



**GRAND RIVER CORRIDOR IMPROVEMENT
AUTHORITY MEETING**

**Thursday, February 27, 2020 – 8:00 a.m.
Conference Room A – City Hall
23600 Liberty Street
Farmington, MI 48335**

AGENDA

1. **CALL TO ORDER**

2. **APPROVAL OF AGENDA**

3. **APPROVAL OF MINUTES**
 - A. **January 9, 2020 Minutes**

4. **DISCUSSION AND REVIEW OF CURRENT REDEVELOPMENT OPPROTUNITIES
ALONG THE GRAND RIVER CORRIDOR**

5. **DISCUSSION AND REVIEW OF PROPOSED SIDEWALK IMPROVEMENT PROJECT-
31200 GRAND RIVER AVENUE (VACANT COMMERCIAL PROPERTY-FORMER
WASH HUT)**

6. **PUBLIC COMMENT**

7. **BOARD COMMENT**

8. **ADJOURNMENT**

**CITY OF FARMINGTON
GRAND RIVER CORRIDOR IMPROVEMENT AUTHORITY
MINUTES
January 9, 2020**

CALL TO ORDER

The Farmington Grand River Corridor Improvement Authority meeting was called to order at 8:07 a.m. by Economic and Community Development Director Christiansen.

Members Present: Carron, King, Schneemann, Thomas
Members Absent: Accettura, Graham, O'Dell
Staff: Christiansen

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

Motion by Schneemann, supported by Carron to approve the December 12, 2019 minutes. Motion approved unanimously.

ELECTION OF OFFICERS

Nomination by Carron for current slate of officers to continue serving in current positions for 2020:

King for Chairperson
Carron for Vice Chairperson
Thomas for Secretary

Supported by Thomas and accepted by current officers. Motion approved unanimously.

DISCUSSION OF ITEMS FOR SUBMISSION INTO 2021-2026 CAPITAL IMPROVEMENT PROGRAM

Director Christiansen reviewed the 2020-2025 City of Farmington Capital Improvement Program (CIP) with the CIA Board. The Board provided comments and made suggestions for the 2021-2026 Capital Improvement Program. The following suggestions were made:

Buildings and Grounds:

- Soave Property (redevelop/acquire)
- Grand River East Properties (market/promote/redevelop)
- Grand River & Lilac Property (market/promote/redevelop)

Roads:

- Grand River Streetscape (design/upgrade/enhance)

Recreation/Culture:

- Entrance/Gateway (details/location)

PUBLIC COMMENT

None.

BOARD COMMENT

None.

ADJOURNED AT 9:03 a.m.

