



**Special City Council Meeting
6:00 PM, MONDAY, DECEMBER 19, 2016
Conference Room
Farmington City Hall
23600 Liberty St
Farmington, MI 48335**

SPECIAL MEETING AGENDA

1. CALL TO ORDER

Roll Call

2. APPROVAL OF AGENDA

3. PUBLIC COMMENT

4. AGENDA ITEMS

A. Principal Shopping District - Special Assessment Renewal Recommendation

B. Review of Water and Sewer Connection Fees

C. Review and Consideration of Farmington Downtown Area Plan 2015 Amendment - Development Area E, East Grand River Area Plan

5. OTHER BUSINESS

6. COUNCIL COMMENT

7. ADJOURNMENT

Motion To Adjourn

**Farmington City Council
Staff Report**
Council Meeting Date:
December 19, 2016

**Reference
Number
(ID # 2324)**
Submitted by: Annette Knowles,

Description: Principal Shopping District - Special Assessment Renewal Recommendation

Requested Action:

No action required on this date; council actions will be necessary in a multiple step sequence comprised of resolutions, public notices and public hearings.

Background:

The Farmington Downtown Development Authority currently is funded in part by a Principal Shopping District (PSD) Special Assessment. The Special Assessment expires on June 30, 2017 and represents thirty-five percent (35%) of the DDA's budget. Proceeds are used to fund maintenance in and marketing of the DDA district.

A study group was convened to provide a recommendation for the renewal of the Special Assessment. This group met over a series of three meetings, August through October, 2016.

The study group recommends a five-year renewal of the PSD Special Assessment. The Special Assessment is levied on commercial property only. Additionally, the study group recommends that the city council reinstate a two-mill levy on commercial and residential property. There is a precedent for assessing a two-mill levy; it was rolled into the Special Assessment renewal in 2007. The Farmington Downtown Development Authority passed a resolution, at its December 7, 2016 meeting, supporting the recommendation and approving to submit it to council for consideration.

If a two-mill levy is assessed, the Special Assessment will be reduced in year one by \$37,800, or the amount of revenue projected to result from the two-mill levy, increased by one (1%) percent and rounded to the nearest thousand. From that point, the recommended annual increase is one (1%) percent.

Attached are the following supporting documents:

- Minutes from study group meetings
- Business Briefer
- Renewal Recommendation Report
- Principal Shopping District Enabling Legislation, Act 120 of 1961

Please feel free to reach Annette Knowles, 248-473-7276, with your questions or concerns in advance of the council meeting.

Agenda Review
Review:

Annette Knowles Completed 12/13/2016 11:25 AM
City Manager Completed 12/14/2016 2:29 PM
City Council Pending 12/19/2016 6:00 PM

PSD Study Group

Tuesday, August 30, 2016

Present: David Murphy, City Manager
Annette Knowles, DDA Executive Director
Chris Weber, City Treasurer
Valerie Greer, Mike Greer Photography
Todd Craft, DDA Board

Absent: Thomas Pascaris, Property Owner (Excused)

The PSD Study Group convened its first meeting on Tuesday, August 30, 2016 at 8:40a.m.

The purpose of today's meeting was to review the overall scope of work for the group, the desired outcomes and the issues that will need to be addressed in a recommendation to the DDA board and City Council.

The PSD state-enabling legislation was distributed by email prior to the meeting. Historically, the DDA has utilized a PSD special assessment for maintenance and marketing only, although the permitted activities are more numerous.

The current special assessment, which is effective through the current fiscal year, is based on a formula of the percentage of an individual property as it relates to the whole. The assessment amount is set at a defined amount (\$216,000.00, for the ninth consecutive year, as held constant at DDA request).

It was discussed that other activities could be included in the scope of work. It was discussed that the DDA may reconsider a two-mill levy, which includes residential property. The PSD special assessment is assessed only on commercial property.

It was discussed that the formula may change to something other than a simple percentage basis. For example, the special assessment may be based on lineal feet or total square feet of each property.

Before the next meeting, Knowles will compile a top 10 contributor list, contact the assessor from Oakland County to inquire if it is possible to run scenarios of the different valuations and to find out if an updated assessed valuation is available for the Fresh Thyme project, find out the funds generated if a two-mill levy were to be reenacted, send out the DDA-enabling legislation and research if the MML has created a one-pager about a PSD

For the next meeting, the group will discuss how best to structure the PSD. Knowles will prepare and circulate a draft online survey, the results of which shall pertain to the October meeting.

The next meeting of the PSD Study Group shall be Tuesday, September 27, 2016, at 8:30am.

PSD Study Group

Tuesday, September 27, 2016

Present: David Murphy, City Manager
 Annette Knowles, DDA Executive Director
 Chris Weber, City Treasurer
 Valerie Greer, Mike Greer Photography
 Todd Craft, DDA Board
 Thomas Pascaris, Property Owner

Absent: None

The PSD Study Group convened its second meeting on Tuesday, September 27, 2016 at 8:40a.m.

The purpose of today's meeting was to review the follow up from the previous meeting and to discuss alternate ways to structure a PSD special assessment, other than the current percentage basis.

Knowles provide an update on follow up items from the August meeting. A list of top 10 contributors was emailed. Knowles reached out to Oakland County Assessing for assistance with a ballpark for the assessment for Fresh Thyme Farmers Market; the anticipated increase in taxable value is \$600,000. Oakland County also provided a spreadsheet that shows the square footage of properties, one of the bases under consideration. If a 2-mill levy were to be introduced, approximately \$37,800 in funds would be generated. Lastly, Knowles prepared a one—pager about the PSD [note: the limit per parcel is \$10,000 *times the number of businesses* in the parcel].

A discussion was held concerning the options for applying a special assessment. A question was posed about applying the special assessment to residential property, which is not the current practice. Knowles will seek an answer if a special assessment through the PSD can be applied to residential property. This would satisfy the interest of the study group in residential property contributing to the programs in the downtown. More discussion about the plusses and minuses of each approach (percentage, square feet, lineal feet) were discussed. No data was available for the lineal foot basis; those numbers were not available in the current assessing system. A discussion was held regarding tax competitiveness.

A proposed online survey was reviewed to collect business feedback on the programs supported by the PSD. Minor changes were proposed; the survey will remain open for two weeks.

For the next meeting, Knowles will prepare several scenarios for comparison purposes; of current method compared to the square foot basis.

The next meeting of the PSD Study Group shall be Tuesday, October 25, 2016, at 8:30am.

PSD Study Group

Tuesday, October 25, 2016

Present: David Murphy, City Manager
 Annette Knowles, DDA Executive Director
 Chris Weber, City Treasurer
 Valerie Greer, Mike Greer Photography
 Todd Craft, DDA Board
 Thomas Pascaris, Property Owner

Absent: None

The PSD Study Group convened its third meeting on Tuesday, October, 25, 2016 at 8:40a.m.

The purpose of today's meeting was to formulate a renewal recommendation that addresses four points: renewal duration, introduction of a two-mill levy as a partial replacement for the special assessment, valuation as a whole or per square foot basis and the amount of the special assessment to be levied.

The study group debated the rational and timing for introduction of a two-mill levy. Residential properties benefit from the activities funded by the current special assessment, but do not contribute toward it. The city does not underwrite activities like events, promotions, landscaping, lighting, et al. With the anticipated addition of new residential development, especially the Maxfield Training Center site, the group discussed the proper time to instate a levy; consensus was that the upcoming fiscal year would be the right time to instate a two-mill levy. However, the base amount of any special assessment should be reduced by the projected collection, or about \$38,000, so that a seemingly substantial increase would be avoided.

The study group discussed the merits of valuation as a percentage of the whole or valuation based on a per-square-foot method. A spreadsheet that demonstrated various scenarios of a random number of properties showed some properties would benefit from a transition to the per-square-foot amount, while others would see increases of fifty percent or more based on a large building size. The study group determined that, while it seems that parity is improved by using the per-square-foot methodology, it would result in an unfair shift of burden at this time. The transition to a per-square-foot method should be reexamined during the next renewal period, such that too many changes will not be introduced in the current renewal.

The length of the renewal period was reviewed in three- or five-year increment. A lesser period would be ideal if the basis for the special assessment were altered. Since that is not the case, the study group concurred with the maximum five-year renewal with a modest single percent increase each year. However, the amount collected from a two-mill levy should be reviewed prior to determining the actual assessed amount; the percent increase could be waived in the event that the funds generated from the two-mill levy exceed expectations. Staff can anticipate the increase in revenue each year during the budget process.

The final recommendation will be to instate a two-mill levy, effective July 1, 2017, and to renew the special assessment for a five-year period, the amounts to be based on the percentage of the whole. The base amount will be that of the current special assessment, less the amount to be realized by the two-mill levy and increased by one percent annually over the renewal period.

For the next meeting, Knowles will prepare a draft recommendation based on the discussion. This meeting may be canceled in the event that the draft recommendation accurately reflect the discussion and committee members are satisfied with the draft recommendation.

The next meeting of the PSD Study Group shall be Tuesday, November 29, 2016, at 8:30am.

December, 2016

Farmington Downtown Development Authority

PSD Business Briefer

History

Downtown Farmington's Principal Shopping District (PSD) Special Assessment was created in 1993 to fund maintenance in and promotion of the downtown district. The Special Assessment represents 35 percent (35%) of the Farmington Downtown Development Authority's annual operating budget. The activities funded by the PSD help to create visual appeal in and increase awareness of Downtown Farmington. For the past nine years, the total amount of the Special Assessment remained constant at \$216,000, with no annual increase.

Projects undertaken with funds generated by the Special Assessment include seasonal decorations, community promotion and special events, marketing of the downtown district, business development, communications, volunteer management, street lighting, parking lot and landscape maintenance, general maintenance and more.

The current Special Assessment will expire at the end of this fiscal year on June 30, 2017. The Farmington DDA views the Special Assessment as vital to successful and continuous improvements in the downtown district.

Renewal Process

A study group was tasked with examining the Special Assessment formula and method. The group was comprised of city officials and representatives from the DDA and other downtown business and

property owners. They met regularly from August through October, 2016.

The study group discussed topics such as the scope of services permissible under state statute, the current method of calculation and alternate methods used by other communities, other financing mechanisms permitted by state statute, annual work plans and functions of the DDA, among other topics.

As an added step, the study group conducted an online survey of downtown businesses to gauge their perceptions on the value of various programs that currently are funded by the Special Assessment. Seventeen businesses responded to the online survey.

The study group then prepared a recommendation for renewal based on current and projected financial needs, while taking into account long-range plans and other funding sources that are available to the Downtown Development Authority.

