



**Regular Planning Commission Meeting
7:00 PM, MONDAY, AUGUST 8, 2016
City Council Chambers
23600 Liberty Street
Farmington, MI 48335**

REGULAR MEETING AGENDA

I. ROLL CALL

II. APPROVAL OF AGENDA

III. APPROVAL OF ITEMS ON THE CONSENT AGENDA

A. July 11, 2016 Minutes

1. July 11, 2016 Minutes

IV. OUTDOOR DISPLAY AND SALES - FRESH THYME FARMERS MARKET, 23300 FARMINGTON ROAD

1. Outdoor Display and Sales - Fresh Thyme Farmers Market, 23300 Farmington Road

V. FARMINGTON DOWNTOWN AREA PLAN 2015 AMENDMENT - DEVELOPMENT AREA E, EAST GRAND RIVER AREA PLAN

1. Farmington Downtown Area Plan 2015 Amendment - Development Area E, East Grand River Area Plan

VI. PUBLIC COMMENT

VII. PLANNING COMMISSION COMMENT

VIII. ADJOURNMENT

**Farmington City Council
Staff Report**

Council Meeting Date:
August 8, 2016

**Reference
Number
(ID # 2228)**

Submitted by: Kevin Christiansen, Economic Community Development Director

Description: July 11, 2016 Minutes

Requested Action:

Approve

Background:

Agenda Review

Review:

Kevin Christiansen Pending

City Manager Pending

Planning Commission Pending

08/08/2016 7:00 PM

FARMINGTON PLANNING COMMISSION PROCEEDINGS
 City Council Chambers, 23600 Liberty Street
 Farmington, Michigan
 July 11, 2016

Chairperson Crutcher called the Meeting to order at 7:00 p.m. at City Council Chambers, 23600 Liberty Street, Farmington, Michigan, on Monday, July 11, 2016.

ROLL CALL

Present: Chiara, Crutcher, Gronbach, Kmetzo, Majoros

Absent: Buyers, Waun

A quorum of the Commission was present.

OTHER OFFICIALS PRESENT: Director Christiansen, Inspector Koncsol

APPROVAL OF AGENDA

MOTION by Gronbach, seconded by Majoros, to approve the agenda as submitted.

Motion carried, all ayes.

APPROVAL OF ITEMS ON CONSENT AGENDA

a. Minutes of Regular Meeting – June 13, 2016

Motion by Majoros, seconded by Kmetzo, to approve the items on the Consent Agenda.
 Motion carried, all ayes.

PUBLIC HEARING – 2016 RECREATION PLAN

Crutcher introduced this agenda item and turned it over to staff.

Christiansen stated this is a Public Hearing for the 2016 Recreation Master Plan for the City of Farmington. He indicated it was discussed and reviewed by the Planning Commission and the final draft was presented at the last meeting of June 13th and the preliminary draft prior to that. He indicated it is a project that the City of Farmington has been moving forward with and that last fall a committee was created and he described the make up of the committee. He said they are holding the required Public Hearing in order to make a recommendation on the proposed plan. He stated that the City's planning consultants, LSL, and Josh Penn from LSL will go over the condensed executive summary.

Crutcher called Penn to the podium.

Penn thanked Christiansen for the intro and stated they have been working with Kevin on this plan for some time now and that he is present to go over the condensed executive summary and overview of the plan for those attending the Public Hearing. He

welcomed questions during his presentation from attendees.

He described the Executive Summary as pages that were taken out of the Recreation Master Plan, three main parts consisting of the overview, the inventory and the analysis section and the action plan which is the driver of the document.

He quoted the verbiage from the document, stating its purpose being a guide for development ideas for the future. He stated there were a lot of people involved in making this document, the committee, the community, commissioners and Director Christiansen, all providing feedback that has been directly incorporated into the Master Plan and will represent the priorities for the City of Farmington.

He stated the City of Farmington is uniquely situated as it is amidst a number of regional parks, five county parks and three state parks within ten miles of City Hall. He said this regional connectiveness is outstanding for a community of this size and is an important theme for the document.

He stated there is a map at the bottom of the page that shows all of the parks within the City and what it doesn't show is facilities nearby, i.e. Farmington Hills per the Intergovernmental Agreement that exists between the two communities.

He went on to discuss Shiawassee Park and its significance to the community. He indicated the Downtown Area Plan played a big part in the recommendations they are making for this park in the future. What they wanted to add to that in the analysis that new playground equipment was a priority, upgrades to the ball field, all which are listed on Page 9. He stated the City itself does not own Shiawassee Park, but leases it from Farmington Public Schools and they suggest acquiring the property themselves.

The next park discussed was Drake Park, and one of the things heard that was needed was upgrades to baseball fields, with the park holding a lot of potential. He stated they discussed a concept design of an upgrade to the ball fields.

He went on to Womens Park and thanked the committee for their report, expressing its thoroughness. He highlighted a few recommendations, a low maintenance landscape plan, orientation of park benches, improving lighting, and a recommendation of considering to upgrade park signage indicating its historic significance.

He said for Memorial Park they addressed how can they draw more attention to that park and encourage more usage, indicating a crosswalk to facilitate greater usage and to connect to the 911 Memorial and how to incorporate commemorative plaques more representative of the range of military service that residents have participated in in more recent years.

Downtown Riley Park is the center of the downtown and is included in many of the plans for the downtown area. Plans are to continue upkeep and regular maintenance.

City of Farmington Planning Commission
Minutes of July 11, 2016
Page 3

Flanders Park is the newest park, not yet done, which was part of Riverwalk and donated back to City. Old playground equipment from the school will be brought back and a walking trail and fitness path will be included.

He then went on to the next section, Parkland and Service Area Analysis and the various tables contained therein. Table 4-2 showed Farmington scoring well, with two areas of slight deficit in acreage being a slight deficiency in mini parks and community parks.

He pointed out on table 4-3, facility analysis, an area of deficiency being an 18-hole golf course which isn't really relevant because of the shared services with Farmington Hills and stated the City is well taken care of in terms of recreational facilities.

He then moved on to Section 5.3, Specific Recommendations and detailed plans for the Upper Rouge River & Grand River Corridor Plan, a non-motorized trail network called Riverwalk which originated with the Grand River Corridor Vision Plan and indicated the project will be implemented in phases as additional resources are attained. He stated system-wide recommendations would include upgrades and improvements to current parks and recreation facilities and services, design improvements to include updates to current park signage to identify as being part of Farmington's park system with uniform design themes in the lighting, benches, waste receptacles, bike racks and other amenities that represent Farmington parks.

The next chart, Timeline & Projects, was reviewed and he indicated all of the priorities set for these parks will be determined by estimating costs, funding sources, timing and other opportunities for partnerships with other organizations.

Christiansen turned the item back to the Chair.

Chairperson Crutcher inquired if anyone wanted to entertain a motion to open the Public Hearing.

MOTION by Gronbach, supported by Kmetzo, to open the Public Hearing.
Motion carried, all yes.

(Public Hearing opened at 8:37 p.m.)

PUBLIC HEARING

Kathy Fruechtenicht, 32306 Valley View Circle, stated she just moved to Farmington and really likes it and is curious about the Riverwalk, she had never heard of it before and would like to know more about it.

Christiansen welcomed her to Farmington and thanked her for coming to the Public Hearing. He stated the Rouge River Nature Trail is a project that came about during the Grand River Corridor Authority Vision Plan where a lot of dialogue was generated about

natural features, specifically to the Rouge River, and how to link it to Grand River and the community. He stated a student group from U of M worked for the past year with the Authority and have just completed their report and it is available to review online.

MOTION by Chiara, supported by Majoros, to close the Public Hearing.
 Motion carried, all ayes.

(Public Hearing closed at 8:45 p.m.)

The floor was opened up for questions from the Commissioners.

Kmetzo questioned if the numbers on Page 5 for the estimated cost for Shiawassee Park included the acquisition of it.

Christiansen responded that is a separate issue and stated that the City has worked together with Farmington Public Schools on other projects and that currently the City maintains Shiawassee Park but doesn't own it, it is leased from them for a small monetary amount.

Chiara inquired about grant money being available for the switchback.

Christiansen stated there had been discussion about low grade switchbacks providing better access than the current bridge and stairs and that access is part of the downtown area plan. He indicated the first step will be with the redevelopment of the Maxfield Training Center and providing access down into the park but the City will have to seek financing as the timing of that grant has expired.

MOTION by Gronbach, supported by Chiara, to move to approve and accept the 2016 Recreation Master Plan Update as presented and forward it to City Council for their review and consideration.
 Motion carried, all ayes.

Christiansen stated it is a very comprehensive plan and thanked Josh Penn and Michelle Foster from LSL for their hard work on the project.

FINAL SITE PLAN REVIEW, PLANNED UNIT DEVELOPMENT – SUBURBAN COLLECTION 37175 GRAND RIVER

Crutcher introduced this agenda item and turned it over to staff

Christiansen stated this is a final site plan review for the PUD proposed by Suburban Collection located at 37175 Grand River for the construction of a one-story vehicle prep building. He gave the history of the project and indicated that Suburban Collection has submitted a final site plan for construction of the building at the now Freedom Plaza site. He described the evolution of the four parcels of the PUD in detail.

He indicated the Council has received two review letters that were submitted, one by LSL and one by OHM and that Chris Gruba, consultant planner with LSL, is present and he will present theirs, and Jessica Howard will present OHM's. He indicated the petitioners were present as well.

Chairperson Crutcher called Chris Gruba from LSL to the podium.

Chris Gruba came to the podium He went on to say this is the final portion of the PUD, the other parcels have been completed or started and we are now here for Suburban Collection's site plan for a vehicle prep building and vehicle storage and that the generalized concept plan has changed a bit, but tonight basically he needs the Planning Commission's feedback on some of the items. He said it is a good plan but there are minor things that need to be addressed.

The storage on the property for the vehicles, 900 plus cars, there was a discrepancy between the number from the architect and the number from the engineers as well as the square footage of the building, the numbers were not consistent.

He stated one of the access road to the site is being closed off and others are shifting. The PUD stated there would be landscaping around the perimeter of the site to shield or screen the view of storing the cars. Also, the PUD contained language to add eighteen cherry trees and the masonry walls on south and east would be brought up to six feet tall and repaired and that the Planning Commission has the authority to raise the south property line from six feet to eight feet.

Things noticed on the plans that were more outstanding, the landscaping shown falls short of zoning ordinance requirements of the greenbelt and buffer zone to the east and south adjacent to the property. The Planning Commission can waive or modify the landscape requirements in the zoning ordinance.

On the proposed landscape plan indicates 18 cherry trees are required along Grand River, there are 12 to 14 with more on the main drive on Grand River, with a total of twenty-two. He stated the PUD required 18 along Grand River and needs guidance from the Planning Commission on that.

One of the other things is there is a missing portion of landscaping around the perimeter of the northwest of parcel 1, small portion, 200 feet, that has a masonry screen wall 5 feet tall and also a small space might be worthy of small landscaping

He stated they are asking for a typical truck turning template be added to accommodate entrance and exit onto the site.

He indicated part of the PUD agreement it was stated that the sidewalk be extended along Freedom Road frontage. The applicant has proposed installing a sidewalk along the parcel right up here and the sidewalk would end right where the exit for the trucks to

leave. The frontage along Freedom Road that dead ends, and he is asking for direction from the Planning Commission on that as it may be challenging because of the grades and costly and may not be completely effective in reaching the destination.

One of the other items he would like direction from the Planning Commission on is the applicant is proposing a decorative fence and there is no detail and I'm not sure if the Commission wants to make any comments on what kind of decorative fence.

He stated the light levels in the plan were slightly high and we would recommend bringing these to meet ordinance requirements.

The minor issues include the building being located further out on the site, the ordinance requires 20 percent of window on that side for esthetic purposes but there will not be a lot of people seeing it.

No future signage is shown on site plan.

Other minor things on the site plan is that some potential variances may be required. Sidewalk connectivity is one, none of the lightpoles in the parking lot are located in landscaped islands, there is lack of species diversity in the landscape plans for screening.

As a recap, he said there must be discussion of sidewalk along Freedom Road, the eighteen cherry trees along Grand River Avenue, deficient landscaping except the cherry trees, but that can be waived by the Planning Commission, and raising the wall from six feet to eight feet.

He thanked the Commission for their time.

Crutcher thanks him.

Jessica Howard from OHM was present to go over their letter.

Chairperson Crutcher invited her to the podium.

She highlighted the issues contained in the letter, stating there were no details provided for the five foot wall. She indicated the wall on the east side between the Tile Shop and Jamestown was not structurally sound and was fixed and it was noted that Suburban is to fix their wall on their property as well and that is not in their plans. No sidewalk is being proposed along Freedom Road in their plans though the PUD had it. The truck access easement for the truck route needs to be shown going through The Tile Shop and Digital Terrain's property. The trash enclosure proposed on the site with no details showing what type of enclosure it's going to be, walls around it, the fencing and concrete padding to be extended.

She stated that an Oakland County Drain goes through the site so repaving over it may be an issue. Also, details of the decorative fence along Freedom Road are not included, also utilities do not like trees to be planted over so the roots don't grow over, sanitary sewer should be shown on the plans and that they are asking for two parking spaces to be removed in order to allow easier access to the existing hydrants.

Crutcher invited Stanley Tkacz, owner and operator of Studio Designs – ST, to the podium. He indicated that he has been in this business for forty plus years and does not like going into a meeting and being blindsided by documents that he's never seen before. He stated that 90 percent of the deficiencies stated in the letters are on the plans. He demonstrated some of the items shown on their plans and indicated he doesn't know how to approach it.

Christiansen stated that the electronic set of plans included those documents but not the ones provided to the Planning Commission and OHM and LSL. He apologized for the oversight. He then explained the review letters and their purpose.

Tkacz responds that this site is not open to the public, there will be no customer parking. Truck layout was changed by moving it back into the site to make it swing better. He stated that the lighting is all on motion sensors.

Christiansen confirmed that the site is not open for public use and is intended to be used by SC for their vehicle preparation operation. He stated the main concern of the PUD was several fold: access was very important; screening was very important vegetatively and also to the wall; and the lighting was talked about with the building being adjacent to residential with the apartments, and to the east and to the south, single family.

Tkacz addressed the lighting poles, in the original plans they had landscape islands and we were told not since it was not a public parking lot.

Christiansen stated one comment he heard there is a requirement for sidewalks along the perimeter of properties. There was discussion

Christiansen indicated one comment made by consultants is the city has unique areas where we don't have pedestrian pathways but through Complete Streets they are trying to do it. He indicated it is a five foot concrete walk.

Christiansen asked to talk about the west property line and Tkacz detailed the material they were going to use. He then asked about the existing walls along the east and south and Tkacz reported they will be repaired.

Further discussion was held about the metal fence along the west side.

Tim Leroy from the Suburban Collection expressed concern about the landscaping on the back wall being destroyed.

The wall replacement and details of it were discussed further.

The plans were further gone over and demonstrated to the Planning Commission and He indicated the truck route was adjusted for better flow as the building was pushed back into the site and to the west.

The issue with signage is to be complied with in terms of City ordinance requirements.

He stated access and easement requirements will be done comprehensively.

Christiansen stated he discussed with Public Safety with respect to emergency access into that site that it was reviewed with Public Safety and they are comfortable with it.

He indicated the photometric plan is an important aspect, and it is important there is no spillover on adjacent properties.