Figure 1.2 - Project Study Area

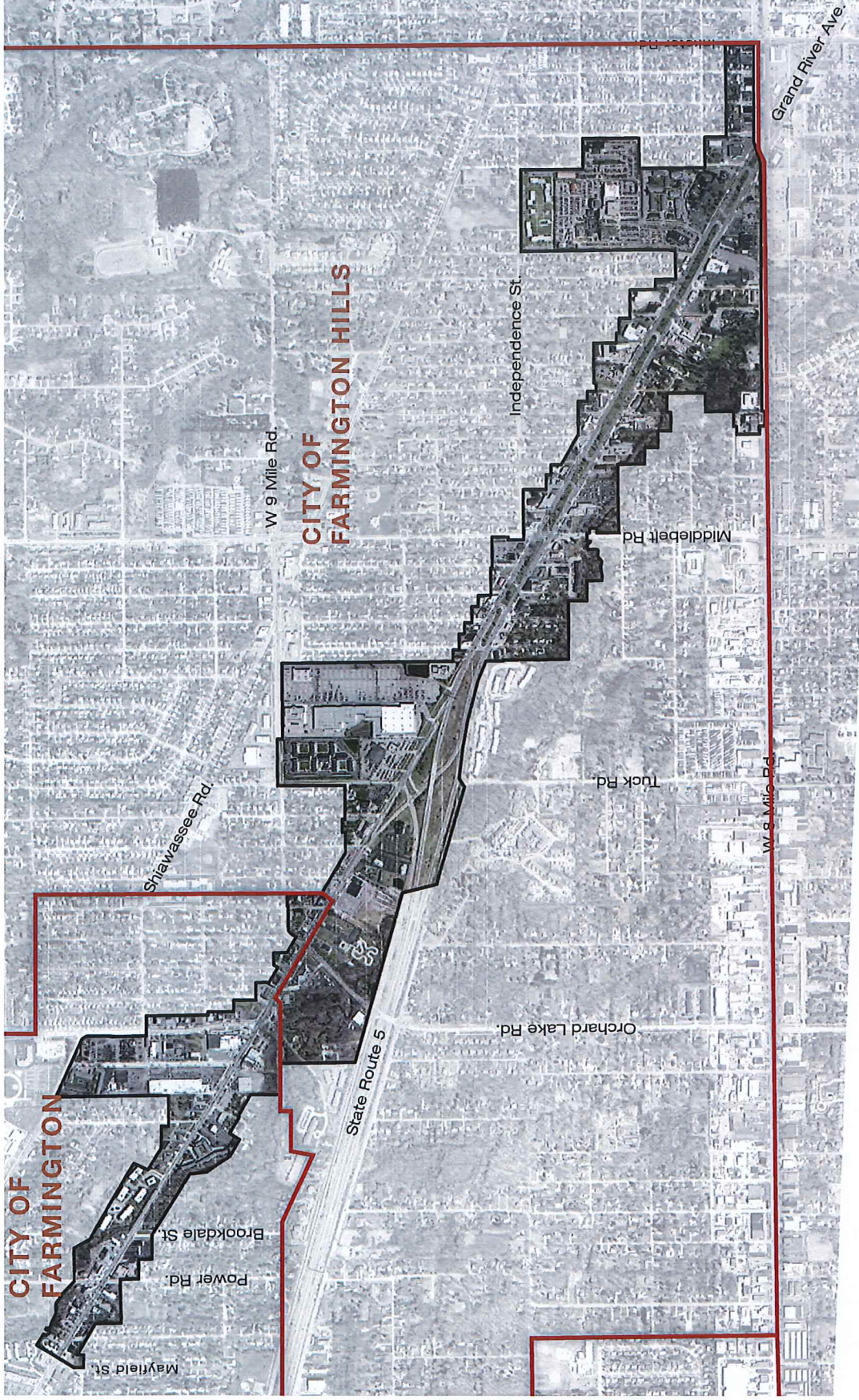


Figure 2.1 - Urban Form North District

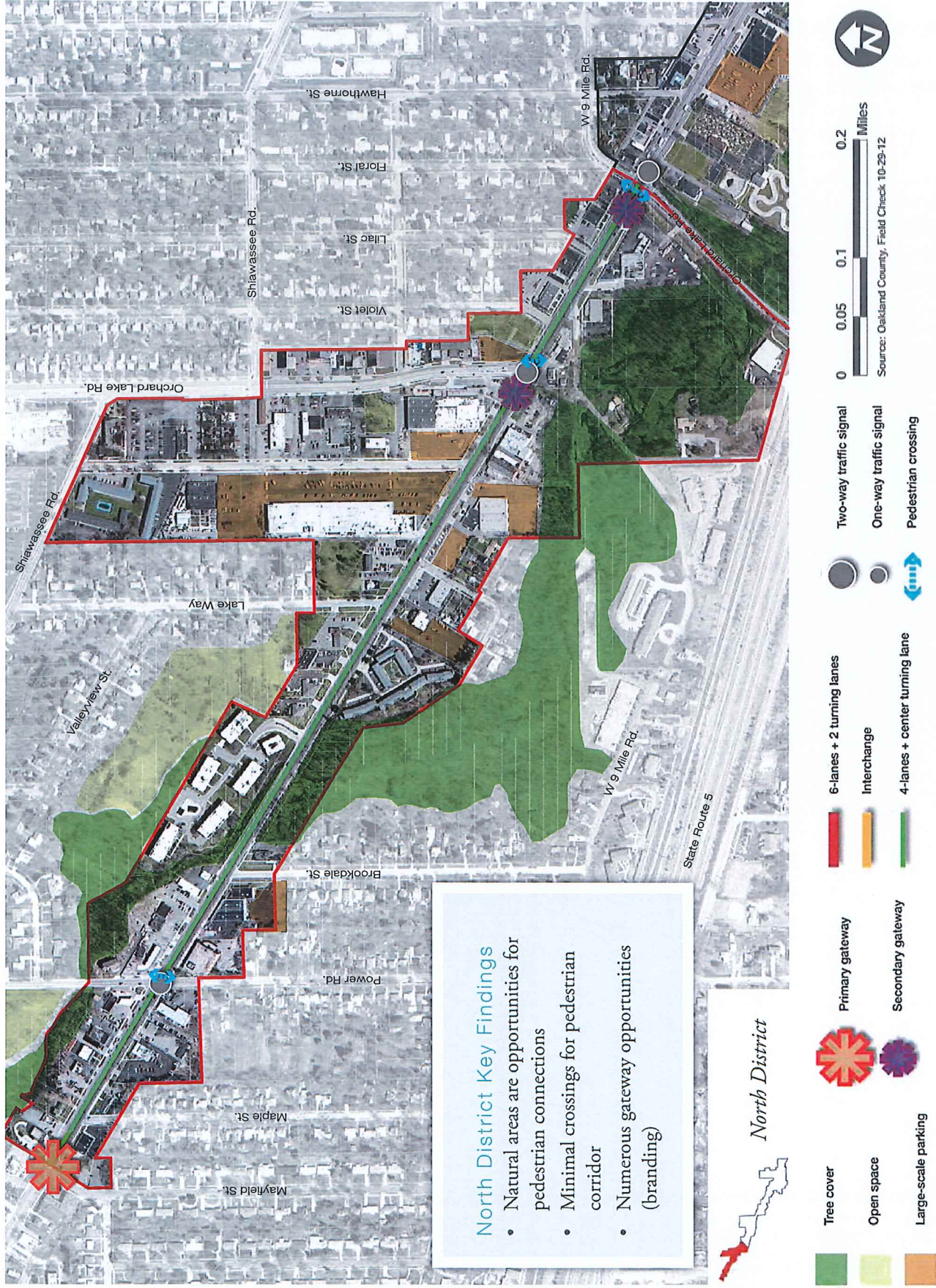


Figure 2.2 - Urban Form Middle District

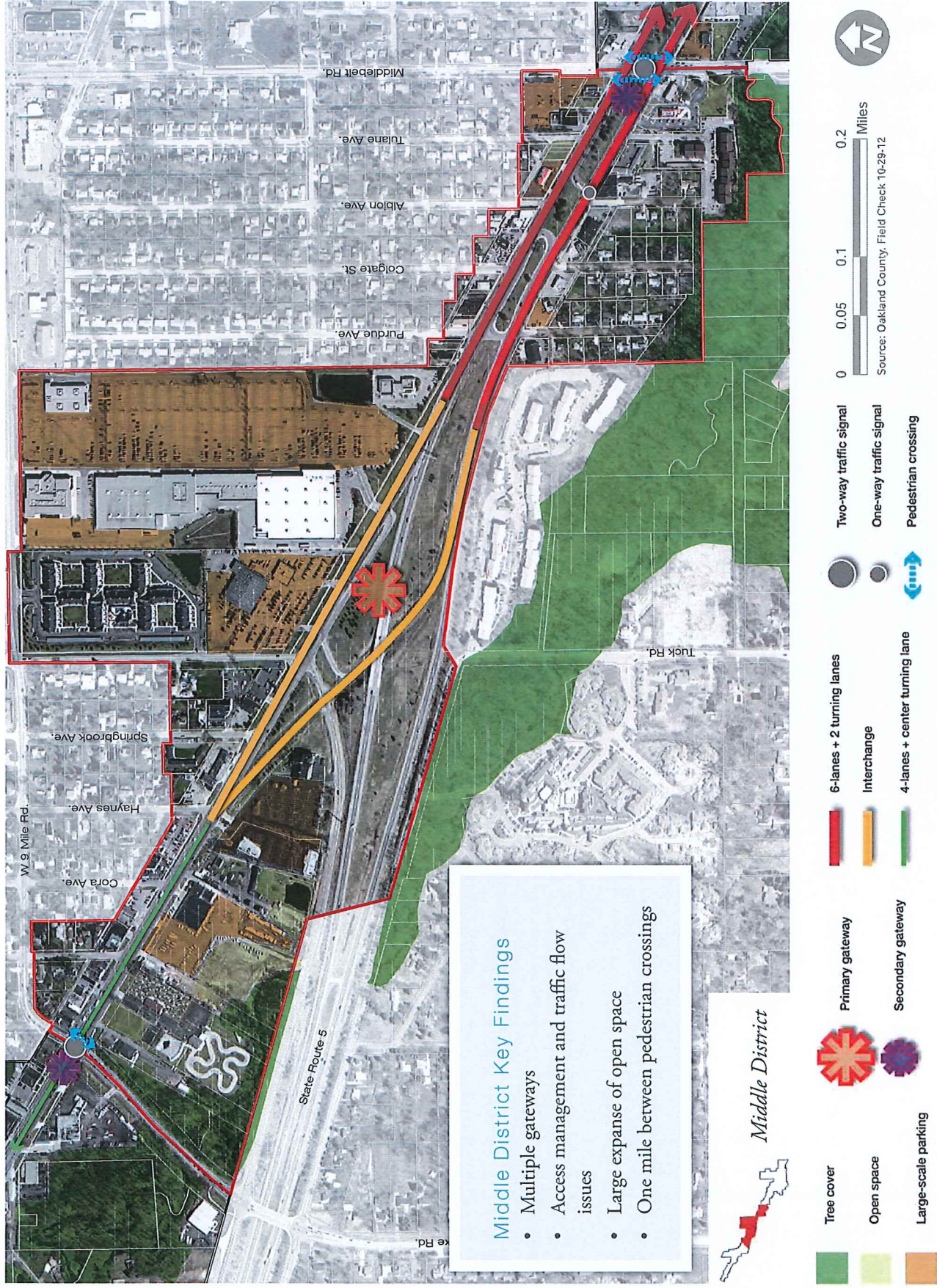
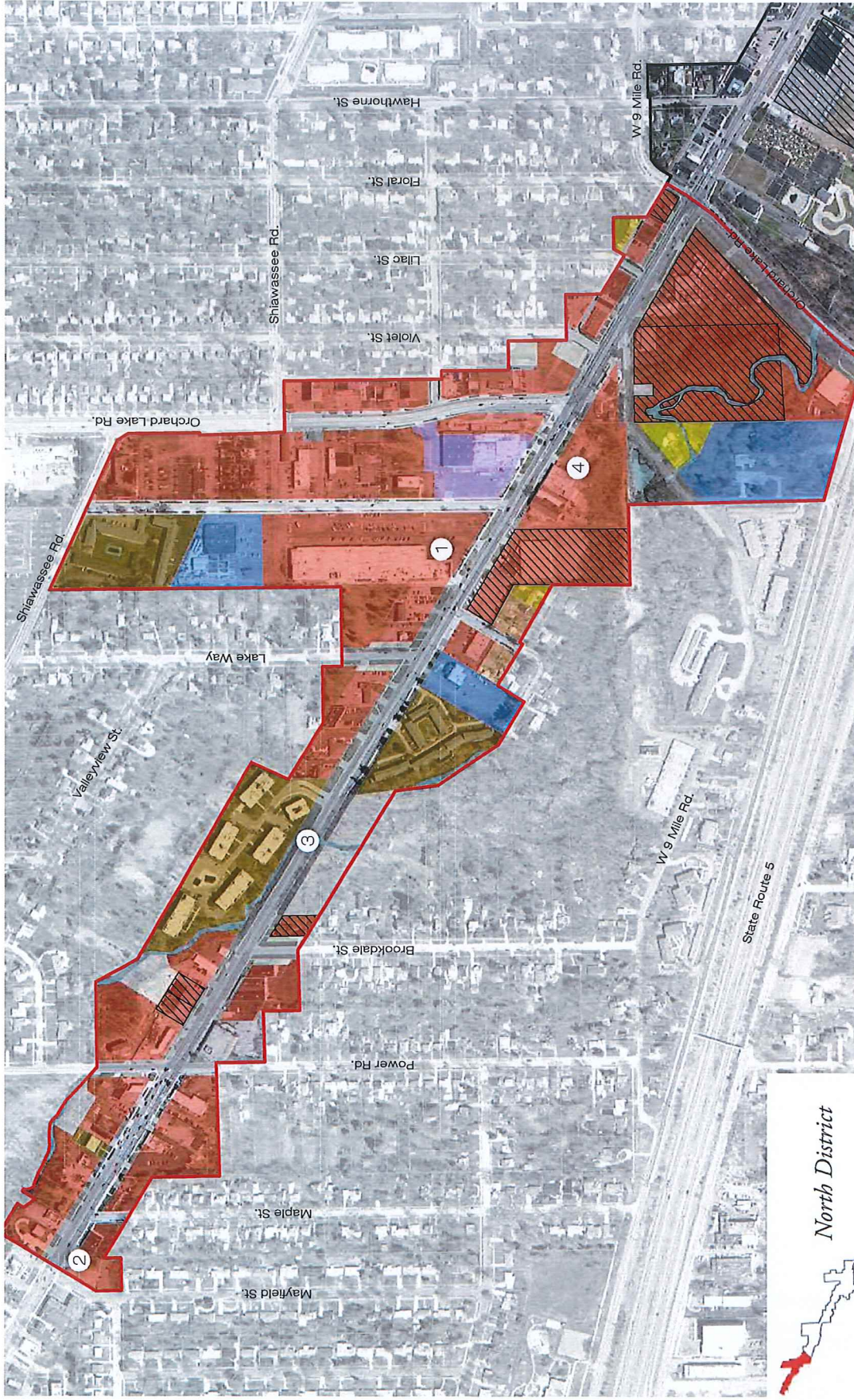


Figure 2.7 - North District Land Uses



North District

0 0.05 0.1 0.2 Miles

Source: Oakland County, Field Check 10-29-12

- Service-Related
- Single Family, more than 1 acre
- Single Family, 14,000 to 43,559 sq. ft.
- Single Family, 8,000 to 13,999 sq. ft.
- Single Family, Less than 8,000 sq. ft.
- S.F. More than one unit per parcel
- Multiple Family
- Mobile Home Park
- Commercial/Office
- Industrial
- Public/Institutional
- Recreation/Conservation
- Road Right-of-Way
- Transportation/Utility/Communication
- Vacant
- Water

