



**Special City Council Meeting
7:00 PM, MONDAY, OCTOBER 3, 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. CIVIC THEATER

A. Consideration to Approve Request for Civic HVAC Unit

5. TRAFFIC CONTROL ORDERS

**A. Consideration to Amend Traffic Control Order - Shiawassee
Between Grand River and Farmington Road**

**B. Consideration to Amend Traffic Control Order - No Overnight
Parking in State Street Municipal Lot**

**C. Consideration to Amend Traffic Control Order - Terminate
Prohibited Parking on Mayfield Street, School Street and State
Street**

**D. Amend Traffic Control Order - Thomas Street Parking Between
Warner Street and School Street**

6. CONSIDERATION TO ADOPT 2016 RECREATION MASTER PLAN

A. Review and Consideration of 2016 Recreation Master Plan

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

8. OTHER BUSINESS

9. COUNCIL COMMENT

10. CLOSED SESSION - LAND ACQUISITION

11. ADJOURNMENT

Motion To Adjourn

**Farmington City Council
Staff Report**
Council Meeting Date:
October 3, 2016

**Reference
Number
(ID # 2268)**
Submitted by: David Murphy, City Manager

Description: Consideration to Approve Request for Civic HVAC Unit

Requested Action:

Move to approve the quote from Quality Heating and Cooling of \$11,135 to replace a portion of the Civic Theater rooftop HVAC system.

Background:

The Civic Theater has a three-year plan to replace its 25-year old rooftop HVAC units -- one unit per year for the next three years. The units have become costly to maintain.

The project was bid out and the Civic received three bids. Civic Manager Scott Freeman, would like to award the bid to Quality Heating and Cooling who came in at \$11,135. Two bids came in around this price and the other was about \$8,000 more.

Agenda Review
Review:

David M. Murphy Completed 09/30/2016 1:24 PM

City Manager Completed 09/30/2016 1:25 PM

City Council Pending 10/03/2016 7:00 PM



QUALITY
HEATING & COOLING, INC.
 FOR ALL YOUR HEATING AND COOLING NEEDS

38291 Schoolcraft Road, Suite 101
 Livonia, Michigan 48150
 (734) 591-3310 • Fax (734) 591-5545
 www.qualityheatinginc.com

PROPOSAL SUBMITTED TO Farmington Civic Theatre	PHONE (248) 302-3090	DATE September 26, 2016
STREET 23600 Liberty	JOB NAME sfreeman@farmgov.com	
CITY, STATE, AND ZIP CODE Farmington, MI 48335	JOB LOCATION 33332 Grand River, Farmington Hills	

We hereby submit specifications and estimates for:

Proposal

- Bryant 580JP12D224 10 ton roof top unit with economizer (no curb adaptor needed for Bryant unit)
- Duct smoke detector
- Commercial thermostat with lock box
- Gas & electric reconnects
- Material
- Labor
- Permits
- Recovery of old refrigerant
- Disposal of old unit
- Crane
- Manufacturer's 10 year warranty on heat exchanger
- Manufacturer's 5 year warranty on compressor
- 1 year warranty on parts and labor

Total \$11,135.00 each



Customer is responsible for existing electrical and plumbing to pass local code.

We Propose hereby to furnish material and labor — complete in accordance with above specifications, for the sum of:
 See above _____ dollars (\$) See Above

Payment to be made as follows: Job Billed : Net 30 days

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Authorized Signature Todd Berry

Note: This proposal may be withdrawn by us if not accepted within _____ days.

Acceptance of Proposal — The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____

Date of Acceptance: _____

Signature _____

Attachment: Quality Heating & Cooling quote (2268 : Consideration to Approve Request for Civic HVAC Unit)



DIVERSIFIED
HEATING & COOLING, INC

20789 PARKER STREET
FARMINGTON HILLS, MI 48336

(248) 473-5690
FAX (248) 473-0422

May 31, 2016

Farmington Civic Theater
23600 Liberty St.
Farmington, Michigan 48335

ATTN: MR. SCOTT FREEMAN

RE: QUOTE FOR REPLACING ONE ROOF TOP UNIT AT FARMINGTON CIVIC THEATER

SIR:

After a job site survey, calculating the size requirement, discussions with you, we are pleased to present our proposal as specified below.

LABOR AND MATERIALS PROPOSED:

1. Furnish and install one Carrier heating and air conditioning unit of same size to replace a existing Carrier unit with a faulty heat exchanger including; removing the existing unit from site, reclaiming the refrigerant, rigging & setting of equipment, installing the new RTU in the same place, adding economizer, smoke detector, modify gas piping and electrical power wiring to match new RTU, revise ductwork on roof as needed to match new RTU, permits, check, test, and start upon completion.
2. DHC provides a One year parts and replacement labor warranty for defective parts, and a One year labor warranty for all equipment furnished and installed.

INVESTMENTS FOR THE ABOVE IMPROVEMENT \$ 19,174.00

NOT INCLUDED: Guard rail, safety disconnects, painting, asbestos abatement, air balance, or noise abatement.

Thank you for the opportunity to quote on your heating and air conditioning requirements. If there are any questions, please advise.

Best regards,

DIVERSIFIED HEATING & COOLING, INC.

H. Edward Bartram
H. EDWARD BARTRAM PRESIDENT

I/We agrees to pay for the above equipment and installation, the total sum of \$ _____

ACCEPTED BY: _____ DATE: _____

cc:2016CR4



www.DiversifiedHtg.com



**Farmington City Council
Staff Report**
Council Meeting Date:
October 3, 2016

**Reference
Number
(ID # 2267)**
Submitted by: Frank Demers, Director of Public Safety

Description: Consideration to Amend Traffic Control Order - Shiawassee Between Grand River and Farmington Road

Requested Action:

 Adopt Resolution to Amend Traffic Control Order - Shiawassee Road
 Approve Plan to re-stripe Shiawassee Road and add parking lane

Background:

City administration was approached by a number of concerned Shiawassee Street residents regarding a plan to calm traffic between Grand River Avenue and Farmington Road (west intersection). The plan called for adjusting the location of the double yellow lane divider and implementing a parking lane on the north side of Shiawassee between Grand River and Farmington Road. The narrowing of the roadway by moving the double yellow lane divider south approximately five (5) feet and striping the roadway to include a parking lane will likely have a positive impact on calming traffic speed. The designated parking lane will also offer additional untimed parking in the downtown area.

City Administration recommends approval of the attached resolution formally approving the proposed traffic control order amendment. The traffic control order will take effect when the "No Parking" signs are removed/relocated.

Agenda Review
Review:

Frank Demers	Completed	09/29/2016 11:03 AM
City Manager	Pending	
City Council Pending		10/03/2016 7:00 PM

CITY OF FARMINGTON
OAKLAND COUNTY, MICHIGAN

RESOLUTION NO.

**A RESOLUTION OF THE FARMINGTON CITY COUNCIL TO AMEND TRAFFIC
CONTROL ORDERS**

The Farmington City Council resolves that the Traffic Control Order issued by the Director of Public Safety of the City Of Farmington, dated February 1972, is hereby amended as follows: as provided for in Section 28-1153 of the Uniform Traffic Code, as adopted in Section 31-51 of the City Code of the City Of Farmington, and Section 31-60 of the City Code of the City of Farmington.

Chapter 5 – PROHIBITED PARKING ANYTIME

AMEND:

Section 5.30 - Shiawassee

- (a) North side from Grand River to Glenview Street (west)

AMEND:

Section 5.30- Shiawassee

- (b) North side from the east drive of 33400 Shiawassee (First Baptist Church) west of Farmington Road (west) to Power Road (east)

RESULT:
MOVER:
SECONDER:
AYES:

I, Susan K. Halberstadt, duly authorized City Clerk for the City of Farmington do hereby certify that the foregoing is a true and correct copy of a motion adopted by the Farmington City Council at a regular meeting held on this _____ day of _____ 2015, in the City of Farmington, Oakland County, Michigan.

Susan K. Halberstadt, City Clerk

**Farmington City Council
Staff Report**
Council Meeting Date:
October 3, 2016

**Reference
Number**
Submitted by: Frank Demers, Director of Public Safety

Description: Consideration to Amend Traffic Control Order - No Overnight Parking in State Street Municipal Lot

Requested Action:

Adopt Resolution to implement no overnight parking in the municipal lot south of State Street

Background:

In an effort to better manage the available parking in Downtown Farmington, the parking committee is recommending the implementation of no overnight parking in the municipal parking lot south of State Street between Farmington Road and Liberty Street. City Administration recommends approval of the resolution formally approving the proposed traffic control order amendment.

The traffic control order will take effect when no overnight parking signs are installed.

Agenda Review
Review:
Frank Demers Completed 09/28/2016 3:23 PM
City Manager Pending
City Council Pending 10/03/2016 7:00 PM

RESOLUTION NO. (ID # 2266)
CITY OF FARMINGTON
OAKLAND COUNTY, MICHIGAN

RESOLUTION NO.

**A RESOLUTION OF THE FARMINGTON CITY COUNCIL TO AMEND TRAFFIC
CONTROL ORDERS**

The Farmington City Council resolves that the Traffic Control Order issued by the Director of Public Safety of the City Of Farmington, dated February 1972, is hereby amended as follows: as provided for in Section 28-1153 of the Uniform Traffic Code, as adopted in Section 31-51 of the City Code of the City Of Farmington, and Section 31-60 of the City Code of the City of Farmington.

ADD:

Section 14.6 - Municipal lot south of State Street between Farmington Road and Liberty Street

(a) No overnight parking

RESULT:

MOVER:

SECONDER:

AYES:

I, Susan K. Halberstadt, duly authorized City Clerk for the City of Farmington do hereby certify that the foregoing is a true and correct copy of a motion adopted by the Farmington City Council at a regular meeting held on this _____ day of _____ 2015, in the City of Farmington, Oakland County, Michigan.

Susan K. Halberstadt, City Clerk

CITY OF FARMINGTON
OAKLAND COUNTY, MICHIGAN

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ADD:

Section 14.6 – Municipal lot south of State Street between Farmington Road and Liberty Street

(a) No overnight parking

RESULT:
MOVER:
SECONDER:
AYES:

I, Susan K. Halberstadt, duly authorized City Clerk for the City of Farmington do hereby certify that the foregoing is a true and correct copy of a motion adopted by the Farmington City Council at a regular meeting held on this _____ day of _____ 2015, in the City of Farmington, Oakland County, Michigan.

Susan K. Halberstadt, City Clerk

**Farmington City Council
Staff Report**
Council Meeting Date:
October 3, 2016

**Reference
Number**
Submitted by: Frank Demers, Director of Public Safety

Description: Consideration to Amend Traffic Control Order - Terminate Prohibited Parking on Mayfield Street, School Street and State Street

Requested Action:

Adopt resolution to terminate prohibited parking on Mayfield Street, School Street and State Street.

Background:

In an effort to better manage the available parking in Downtown Farmington, the parking committee is recommending that the following prohibited parking restrictions be terminated to allow for additional untimed parking:

Mayfield Street - West side from Grand River Avenue to Slocum Street

School Street: East side from Thomas Street to Grand River Avenue

State Street: South Side from Farmington Road to Liberty Street.

City Administration recommends approval of the attached resolution formally approving the proposed traffic control order amendment.

The traffic control order will take effect when the prohibited parking signs are removed and parking spaces painted.

Agenda Review
Review:
Frank Demers Completed 09/28/2016 3:02 PM
City Manager Pending
City Council Pending 10/03/2016 7:00 PM

RESOLUTION NO. (ID # 2265)
CITY OF FARMINGTON
OAKLAND COUNTY, MICHIGAN

RESOLUTION NO.

A RESOLUTION OF THE FARMINGTON CITY COUNCIL TO AMEND TRAFFIC CONTROL ORDERS

The Farmington City Council resolves that the Traffic Control Order issued by the Director of Public Safety of the City Of Farmington, dated February 1972, is hereby amended as follows: as provided for in Section 28-1153 of the Uniform Traffic Code, as adopted in Section 31-51 of the City Code of the City Of Farmington, and Section 31-60 of the City Code of the City of Farmington.

Chapter 5 - PROHIBITED PARKING ANYTIME

DELETE:

Section 5.19 - Mayfield Street

- (a) West side of Mayfield from Grand River to Slocum

DELETE:

Section 5.29 - School Street

- (a) East side from Thomas Street, south to Grand River Avenue

AMEND:

Section 5.32 - State Street

- (a) South side from Farmington Road to Liberty (fire route)

RESULT:

MOVER:

SECONDER:

AYES:

I, Susan K. Halberstadt, duly authorized City Clerk for the City of Farmington do hereby certify that the foregoing is a true and correct copy of a motion adopted by the Farmington City Council at a regular meeting held on this _____ day of _____ 2015, in the City of Farmington, Oakland County, Michigan.

Susan K. Halberstadt, City Clerk

CITY OF FARMINGTON
OAKLAND COUNTY, MICHIGAN

RESOLUTION NO.

**A RESOLUTION OF THE FARMINGTON CITY COUNCIL TO AMEND TRAFFIC
CONTROL ORDERS**

The Farmington City Council resolves that the Traffic Control Order issued by the Director of Public Safety of the City Of Farmington, dated February 1972, is hereby amended as follows: as provided for in Section 28-1153 of the Uniform Traffic Code, as adopted in Section 31-51 of the City Code of the City Of Farmington, and Section 31-60 of the City Code of the City of Farmington.

Chapter 5 – PROHIBITED PARKING ANYTIME

DELETE:

Section 5.19 – Mayfield Street

- (a) West side of Mayfield from Grand River to Slocum

DELETE:

Section 5.29 – School Street

- (a) East side from Thomas Street, south to Grand River Avenue

AMEND:

Section 5.32 - State Street

- (a) South side from Farmington Road to Liberty (fire route)

RESULT:
MOVER:
SECONDER:
AYES:

I, Susan K. Halberstadt, duly authorized City Clerk for the City of Farmington do hereby certify that the foregoing is a true and correct copy of a motion adopted by the Farmington City Council at a regular meeting held on this _____ day of _____ 2015, in the City of Farmington, Oakland County, Michigan.

Susan K. Halberstadt, City Clerk

**Farmington City Council
Staff Report**
Council Meeting Date:
October 3, 2016

**Reference
Number**
Submitted by: Frank Demers, Director of Public Safety

Description: Amend Traffic Control Order - Thomas Street Parking Between Warner Street and School Street

Requested Action:

Adopt Resolution to Amend Traffic Control Order - Thomas Street Parking

Background:

In an effort to better manage the available parking in Downtown Farmington, the parking committee is recommending that the parking restrictions on the north side of Thomas Street between Warner Street and School Street be terminated to allow for untimed parking in this area. City Administration recommends approval of the attached resolution formally approving the proposed traffic control order amendment.

The traffic control order will take effect when No Parking signs are removed and parking spaces painted.

Agenda Review
Review:
Frank Demers **Completed** **09/28/2016 2:36 PM**
City Manager **Pending**
City Council Pending **10/03/2016 7:00 PM**

RESOLUTION NO. (ID # 2264)
CITY OF FARMINGTON
OAKLAND COUNTY, MICHIGAN

RESOLUTION NO.

A RESOLUTION OF THE FARMINGTON CITY COUNCIL TO AMEND TRAFFIC CONTROL ORDERS

The Farmington City Council resolves that the Traffic Control Order issued by the Director of Public Safety of the City Of Farmington, dated February 1972, is hereby amended as follows: as provided for in Section 28-1153 of the Uniform Traffic Code, as adopted in Section 31-51 of the City Code of the City Of Farmington, and Section 31-60 of the City Code of the City of Farmington.

Chapter 4 - PARKING REGULATIONS

AMEND:

Section 4.9 - Thomas Street

- (a) South side to a point 45 feet east from the east edge of the sidewalk of Farmington Road spanning an area of 40 feet behind 23704 Farmington Road and 33338 Grand River Avenue "15 Minute Loading Zone"
- (b) South side along the north curb of the island located in the municipal lot behind 33316 Grand River Avenue "15 Minute Loading Zone"

Chapter 5 - PROHIBITED PARKING ANYTIME

DELETE:

Section 5.33 - Thomas Street

- (c) North side from School Street, 125 feet west

RESULT:
MOVER:
SECONDER:
AYES:

I, Susan K. Halberstadt, duly authorized City Clerk for the City of Farmington do hereby certify that the foregoing is a true and correct copy of a motion adopted by the Farmington City Council at a regular meeting held on this _____ day of _____ 2015, in the City of Farmington, Oakland County, Michigan.

Susan K. Halberstadt, City Clerk

CITY OF FARMINGTON
OAKLAND COUNTY, MICHIGAN

RESOLUTION NO.

**A RESOLUTION OF THE FARMINGTON CITY COUNCIL TO AMEND
TRAFFIC CONTROL ORDERS**

The Farmington City Council resolves that the Traffic Control Order issued by the Director of Public Safety of the City Of Farmington, dated February 1972, is hereby amended as follows: as provided for in Section 28-1153 of the Uniform Traffic Code, as adopted in Section 31-51 of the City Code of the City Of Farmington, and Section 31-60 of the City Code of the City of Farmington.

Chapter 4 – PARKING REGULATIONS

AMEND:

Section 4.9 - Thomas Street

- (a) South side to a point 45 feet east from the east edge of the sidewalk of Farmington Road spanning an area of 40 feet behind 23704 Farmington Road and 33338 Grand River Avenue "15 Minute Loading Zone"
- (b) South side along the north curb of the island located in the municipal lot behind 33316 Grand River Avenue "15 Minute Loading Zone"

RESULT:
MOVER:
SECONDER:
AYES:

I, Susan K. Halberstadt, duly authorized City Clerk for the City of Farmington do hereby certify that the foregoing is a true and correct copy of a motion adopted by the Farmington City Council at a regular meeting held on this _____ day of _____ 2015, in the City of Farmington, Oakland County, Michigan.

Susan K. Halberstadt, City Clerk

**Farmington City Council
Staff Report**
Council Meeting Date:
October 3, 2016

**Reference
Number
(ID # 2249)**
Submitted by: Kevin Christiansen, Economic Community Development Director

Description: Review and Consideration of 2016 Recreation Master Plan

Requested Action:

Consideration of Resolution to Adopt 2016 Recreation Master Plan

Background:

The Planning Commission discussed and reviewed the attached City of Farmington 2016 Recreation Master Plan final draft at their June 13, 2016 meeting, and held the required public hearing at their July 11, 2016 meeting. At that time, the Commission recommended forwarding the plan to City Council for their review and consideration for adoption.

The requested action of City Council is to adopt the resolution to approve the City of Farmington 2016 Recreation Master Plan.

Attachments

Agenda Review
Review:

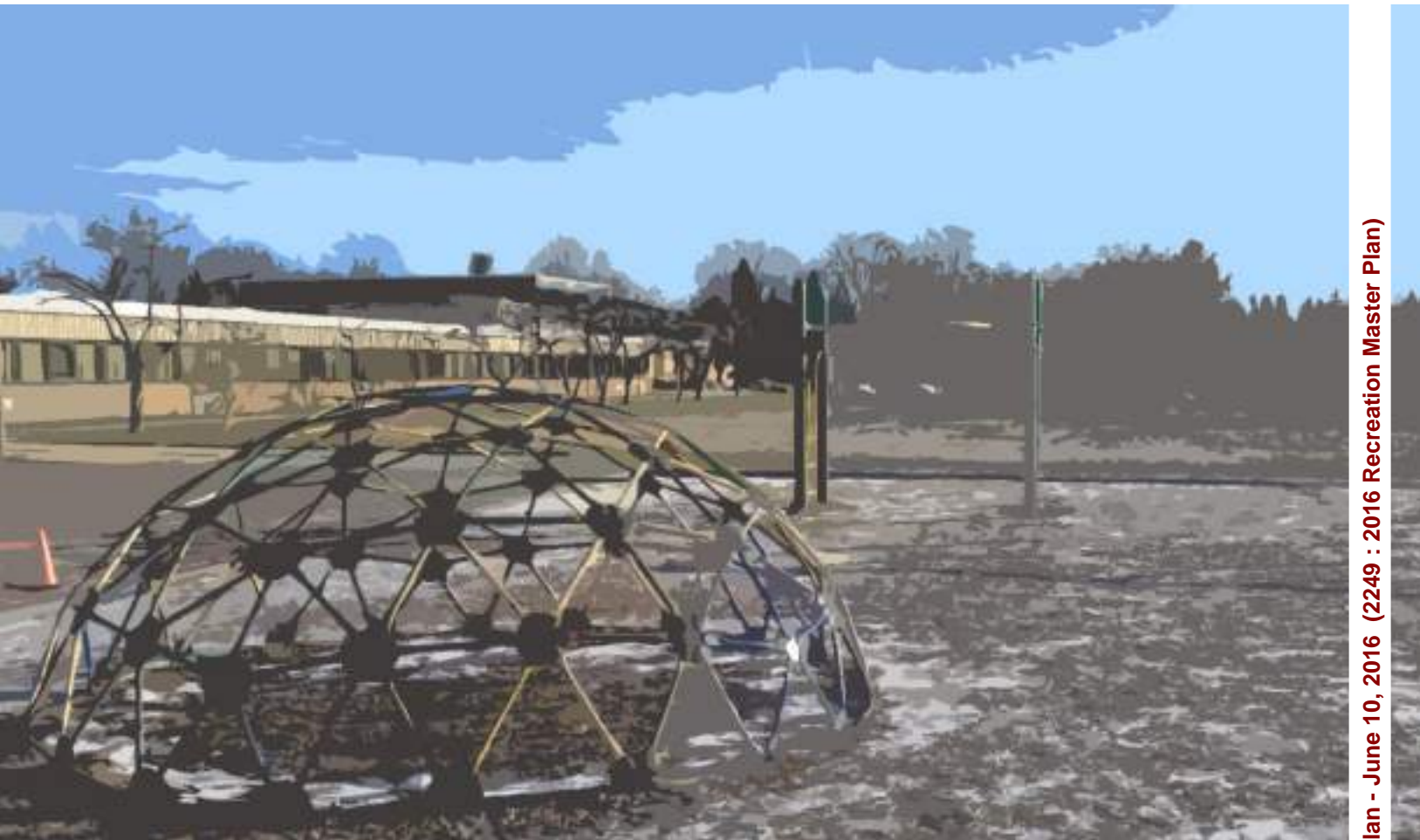
Kevin Christiansen	Skipped	09/06/2016 11:29 AM
City Manager	Skipped	09/06/2016 11:29 AM
City Council Completed		09/06/2016 6:30 PM
City Council Pending		10/03/2016 7:00 PM

CITY OF FARMINGTON

2016 RECREATION MASTER PLAN



Attachment: Revised Draft Recreation Master Plan - June 10, 2016 (2249 : 2016 Recreation Master Plan)



Acknowledgements

Recreation Committee Endorsement:

Planning Commission Endorsement:

City Council Adoption:

City Council

William E. Galvin, Mayor
 Steven G. Schneemann, Mayor Pro Tem
 Sara Bowman
 Grep P. Cowley
 Jeffrey Scott

Recreation Master Plan Committee

Councilman Jeff Scott
 Commissioner Paul Buyers
 Annette Knowles
 Micki Skrzycki
 Jon Barber

City Staff

Kevin P. Christiansen, Director ECD
 David Murphy, City Manager
 Lisa McGill

Planning Consultants



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1.0

OVERVIEW

RECREATION MASTER PLAN

The Recreation Master Plan provides guidance for decision-makers for future improvements and development of parks, recreational facilities, and programming which serve Farmington's residents and visitors. In accordance with the State of Michigan's five-year cycle for recreation planning, this 2016 update provides an evaluation of the overall Farmington parks and recreation system to determine where improvements can be made as envisioned by the City. The plan is written in accordance with the Michigan Department of Natural Resources standards and planning principles to:

- Create a plan that guides development that is coordinated, adjusted, harmonious, efficient, and economical and that best promotes public health, safety, morals, order, convenience, prosperity, and general welfare;
- At least every five years, review the plan to determine whether to amend or adopt a new master plan;
- Make careful and comprehensive surveys of present conditions and future growth;
- Consult with representatives of adjacent local units of government to avoid planning conflicts;
- Cooperate with all departments of state and federal governments, and public agencies to seek the maximum coordination of local programs with appropriate agencies.