Discussion was held on the color schemes on the building and samples were presented to the Commission.

As far as utility, the whole site ties in with stormwater management .

Christiansen stated most of the old Kmart storm sewers and grease interceptors will remain and if need be adjusted.

Gronbach stated he sees no reason that they can't approve this plan as long as they follow the PUD and coordinate with Administration

MOTION by Gronbach, supported by Majoros, to move to approve the PUD site plan as submitted by Suburban Collection, 37175 Grand River, with the acknowledgement that it meets guidelines as specified in the PUD plan and Administration coordinate details with regard to the review letter from OHM dated July 8, 2016 and the review letter from LSL dated July 5, 2016.

Motion carried, all ayes.

PUBLIC COMMENT

None heard

PLANNING COMMISSION COMMENTS

Chiara inquired if there is anything going in to the former Goodyear facility on Grand River.

ADJOURNMENT

MOTION by Majoros, seconded by Chiara, to adjourn the meeting.
Motion carried, all ayes.

The meeting was adjourned at 8:50 p.m.

Respectfully submitted,

Secretary

**Farmington City Council
Staff Report**
Council Meeting Date:
August 8, 2016

**Reference
Number
(ID # 2230)**
Submitted by: Kevin Christiansen, Economic Community Development Director

Description: Outdoor Display and Sales - Fresh Thyme Farmers Market, 23300 Farmington Road

Requested Action:

Approve

Background:

The applicant/petitioner has submitted plans for outdoor display and sales to be located along the front/entrance of the newly constructed commercial building at 23300 Farmington Road - Fresh Thyme Farmers Market (Downtown Farmington Center). The existing commercial shopping center property is zoned CBD, Central Business District. Seasonal commercial outdoor display and sales are permitted in the CBD District subject to site plan review in accordance with the requirements of Article VII. CBD Central Business, C2 Community Commercial, C3 General Commercial and RO Redevelopment Overlay Districts, Section 35-102. Table of Uses, Special Provisions, sub-section (a) (6) of the Zoning Ordinance (see attached). No other changes to the new commercial building (unit) or other site improvements are proposed.

The submitted plans show an outdoor merchandise display area consisting of two (2) 4' wide x 4' long sections located along the front/entrance of the new commercial building adjacent to the existing sidewalk. The applicant/petitioner is proposing the outdoor merchandise display and sales year-round during normal business hours, 7:00 a.m. to 10:00 p.m., for fruit/vegetable/flower stand merchandise as seasonally appropriate. The display area will not interfere with sidewalk access or ingress/egress to the store, nor will there be cash registers, additional storage, hanging displays, or fencing.

The requested action of the Planning Commission is to review the submitted outdoor display and sales application and site plan for Fresh Thyme Farmers Market.

Attachments

Agenda Review
Review:
Kevin Christiansen Pending
City Manager Pending
Planning Commission Pending 08/08/2016 7:00 PM



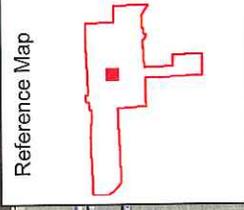
City of Farmington
CivicSight Map

- MAP LEGEND:**
- CITY BOUNDARY
 - ~ RIVERS-STREAMS
 - MULTITENANTBUILDING (Type)
 - BUILT PROPOSED
 - COMM_INDUST BLDGS
 - RAPHAEL STREET (POLY)2
 - RAPHAEL STREET (POLY)
 - PARCELS
 - ROADS OUTSIDE FARMINGTON
 - RIGHTOFWAY
 - MULTITENANTPAVING
 - ROW/EXTEND
 - LOT HISTORY
 - OPEN WATER (FEATURETYPE)
 - DetentionPond
 - StreamRiver
 - LakePond
 - Channel
 - SwampMarsh
- 2010 AERIAL PHOTOS (Image)



Map Scale: 1 inch = 150 feet
 Map Date: 9/19/2014
 Data Date: August 29, 2014
 Sources: City of Farmington, Oakland County GIS Utility, River's Edge GIS, LLC.

Disclaimer:
 Note: The information provided by this program has been compiled from recorded deeds, plats, taxmaps, surveys, and other public records and data. It is not a legally recorded map or survey and is not intended to be used as one. Users of this data are hereby notified that the information provided herein is for informational purposes only and does not constitute information. Once again, USE AT YOUR OWN RISK !!!



CITY OF FARMINGTON OUTSIDE SALES APPLICATION

This application shall be completed in full for outside sales requests located on private or public areas when approvals are required by the City Council or Planning Commission.

An application for outside sales shall include all requests for outside sales for the following 12 month period.

The application shall provide a drawing, including dimensions, of the total area of outside sales in relationship to adjacent building and parking lots, including references to all applicable criteria as established in the "Guidelines for Outside Display and Sales".

The application requires that both the property owner and lessee request approval. The City Council has established that the property owner shall be required to be the co-applicant (in those situations where property owner and business operator are not the same) with the tenant/lessee. The property owner review and approval of the application shall be done in consideration of any outside sales requests pending or approved on the same property and in consideration of all applicable City ordinances and zoning requirements.

BUSINESS NAME: Fresh Thyme Farmers Market

PROPERTY ADDRESS: 23300 Farmington Rd. Farmington MI 48336-3102

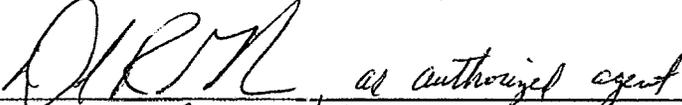
PROPERTY OWNER:

Name: KIMCO FARMINGTON 146, INC

Address: 10600 W. HIGGINS ROAD ; # 408

Business Phone: 847-294-6434 Home Phone: N/A

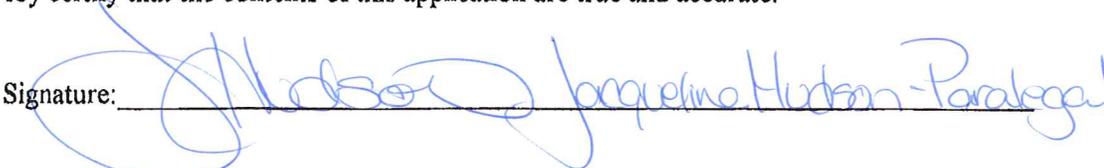
As property owner, I have reviewed this application by the tenant/lessee as it affects the property management and City ordinances and request formal consideration of this request by the City of Farmington. I hereby certify that the contents of this application are true and accurate.

Signature:  at authorized agent
DANIEL R. GIBSON

CITY OF FARMINGTON - OUTSIDE SALES APPLICATION
PAGE -2-

TENANT/LESSEE:Name: Lakes Venture, LLC dba Fresh Thyme Farmers MarketBusiness Address: 23300 Farmington Rd. Farmington MI 48336-3102~~Residence~~ Address: Corporate 2650 Warrenville Rd. Suite 700 Downers Grove IL 60515Business Phone: 248-699-5343 ~~Residence~~ Phone: Corporate 331-251-7100

As tenant/lessee, this outside sales application/request has been presented to the property owner for review. As tenant/lessee this request has been prepared in accordance with applicable City ordinances and special direction (if any) of the City Building Department/Ordinance Officer. I hereby certify that the contents of this application are true and accurate.

Signature: **OUTSIDE SALES LOCATION PLAN:**

Provide **12 SETS** of plan drawings describing the following for each request for any 12 month period:

- * Display time period (day/date to day/date) - *cover letter*
- * Location - *Plan attached*
- * Materials to be displayed - *cover letter*
- * Sidewalks - *plan attached*
- * Display racks - *spec sheet attached*
- * Display platforms
- * Sales areas (cash register) - *N/A*
- * Safety measures (stop signs, crosswalks, etc.) *N/A*
- * Fencing (height & description) *N/A*
- * Storage areas if any (extra materials) *N/A*
- * Lighting - *N/A - nothing additional to building dept approved plans*
- * Hours of operation - *cover letter*
- * Dimensions of all affected areas - *plan attached*
- * Any additional information required in the "Guidelines for Outside Display and Sales."

**OUTSIDE SALES APPLICATION
PAGE -3-**

BUILDING DEPARTMENT REVIEW/RECOMMENDATION

APPROVED _____ NOT APPROVED _____

COMMENTS: _____

CITY COUNCIL APPROVAL (If applicable) YES _____ NO _____
PLANNING COMMISSION APPROVAL (If applicable) YES _____ NO _____

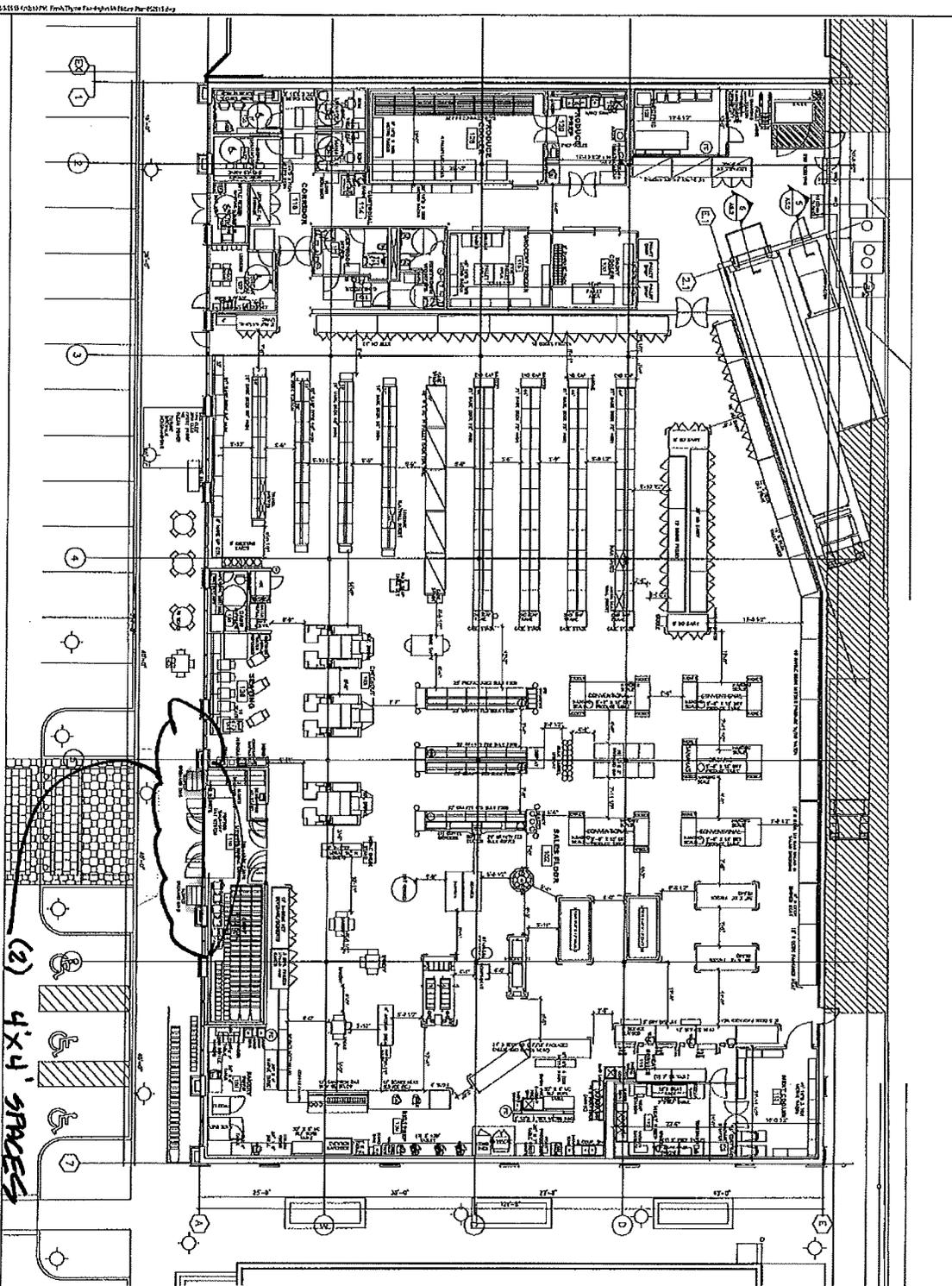
DATE OF CONSIDERATION: _____

- REVISIONS:**
- 1. REMOVE FRONT AND REAR VESTIBULES AND STALLS
 - 2. RELOCATE FRONT AND REAR VESTIBULES AND STALLS TO THE REAR OF THE STORE
 - 3. RELOCATE FRONT AND REAR VESTIBULES AND STALLS TO THE REAR OF THE STORE
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- REVISION 11 (NOT IN SCHEMATIC):**
- 1. REMOVE FRONT AND REAR VESTIBULES AND STALLS
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- REVISION 12 (NOT IN SCHEMATIC):**
- 1. REMOVE FRONT AND REAR VESTIBULES AND STALLS
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 - 10. RELOCATE FRONT AND REAR VESTIBULES AND STALLS TO THE REAR OF THE STORE

- REVISION 13 (NOT IN SCHEMATIC):**
- 1. REMOVE FRONT AND REAR VESTIBULES AND STALLS
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 - 10. RELOCATE FRONT AND REAR VESTIBULES AND STALLS TO THE REAR OF THE STORE



BUILDING DATA		PROJECT DATA	
NO.	DESCRIPTION	NO.	DESCRIPTION
1	RELOCATE FRONT AND REAR VESTIBULES AND STALLS TO THE REAR OF THE STORE	1	RELOCATE FRONT AND REAR VESTIBULES AND STALLS TO THE REAR OF THE STORE
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3	RELOCATE FRONT AND REAR VESTIBULES AND STALLS TO THE REAR OF THE STORE	3	RELOCATE FRONT AND REAR VESTIBULES AND STALLS TO THE REAR OF THE STORE
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FRESH THYME
 FRESH GREENS & HERBS
 STORE 00-FT
 MANASSAS, VA

PROJECT ADDRESS:
 2230 ...
 MANASSAS, VA

PROJECT TITLE:
 FRESH THYME STORE 00-FT

DATE:
 02/24/14

SCALE:
 1/8" = 1'-0"

PROJECT NO.:
 2014.021.00

AS NOTED

F.1

DATE:
 02/24/14

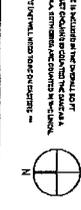
SCALE:
 1/8" = 1'-0"