Figure 2.9 - Middle District Land Uses

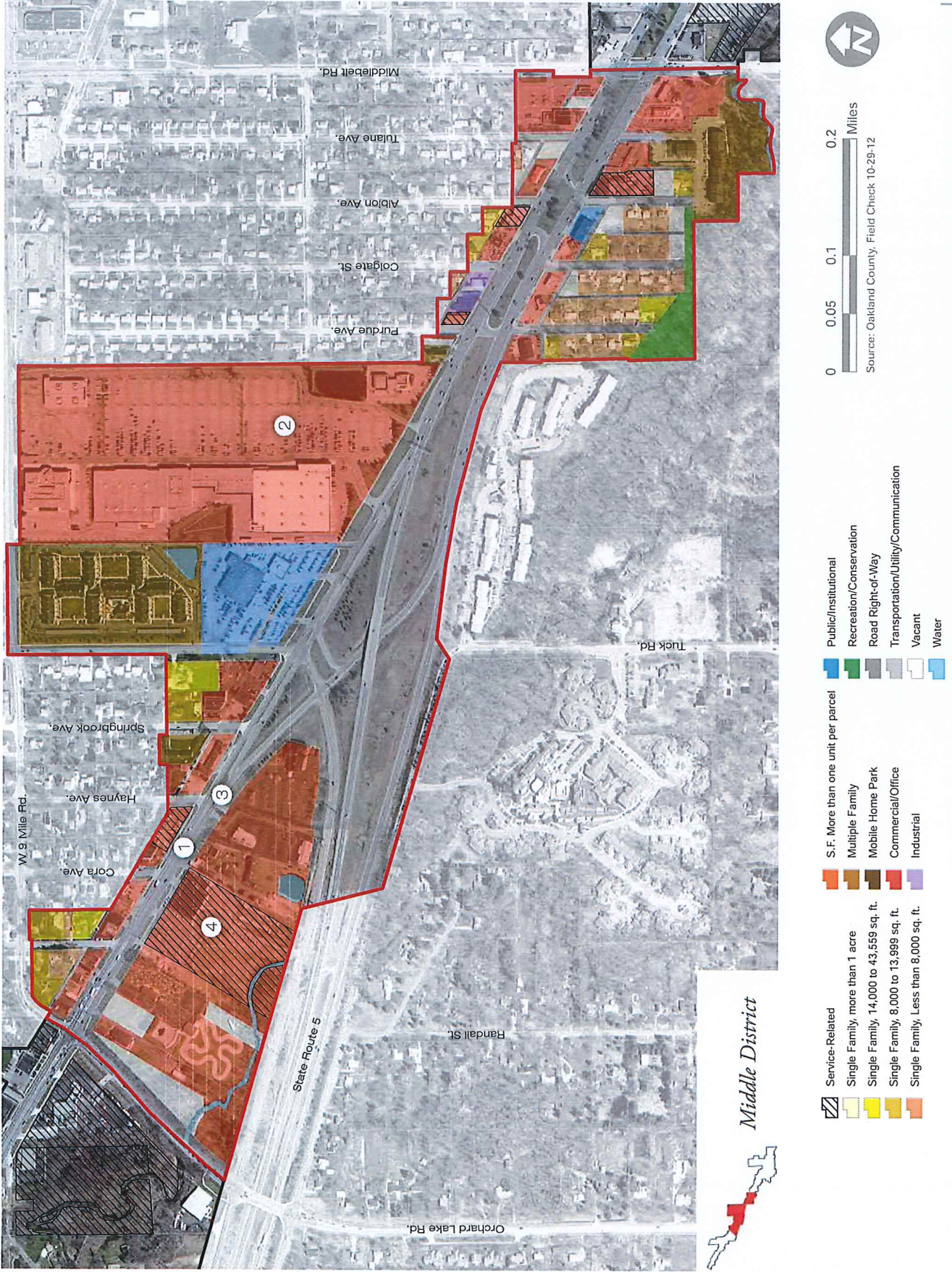
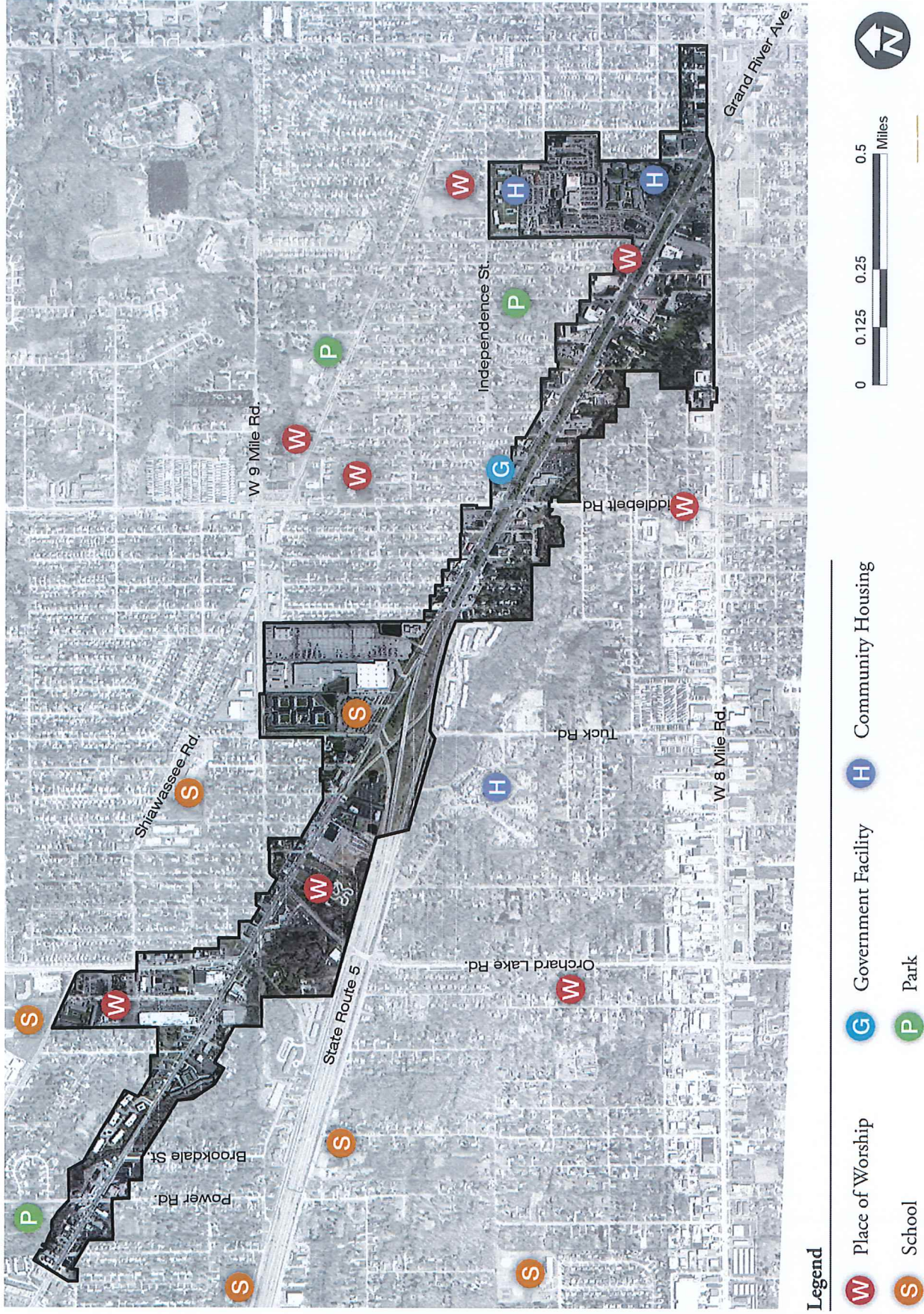


Figure 2.12 - Hubs of Activity



Legend

W Place of Worship

G Government Facility

H Community Housing

S School

P Park

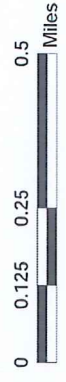
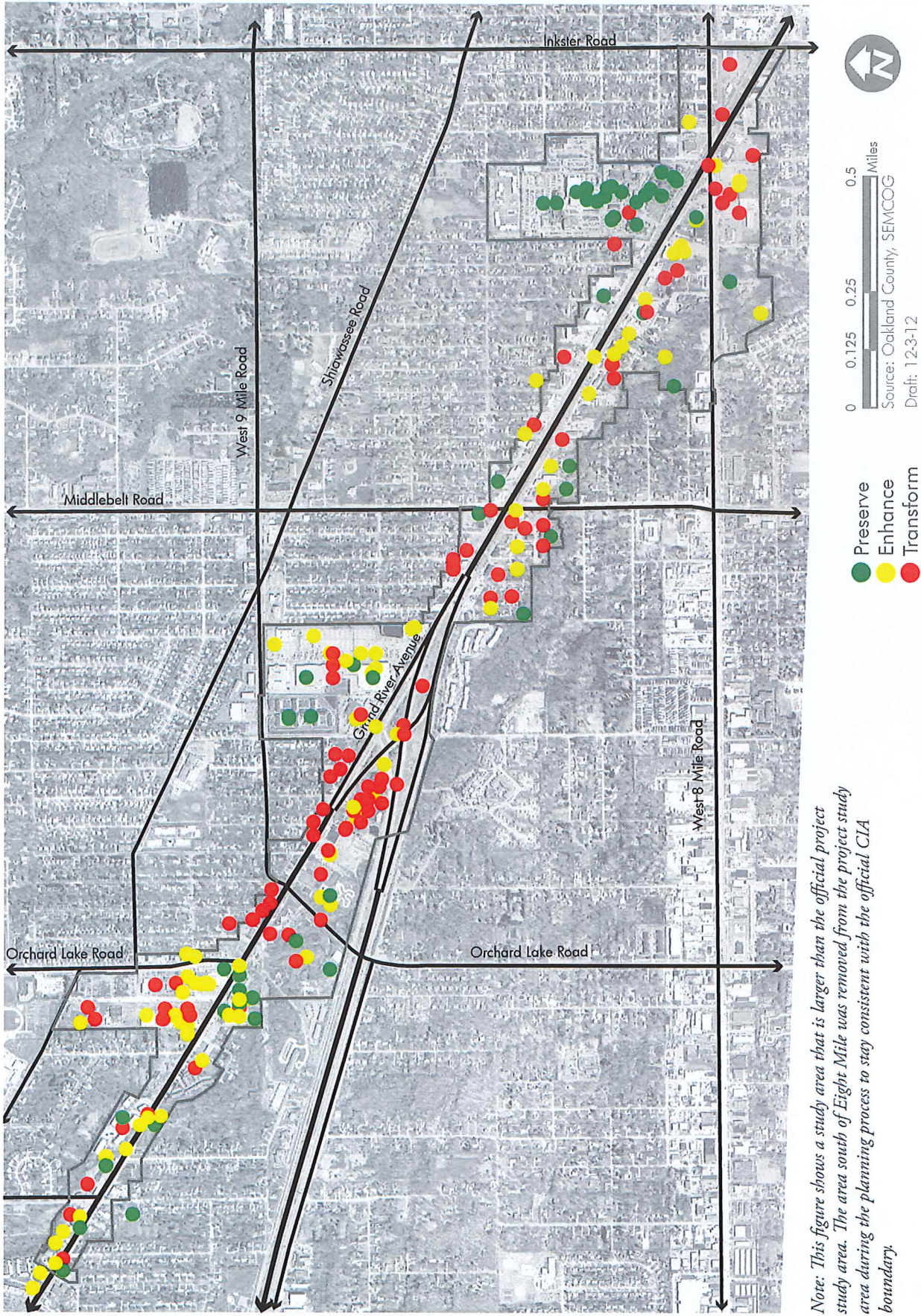


Figure 3.1 - "PET" exercise results map



Note: This figure shows a study area that is larger than the official project study area. The area south of Eight Mile was removed from the project study area during the planning process to stay consistent with the official CIA boundary.