Study Group Members

City Manager David Murphy

DDA Board Members Thomas Pascaris and Todd Cra

Downtown Business-At-Large Valerie Greer

Director of Finance and Administration Chris Weber

Staff Support

DDA Executive Director Anne E Knowles

Business Briefer - p.2

Recommendation

The study group concurred to recommend that the Special Assessment be renewed for a five-year period, that its basis on valuation as a percentage of the whole should continue and that a one percent (1%) increase be applied annually. The Special Assessment applies only to real commercial property.

Additionally, the study group has proposed that the city council consider reinstating a two-mill levy on all real property, whether it be commercial or residential. The Special Assessment base amount would be reduced by the funding generated by any two-mill levy in year one. As residential development in the downtown happens, those new residents will add demand to the services the DDA provides; the two-mill levy will ensure downtown residents contribute to Downtown Farmington programs from which they receive benefit.

Recommendation Summary

Renewal Period: 5 years, July 1, 2017-June 30, 2022

Basis: Valuation, as a percentage of the whole

Annual Increase: 1%

Annual Budget: \$180,000 in year one up to \$188,000 in year five

Plus: Reinstatement of a two-mill levy, which will raise approximately \$37,800 in year one. Tax levy increases or decreases are based on changes in valuation or by development.

The Bottom Line

If your valuation is \$65,000, your contribution to the PSD would be \$720 annually. And, the two-mill levy would be an additional \$130.

If your valuation is \$140,000, your contribution to the PSD would be \$1,620 annually. The two-mill levy would be \$280.

If your valuation is \$410,000, your contribution to the PSD would be \$4,788 annually. The two-mill levy would be \$820.

State statute limits the PSD contribution to \$10,000 times the number of businesses in that parcel.

What Happens Next?

The Honorable Mayor and City Council must initiate a process to renew the Special Assessment. Property owners will receive notices from the City regarding this process and the required public hearing.

Additionally, the Board of Directors will use the results of the online survey to help determine and reorganize budget priorities such that items most valued by the downtown business community may receive more funding or improved efficiency.

For more information, please reach Anne E Knowles, DDA Executive Director, at 248-473-7276 or via email at aknowles@farmgov.com.



**Farmington Downtown Development Authority
Principal Shopping District
Special Assessment Renewal Recommendation
Fiscal Years 2017-18 through 2021-22**

HISTORY

The elimination of most school district property taxes as a result of Proposal A in 1994 diminished the effectiveness of tax increment financing as an economic development tool. The effects of Proposal A reduced the amount of revenues formerly received by the Farmington DDA.

Consequently, the Farmington City Council, under the authority of Public Act 120 of 1961, established a Principal Shopping District (PSD) Special Assessment for the purpose of funding **marketing and maintenance** functions of the Farmington Downtown Development Authority. While the PSD enabling legislation allows for a more broad diversity of eligible expenditures, the DDA has preferred a more narrow scope of services to improve specificity and transparency of where funds are spent.

Recent special assessments are as follows:

2007-2012 Special Assessment

	Authorized	Collected*
1 st Year	\$210,000	\$210,000
2 nd Year	\$216,000	\$216,000
3 rd Year	\$223,000	\$216,000
4 th Year	\$229,000	\$216,000
5 th Year	\$236,000	\$216,000
* The City Council waived increases due to poor economy.		

2012-2017 Special Assessment

Fiscal Year	Special Assessment
2012-3	\$216,000
2013-4	\$216,000
2014-5	\$216,000
2015-6	\$216,000
2016-7	\$216,000

The 2012 version of the Special Assessment of the Principal Shopping District expires at the end of the current fiscal year on June 30, 2017. The PSD represents approximately thirty-five percent (35%) of the DDA's annual operating budget.

This expiration provided an opportunity to examine the activities that are funded by the Special Assessment, to investigate alternate scenarios for projects and funding and to develop a renewal recommendation.

A study group convened to complete those tasks. The group was comprised of representatives as follows:

- City Manager David Murphy
- DDA Board Members Thomas Pascaris and Todd Craft
- Business Representative Valerie Greer
- Director of Finance and Administration Chris Weber
- DDA Executive Director Annette Knowles

PROCESS

The PSD study group met over a series of three meetings, beginning August 30 and ending October 25, 2016. A fourth scheduled meeting was determined to be unnecessary. Throughout these sessions, the following information was collected and presented:

- Discussion about the Downtown Development Authority and its funding alternatives, including Tax Increment Financing and a 2-mill levy
- Discussion about the Principal Shopping District enabling legislation, a PSD Special Assessment and its uses
- Review of current special assessment methodology
- Review of top contributors to current special assessment
- Review and discussion of alternate special assessment methodologies
- Comparison of special assessment impact on select, random properties under alternate scenarios
- Review of past and current functions and programs
- Review of survey conducted among downtown businesses regarding the value of current programs
- Discussion of recommendation

KEY FINDINGS

Key findings are described below:

- The Downtown Development Authority is an agency tasked with accomplishing projects and programs with a goal of revitalizing Downtown Farmington. The DDA participates in the Oakland County Main Street Program, a preservation-based revitalization strategy.
- The Downtown Development Authority is funded through various mechanisms, including tax increment financing, a special assessment and special event income.
- A community may create a Principal Shopping District if it is a city and the area under consideration is primarily commercial and contains a minimum of ten retail businesses. The Principal Shopping District must have a board if its activities are

on-going as opposed to non-recurring. In the case of Farmington, the DDA and the PSD boundaries are the same and the Board Members are the same.

- A Special Assessment *may* be utilized to fund improvements, including, but not limited to, streets and walkways, public buildings, marketing and promotional campaigns, maintenance and security.
- The Special Assessment may be levied only on non-residential and non-tax exempt real property. The Study Group concurred that residential properties benefit from the programs funded by the special assessment, but currently do not contribute toward them financially. The Study Group is interested in incorporating a 2-mill levy that would be assessed against all real property in the DDA district, thus gaining financial contribution from residential property. The 2-mill levy would generate approximately \$37,800 in funds using the current taxable value in the DDA district.
- Many formulas exist for determining the Special Assessment, including price per square foot and price per foot of frontage. In Farmington, the formula is based on valuation of a property in relation to the valuation of the district as a whole and represented as a percentage. The Study Group examined in detail a change to a per square foot basis. After reviewing projections, the Study Group concurred that a change in the formula would shift the tax burden too significantly, especially if the 2-mill levy is assessed.

PRELIMINARY RECOMMENDATION

The study group entertained a series of questions as it considered the renewal of the PSD Special Assessment. The questions were:

- Should the study group recommend renewal of the PSD Special Assessment?
- How should the Special Assessment be structured?
- At what funding level should the Special Assessment be set and at what duration?
- What other changes are recommended by the study group?

The study group concurred that:

- the special assessment should be renewed in a five-year increment;
- its basis should be on valuation as a percentage of the whole;
- the amount of the special assessment should be that of the current special assessment, less the amount to be realized by the 2-mill levy and increased by one percent annually over the renewal period
- a 2-mill levy on all real property be assessed;

FINAL RECOMMENDATION

The PSD study group hereby recommends a renewal of the Special Assessment as follows:

- Renewal Period: 5 years; July 1, 2017 through June 30, 2022

- Basis: Valuation as a percentage of the whole
- Annual Increase: One Percent
- Year One Basis: \$216,000 less \$37,800 (if a 2-mill levy is assessed) with the annual increase applied, rounded to the nearest thousandth, or \$180,000
- Year Two: \$182,000
- Year Three: \$184,000
- Year Four: \$186,000
- Year Five: \$188,000

THE BOTTOM LINE

Please refer to the following table to examine projected 2017 tax liability for the PSD Special Assessment. These are intended to serve as examples only.

Taxable Value	Percent of Whole	Projected 2017 SA	2-Mill Levy	Total	Actual 2016 SA
65,000	.04%	\$720.00	\$130.00	\$850.00	\$864.00
140,000	.9%	\$1,620.00	\$280.00	\$1,900.00	\$1,944.00
410,000	2.66%	\$4,788.00	\$820.00	\$5,608.00	\$5,746.00
50,000 Res.	N/A	N/A	\$100.00	\$100.00	N/A

For purposes of the table, the qualified taxable value for the DDA district as a whole is \$15,412,200.

PROJECTS TO BE FUNDED

The DDA Board of Directors formulates and executes an annual work plan that is presented to the City Council as part of its annual budget. It is expected that the funds generated by any special assessment shall be allocated toward maintenance and marketing-related activities, as has been past practice. Given that a survey of downtown businesses was conducted as part of the study group process, the specific projects or programs may be adjusted in accordance with the feedback generated. The DDA Board of Directors shall take into account the survey results in its work plan process, which has commenced for the forthcoming budget year. Such programs are: general maintenance, seasonal decorations, parking lot and public space maintenance, marketing and advertisement, business assistance, retail promotions, public relations, volunteer recruitment and retention and public utilities.

Attachment: PSD SA Renewal Recommendation 2017v3 (2324 : PSD-SA Renewal Recommendation)

PRINCIPAL SHOPPING DISTRICTS AND BUSINESS IMPROVEMENT DISTRICTS (EXCERPT)
Act 120 of 1961

CHAPTER 1
 PRINCIPAL SHOPPING DISTRICT

125.981 Definitions; principal shopping district; business district; creation, appointment, and composition of board.

Sec. 1. (1) As used in this chapter:

(a) "Assessable property" means real property in a district area other than all of the following:

(i) Property classified as residential real property under section 34c of the general property tax act, 1893 PA 206, MCL 211.34c.

(ii) Property owned by the federal, a state, or a local unit of government where property is exempt from the collection of taxes under the general property tax act, 1893 PA 206, MCL 211.1 to 211.157.

(iii) One or more classes of property owners whose property meets all of the following conditions:

(A) Is exempt from the collection of taxes under the general property tax act, 1893 PA 206, MCL 211.1 to 211.157, other than property identified in subparagraph (ii).

(B) As a class has been determined by the legislative body of the local governmental unit not to be benefited by a project for which special assessments are to be levied.

(b) "Business improvement district" means 1 or more portions of a local governmental unit or combination of contiguous portions of 2 or more local governmental units that are predominantly commercial or industrial in use.

(c) "District" means a business improvement district or a principal shopping district.

(d) "Highways" means public streets, highways, and alleys.

(e) "Local governmental unit" means a city, village, or urban township.

(f) "Principal shopping district" means a portion of a local governmental unit designated by the governing body of the local governmental unit that is predominantly commercial and that contains at least 10 retail businesses.

(g) "Urban township" means a township that is an urban township as defined in section 2 of the local development financing act, 1986 PA 281, MCL 125.2152, and is a township located in a county with a population of more than 750,000.