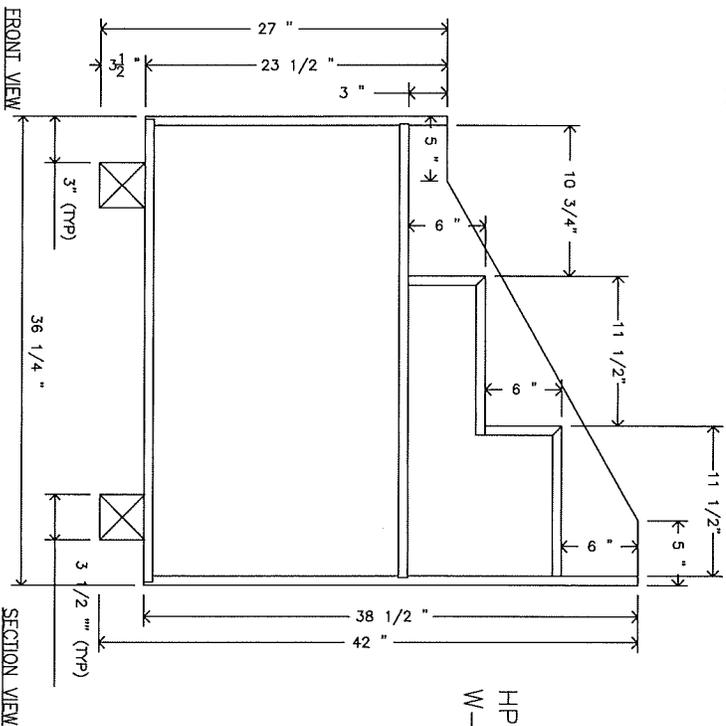
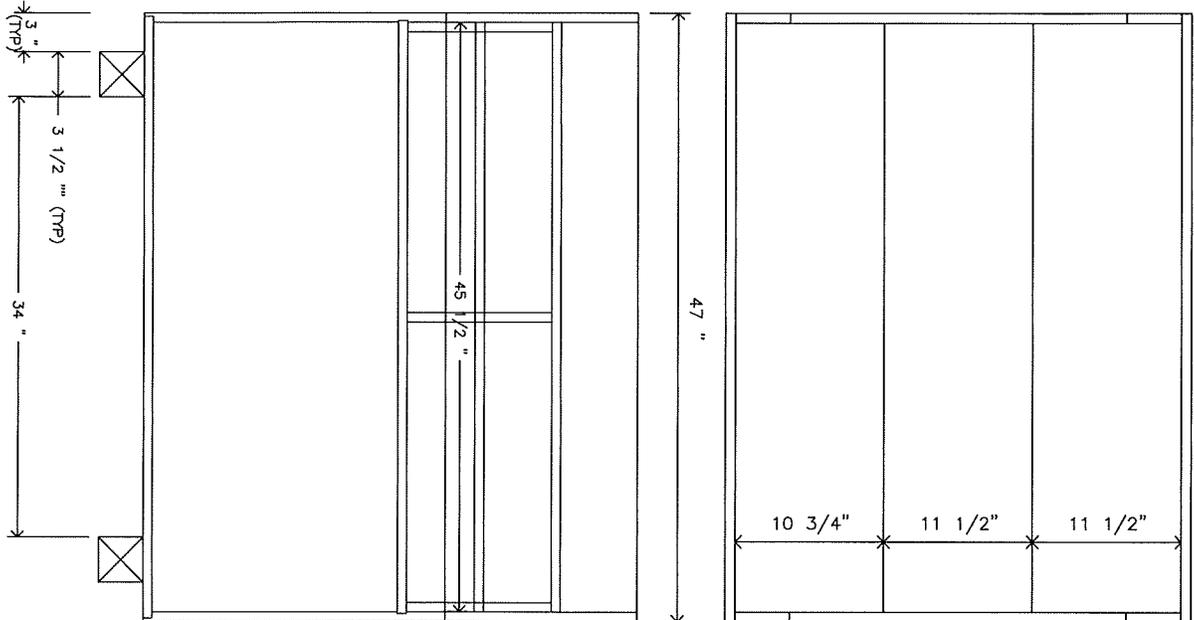
PROJECT NO.:
 2014.021.00

AS NOTED

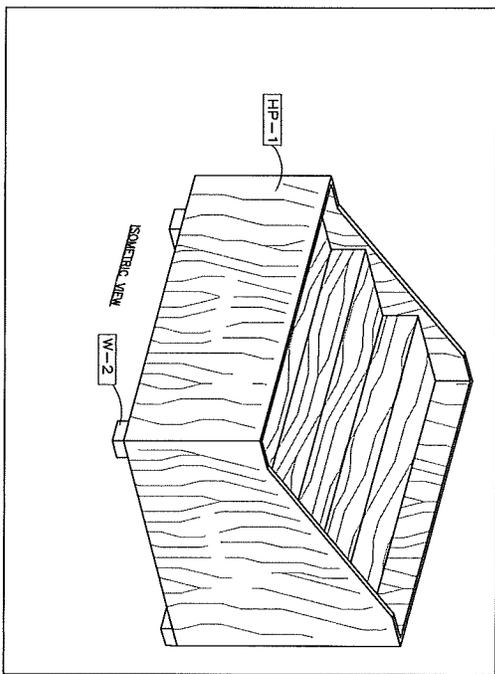
F.1

(2) 4'x4' SPACES
 USED FOR OUTSIDE
 MERCHANDISING.





FINISH SCHEDULE:
 HP-1 3/4" HICKORY PLYWOOD (TYP)
 W-2 SOLID PINE



MICKELSON
 CONSTRUCTION
 23606 N. 19th Ave
 Phoenix, Az 85085
 Suite #4

TITLE: FTP-24 SLOPED ORGANIC PRODUCE BIN

DWG BY:

SCALE:
 N.I.T.S.

DATE:

FILE NUM:

10156

REV.

SHEET NO. 1 OF 1

Sec. 35-102. - Table of Uses.

Use			
P: Use is permitted by right in district			
SLU: Special Land Use in accordance with Article 12, Special Land Uses	CBD	C2	C3
RETAIL:			
General commercial/retail businesses and shopping centers 50,000 square feet of floor area or less	P	P	P
General commercial/retail business or shopping center exceeding 50,000 square feet of floor area	SLU	SLU	SLU
Drive-through accessory to a retail use, not specified elsewhere		-	SLU (c)
Drive-through accessory to a pharmacy	-	SLU	P
Commercial outdoor display, sales or storage (accessory only)	P (a)	SLU (a)	P (a)
Garden centers and nurseries	P (a)	P (a)	P (a)
Home improvement showrooms and supply stores	SLU	P	P
Wholesale establishments	-	-	P
RESTAURANTS: (see definitions in Article 21, Definitions)			
Standard restaurant	P	P	P
Banquet facilities	P	-	P
Bars, taverns, lounges	P	SLU	SLU
Carry-out	P	P	P

Drive-in	-	-	SLU
Drive-through	-	SLU (c)	SLU (c)
Open front window (when principal or accessory use)	P	P	P
Outdoor seating accessory to a restaurant use	P (b)	P (b)	P (b)
SERVICES/OFFICE:			
Animal grooming and training establishments (without 24-hour services or boarding)	SLU	SLU	SLU
Banks, credit unions and similar financial institutions	P	P	P
Banks with drive-through facilities		SLU (c)	SLU (c)
Banking centers separate from a financial institution (including ATMs)	P	P	P
Bed and breakfasts and boarding houses	SLU	SLU	SLU
Business offices and service establishments	P	P	P
Dry cleaning establishments and laundromats	P	P	P
Drive-through accessory to a dry cleaning establishment	-	SLU (c)	P (c)
Dry cleaning plants	-	-	SLU
Funeral homes and mortuary establishments	P	P	P
Hotels and motels	P (d)	P	P
Medical and dental offices and clinics	P	P	P
Personal service establishments	P	P	P
Professional offices and service establishments	P	P	P

Repair service establishments	P	P	P
Showrooms for contractors	P	SLU	SLU
Studios for photography, dance, music, art and similar uses	P	P	P
Tattoo establishment	-	-	SLU
Tool and equipment rental	-	-	SLU
Veterinary office and clinics (not 24-hour)	P	P	P
Veterinary clinics and hospitals (24-hour)	SLU	SLU	SLU
AUTOMOBILE USES:			
Automobile gasoline stations	-	SLU	SLU
Automobile service/maintenance facilities	-	-	SLU
Automobile wash establishments	-	-	SLU
Automobile and vehicle dealerships, new and used	-	-	SLU
Automobile, vehicle and truck rental and leasing establishments	-	-	SLU
ENTERTAINMENT AND RECREATION:			
Fitness centers and health clubs	P	P	P
Golf courses	-	-	P
Indoor entertainment and amusement establishments	P	SLU	P
Instructional entertainment uses	P (i)	P (i)	P (i)
Recreation facilities (municipal)	P	P	P
Recreation facilities (commercial)	P (e)	P (e)	P (e)

Social clubs, halls and similar uses	SLU	P	P
Theaters (indoor), cinemas and auditoriums	SLU	-	P
INSTITUTIONAL:			
Adult and child care facilities	In accordance with Sec. 35-25, Adult and Child Care Facilities		
Churches, temples and similar places of worship and related facilities	SLU	P	P
Municipal buildings and structures	P (f)	P (f)	P (f)
Public or private primary and secondary schools; colleges and universities; business, trade and vocational schools	SLU	SLU	SLU
Public and quasi-public institutional buildings, structures and uses	SLU	P	P
RESIDENTIAL:			
Single-family attached dwellings/townhouses	P	P (g)	PUD
Multiple-family dwelling units	P	P (g)	PUD
Residential dwellings in upper stories of mixed-use buildings	P	P (g)	PUD
Nursing homes and senior assisted living	P	P (g)	P
OTHER:			
Off-street parking as a principal use, including parking decks	P	-	-
Essential public services	P	P	P
Essential public service buildings	P	SLU	SLU
Accessory buildings, structures and uses	In accordance with Sec. 35-43, Accessory Buildings		

Special Provisions

- (a) All retail businesses shall be conducted within a completely enclosed building; provided, however, that a site plan may be approved by the planning commission for accessory outdoor display, sales, or storage, including garden centers and nurseries, subject to article 13, site plan approval and the following requirements:
1. Outdoor display, sales, or storage may be considered for the following businesses:
 - a. Businesses located within a shopping center as defined in this section.
 - b. Businesses located within a building that exceeds 10,000 square feet in size.
 - c. Businesses located within the central business district (CBD).
 - d. Service stations located within a "C" commercial district.
 2. Items sold shall:
 - a. Relate and be accessory to the permanent business conducted within the building in which the business is located, such as the sale of flowers at a home improvement store, or sale of ice melt at automobile service stations, and shall be owned and operated by the same merchant operating within the building.
 - b. Not include items that are customarily sold inside the building. For example, furniture stores may not place furniture outside for sale.
 - c. Be located on a durable and dustless surface and shall be graded and drained to dispose of all surface water.
 - d. Be arranged and constructed so as not to pose a hazard to pedestrians and to minimize risk of fire hazard.
 3. Outdoor storage, sales, or display is allowed outside of the required yards and is confined to areas shown on an approved site plan. The planning commission may require that areas where outdoor display, sales, or storage are permitted be clearly marked with pavement markings or other means for purposes of enforcement and ensure maintenance of fire lanes.
 4. Outdoor vending machines and drop boxes or donation bins shall be prohibited. This provision shall not apply to ice machines and newspaper stands.
 5. Display or storage areas shall be limited to ten (10) percent of the gross floor area of the principal building, or that portion of the building occupied by the business.
 6. Display or storage areas shall also maintain adequate clear area for safe pedestrian circulation along the sidewalk in front of the building, which shall be no less than three (3) feet wide in C-2 and C-3; provided, however, that the width of the clear area shall in all events meet all applicable state and federal regulations and building codes, including all barrier-free and ADA requirements.
 7. Displays or sales shall be prohibited on municipally-owned sidewalks, public land, or public right-of-way except as may be allowed by the city council for special events.
 8. Outdoor storage of propane tanks is permitted for service station, hardware store, and convenience store uses, except in the CBD district, provided that:
 - a. The tanks shall not be larger than the standard twenty (20)-pound tank size.
 - b. The tanks are stored in a locked storage container.
 - c. The container does not exceed fifty (50) cubic feet and six (6) feet in height.
 - d. The container complies with all applicable fire and safety codes.
 - e. At least three (3) feet of clearance for pedestrian traffic is provided.

- f. Advertising shall be limited to one (1) square foot.
 9. All loading and truck maneuvering shall be accommodated on-site or on a dedicated easement.
 10. Fencing and lighting for security and aesthetic purposes may be required as determined by the planning commission. Fences shall comply with all lighting shall be shielded from adjacent residential areas in accordance with section 35-48, exterior lighting.
 11. Uncovered items may be displayed or stored outside between April 15th and October 31st. The building official may extend this time as weather permits. All structures associated with temporary outdoor display shall be temporary and removed at the end of the season for storage indoors.
 12. Outdoor display, sales, and storage may be permitted as part of an approved site plan, under the following terms:
 - a. The permit shall be valid for one (1) calendar year.
 - b. Following the initial planning commission site plan approval, the permit may be renewed annually by the building official, subject to the plan originally approved by the planning commission. If the building official finds any violations of this section or the conditions of the planning commission's original approval, no renewal shall be issued, and any new outdoor display shall require a new permit from the planning commission.
 - c. Approved outdoor display, sales and storage areas may continue until such time as the property ownership changes or a revised site plan is approved. Approval shall not be transferrable to new owners or users. Changes of ownership or use shall be required to return to the planning commission for a renewal of their privileges, to ensure they are aware of the limitations that exist.
 13. The planning commission may allow outdoor display, sales, and storage for businesses that do not meet the criteria listed in subsection 1., provided all other provisions of this section (a) are met and the applicant establishes that compliance with the strict requirements of subsection 1. would unreasonably prevent the use of the property for a permitted purpose; that the proposed display, sales, and/or storage would not adversely affect adjacent or nearby properties and would not adversely affect the public health, welfare, and safety.
- (b) Accessory outdoor seating areas may be permitted by annual license when accessory to a permitted or special land use in the district subject to the following:
1. Whether the seating area is proposed as part of a site plan application or an existing business, it shall require site plan review and approval by the planning commission in accordance with Article 13, Site plan review. Insurance in a form and amount deemed acceptable by the city attorney's office shall be provided with the application. Once initial approval has been granted by the planning commission, an annual license shall be issued by the building official. The license may be renewed annually by the building official, provided that it complies with the original planning commission approval and the requirements of this section. The building official may, at any time, refer an outdoor seating permit to the planning commission for renewal if they feel additional review is necessary.
 2. Outdoor seating shall be permitted between April 15 and October 31, with all furniture and fixtures removed after October 31. All tables, chairs, railings and related fixtures shall be removed when not in use. If weather permits, the building official may extend this time for outdoor seating on privately owned property only.
 3. Outdoor seating shall not be the primary seating of the restaurant, except for carry-out restaurants when approved by the planning commission.
 4. Outdoor seating areas shall be located in a manner to maintain a minimum pathway width of five (5) feet (clear of structures such as light poles, trees and hydrants) along the sidewalk so as not to interfere with pedestrian traffic.
 5. Chairs and tables shall be of quality durable material such as metal or wood.