Figure 4.1 - Development Principles 2 & 3 implementation diagram

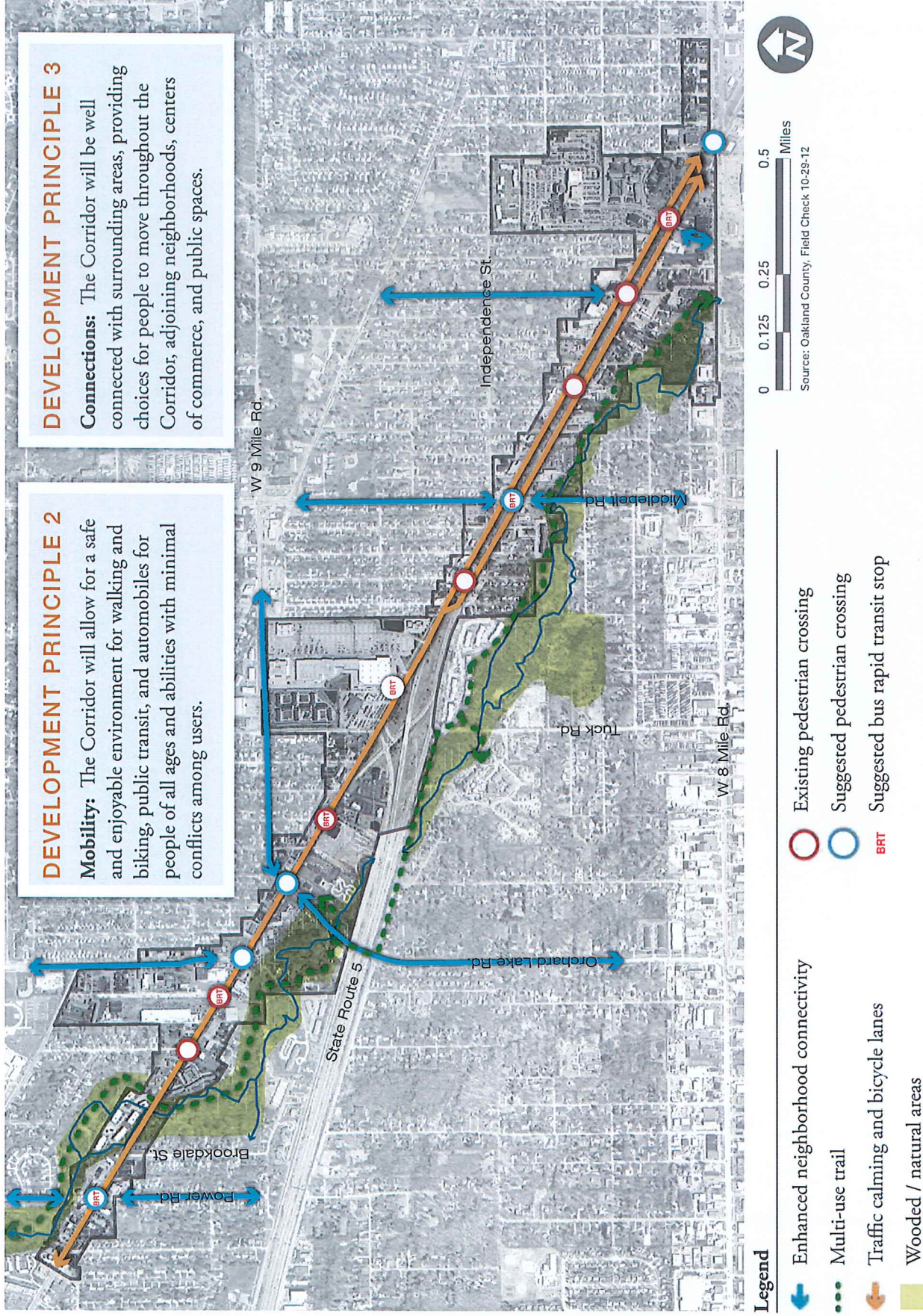
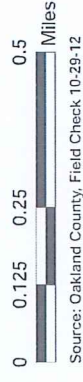
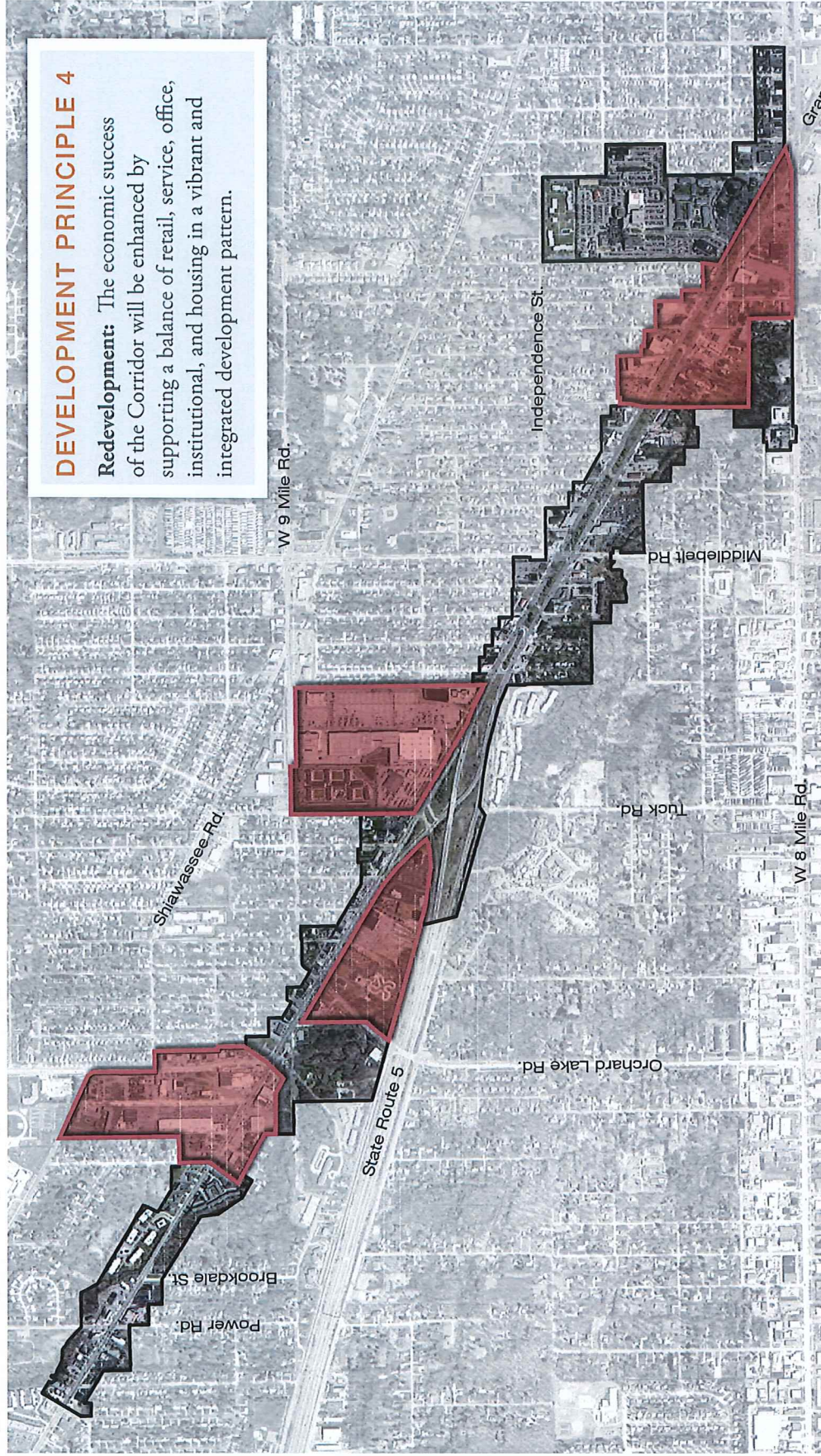


Figure 4.2 - Development Principle 4 implementation diagram

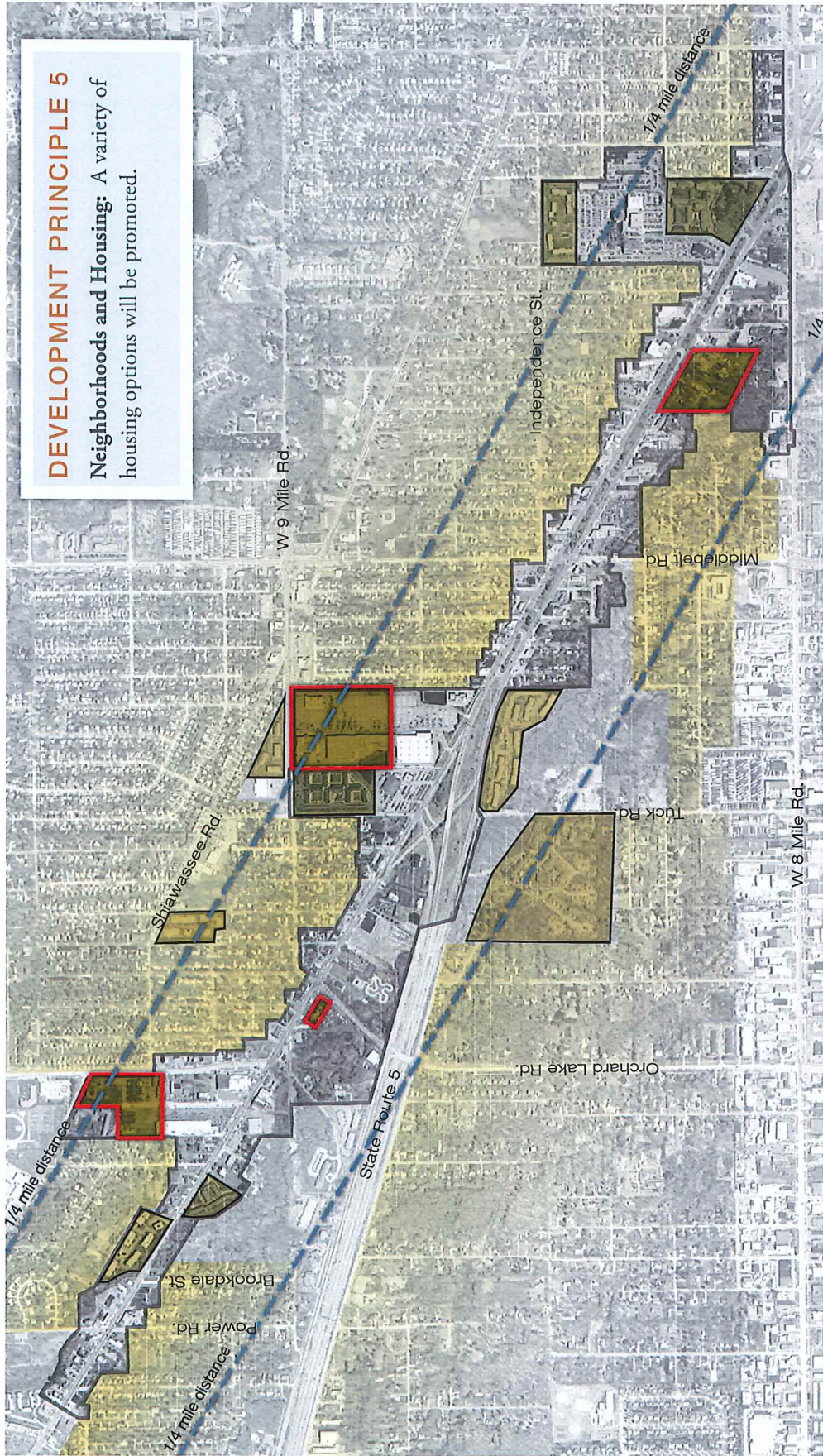


Source: Oakland County, Field Check 10-29-12

Legend

- Redevelopment focus areas

Figure 4.3 - Development Principle 5 implementation diagram



DEVELOPMENT PRINCIPLE 5
Neighborhoods and Housing: A variety of housing options will be promoted.