The Michigan Department of Natural Resources (DNR) provides financial assistance through its recreation grants program to communities within the State of Michigan that want to acquire land for parks and open spaces or that want to develop recreation facilities. To be eligible to apply for grants through the MDNR, a community must have an approved, five-year recreation plan on file with Grants Management of the DNR that meets the eligibility requirements of the Natural Resources Trust Fund Act (Part 19 of 1994 PA 451).

RECREATION PLAN

The last update of the Farmington Recreation Master Plan occurred in 2005. The 2016 update includes an evaluation of parks, facilities and programming to update the City's action plan and determine where future improvements should be made.

Preparation of this recreation master plan (RMP) involved the following parties:

- **Elected officials:** The Farmington City Council provided policy direction and final approval.
- **Appointed officials:**
 - The Farmington Planning Commission provided review of land use plans and capital spending.
 - An ad hoc Recreation Master Plan Update Committee was appointed by City Council.
- **The RCM Committee**, includes representatives from the following organizations/groups:
 - Planning Commission, Zoning Board of Appeals, City of Farmington Hills recreation administration, Farmington Public Schools, Mayor's Youth Council, and two members from the Farmington residential community (one representative and one alternate). A resident of the City of Farmington also participated as an ex-officio member. Members of all of the City's Boards, Commissions and Committees serve on a volunteer basis.
- **City staff:** The City Manager, Assistant City Manager and Director of Economic and Community Development were the primary staff members involved in updating the Master Plan.
- **Public:** The general public was informed by newspaper advertisements and an online announcement of a public hearing to consider the draft Recreation Master Plan.

2.0

PLANNING AND ADMINISTRATION

The planning process followed the State guidelines and resulted in a number of solicited input and public comments. This highly participatory process produced a Plan that reflects the needs and ideas of those who make use of the area's parks and recreation facilities. The planning process followed is outlined below.

2.1 Planning Process

Task One COMMUNITY DESCRIPTION

The process began with an update to the city's physical and social characteristics. These features include location, land use, natural features, and a description of the transportation network as well as population features including age distribution, people with physical disabilities, employment and income.

Task Two RECREATION INVENTORY

The recreation inventory included site visits and written descriptions of recreation facilities in the township including public parks, schools, and private facilities. The information includes acreage, barrier-free accessibility, types of equipment and other descriptions of the physical attributes. A list of other parks that are available to city residents through Oakland County, State of Michigan and neighboring municipalities is also included. Non-public recreation facilities in the township and county are listed as well.

Task Three PUBLIC PARTICIPATION

A public open house was held on March 31st, 2016, to gain input from the general public. In addition, a public hearing was held by the City Council before adoption on May 9th, 2016. See *Appendix B: Public Involvement* for a summary of public comments received.

Upon completion of the analysis, goals and objectives were determined to provide guidance for the development of the Action Program. This created the five-year plan and offers a checklist of what action is to be accomplished, when and where it will occur, who will accomplish it, how much it will cost, and potential funding sources

Task Four ANALYSIS

Based on the data collected from the first three tasks, information was analyzed in accordance with national and state standards and guidelines, local needs, the experience of staff and consultants, the desires of the residents, and potential funding sources.

Task Five ACTION PROGRAM

Upon completion of the analysis, goals and objectives were determined to provide guidance for the development of the Action Program. This created the five-year plan and offers a checklist of what action is to be accomplished, when and where it will occur, who will accomplish it, how much it will cost, and potential funding sources.

Task Six PLAN COMPLETION AND ADOPTION

Once consensus was reached among city officials, a public hearing was held to present the plan and to solicit public input prior to adoption. The Plan was available for public review for one month prior to adoption. Based on public comments, the Plan was revised and the document was adopted by the City Council. See *Appendix D: Adoption and Transmittal Information* for adoption documentation.

2.2 Administrative Structure and Funding

The City of Farmington's Charter does not require a park or a recreation department, nor has the City Council established such departments, preferring to retain the policy making function and leave the administration to the City Manager. Various service delivery alternatives have been employed as the community moved through different phases of development. During the fifties and sixties, the City operated an independent program. After the City of Farmington Hills was chartered in 1973, the two cities operated a combined program under the guidance of a joint recreation commission. Since 1977, the City has purchased program services from the City of Farmington Hills. Residents of Farmington and Farmington Hills are eligible to participate in these jointly funded programs.

As a result of the joint funding of recreation programs and administration by Farmington and Farmington Hills, there is extensive and ongoing consultation between the cities regarding recreation programs, activities and facilities. However, park and facility development and maintenance has continued as a direct responsibility of the City under the direction of the City Manager and the oversight of the City Council.

Other citizen boards are also concerned with policies relating to the parks and recreation department. They are the Arts Commission and the Commission on Aging, both jointly responsible to cities of Farmington and Farmington Hills, and the Historical Commission. The latter is directly responsible for the physical maintenance and program development of the City's historical museum, the Governor Warner Mansion.

The jointly funded recreation program is regularly reviewed by the city administration and annually reviewed by the City's Planning Commission and City Council. These reviews are conducted in addition to the ongoing assessment and utilization reviews performed by the City of Farmington Hills Department of Special Services staff, which administers the recreational programs of both communities.

The budgets of the last several years indicate that the city has maintained an active concern for recreation. *Table 1: Recreation and Cultural Services Budget* below shows the budget history for the past three fiscal years. The figures include both capital and operating expenses, which accounts for the fluctuation from year to year. The recreation services column consists of the service fee paid to Farmington Hills, plus operating supplies and utility fees. The park column includes capital expenses for equipment and facilities plus the personnel costs for ongoing maintenance and supervision.

Table 1: Recreation and Cultural Services Budget					
Description	2013-14 Actual	2014-15 Actual	2015-16 Amended Budget	2015-16 Projected Activity	2016-17 Manager Proposed
Parks	166,519	287,464	372,701	318,928	349,424
Recreation Services	239,991	245,683	261,891	261,356	259,122
Farmer's Market	27,901	44,668	47,569	56,584	52,600
Historical Commission	578	20	2,400	2,900	2,905
Governor Warner Mansion	61,556	48,197	140,939	100,297	137,575
Total Budgeted	496,545	626,032	825,500	740,065	801,626

3.0 INVENTORY

A complete inventory of recreation facilities, programs, and events is an essential component of a five year Parks and Recreation Master Plan as it provides a base of information to use in developing the Plan's Action Program. Understanding what facilities, programs, and events are available to Farmington residents will assist decision-making in the future. The inventory covers the following listed components:

- Public Parks and Facilities
- School Parks and Facilities
- Regional Parks and Facilities
- Private Recreation Facilities
- Public Recreation Programs

In addition to local recreational amenities, the City of Farmington is uniquely situated amidst a number of regional parks. There are 5 county parks and 3 state parks within ten miles of Farmington City Hall. Ten miles is an arbitrary figure; another five miles, usually about ten minutes, would include 8 more major parks including some of the City of Detroit and Huron-Clinton Metro Authority.

Within the City of Farmington, all known facilities are listed. Not all the facilities of other municipalities, jurisdictions or organizations are listed. *Map One: Recreation Facilities* displayed below shows the location of the City's six public parks.



3.1 Inventory Process

The following inventory and subsequent analysis were developed using the recommended park classifications and facility guidelines of the Michigan Department of Natural Resources (MDNR) and the National Recreation and Parks Association (NRPA). These guidelines were developed in 1983 and are used to help identify needed recreational facilities in the community. While they provide a baseline for measuring whether existing parks meet community needs, the city should balance these guidelines with other needs evident in the community. Information was gathered based on existing spatial data, field visits, previous plans and public and committee input.

3.2 Public Parks Inventory & Analysis

The following is a barrier free rating and amenities summary of publicly-owned parks in the City, followed by more detailed descriptions of each park by park classification (see Table 3-1 below), recreation amenities, facilities condition, public input and proposed actions for each park's maintenance and condition moving forward.

Classification	General Description	Location Criteria	Size Criteria	Acres / 1,000 Population
Mini-Park	Used to address limited, isolated or unique recreational needs.	Less than ¼ mile distance in residential setting.	Between 2500 sq. ft. and one acre in size.	0.25 to 0.5 A
Neighborhood Park	Neighborhood park remains the basic unit of the park system and serves as the recreational and social focus of the neighborhood. Focus is on informal active and passive recreation.	¼- to ½-mile distance and uninterrupted by non-residential roads and other physical barriers.	5 acres is considered minimum size. 5 to 10 acres is optimal.	1.0 to 2.0 A
School-Park	Depending on circumstances, combining parks with school sites can fulfill the space requirements for other classes of parks, such as neighborhood, community, sports complex and special use.	Determined by location of school district property.	Variable-depends on function.	Variable
Community Park	Serves broader purpose than neighborhood park. Focus is on meeting community-based recreation needs, as well as preserving unique landscapes and open spaces.	Determined by the quality and suitability of the site. Usually serves two or more neighborhoods and ½ to 3 mile distance.	As needed to accommodate desired uses. Usually between 30 and 50 acres.	5.0 to 8.0 A

3.3 Barrier Free Accessibility

The passage of the Americans with Disabilities Act of 1990 (ADA) required all areas of public service to have barrier-free accessibility, including parks and recreation facilities. The evaluation of the parks and facilities in Farmington includes an assessment of their barrier-free access. In accordance with the MDNRE standards, facilities were evaluated to determine if persons with limited sight, hearing, mobility and comprehension can safely and independently access and use the park or facility. The evaluation uses a ranking system from 0-5, with lower scores indicating lower levels of accessibility and vice versa.

Accessibility Level

0

The park is completely undeveloped and left in a natural state with no paved surfaces.

1

The park is not accessible to people with a broad range of physical disabilities. This site includes little paved areas and the facilities such as play equipment or picnic areas are not easily accessible.

2

The park is somewhat accessible to people with a broad range of physical disabilities. Either the parking or pathways are paved, but not both. Many of the facilities such as play equipment or picnic areas are not easily accessible.

3

The park is mostly accessible to people with a broad range of physical disabilities. Most of the parking and pathways are paved, some of the facilities such as play equipment or picnic areas are accessible but may not be completely barrier-free.

4

The park is completely accessible to people with a broad range of physical disabilities. Parking areas and pathways are paved, and most of the facilities such as play equipment or picnic areas are easily accessible.

5

The entire park was designed using the principles of universal design, enabling all environments to be usable by everyone, regardless of age, ability, or situation.

BARRIER FREE RATING BY FACILITY

4

DOWNTOWN RILEY PARK – The pavilion and park nested downtown accessible by ADA compliant sidewalks and surrounded by parking lots with only 2 barrier-free spaces in close proximity.

3

SHIAWASSEE PARK – With six barrier-free parking spaces, path access, accessible restrooms and accessible amenities, Shiawassee Park is mostly accessible. With two stair case access points, two bridges, and many facilities not accessible, there is some room for improvement in barrier-free access.

3

WOMEN'S PARK – A pocket park located on the west side of downtown, Women's Park is accessible by sidewalk only. On-street parking is available on Oakland St without barrier-free access. Pathways wind through the park.

2

MEMORIAL PARK – With poor crosswalk access and a prime location across from City Hall, this park could be more connected to the rest of downtown. Sidewalks connect the park along Oakland St and Grand River Ave to Farmington Road, where crosswalks are in place.

2

DRAKE PARK – A paved parking lot with two barrier-free spaces and a pathway that leads to restrooms, tennis courts and ball fields makes this park fairly accessible. However, the condition of the pavement is not great and not all facilities are accessible.

Further Barrier-Free Evaluation:

“The City is committed to establishing an ad-hoc Barrier-Free Evaluation Committee that would include mobility-limited persons to review and assess all new park and recreation development and renovation projects as well as existing parks and recreation facilities and programs for barrier-free access. The Committee will be assigned a specific staff liaison to assist with administrative matters. Committee members will be appointed by the City Manager”

2005 Recreation Master Plan

Resources:

www.ADA.gov

Michigan DNR Accessible Advisory Council

www.DOWNTOWNFARMINGTON.org

Attachment: Revised Draft Recreation Master Plan - June 10, 2016 (2249 : 2016 Recreation Master Plan)





SHIAWASSEE PARK

Located east of City Hall between Shiawassee Street and Grand River, Shiawassee Park is the City’s largest park. This community park is approximately 23.94 acres in size and offers a variety of public amenities. The South Farmington Little League uses the ball fields for many of its regular season games, and reservations at the picnic pavilion can be tricky as the venue is regularly booked up for local community gatherings.

This park remains an integral public resource, however there are several enhancements scheduled. Short-term improvements to the park include a new pedestrian connection between the park and Downtown, new playground equipment, and upgrades to the ball fields. Long term improvements to the park, likely beyond the five year scope of this plan are outlined in the *2015 Downtown Master Plan*. See *Table 5-1* in the Action Program for a detailed list of both shorter and longer term implementation priorities for this park.

At A Glance: Drake Park	
Classification	Community Park
Acres	23.94
Recreation Amenities	Ball fields (4 total, 1 lighted), Tennis courts (2), Soccer field, Playscape, Restrooms, Picnic area with shelter, Pavilion, Fitness court and walking course

Facilities Conditions

- Signage looks worn and outdated.
- Bathrooms are in need of major upgrades or replacement
- Parking areas are insufficient for size and number of spaces
- Dirt in ball fields needs replacement
- Lighting equipment is not energy efficient, is in bad need of upgrade
- Playground structure looks worn and needs updating
- Walking path is in good condition
- Current pavilion is in good condition but does not meet current demand
- Tennis courts are in poor shape and should be replaced or removed
- Landscaping near south ball field is overgrown
- No sidewalk access by ball field 1
- Sitting area for ball games along north side of the park have no barrier- protection between spectators and vehicular traffic
- Stormwater retention is an issue on fields

Public Input

- Connect/extend path to Heritage park
- Connect to downtown (NW corner)
- More parking (NE corner)
- Obtain SF home (NW corner)
- More tennis courts
- More activities
- Connect/extend path along rouge river corridor.
- Increase parking to encourage visits
- Expand the plan to include the sled hill access- preserve
- Splash pad in park
- Keep as natural and simple as possible





DRAKE PARK

Drake Park is located in the western portion of the City, along Drake Road. Abutting Longacre Elementary School to the east, one of the ball fields at this 9-acre neighborhood park is used regularly by the Farmington Cricket Club.

This park offers important amenities to the community, but facilities are substandard and in need of upgrades. There has been discussion of replacing the ball fields at Drake Park in a clover-leaf pattern to better utilize the space, as illustrated in the example aerial below.

As the facilities at Longacre Elementary provide activities for children, improvements at Drake should be focused on the ballfields and parking area. A shared-use facility which could serve as both a storage facility and concessions booth would complement the facilities and potentially provide updated restroom facilities. Lighting and signage are longer-term priorities for improvement. See *Table 5-1* in the Action Program for a detailed list of both shorter and longer term implementation priorities for this park.

At A Glance: Drake Park	
Classification	Neighborhood Park
Acres	9.07
Recreation Amenities	Tennis Courts, Softball fields (2), Baseball field, Public Restrooms

Facilities Conditions	<ul style="list-style-type: none"> ▪ Signage looks worn and outdated ▪ Restrooms are in need of major upgrades or replacement ▪ Dirt in ball fields is in need of replacement ▪ Picnic area is underutilized and inefficient ▪ Swingset is old and deteriorated ▪ Tennis courts are in poor shape and should be replaced or removed ▪ Parking area is in very poor condition and needs major upgrade or replacement ▪ Basketball hoops and netting need replacement ▪ Dumpster on-site needs an enclosure
Public Input (*indicates multiple mentions)	<ul style="list-style-type: none"> ▪ Consider sharing the adjacent space with the school* ▪ Remove the tennis courts* ▪ Please fix the parking lot ▪ We should maintain the ball fields for cricket ▪ This parks needs complimentary activities- not just baseball fields, should also have a small children's playscape for families ▪ Install a soccer field ▪ The bathroom facilities are in bad need of an upgrade ▪ We like the park 'as is'



Example of a typical Clover-leaf pattern ball field design.



WOMEN'S PARK

This mini or “pocket” park is located at the southwest corner of Grand River and Oakland Street, just west of Thayer-Rock Funeral Home. Established in 1899 at the suggestion of the Ladies’ Literary Club, this half-acre passive green space offers a peaceful place for gathering and contemplation in the heart of the city’s Historic Downtown District.

During the development of this plan, the Women’s Park Subcommittee used data gathered on current conditions to conduct a community survey, which received over 170 responses and synthesized community input regarding potential improvements to the park. A report with a list of recommendations was subsequently submitted to the Parks & Recreation Master Plan Committee for consideration. Recommendations in the report include the development of a low-maintenance landscaping plan, upgrading and changing the orientation of park benches so they face each other and create “conversation centers”, improved lighting for security, and upgrading park signage to include a sign or marker explaining the park’s historic significance. See *Table 5-1* in the Action Program for a detailed list of both shorter and longer term implementation priorities for this park.



At A Glance: Women’s Park	
Classification	Mini Park
Acres	0.45
Recreation Amenities	Walking path and benches

Attachment: Revised Draft Recreation Master Plan - June 10, 2016 (2249 : 2016 Recreation Master Plan)

Facilities Conditions	<ul style="list-style-type: none">▪ Internal pathways are dated▪ Park benches are functional but poorly laid out and in several different styles▪ Space is not laid out in a welcoming way
Public Input	<ul style="list-style-type: none">▪ Remain as a reflective and peaceful place▪ Remain passive, quiet, reflective▪ Plant and label native flowers species





MEMORIAL PARK

Located across from City Hall at the intersection of Grand River and Oakland, Memorial Park features a war memorial on site that honors veterans from the Civil War, Spanish-American War, and World War I. This mini park was dedicated in 1928, and there has been discussion of including mentions of veterans of more recent wars to the memorial.

The priority improvement for Memorial Park is to provide a crosswalk across Grand River to connect to the City's adjacent green space. See *Table 5-1* in the Action Program for a detailed list of both shorter and longer term implementation priorities for this park.