(2) A local governmental unit with a master plan for the physical development of the local governmental unit that includes an urban design plan designating a principal shopping district or includes the development or redevelopment of a principal shopping district, or 1 or more local governmental units that establish a business improvement district by resolution, may do 1 or more of the following:

(a) Subject, where necessary, to approval of the governmental entity that has jurisdiction over the highway, open, widen, extend, realign, pave, maintain, or otherwise improve highways and construct, reconstruct, maintain, or relocate pedestrian walkways.

(b) Subject, where necessary, to approval of the governmental entity that has jurisdiction over the highway, prohibit or regulate vehicular traffic where necessary to carry out the purposes of the development or redevelopment project.

(c) Subject, where necessary, to approval of the governmental entity that has jurisdiction over the highway, regulate or prohibit vehicular parking on highways.

(d) Acquire, own, maintain, demolish, develop, improve, or operate properties, off-street parking lots, or structures.

(e) Contract for the operation or maintenance by others of off-street parking lots or structures owned by the local governmental unit, or appoint agents for the operation or maintenance.

(f) Construct, maintain, and operate malls with bus stops, information centers, and other buildings that will serve the public interest.

(g) Acquire by purchase, gift, or condemnation and own, maintain, or operate real or personal property necessary to implement this section.

(h) Promote economic activity in the district by undertakings including, but not limited to, conducting market research and public relations campaigns, developing, coordinating, and conducting retail and institutional promotions, and sponsoring special events and related activities. A business may prohibit the use of its name or logo in a public relations campaign, promotion, or special event or related activity for the district.

(i) Provide for or contract with other public or private entities for the administration, maintenance, security, operation, and provision of services that the board determines are a benefit to a district within the local

governmental unit.

(3) A local governmental unit that provides for ongoing activities under subsection (2)(h) or (i) shall also provide for the creation of a board for the management of those activities.

(4) One member of the board of the principal shopping district shall be from the adjacent residential area, 1 member shall be a representative of the local governmental unit, and a majority of the members shall be nominees of individual businesses located within the principal shopping district. The board shall be appointed by the chief executive officer of the local governmental unit with the concurrence of the legislative body of the local governmental unit. However, if all of the following requirements are met, a business may appoint a member of the board of a principal shopping district, which member shall be counted toward the majority of members required to be nominees of businesses located within the principal shopping district:

(a) The business is located within the principal shopping district.

(b) The principal shopping district was designated by the governing body of a local governmental unit after July 14, 1992.

(c) The business is located within a special assessment district established under section 5.

(d) The special assessment district is divided into special assessment rate zones reflecting varying levels of special benefits.

(e) The business is located in the special assessment rate zone with the highest special assessment rates.

(f) The square footage of the business is greater than 5.0% of the total square footage of all businesses in that special assessment rate zone.

(5) If the boundaries of the principal shopping district are the same as those of a downtown district designated under 1975 PA 197, MCL 125.1651 to 125.1681, the governing body may provide that the members of the board of the downtown development authority, which manages the downtown district, shall compose the board of the principal shopping district, in which case subsection (4) does not apply.

(6) The members of the board of a business improvement district shall be determined by the local governmental unit as provided in this subsection. The board of a business improvement district shall consist of all of the following:

(a) One representative of the local governmental unit appointed by the chief executive officer of the local governmental unit with the concurrence of the legislative body of the local governmental unit in which the business improvement district is located. If the business improvement district is located in more than 1 local governmental unit, then 1 representative from each local governmental unit in which the business improvement district is located shall serve on the board as provided in this subdivision.

(b) Other members of the board shall be nominees of the businesses and property owners located within the business improvement district. If a class of business or property owners, as identified in the resolution described in subsection (8), is projected to pay more than 50% of the special assessment levied that benefits property in a business improvement district for the benefit of the business improvement district, the majority of the members of the board of the business improvement district shall be nominees of the business or property owners in that class.

(7) A local governmental unit may create 1 or more business improvement districts.

(8) If 1 or more local governmental units establish a business improvement district by resolution under subsection (2), the resolution shall identify all of the following:

(a) The geographic boundaries of the business improvement district.

(b) The number of board members in that business improvement district.

(c) The different classes of property owners in the business improvement district.

(d) The class of business or property owners, if any, who are projected to pay more than 50% of the special assessment levied that benefits property in that business improvement district.

History: 1961, Act 120, Imd. Eff. May 26, 1961;—Am. 1980, Act 287, Imd. Eff. Oct. 14, 1980;—Am. 1984, Act 260, Imd. Eff. Dec. 13, 1984;—Am. 1992, Act 146, Imd. Eff. July 15, 1992;—Am. 1999, Act 49, Imd. Eff. June 15, 1999;—Am. 2001, Act 261, Imd. Eff. Jan. 9, 2002;—Am. 2003, Act 209, Imd. Eff. Nov. 26, 2003.

Popular name: Shopping Areas Redevelopment Act

125.982 Principal shopping district project or business improvement project; methods or criteria for financing costs.

Sec. 2. (1) The cost of the whole or any part of a principal shopping district project or business improvement district project as authorized in this chapter may be financed by 1 or more of the following methods:

(a) Grants and gifts to the local governmental unit or district.

(b) Local governmental unit funds.

(c) The issuance of general obligation bonds of the local governmental unit subject to the revised

municipal finance act, 2001 PA 34, MCL 141.2101 to 141.2821.

(d) The issuance of revenue bonds by the local governmental unit under the revenue bond act of 1933, 1933 PA 94, MCL 141.101 to 141.140, or under any other applicable revenue bond act. The issuance of the bonds shall be limited to the part or parts of the district project that are public improvements.

(e) The levying of special assessments against land or interests in land, or both.

(f) Any other source.

(2) Beginning January 1, 2000, the proceeds of a bond, note, or other obligation issued to finance a project authorized under this chapter shall be used for capital expenditures, costs of a reserve fund securing the bonds, notes, or other obligations, and costs of issuing the bonds, notes, or other obligations. The proceeds of the bonds, notes, or other obligations shall not be used for operational expenses of a district.

History: 1961, Act 120, Imd. Eff. May 26, 1961;—Am. 1980, Act 287, Imd. Eff. Oct. 14, 1980;—Am. 1984, Act 260, Imd. Eff. Dec. 13, 1984;—Am. 1992, Act 146, Imd. Eff. July 15, 1992;—Am. 1999, Act 49, Imd. Eff. June 15, 1999;—Am. 2001, Act 261, Imd. Eff. Jan. 9, 2002;—Am. 2003, Act 209, Imd. Eff. Nov. 26, 2003.

Popular name: Shopping Areas Redevelopment Act

125.983 District project as public improvement.

Sec. 3. A district project as authorized under this chapter is a public improvement. The use in this chapter of the term “public improvement” does not prevent the levying of a special assessment for the cost of a part of a district project that represents special benefits.

History: 1961, Act 120, Imd. Eff. May 26, 1961;—Am. 1992, Act 146, Imd. Eff. July 15, 1992;—Am. 1999, Act 49, Imd. Eff. June 15, 1999;—Am. 2001, Act 261, Imd. Eff. Jan. 9, 2002.

Popular name: Shopping Areas Redevelopment Act

125.984 Development or redevelopment of district; single improvement.

Sec. 4. The development or redevelopment of a district, including the various phases of the development or redevelopment, is 1 project and, in the discretion of the governing body of the local governmental unit, may be financed as a single improvement.

History: 1961, Act 120, Imd. Eff. May 26, 1961;—Am. 1992, Act 146, Imd. Eff. July 15, 1992;—Am. 1999, Act 49, Imd. Eff. June 15, 1999;—Am. 2003, Act 209, Imd. Eff. Nov. 26, 2003.

Popular name: Shopping Areas Redevelopment Act

125.985 Special assessments; levy; installment payments; maximum annual amounts; adjustment; special assessment bonds; full faith and credit; maturity; statutory or charter provisions; review; marketing and development plan.

Sec. 5. (1) If a local governmental unit elects to levy special assessments to defray all or part of the cost of the district project, then the special assessments shall be levied pursuant to applicable statutory or charter provisions or, if there are no applicable statutory or charter provisions, pursuant to statutory or charter provisions applicable to local governmental unit street improvements. If a local governmental unit charter does not authorize special assessments for the purposes set forth in this chapter, the charter provisions authorizing special assessments for street improvements are made applicable to the purposes set forth in this chapter, without amendment to the charter. The total amount assessed for district purposes may be made payable in not more than 20 annual installments as determined by the governing body of the local governmental unit, the first installment to be payable in not more than 18 months after the date of the confirmation of the special assessment roll.

(2) A special assessment shall be levied against assessable property on the basis of the special benefits to that parcel from the total project. There is a rebuttable presumption that a district project specially benefits all assessable property located within the district.

(3) This subsection applies to a principal shopping district only if the principal shopping district is designated by the governing body of a local governmental unit after July 14, 1992. The special assessments annually levied on a parcel under this chapter shall not exceed the product of \$10,000.00 and the number of businesses on that parcel. A business located on a single parcel shall not be responsible for a special assessment in excess of \$10,000.00 annually. When the special assessment district is created, a lessor of a parcel subject to a special assessment may unilaterally revise an existing lease to a business located on that parcel to recover from that business all or part of the special assessment, as is proportionate considering the portion of the parcel occupied by the business.

(4) The \$10,000.00 maximum amounts in subsection (3) shall be adjusted each January 1, beginning January 1, 1994, pursuant to the annual average percentage increase or decrease in the Detroit consumer price index for all items as reported by the United States department of labor. The adjustment for each year shall be

made by comparing the Detroit consumer price index for the 12-month period ending the preceding October 31 with the corresponding Detroit consumer price index of 1 year earlier. The percentage increase or decrease shall then be multiplied by the current amounts under subsection (3) authorized by this section. The product shall be rounded up to the nearest multiple of 50 cents and shall be the new amount.

(5) The local governmental unit may issue special assessment bonds in anticipation of the collection of the special assessments for a district project and, by action of its governing body, may pledge its full faith and credit for the prompt payment of the bonds. Special assessment bonds issued under this section are subject to the revised municipal finance act, 2001 PA 34, MCL 141.2101 to 141.2821. The last maturity on the bonds shall be not later than 2 years after the due date of the last installment on the special assessments. Special assessment bonds may be issued pursuant to statutory or charter provisions applicable to the issuance by the local governmental unit of special assessment bonds for the improvement or, if there are no applicable statutory or charter provisions, pursuant to statutory or charter provisions applicable to the issuance by the local governmental unit of special assessment bonds for street improvements.

(6) If a district project in a district designated by the governing body of a local governmental unit after July 14, 1992 is financed by special assessments, the governing body of the local governmental unit shall review the special assessments every 5 years, unless special assessment bonds are outstanding.

(7) Before a local governmental unit levies a special assessment under this chapter that benefits property within a business improvement district, the business improvement district board shall develop a marketing and development plan that details all of the following:

(a) The scope, nature, and duration of the business improvement district project or projects.