Legend

- Suggested multifamily residential
- Existing multifamily residential
- Single family residential areas
- 1/4 mile walking distance

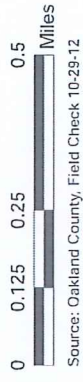
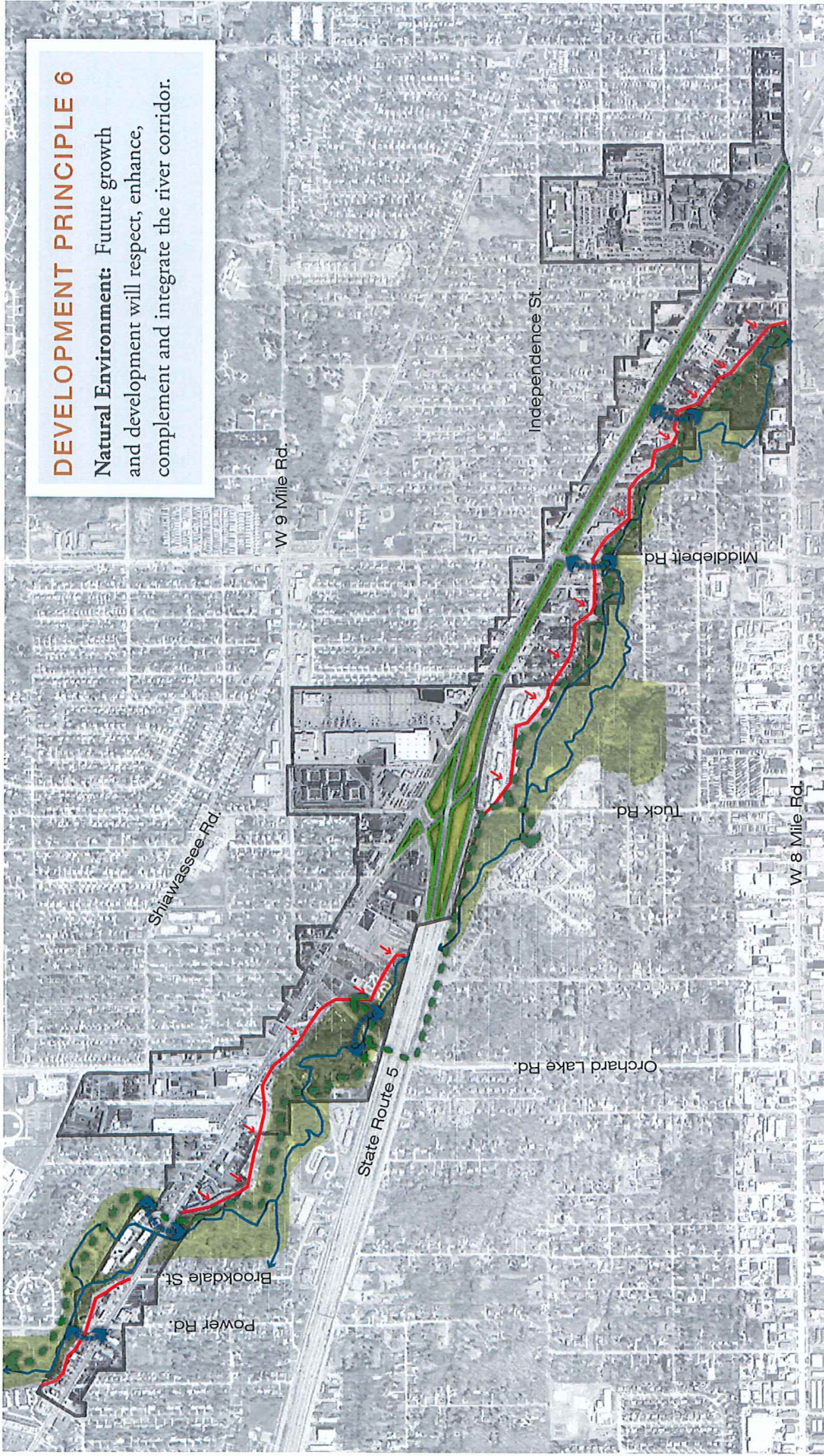






Figure 4.4 - Development Principle 6 implementation diagram



DEVELOPMENT PRINCIPLE 6
Natural Environment: Future growth and development will respect, enhance, complement and integrate the river corridor.

Legend

-  Median beautification and enhancement
-  Existing wooded / river area
-  Opportunities to connect to river corridor
-  Future development to engage river corridor

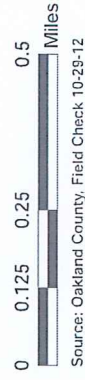
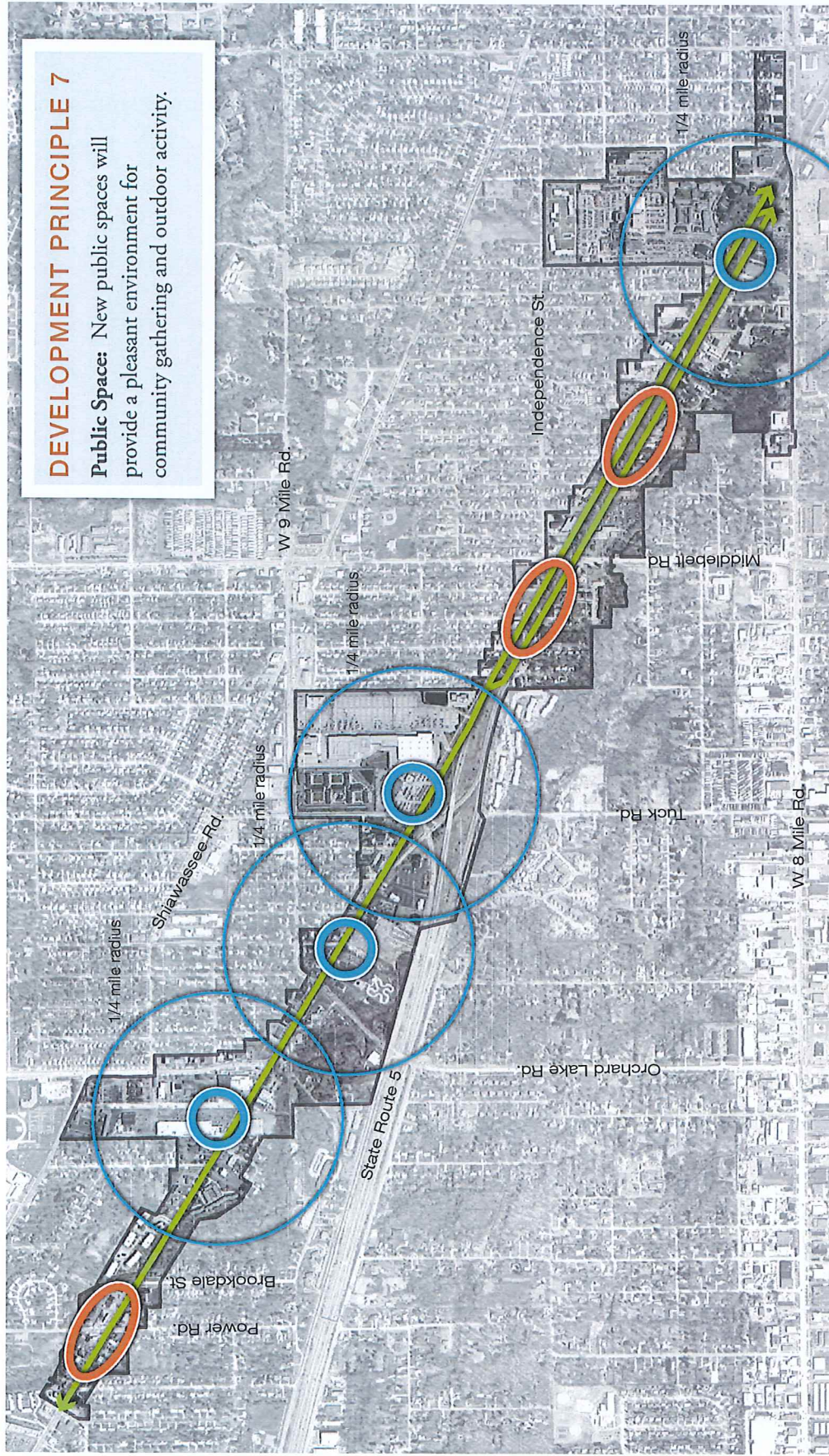





Figure 4.5 - Development Principle 7 implementation diagram



DEVELOPMENT PRINCIPLE 7
Public Space: New public spaces will provide a pleasant environment for community gathering and outdoor activity.

Legend

-  Enhanced streetscape to connect public nodes
-  Proposed public space within general redevelopment areas
-  Proposed public space within focus areas (with 1/4 mile walking distance)

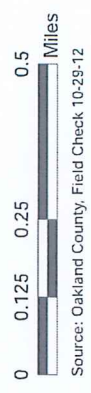
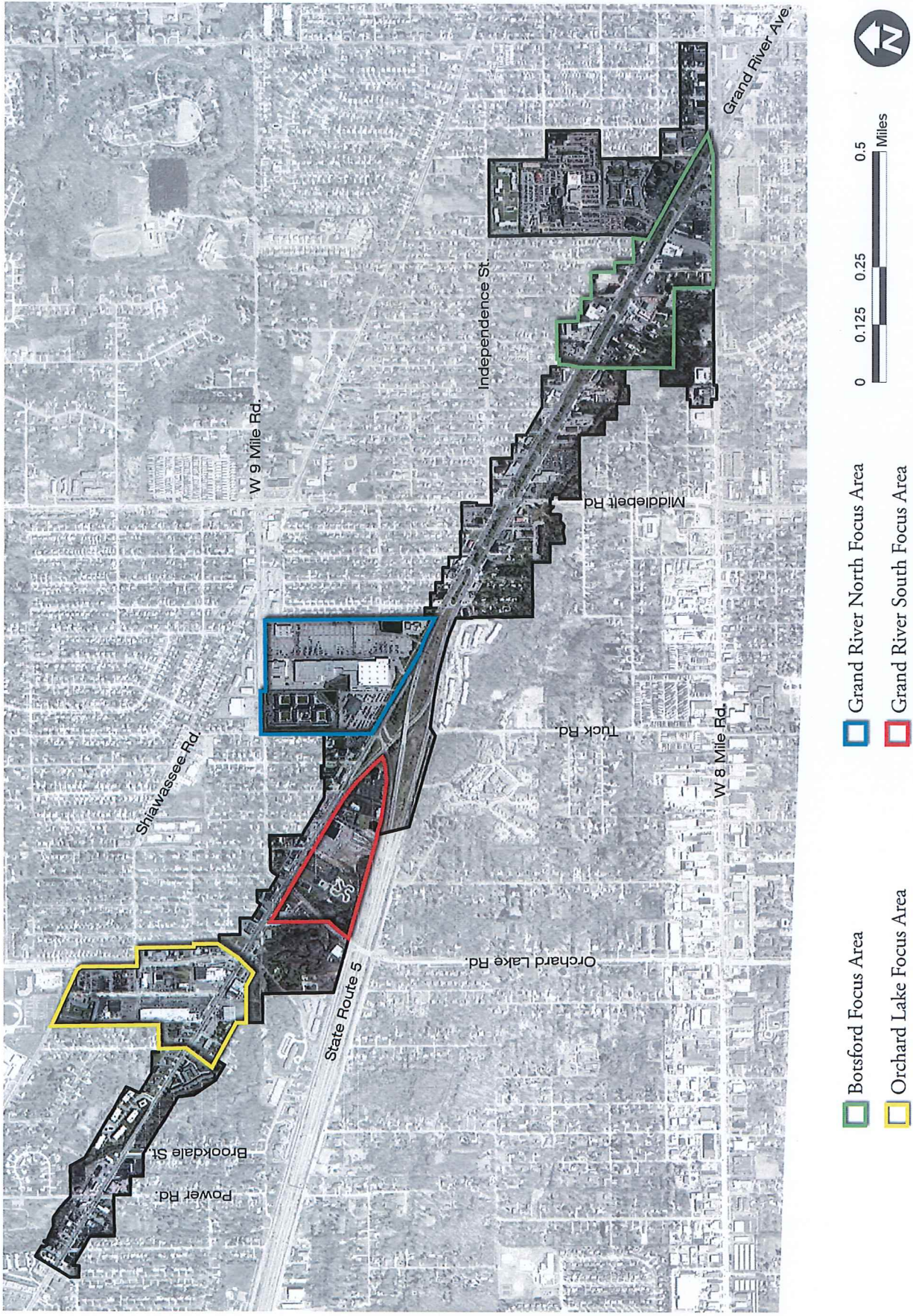