At A Glance: Memorial Park	
Classification	Mini Park
Acres	0.39
Recreation Amenities	Sidewalk and benches Dog waste bag station

Facilities Conditions	<ul style="list-style-type: none">▪ Plaques are in good condition but do not reflect recent military service efforts.▪ Signage, internal pathways are in need of an upgrade▪ Landscaping is outdated and does not utilize the space well.
Public Input	<ul style="list-style-type: none">▪ No attractions here- this is dead space▪ Shrink Memorial Park▪ Honor all veterans for all U.S. wars, not just the ones currently listed▪ Improve the crosswalk across Grand River Ave to increase pedestrian safety▪ Connect the 9/11 memorial to Memorial Park





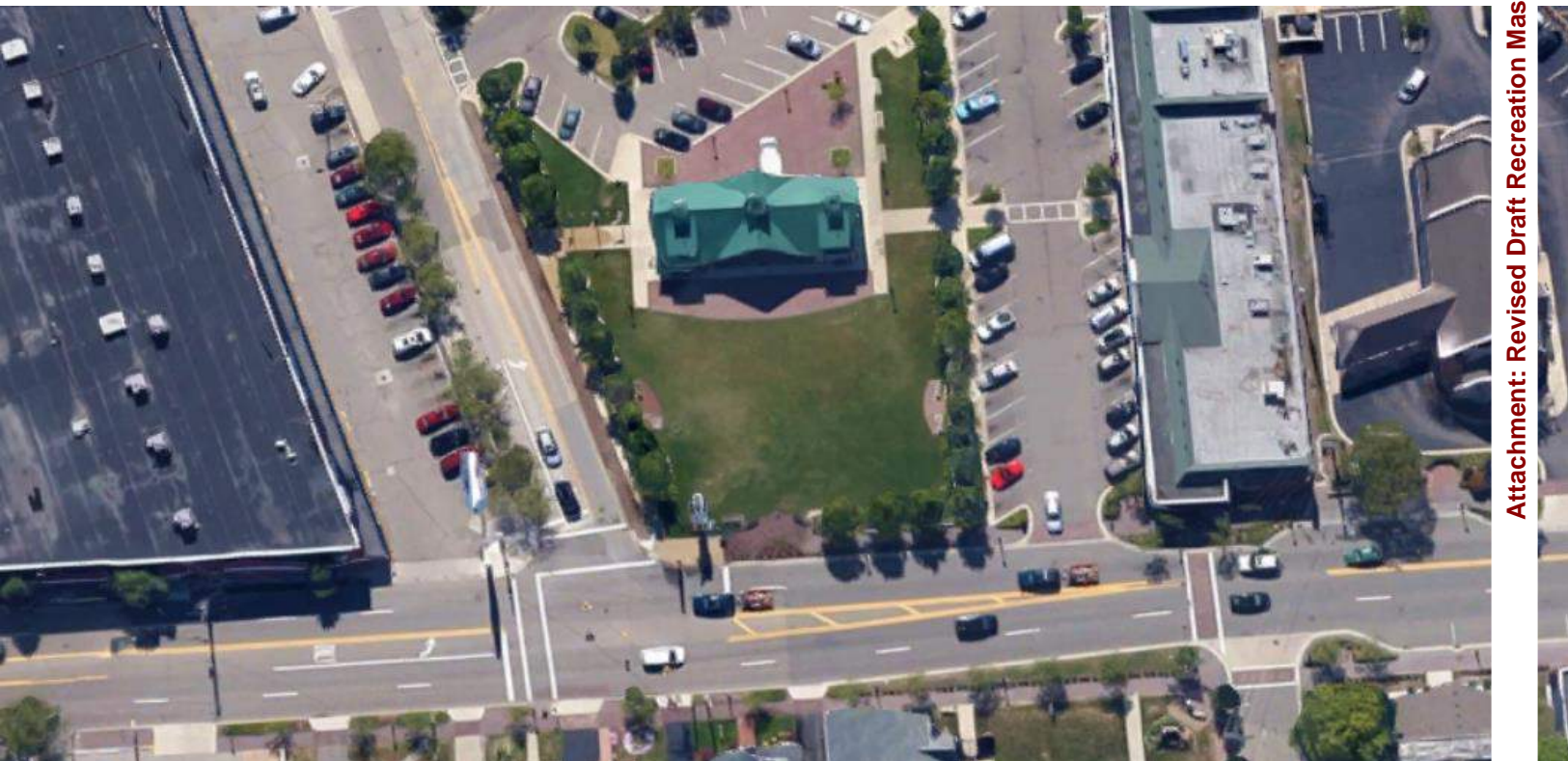
DOWNTOWN RILEY PARK

Riley Park and the Walter E. Sundquist Pavilion are centered in the heart of downtown Farmington. The 0.85-acre mini park and pavilion, which opened in 2005, are a year-round gathering place for the Farmington community. More than a decade ago, Walter E. Sundquist, owner of Heeney-Sundquist Funeral Home, stepped forward with a large donation to ensure success of the pavilion. The park was named after George F. Riley who, through The Riley Foundation, donated the funds for its construction. Today, Riley Park and the Sundquist Pavilion is home to the Farmington Farmers & Artisans Market, Rhythmz in Riley Park, Swing Farmington, the Harvest Moon Celebration and, in the winter months, the Riley Park Ice Rink.

See *Table 5-1* in the Action Program for a detailed list of both shorter and longer term implementation priorities for this park.

At A Glance: Riley Park	
Classification	Mini Park
Acres	0.85
Recreational Amenities	Winter ice rink Pavilion Public restrooms Walking paths and benches

Facilities Conditions	<ul style="list-style-type: none"> ▪ Facilities are relatively new, but maintenance has not kept up with rate of use ▪ Sidewalks are in good condition ▪ Bathrooms have little privacy during evening hours and are not insulated/year-round
Public Input	<ul style="list-style-type: none"> ▪ Move the ice rink to Shiawassee Park and open it up to regulation size ▪ Improve crosswalk safety across Grand River Ave



Attachment: Revised Draft Recreation Master Plan - June 10, 2016 (2249 : 2016 Recreation Master Plan)



FLANDERS PARK

Located in the southernmost portion of the City, Flanders Park is being created through a public-private partnership. The developer that bought the former site of Flanders Elementary School agreed to integrate this 2.26-acre public park into their residential development. This neighborhood park will serve both new and existing homes, and has a variety of amenities including a fitness path, natural area, landscaping, and a playscape preserved from the former school site. Parking is not provided, as it is intended that neighborhood residents will be the main users.

See *Table 5-1* in the Action Program for a detailed list of both shorter and longer term implementation priorities for this park.

At A Glance: Flanders Park	
Classification	Neighborhood Park
Acres	2.5
Recreational Amenities	Fitness path, playscape, open space area
Facilities Conditions	n/a
Public Input	<ul style="list-style-type: none"> ▪ This park should retain a blend of trees and open space



Attachment: Revised Draft Recreation Master Plan - June 10, 2016 (2249 : 2016 Recreation Master Plan)

River Valley North

3 acre natural area

Orchard Street Park

Approximately 5 acre paved park. Three covered picnic tables and benches.

SCHOOL PARKS AND FACILITIES

The Farmington Schools District provides services for students in Farmington, Farmington Hills and a portion of West Bloomfield. There are five school-owned recreation facilities located in the City of Farmington, which are listed by classification and acreage in *Table 3-2 School Recreation Facilities*:

Longacre Elementary

8 acres. Ball field, soccer field, tennis courts, basketball hoops, playground and gymnasium.

Farmington High

43.5 acres. 4 ball fields, soccer field, football stadium, tennis courts, track, gymnasium, and swimming.

Cloverdale Training Center

6.5 acres. Soccer field, tennis courts, playground, multipurpose area.

Sled Hill Area

5 acres. Sled hill, multipurpose area.

Farmington Training Center

Table 3-2 School Recreation Facilities	
Park Classification	Acreage
Neighborhood Parks	
Sled Hill Area	5
Longacre School	8
Cloverdale Training Center	6.5
Community Parks	
Farmington High	43.5
Farmington Training Center	20
School Parks Total	83

REGIONAL PARKS AND FACILITIES

Regional parks offer unique natural features that are particularly suited for outdoor recreation, such as viewing and studying nature, wildlife habitats, fishing, boating, hiking, and trail use. Many also include active play areas such as ball fields or courts. While these parks are not used for formal programming by the City of Farmington, they provide opportunities for relaxed family activities.

There are several recreational opportunities located in relatively close proximity to Farmington in addition to the three regional parks located within the metro area. Additional facilities are provided by Wayne County, the Downriver Linked Greenways Initiative, Huron-Clinton Metropolitan Authority, and the State of Michigan.

OAKLAND COUNTY PARKS

The Wayne County Park System is a regional system with a number of facilities located within a short distance from Farmington which provide athletic fields, golf courses, swimming pools, trails, playgrounds, and picnic shelters.

- Addison Oaks (Addison Township, Oakland County)**
- Glen Oaks (Farmington Hills, Oakland County)**
- Catalpa Oaks (Southfield, Oakland County)**



Groveland Oaks (Groveland Township, Oakland County)
Highland Oaks (Highland Township, Oakland County)
Independence Oaks (Independence Township, Oakland County)
Lyon Oaks (New Hudson, Oakland County)
Orion Oaks (Orion Township, Oakland County)
Red Oaks (Madison Heights, Oakland County)
Rose Oaks (Rose Township, Oakland County)
Springfield Oaks (Springfield Township, Oakland County)
Waterford Oaks (Waterford Township, Oakland County)



MICHIGAN STATE PARKS

There are several Michigan State Parks that provide recreational opportunities to residents of Farmington and the region. These state facilities provide a variety of activities including camping, picnicking, swimming, hunting, fishing, snowmobiling, hiking, cross-country skiing, mountain biking, and horseback riding.

Maybury State Park (Northville)
Dodge #4 State Park (Waterford)

PRIVATE FACILITIES

Farmington Tennis Club	Brookdale Condominium
Racquet Ball Courts of Farmington	Independence Green
Chatham Hills	Fairways of Copper Creek
Drakeshire Apartments	Drakeshire Lanes
Jamestown Apartments	Country Lanes
Chatham Hills Apartments	Beechview Tennis Club
Valley View Condominium	Farmington Gymnastics Center

FARMINGTON HILLS

Heritage Park is located on the west side of Farmington between Ten and Eleven Mile Roads. Currently available at this 211-acre park are 4.5 miles of trails for hiking and nature study. In the winter these trails are used for cross-country skiing, and ski rental is available on weekends. A large picnic area is located at the north end of the park. It includes a group picnic shelter, youth playground, in-ground grills, two volleyball courts, an in-line hockey rink and six horseshoe pits. During the winter, the department maintains the pond near Farmington Road for ice skating. Also located in Heritage Park are the Visitor Center, Day Camp, Nature Center and Studio-stables.

Founders Sports Park is located on the north side of Eight Mile Road, one-quarter mile east of Halsted. It is a 101-acre park with a variety of active recreation facilities including 6 soccer fields, 8 ball fields, 4 volleyball courts, 2 half-court basketball courts, 1 bocce ball court, and 1 shuffle board court.

Olde Town Park is located on the corner of Independence and Waldron Streets. This 3.7 acre neighborhood park features a shelter, two tennis courts, picnic tables, grills and a youth playground.

There are a number of other recreation facilities in Farmington Hills, including the following:

Gill Elementary School
Power Middle School
Costick Center
Jon Grant Community Center
San Marino Golf Course

4.0 BASIS FOR ACTION PROGRAM

An essential task in the recreation planning process is to determine the needs of the City. The previous sections of the plan provide valuable insight into all aspects of parks and recreation system in Farmington. This section of the Plan evaluates the information gathered from previous sections to best understand the needs and priorities for parkland, recreation facilities and programs in the community.

There were several resources incorporated into the analysis. To begin, public input was important in order to understand what residents and those actively involved in recreation considered important priorities and preferences. Next, existing parkland was evaluated in terms its size, location and function. This was followed by an analysis of recreation facilities such as athletic fields, playgrounds and trails. Current recreation programs were then evaluated to best understand future programming needs and opportunities. Finally, to ensure that all perspectives were considered, a number of existing planning documents were reviewed to ensure that the Recreation Action Plan corresponded with the current vision and goals of other related community development efforts.

4.1 Farmington Vision

Farmington recently completed a visioning process that was summarized in the 2013 City of Farmington Vision Plan. The six-month process helped guide the city to create a shared vision.

The City of Farmington fits into its region rather comfortably. It is significantly older and has more people per square mile, but fewer per household, than the regional norms. It is somewhat more affluent, but not with respect to Farmington Hills, the city’s partner in recreation program delivery. Because of the public’s tendency to cross municipal borders in seeking recreation, there is no strong indication that Farmington’s recreation program should be significantly different than those of its neighbors. Farmington should ensure that recreational facilities and transportation are available and suitable to people of all ages and incomes.

GRAND RIVER CORRIDOR PLAN

The Grand River Corridor Study was a joint planning project involving the cities of Farmington and Farmington Hills, whose intent was to improve the appearance, connectivity, and economic competitiveness of the Grand River Corridor. The process incorporated widespread public input in developing a plan for the future of the Grand River Corridor. The plan’s goal was to make the area a great place for people to live, work, gather, and navigate easily whether they are walking, biking or driving. This document defines a clear vision of the corridor which communicates the overall development intent for the area to both the public and private sectors. An electronic version of the plan can be found on the City’s webpage.



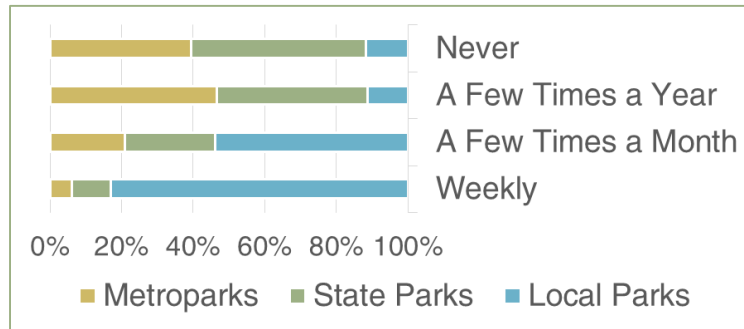
4.2 Public Input

Each plan is unique to reflect a community’s resources, needs, and goals. A community’s goals or vision is perhaps the most important component of a master plan. Those goals should be based upon public surveys, public participation, and/or community consensus. For the purpose of this update, the City of Farmington utilized survey results, a public engagement event, and a stakeholder committee in addition to the state required public hearing process for plan adoption.

The public were informed by a newspaper blurb, social media and the city’s website about an open house which was held on March 31st, 2016, at Farmington High School. Many common ideas were discussed and input for each park was presented by park in *Section 3- Inventory*. Comments were listed with no particular preference or prioritization.

Community Survey Results

The public opinion survey was provided online and on hard copy, distributed attached to resident’s water bills in December 2015, email blasts, posted on the City’s website, and by word of mouth. A total of 192 responses provided input into which types of park facilities visitors frequented most often. The two charts provided summarize usage statistics.



	Response Count	Response Percent
Metroparks		
Weekly	4	3%
A Few Times a Month	24	17%
A Few Times a Year	107	74%
Never	10	7%
Subtotal	145	100%
State Parks		
Weekly	7	5%
A Few Times a Month	28	20%
A Few Times a Year	94	67%
Never	12	9%
Subtotal	141	100%
Local Parks		
Weekly	55	38%
A Few Times a Month	62	42%
A Few Times a Year	26	18%
Never	3	2%
Subtotal	146	100%

Local parks are used frequently by those that responded to the survey, much more frequently than state and metro parks. Nearly 40% said that they use local parks weekly and another 40% use the local parks at least a few times per month. Though not visited as frequently, most participants visit state parks and Metroparks a few times per year showing that they are still a valuable amenity and destination.

Three participants stated that they never use local parks, while ten and twelve each responded that they never use Metroparks and State Parks, respectively.

The survey and more detailed results are provided in *Appendix B- Public Involvement*.

4.3 Parkland and Service Area Analysis

The National Recreation and Park Association (NRPA) provides a recommended park classification system (Appendix C). Each category has its own set of size requirements, service area, and function as follows:

Table 4-2 Public Parkland Acreage Analysis

Park Classification	NRPA Guidelines* (acre/ 1,000 residents)	Existing Acres in Farmington				Recommended Acreage***	Acreage Surplus (Deficit)
		Public	Semi-Public	School	TOTAL		
Mini	0.375	2.48	.61	-	3.09	3.93	(0.84)
Neighborhood	1.75	11.57	11.5	18.00	41.07	18.33	22.74
Community	6.50	23.94	-	43.50	67.44	68.07	(0.63)
Regional	7.50	-	124.97**	-	124.97	78.54	46.43
TOTAL	-	37.99	137.08	61.50	236.57	168.87	67.7

*Source: Lancaster, Roger A., Ed. 1983. Recreation, Park and Open Space Standards and Guidelines. Alexandria, VA:NRPA
 **Glen Oaks, Oakland County Parks, Farmington Hills
 ***Based on 10,472 resident 2014 American Community Survey population estimate

Farmington meets or exceeds the guidelines for park acreage and facilities for each category except Mini Park acreage, basketball and volleyball courts. While deficient in acreage for Mini Parks, Farmington has access to ample parkland in other categories. Basketball and volleyball facilities are provided in Farmington Hills and Livonia.

Table 4-3 Public Park Facility Analysis

Farmington & School Park Facility	NRPA Guideline for Facilities*	Existing Facilities for Farmington			Recommended Facilities for Farmington**	Surplus (Deficiency) Farmington
		Public Park	School	Total		
Tennis	1/ 2,000	4	8	12	5	7
Playground	1/ 3,000	1	3	4	4	0
Baseball/Softball	1/ 5,000	6	5	11	2	9
Basketball	1/ 5,000	-	1	1	2	(1)
Volleyball	1/ 5,000	-	-	0	2	(2)
Soccer	1/ 10,000	-	3	3	1	2
Football	1/ 20,000	-	2	2	.5	1.5
Running Track	1/ 20,000	-	1	1	.5	0.5
Swimming Pool	1/ 20,000	-	1	1	.5	0.5
Golf Course- 9 hole	1/ 25,000	-	-	0	.4	(0.4)
Golf Course- 18 hole	1/ 50,000	-	-	0	.2	(0.2)
Ice rink (seasonal)	1/ 50,000	1	-	1	.2	0.8

*Source: Lancaster, Roger A., Ed. 1983. Recreation, Park and Open Space Standards and Guidelines. Alexandria, VA:NRPA
 Based on 10,472 resident 2014 American Community Survey population estimate

Mini Parks. With three parks classified as mini parks in the City, Farmington has a deficiency of roughly less than one acre based on population standards. The primary purpose of these parks is to provide local playground and open space for residential neighborhoods and are generally under one acre in size. Because of the proximity to neighborhood, community, or regional parks, the need for mini parks could be met by these larger parks. Because this deficiency is so minimal, land acquisition for additional mini park space is not recommended for the City. For purposes of this Plan, the following parks were considered mini parks:

Women's Park
 Memorial Park
 Downtown Riley Park

Neighborhood Parks. Neighborhood parks are typically multi-purpose facilities that serve as the recreational and social focus of the neighborhood are generally less than ten acres in size. They provide areas for both passive and active recreation activities. Farmington's two neighborhood parks and numerous school facilities provide more than the recommended acreage of neighborhood-scale parks. For purposes of this Plan, the following parks were considered neighborhood parks:

Drake Park
 Flander's Park

Community Parks. With almost 70 acres recommended for Farmington, the City has a deficiency of a half-acre of community parkland. Community parks, which are typically over thirty acres in size, contain a wide variety of recreation facilities to meet the diverse needs of Township residents and may include areas for intense active recreation as well as passive recreation opportunities not commonly found in neighborhood parks. Many of these parks serve the immediate neighborhoods around them, serving as both a neighborhood park in addition to a community-wide park. For purposes of this Plan, the following parks and schools were considered community parks:

Shiawassee Park



5.0 ACTION PROGRAM

The 2016 Farmington Recreation Plan has been prepared consistent with and in furtherance of the City’s master and downtown plans. Both plans state the pervasive consensus of the Farmington community for open space, green space and enhancement of the City’s parks and recreation areas. They also specifically address the desirability of community facilities such as recreational, park and civic uses that create an integrated network strongly linked to neighborhoods and the downtown.

This portion of the Plan is the result of a comprehensive effort that began in Sections 3-Inventory and 4-Analysis. The result of the review process begins with the goals and objectives which serve as the foundation for specific recommendations for each of the City’s parks, which can be found in Section 3-Inventory. These statements assist in prioritizing action strategies for the City.

5.1 Overall Goals

To provide a guideline for decision making, the plan includes a list of goals and objectives based on the previous 2005-2009 Parks & Recreation Master Plan, 2015 Downtown Area Plan and 2009 City of Farmington Master Plan, and the results of analysis and public input. The following goals and objectives are intended to provide an operational framework for future decisions related to the provision of parks and recreation for the Farmington. These goals and objectives should be reviewed annually and modified as necessary.

- 1 GOAL 1 – Retain the existing recreational land.
- 2 GOAL 2 – Continue to maintain and enhance recreational land, facilities, programs, and services to meet the evolving needs of the residents of the City and its neighboring communities.
- 3 GOAL 3 – Create nodes in the Downtown to provide better connected public gathering spaces, as well as opportunities for enhanced social interaction.
- 4 GOAL 4 – Maintain and enhance existing relationships that promotes recreational land, programs and services for all park and recreational facility users.

Downtown Green Spaces

A major development concept calls for expanding the green space areas within the downtown. Green space areas invite pedestrians and give them a feeling of openness and cleanliness, a sense of closeness to nature. The green space areas should also serve as an attraction for suburban residents to venture into downtown via the Plan's pedestrian walkways or links to shop and enjoy the ambiance of the park setting. Greater ease of entry to the downtown and further integration of the subdivisions with the downtown is a priority.

Downtown Master Plan

Attachment: Revised Draft Recreation Master Plan - June 10, 2016 (2249 : 2016 Recreation Master Plan)



5.2 Specific Goals and Objectives

1

Retain existing recreational land.

- Coordinate the Action Program with the City's Capital Improvement Program.
- Work with the Planning Commission and City Council to consider parks and recreation in development proposals and City plans and maintain existing park land through zoning requirements.
- Review the Recreation Master Plan annually to establish priorities and responsibilities with the Community Recreation Committee.

Continue to maintain and enhance recreational land, facilities, programs, and services to meet the diverse and evolving needs of the residents of the City and its neighboring communities.

- Improve barrier-free accessibility of the City's park and recreation facilities through accessible pathways and upgrading equipment to meet accessibility standards.
- Pursue the paving of walking trails to improve accessibility.
- Develop a program of signage, lighting, benches, and waste receptacles at all City parks, unique to each park but compatible with other City facilities.
- Maintain and update park equipment and facilities as needed, including playground equipment, hard pavement surfaces, and landscaping.
- Provide additional seating areas at City parks.
- Continue to aggressively explore grants and alternative funding opportunities for improvement projects.