6. Outdoor seating areas shall be maintained in a clean and sanitary condition. Waste receptacles shall be provided in instances where wait staff does not clear all tables.
 7. Outdoor seating areas shall be enclosed in instances where there is alcohol service. Enclosures shall consist of metal railing, wood railing, brick walls or other suitable material approved by the planning commission and the building official.
 8. For outdoor seating areas located within the public-right-way, approval by the corresponding jurisdiction (i.e., Farmington DPW, MDOT, or Road Commission for Oakland County) is required. Proof of insurance naming the city as an additional insured, in a form and amount deemed acceptable by the city attorney's office, shall be required. A license agreement in a form deemed acceptable to the city attorney's office shall also be required.
- (c) Drive-through uses may be allowed as an accessory to any permitted bank, pharmacy, dry cleaner, or restaurant use, provided the following are met:
1. Drive-through uses shall be designed to minimize conflicts with pedestrian or vehicular circulation and shall meet the following standards:
 2. The number of drive-through lanes shall be limited to the following:
 - a. Drive-through banks and car washes shall have a maximum of three (3) drive-through lanes, including any that are devoted to ATM(s).
 - b. All other drive-through uses shall have a maximum of one (1) drive-through lane.
 3. Stacking Spaces shall be provided as required in Article 14, Off-Street Parking and Loading Standards and Access Design.
 4. Communication and speaker boxes shall meet the following requirements:
 - a. Speakers shall be placed as close as safely possible from the edge of the drive-through lane; in no case may speakers be more than three (3) feet from the drive-through lane.
 - b. Where feasible, speakers shall face away from residential neighborhoods.
 - c. Noise from communication speakers shall not exceed fifty (50) decibels at a nonresidential property line and thirty (30) decibels at any residential property line. Where a screening wall is provided, the noise level shall be measured on the residential side of the screening wall.
 5. Site design for drive-through uses shall use the minimum number of driveways possible. Use of two (2) directional driveways may only be allowed if there are no other reasonable alternatives, such as access to a side street, rear alley, cross-access easement or shared driveway.
 6. Circulation patterns shall separate pedestrian and vehicular traffic where possible. Clear delineation of pedestrian crossings shall be provided in the form of textured concrete or asphalt, striping or other method that clearly draws attention.
- (d) No hotel or motel lodging rooms shall be permitted on the ground floor.
- (e) Outdoor recreation facilities in the CBD, C2 and C3 districts shall not include activities that include automobiles, motorcycles or other motor-driven vehicles.
- (f) All city-owned buildings and uses shall be permitted after a finding that the particular use and development would not be injurious to the surrounding neighborhoods and would not be contrary to the spirit and purpose of this chapter. In the event the planning commission does not approve the use or site plan, city council may grant such approval by an affirmative vote of no less than four (4) members.
- (g) In the C2 district, residential buildings and dwelling units in mixed-use buildings shall be permitted up to a maximum density of twenty-two (22) dwelling units per acre.
- (h) The allowed uses within the RO district shall be the same uses as permitted in the underlying zoning district, provided multiple-family dwelling units may be permitted by special land use.

- (i) Instructional entertainment uses shall meet the following requirements:
1. Such uses may be permitted by the city manager, if determined compliant with this section.
 2. Once initial approval has been granted by the city manager, an annual license shall be issued by the building official. The license may be renewed annually by the building official, provided that it complies with the original approval and the requirements of this section. The building official may, at any time, refer any request to the city manager or planning commission for renewal if they feel additional review is necessary.
 3. Such uses may remain open until 12:00 a.m. (midnight).
 4. All activity associated with the use shall be conducted indoors. Accessory outdoor seating may be permitted by the city manager only if all of the requirements in subsection (b) above are met.
 5. Gambling, gaming, betting, sweepstakes, games of chance, adult regulated uses, or other similar activities may not be conducted in conjunction with such use.
 6. All activity associated with the use shall be conducted in accordance with all local, county, state and federal laws.

(Ord. No. C-746-2010, § 1, 4-19-10; Ord. No. C-765-2012, § 1, 8-20-12; Ord. No. C-775-2014, § 1, 3-14-14)

**Farmington City Council
Staff Report**
Council Meeting Date:
August 8, 2016

**Reference
Number
(ID # 2229)**
Submitted by: Kevin Christiansen, Economic Community Development Director

Description: Farmington Downtown Area Plan 2015 Amendment - Development Area E, East Grand River Area Plan

Requested Action:

Approve

Background:

The Farmington Grand River Corridor Improvement Authority has been working with OHM Advisors on creating a redevelopment plan for East Grand River, the north side of Grand River Avenue from Mayfield Avenue to Power Road, to be incorporated into the Farmington Downtown Area Plan 2015. This location is referred to as "Development Area E" within the current plan and would be an amendment to the plan.

The requested action of the Planning Commission is to review the amendment to the Farmington Downtown Area Plan 2015 as created, approved and forwarded to the Commission by the Grand River Corridor Improvement Authority, to make a recommendation on the amended plan, and to forward it to City Council for their review and consideration.

Attachment

Agenda Review
Review:
Kevin Christiansen Pending
City Manager Pending
Planning Commission Pending 08/08/2016 7:00 PM



• FARMINGTON •
**DOWNTOWN
 AREA PLAN**
 2015

Prepared for:
CITY OF FARMINGTON
 23600 Liberty Street
 Farmington, MI 48335



Prepared By:
OHM ADVISORS
 101 Mill Street, Ste. 200
 Gahanna, Ohio 43230





Attachment: Final Farmington Downtown Area Plan July 2016 (2229 : Farmington Downtown Area Plan



CONTENTS

01 INTRODUCTION

- 1.1 IMPETUS FOR THE PLAN
- 1.2 PLANNING APPROACH
- 1.3 PLAN GOALS AND OBJECTIVES
- 1.4 PLAN STRUCTURE
- 1.5 HOW TO USE THE PLAN
- 1.6 PROJECT STUDY AREA

02 DEVELOPMENT ANALYSIS

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- 2.2 MARKET ANALYSIS
- 2.3 CURRENT DEVELOPMENT TRENDS

03 DEVELOPMENT CONCEPTS

- 3.1 DEVELOPMENT PRINCIPLES
- 3.2 OVERALL DEVELOPMENT PROGRAM
- 3.3 DEVELOPMENT AREA A + B
 - » OPTION 1
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- 3.6 DEVELOPMENT AREA E



Attachment: Final Farmington Downtown Area Plan July 2016 (2229 : Farmington Downtown Area Plan

01 INTRODUCTION

EXECUTIVE SUMMARY

The Farmington Downtown Area Plan serves as a blueprint to guide the development of Downtown Farmington and its surrounding area. The Plan was born out of findings from the Farmington Vision Plan, which was completed in 2013. In addition, a market study and an analysis of current trends were considered to inform the development of the Plan, which ultimately informed the type and amount of development that is proposed for the district and elevates the area to the highest and best use. The result of this process is a plan that is informed by the wants and needs of the community and guided by the realities of the marketplace.

In addition to creating a vision which guides the development potential of the area, this document also outlines a vision and plan for the redevelopment of Shiawassee Park. The goal was to develop a vision for the park that would enhance connections between the park, surrounding neighborhoods, and the Downtown, creating an integrated urban fabric. By creating these connections, access to Downtown is greatly improved, and opportunities for new community programming can be achieved, which will help build community pride and spirit, and complement future infill development in the area.

Specific recommendations for future development in the downtown are also illustrated within this Plan. A variety of development concepts for various focus areas are included. Collectively the concepts illustrate a vision and plan to accommodate approximately 150 new apartments within the area, with a target market absorption of next two years. Adding these residential units into the area increases the functionality of Downtown and makes it a place where people can live, work and play. The recommendations for the mix of units and prices are informed by a market assessment which takes into account immigration for residents moving up and down the housing spectrum within the community, as well as attracting and serving new residents from out of town.

As a whole, this Plan outlines a vision and path to guide future public and private improvements that will elevate the economic competitiveness of the area, and enhance the overall quality of life for Farmington residents. The Plan will also serve as a road map for economic success that will continue to transform Downtown Farmington into a first class local and regional destination in Southeast Michigan.



01 INTRODUCTION

PURPOSE OF THE PLAN

GUIDE...

...the community in evaluating proposed public, private, or public/private projects

INFORM...

...and guide property owners, prospective property owners, and developers as to what is needed, desired, and acceptable to the City

MEASURE...

...progress and effectiveness in the development and redevelopment of the area to ensure projects have synergistic qualities that strengthen the community as a whole

1.1 IMPETUS FOR THE PLAN

In 2013 the City of Farmington conducted a planning process with the goal of establishing a vision for the community. The result was the Farmington Vision Plan, which defined a vision and set of priority actions necessary to achieve the vision.

The visioning process brought together a diverse group of citizens to partake in a discussion that identified shared values and goals within the community and specific actions to realize them. Through this visioning process, it was clear two of the community's top priorities are promoting new economic growth and continuing to develop and enhance the downtown.

The Downtown Area Plan outlines a vision and plan to support and implement these two important outcomes of the Vision Plan. The elements found within this Plan outline a development plan for targeted areas in the downtown that enhance the overall City and improve the downtown. The Plan is informed by additional community and stakeholder input, as well as a detailed market study which guided the overall development plan for the area.

As a whole, this plan outlines a vision and path to guide future public and private improvements that will elevate the economic competitiveness of the area, and enhance the overall quality of life for Farmington residents.

1.2 PLANNING APPROACH

The planning process to prepare the Area Plan was based on a balanced approach that included City input, market analyses, and an evaluation of the current economic conditions. An ad hoc committee was formed by the City Manager to drive the project process in a focused and informed way. The process also integrated a market and economic analysis to ensure the vision and plan was balanced with economically viable solutions. Overall, a truly comprehensive and integrated approach was followed to create a plan for the downtown, one that would fully integrate land use, transportation, parks and public spaces, economic development, and other physical elements.

1.3 PLAN GOALS AND OBJECTIVES

In evaluating the challenges and opportunities in the downtown, and discussing the needs of the City, the planning team developed a plan to meet the current challenges, and assist the City in carefully evaluating future development, open space, and connectivity opportunities in the Downtown area.

The Plan focuses on the impact of public and private sector investment and land-use policy, and coordinates future development with other public improvements and land-use activities. Specific Plan goals include the following:

1. A refined development plan that will respond to market conditions.
2. A vision and plan for future public improvements (with a focus on the Rouge River and Shiawassee Park) that will elevate the economic competitiveness of the area.
3. Analysis and consideration of the market conditions in the area to inform the development of a plan that responds to market place conditions.
4. Redevelopment concepts to define the development capacity for targeted parcels/areas.
5. A menu of development standards and incentives that will assist in the redevelopment of the area.
6. A marketing package with high quality graphics, market data, and specific incentives to assist in marketing the study area to the private sector.
7. Create a guide to inform and strengthen partnerships with Farmington Schools.



01 INTRODUCTION

1.4 PLAN STRUCTURE

This Plan is organized into three main sections: introduction, development analysis, and development concepts. This introduction section addresses the elements that led to the creation of the Plan. Below is a description of the remaining two sections.

DEVELOPMENT ANALYSIS

This section outlines the key finding from four areas that informed the development of the plan:

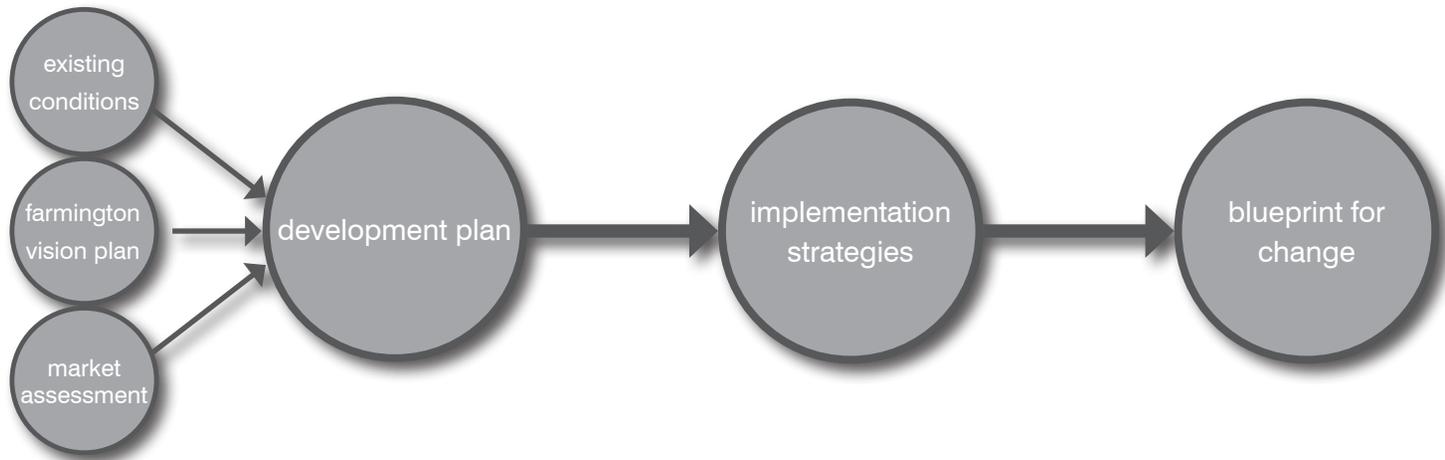
- Existing conditions in the area
- Key recommendations of the Farmington Vision Plan
- Key findings from the market study
- Current national development trends

Each of these elements balances the local intuitive knowledge of the community with focused technical understanding of the sites and the market conditions and opportunities.

DEVELOPMENT CONCEPTS

This section clearly illustrates how future growth and development in the study area should take place. Within this section are specific recommendation for the study area as a whole, as well as subareas that are more targeted parcels and nodes. Recommendations are specific to the programing of these areas, development capacity, as well as character and public amenities. The plan is intended to be a blueprint for future development, yet flexible as changes in the market occur. It is the intention of the plan to guide and inform future development in a general sense.

It is recognized that future development will likely vary from the Plan as public will and perceptions change, and financial considerations and market conditions may vary.



1.5 HOW TO USE THE PLAN

The Plan is intended to be used on a daily basis as public and private decisions are made concerning new development, redevelopment, capital improvements, economic incentives, and other matters affecting Downtown. The following is a summary of how decisions and processes should align with the Plan.

1. Annual Work Programs and Budgets

Individual City departments and administrators should be cognizant of the contents of the Plan when preparing annual work programs and budgets.

2. Development Approvals

Administrative and legislative approvals of development proposals, including rezoning and subdivision plats, should be a central means of implementing the Plan. Decisions by elected and appointed officials should reference relevant Plan recommendations and policies. City plans and codes should also reflect and support the vision and recommendations in the Plan.

3. Capital Improvement Program

The City's Capital Improvement Program (CIP) should be prepared consistent with the Plan's land use policies and infrastructure recommendations. New improvements that are not reflected in the Plan, which could dramatically impact the Plan's land use recommendations, should necessitate a minor update to the Plan.

4. Economic Development Incentives

Economic development incentives should be reviewed to ensure consistency with the recommendations of the Plan.

5. Private Development Decisions

Property owners and developers should consider the goals and strategies of the Plan in their land planning and investment decisions. Public decision-makers will be using the Plan as a guide in their development deliberations such as zoning matters and infrastructure requests. This Plan should be used as a tool by the City to clearly communicate to property owners and developers the overall vision for what is desired within the downtown area.

6. Be Flexible

The Plan is intended to serve as a guide to help the City, development community, and local residents plan for the redevelopment of Downtown. The Plan is intended to be flexible and fluid, and should be updated and amended as appropriate. As projects, policies, and programs develop over time they may not look exactly like the images in the document, but they should address the intent of the plan. The sketches and descriptions herein provide a broad sense of how particular projects may function within these sites and provide a sense of what is acceptable to the City and its residents from a development standpoint.

01 INTRODUCTION

1.6 PROJECT STUDY AREA

The entire study area encompasses approximately 73 +/- acres in the downtown, and is generally defined as the area east of Warner Street, north of Grand River and west of Power Road (see Figure 1.1). Additionally the study area is broken down into smaller subareas that are addressed both individually and collectively throughout the Plan (see Figure 1.2). The include a collection of parcels both public and privately owned, most notably the Maxfield Training Center, the Farmington Schools Administration Building and bus garage, as well as Shiawasse Park. While the study area is a defined area, there are many parcels and buildings/businesses that are existing and likely to remain. These areas both had economic, social, or historical value, and complement the overall Plan. The intent was to create a plan that left these areas intact while considering how they would advance the future plans for the area.