Figure 5.1 - Focus Area Map



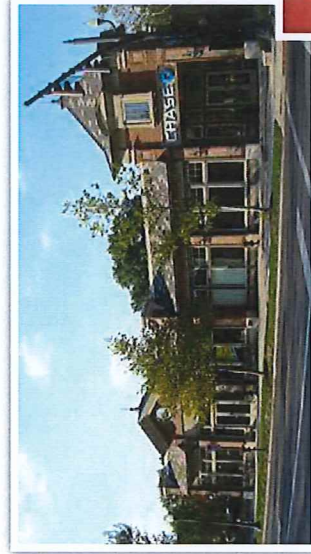
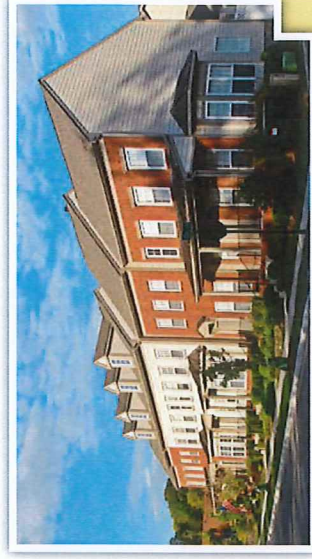
2. ORCHARD LAKE FOCUS AREA

The overall goal for the Orchard Lake Focus Area is to create a pedestrian-friendly experience that offers significant public space, a mixture of uses and celebrates the historic winery. The mixture of complementary land uses will allow each use to leverage the other, creating value from increased convenience and proximity.

Commercial buildings are organized around a triangular greenspace with a centralized roundabout as the focal point, with smaller plazas and terraces filling in between buildings. The

greenspace allows for pedestrian activity within the area and also increases the visibility and competitiveness of adjacent businesses. This greenspace continues across Grand River Avenue where it becomes a terrace and yard for the historic winery.

Pedestrian activity near the roundabout is reinforced by placing office buildings at the perimeter, which act as a transitional zone between the higher intensity commercial and the lower intensity residential to the north. Residential buildings are placed closer to the street with parking located behind to further define the pedestrian character of the streets.



Site Data

| | |
|--|----------------------------------|
| Approx. Site Area: | +/- 29 acres |
| Office: | +/- 90,000 sq. ft. |
| Mix of Uses: (comm., office, residential) | +/- 86,500 sq. ft. |
| Residential: | 80 units |
| Park Space | +/- 3.25 acres |
|  Transit Stop | |
|  Hardscaping | |
|  Parking: | +/- 940 spaces, 120 on-street |