(b) The different classes of property owners who are going to be assessed and the projected amount of the special assessment on the different classes.

(8) A local governmental unit that levies a special assessment under this chapter that benefits property within a business improvement district is considered to have approved the marketing and development plan described in subsection (7).

History: 1961, Act 120, Imd. Eff. May 26, 1961;—Am. 1980, Act 287, Imd. Eff. Oct. 14, 1980;—Am. 1984, Act 260, Imd. Eff. Dec. 13, 1984;—Am. 1992, Act 146, Imd. Eff. July 15, 1992;—Am. 1999, Act 49, Imd. Eff. June 15, 1999;—Am. 2001, Act 261, Imd. Eff. Jan. 9, 2002;—Am. 2003, Act 209, Imd. Eff. Nov. 26, 2003.

Popular name: Shopping Areas Redevelopment Act

125.986 Special assessments; off-street parking lots or structures.

Sec. 6. If off-street parking lots or structures are essential to the principal shopping district project, if 1 or more off-street parking lots or structures are already owned by the local governmental unit and were acquired through the issuance of revenue bonds, and if the remaining parking lots or structures are to be financed in whole or in part by special assessments and special assessment bonds, then the local governmental unit, to place all parking lots or structures on the same basis, may include as a part of the cost of parking lots or structures for the project the amount necessary to retire all or any part of the outstanding revenue bonds, inclusive of any premium not exceeding 5% necessary to be paid upon the redemption or purchase of those outstanding bonds. From the proceeds of the special assessments or from the sale of bonds issued in anticipation of the payment of the special assessments, the local governmental unit shall retire by redemption or purchase the outstanding revenue bonds. This section does not authorize the refunding of noncallable bonds without the consent of the holders of the bonds.

History: 1961, Act 120, Eff. May 26, 1961;—Am. 1992, Act 146, Imd. Eff. July 15, 1992;—Am. 2003, Act 209, Imd. Eff. Nov. 26, 2003.

Popular name: Shopping Areas Redevelopment Act

125.987 Additional powers.

Sec. 7. The powers granted by this chapter are in addition to and not in derogation of any other powers granted by law or charter.

History: Add. 1992, Act 146, Imd. Eff. July 15, 1992;—Am. 2001, Act 261, Imd. Eff. Jan. 9, 2002.

Popular name: Shopping Areas Redevelopment Act

**Farmington City Council
Staff Report**
Council Meeting Date:
December 19, 2016

**Reference
Number
(ID # 2328)**
Submitted by: Kevin Christiansen, Economic Community Development Director

Description: Review of Water and Sewer Connection Fees

Requested Action:
Review and Discussion

Background:

This item is a review of water and sewer connection fees (residential and non-residential) for the City of Farmington and surrounding area communities. Attached is a spreadsheet identifying current fees by municipality. Farmington's current residential water and sewer connection fees are \$300 and \$400 per unit, respectively. Non-residential water and sewer connection fees vary and are based upon a unit consumption factor by Oakland County times the City's residential rates. Water and sewer connection rates of surrounding area communities vary as shown on the attached spreadsheet.

The purpose of this item is to review current water and sewer connection fees, and to discuss whether the City of Farmington should update its current rates.

Attachments

Agenda Review
Review:

Kevin Christiansen	Pending
City Manager	Pending
City Council Pending	12/19/2016 6:00 PM

CHAPTER 11

WATER AND SEWER RATES, FEES AND CHARGES

SECTION 1 – FARMINGTON METERED USERS

Water Consumption Charge	\$ 5.16 per 1,000 gallons of water used
GLWA Fixed Water Charge	\$30.24 per premise served, quarterly
Sewer Commodity Charge	\$6.55 per 1,000 gallons of water used
GLWA Fixed Sewer Charge	\$35.74 per premise served, quarterly

SECTION 2 – WHOLESALE AND OUTSIDE CUSTOMER WATER RATES

Farmington System to Other Systems	\$18.67 per thousand cubic feet
Farmington to Outside Customers	\$ 5.16 per 1,000 gallons of water used plus \$30.24 per premise served, quarterly
Farmington Evergreen System to Other system	\$19.10 per thousand cubic feet

SECTION 3 – WHOLESALE AND OUTSIDE CUSTOMER SEWER RATES

Farmington District to Other systems (wholesale)	\$57.55 per thousand cubic feet
Farmington Evergreen System to Other system (wholesale)	\$21.59 per thousand cubic feet
Farmington Evergreen District to Outside Customer	\$ 6.55 per 1,000 gallons of water used plus \$35.74 per premise served, quarterly

Note: The \$30.24 GLWA Fixed Water Charge and \$35.74 GLWA Fixed Sewer Charge will be assessed quarterly unless the account is closed and/or the meter removed.

SECTION 4 – CONNECTION FEES

Residential Water	\$300.00
Sewer	\$400.00
Non-residential Water	Based on unit factor water consumption schedule published by Oakland County times the residential rate.
Water	Based on unit factor water consumption schedule published by Oakland County times the residential rate.

Effective 7/01/16
Amended 6/20/16

Water/Sewer Tap Fees Comparison

Municipality	Water		Sewer		
Lathrup Village		3/4"	\$1,100	\$1,250 plus ROW permit/fee	
		1"	\$1,200		
		1 1/2"	\$1,300		
		2"	\$1,500		
Huntington Woods	Existing Residential	1"	\$1,250	4"	\$1,325
		1 1/2"	\$1,250	6"	\$1,375
		2"	\$1,250		plus ROW permit/fee
	Existing Commercial	1 1/2"	\$1,500	4"	\$1,425
		2"	\$1,500	6"	\$1,475
		3"	\$1,500	8"	\$1,575
		4"	\$1,500		
	6"	\$1,500			
Berkley		1"	\$1,000 + \$40 water service	4" - 12"	\$40
		1 1/2"	\$1,300 + \$50 water service	14"	\$45
		2"	\$1,500 + \$60 water service	16"	\$50 plus \$1500 bond
		3"	\$1,700 + \$90 water service	18"	\$55
		4"	\$1,900 + \$100 water service	20"	\$60
				20+"	\$65
Oak Park		1" minimum	\$500	LEFT MESSAGE FOR JENNIFER WILSON 11/18/16 AND TRIED AGAIN 11/21/16; STILL WAITING FOR RETURN CALL	
		\$500 per inch diameter + \$100 installation fee + meter (market value) + construction water (\$48 residential/ \$95 commercial)			
Hamtramack	Residential	1"	\$3,250	\$3,900	\$4,000 Wastewater/Sewer Tap
		1 1/2"	\$3,350		
	Commercial	1"	\$4,000	\$4,050	\$4,050 Wastewater/Sewer Tap
		1 1/2"	\$4,100		

Attachment: Water Sewer Tap Fees Comparison (2328 : Review of Water and Sewer Connection Fees)

Water/Sewer Tap Fees Comparison

Municipality	Water		Sewer	
	2"	\$5,000		
	4"	\$5,200		
	6"	\$5,750		
	8"	\$6,050		
Ferndale	3/4"	\$1,800 + \$50 water service	6"	\$50
	1"	\$1,850 + \$55 water service	8"	\$55
	1 1/2"	\$2,050 + \$60 water service	10"	\$60
	2"	\$2,250 + \$65 water service	12"	\$65 plus \$2035 street cut + 10%
			15"	\$75
			18"	\$85
			18+"	\$115
Clawson	1"	\$1,500	\$ 100 plus ROW permit	
	1 1/2"	\$1,750		
	2"	\$2,100		
Birmingham	\$600 Trench Maintenance + \$400 Water Service Inspection + Meter and Trip (\$657 for 1" or \$1850 for 1 1/2") + Construction Water (\$50 for 1", \$70 for 1 1/2", \$95 for 2", \$120 for 3", \$190 for 4", \$330 for 6", and \$465 for 8") + \$100 Stop Box Fee + \$400 Stop Box Deposit + \$1000 Cash Bond + Water Service (\$65 for 1", 1 1/2", & 2" and \$125 for 2+")		\$600 Trench Maintenance + \$400 Sewer Service Inspection + \$1,000 Cash Bond + Sewer (\$50 for 6", \$60 for 8", \$75 for 10", \$100 for 12", \$100 for 12+")	
Royal Oak	TRIED TO GET INFORMATION; NO RESPONSE		TRIED TO GET INFORMATION; NO RESPONSE	
Novi	\$1,850 base fee + water service and meter (see below)		\$2,720 Residential	
	1"	\$1,340 to \$1,865*	\$2,720 per REU for Commercial	

Attachment: Water Sewer Tap Fees Comparison (2328 : Review of Water and Sewer Connection Fees)

Water/Sewer Tap Fees Comparison

Municipality	Water		Sewer
	1.5"	\$1,865 to \$2,865*	
	2"	\$2,520 to \$3,580*	
	*dependent on service line length and meter size		
Farmington Hills	1"	\$1,560 to \$1,670*	\$1,500 per REU + ARM charge dependent on district; can range from \$0 to \$1,400
	1 1/2"	\$1,950 to \$2,275**	
	2"	\$2,330 to \$2,710**	
	*dependent on pipe material and whether existing or new **dependent on pipe material, whether existing or new, and meter size		
Livonia	3/4"	\$1,263	\$1,500 for Residential \$750 for Developer
	1"	\$1,306	
	1 1/2"	-	
	2"	\$2,998	
	Cost includes Tap, Meter, MXU, and Construction Water		

**Farmington City Council
Staff Report**
Council Meeting Date:
December 19, 2016

**Reference
Number
(ID # 2326)**
Submitted by: Kevin Christiansen, Economic Community Development Director

Description: Review and Consideration of Farmington Downtown Area Plan 2015 Amendment - Development Area E, East Grand River Area Plan

Requested Action:

Move to Accept the Amendment to the Downtown Area Plan 2015

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 Planning Commission reviewed and recommended the amendment at their August 8, 2016 meeting, and forwarded it to the City Council. At the October 3, 2016 City Council meeting, Council postponed action to accept the proposed amendment to the plan until the Grand River Corridor Improvement Authority reviewed the proposed changes recommended by City Council. The Authority approved new Concepts 3 and 4 at their November 10, 2016 meeting, and forward the revised amendment to City Council for review and consideration for acceptance.

Attachments

Agenda Review
Review:

Kevin Christiansen	Pending
City Manager	Pending
City Council Pending	12/19/2016 6:00 PM

Move to approve a resolution to adopt the 2016-2020 City of Farmington Recreation Plan as a guideline for improving recreation for the residents of the City of Farmington. [SEE ATTACHED RESOLUTION].