Figure 1.1 - Project Study Area

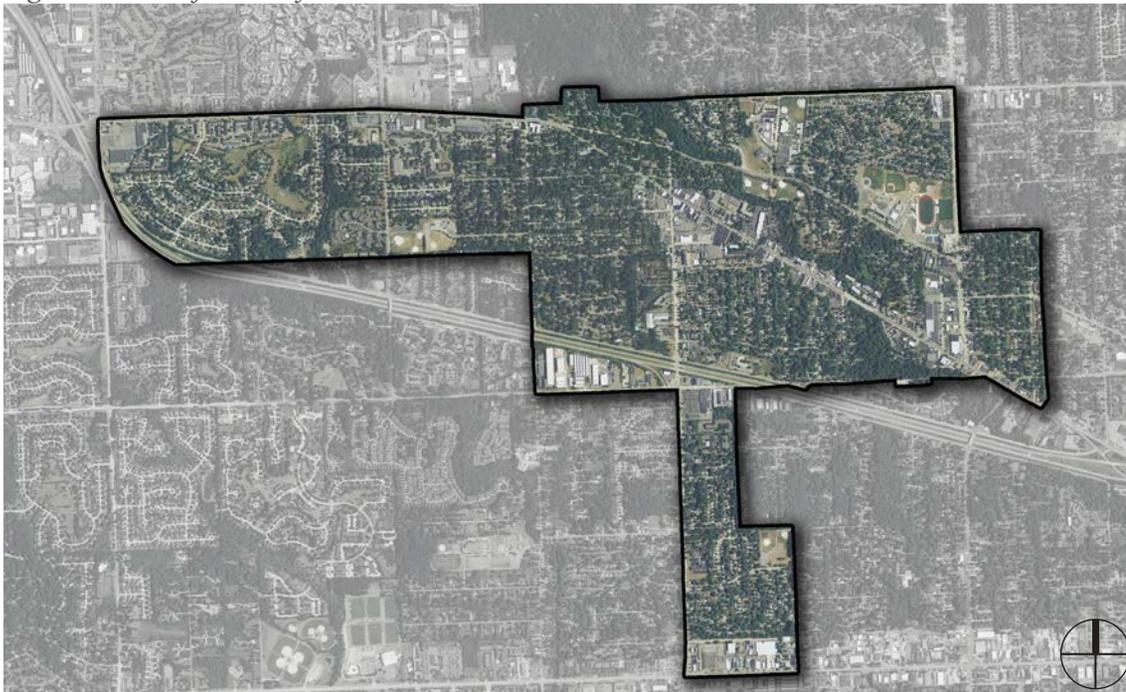


Figure 1.2 - Project Subareas





Attachment: Final Farmington Downtown Area Plan July 2016 (2229 : Farmington Downtown Area Plan

02 DEVELOPMENT ANALYSIS

INTRODUCTION

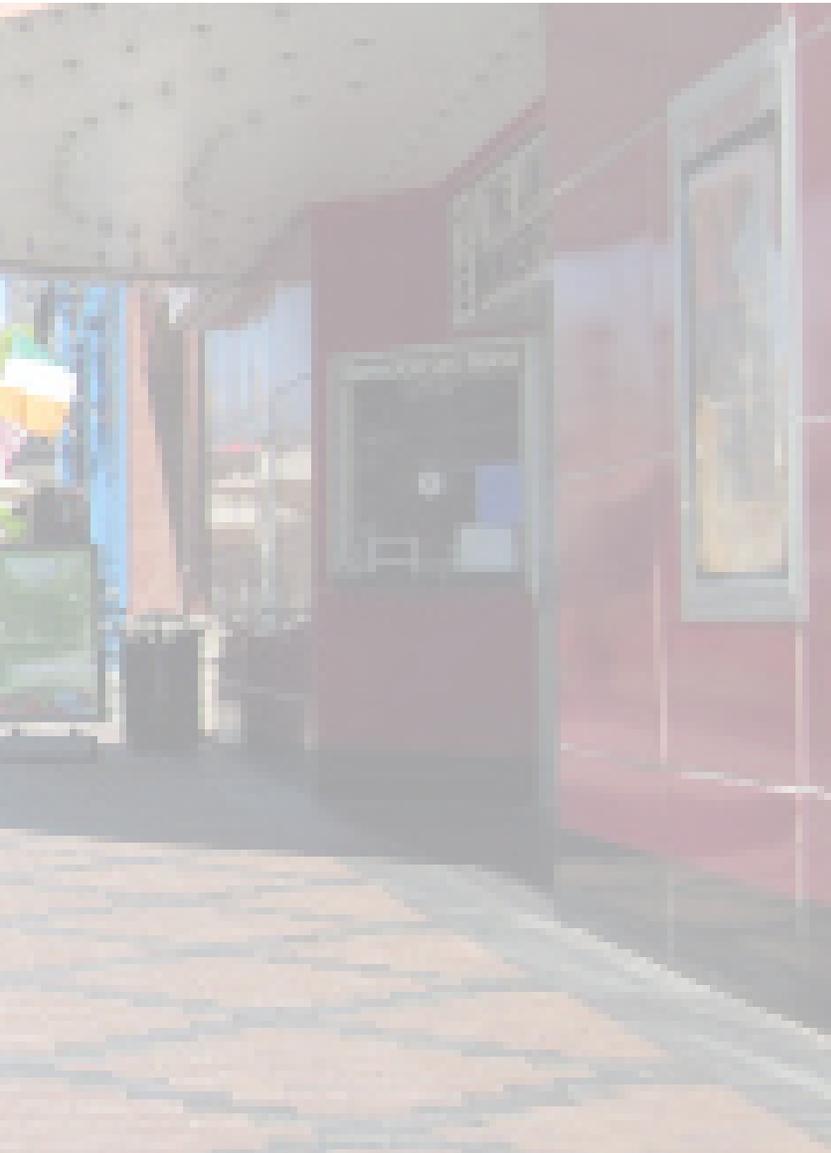
To support and guide the recommendations and concepts in this Plan a number of elements were considered. Specifically this included the key findings from the Farmington Vision Plan, a market assessment, and market trends.

The market assessment evaluated the residential market potential in the Downtown area. The market study was based on the analyses of the area including the existing and anticipated rental housing market and the past and future trends in the residential market, demographics, the economy, housing demand, and the downtown location in the market area. The study evaluates past, current, and future trends in the area; the impact of those trends on rental housing alternatives; current rental housing alternatives; need and market support for additional rental housing; and any proposed additions to the area rental base.

SECTION ELEMENTS

This section includes an analysis of the market conditions within the Farmington area. The following elements were analyzed as part of this market assessment.

- Demographics
- Current Rental Market
- Market Conditions
- Housing Continuum
- Current Trends
 - » Millennials + Boomers
 - » Place First
 - » Lending Environment
 - » Buying vs. Renting
 - » Household Structure
 - » Healthy + Sustainable
 - » Walkability + Connectivity



02 DEVELOPMENT ANALYSIS

2.1 VISION PLAN - WHAT DID IT SAY?

The Farmington Vision Plan was the result of an intensive six month citizen-based initiative to answer the underlying question “What is needed for Farmington to be the best that it can be in the future?” By working together as a community to answer this question, a holistic, collaborative vision and action plan was created.

The vision process brought together a diverse group of citizens to chart a course toward a common future that reflects the community’s shared values. It identified initiatives for quality of life in the City—from arts and culture to economic health, to community activities. It also presented specific actions to realize a desired future.



Through the process more than 300 community members participated in the process through five different public meetings generating more than 250 ideas that informed the development of the vision. The end result was six vision initiatives. These initiatives are outlined below.

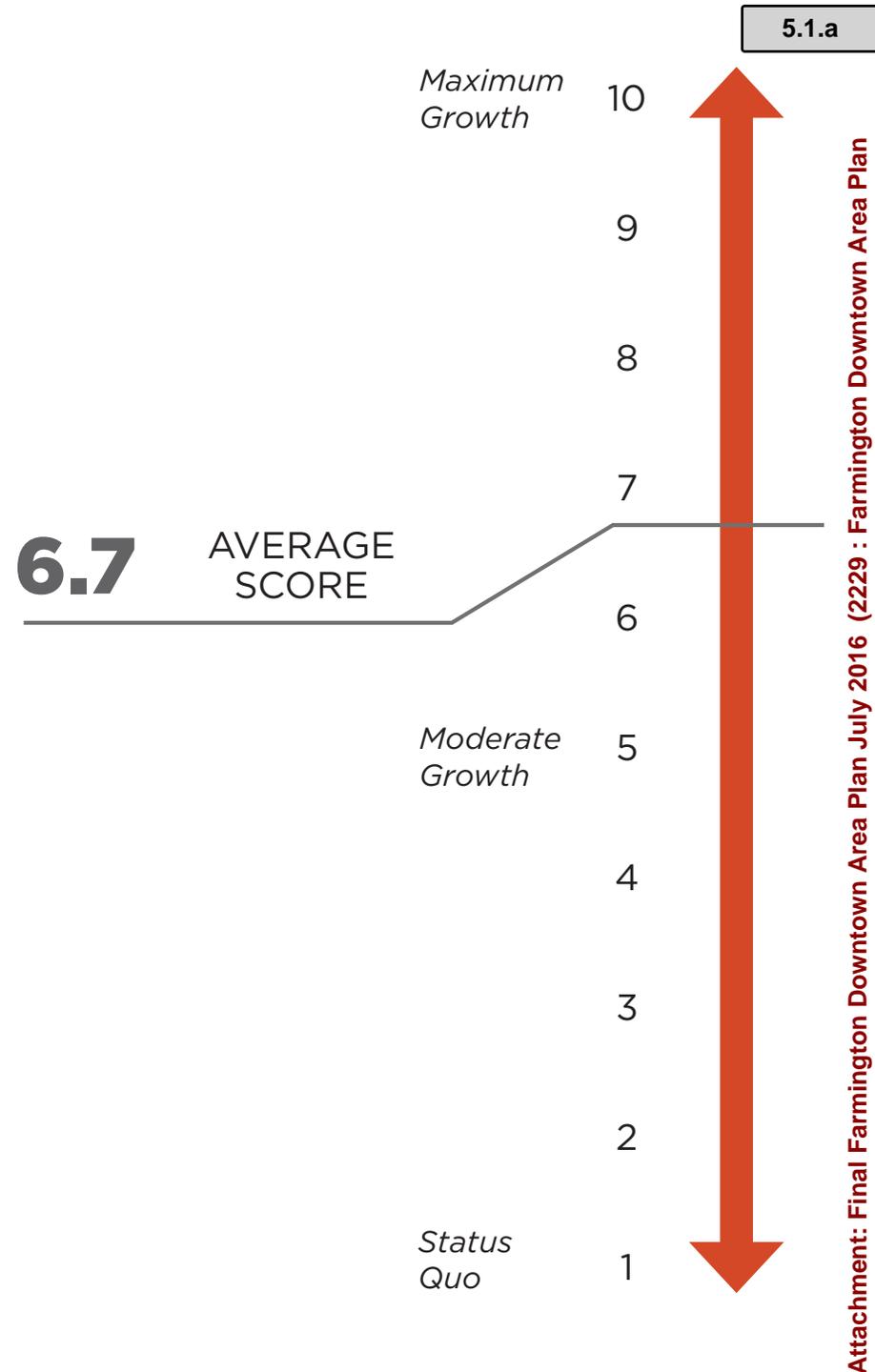
- **Staying Connected** – A community with a complete transportation system where people can easily travel by foot, bicycle, transit, and car.
- **Getting Active** - A community that is served by both passive and active greenspaces that enhance the overall quality of life in the community and complement economic growth.
- **Community Oriented** - A community that embraces and promotes community and cultural events that bring people together.
- **Economically Competitive** - A community that promotes growth and development which builds and strengthens the local economy.
- **Fiscally Balanced** - A community that strives to balance revenue sources through new growth and funding opportunities.
- **Accessible and Diverse** - A community with a range of housing types that attracts the creative class, millennials, and baby boomers.

These initiatives were then prioritized by community participants. Staying economically competitive was given the highest level of priority by the community, followed by being accessible and diverse (providing a range of housing choices).

An additional question was asked as part of the vision planning process to determine where and how to grow in the community to stay economically competitive and promote new housing choices. The Question was, “Should the City maintain the status quo, embrace moderate growth (some growth inward and up in height) or allow for maximum growth (grow outward, inward, and up in height). On a scale of 1-10 (one being status quo and ten being maximum growth) what do you think the future of Farmington should look like?” Participants indicated a preference for moderate to maximum growth with an average “growth score” of 6.7.

To determine where to grow various sites/areas around the community were identified as growth opportunities, the downtown area, and specifically the Maxfield Training Center and surrounding properties were identified has a high priority for new development.

This plan is the implementation of these key initiatives and priorities as identified and outlined in the Farmington Vision Plan.



02 DEVELOPMENT ANALYSIS

2.2 MARKET ANALYSIS

METHODOLOGY

The methodology used in this study is centered on three analytical techniques: the Effective Market Area (EMA) principle, a 100% data base, and the application of data generated from supplemental proprietary research.

THE EFFECTIVE MARKET AREA (EMA) PRINCIPLE

An EMA is the smallest specific geographic area that will generate the most support for that development. This methodology has significant advantages in that it considers existing natural and man made boundaries and socioeconomic conditions.

SURVEY DATA BASE

This survey employs a 100% data base. In the course of a study, field analysts surveyed not only the developments within a given range of price, amenities, or facilities, but all conventional developments within the EMA.

PROPRIETARY RESEARCH

Central to the results of this market study are the regional and national trends recognized from more than 1,500 communities. Rents, units and project amenities, occupancy levels, rate of absorption, and rent/value relationships of other studies are used in the research conducted in this study.

EFFECTIVE MARKET AREA

The Effective Market Area for this study included Farmington and parts of Farmington Hills, Livonia, Novi, and the eastern portions of Redford Township and Southfield. Specifically, the Site EMA is bounded by West 14 Mile to the north, Inkster Road and Telegraph Road to the east, Interstate 96 to the south, and Haggerty Road, Meadowbrook Road, and State Route 5 to the west.

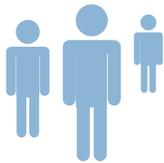
Based on the characteristics of the Site EMA, a field survey of existing rental housing development, an analysis of the appropriateness of the site for the proposed development, and a demographic analysis of the Site EMA, support levels can be established for additional multifamily rental development.

