

## **Southfield Michigan, Booms**

One of Detroit's several suburbs, Southfield, has developed so rapidly under the assessment program instituted by Mayor James Clarkson, that its Northland Center may soon rival downtown Detroit — both in metropolitan features and land values. Included in the immediate building program are eight 20-story apartment buildings and several 8-story office structures, with many more and also a motel in prospect.

What is becoming known as Southfield's "Golden Triangle" is composed of a square mile of land, accessible from all directions by major roads, and convenient to the airport and metropolitan area. It will comprise Northland, plus an adjoining section which will include hospital, inn and theaters. The tallest of these costly buildings will be 30 stories. About half of the land is owned by the developers, Shopping Centers, Inc., who say it won't be a "forest of towers." Within 10 years

this area will house some 25,000 with additional facilities to come.

In short, building has developed faster in Southfield than anywhere else in the county. In their pleasure over the prestige of their city, residents may be forgetting the mayoral conflict of a few years ago, when Mayor Clarkson, holding firmly to enlightened assessment reforms, succeeded in gaining a more equitable total reassessment. He attracted the attention of Detroit and surrounding areas, and the present "boom" proves he was right.

But opponents sometimes do not like to concede success to another. Recently the City Administrator, who was campaigning for a city manager type of government, appeared before the Michigan Tax Commission claiming disproportionate tax levies in the case of one householder. The Mayor welcomed an investigation into the assessment procedures, and the Council found them to be "quite equitable," recommending that they be continued.