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Greg Cowley, Councilmember
SECONDER:	Jeff Scott, Councilmember
AYES:	Greg Cowley, William Galvin, Steve Schneemann, Jeff Scott
ABSENT:	Sara Bowman

7. CONSIDERATION OF DOWNTOWN AREA PLAN 2015 AMENDMENT

A. Review and Consideration of Farmington Downtown Area Plan 2015 Amendment - Development Area E, East Grand River Area Plan

Christiansen presented a proposed amendment to the 2015 Downtown Area Plan.

Schneemann questioned the limitation to one-story buildings on concept one. He asked why the city is trying to limit density in that area. He also questioned why the label "historical property" is being maintained.

Discussion followed regarding the merits of keeping the label of the property as historic.

Schneeman expressed support for removing the historic label on the property.

Christiansen suggested tabling the discussion and referring the amendment back to the Corridor Improvement Authority (CIA) and allow them to develop a 3rd option.

Responding to a question from Galvin, Knowles stated the plan provides a good transition from the downtown to the east end of Farmington and that is why it is included.

Move to postpone City Council action on the proposed amendment to the Downtown Area Plan until the Grand River Corridor Improvement Authority has had the opportunity to review proposed change by Council.

RESULT: POSTPONED [UNANIMOUS]
MOVER: Jeff Scott, Councilmember
SECONDER: Greg Cowley, Councilmember
AYES: Greg Cowley, William Galvin, Steve Schneemann, Jeff Scott
ABSENT: Sara Bowman

8. OTHER BUSINESS

No other business was heard.

9. COUNCIL COMMENT

Schneemann expressed concern regarding the proposal for the Maxfield Training Center. He would oppose the project in its current form. He is looking forward to seeing something different that has an urban concept.

10. CLOSED SESSION - LAND ACQUISITION

Move to enter closed session to discuss land acquisition.

RESULT: APPROVED [3 TO 1]
MOVER: Greg Cowley, Councilmember
SECONDER: Steve Schneemann, Mayor Pro Tem
AYES: Greg Cowley, Steve Schneemann, Jeff Scott
NAYS: William Galvin
ABSENT: Sara Bowman

The votes were taken in the following order: Cowley, Galvin, Schneemann, Scott, Bowman.

Council entered closed session at 8:25 p.m.

Move to exit closed session.

RESULT: APPROVED [UNANIMOUS]
MOVER: Greg Cowley, Councilmember
SECONDER: Steve Schneemann, Mayor Pro Tem
AYES: Greg Cowley, William Galvin, Steve Schneemann, Jeff Scott
ABSENT: Sara Bowman

Council exited closed session at 9:53 p.m.

DRAFT
CITY OF FARMINGTON
GRAND RIVER CORRIDOR IMPROVEMENT AUTHORITY
MINUTES
November 10, 2016

CALL TO ORDER

The Farmington Grand River Corridor Improvement Authority meeting was called to order at 8:10 a.m. by Economic and Community Development Director Christiansen.

Members Present: Anthony, Carron, Graham, King, Scott, Thomas
Members Absent: None
Staff: Christiansen, Murphy

APPROVAL OF AGENDA

Motion by Thomas, supported by Scott. Motion approved unanimously.

APPROVAL OF MINUTES

A. Motion by Carron, supported by Thomas to approve the October 13, 2016 minutes.
Motion approved unanimously.

**REVIEW AND DISCUSSION OF REVISED FINAL FARMINGTON DOWNTOWN AREA PLAN INCLUDING DEVELOPMENT AREA E**

The Board reviewed and discussed proposed Concept 3 prepared by OHM Advisors and, also, a potential Concept 4 recommended by OHM and developed by the Board. The Board approved Concept 3 and asked Staff to request OHM to develop and complete Concept 4 to renumber the four (4) approved concept plans in order, and to forward the revised final Farmington Downtown Area Plan to City Council for their review and consideration. Motion by Scott, supported by Anthony. Motion approved unanimously.

PUBLIC COMMENT

None.

BOARD COMMENT

The Board discussed meeting with East Grand River property owners, property acquisition, property consolidation and assemblage, infrastructure improvements, incentives, and marketing to developers and investors.

ADJOURNED AT 9:07 a.m.



• 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 (2326 : Farmington Downtown Area Plan 2015



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- 1.3 PLAN GOALS AND OBJECTIVES
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- 1.5 HOW TO USE THE PLAN
- 1.6 PROJECT STUDY AREA

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- 3.1 DEVELOPMENT PRINCIPLES
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Attachment: Final Farmington Downtown Area Plan (2326 : Farmington Downtown Area Plan 2015



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:

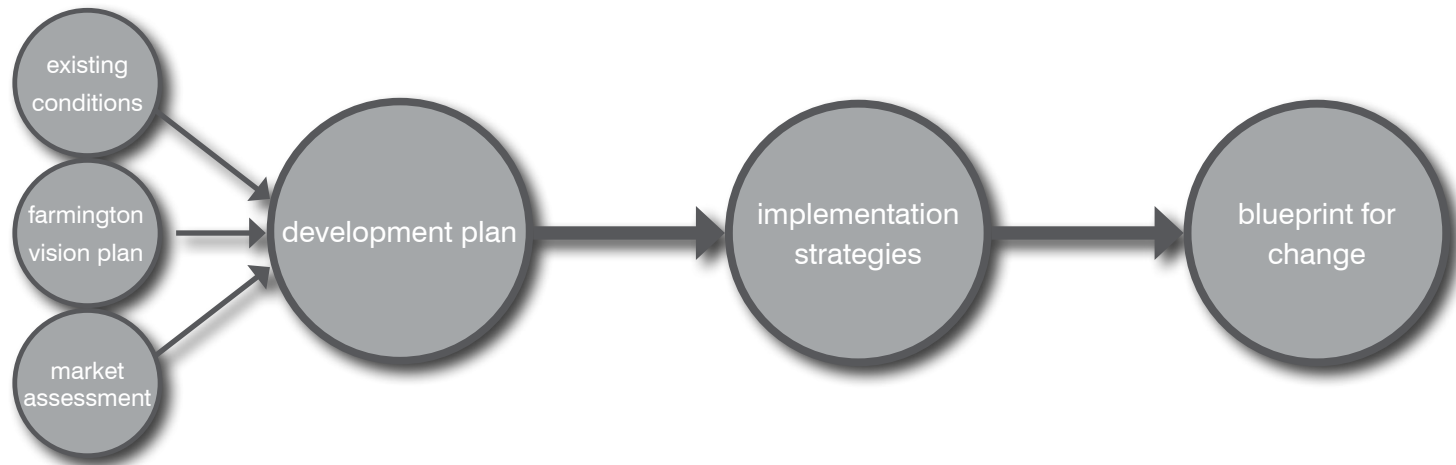
- Existing conditions in the area
- Key recommendations of the Farmington Vision Plan
- Key findings from the market study
- Current national development trends

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 recommendations for the study area as a whole, as well as subareas that are more targeted parcels and nodes. Recommendations are specific to the programming 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

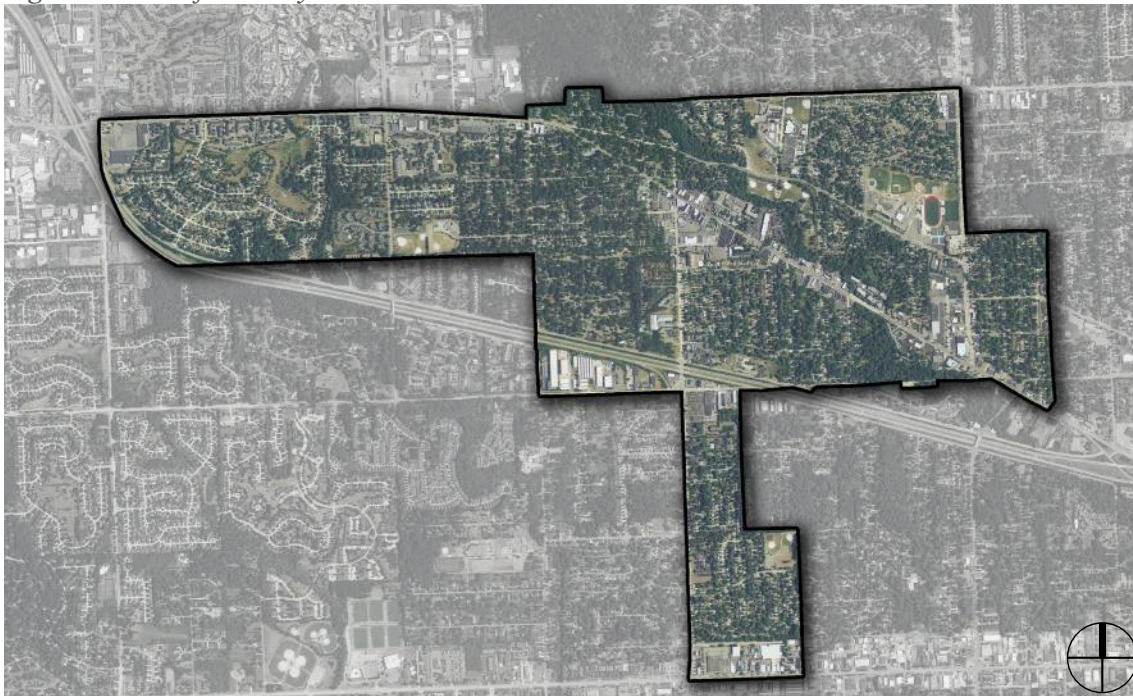
The Plan is intended to serve as a guide to help the City, development community, and local residents plan for the redevelopment of Downtown. The Plan is intended to be flexible and fluid, and should be updated and amended as appropriate. As projects, policies, and programs develop over time they may 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



Attachment: Final Farmington Downtown Area Plan (2326 : Farmington Downtown Area Plan 2015

Figure 1.2 - Project Subareas





Attachment: Final Farmington Downtown Area Plan (2326 : Farmington Downtown Area Plan 2015

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.