3

Create nodes in the Downtown to provide better connected public gathering spaces, as well as opportunities for enhanced social interaction

- Evaluate potential new park development opportunities for needed and desired active and passive recreation facilities such as athletic fields, dog parks, skate parks, playground equipment, and seating areas.
- Require new development projects to include and develop minimum areas for active and passive recreation to serve future populations.
- Continue to study the feasibility of a new multi-purpose community center and library within City Center.
- Create recreation opportunities that go beyond the traditional team sports such as educational components, individual sporting pursuits, and training/self-improvement courses.
- Maintain open communication with other recreation providers for opportunities to joint venture on larger improvement projects and regional recreation demands.
- Support the acquisition and development of recreation land as a conservation measure to preserve specific natural resources.

4

Maintain and enhance existing relationships that promotes recreational land, programs and services for all park and recreational facility users.

- Coordinate with other recreation providers to prevent duplication of services and avoid competition.
- Monitor recreation programs to ensure they meet the desires of residents and accommodate enrollment figures.
- Monitor the use of athletic fields and park facilities to determine additional needs.
- Evaluate programming fees to create a balance between covering costs while maintaining affordability for area residents.
- Expand senior programs to meet their unique social and recreation interests.

5.3 Specific Recommendations

PARK SPECIFIC

See *Section 3- Inventory* for specific recommendations per park.

UPPER ROUGE RIVER & GRAND RIVER CORRIDOR

The Rouge River winds 127 miles through metro Detroit. Parts of Historic Downtown Farmington, including Shiawassee Park are within the Rouge River watershed. Many visiting the area would not be aware of this resource, as it is quietly hidden. However, several recent planning efforts underscore the potential for enhancing the Grand River Avenue corridor through projects along the Rouge River, including the acquisition of public land for recreational, open space and a non-motorized trail network called the Riverwalk.

The concept of a Riverwalk originated with the 2015 Grand River Corridor Vision Plan, which envisioned a non-motorized trail along the Upper Rouge River extending from Shiawassee Park at the corridor's northern end to the corridor's intersection with 8 Mile Road. Due to certain constraints, this project will proceed first where land, access easements and financial resources are available. The project will be implemented in phases as additional resources are attained.

The City has utilized planning firms and student groups to facilitate several design concepts for how a series of pathways along the river would interact with and enhance the community.



SYSTEM-WIDE RECOMMENDATIONS

Upgrades and improvements to current parks and recreation facilities and services are high priorities to ensure their long-term viability and to meet the goals and guidelines of this Plan. The following items describe system-wide suggestions that should be coordinated each year based on the goals and objectives of the Plan.

DESIGN IMPROVEMENTS

As the park system evolves and each park undergoes its own degree of improvements, it is important to clearly identify park entrances and visually unify the parks so residents are aware the facilities they use are part of Farmington's park system. This includes updates to the current park signage to reflect the City's official logo and can also be accomplished by a set of uniform design themes to be used in the design of lighting, benches, waste receptacles, bike racks, and other amenities that represent Farmington parks.

PROGRAMMING

The City, along with other supporting groups, should continue to offer high-quality recreation programs and events for its residents and should be looking for ways to improve programming. Continued partnership with Farmington Hills remains a priority for residents to maintain the efficient provision of recreation programming to community residents.

STAFFING

The Office of Economic and Community Development needs to annually monitor staffing levels and office facility needs for efficient administration, operation, programming and maintenance of the parks and recreation system.

COMMUNITY INVOLVEMENT & FUNDRAISING

Community involvement is an essential element of recreation planning, including neighborhood support through adopt-a-park beautification programs and neighborhood watch associations to facilitate a feeling of ownership among adjacent residents. Outreach to the business community and service organizations is encouraged for park sponsorships and assistance

LAND ACQUISITION

Although it is a priority to maximize the use of existing facilities, the City should explore opportunities for land acquisition to meet future demands for parkland. This can be accomplished in a variety of ways. The City can develop a public/private partnership with landowners to share use of a facility or promote the re-use of buildings no longer operating. Cooperation with schools, faith-based institutions and other civic groups may present opportunities for land donation, provided favorable arrangements are made such as the City completing certain improvements or maintaining the facilities. The City should target land for acquisition that contains sensitive natural features to ensure their preservation, and areas that are part of larger regional efforts, such as along the Rouge River as per the Grand River Avenue Corridor Plan.

5.4 Five Year Action Program

In the near future, the five-year period of this plan, the city expects to continue conducting its recreational programs through services purchased from the City of Farmington Hills. The experience of the past several years has met expectations and the City Council continues to believe that a joint program is the best available method for providing the highest quality and most varied recreational program for its residents. The city remains responsible for the maintenance of those facilities within its municipal boundaries. Farmington's Recreation Master Plan capital improvement schedule is included here as the following table (cost estimates are subject to project revision, final design and inflation).

Table 5-1 Five Year Action Program on the following pages identifies recommendations in a useable list for the City. This not only keeps the City on track with projects but it also helps to identify funding priorities. There are a number of action items identified during the five year planning period. Some actions are on-going strategies that should be considered on an annual basis to help ensure consistent, quality service of recreation facilities and programs. The key improvement recommendations are centered on the following important components of the park system:

- Expand the City's pathway system
- Upgrade existing park facilities
- Increase the variety of recreational facilities
- Preserve ample open space

Through this planning process, the City identified these elements as the most important priorities because of their ability to address all of the established goals and objectives. In summary, completion of these projects:

- Expand the diversity of recreation facilities offered in the City
- Expand programming opportunities for residents
- Increase access to parks and recreation for all residents
- Ensure high quality park and recreation services and facilities for the residents

Priorities should be reviewed on an annual basis and adjusted to respond to updated findings and identification of funding opportunities. In particular, costs should be closely monitored, as the proposed plan estimates are in 2008 dollars, are based on general assumptions and the cost of constructing similar facilities in the Midwest, and are strictly preliminary. Actual costs for each project will be more specifically determined as site surveys, programming

elements and engineering plans are developed. If funding levels are lower than required to implement the Plan based on the schedule provided, the implementation could be stretched over additional years.

Table 5-1 Five Year Action Program		
Timeline & Projects	<i>Estimated Cost & Primary Funding Source</i>	<i>Comments</i>
2016-2018		
Shiawassee Park Improvements: Initiate access improvements between park and downtown, including switchback and pedestrian bridge.	\$1-2 mi General Fund, DDA	
Drake Park Improvements: Upgrade ball field with new layout, add lighting to large field, upgrade parking area, add dumpster enclosure	\$1 mi General Fund	
Women’s Park Improvements:		
Flanders Park Improvements: Implement approved plan for park, including relocation of elementary school playground equipment, landscaping, installation of fitness path and park signage	\$75,000 Private Funds	
Memorial Park Improvements:		
Downtown Riley Park Improvements: Ongoing maintenance,	Variable DDA	
Other activities: Begin Rouge River Trail plan phase 1?		
2018-2020		
Shiawassee Park Improvements: Initiate ballpark redesign improvements, add new playground equipment, ongoing maintenance to pavilion, new signage		
Drake Park Improvements: Upgrade public restrooms, add shared-use facility for ball fields		
Longer Term Projects- 2021 and beyond		

Attachment: Revised Draft Recreation Master Plan - June 10, 2016 (2249 : 2016 Recreation Master Plan)

A

APPENDIX A: COMMUNITY DESCRIPTION

Regional Setting

The City of Farmington is located in southeastern Michigan in the southern part of Oakland County. The City is bordered on three sides by the City of Farmington Hills and on the south by the City of Livonia, which is in Wayne County.

The City of Farmington is located in metropolitan Detroit. Being a heavily urbanized region is taken into consideration for all planning, including community planning. As a result of community traditions and significant jointly-operated programs between Farmington and Farmington Hills, many area residents are unaware of geopolitical boundaries.



Socioeconomic Characteristics

The following demographic report provides an understanding of the unique characteristics and qualities of the local population. The following includes an analysis of age, disability, income and employment characteristics together with household trends among city residents. These factors help the City identify current and future needs, allowing the City to assess whether existing facilities are adequate or need additional amenities and improvements for underserved residents.

POPULATION AND HOUSING TRENDS AND PROJECTIONS

Like many Michigan communities, Farmington began as a small community but experienced steady growth until the early 2000's, where populations began a slight decline, in part due to a downturn in the economy. Population and housing trends are summarized in *Table A-1 Population and Housing Trends*.

	2000	2010	% Change 2000-2010	July 2015 Estimate	2040
Population	10,423	10,372	-0.5%	10,900	10,979
Housing Units	4,991	4,959	-1%	4,959	n/a
Household Size	2.13	2.22	4%	2.26	2.34

Source: Southeast Michigan Council of Governments (SEMCOG) 2040 Forecast, 2000 and 2010 US Census

The most current population estimate is provided by the Southeast Michigan Council of Governments (SEMCOG), which estimates that as of July 2015 there were 10,900 people living in the City of Farmington. This is a slight increase from 2010 figures, while the population is projected to increase slightly over the next 20+ years.

AGE DISTRIBUTION

Our recreational requirements change with age, which results in different facility and programming requirements. Table A-2 Age Distribution shows the age distribution of the City in 2010 and projected for 2040.

It should be noted the most significant change will be the number of residents 65 years of age and older, which is projected to more than double by 2040. This indicates a strong need to plan recreation for seniors, as the baby boomer generation matures and improvements in medical technology help people live longer.

Table A-2 Age Distribution			
Age Group	2010	2040	% Change 2010-2040
Under 5	674	647	-4%
5 to 17	1608	1,607	0%
18 to 34	2210	2224	1%
35 to 64	4,269	3,801	-11%
65+	1611	2700	68%
Source: Southeast Michigan Council of Governments (SEMCOG) 2040 Forecast, 2010 US Census			

EMPLOYMENT AND INCOME

The estimated 2014 unemployment rate was lower in Farmington (7.3%) in Ferndale (10.5%), a comparable city of size and character, and Oakland County (9.1%), but higher than in Farmington Hills (5.9%) .

The Median Household Income in Farmington is \$58,908 per the 2010-2014 American Community Survey Estimates. This is lower than Farmington Hills (\$71,061) and Oakland County (\$66,436), but higher than Ferndale (\$50,590).

Individuals below the poverty level within the City makeup 6.1% of the population (2010-2014 ACS Estimates). This is lower than Farmington Hills (7.9%) and Oakland County (10.4%) and much lower than Ferndale (17.0%).

Physical Characteristics

LAND USE

The land use distribution and development pattern of a community is important when considering the geographic distribution of parks and recreational facilities because they should be placed where there are concentrations of residents and the related places of public gathering. Existing Land Use and Future Land Use maps can be found in the City's planning documents.

Farmington offers a healthy mix of land uses, although single-family residential is the primary developed use in the City. Nearly 5% of land use is categorized as recreation or conservation. Development is compact and diverse and generally offers more land to commercial and institutional uses than comparative communities. The more compact development pattern of Farmington provides an advantage in terms of sustainability and walkability. Downtown

Farmington serves as a distinguishable mixed-use center with retail, entertainment, office and residential uses within a compact walkable area.

TRANSPORTATION

Several major roads service the City. Grand River Avenue is a major east-west corridor through downtown Farmington. Farmington City Hall, which is centrally located in the City, is about five miles from Telegraph Road on the east and I-96 on the south. I-696 is about three miles north and I-275 about three miles west. The M-5 Freeway runs through the City and Eight Mile Road is on the southern border.

Because of the excellent highway system, most sections of the metropolitan area are readily available to Farmington's residents. Since the opening of the Walter Reuther Freeway, I-696, even the far east side is less than an hour's drive. A number of specialized facilities provide professional sports, popular music and various other events year round. Similarly, people from other communities utilize Farmington's parks and patronize commercial recreational facilities in the City. Compact, walkable development allows for residents and visitors to frequent parks by walking and biking.

NATURAL FEATURES

The Great Lakes are the dominant physical resource in the region and a number of inland lakes reinforce the popularity of water sports and water-based activities. Lake St. Clair, the Detroit River and Lake Erie are all within an hour's drive and attract boaters, swimmers and fishermen. Farmington is about 25 miles from Lakes St. Clair and Erie, and most of the Detroit River is somewhat closer. The area to the west, from southwest to northwest, offers a variety of environments: hilly, wooded, agricultural, suburban, small towns, lakes and rivers.

The Upper Rouge River flows from Farmington Hills southward through the north and eastern portions of the City. The River valley is a distinct topographic feature that contributes to Farmington's unique character. The northern segment of the River's floodplain is occupied by parkland (Shiawassee Park). In addition, Farmington has several contiguous wooded areas, which combined, provide a continuous natural habitat that forms a natural wildlife link throughout the City.



APPENDIX B: PUBLIC INVOLVEMENT

The process to develop the Farmington Parks and Recreation Master Plan involved a series of public meetings for the purpose of obtaining comments on needed and desired park and programming improvements, discussion of comments received is included throughout the plan. The community of Farmington has many organized groups and clubs that provided input into this process.

Public Meeting

Two public meetings were held as part of the public involvement process, the first on March 31st, 2016 and the second on May 9th, 2016, to provide residents the opportunity to provide input on the plan. The meetings consisted of an open house workshop at Farmington High and a presentation of the draft plan followed by a discussion on improvements to individual parks in the City amongst the Recreation Committee.

Community Survey

A community-wide survey was conducted online and on hard copy, utilizing contacts with Farmington Public Schools, attached to resident's water bills, email blasts and the City's website. Throughout the planning process over 192 surveys were completed. See below for a detailed breakdown of responses.

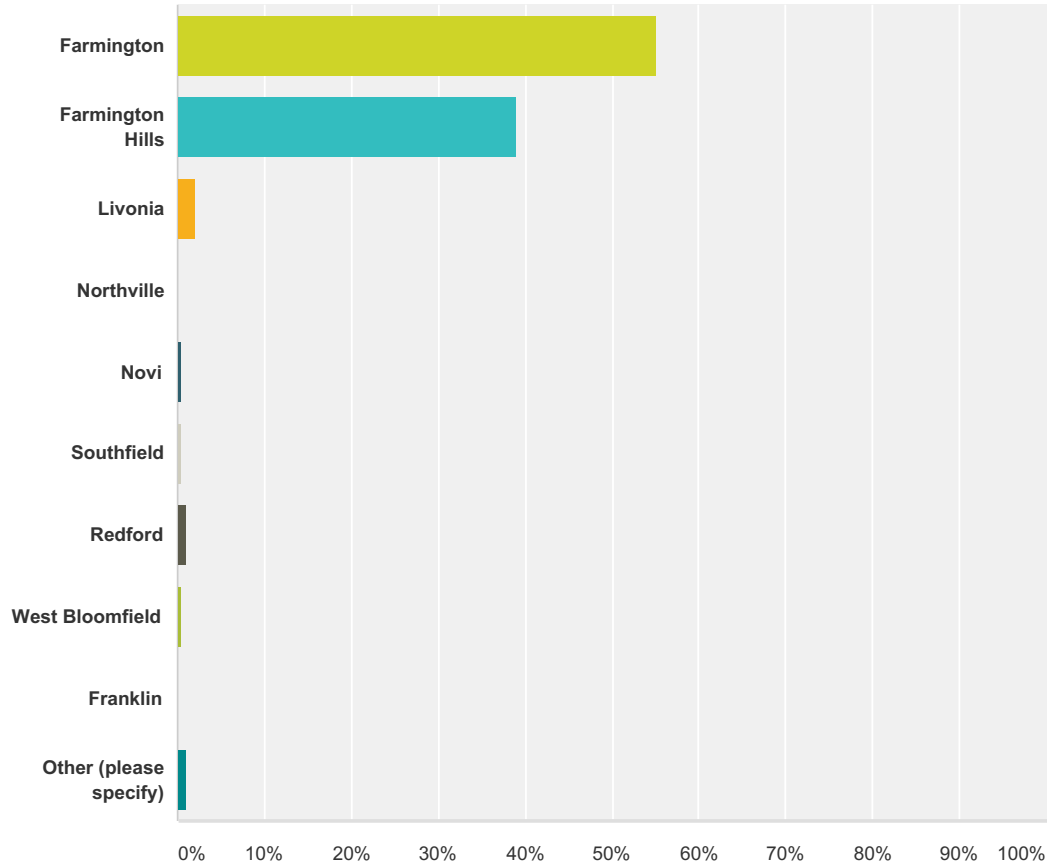
Public Review Period

Public Hearing

[insert online survey data]

Q1 Where do you live?

Answered: 192 Skipped: 0



Answer Choices	Responses	
Farmington	55.21%	106
Farmington Hills	39.06%	75
Livonia	2.08%	4
Northville	0.00%	0
Novi	0.52%	1
Southfield	0.52%	1
Redford	1.04%	2
West Bloomfield	0.52%	1
Franklin	0.00%	0
Other (please specify)	1.04%	2
Total		192

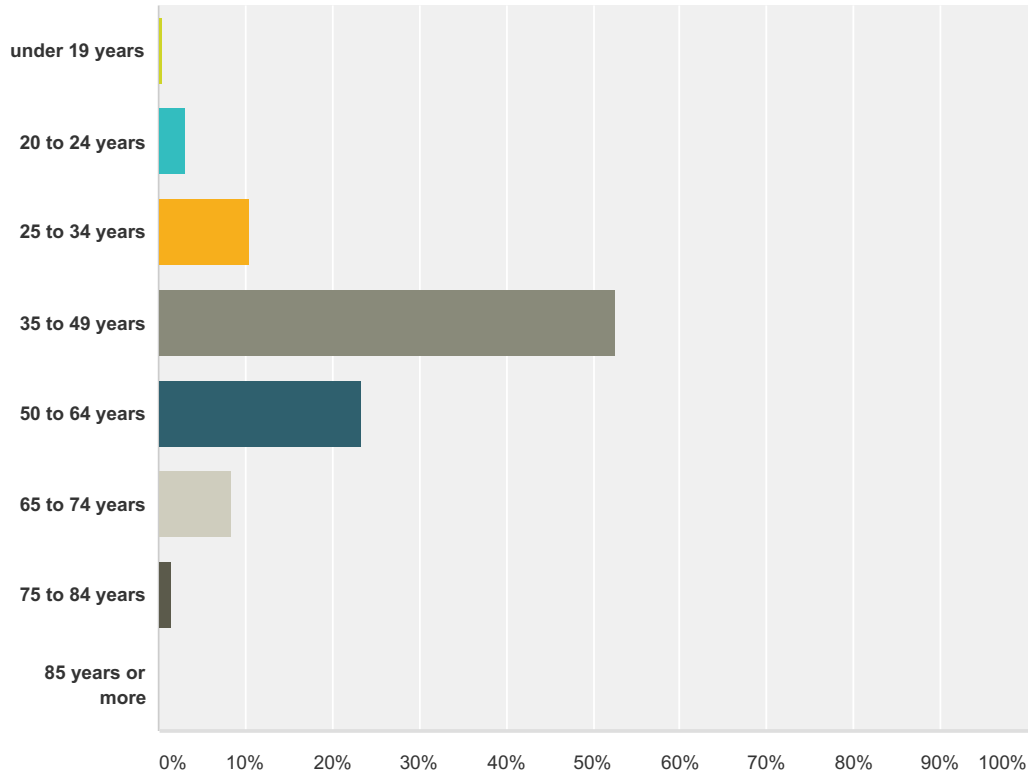
#	Other (please specify)	Date
1	Battle Creek, Michigan	3/3/2016 8:07 PM

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2	walled lake	12/17/2015 12:36 PM
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Q2 What is your age?

Answered: 192 Skipped: 0

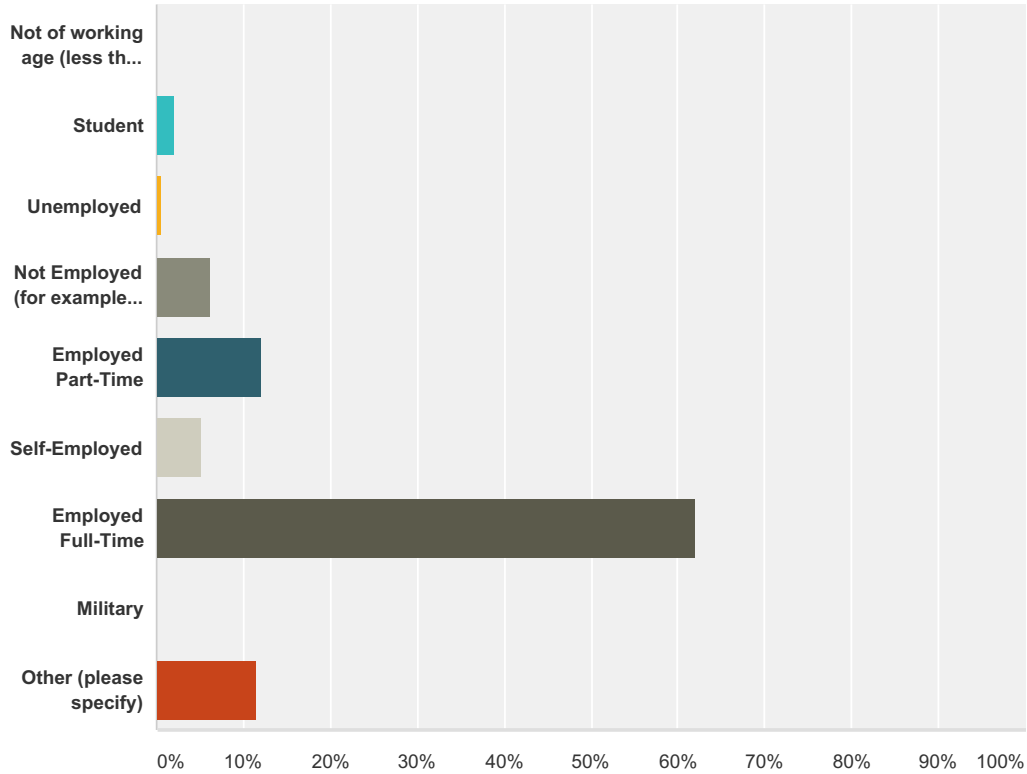


Answer Choices	Responses
under 19 years	0.52% 1
20 to 24 years	3.13% 6
25 to 34 years	10.42% 20
35 to 49 years	52.60% 101
50 to 64 years	23.44% 45
65 to 74 years	8.33% 16
75 to 84 years	1.56% 3
85 years or more	0.00% 0
Total	192

Q3 What is your occupational status?