FIGURE 2.1: STATE REFERENCE



EFFECTIVE MARKET AREA INDICATORS

Demographics



Population - 2010
170,295

Households - 2010
70,459

Average Family Size - 2010
2.39

Income



Median Household Income - 2012
\$65,441

Average Household Income - 2012
\$84,902

Per Capita Income - 2012
\$35,300

Housing



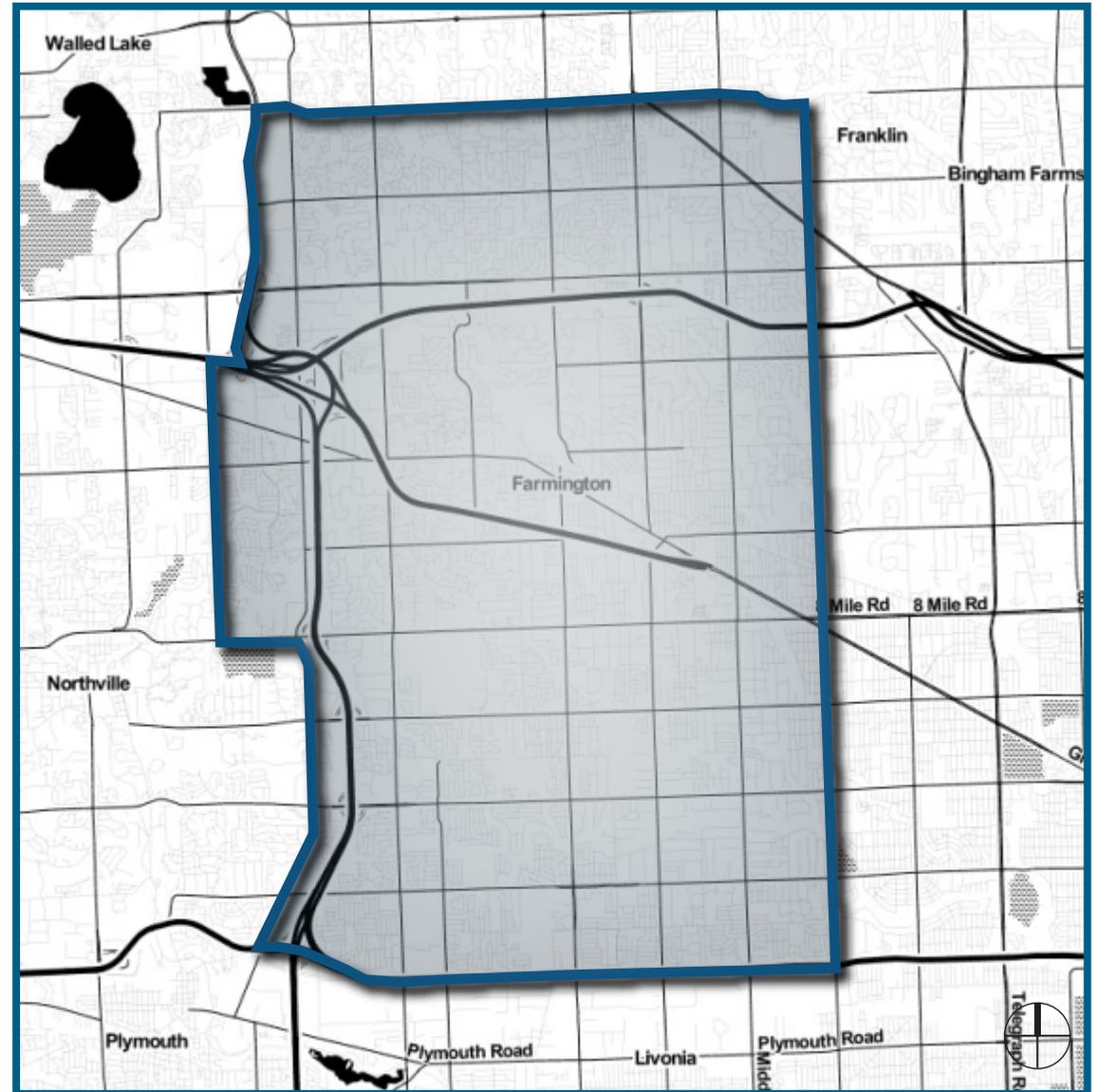
Owner Occupied - 2010
68.80%

Renter Occupied - 2010
25.1.0%

Median Home Value - 2012
\$143,908

Source: ESRI

FIGURE 2.2: EFFECTIVE MARKET AREA



02 DEVELOPMENT ANALYSIS

MARKET ASSESSMENT KEY FINDINGS

- The Farmington EMA is significantly under served with upscale apartment communities as demonstrated by a very low vacancy rate and relatively high rents.
- Further, most apartment communities in the EMA are aging, many are becoming functionally obsolete.
- Based on current market conditions it has been determined the Farmington area could support approximately 400 to 500 units over a 4-6 year period.
- A wide mix of product type and rent ranges in the upper market ('high end') should be considered.
- There is strong market potential to support 100 - 200 units in a true urban mixed-use environment.

A thorough analysis of the existing and potential residential market conditions and opportunities was conducted as part of this study. This included the following analyses:

- *Analysis of the overall EMA rental housing market*
- *Historical housing trends*
- *Current market conditions based on 100% field survey of modern apartments*
- *Appropriateness of the site for the subject development*
- *Current and expected economic and household growth conditions*
- *Area apartment demand factors, including income-appropriate households*
- *Support from existing multifamily renters (step-up/down support)*
- *A trend line analysis, based on a "rent by comparability index" evaluation of all conventional developments within the Site EMA, is used to evaluate rents for the proposed development*
- *Floor plan analysis and comparison with comparable product*



MARKET CONDITIONS

Vacancies are relatively low in the market area, indicating the rental housing supply is limited and demand is high.

A total of 13,141 conventional apartment units in 74 projects were surveyed in the EMA (not including 64 units under construction). A total of 12,075 of these units are in 68 market-rate developments. (The remaining 1,066 units are located in 6 subsidized developments.) Table 2.1 shows the analysis of the residential units surveyed in this market.

Among market-rate developments, 42.6% are 100.0% occupied, accounting for 27.9% of the total units. Only 22.1% of all developments had occupancies below 95.0%. Vacancies are relatively low in the market area, and the market appears limited by supply rather than demand (see Table 2.1). The apartment base within the EMA contains a well-balanced distribution of one- and two bedroom units, with 44.1% and 54.0%, respectively.

While there is generally an aging residential stock in the market area, rents have continued to increase annually.

Rents in the EMA have increased at an average of 1.8% per year over the past several years. It is estimated that 95.6% of the market-rate units surveyed were constructed and opened before 1990. These older developments contain a combined total of 11,883 units with 428 vacancies, a 3.6% vacancy rate (see Table 2.2).

**TABLE 2.1:
DISTRIBUTION OF CONVENTIONAL MARKET-RATE
APARTMENTS AND VACANCY RATE**

Unit Type	Number	Percent	Vacancy Rate
Studio	56	0.5%	1.8%
One-Bedroom	5,328	44.1%	1.8%
Two-Bedroom	6,524	54.0%	1.2%
Three-Bedroom	167	1.4%	1.8%
Four-Bedroom	0	0.0%	-
TOTAL	12,075	100.0%	1.5%

**TABLE 2.2:
MEDIAN AND UPPER-QUARTILE RENTS AND
VACANCIES**

Unit Type	Median Rents	Overall Vacancy Rate	Upper -Quartile		
			Rent Range	Number of Units	Vacancy Rate
Studio	\$450	1.8%	\$470-\$485	14	0.0%
One-Bedroom	\$725	1.8%	\$821-\$1,051	1,332	1.2%
Two-Bedroom	\$915	1.2%	\$1,065-\$1,400	1,631	0.9%
Three-Bedroom	\$1,065	1.8%	\$1,655-\$1,701	42	4.8%
Four-Bedroom	-	-	-	-	-

02 DEVELOPMENT ANALYSIS

HOUSING CONTINUUM

A continuum of housing options is critical in supporting both lower end and higher end residential units. A broad range of rental prices and units should be available to allow residents to “step-up and -down” through the rental market.

Step-up/down support is a critical factor in projecting absorption because it directly measures the depth of potential support from the households most likely to move to the subject site. Step-up/down support is best expressed as a ratio of proposed units to potential support. A lower ratio indicates a deeper level of market support, while a higher ratio indicates a lower level of potential support from conventional renters.

Step-down support represents existing renters within the Site EMA who should perceive the proposed development as offering a greater value at a rent lower than or equivalent to their current rent. Typically, this value results from renters who would perceive the subject site as a higher-quality project at an equal or lower rent, or as a project of quality similar to their current unit but at a lower rent.

The step-down base includes all units with higher rents than the subject site, but lower or equivalent comparability index ratings within the Site EMA. At the proposed rent levels, the step-up/down support base totals 2,528 units. The proposed 150-unit development represents only 5.9% of the total step-up/step-down support base, an excellent ratio. A break down of step-up and-down support is shown in Table 2.4.

Table 2.5 displays where the projected support will come from for the proposed development and compares it to the typical make up of geographic support.

TABLE 2.4: DISTRIBUTION OF STEP-UP/STEP-DOWN SUPPORT

Unit Type	Step-Up Support	Step-Down Support	Total
One-Bedroom	950	434	1,384
Two-Bedroom	1,051	-	1,051
Three-Bedroom	93	-	93
TOTAL	2,094	434	2,528
Units Proposed	150		
Ratio of proposed units to potential step-up/step-down support base	5.9%		

TABLE 2.5: GEOGRAPHIC SUPPORT

	Typical Support	Anticipated Support
Internal Mobility		
Apartment	50%	55%
Other	20%	15%
External Mobility	30%	30%
TOTAL	100%	100%

MARKET POTENTIAL

There is an immediate demand for approximately 150 units within Downtown Farmington in the next 12 months with the potential of upwards of over 400 units in a 5 year period.

The Farmington Effective Market Area is significantly underserved by upscale apartment units as demonstrated by very low vacancy rate and relatively high rents. According to the market assessment, Downtown Farmington has the ability to absorb an average of 11 to 12 units per month with the possibility of absorbing up to 14 to 16 units per month. With this market, 150 units can be supported in the first year. The market is also currently made up highly of older, often functionally obsolete apartment communities that lack the features current residents expect. With this in mind, it is clear

that Downtown Farmington could support an additional 400 to 500 units over the next 4- to 6-year period. In order to achieve these additional units, a wide range of product type, amenities, and rent ranges need to be supplied. This should also feature at least some of the product in a true mixed-use environment.

TABLE 2.6: PROPOSED RESIDENTIAL DEVELOPMENT

Unit Type	Number	Square Feet	Rents at Opening*	Rent Per Square Feet
One-Bedroom / 1.0 Bath Garden	36	725	\$975	\$1.35
Two-Bedroom / 2.0 Bath Garden	82	1,050	\$1,275	\$1.21
Three-Bedroom / 2.0 Bath Garden	18	1,200	\$1,500	\$1.25
Three-Bedroom / 2.5 Bath Townhouse Attached Garage	8	1,250	\$1,595	\$1.28
TOTAL	150			

*2015

02 DEVELOPMENT ANALYSIS

2.3 CURRENT DEVELOPMENT TRENDS

MILLENNIALS + BOOMERS

Millennials (1981-1999) and Baby Boomers (1946-1964) make up the largest share of the nation's population (53% total). As a result, the trends for each of these generation groups have a large impact on the market. Baby Boomers value housing that is close to entertainment, retail, and medical services while Millennials look for locations that are diverse, walkable, and offer plentiful entertainment and employment opportunities. Baby Boomers prefer to live in Small Towns/Rural locations or Suburbs while Millennials prefer suburban city living.

PLACE FIRST

Current trends indicate a swing in how individuals choose where to live. A growing number of Millennials choose where

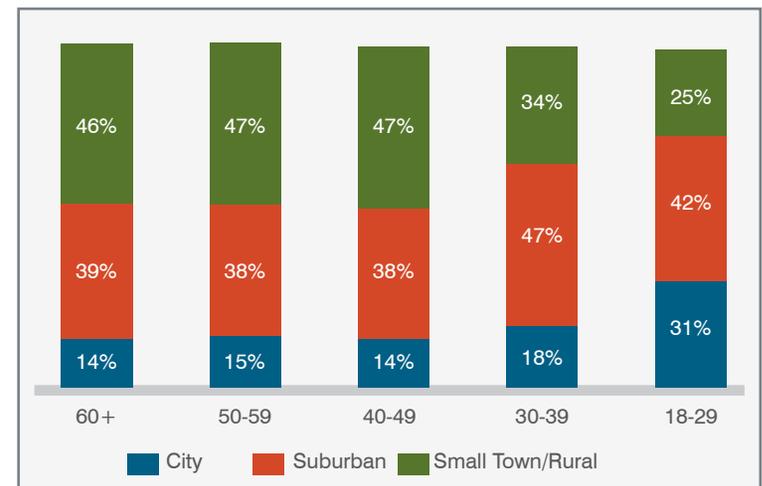
they want to live first and then resolve the logistics of finding employment and housing in their desired location. Millennials seek destinations that offer a superior quality of life and ample amenities. They have a preference for in-town areas and inner suburbs that feature diversity and walkability in close proximity to jobs and entertainment. This is drastically different than past generations that first sought jobs and then moved to the location of their job. The result of this change is more competition for jobs and housing in popular urban areas that offer the desired amenities. A subsequent decrease in the desire to live in outlying suburbs, small towns, and rural areas follows as these locations lack the sought-after amenities and have less abundant opportunities for employment.

TABLE 2.7: NATIONAL POPULATION BY AGE GROUP

Generation	Born	2010 Age	2010 Population	2010 Percent of Nation
Eisenhowers	Before 1946	64+	41 million	13%
Baby Boomers	1946-1964	45-64	80 million	26%
Gen X	1965-1980	29-45	62 million	20%
Gen Y (Millennials)	1981-1999	1981-1989	85 million	27%
Gen Z (?)	2000 and After	0-10	42 million	14%

Source: ?

TABLE 2.8: LIVING AREA BY AGE GROUP



Source: 2011 National Community Preference Survey, National Association of Realtors, March 2011

LENDING ENVIRONMENT

Lending regulations have become markedly stricter allowing only the most qualified applicants access to financial resources, thus making it difficult to procure the financial resources needed to purchase and maintain a property.

BUYING VS. RENTING

While owning a home may be desired by some, current trends indicate that many individuals are more inclined to rent instead. Buying can offer a greater return on investment over time, but also carries a significant amount of financial risk as well as maintenance over time. Renting often does not carry the financial risk or maintenance of owning property. Longevity is also an important factor in determining whether to buy or rent. While owning typically involves a long-term commitment from the buyer, renting can offer short or long term living solutions and allows tenants the flexibility to move when desired or needed.

HOUSEHOLD STRUCTURE

As household population and structure evolve over time, subsequent changes in housing needs become apparent. The average family size in 2010 was 2.39 individuals per household. This number has decreased over time due to the large percentage of the population made up of Baby Boomers and Millennials that have smaller households than past generations. Many Baby Boomers are within the age range that they no longer have dependents living with them and many Millennials have not yet established families. This decrease in family size decreases the desire for large single-family homes that can accommodate a larger family and drives up the need for smaller, more versatile housing. Large single-family homes in

suburbs where an abundance of land is available are no longer the norm and there is a need for a variety of housing sizes and types to accommodate forward trends in household structure.

HEALTHY AND SUSTAINABLE

Healthy and sustainable initiatives can enhance the overall quality of life in a community and will attract talented individuals and high-quality investment. Such initiatives may include investment in park space, trails, and community amenities that promote a healthy lifestyle. Passive and active greenspaces can spur economic development not only by enhancing the quality of life for residents, but also by attracting regional visitors to signature outdoor parks and amenities.

WALKABILITY + CONNECTIVITY

An emphasis on a complete transportation system allows people to easily travel by foot, bicycle, transit, or car. Factors that influence walkability include pedestrian facilities such as sidewalks, cross walks, and wayfinding and signage. Bicycle connectivity is influenced by bike lanes and/or on-street sharrows, multi-use paths, and bicycle storage facilities. Public transit allows individuals to connect to both local and regional destinations. Communities that are easily navigable on foot are desired as more Millennials want to live in close proximity to employment and entertainment options and the ease and convenience of walkable and well-connected communities is preferred.