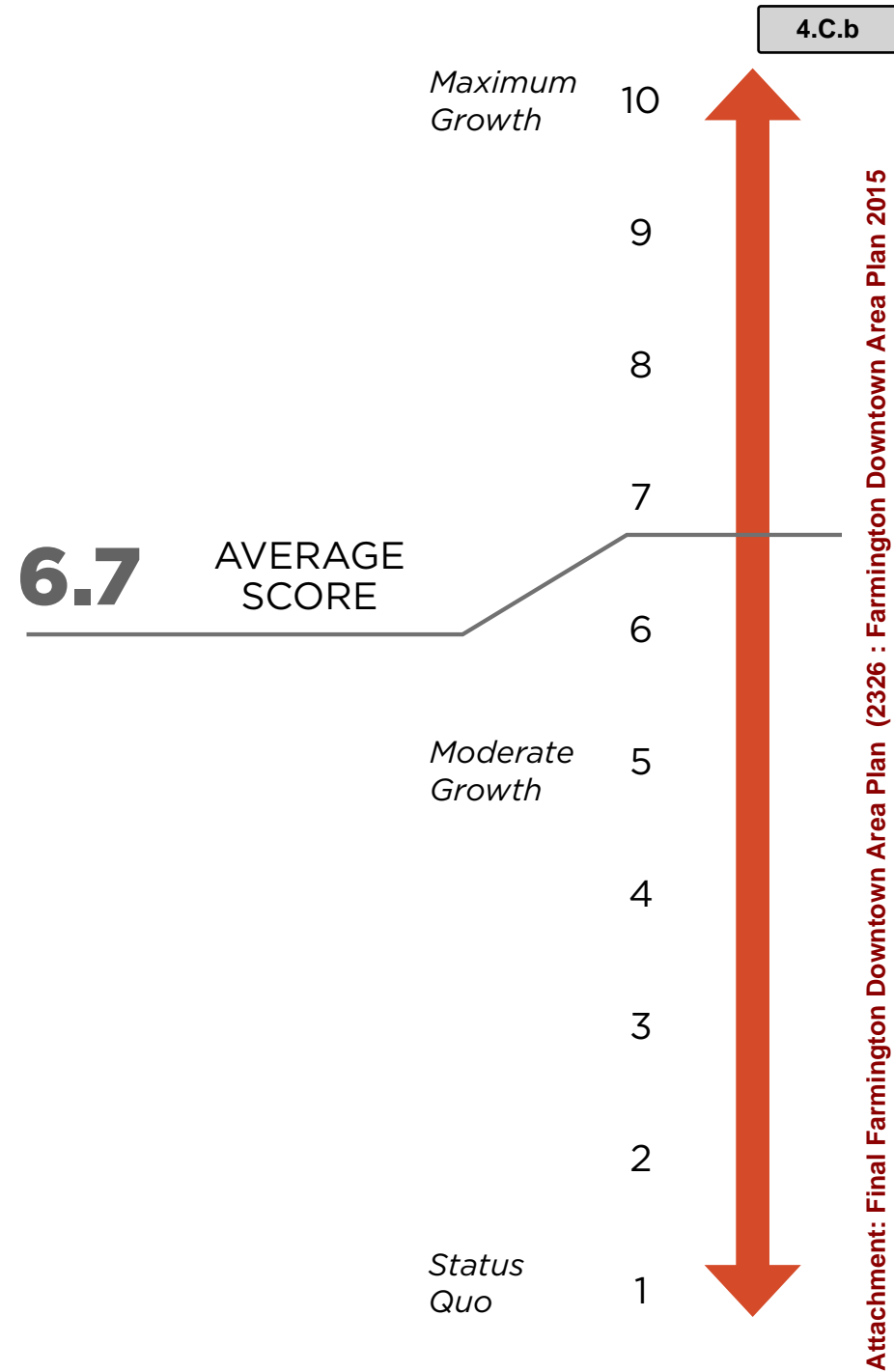
- **Staying Connected** – A community with a complete transportation system where people can easily travel by foot, bicycle, transit, and car.
- **Getting Active** - A community that is served by both passive and active greenspaces that enhance the overall quality of life in the community and complement 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.

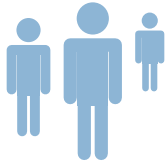
Based on the characteristics of the Site EMA, a field survey of existing rental housing development, an analysis of the appropriateness of the site for the proposed development, and a demographic analysis of the Site EMA, support levels can be established for additional multifamily rental development.

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



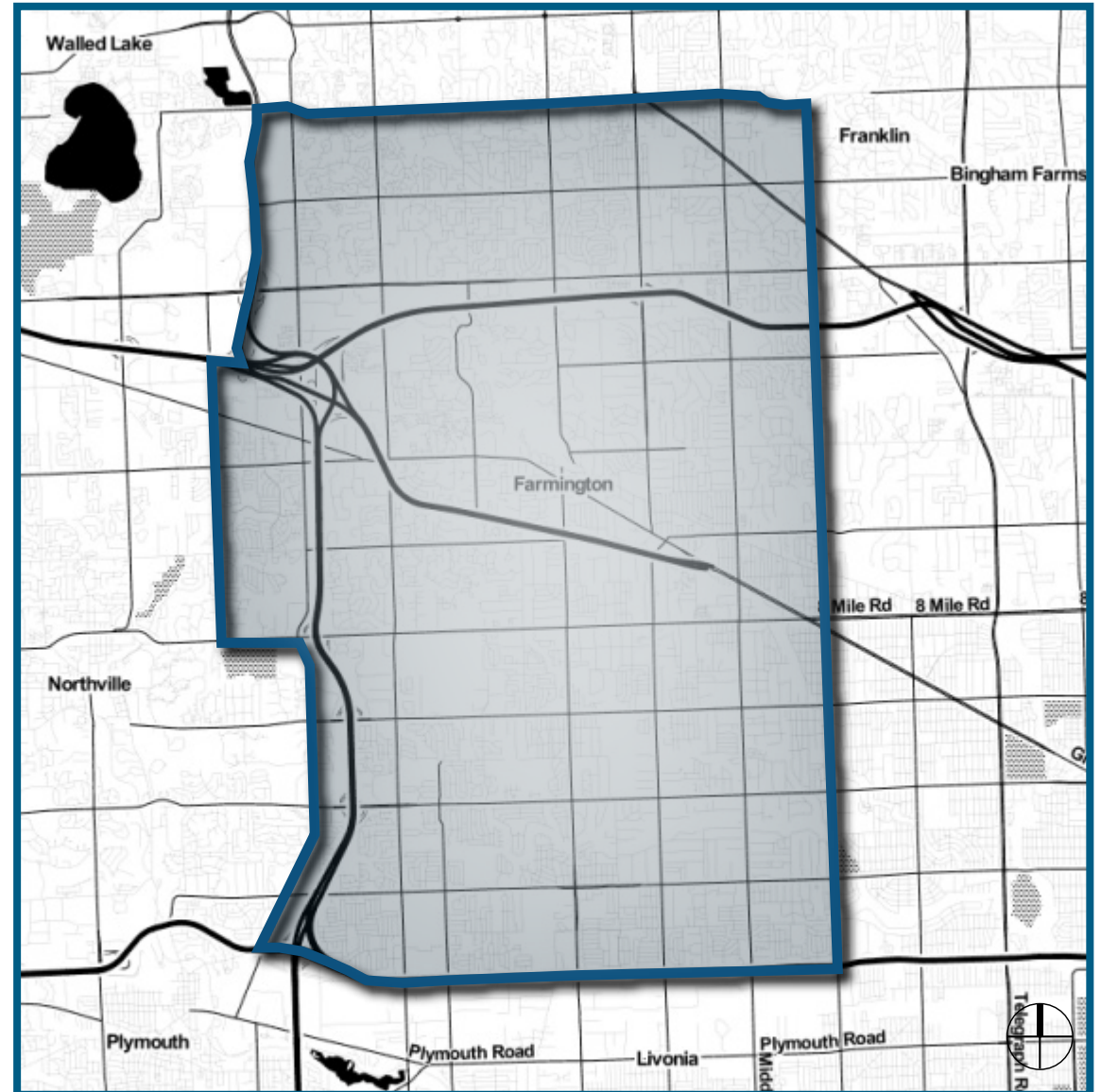
Owner Occupied - 2010
68.80%

Renter Occupied - 2010
25.1.0%

Median Home Value - 2012
\$143,908

Source: ESRI

FIGURE 2.2: EFFECTIVE MARKET AREA



Attachment: Final Farmington Downtown Area Plan (2326 : Farmington Downtown Area Plan 2015

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 looks 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

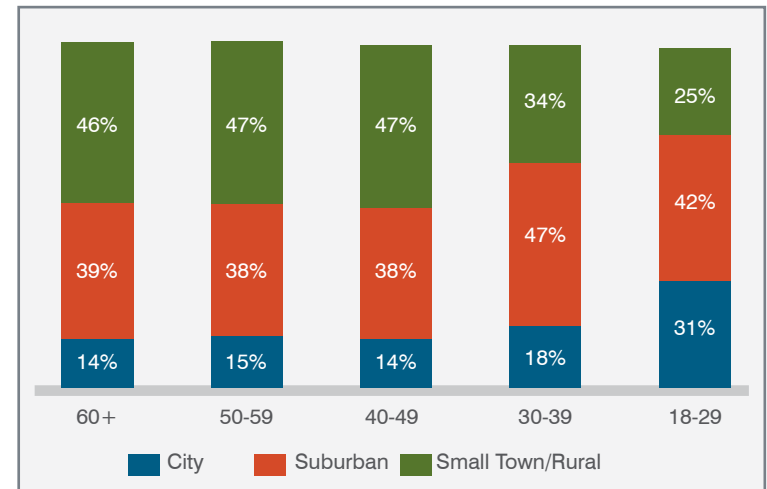
they want to live first and then resolve the logistics of finding employment and housing in their desired location. Millennials seek destinations that offer a superior quality of life and ample amenities. They have a preference for in-town areas and inner suburbs that feature diversity and walkability 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.



