



**GRAND RIVER CORRIDOR IMPROVEMENT  
AUTHORITY MEETING**

**Thursday, April 12, 2018 – 8:00 a.m.**

**Conference Room A – City Hall**

**23600 Liberty Street**

**Farmington, MI 48335**

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**AGENDA**

- 1. CALL TO ORDER**
  
- 2. APPROVAL OF AGENDA**
  
- 3. APPROVAL OF MINUTES**
  - A. March 8, 2018 Minutes**
  
- 4. REVIEW AND DISCUSSION OF FARMINGTON DOWNTOWN AREA PLAN  
DEVELOPMENT AREA E**
  
- 5. PUBLIC COMMENT**
  
- 6. BOARD COMMENT**
  
- 7. ADJOURNMENT**

**CITY OF FARMINGTON  
GRAND RIVER CORRIDOR IMPROVEMENT AUTHORITY  
MINUTES  
March 8, 2018**

**CALL TO ORDER**

The Farmington Grand River Corridor Improvement Authority meeting was called to order at 8:05 a.m. by Economic and Community Development Director Christiansen.

Members Present: Bowman, Carron, King, Thomas  
Members Absent: Anthony, Graham  
Staff: Christiansen, Murphy

**APPROVAL OF AGENDA**

Motion by Bowman, supported by Carron to approve the agenda. Motion approved unanimously.

**APPROVAL OF MINUTES**

- A. Motion by Carron, supported by Bowman to approve the January 4, 2018 minutes. Motion approved unanimously.

**REVIEW OF GRAND RIVER CORRIDOR IMPROVEMENT AUTHORITY VISION PLAN**

Christiansen and the Board reviewed and commented on the Grand River Corridor Improvement Authority Vision Plan. The Board re-affirmed the Plan and continued to support it.

**PUBLIC COMMENT**

Pastor O'Dell of the Freedom Gateway Center, 31590 Grand River, commented on the Grand River Corridor Improvement Authority Vision Plan and the City's marketing and promotion of it.

**BOARD COMMENT**

CIA Board Member Bowman commented on the City's draft 2019-2024 Capital Improvement Program (CIP) and her involvement as the CIA Board Representative on the CIP Steering Committee.

**ADJOURNED AT 9:30 a.m.**

## 03 DEVELOPMENT PLAN

### DEVELOPMENT AREA E

#### DESCRIPTION

An area that incorporates a mix of uses and functions as a transitional district between the Downtown and Power Road. This transitional area should function as an entrance to the Downtown, and work to connect the Grand River Avenue, Downtown, and the newly designed Shiawassee Park. Future development in this area should integrate multiple modes of transportation with an emphasis on walkability and connections to and from surrounding residential areas.

Architecture and site planning elements should incorporate views into the parklands from the buildings and the street, encouraging building siting location along the Rouge River. Setbacks should be minimal with parking to the side and rear of the building to enhance and reinforce the streetscape, and the adjacent river corridor.

#### PROGRAM

- A mix of uses, with an emphasis on office and residential
- Enhanced streetscape and gateway features
- Connections to Shiawassee Park
- Integrated green and public spaces both in the public and private realm
- High-quality architectural with a focus on traditional and natural materials

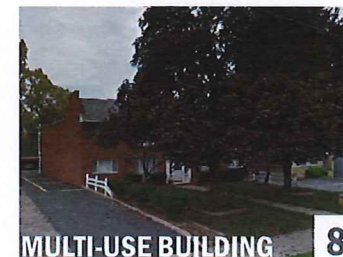
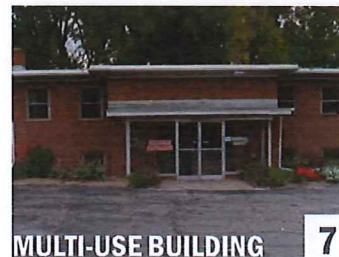


FIGURE 3.15: SUBAREA E - EXISTING CONDITION



## 03 DEVELOPMENT PLAN

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### PRINCIPLES - DEVELOPMENT AREA E

The design principles developed for this Plan build on the vision of the Farmington Vision Plan, and integrate the goals and principles of good urban design to create a successful downtown. The market analysis, current trends and existing conditions also inform the direction of the Plan and the principles to create a document that is practical and realistic. These principles were used to guide the development of the design concepts for each of the subareas.