03 DEVELOPMENT PLAN

INTRODUCTION



The development plan paints the picture for the redevelopment potential and vision of specific areas in Downtown Farmington. The concepts displayed on the following pages are based on ideas that stemmed from the Vision Plan and informed by the market assessment. The main goals of the development plan is to create a better connected and economically viable Downtown while adding residents and continuing to beautify the area.

At the core of the development plan are principles that promote the existing assets of Downtown while improving connectivity, character, and community. These principles call for the addition of residential property into the downtown and an increase in opportunity for social interaction, recreation, and new commercial activity.

Through these and other principles the Plan blends public and private uses, recreational activity, integrated indoor and outdoor spaces, and a state-of-the-art park that advances the public realm and expresses innovation and embodies the spirit of Farmington.

The Plan is defined by these six development principles. These principles express the desired outcome of future development in simple terms. The principles informed the development of the concept concepts and guidelines.

Design concepts are also shown for each section of the development area. These concepts are supported by high-quality graphics and development data that breaks down the programming of the area.

03 DEVELOPMENT PLAN

3.1 PRINCIPLES

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

All future development and redevelopment 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 TO CREATE A DISTINCT AND DYNAMIC PUBLIC PARK

The Rouge River provides a considerable opportunity to create parkland that can become the recreation hub for Farmington. This area should offer an array of activities for all age groups that take advantage of the proximity to the Rouge River, while being convenient and accessible from the downtown.



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.



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. This principle is about enhancing existing connections, and creating new ones that connect individual projects and areas with existing strengths to create a continuous district environment. This requires careful attention to how the site relates to the street and public spaces, as well as the coordinated design of future public spaces.



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 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 A+B

DEVELOPMENT CONCEPT

A dynamic mixed-use development that enhances the economic competitiveness of the downtown, creates new opportunities for entertainment and gathering, expands housing choices, and bridges the gap between Grand River Avenue and Shiawassee Park.

PROGRAM

- New parking areas (public and private)
- Mixed-use with a focus on residential
- Enhanced connections to Shiawassee Park
- Complement Riley Park
- Consider phased development scenario
- Embrace and enhance Grand River Avenue Streetscape
- Create new public spaces that promote social interaction
- Create something unique in the market place

FIGURE 3.1 SUBAREAS A+B - EXISTING CONDITION

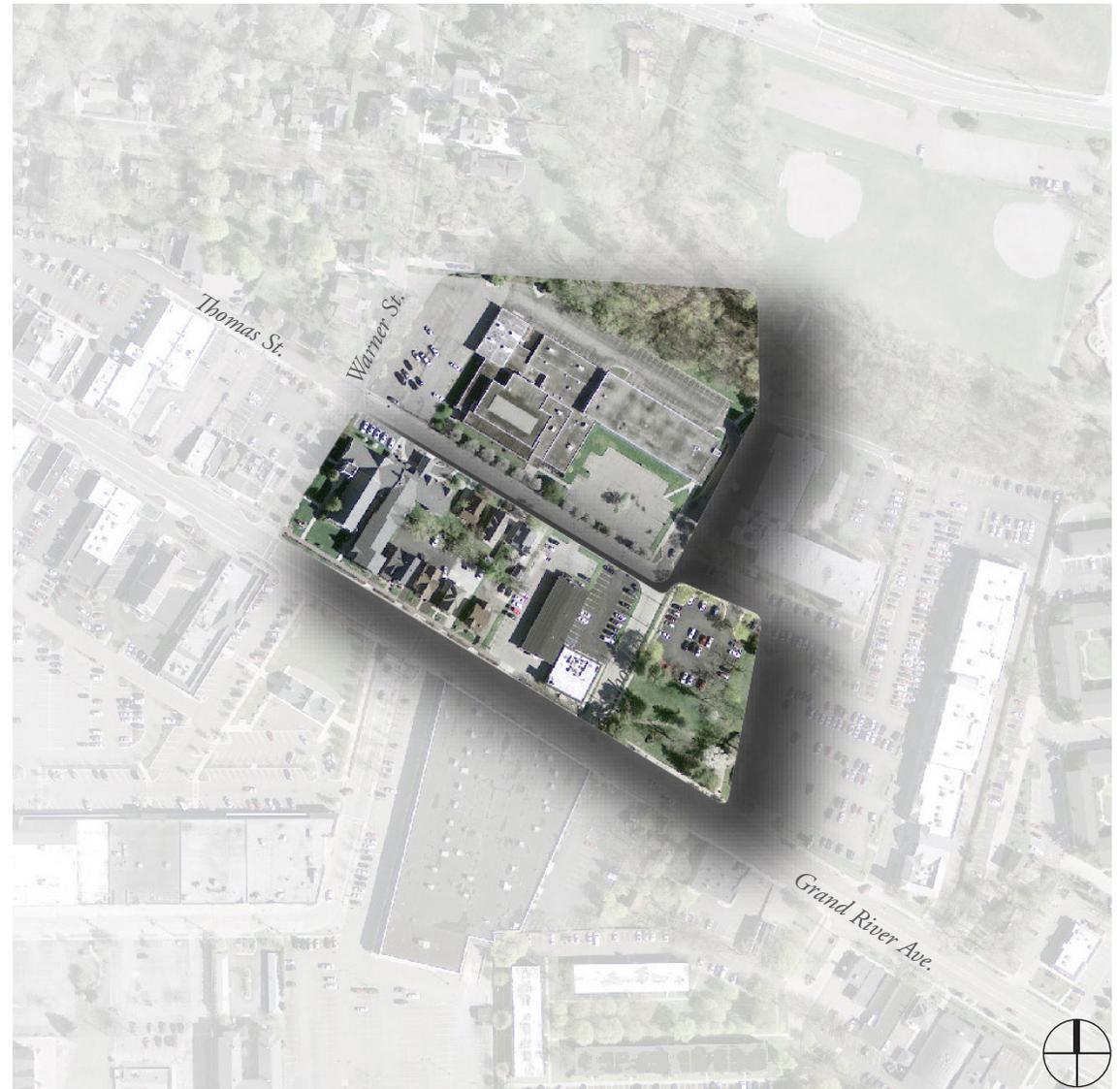


FIGURE 3.2: MIXED USE AND RESIDENTIAL CHARACTER IMAGES



03 DEVELOPMENT PLAN

DEVELOPMENT AREA A+B - OPTION 1

DEVELOPMENT CONCEPT

Option 1 includes a parking garage adjacent to the primary building, but allows it to be hidden from the view of Grand River Avenue and adjoining residential neighborhood through a row of townhomes. A pedestrian alley connects the building to Grand River Avenue and the proposed park within Subarea C.

SITE DATA - OPTION 1

Retail Area: 12,000 sq.ft.
M.F. Residential: 122 d.u.

Parking Required

Retail: 4/1000 sf. 48 sp.
Residential: 1.5/du. 183 sp.

Parking Provided

Structured: 203 sp.
Surface: 76 sp.
On-street: 11 sp.
Town House 18 sp.

Total Required: 231 sp. Total Provided: 308 sp.

LEGEND

- 1. 1st Floor Retail, 2nd Floor Residential
- 2. 2-Story Residential
- 3. 3-Story Residential
- 4. 3-Level Parking Garage
- 5. Apartment Building Courtyard
- 6. Pedestrian Corridor
- 7. Public Park Improvements
- 8. Surface Parking
- 9. 2-Story Townhomes

FIGURE 3.3: A+B OPTION 1



DEVELOPMENT AREA A+B - OPTION 2

DEVELOPMENT CONCEPT

Option 2 integrates a single parking deck within the primary building, hidden from the view of Grand River Avenue. The concept adds additional townhomes to the west of the site, while maintaining pedestrian connectivity to the proposed park within Subarea C. First floor commercial fronts Grand River Avenue to maintain the urban fabric and pedestrian atmosphere of Downtown Farmington.

SITE DATA - OPTION 2

Retail Area: 14,100 sq.ft.
M.F. Residential: 149 d.u.

Parking Required

Retail: 4/1000sf 57 sp.
Residential: 1.5/du. 224 sp.

Total Required: 281 sp.

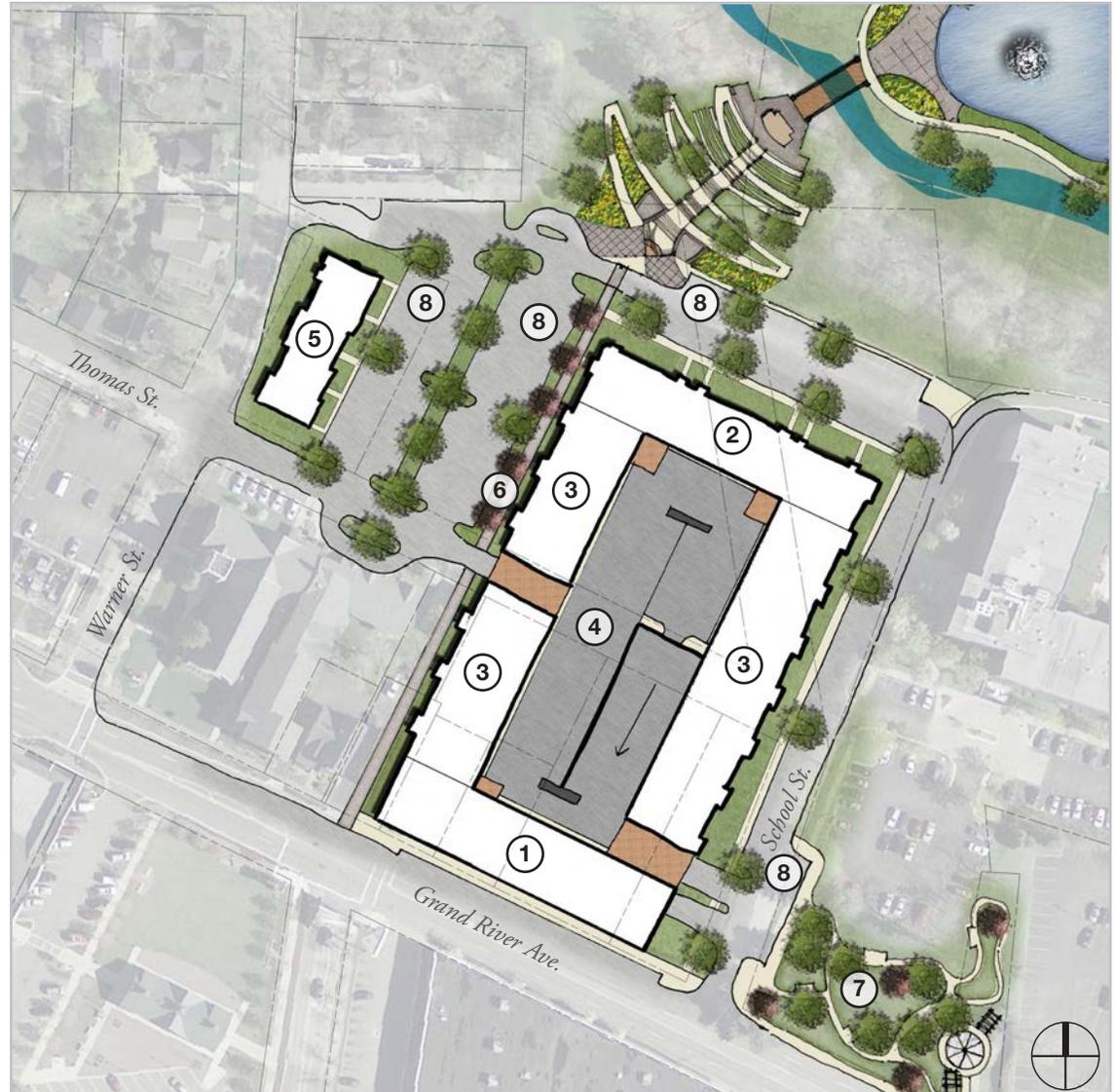
Parking Provided

Structured: 197 sp.
Surface: 138 sp.
On-street: 11 sp.
Total Provided: 346 sp.

LEGEND

1. 1st Floor Retail, 2nd Floor Residential
2. 2-Story Residential
3. 3-Story Residential
4. 2-level Parking Deck
5. 2-Story Townhomes
6. Pedestrian Corridor
7. Public Park Improvements
8. Surface Parking

FIGURE 3.4: A+B OPTION 2



03 DEVELOPMENT PLAN

DEVELOPMENT AREA A+B - OPTION 3

DEVELOPMENT CONCEPT

Option 3 retains the courtyard within the building center, while removing all structured parking on-site. All parking is provided as surface lots. This configuration results in the least amount of retail space and lowest residential unit count of any of the options.

SITE DATA - OPTION 3

Retail Area: 12,000 sq.ft.
M.F. Residential: 113 d.u.

Parking Required

Retail: 4/1000 sf. 48 sp.
Residential: 1.5/du. 170 sp.

Parking Provided

Structured: n/a
Surface: 302 sp.
On-street: 11 sp.

Total Required: 218 sp. Total Provided: 313 sp.

LEGEND

- 1. 1st Floor Retail, 2nd Floor Residential
- 2. 2-Story Residential
- 3. 3-Story Residential
- 4. Apartment Building Courtyard
- 5. Pedestrian Corridor
- 6. Parking

FIGURE 3.5: A+B OPTION 3



DEVELOPMENT AREA A+B - OPTION 4

DEVELOPMENT CONCEPT

Option 4 moves the parking garage to the east side of the site and adds residential units to the west portion of the site. The center residential courtyard is retained, and pedestrian access to and from the street and the park is maintained with the pedestrian walkway.

SITE DATA - OPTION 4

Retail Area: 17,300 sq.ft.
M.F. Residential: 121 d.u.

Parking Required

Retail: 4/1000 sf. 69 sp.
Residential: 1.5/du. 181 sp.

Parking Provided

Structured: 203 sp.
Surface: 130 sp.
On-street: 11 sp.

Total Required: 250 sp. Total Provided: 344 sp.

LEGEND

1. 1st Floor Retail, 2nd Floor Residential
2. 2-Story Residential
3. 3-Story Residential
4. 2-Story Townhomes
5. 3-Level Parking Garage w/ 1st Floor Retail
6. Apartment Building Courtyard
7. Pedestrian Corridor
8. Parking

FIGURE 3.6: A+B OPTION 4



03 DEVELOPMENT PLAN

DEVELOPMENT AREA A+B - OPTION 5

DEVELOPMENT CONCEPT

Option 5 leaves the properties along Grand River Avenue in place and shows how a redevelopment of the site to the north can occur. A structured parking core is wrapped by four-stories of flats. Townhomes are located to the west of the site, and provide parking under the structure. The buildings form a pedestrian corridor that leads to the entrance of the park amphitheater.