Figure 5.3 - Orchard Lake Focus Area redevelopment concept

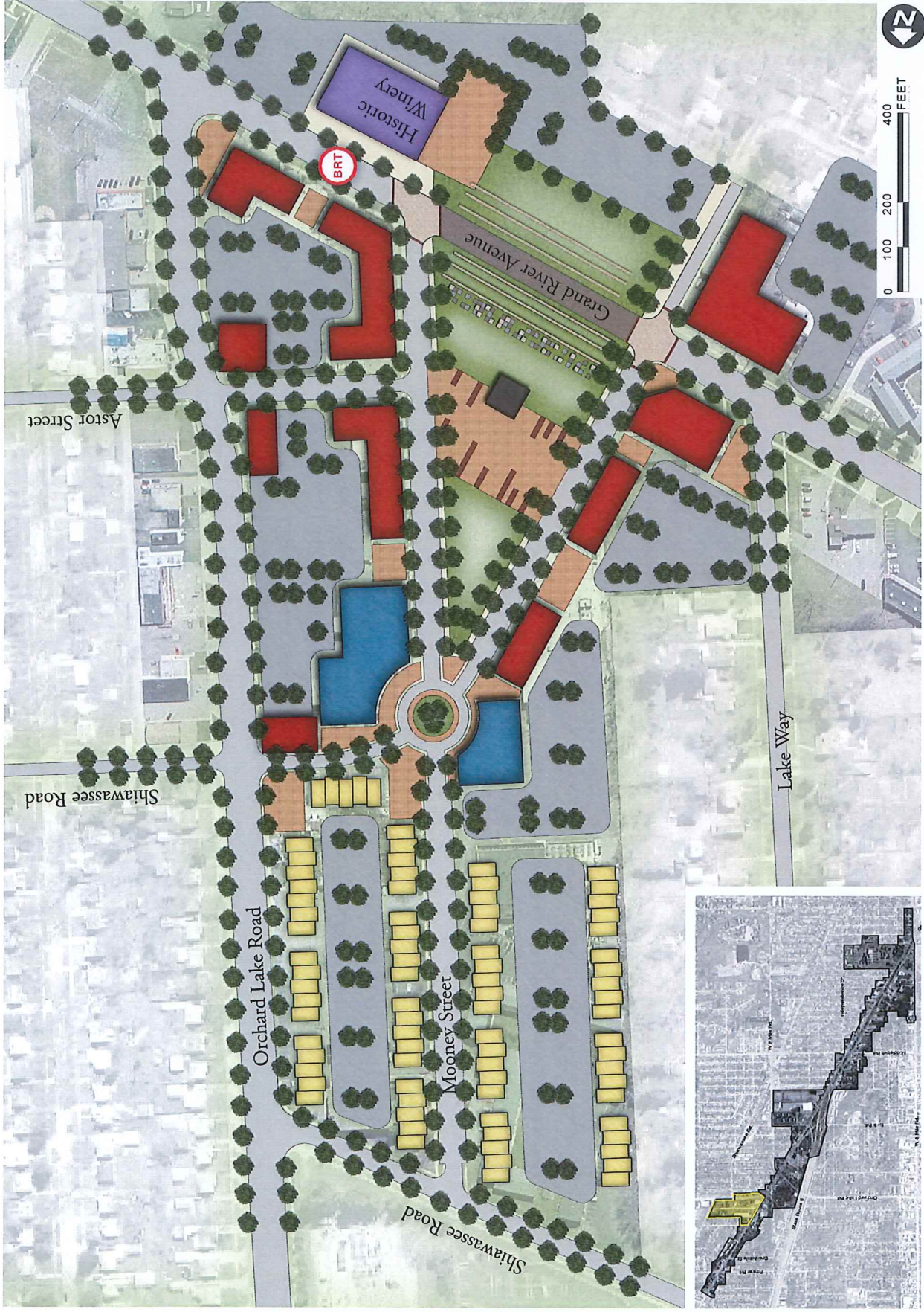


Figure 5.9 - Proposed Land Use Map

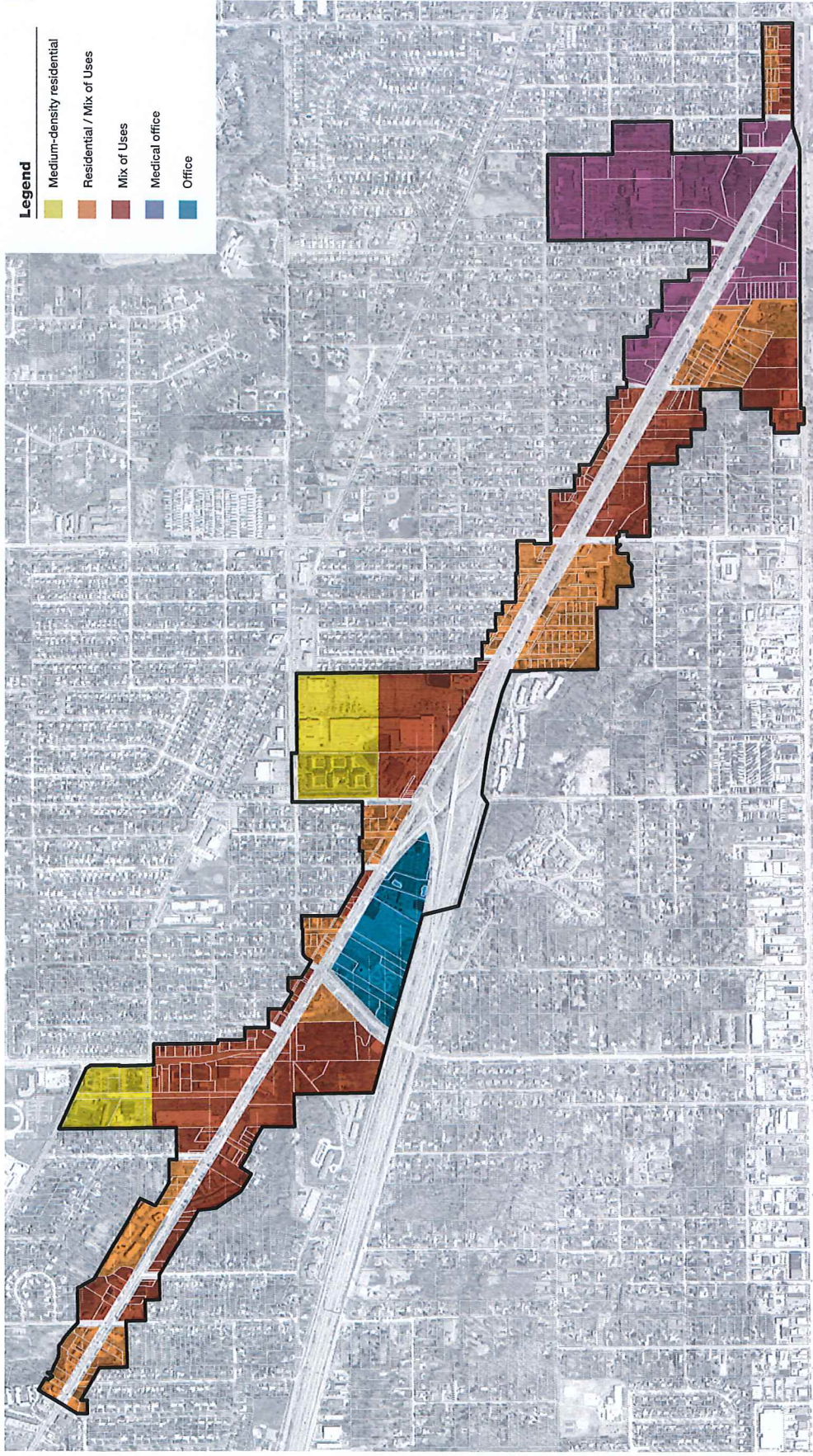


Table 5.1 - Land Use Table

| Land Use Type | Development Intent | Uses (P=Preferred, O=Optional) | | | | | | |
|----------------------------|---|--------------------------------|----|-----|-----|-----|-----|-----|
| | | Max . Height (Stories) | MF | OFF | CIV | RTL | INS | HTL |
| Medium-Density Residential | This area is planned for medium density residential 10-20 u/a. Residential development in this area should be supported by public and green spaces within or adjacent to the development. Residential developments should include sidewalks, street trees, and connections within and outside of the development. | 3 | P | O | | | | |
| Residential / Mix of Uses | This area is planned for a mix of commercial and medium density residential 10-20 u/a. Uses may be vertically or horizontally integrated. The overall mix of commercial to residential should have a residential focus with approximately 60 percent of the area being used for residential. Development in this area should be supported by public and green spaces within or adjacent to the development. | 3 | P | P | O | P | O | O |
| Mix of Uses | This area is planned for a mix of small to medium sized retail, office, and residential uses both vertically and horizontally. Within pedestrian areas, office uses should be encouraged on the second floor while retail uses should be reserved for the first floor and have a strong street presence. These areas should be carefully planned to complement the streetscape and help to create and define the public realm. Development should be connected via a pedestrian network and include carefully integrated public spaces. | 3-5 | P | P | P | P | O | P |
| Medical Office | The presence of Boilsford Hospital is an opportunity for nearby support uses such as professional medical offices and suppliers, laboratories, hotels, restaurants and residential for seniors and special needs residents and guest. Development should be connected via ADA accessible pedestrian network and include carefully integrated public spaces and transit. | 4 | P | P | O | O | P | P |
| Office | The office district will promote larger scale office uses and buildings, typical of corporate headquarters or office parks. These uses should have good connections and visibility to the existing roadway network, especially the M-5 highway. Office uses should integrate with the existing natural areas and provide ample pedestrian connections and public spaces. | 5 | | P | | O | | |

The information presented in this table are recommendations. Design flexibility should be granted as deemed appropriate by the local municipality. The building blocks and preferred uses may slightly vary depending on market and site conditions.

MF Multi-family
 OFF Office
 CIV Civic
 RTL Retail
 INS Institutional
 HTL Hotel



Figure 1.2 - Project Subareas



03 DEVELOPMENT PLAN

DEVELOPMENT AREA E

DESCRIPTION

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

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

PROGRAM

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

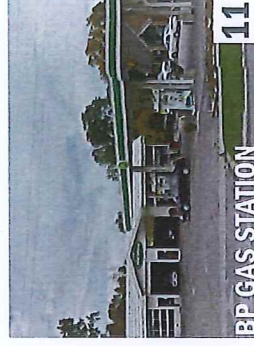


FIGURE 3.15: SUBAREA E - EXISTING CONDITION



03 DEVELOPMENT PLAN

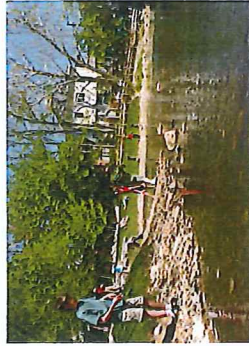
PRINCIPLES - DEVELOPMENT AREA E

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



1. COMPLEMENT THE HISTORIC DOWNTOWN

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



2. LEVERAGE THE ROUGE RIVER AS AN AMENITY FOR DEVELOPMENT

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



3. INTEGRATE RESIDENTIAL INTO THE EXISTING DOWNTOWN

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



4. CREATE A CONTINUOUS SYSTEM OF PEDESTRIAN ORIENTED ENVIRONMENTS

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



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

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



6. CREATE FURTHER OPPORTUNITIES FOR ECONOMIC DEVELOPMENT

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

03 DEVELOPMENT PLAN

DEVELOPMENT AREA

EXISTING CONDITIONS

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

DEVELOPMENT CONCEPT

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

PROGRAM

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

FIGURE 3.16 SUBAREA E - EXISTING CONDITION



FIGURE 3.17: MIXED USE AND RESIDENTIAL CHARACTER IMAGES



03 DEVELOPMENT PLAN

DEVELOPMENT AREA E CONCEPT 1

DEVELOPMENT CONCEPT

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

DEVELOPMENT DATA - CONCEPT 1

| | | | |
|-------------------------|--------------|---------|--------------------------|
| Retail Area: | 8,185 sq.ft. | | |
| M.F. Residential: | 107 d.u. | | |
| <u>Parking Required</u> | | | |
| Retail: | 4/1000 sf. | 33 sp. | <u>Parking Provided</u> |
| Residential: | 1.5/du. | 161 sp. | Surface (Retail): 40 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: CONCEPT 1



DEVELOPMENT AREA E CONCEPT 2

DEVELOPMENT CONCEPT

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

DEVELOPMENT DATA - CONCEPT 2

| | | | |
|--------------------------|-------------------|-------------------------|----------------|
| Retail Area: | +/- 13,500 sq.ft. | | |
| M.F. Residential: | 107 d.u. | | |
| Parking Required | | Parking Provided | |
| 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 Shiawasse 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. Shiawasse River
8. Shiawasse 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





City of Farmington
CivicSight Map

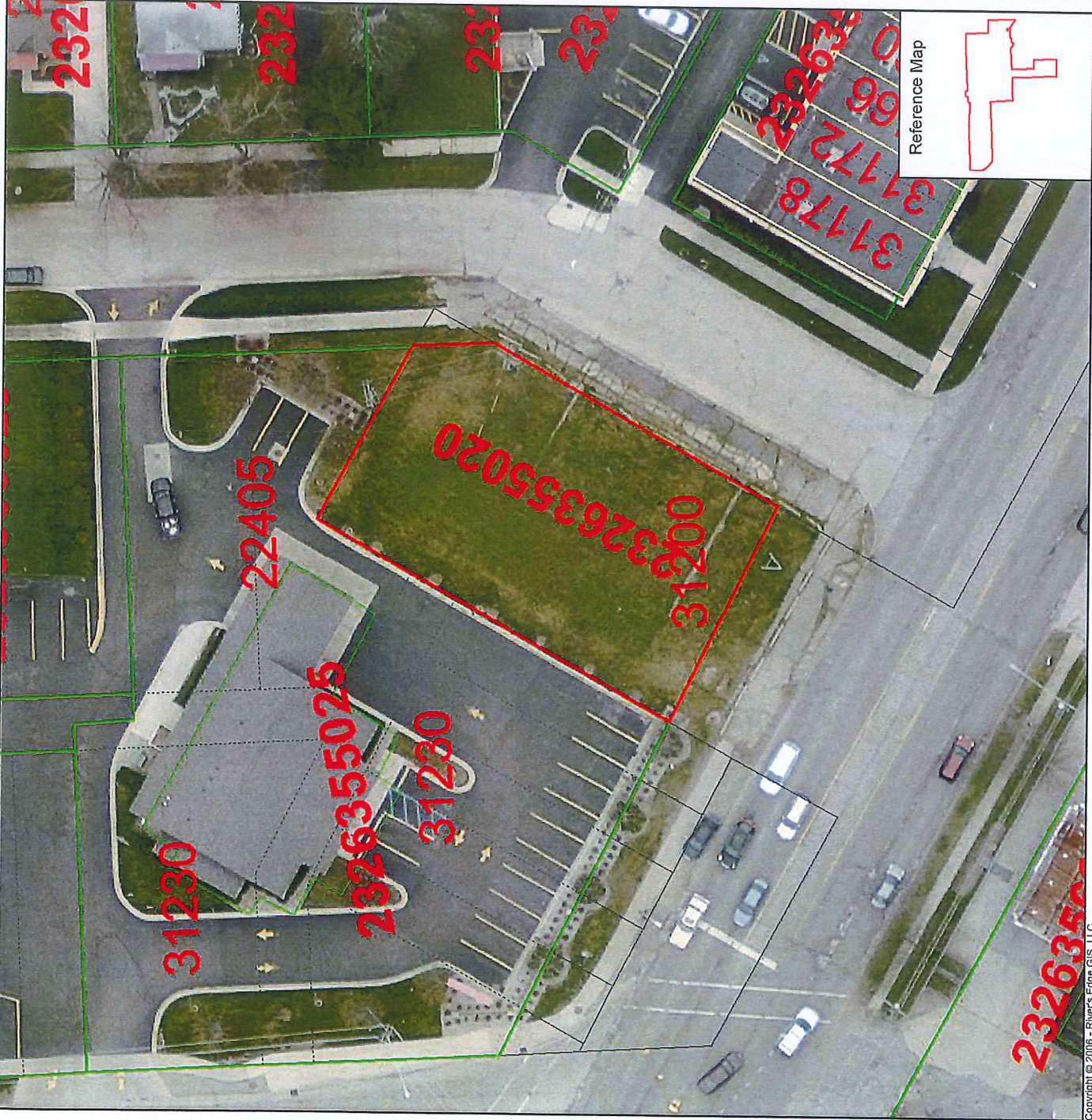
MAP LEGEND:

- CITY BOUNDARY
- / RIVERS-STREAMS
- MULTITENANTBUILDING (Type)
 - BUILT
 - PROPOSED
- COMM. INDUST. BLDGS
- RAPHAEL STREET(POLY)2
- RAPHAEL STREET(POLY)
- PARCELS
- ROADS OUTSIDE FARMINGTON
- RIGHTOFWAY
- MULTITENANTPAVING
 - ROW EXTEND
 - / LOT HISTORY
- OPEN WATER (FEATURETYPE)
 - DetentionPond
 - StreamRiver
 - LakePond
 - Channel
 - SwampMarsh
- 2017 AERIAL PHOTOS (Image)

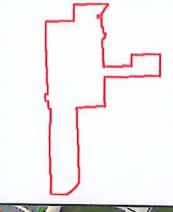


Map Scale: 1 inch = 47 feet
 Map Date: 2/12/2020
 Data Date: February 7, 2020
 Sources: City of Farmington, Oakland County GIS Utility, River's Edge GIS, LLC.