Answered: 190 Skipped: 2

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Answer Choices	Responses
Not of working age (less than 16 years old)	0.00% 0
Student	2.11% 4
Unemployed	0.53% 1
Not Employed (for example: stay-at-home parent, disabled, etc.)	6.32% 12
Employed Part-Time	12.11% 23
Self-Employed	5.26% 10
Employed Full-Time	62.11% 118
Military	0.00% 0
Other (please specify)	11.58% 22
Total	190

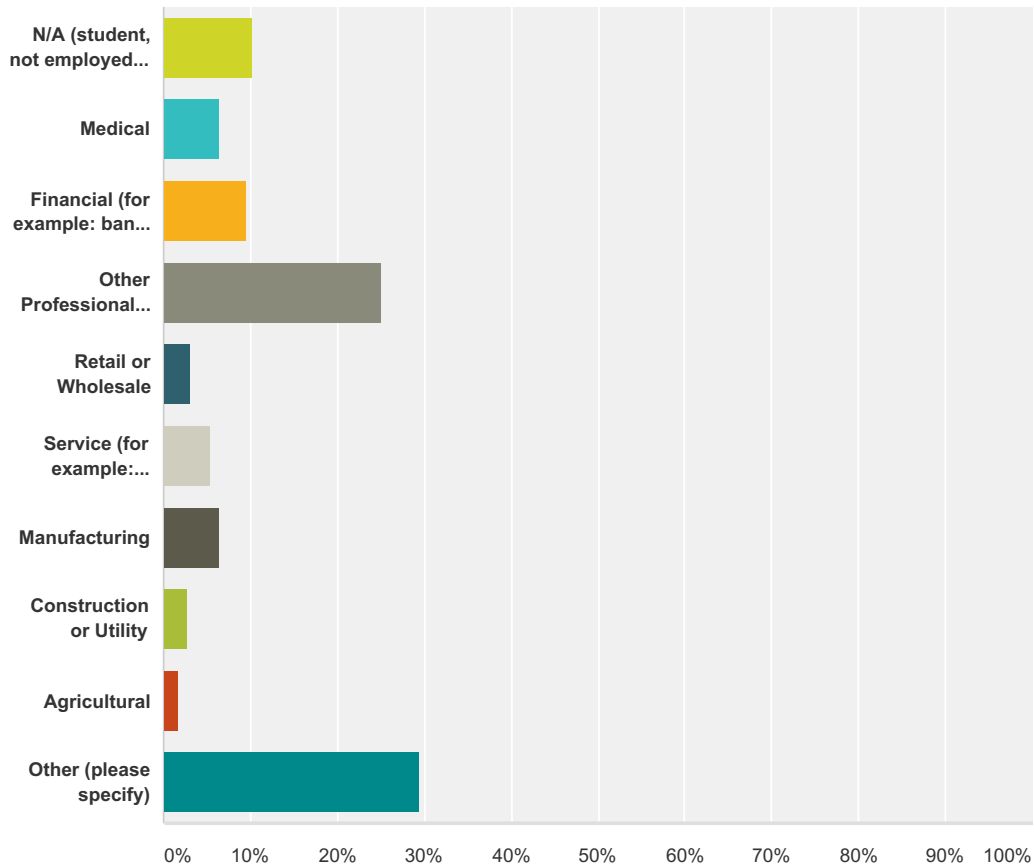
#	Other (please specify)	Date
1	Retired	4/3/2016 10:45 AM
2	homemaker	3/31/2016 12:56 PM
3	Stay-at-home mom	3/29/2016 7:50 PM
4	retired	3/28/2016 9:17 AM
5	Retired	3/21/2016 5:23 PM
6	retired nurse	3/19/2016 8:10 AM
7	retired	3/6/2016 7:06 AM
8	retired	2/25/2016 10:05 AM

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9	retired	2/18/2016 4:01 PM
10	retired	2/14/2016 11:05 AM
11	Retired	1/28/2016 4:44 PM
12	part time two jobs plus self employed	1/27/2016 8:00 AM
13	retired	1/2/2016 2:39 PM
14	Retired	12/22/2015 8:05 PM
15	retired	12/19/2015 1:24 PM
16	retired	12/18/2015 4:25 PM
17	retired	12/18/2015 1:47 PM
18	retired	12/18/2015 11:04 AM
19	retired	12/18/2015 9:39 AM
20	Retired	12/10/2015 6:54 PM
21	Retired	12/10/2015 5:41 PM
22	Consultant	12/10/2015 4:32 PM

Q4 In what type of business or industry do you work?

Answered: 187 Skipped: 5



Attachment: Revised Draft Recreation Master Plan - June 10, 2016 (2249 : 2016 Recreation Master Plan)

Answer Choices	Responses
----------------	-----------

N/A (student, not employed, unemployed, or other)	10.16%	19
Medical	6.42%	12
Financial (for example: bank, insurance agency, etc.)	9.63%	18
Other Professional Office (for example: attorney, realtor, etc.)	25.13%	47
Retail or Wholesale	3.21%	6
Service (for example: restaurant, dry cleaners, lawn care, auto service, etc.)	5.35%	10
Manufacturing	6.42%	12
Construction or Utility	2.67%	5
Agricultural	1.60%	3
Other (please specify)	29.41%	55
Total		187

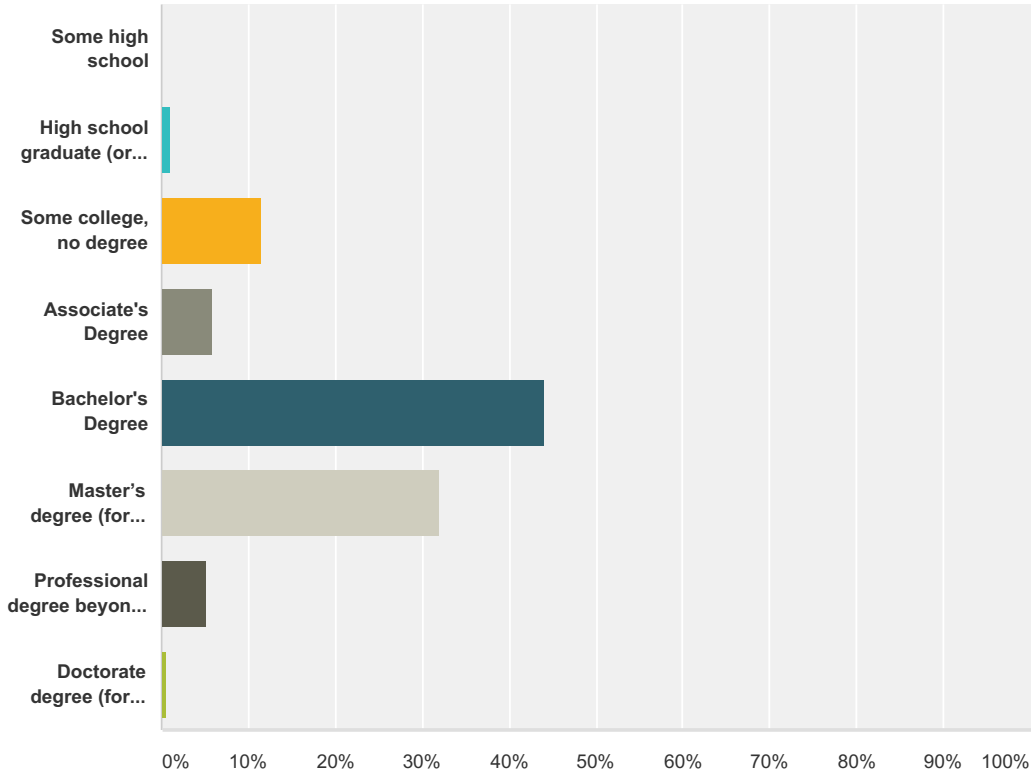
#	Other (please specify)	Date
1	Municipal Gov	3/31/2016 3:19 PM
2	retired--Farmington Schools	3/28/2016 9:17 AM
3	Engineering	3/20/2016 4:50 PM
4	Publishing company	3/7/2016 1:07 PM
5	Teacher	3/6/2016 4:09 PM
6	retired	3/6/2016 7:06 AM
7	Home Health Care	3/3/2016 8:07 PM
8	Educator	3/3/2016 4:44 AM
9	retired teacher	2/25/2016 10:05 AM
10	performing arts	2/24/2016 5:35 PM
11	publishing	2/24/2016 2:14 PM
12	Educator	2/21/2016 5:14 PM
13	retired	2/14/2016 11:05 AM
14	Law enforcement	2/12/2016 7:21 AM
15	Education	2/11/2016 7:34 PM
16	Non-profit	2/4/2016 12:35 PM
17	Landscaping	2/3/2016 6:48 PM
18	Education	1/31/2016 7:27 AM
19	Distribution	1/29/2016 4:50 PM
20	Education/Engineer	1/28/2016 10:14 PM
21	Retired	1/28/2016 4:44 PM
22	Consulting	1/27/2016 4:50 PM
23	Ministry	1/27/2016 1:52 PM
24	Education	1/27/2016 11:43 AM
25	Education	1/27/2016 10:04 AM
26	teaching	1/27/2016 9:32 AM

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27	Educagion	1/27/2016 9:20 AM
28	Education	1/27/2016 8:24 AM
29	Architecture	1/27/2016 7:50 AM
30	Education and Automotive	1/27/2016 6:50 AM
31	Education-teacher	1/27/2016 5:59 AM
32	Automotive professional	1/27/2016 3:03 AM
33	education	1/27/2016 1:57 AM
34	Distribution	1/26/2016 10:59 PM
35	Information Technology - Software	1/17/2016 3:01 PM
36	Engineering (automotive)	1/8/2016 12:13 PM
37	Government	1/8/2016 10:32 AM
38	education	1/5/2016 11:38 AM
39	Media	1/3/2016 1:44 PM
40	education	1/3/2016 11:37 AM
41	broadcasting	12/28/2015 5:51 AM
42	Part time property manager	12/22/2015 8:05 PM
43	Public Safety	12/19/2015 9:08 AM
44	retired	12/18/2015 4:25 PM
45	info tech	12/18/2015 1:47 PM
46	retired	12/18/2015 9:39 AM
47	Education	12/17/2015 9:43 PM
48	Social Services	12/17/2015 4:25 PM
49	Municipal	12/16/2015 11:40 AM
50	Information Technology	12/11/2015 4:14 PM
51	Library	12/10/2015 9:27 PM
52	Marketing & Communications	12/10/2015 4:32 PM
53	Cultural (Detroit Institute of Arts)	12/10/2015 10:58 AM
54	education	12/8/2015 2:09 PM
55	Government	12/7/2015 3:49 PM

Q5 What is the highest degree or level of education you have attained?

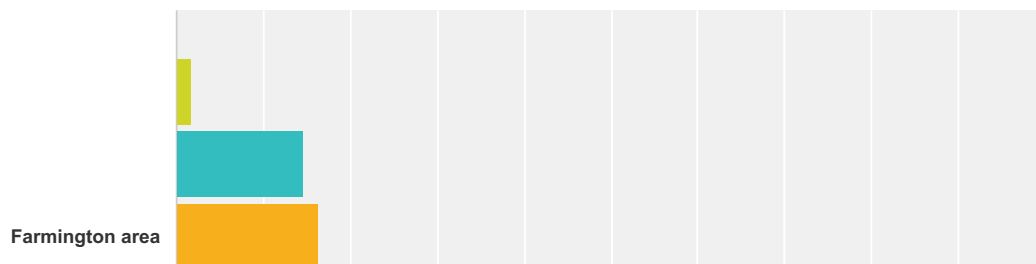
Answered: 191 Skipped: 1



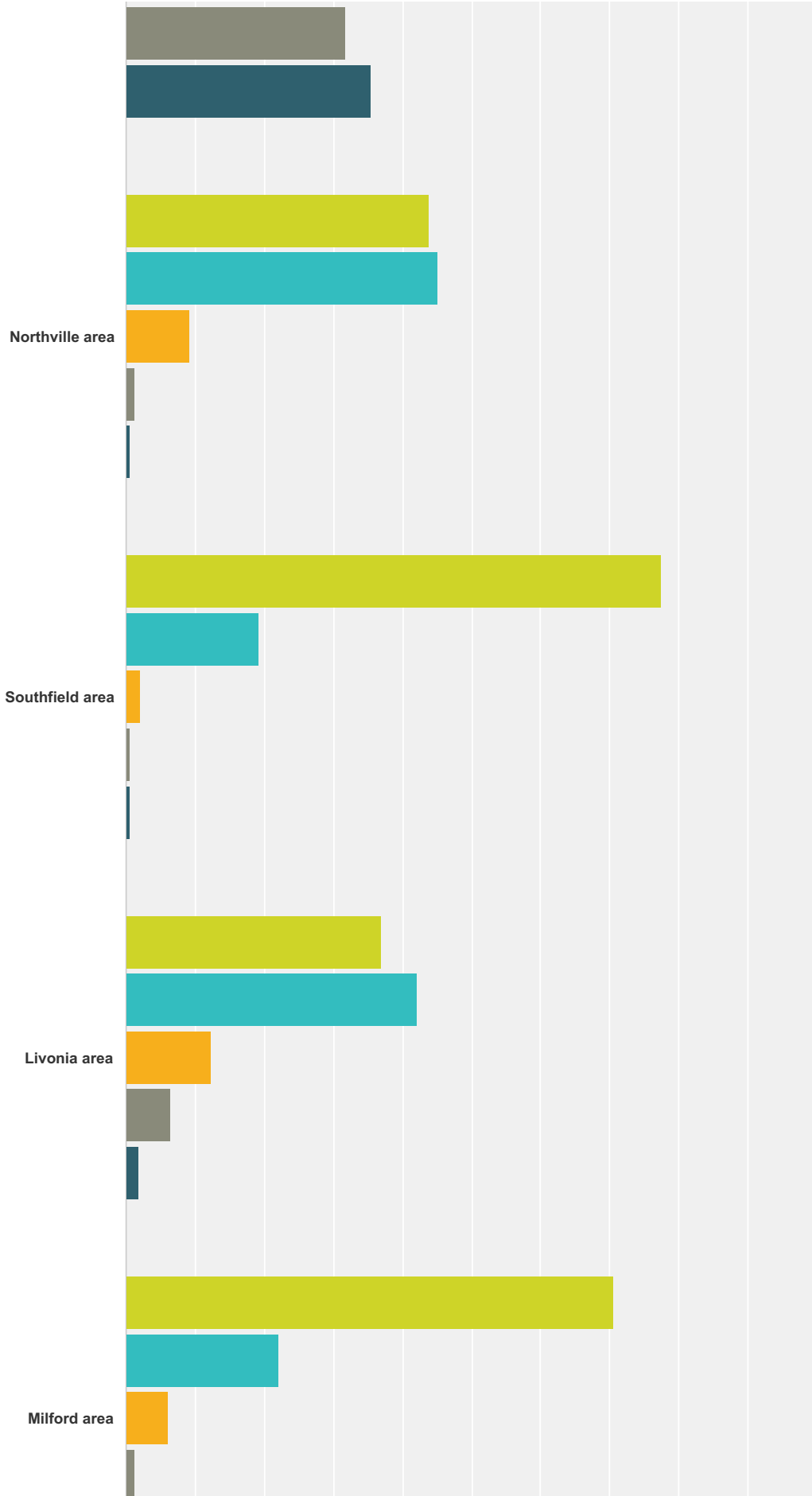
Answer Choices	Responses
Some high school	0.00% 0
High school graduate (or GED equivalent)	1.05% 2
Some college, no degree	11.52% 22
Associate's Degree	5.76% 11
Bachelor's Degree	43.98% 84
Master's degree (for example: MA, MS, MEng, MEd, MSW, MBA)	31.94% 61
Professional degree beyond a bachelor's degree (for example: MD, DDS, DVM, LLB, JD)	5.24% 10
Doctorate degree (for example: PhD, EdD)	0.52% 1
Total	191

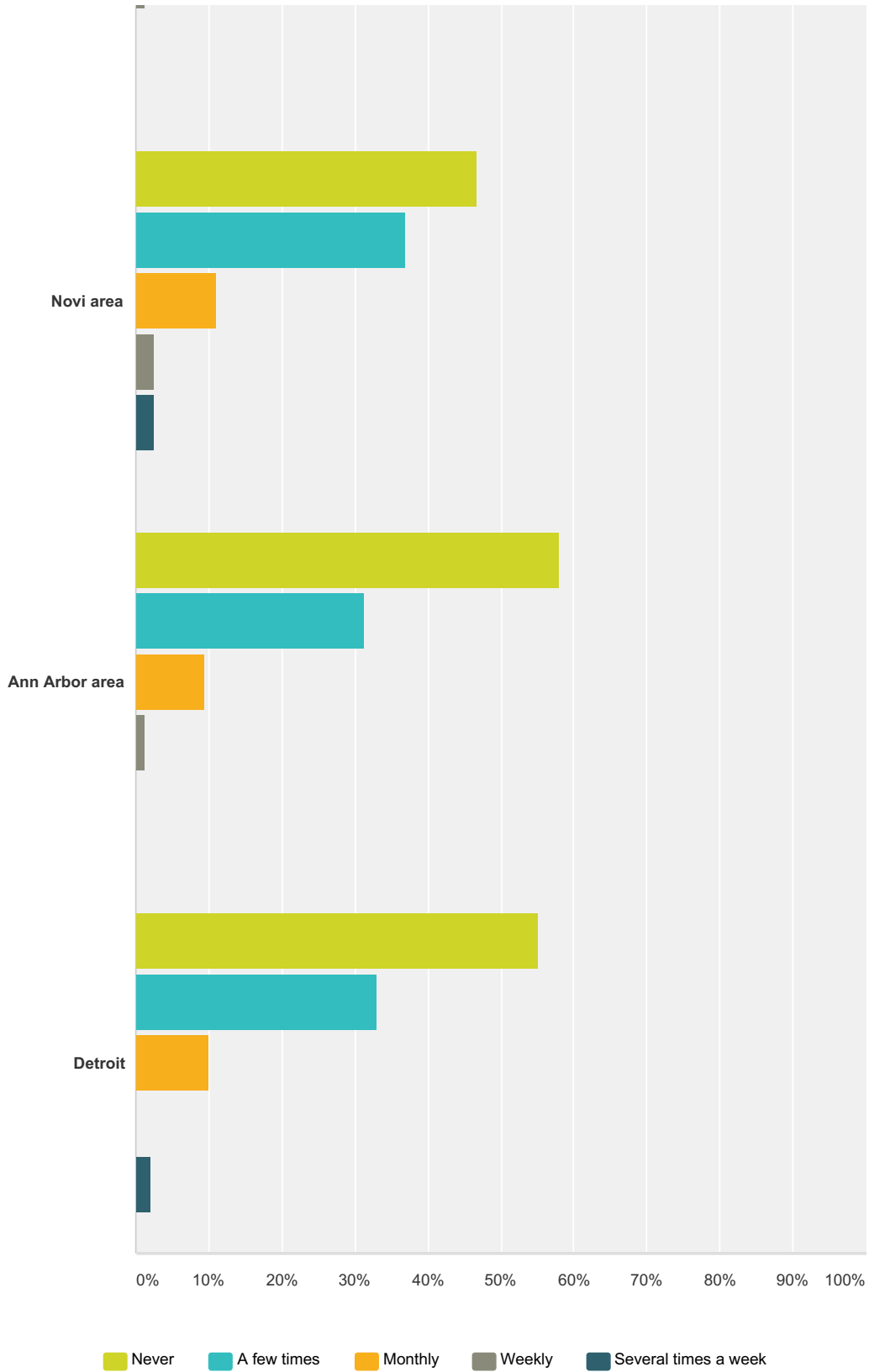
Q6 In the past year, how often have you visited the following areas for recreational purposes?