Attachment: Final Farmington Downtown Area Plan (2326 : Farmington Downtown Area Plan 2015

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

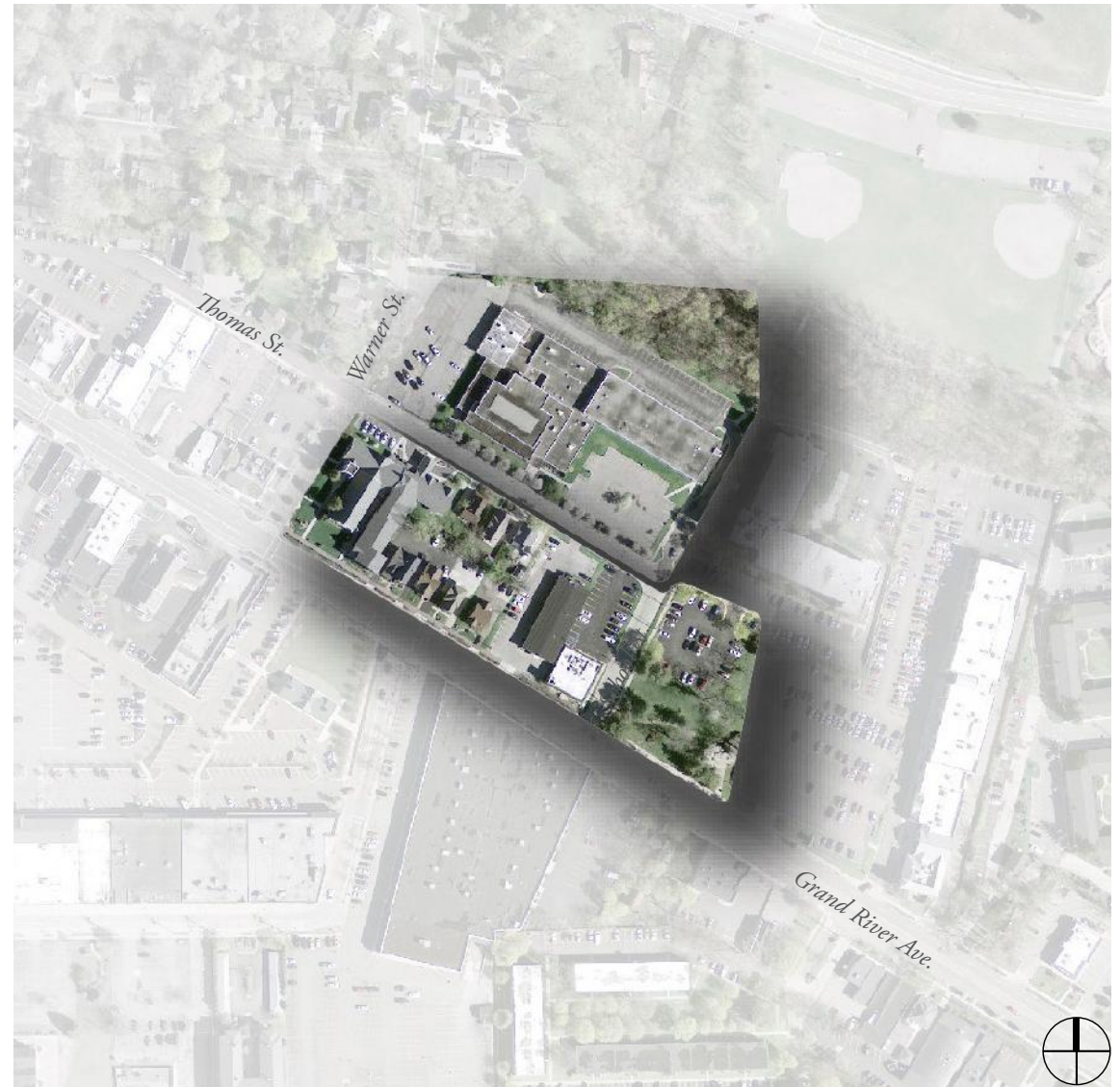


FIGURE 3.2: MIXED USE AND RESIDENTIAL CHARACTER IMAGES



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



Attachment: Final Farmington Downtown Area Plan (2326 : Farmington Downtown Area Plan 2015

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.

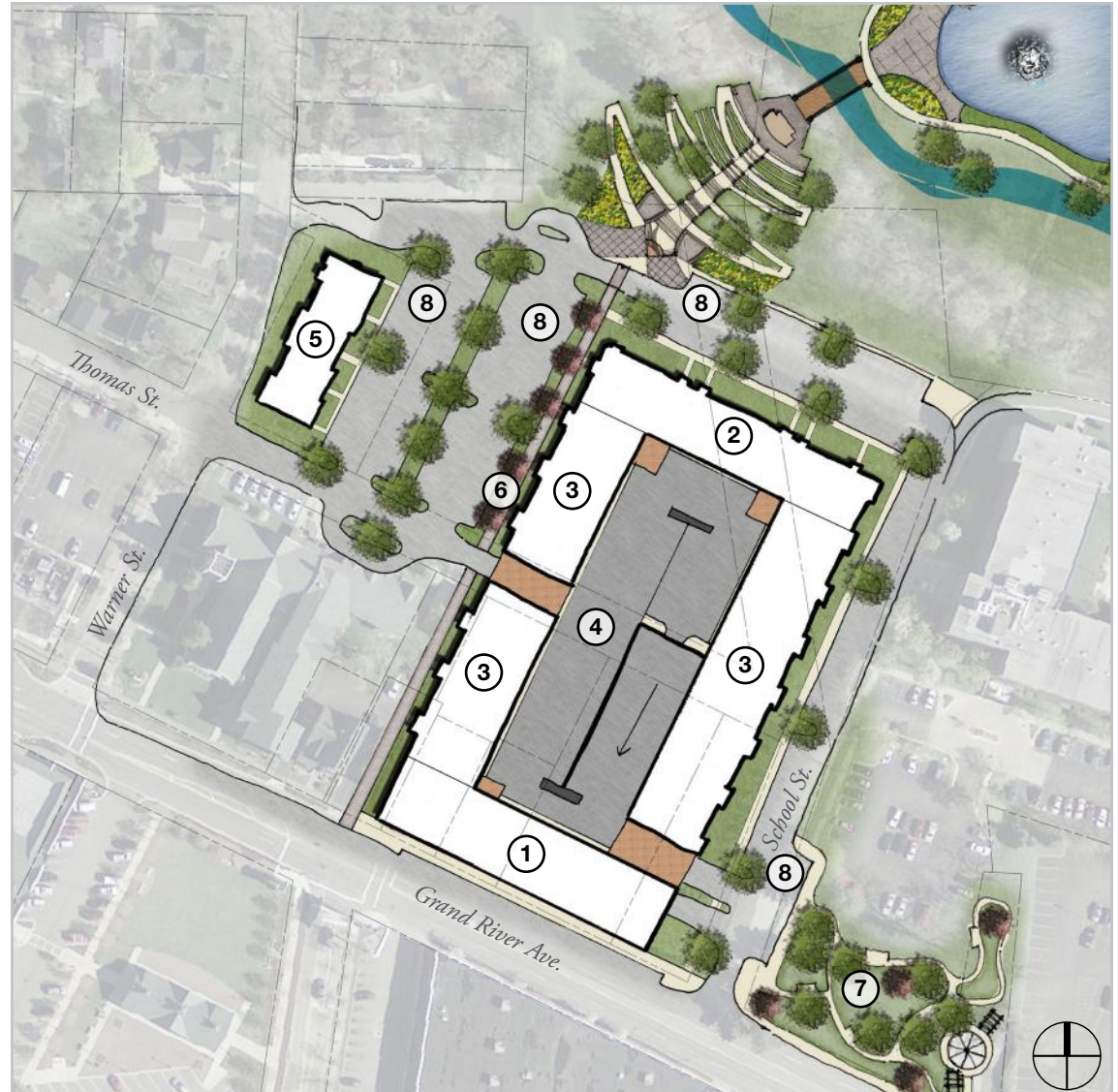
Parking Provided

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.

<u>Parking Required</u>		<u>Parking Provided</u>	
Retail: 4/1000 sf.	48 sp.	Structured:	n/a
Residential: 1.5/du.	170 sp.	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



Attachment: Final Farmington Downtown Area Plan (2326 : Farmington Downtown Area Plan 2015

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

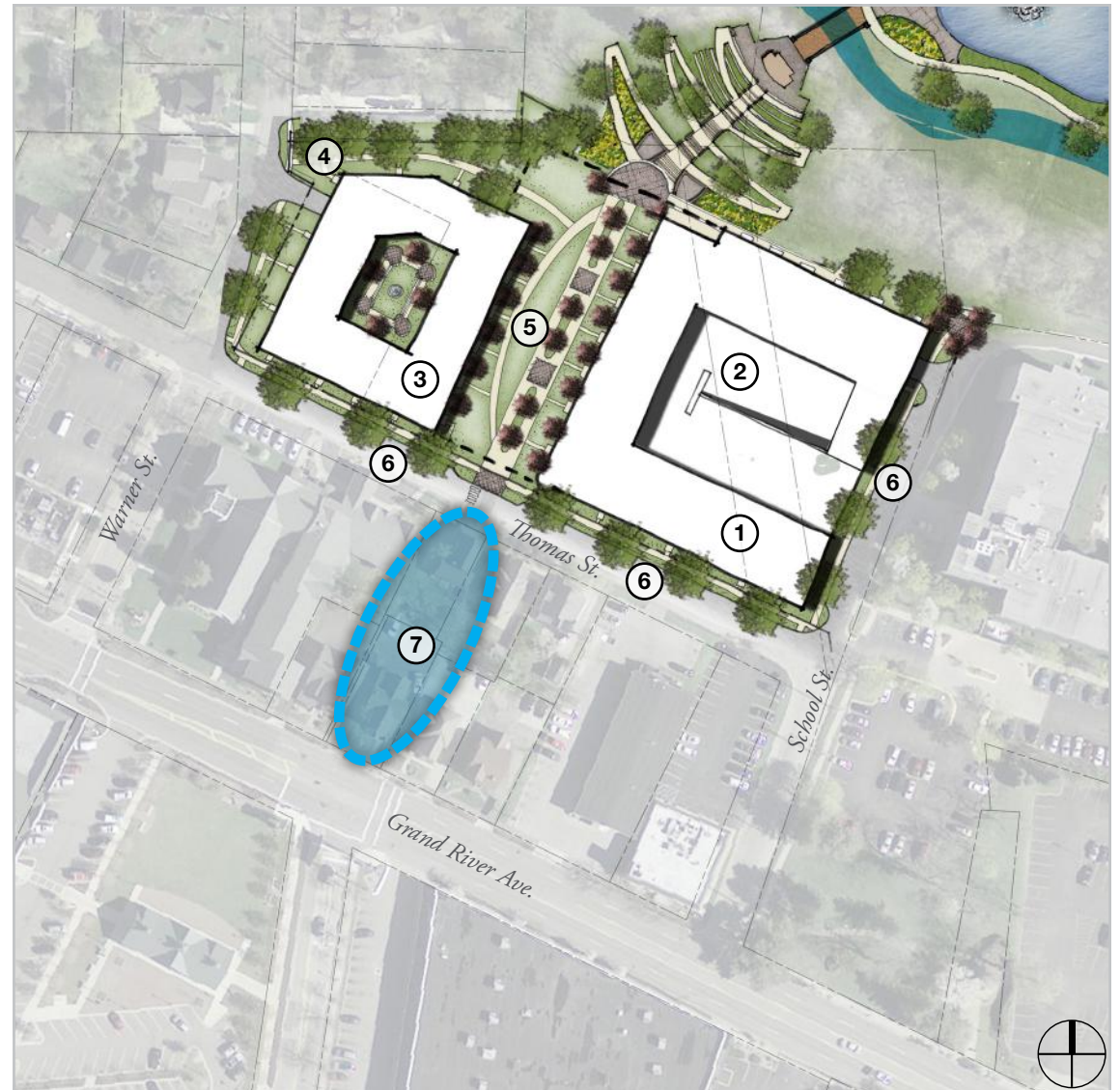
M.F. Residential: 112 d.u.
 Townhomes: 17 d.u.
 Total: 129 d.u.