Disclaimer:
 Note: The information provided by this program has been compiled from various sources including aerial photography, GIS data, parcel maps, plats, taxmaps, surveys, and other public records and data. It is provided as a general informational tool and should not be used as a legal document. Users of this data are hereby notified that the information sources mentioned above should be consulted for verification of the information. Once again, USE AT YOUR OWN RISK !!!



Reference Map





City of Farmington
CivicSight Map

MAP LEGEND:

- CITY BOUNDARY
- RIVERS-STREAMS
- MULTITENANTBUILDING (Type)
- BUILT
- PROPOSED
- COMM_INDUST BLDGS
- RAPHAEL STREET(POLY)2
- RAPHAEL STREET(POLY)1
- PARCELS
- ROADS OUTSIDE FARMINGTON
- RIGHTOFWAY
- MULTITENANTPAVING
- ROW EXTEND
- LOT HISTORY
- OPEN WATER (FEATURETYP)
- DetentionPond
- StreamRiver
- LakePond
- Channel
- SwampMarsh

2017 AERIAL PHOTOS (Image)



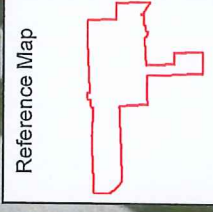
Map Scale: 1 inch = 23 feet

Map Date: 2/12/2020

Data Date: February 7, 2020

Sources: City of Farmington, Oakland County GIS Utility, River's Edge GIS, LLC.

Disclaimer:
Note: The information provided by this program has been compiled from recorded deeds, plats, taxmaps, surveys, and other public records and is not intended to be used as a legal survey. The information is provided for informational purposes only. Users of this data should consult with a professional surveyor for verification of the information. Once again, USE AT YOUR OWN RISK !!!



Reference Map

Building Permit | PB99-13365**Property Information**

20-23-26-355-020

31200 GRAND RIVER
FARMINGTON MI, 48336-4228

Subdivision:

Lot:

Block:

Name Information

Owner: KAJY AND ASSOCIATES, INC

Phone:

Occupant: WASH HUT

Phone:

Applicant:

Phone:

Contractor: Global Alloys, Inc

Phone: (248) 690 9000

Licensee: Global Alloys, Inc

Phone: (248) 690 9000

License Issued: 02/25/1999

License Expires:

Permit Information

Date Issued: 02/25/1999

Date Expires: 02/25/2000

Status: FINALED

Work Description:

Demolition of building - \$10,000. NOTE: Removal is for all structures, including signs.

Stipulations:

Final Inspection | John Koncsol

Status: Completed

Result:

Scheduled:

Completed: 03/15/1999 12:00 AM

Fee Information

| | | | |
|---------------|-----------------------|-----------|--------|
| Other Const. | Value 9,500 to 99,999 | 10,000.00 | 100.00 |
| Miscellaneous | Sewer Cap Inspection | 1.00 | 35.00 |

Property Information

Address: 31200 GRAND RIVER
Owner: KAJY AND ASSOCIATES, INC.

Parcel Number: 20-23-26-355-020

Bond Information

| | | | |
|---------------|-------------------------|--|----------------|
| Bond: | B13294 | Type: | Cash |
| Status: | Returned | | |
| Date Opened: | 02/25/1999 | Entered by: | |
| Date Closed: | 03/18/1999 | <input type="checkbox"/> Ready to return | |
| Date Expires: | / / | <input type="checkbox"/> Can expire | |
| Bond Holder: | Global Alloys, Inc | View... | Target Amount: |
| | Original Holder Info... | | |

BOND SUMMARY:

| | | |
|--------------|----------|----------------|
| Held: | \$0.00 | 1. Deposit.. |
| Returned: | \$250.00 | 2. Refund... |
| Forfeited: | \$0.00 | 3. Forfeit... |
| Transferred: | \$0.00 | 4. Transfer... |

Comments...
Attachments...
Linked Names...

Comment: PARCEL: 20-23-26-355-020
ADDRESS: 31200 GRAND RIVER
RECEIVED BY: CHRIS
COLLECTED FROM: GLOBAL ALLOYS, INC
CHECK #: V#94416
RETURNED BY: CITY HALL
RETURNED TO: GLOBAL ALLOYS, INC.
AMOUNT RETURNED: \$250.00

Building Department
 Phone: (248) 474-5500

23600 Liberty Street
 Fax: (248) 473-7261

Farmington, MI 48335
 Hours: Monday-Friday 8:30 am - 4:30 pm

31200 GRAND RIVER
 20-23-26-355-020

Location

WASH HUT
 c/o: KAJY AND ASSOCIATES, INC
 2855 OAKBROOKE LN
 WEST BLOOMFIELD MI 48323

Occupant
 Owner

Issued: 02/25/99 Expire Date: 02/25/00

**PLEASE CALL (248) 474-5500
 FOR AN INSPECTION 24 HOURS IN ADVANCE**

Global Alloys, Inc
 PO Box 99237
 Troy MI 48098

Contractor

(248) 690 9000

Work Description: Demolition of building - \$10,000. NOTE: Removal is for all structures, including signs.

Stipulations:

| Permit Item | Work Type | Item Total |
|-----------------------|---------------|------------|
| Value 9,500 to 99,999 | Other Const. | \$100.00 |
| Sewer Cap Inspection | Miscellaneous | \$35.00 |

Fee Total: \$135.00
Amount Paid: \$135.00

Balance Due: \$0.00

 Building Official or Permit Clerk

I agree this permit is only for the work described, and does not grant permission for additional or related work which requires separate permits. I understand that this permit will expire, and become null and void if work is not started within 180 days, or if work is suspended or abandoned for a period of 180 days at any time after work has commenced; and, that I am responsible for assuring all required inspections are requested in conformance with the applicable code. I hereby certify that the proposed work is authorized by the owner, and that I am authorized by the owner to make this application as his authorized agent. I agree to conform to all applicable laws of the State of Michigan and the local jurisdiction. All information on the permit application is accurate to the best of my knowledge.

Payment of permit fee constitutes acceptance of the above terms.

31200 GRAND RIVER FARMINGTON, MI 48336 (Property Address)

Parcel Number: 20-23-26-355-020 Account Number: 0003-00995-01-1

UB Customer Name: HUT, WASH

Summary Information

> Assessed Value: \$37,430 | Taxable Value: \$35,570 > Property Tax information found
 > Utility Billing information found

No Images Found

Parcel is Vacant

Owner and Taxpayer Information

Owner KAJY AND ASSOCIATES, INC. **Taxpayer** SEE OWNER INFORMATION
 7465 MUERDALE
 WEST BLOOMFIELD, MI 48322-3300

General Information for Tax Year 2019

| | | | |
|----------------------------|----------------------------|---------------------------------|-----------------------|
| Property Class | 202 Bus Vac | Unit | 20 City of Farmington |
| School District | FARMINGTON PUBLIC SCH DIST | Assessed Value | \$37,430 |
| ITOnly | POST | Taxable Value | \$35,570 |
| PPBusCode | 0 | State Equalized Value | \$37,430 |
| User Alpha 1 | Not Available | Date of Last Name Change | 07/21/2015 |
| User Alpha 3 | Not Available | Notes | Not Available |
| Historical District | No | Census Block Group | No Data to Display |
| User Alpha 2 | Not Available | Exemption | No Data to Display |

Principal Residence Exemption Information

Homestead Date No Data to Display

| Principal Residence Exemption | June 1st | Final |
|-------------------------------|----------|----------|
| 2020 | 0.0000 % | - |
| 2019 | 0.0000 % | 0.0000 % |

Previous Year Information

| Year | MBOR Assessed | Final SEV | Final Taxable |
|------|---------------|-----------|---------------|
| 2018 | \$37,430 | \$37,430 | \$34,740 |
| 2017 | \$34,030 | \$34,030 | \$34,030 |
| 2016 | \$34,030 | \$34,030 | \$34,030 |

Land Information

| | | | |
|--------------------------------|---------------------------|---|--------------------|
| Zoning Code | C2 | Total Acres | 0.217 |
| Land Value | \$74,860 | Land Improvements | \$0 |
| Renaissance Zone | No | Renaissance Zone Expiration Date | No Data to Display |
| ECF Neighborhood | ECF CLV COMMERCIAL VACANT | Mortgage Code | 00000 |
| Lot Dimensions/Comments | No Data to Display | Neighborhood Enterprise Zone | No |

| Lot(s) | Frontage | Depth |
|---------------------------------|----------|---------------------------------|
| Lot 1 | 75.00 ft | 126.18 ft |
| Total Frontage: 75.00 ft | | Average Depth: 126.18 ft |

Legal Description

T1N, R9E, SEC 26 PART OF SW 1/4 BEG AT PT IN CEN LINE US-16 HWY DIST S 60-00-00 E 231.30 FT FROM W SEC LINE, TH N 30-00-00 E 183 FT, TH S 60-00-00 E 63 FT TO SE COR OF LOT 113 OF 'FLORAL PARK' TH SLY 22.47 FT TO STREET LINE, TH S 30-00-00 W 164 FT, TH N 60-00-00 W 75 FT TO BEG EXC SWLY 55.30 FT

IN US-16 HWY 0.19 A

Land Division Act Information

| | | | |
|----------------------------|--------------------|-------------------------------|---------------|
| Date of Last Split/Combine | No Data to Display | Number of Splits Left | 0 |
| Date Form Filed | No Data to Display | Unallocated Div.s of Parent | 0 |
| Date Created | No Data to Display | Unallocated Div.s Transferred | 0 |
| Acreage of Parent | 0.00 | Rights Were Transferred | Not Available |
| Split Number | 0 | Courtesy Split | Not Available |
| Parent Parcel | No Data to Display | | |

Sale History

| Sale Date | Sale Price | Instrument | Grantor | Grantee | Terms of Sale | Liber/Page |
|------------|--------------|------------|---------------|------------------------|---------------|------------|
| 05/18/1995 | \$350,000.00 | LC | CHAE BOK SOON | KAJY & ASSOCIATES, INC | 1-ValidSale | |

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