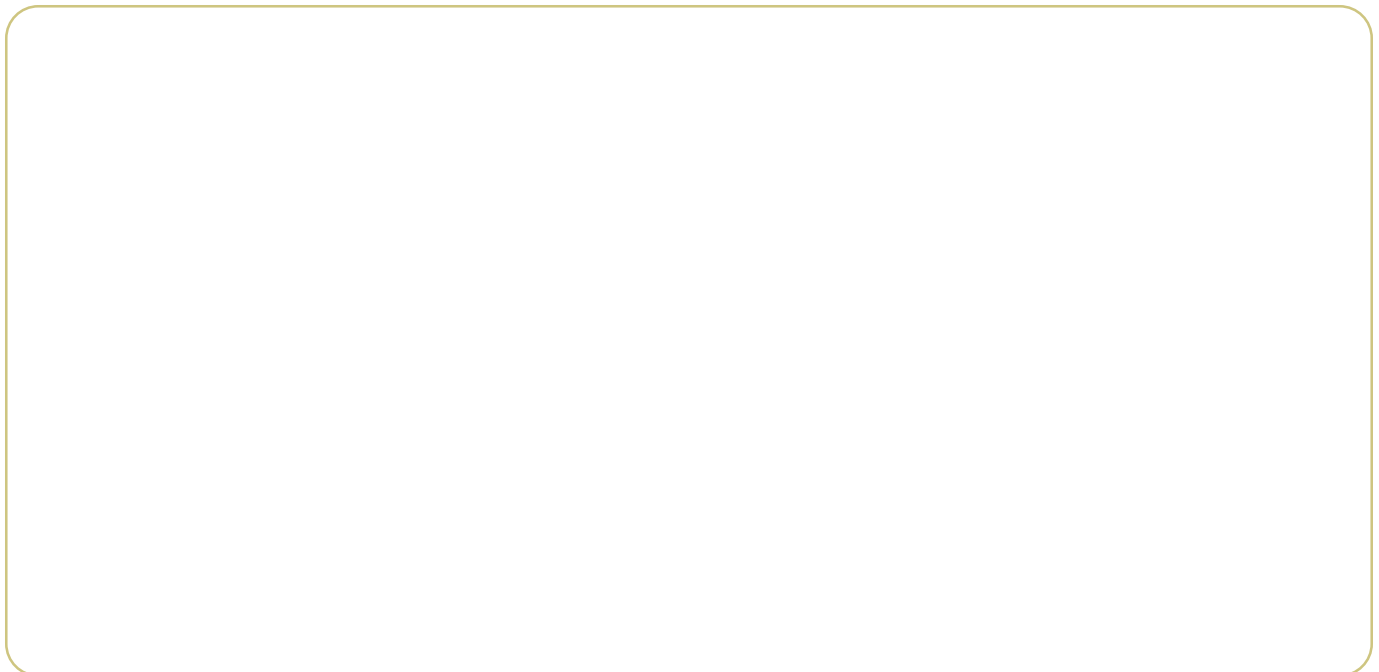
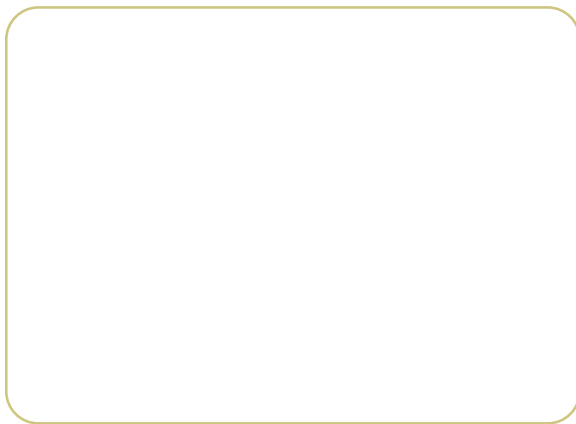
To ensure accessibility for residents of all abilities, medical facilities should be located near neighborhoods, designed to be universally accessible, and easily reachable by pedestrians, cyclists, transit riders, and vehicle passengers. Ideally, these facilities should be situated where neighborhoods intersect with commercial corridors, when appropriate. This topic is further explored in the Corridor Improvements / Transportation chapter.

Social and Community Interaction

The City can enrich the social and cultural lives of its residents by improving public spaces and maintaining programs that bring people together for social and community events. Parks, City facilities, and commercial corridors, especially along Eureka, Dix Toledo, and Northline Roads should be welcoming and vibrant spaces. Some of the many events and programs organized by the City include, but are not limited to:

- ◆ Heritage Days Festival
- ◆ Christmas Tree Lighting
- ◆ Harvest Fest
- ◆ Easter Egg Eggstravaganza
- ◆ St. Patrick's Day Party
- ◆ Daddy Daughter Dance
- ◆ Noon Year's Eve Celebration
- ◆ Halloween Trunk or Treat
- ◆ Polish Day
- ◆ Market in the Park





FUTURE HOUSING STRATEGIES

The following strategies regarding housing within the City of Southgate should be considered:

- ◆ Explore implementing a housing improvement program for City residents.
- ◆ Promote universal design strategies for all housing types within the City.
- ◆ Provide educational material on universal design at City Hall for interested homeowners.
- ◆ Continue providing updates on upcoming community events on the City website.
- ◆ Review current zoning ordinances to determine if revisions are necessary in order to accomodate universal design strategies.
- ◆ Review permitted uses within residential zoning districts to ensure multiple housing options are available.
- ◆ Provide an up to date list of available housing programs for residents on the City website.
- ◆ **TO BE ADDED**