#### **1. COMPLEMENT THE HISTORIC DOWNTOWN**

Future development and redevelopment within the focus area should complement the historic and pedestrian orientation of downtown Farmington. Buildings along Grand River Avenue should be set close to the street, with commercial uses located on the ground floor. The streetscape should provide comfort and safety to pedestrians while providing an atmosphere conducive to an economically and socially vibrant district.



#### **2. LEVERAGE THE ROUGE RIVER AS AN AMENITY FOR DEVELOPMENT**

The Rouge River provides a considerable opportunity to for outdoor public space and scenic views from the focus areas. Every effort should be made to orient parking away from view of the river, and orient buildings and public for maximum visibility.



#### **3. INTEGRATE RESIDENTIAL INTO THE EXISTING DOWNTOWN**

As outlined within the Farmington Vision Plan, a variety of residential uses and densities have been suggested within the downtown area. To create a vibrant and successful downtown, residential was, and continues to be, an essential element in creating a sustainable, safe, and prosperous district. The focus area provides substantial opportunity for additional residential options.



#### **4. CREATE A CONTINUOUS SYSTEM OF PEDESTRIAN ORIENTED ENVIRONMENTS**

Creating both physical and social connections is important when planning a site within an existing neighborhood and district. Enhancing pedestrian connectivity to adjacent areas, as well as offering public space along those connections will benefit users of the focus areas, and ultimately the City as a whole.



#### **5. PROMOTE A QUALITY ARCHITECTURAL CHARACTER WITH BUILDINGS AND FEATURES SCALED TO THE PEDESTRIAN**

One common characteristic of the downtown is the acknowledgement of the public realm along the street. The orientation of the buildings should be one of the core design principles for this area. Pocket parks, plazas, stoops, and views from the building to the street and Shiawassee Park should be considered as part of the architectural character of the district.



#### **6. CREATE FURTHER OPPORTUNITIES FOR ECONOMIC DEVELOPMENT**

Downtown Farmington should create an atmosphere where businesses are able to grow and thrive, bringing jobs and economic benefit to the City. Creating a social, commercial, and recreational destination for residents, reinforced with an additional base of residential support within a close walking distance will further establish the downtown as a successful center of commerce.

## 03 DEVELOPMENT PLAN

### DEVELOPMENT AREA

#### EXISTING CONDITIONS

Properties within the development area are primarily automotive and small commercial developments. With many disjointed properties and a lack of uniformity in development character, this area does not create a cohesive corridor or quality urban form along Grand River Avenue. Additionally, Shiawassee River and Shiawassee Park abutting the site to the north are community assets. Residential and commercial uses would better complement and utilize these natural features and neighborhood amenities.

#### DEVELOPMENT CONCEPT

Mixed-use developments that enhances the economic competitiveness along Grand River Avenue expands housing choices, utilizes Shiawassee River's scenic views, and enhances connection between Grand River Avenue and Shiawassee Park were considered and two preferred concepts proposed as a part of this plan.

#### PROGRAM

- Mixed-use development options
- Expand housing choices
- Development that capitalizes on views of the Shiawassee River
- Embrace and enhance Grand River Avenue Streetscape
- Create new public spaces that promote social interaction
- Create something unique in the market place

FIGURE 3.16 SUBAREA E - EXISTING CONDITION



FIGURE 3.17: MIXED USE AND RESIDENTIAL CHARACTER IMAGES





# 03 DEVELOPMENT PLAN

## DEVELOPMENT AREA E CONCEPT 1

### DEVELOPMENT CONCEPT

The design for Concept 1 takes advantage of the site's high visibility of Grand River Avenue and its proximity to Shiawassee Park to create a development that adds additional residential and commercial density in close proximity to Downtown Farmington. Two podium-parked residential buildings front Grand River Avenue streetscape, while providing views of the adjacent park with additional commercial added to the west.

### DEVELOPMENT DATA - CONCEPT 1

Retail Area: 8,185 sq.ft.  
 M.F. Residential: 107 d.u.