Answered: 177 Skipped: 15



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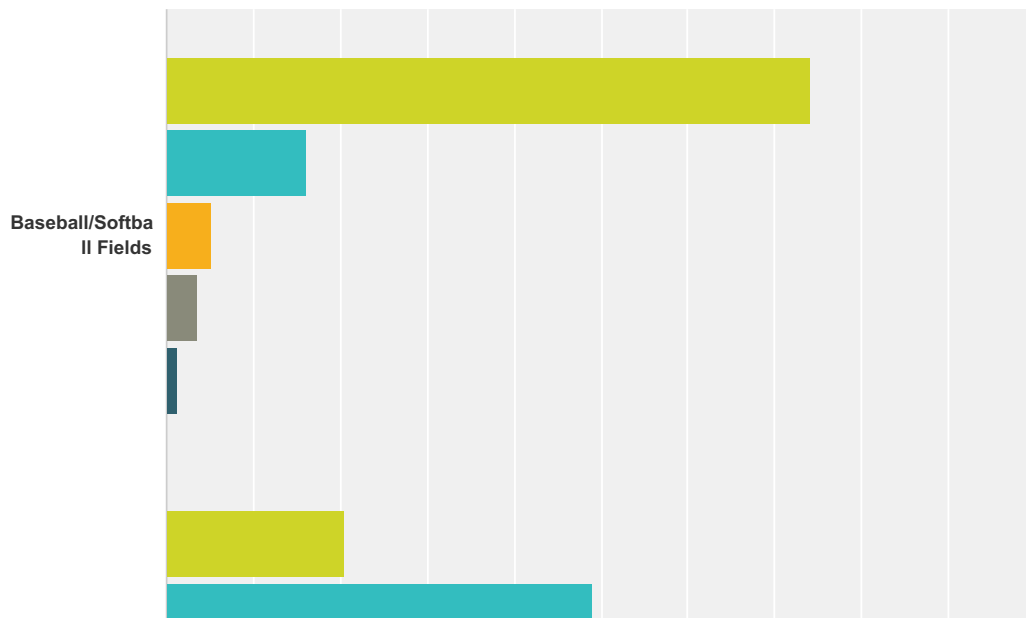
	Never	A few times	Monthly	Weekly	Several times a week	Total
Farmington area	1.69% 3	14.69% 26	16.38% 29	31.64% 56	35.59% 63	177

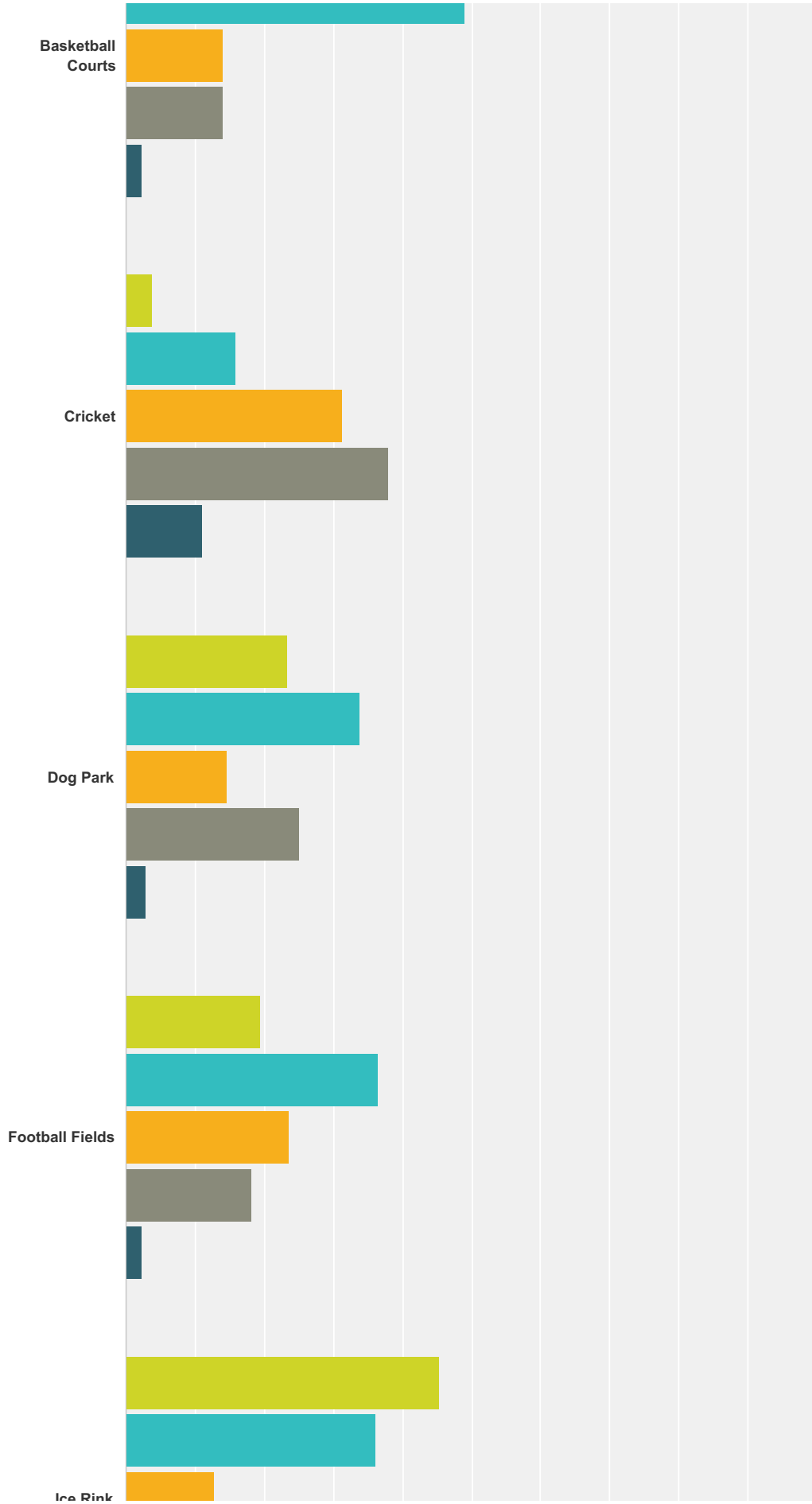
Northville area	43.79% 67	45.10% 69	9.15% 14	1.31% 2	0.65% 1	153
Southfield area	77.40% 113	19.18% 28	2.05% 3	0.68% 1	0.68% 1	146
Livonia area	37.01% 57	42.21% 65	12.34% 19	6.49% 10	1.95% 3	154
Milford area	70.47% 105	22.15% 33	6.04% 9	1.34% 2	0.00% 0	149
Novi area	46.75% 72	37.01% 57	11.04% 17	2.60% 4	2.60% 4	154
Ann Arbor area	58.00% 87	31.33% 47	9.33% 14	1.33% 2	0.00% 0	150
Detroit	55.03% 82	32.89% 49	10.07% 15	0.00% 0	2.01% 3	149

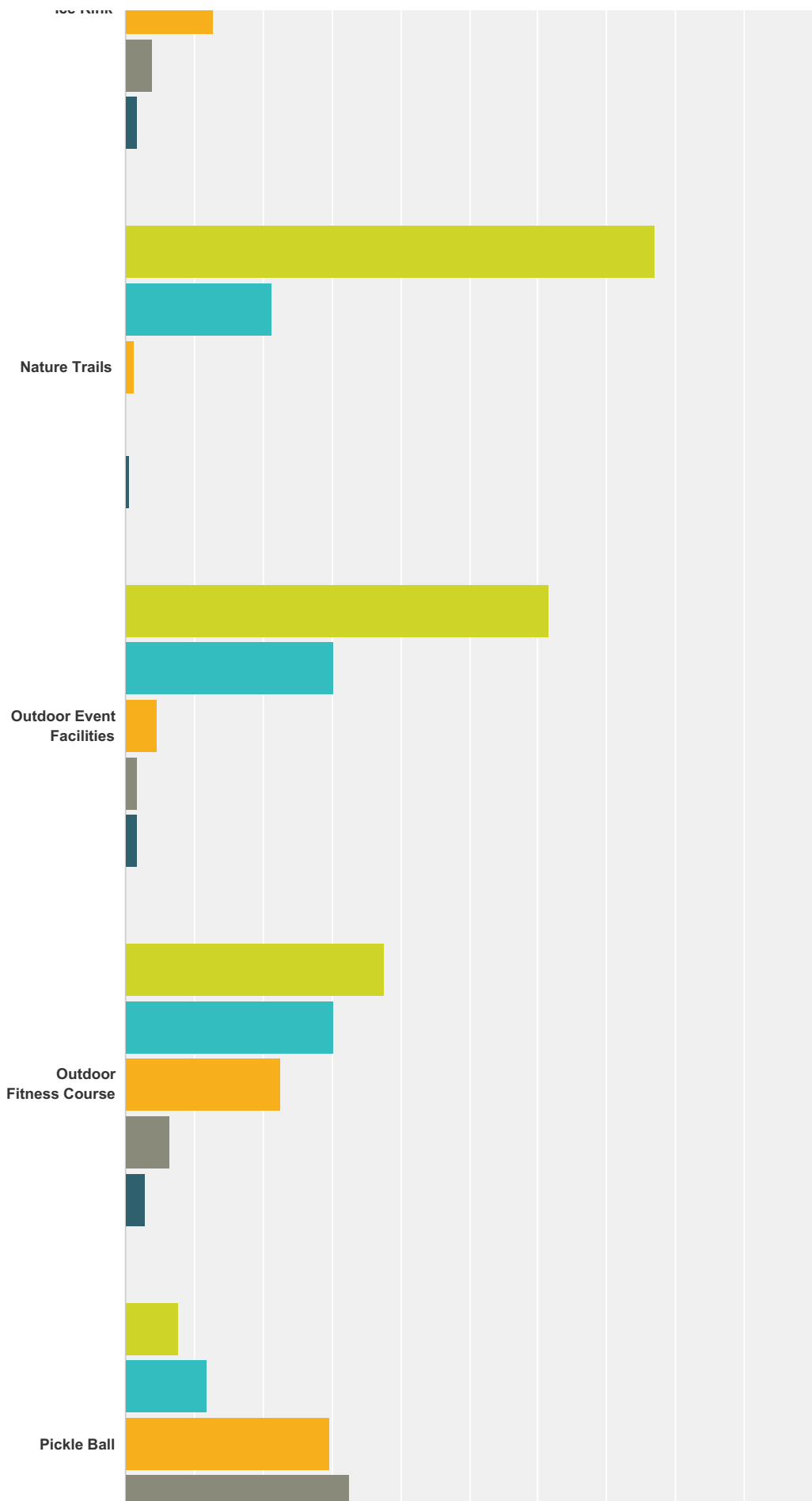
#	Other (please specify)	Date
1	Farmers Market on Sat. and during the week	3/7/2016 1:14 PM
2	Port Huron area a few times	1/31/2016 5:33 PM
3	Windsor	1/27/2016 8:02 AM
4	Redford	1/27/2016 5:56 AM
5	State parks	1/25/2016 8:07 PM
6	Plymouth	1/3/2016 12:53 PM
7	Metro Parks / State Parks	1/3/2016 11:43 AM
8	Michigan State Parks 1-2x / month	1/3/2016 11:34 AM
9	Lyon Oaks Dog Park and hiking trails in past year	12/19/2015 9:11 PM
10	Lexington	12/17/2015 9:47 PM

Q7 How important are the following outdoor recreation facilities in Farmington?

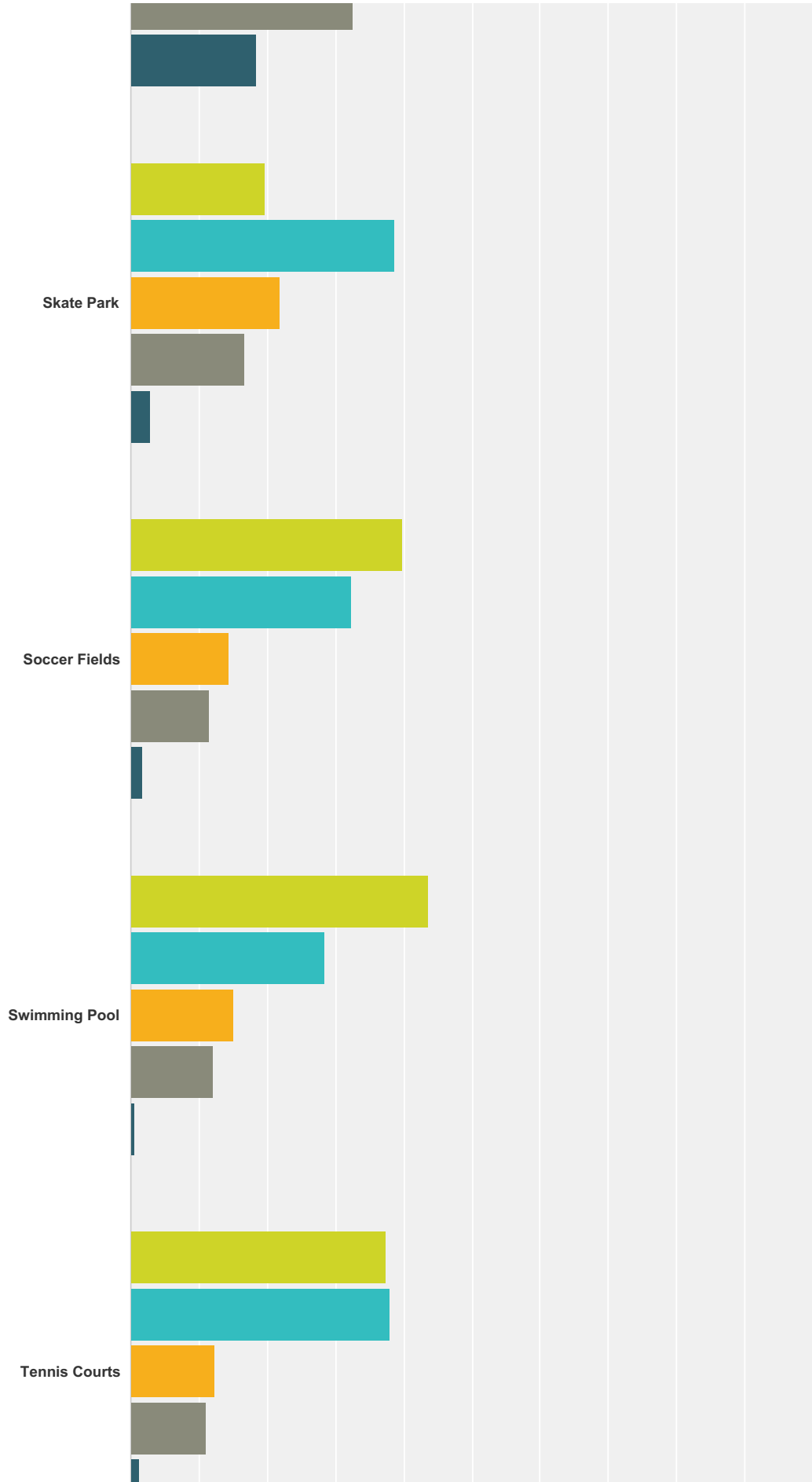
Answered: 177 Skipped: 15

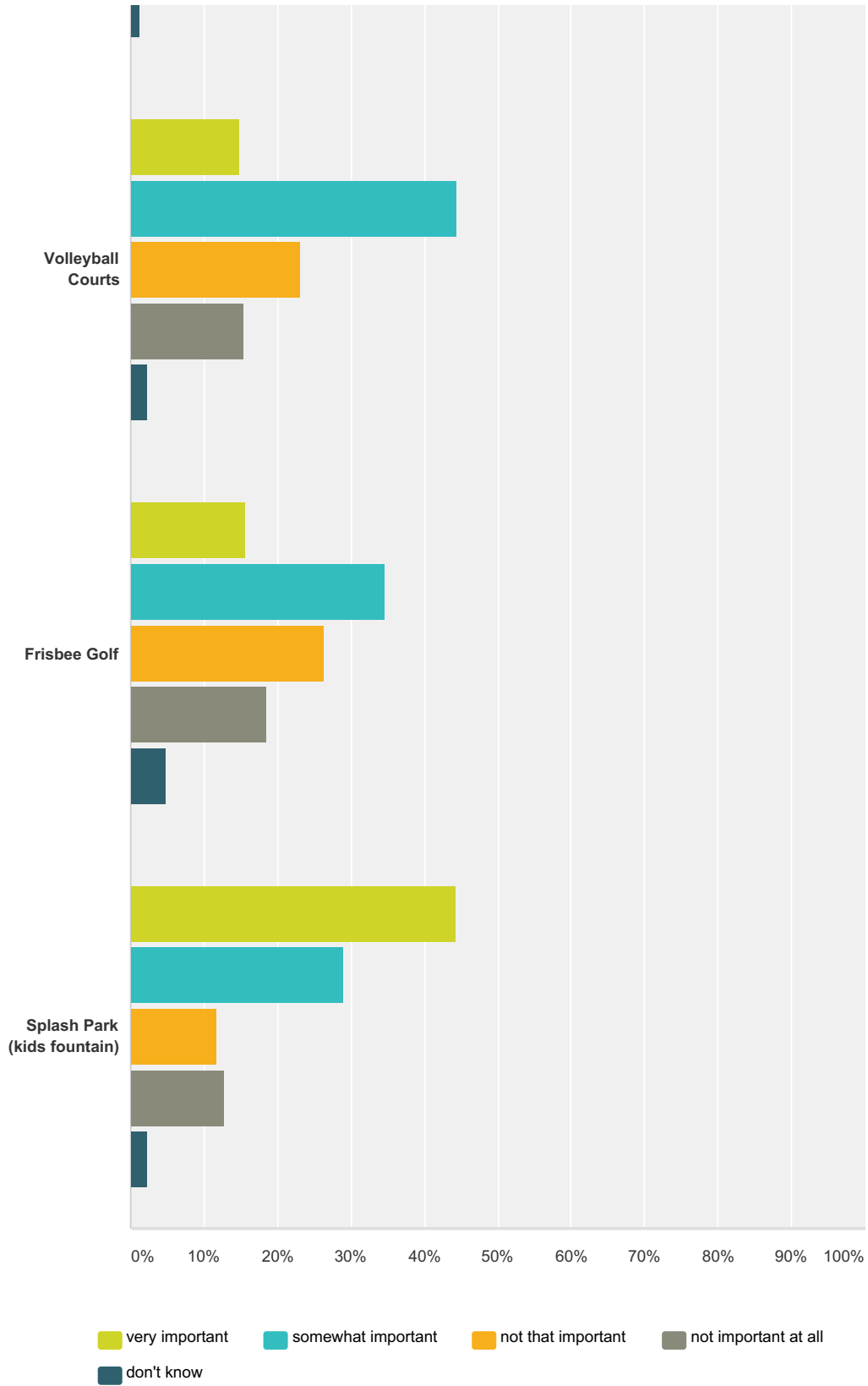






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	very important	somewhat important	not that important	not important at all	don't know	Total
Baseball/Softball Fields	74.14% 129	16.09% 28	5.17% 9	3.45% 6	1.15% 2	174

Farmington Parks and Rec Survey

6.A.a

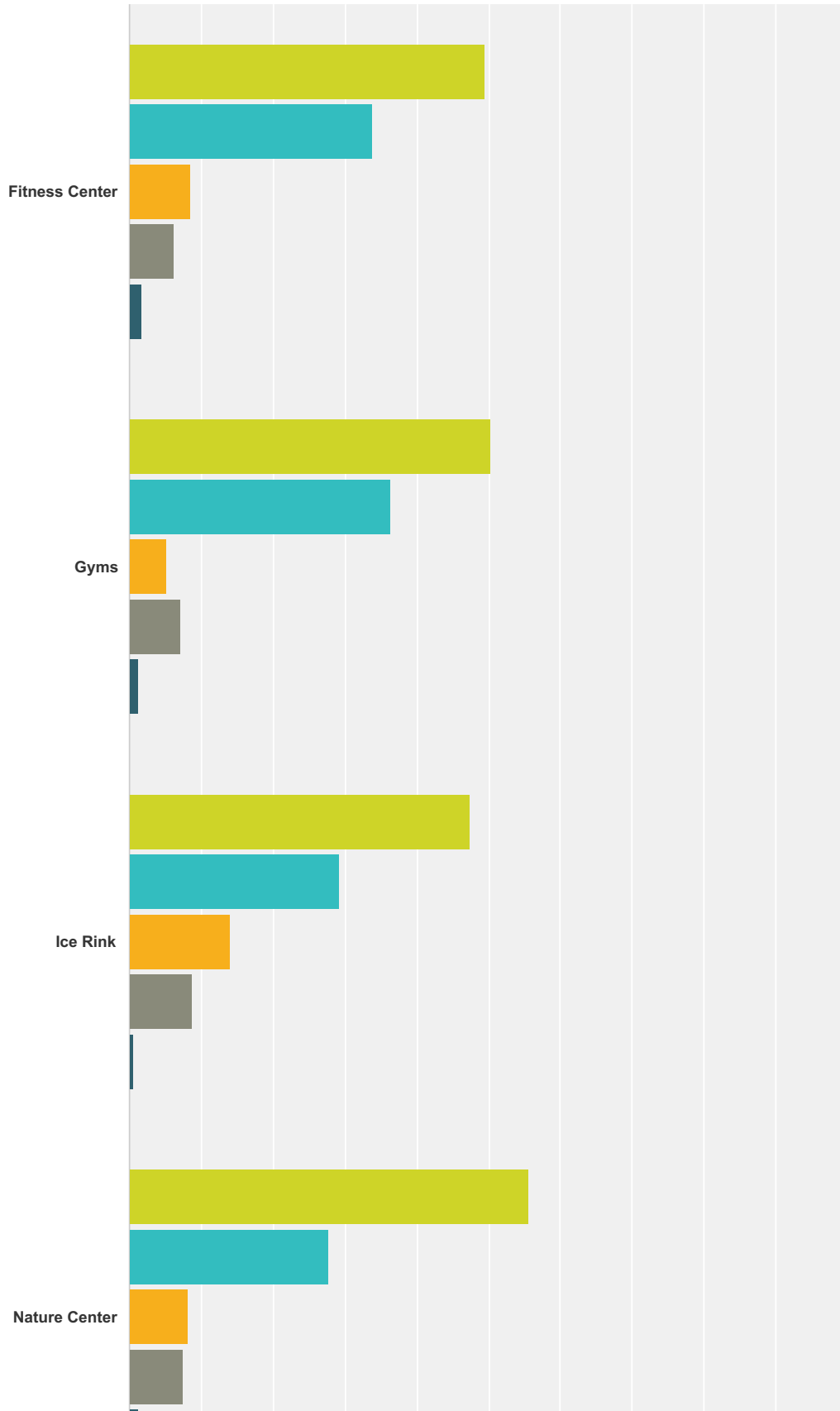
Basketball Courts	20.47% 35	49.12% 84	14.04% 24	14.04% 24	2.34% 4	171
Cricket	3.68% 6	15.95% 26	31.29% 51	38.04% 62	11.04% 18	163
Dog Park	23.39% 40	33.92% 58	14.62% 25	25.15% 43	2.92% 5	171
Football Fields	19.41% 33	36.47% 62	23.53% 40	18.24% 31	2.35% 4	170
Ice Rink	45.40% 79	36.21% 63	12.64% 22	4.02% 7	1.72% 3	174
Nature Trails	77.01% 134	21.26% 37	1.15% 2	0.00% 0	0.57% 1	174
Outdoor Event Facilities	61.63% 106	30.23% 52	4.65% 8	1.74% 3	1.74% 3	172
Outdoor Fitness Course	37.50% 63	30.36% 51	22.62% 38	6.55% 11	2.98% 5	168
Pickle Ball	7.69% 13	11.83% 20	29.59% 50	32.54% 55	18.34% 31	169
Skate Park	19.64% 33	38.69% 65	22.02% 37	16.67% 28	2.98% 5	168
Soccer Fields	39.88% 69	32.37% 56	14.45% 25	11.56% 20	1.73% 3	173
Swimming Pool	43.60% 75	28.49% 49	15.12% 26	12.21% 21	0.58% 1	172
Tennis Courts	37.43% 64	38.01% 65	12.28% 21	11.11% 19	1.17% 2	171
Volleyball Courts	14.79% 25	44.38% 75	23.08% 39	15.38% 26	2.37% 4	169
Frisbee Golf	15.57% 26	34.73% 58	26.35% 44	18.56% 31	4.79% 8	167
Splash Park (kids fountain)	44.19% 76	29.07% 50	11.63% 20	12.79% 22	2.33% 4	172