SITE DATA - OPTION 5

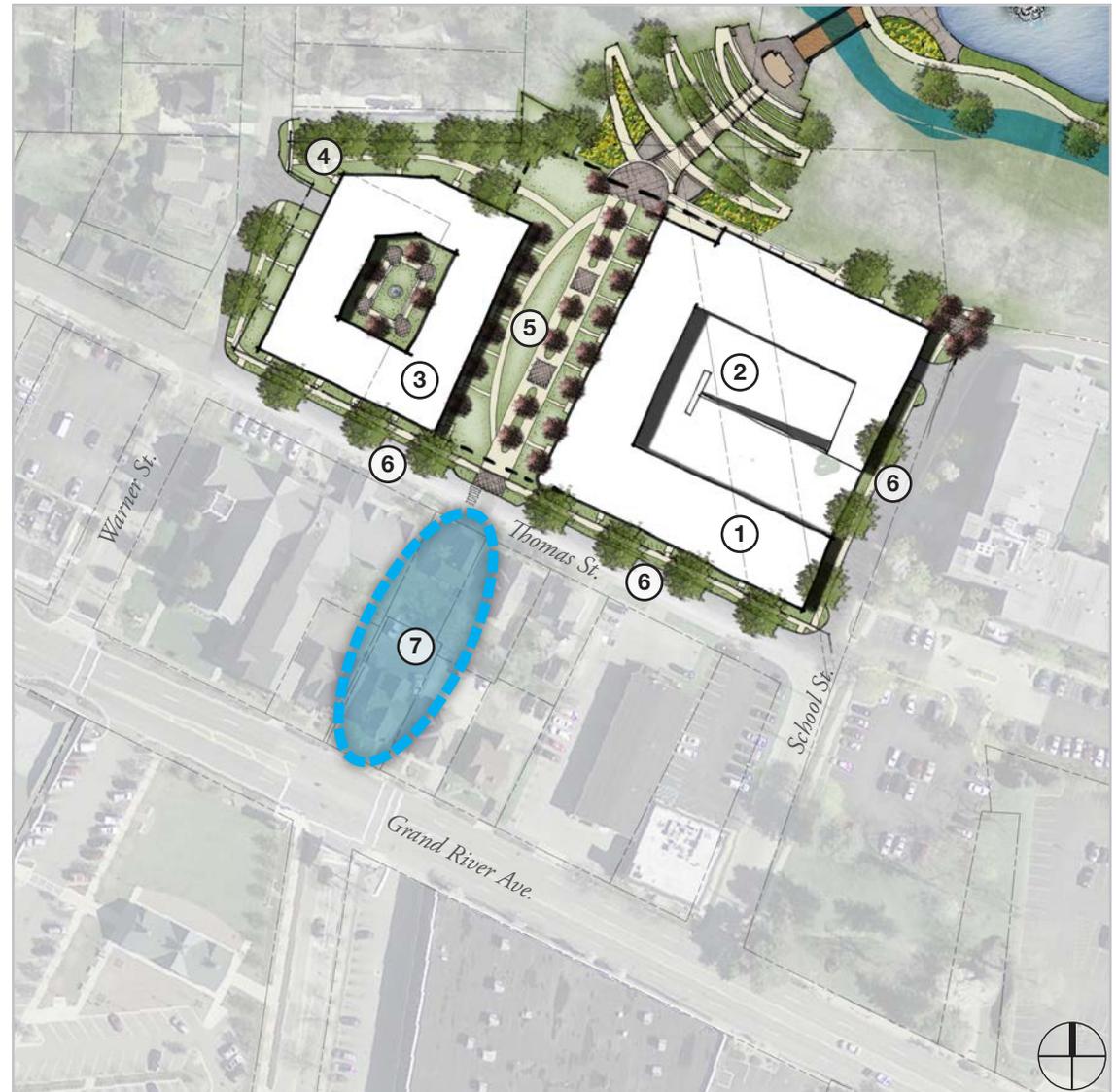
M.F. Residential: 112 d.u.
 Townhomes: 17 d.u.
 Total: 129 d.u.

<u>Parking Required</u>		<u>Parking Provided</u>	
Residential: 1.5/du.	168 sp.	Structured:	203 sp.
Townhomes: 2/du.	34 sp.	On-street:	25 sp.
		Surface	34 sp.
Total Required:	202 sp.	Total Provided:	262 sp.

LEGEND

- 1. 4-Story Residential
- 2. 3-Level Parking Core
- 3. 2-Story Townhomes
- 4. Lower-Level Parking
- 5. Pedestrian Corridor
- 6. On-Street Parking
- 7. Connection (pedestrian / vehicular)

FIGURE 3.7: A+B OPTION 5



DEVELOPMENT AREA A+B - OPTION 6

DEVELOPMENT CONCEPT

Option 6 leaves the properties along Grand River Avenue in place and shows how a multifamily building to the north could be developed. Three levels of structured parking are placed to the west, serving both the park and the residential.

SITE DATA - OPTION 6

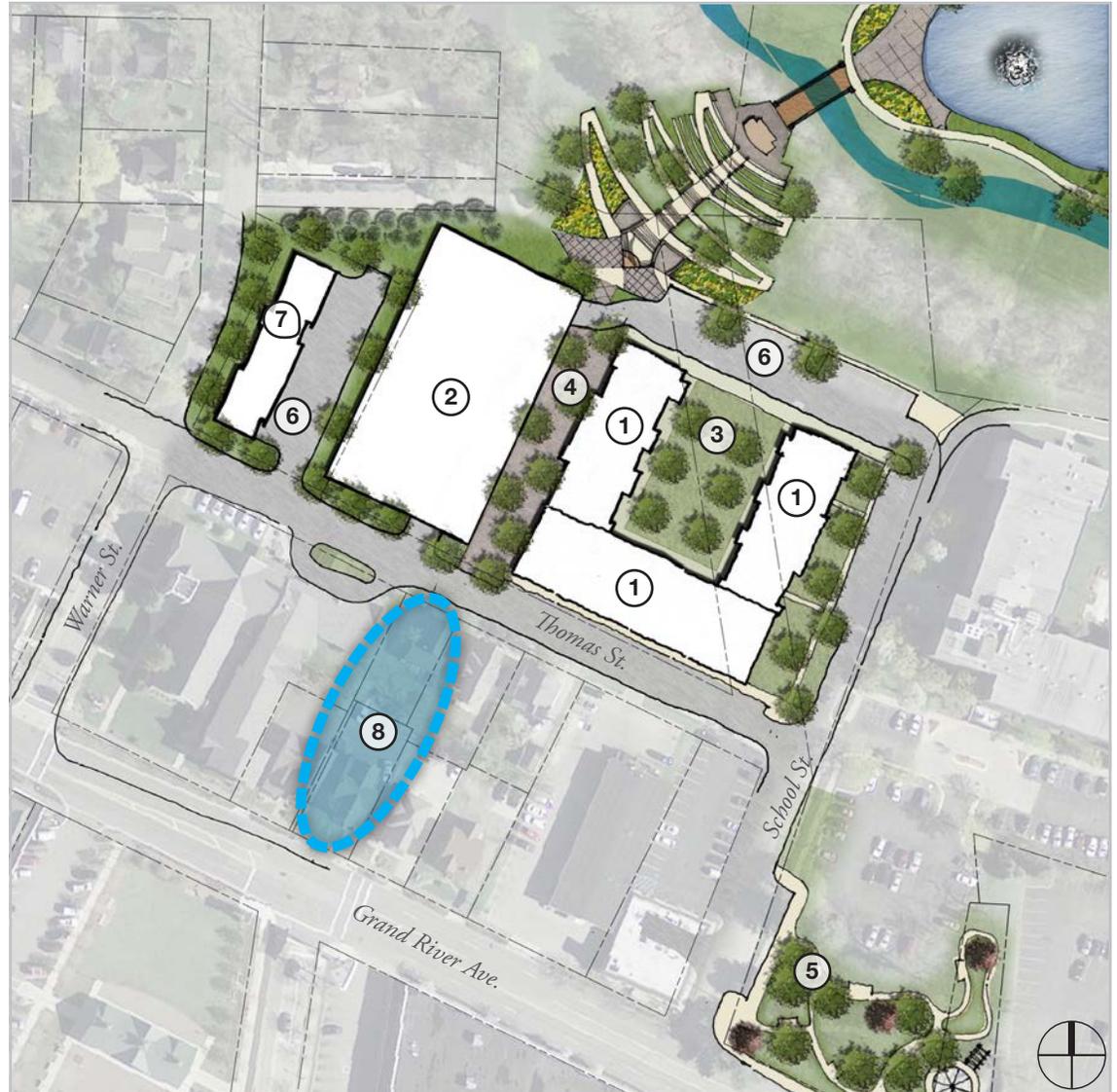
M.F. Residential:	112 d.u.
Townhomes:	6 d.u.
Total:	118 d.u.

Parking Required		Parking Provided	
Residential: 1.5/du.	168 sp.	Structured:	312 sp.
Townhomes: 2/du.	12 sp.	On-street:	70 sp.
		Townhouse	12 sp.
Total Required:	180 sp.	Total Provided:	394 sp.

LEGEND

- 1. 4-Story Residential
- 2. 3-Level Parking Garage
- 3. Apartment Building Courtyard
- 4. Pedestrian Corridor
- 5. Public Park Improvements
- 6. Surface Parking
- 7. 2-Story Townhomes
- 8. Connection (pedestrian / vehicular)

FIGURE 3.8: A+B OPTION 6



03 DEVELOPMENT PLAN

1.3 SUBAREA C

A dynamic park that enhances community connections, embraces the natural setting, and creates new opportunities for social gathering, recreation and entertainment.

PROGRAM

- Formal water feature (splash pad, fountains, water wall, etc.)
- Natural water feature
- Playground
- Multiple programming elements
- Amphitheater / Water wall and climbing wall / Lawn seating area
- Entry plaza / drop-off zone
- Picnic shelter
- Frisbee golf
- Multi-use trail
- Enhance connections (neighborhoods, downtown, Shiawassee Road, etc.)

SITE DATA

Site area: +/- 24.3 Acres

COST ESTIMATE

Preliminary cost estimate for the project concept is estimated between 4.3 and 5.3 million dollars.

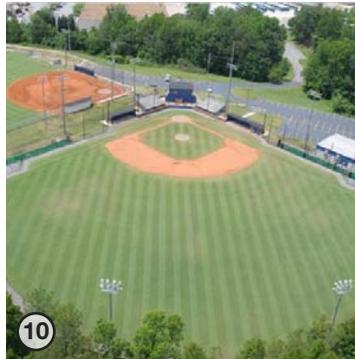


The development concept for Shiawassee Park was built around the history of the area, existing natural features, and the desired programming as identified by the City and community through the planning process.

FIGURE 3.9: SUBAREA C - EXISTING CONDITION



03 URBAN DESIGN FRAMEWORK PLAN



LEGEND

1. Parking
2. Bridge Plaza
3. Pond
4. Water Play Area
5. Sand Pit Area
6. Earth Mounds
7. Existing Playground
8. Climbing Walls & Slides
9. Pony Baseball Field - 80' Baseline
10. Little League Baseball Field - 60' Baseline
11. Picnic Shelter Zone
12. Open Space & 9 Hole Frisbee Golf Course
13. Drop-Off & Plaza
14. Upper Plaza with Stairs and Ramp Connection to Baseball Diamond Plaza
15. Baseball Diamond Plaza for Spectators
16. Open Space
17. Drop-Off
18. Pedestrian Pathways
19. New Pedestrian Bridge
20. Amphitheater with Stage & ADA Access to Park

Attachment: Final Farmington Downtown Area Plan July 2016 (2229 : Farmington Downtown Area Plan

FIGURE 3.10: AREA C CONCEPT DESIGN



03 DEVELOPMENT PLAN

1.3 SUBAREA C

A variety of programming and activities has been incorporated into the design of the park. Starting from the west, a switchback ramp climbs down the hillside and transitions into an amphitheater with seating. A pedestrian bridge crosses the Rouge River, meeting a pond with an overlook on the other side. To the south of the pond, a number of children's playground activities has been designed, including a sand pit, splash pad, climbing wall, slides, and various climbing hills. The existing playground equipment has been preserved and enhanced with landscaping. Following east from the playground are two baseball fields accessible from the parking lots above via a switchback ramp. The orientation of the fields below the parking lots allows for the viewing of games from a higher vantage point than usually provided. South of the baseball fields (not shown on this page) are a cluster of picnic shelters and a 9-hole frisbee golf field.

The core of the entire park is surrounded and crossed by a series of walking trails that give access to all programing elements of the park, while allowing views of the Rouge River.

FIGURE 3.11: AMPHITHEATER

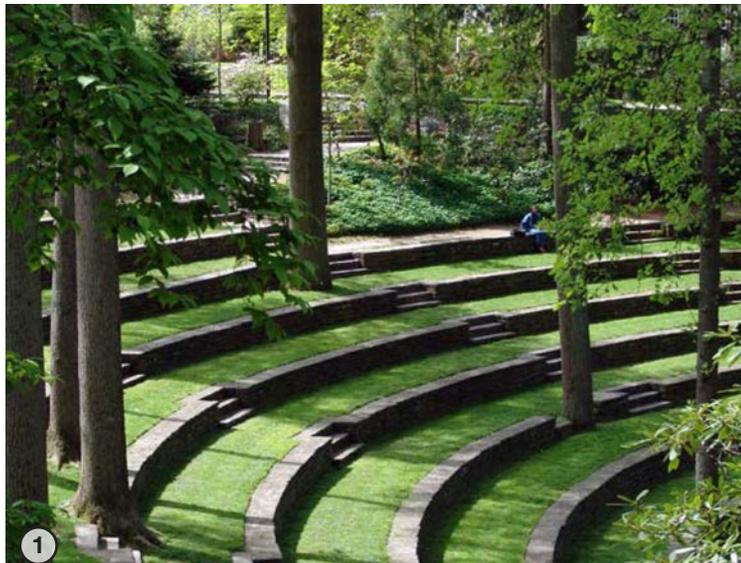


FIGURE 3.12: PARK DETAILS



03 DEVELOPMENT PLAN

DEVELOPMENT AREA D

DESCRIPTION

A unique medium density residential development that integrates existing natural features and areas that enhances the character and connections within the Shiawassee Road Corridor

PROGRAM

- Medium density residential uses
- Maintained existing sledding hill
- Wooded area
- Greenspace connections to natural areas and Shiawassee Park
- Improved intersection to create a gateway
- Context sensitive design

FIGURE 3.13: SUBAREA D - EXISTING CONDITION





SITE DATA - OPTION 1

Site Area: +/- 18.8 Acres
 M.F. Residential: 120 d.u.

<u>Parking Required</u>		<u>Parking Provided</u>	
Residential:	1.5/du. 180 sp.	Surface:	240 sp.
Total Required:	180 sp.	Total Provided:	240 sp.

LEGEND

1. 1-2 Story Residential Townhomes w/ Garage 8 Units / Building
2. 2-3 Story Residential 12 Units / Building
3. Pool
4. Community Pavilion / Fire pit
5. Existing Sledding Hill
6. Existing Wooded Area
7. Future public parking and improved recreational space
8. Proposed intersection enhancements (pedestrian crossing and aesthetics)

FIGURE 3.14: AREA D CONCEPT DESIGN



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



Attachment: Final Farmington Downtown Area Plan July 2016 (2229 : Farmington Downtown Area Plan

FIGURE 3.15: SUBAREA E - EXISTING CONDITION



03 DEVELOPMENT PLAN

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



Attachment: Final Farmington Downtown Area Plan July 2016 (2229 : Farmington Downtown Area Plan

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.

SITE 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.
Total Required:	194 sp.	Total Provided:	201 sp.

LEGEND

- 1. 1- Story Commercial
- 2. Outdoor Deck
- 3. Historic Property
- 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

Concept 2 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.

SITE DATA - CONCEPT 2

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. Historic Property
- 3. Plaza
- 4. Outdoor Deck
- 5. 2-Story Mixed Use
- 6. Corner Plaza
- 7. Shiawassee River
- 8. Shiawassee Park

FIGURE 3.18: CONCEPT 2



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