<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

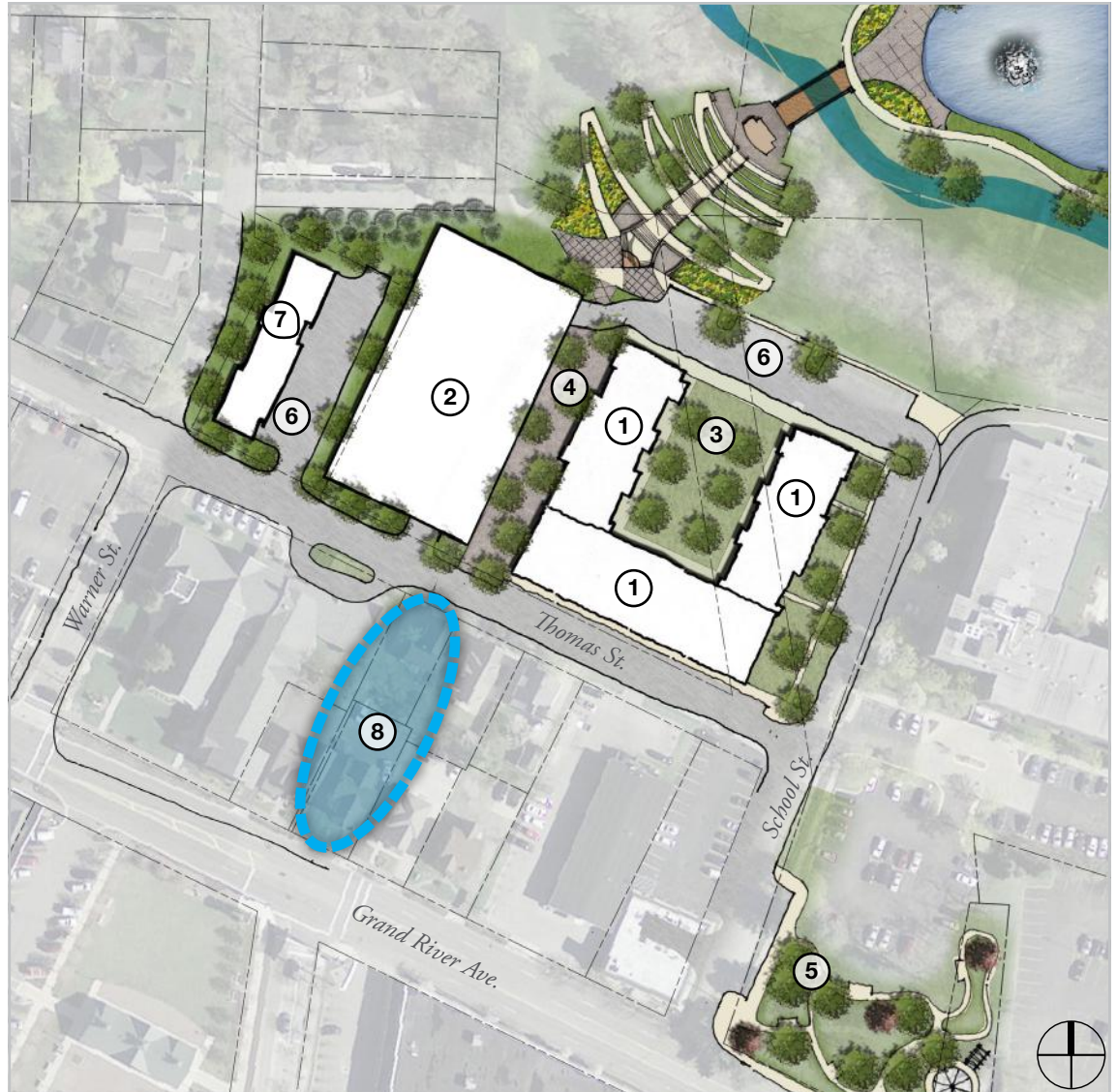
M.F. Residential:	112 d.u.
Townhomes:	6 d.u.
Total:	118 d.u.

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.

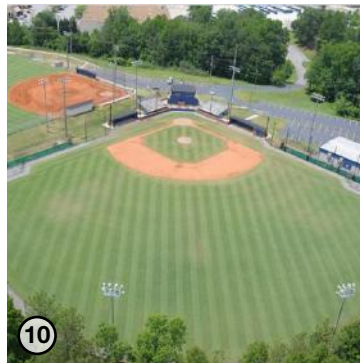
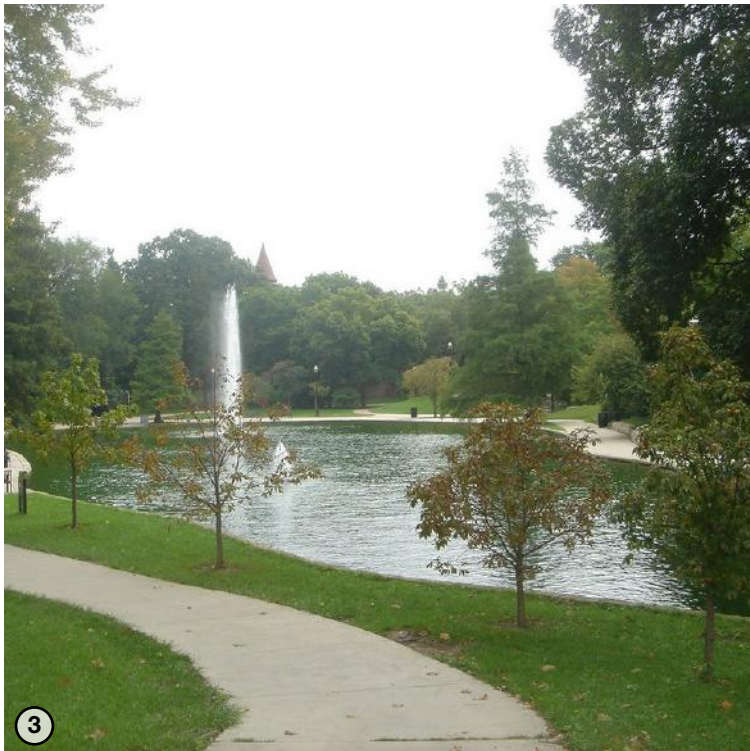


The development concept for Shiawassee Park was built around the history of the area, existing natural features, and the desired programming as identified by the City and community through the planning process.

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 (2326 : Farmington Downtown Area Plan 2015

FIGURE 3.10: AREA C CONCEPT DESIGN



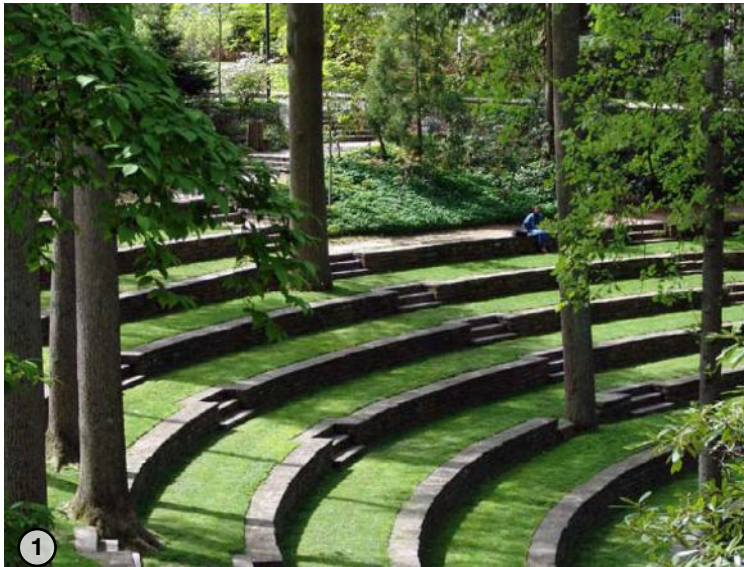
03 DEVELOPMENT PLAN

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



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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



Attachment: Final Farmington Downtown Area Plan (2326 : Farmington Downtown Area Plan 2015



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



OFFICE 1



BURGER KING 2



VALVOLINE 3



ALLSTATE + JAMS 4



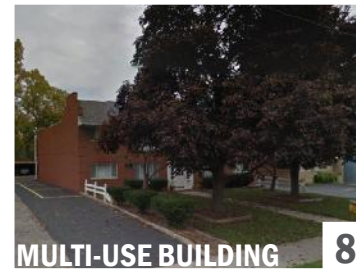
SINGLE FAMILY 5



MULTI-USE BUILDING 6



MULTI-USE BUILDING 7



MULTI-USE BUILDING 8



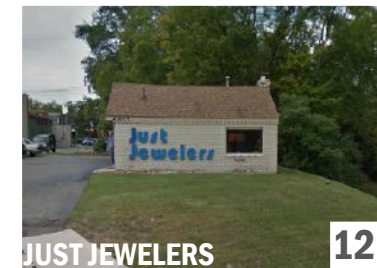
GLANZ FINANCIAL 9



RADIO SHACK 10



BP GAS STATION 11



JUST JEWELERS 12

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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



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03 DEVELOPMENT PLAN

DEVELOPMENT AREA E CONCEPT 1

DEVELOPMENT CONCEPT

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

DEVELOPMENT DATA - CONCEPT 1

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

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

LEGEND

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

FIGURE 3.18: CONCPET 1



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DEVELOPMENT AREA E CONCEPT 2

DEVELOPMENT CONCEPT

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

DEVELOPMENT DATA - CONCEPT 2

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

<u>Parking Required</u>		<u>Parking Provided</u>	
Retail/Comm.:	4/1000 sf. 54 sp.	Surface (Retail):	54 sp.
Residential:	1.5/du. 161 sp.	Surface (Res):	23 sp.
		Podium:	138 sp.
Total Required:	215 sp.	Total Provided:	215 sp.

LEGEND

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

FIGURE 3.19: CONCEPT 2



03 DEVELOPMENT PLAN

DEVELOPMENT AREA E CONCEPT 3

DEVELOPMENT CONCEPT

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

DEVELOPMENT DATA - CONCEPT 3

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

<u>Parking Required</u>	<u>Parking Provided</u>
Retail: 4/1000sf 150 sp.	Surface: 169 sp.
Residential 1.4/du. 33 sp.	
 Total Required: 183 sp.	 Total Provided: 169 sp.

LEGEND

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

FIGURE 3.20: CONCEPT 3



DEVELOPMENT AREA E CONCEPT 4

DEVELOPMENT CONCEPT

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

DEVELOPMENT DATA - CONCEPT 4

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

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

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

LEGEND

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

FIGURE 3.21: CONCEPT 4



03 DEVELOPMENT PLAN

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