<u>Parking Required</u>		<u>Parking Provided</u>	
Retail: 4/1000 sf.	33 sp.	Surface (Retail):	40 sp.
Residential: 1.5/du.	161 sp.	Surface (Res):	23 sp.
		Podium:	138 sp.
<b>Total Required:</b>	<b>194 sp.</b>	<b>Total Provided:</b>	<b>201 sp.</b>

### LEGEND

1. 1- Story Commercial
2. Outdoor Deck
3. Restaurant / retail (existing structure)
4. 2-3 Story Residential with Podium Parking
5. Apartment Building Courtyard & Pool
6. 2-3 Story Residential with Podium Parking
7. Corner Plaza
8. Shiawassee River
9. Shiawassee Park

FIGURE 3.18: CONCPET 1



## DEVELOPMENT AREA E CONCEPT 2

### DEVELOPMENT CONCEPT

The design for Concept 2 takes advantage of the site's high visibility of Grand River Avenue and its proximity to Shiawassee Park to create a development that adds additional residential and commercial density in close proximity to Downtown Farmington. This concept calls for removal of an existing residential structure to accommodate new commercial development opportunities. Two podium-parked residential buildings front Grand River Avenue streetscape, while providing views of the adjacent park with additional

### DEVELOPMENT DATA - CONCEPT 2

Retail Area: +/- 13,500 sq.ft.  
M.F. Residential: 107 d.u.

#### Parking Required

Retail/Comm.: 4/1000 sf. 54 sp.  
Residential: 1.5/du. 161 sp.

#### Parking Provided

Surface (Retail): 54 sp.  
Surface (Res): 23 sp.  
Podium: 138 sp.

Total Required: 215 sp. Total Provided: 215 sp.

### LEGEND

1. 1- Story Commercial
2. Outdoor Deck
3. 2-3 Story Residential with Podium Parking
4. Apartment Building Courtyard & Pool
5. 2-3 Story Residential with Podium Parking
6. Corner Plaza
7. Shiawassee River
8. Shiawassee Park

FIGURE 3.19: CONCEPT 2



## 03 DEVELOPMENT PLAN

### DEVELOPMENT AREA E CONCEPT 3

#### DEVELOPMENT CONCEPT

Concept 3 shows how a number of commercial buildings can be integrated into a development pattern that takes advantage of the views of Shiawassee Park to the north. Parking has been kept at a maximum of one-bay wide to reduce its overall impact on the streetscape. An anchor building located at the southeast corner of the development is situated to front the street with activity, while offering an opportunity for residential on the upper floors.

#### DEVELOPMENT DATA - CONCEPT 3

Retail Area: 37,415 sq.ft.  
M.F. Residential: 11 d.u.

<u>Parking Required</u>		<u>Parking Provided</u>	
Retail:	4/1000sf 150 sp.	Surface:	169 sp.
Residential	1.4/du. 33 sp.		

Total Required: 183 sp. Total Provided: 169 sp.

#### LEGEND

1. Commercial / Office
2. Restaurant / retail (existing structure)
3. Plaza
4. Outdoor Deck
5. 2-Story Mixed Use
6. Corner Plaza
7. Shiawassee River
8. Shiawassee Park

FIGURE 3.20: CONCEPT 3



## DEVELOPMENT AREA E CONCEPT 4

### DEVELOPMENT CONCEPT

Concept 4 shows how a number of commercial buildings can be integrated into a development pattern that takes advantage of the views of Shiawassee Park to the north. Parking has been kept at a maximum of one-bay wide to reduce its overall impact on the streetscape, while utilizing shared parking between the commercial and residential to lower the overall parking needs. This concept calls for removal of an existing residential structure to accommodate new commercial development opportunities. An anchor building located at the southeast corner of the development is situated to front the street with activity, while offering an opportunity for residential on the upper floors.

### DEVELOPMENT DATA - CONCEPT 4

Commercial Area: 43,000 sq.ft.  
M.F. Residential: 11 d.u.

<u>Parking Required</u>		<u>Parking Provided</u>	
Retail:	4/1000sf 172 sp.	Surface:	173 sp.
Residential	1.4/du. 33 sp.		

Total Required: 205 sp. Total Provided: 173 sp.

### LEGEND

1. Commercial / Office
2. Plaza
3. Outdoor Deck
4. 2-Story Mixed Use
5. Corner Plaza
6. Shiawassee River
7. Shiawassee Park

FIGURE 3.21: CONCEPT 4