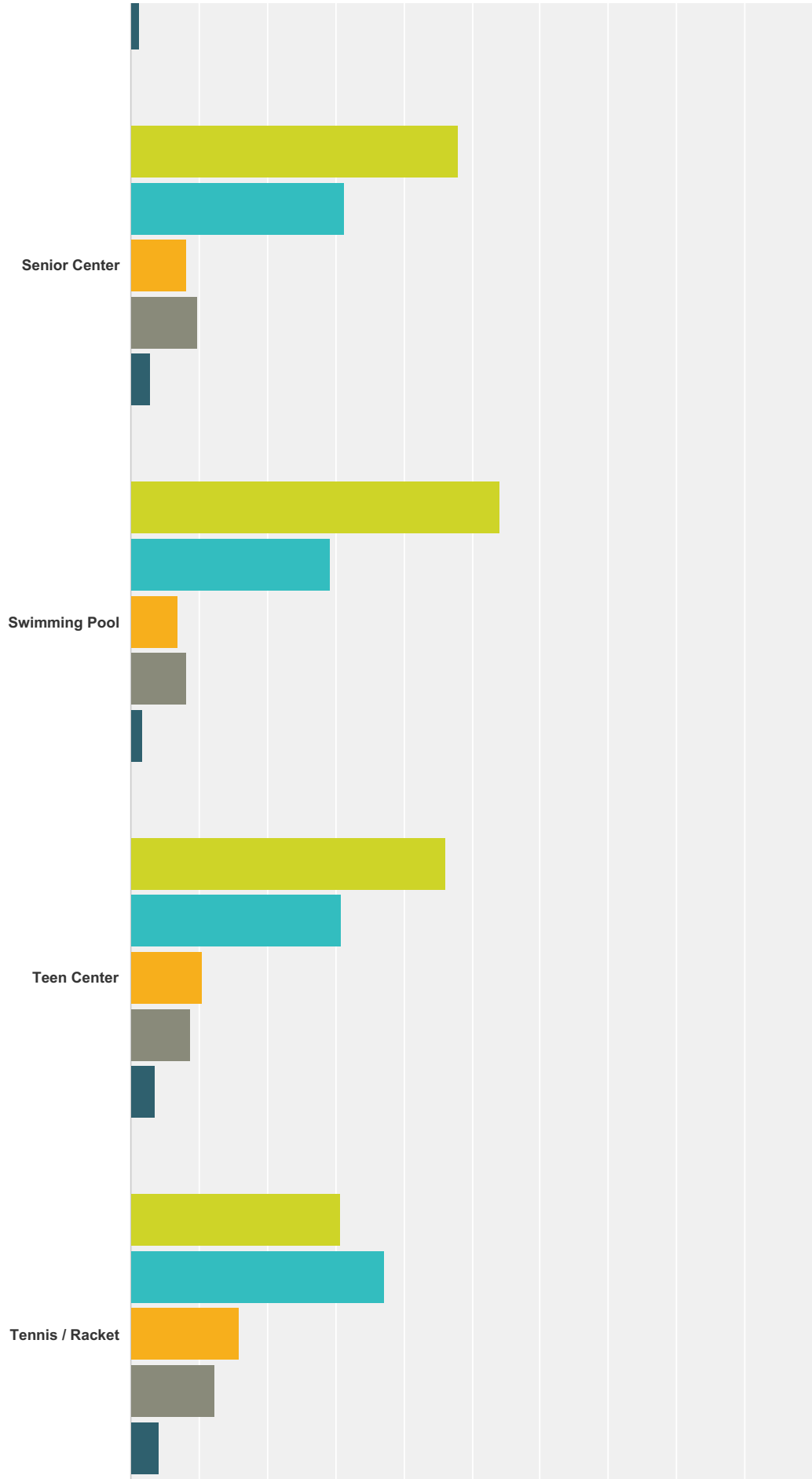
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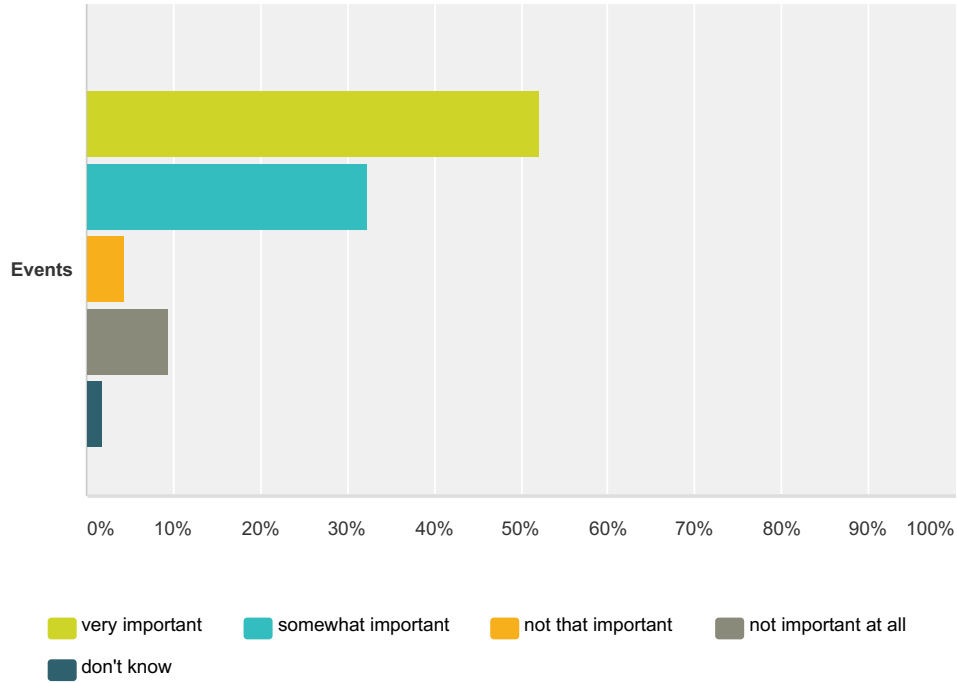
#	Other (please specify)	Date
1	Lawn Bowling for Seniors at Warner Mansion	3/28/2016 9:19 AM
2	Biking trails	3/24/2016 1:06 PM
3	Concerts for all ages	3/3/2016 8:20 PM
4	Places to take a walk!	2/12/2016 10:14 AM
5	sled hill - very important	1/11/2016 6:26 PM
6	Bike trail	1/8/2016 12:20 PM
7	We need bike paths in parks! Kensington / Island lake bikes trails.	1/3/2016 11:43 AM
8	bicycle trails	1/2/2016 2:43 PM
9	I'm tired of the cricket players taking over baseball/softball diamonds without going through Farmington rec. to rent the fields out.	12/30/2015 10:44 AM
10	We like pickle ball	12/22/2015 8:10 PM
11	cross country skiing very important	12/18/2015 1:50 PM
12	Pickleball & Tennis Please!	12/10/2015 4:39 PM

Q8 How important are the following indoor recreation facilities in Farmington?

Answered: 176 Skipped: 16







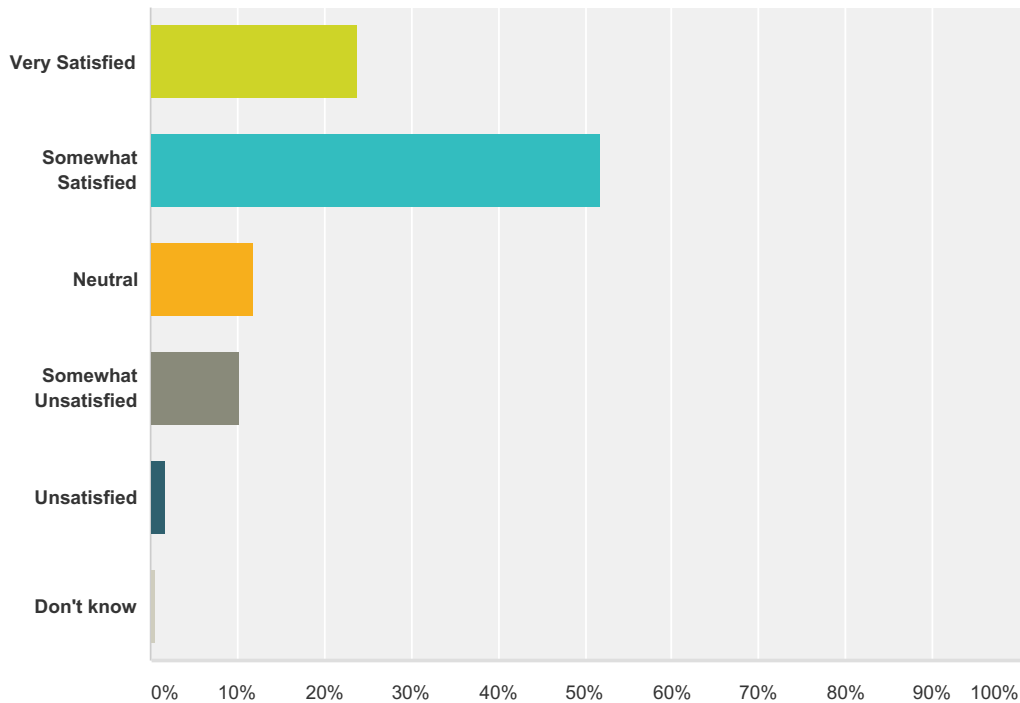
	very important	somewhat important	not that important	not important at all	don't know	Total
Fitness Center	49.43% 86	33.91% 59	8.62% 15	6.32% 11	1.72% 3	174
Gyms	50.29% 86	36.26% 62	5.26% 9	7.02% 12	1.17% 2	171
Ice Rink	47.37% 81	29.24% 50	14.04% 24	8.77% 15	0.58% 1	171
Nature Center	55.49% 96	27.75% 48	8.09% 14	7.51% 13	1.16% 2	173
Senior Center	47.98% 83	31.21% 54	8.09% 14	9.83% 17	2.89% 5	173
Swimming Pool	54.02% 94	29.31% 51	6.90% 12	8.05% 14	1.72% 3	174
Teen Center	46.20% 79	30.99% 53	10.53% 18	8.77% 15	3.51% 6	171
Tennis / Racket	30.59% 52	37.06% 63	15.88% 27	12.35% 21	4.12% 7	170
Events	52.17% 84	32.30% 52	4.35% 7	9.32% 15	1.86% 3	161

#	Other (please specify)	Date
1	Concerts inside and outside for all ages	3/3/2016 8:20 PM
2	Don't know of an indoor fitness center	1/27/2016 9:51 AM
3	Curling facility	12/17/2015 5:04 PM
4	there is no ice rink in Farmington. Do you mean FH?	12/11/2015 4:07 PM
5	Pickle Ball	12/10/2015 9:30 PM
6	Pickleball	12/10/2015 4:39 PM

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Q9 How satisfied are you with the existing parks and recreation facilities in Farmington?

Answered: 176 Skipped: 16



Answer Choices	Responses	
Very Satisfied	23.86%	42
Somewhat Satisfied	51.70%	91
Neutral	11.93%	21
Somewhat Unsatisfied	10.23%	18
Unsatisfied	1.70%	3
Don't know	0.57%	1
Total		176

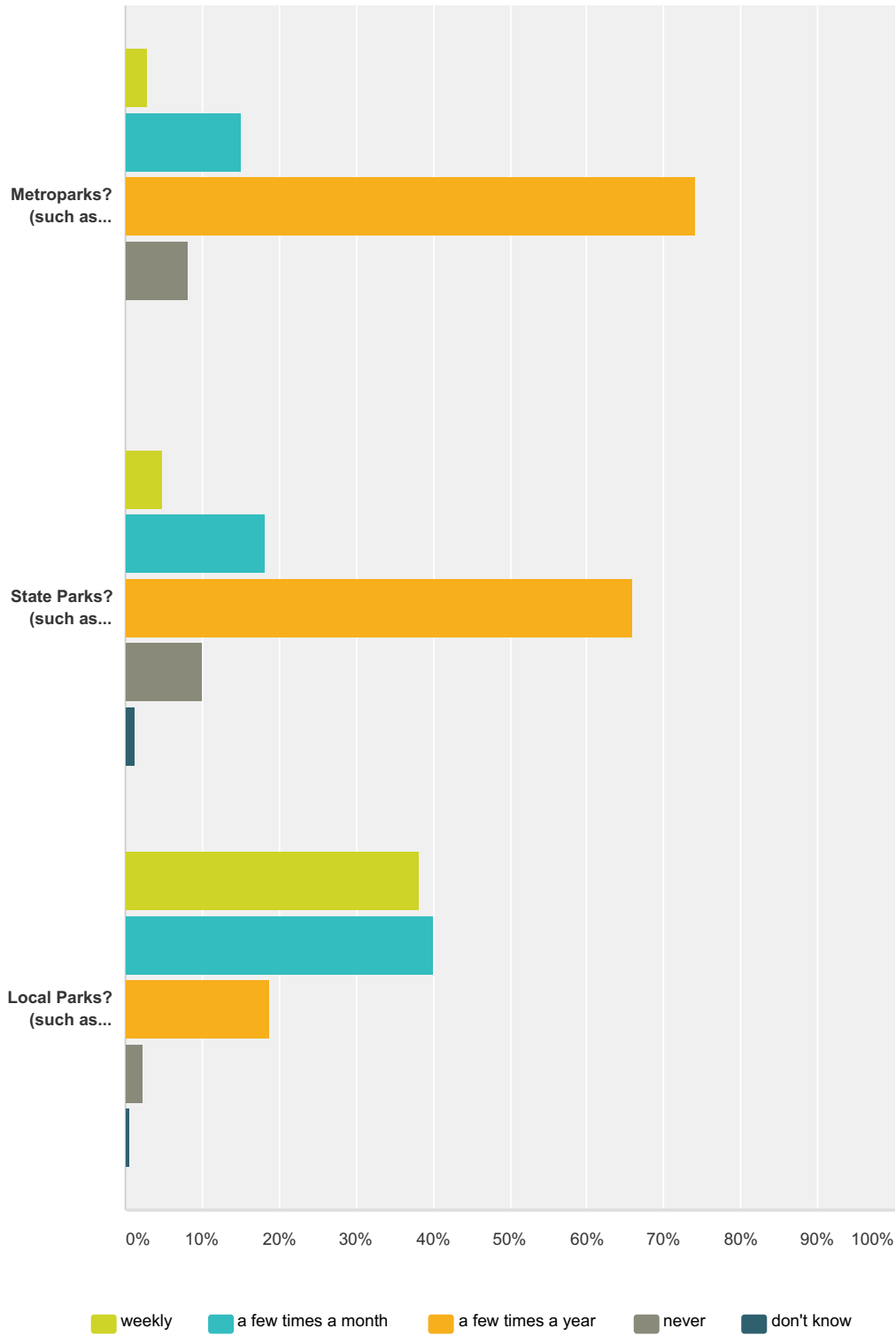
#	Comments	Date
1	The baseball / softball fields need new surfaces. The bathrooms are horrible.	3/28/2016 8:31 AM
2	Would like to see more GREEN projects throughout the city	3/24/2016 1:06 PM
3	would like to see a rec. center closer than costick.	3/19/2016 8:13 AM
4	Baseball fields need some help. City park is an overall awesome place.	3/18/2016 1:06 PM
5	The youth baseball fields at Shiawassee should be grass. Especially in a great community like Farmington.	3/6/2016 4:13 PM
6	baseball fields should be groomed more regularly, especially in April	2/16/2016 3:39 PM

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7	more attention needs to be paid to the baseball fields due to the number of participants in South Farmington baseball	2/14/2016 11:08 AM
8	Put in lights at Founders Park	2/3/2016 6:51 PM
9	Fields too controlled by South Farmington baseball and not the city	1/31/2016 8:11 PM
10	Would like basketball courts	1/30/2016 12:11 PM
11	Some of the fields need updating and seeing as founders is the premiere park there should be lights for night games	1/29/2016 4:54 PM
12	Ice rink is almost never open for free skate; gym is never open for pickup basketball	1/27/2016 9:51 AM
13	The bathrooms at shiawassee park are gross. Costick should be turned into a cool rec center like Troy or Livonia . Outdoor pool for the community	1/27/2016 9:35 AM
14	Bathrooms need updating, soap, more availability	1/27/2016 9:29 AM
15	Wish our baseball fields had covered dugouts, 1-2 with grass infields, 2-4 more with lights, and better parking facilities.	1/27/2016 8:37 AM
16	Would LOVE to see a better YMCA	1/27/2016 6:00 AM
17	Our parks/facilities are very old and in need of repair	1/27/2016 5:32 AM
18	Softball fields need to be upgraded	1/26/2016 11:02 PM
19	Would love something closer to Farmington than the Costick Center. Love the Livonia Rec Center, but it is expensive for us since we are not residents.	1/12/2016 1:36 PM
20	Parks are nice however not enough in them to do nature wise also not enough parks period..	1/12/2016 6:26 AM
21	Want to try the new archery range	1/8/2016 12:20 PM
22	Bathrooms are atrocious	1/8/2016 10:34 AM
23	Parks are good, but could always be improved. I think Shiawassee park is a great location and is good, but could be greatly improved and used for more activities and connection to downtown Farmington.	1/3/2016 9:29 PM
24	Our parks have no appeal to my 'millennial' generation.	1/3/2016 11:43 AM
25	Tennis is not an interest for young people anymore. ball fields under used	1/3/2016 11:34 AM
26	Some softball/baseball fields needs to be re-done.	12/30/2015 10:44 AM
27	Farmington dog park needs shade,	12/19/2015 1:28 PM
28	Dog park too expensive	12/19/2015 9:13 AM
29	I understand Farmington is limited due to space and tax payer \$\$\$ contributions	12/18/2015 4:28 PM
30	Tennis court is in terrible shape. Both at Shiawassee and Drake Park. Someone will be hurt.	12/11/2015 4:07 PM
31	I think I dedicated recreation center similar to that of Livonia would be a great addition the the Farmington/Farmington hills arwa	12/11/2015 7:44 AM
32	After moving from Livonia and being a member of the Livonia rec center, I've seen what a facility like that can do for the recreation department. I would love to see something similar in Farmington.	12/10/2015 7:20 PM
33	Shiawassee is a nice park- potential for much more	12/10/2015 5:37 PM
34	Missing other facilities like the Rotary & Bicentennial Parks in Livonia offer.	12/10/2015 4:39 PM

Q10 How often do you use the following types of facilities?

Answered: 176 Skipped: 16



	weekly	a few times a month	a few times a year	never	don't know	Total
Metroparks? (such as Kensington or Huron Meadows, etc.)	2.87% 5	14.94% 26	74.14% 129	8.05% 14	0.00% 0	174
State Parks? (such as Maybury State Park, Island Lake Recreation Area, etc.)	4.71% 8	18.24% 31	65.88% 112	10.00% 17	1.18% 2	170
Local Parks? (such as Shiawassee Park, Riley Skate Park or Farmington Hills Nature Center)	38.29% 67	40.00% 70	18.86% 33	2.29% 4	0.57% 1	175

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Q11 Please list any other park facilities you use not listed above including school facilities, county facilities, other communities' facilities, or privately owned facilities such as golf courses and bowling alleys.

Answered: 50 Skipped: 142

#	Responses	Date
1	Not the Riely Skate Park at all - can us the hills indoor rink that has rental if necessary	4/3/2016 10:53 AM
2	FH Golf Club	3/31/2016 3:21 PM
3	farmers market	3/19/2016 8:13 AM
4	My kids are in a lot of activities, from scouts to sports. We use them a lot. Too bad farmington did work w/ farm hills on the ice area. Too late for my kids now, but it would have been nice	3/18/2016 1:06 PM
5	FH golf, Bowling Alleys, beechview and HighMeadow	3/10/2016 9:22 PM
6	Golf courses. Whispering Willows and FHGC, Drakeshire lanes.	3/6/2016 4:13 PM
7	I like Bowling and Miniture golf. Also Binder Park Zoo.	3/3/2016 8:20 PM
8	bowling alleys	2/25/2016 10:21 AM
9	Country Lanes	2/5/2016 9:48 AM
10	Routinely used Flanders school playground until development began. We fear the amount of green space allocated by the builder per the site sale agreement will be significantly less than desirable. South Farmington has been left with little green space.	2/4/2016 12:48 PM
11	Herritage Park, Woodland Hills nature preserve	2/3/2016 6:51 PM
12	Shiawassee Dog Park & Play ground, Costick Center, Commerce Area, Port Huron Area, Drakeshire, Country Lanes	1/31/2016 5:33 PM
13	Bowling alleys, school fields	1/30/2016 2:18 PM
14	Use golf courses outside Farmington. Those in Farmington are not as good as other areas.	1/30/2016 12:11 PM
15	Livonia pool Power middle school baseball field Drakeshire	1/29/2016 4:54 PM
16	Glen Aquatic Club Bike Trails Indoor baseball/softball fields Archery Range	1/28/2016 7:23 PM
17	Golf courses. Farmington Hills and Glen Oaks. I play both weekly during the season.	1/28/2016 4:47 PM
18	School facilities for kids sports, Drakeshire Bowling Alley	1/27/2016 9:51 AM
19	We use the playground area at Beechview and Lanigan	1/27/2016 9:35 AM
20	Longacre facilities	1/27/2016 8:58 AM
21	School gyms, county & city golf courses, both bowling alleys (for private, school events and SFBI events)	1/27/2016 8:37 AM
22	Several golf courses, Drakeshire/Country Lanes Bowling	1/27/2016 7:50 AM
23	High School ballpark, Drakeshire Lanes, Riley Archery	1/27/2016 6:00 AM
24	We routinely go to softball baseball at school fields to practice. They are also in need of repair and upkeep.	1/27/2016 5:32 AM
25	We use the school playgrounds and ball fields.	1/27/2016 3:06 AM
26	The Glen Fitness 19 Farmington Bowl Bonaventure The Bullpen Total Sports	1/26/2016 11:57 PM
27	I want to be able to safely ride my bike on roads around Farmington and Farmington Hills	1/25/2016 8:24 PM
28	Bike paths	1/25/2016 8:17 PM
29	We have used other city facilities that have indoor water park for the kids.	1/22/2016 3:07 PM

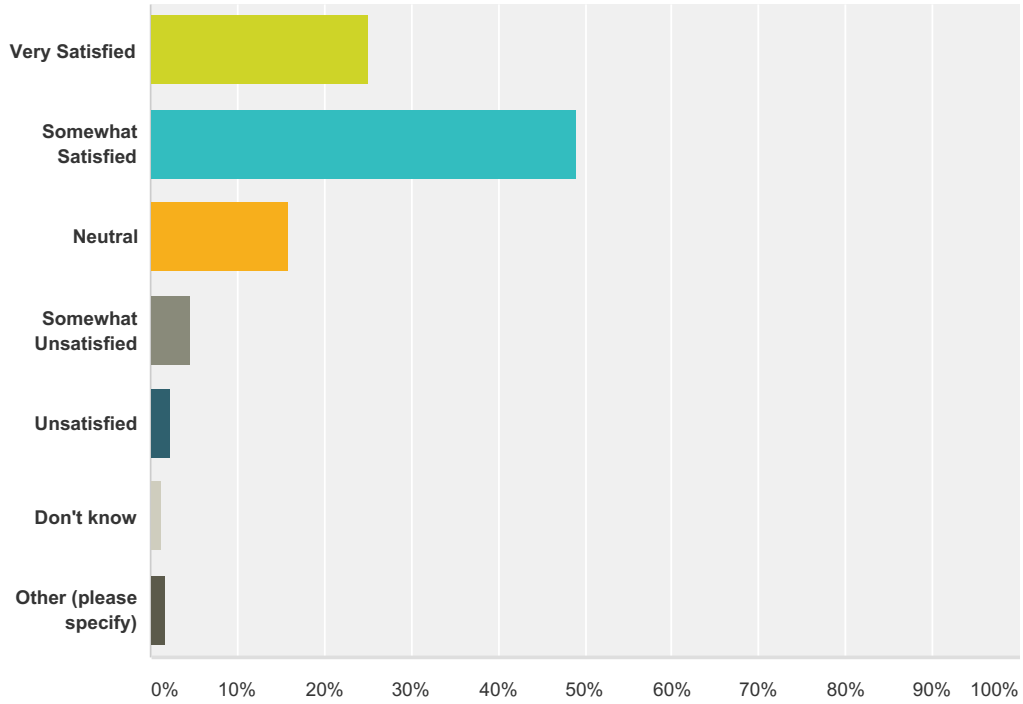
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30	Western Golf, Farmington Hills Golf, Ann Arbor Parks, Matthei Botanical Center	1/17/2016 3:06 PM
31	We have been members at the Livonia YMCA for quite a while, but are looking for a place close by in Farmington to replace it. We also go to Bicentennial and Southfield to utilize their pickle ball courts	1/12/2016 1:36 PM
32	Oakland County water parks	1/11/2016 6:26 PM
33	Farmington high track. Total sports. Fitness19. Drakeshire lanes. Country lanes. Bikram yoga. OCC pool prior to closure. Piemontesse pool/club.	1/8/2016 12:20 PM
34	Elementary school playgrounds, such as Longacre.	1/3/2016 9:29 PM
35	Bike paths / trails!	1/3/2016 11:43 AM
36	I use lake access and beaches at State Parks a lot.	1/3/2016 11:34 AM
37	Running tracks at Farmington H.S. & Shiawassee Park	1/2/2016 2:43 PM
38	Golf: Fox Hills, Links of Novi, Whispering Willows, Fox Creek Soccer: Church of the Nazarene in Plymouth Lifetime Fitness for swimming and working out We used to go to Flanders to use the playground but not anymore since it is being redeveloped.	12/26/2015 1:42 PM
39	Island Lake	12/22/2015 8:10 PM
40	Canoeing at Point Pelee in Ontario. Drakeshire Lanes on Grand River.	12/17/2015 9:47 PM
41	5-pin bowling, Windsor, ON	12/17/2015 5:04 PM
42	Bonaventure, Drakeshire Lanes, YMCA, Farmington Gymnastics, Goldfish Swim School	12/17/2015 4:29 PM
43	The play areas and athletic fields at the schools get regular use.	12/11/2015 4:07 PM
44	Gill Elementary playground, Farmington Hills Golf Course	12/11/2015 7:44 AM
45	Heritage Park. Riley Park.	12/10/2015 11:04 PM
46	County parks...the various Oaks. Golf courses.	12/10/2015 6:15 PM
47	Outdoor Tennis & pickleball courts; walking trails	12/10/2015 4:39 PM
48	my kids would love more playparks...it seems that we have to drive to all of them and that most Farmington subs lack play parks you can easily walk to with small kids.	12/10/2015 4:21 PM
49	Pontiac Country Club, Lyon Oaks Golf Course, Farmington Hills Golf Course, Whispering Willows Golf Course	12/10/2015 1:07 PM
50	golf courses, hiking trails	12/7/2015 3:55 PM

Q12 How satisfied are you with the existing recreation programs in Farmington?

Answered: 171 Skipped: 21

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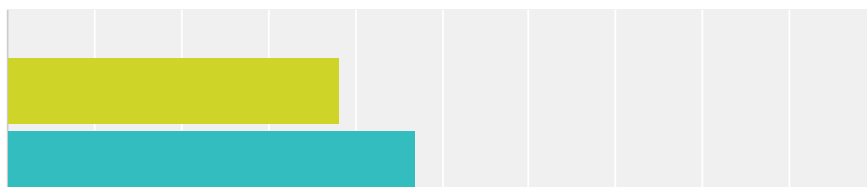


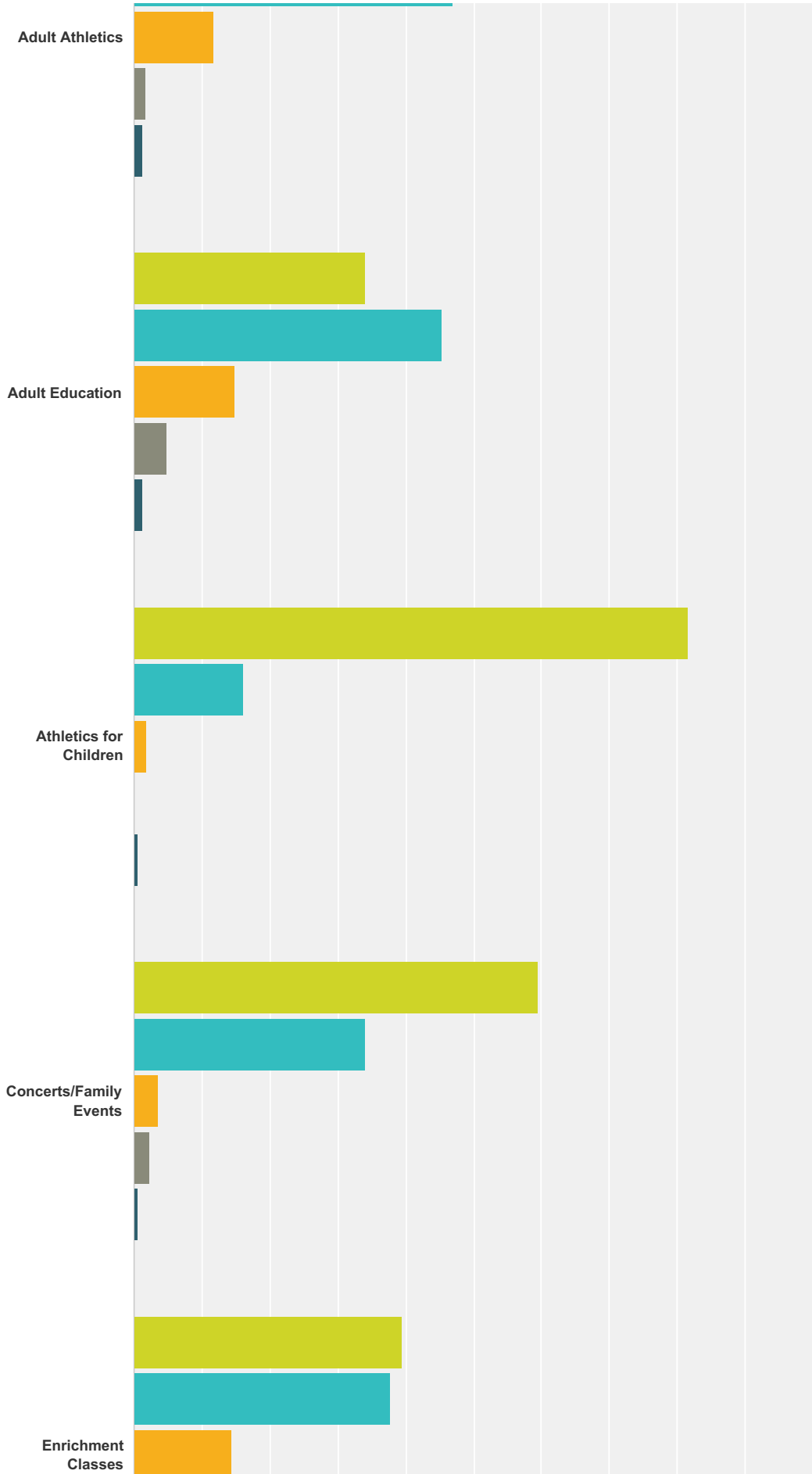
Answer Choices	Responses	
Very Satisfied	25.15%	43
Somewhat Satisfied	49.12%	84
Neutral	15.79%	27
Somewhat Unsatisfied	4.68%	8
Unsatisfied	2.34%	4
Don't know	1.17%	2
Other (please specify)	1.75%	3
Total		171

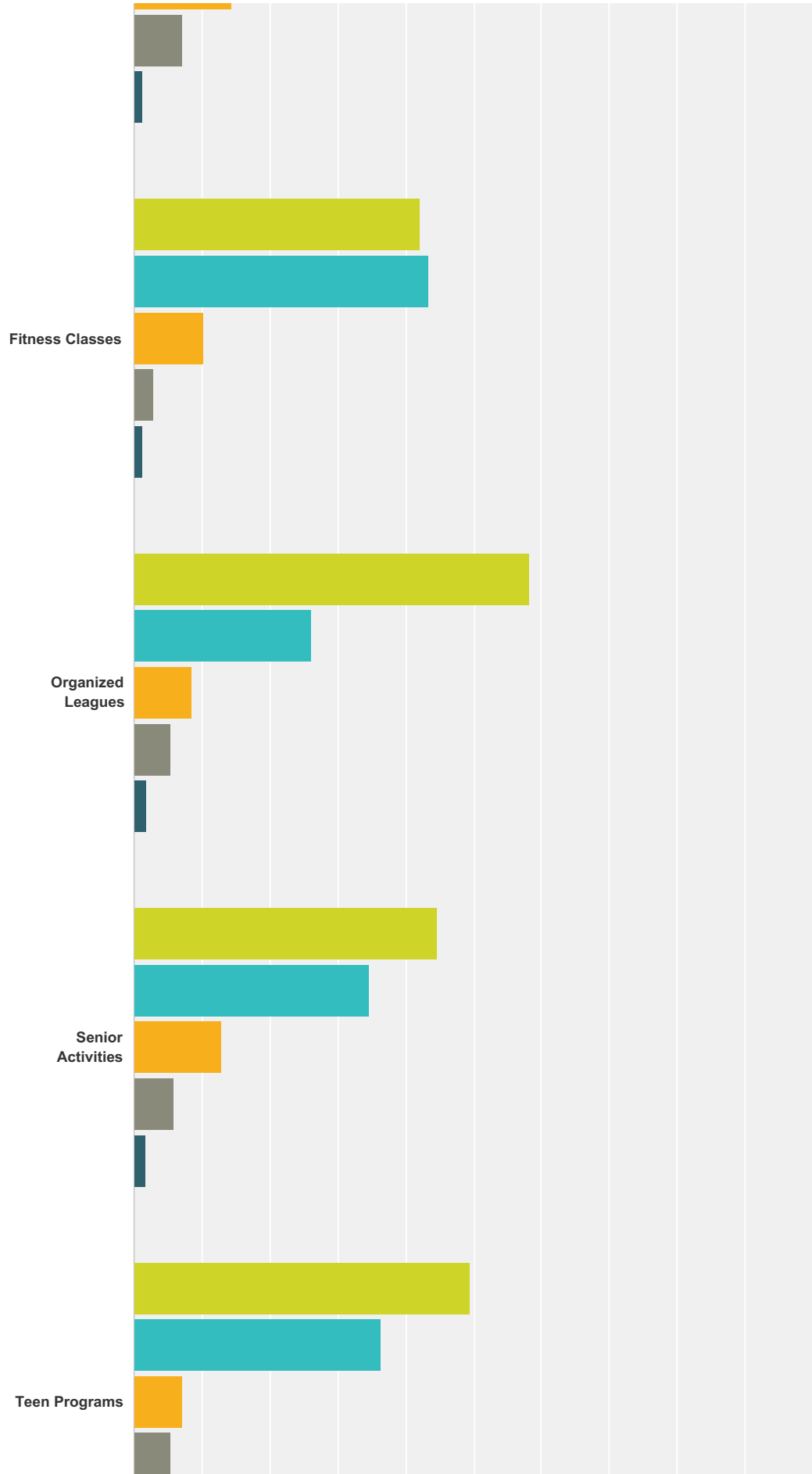
#	Other (please specify)	Date
1	would like to see wellness programs closer to river pines.	3/19/2016 8:15 AM
2	Pool is outdated. Backstops are too low. Parking at Shiawasee is inadequate. No bike lanes anywhere. Brush not trimmed next to walking paths.	1/27/2016 8:04 AM
3	South Farmington baseball league is well run.	1/8/2016 12:21 PM

Q13 How important are the following recreation programs in Farmington?

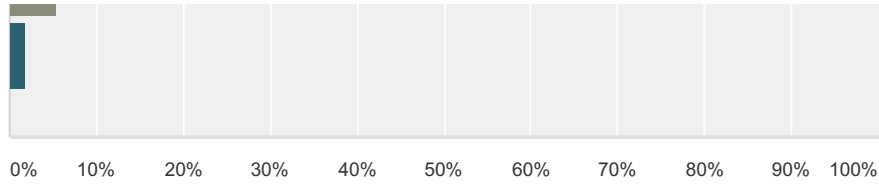
Answered: 171 Skipped: 21







Farmington Parks and Rec Survey



■ very important
 ■ somewhat important
 ■ not that important
 ■ not important at all
■ don't know

	very important	somewhat important	not that important	not important at all	don't know	Total
Adult Athletics	38.24% 65	47.06% 80	11.76% 20	1.76% 3	1.18% 2	170
Adult Education	33.93% 57	45.24% 76	14.88% 25	4.76% 8	1.19% 2	168
Athletics for Children	81.66% 138	15.98% 27	1.78% 3	0.00% 0	0.59% 1	169
Concerts/Family Events	59.52% 100	33.93% 57	3.57% 6	2.38% 4	0.60% 1	168
Enrichment Classes	39.52% 66	37.72% 63	14.37% 24	7.19% 12	1.20% 2	167
Fitness Classes	42.17% 70	43.37% 72	10.24% 17	3.01% 5	1.20% 2	166
Organized Leagues	58.18% 96	26.06% 43	8.48% 14	5.45% 9	1.82% 3	165
Senior Activities	44.71% 76	34.71% 59	12.94% 22	5.88% 10	1.76% 3	170
Teen Programs	49.40% 83	36.31% 61	7.14% 12	5.36% 9	1.79% 3	168

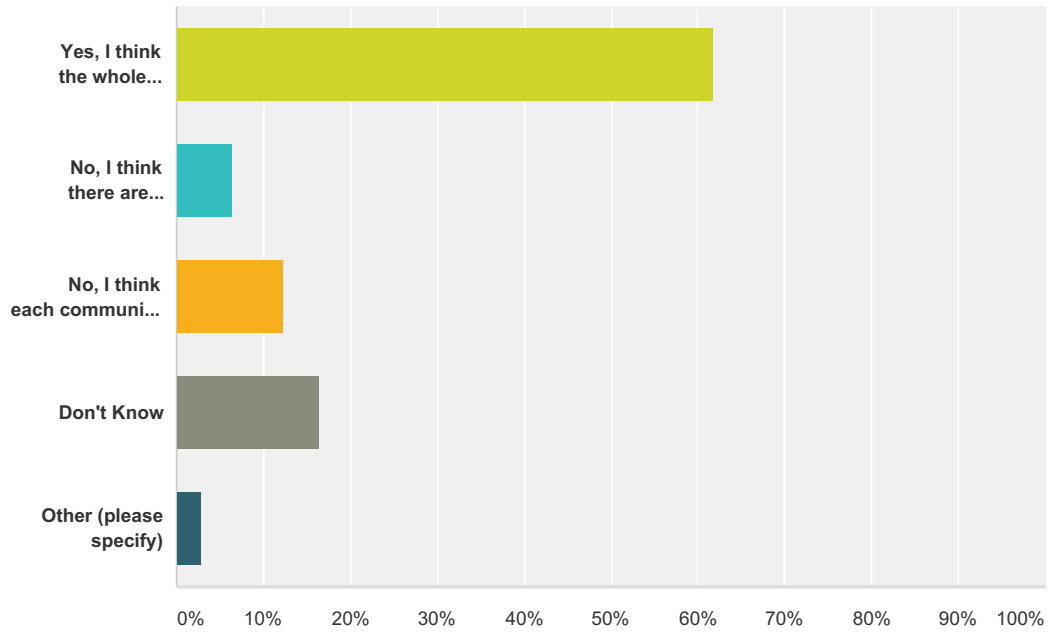
#	Other (please specify)	Date
1	Programs for those with special needs	3/31/2016 3:21 PM
2	More classes aimed to educate about protecting local environment and habitats	3/24/2016 1:09 PM
3	would like to see a rec volleyball for youth	1/27/2016 9:36 AM
4	No questions about young adults who want outdoor activities.	1/3/2016 11:45 AM
5	Yoga Classes	12/10/2015 9:32 PM

Q14 Do you support intergovernmental cooperation that collectively maintains the parks and organizes recreation programs?

Answered: 170 Skipped: 22

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Farmington Parks and Rec Survey



Answer Choices	Responses	
Yes, I think the whole region should cooperate to provide parks and recreation	61.76%	105
No, I think there are enough parks and recreation programs now	6.47%	11
No, I think each community should provide for their own parks and recreation	12.35%	21
Don't Know	16.47%	28
Other (please specify)	2.94%	5
Total		170

#	Other (please specify)	Date
1	Yes as long as it's cost effective and provides equal or better services.	4/3/2016 8:17 PM
2	We should team up with FH.	3/6/2016 4:14 PM
3	I think each community should have facilities available. If intergovernmental cooperation is cost effective and does not take away from a community that which they already have, then I would support a WELL thought out program.	1/31/2016 5:38 PM
4	connected bike paths through Farmington / Farmington Hills roads and parks..	1/3/2016 11:45 AM
5	Not sure what "region" means. But, cooperation within adjacent cities makes sense.	12/10/2015 11:06 PM

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C

APPENDIX C: FUNDING SOURCES

Funding Sources

The proposed recreation improvements proposed in the Five Year Capital Improvement Plan can be financed with a combination of resources. There are several potential funding sources currently being utilized and many that are available for parks and recreation projects such as parkland improvements and facility upgrades as described below.

General Fund

The General Fund is the basic operating fund for the City of Farmington. The General Fund contains the budgetary and financial controls for all the City’s activities and functions which are not accounted for in other specialized funds. A wide variety of revenues, including recreation user charges, provide the resources for the operation of this fund.

Recreation Bond

A number of bond programs can be used to finance construction of parks and recreation facilities. General Obligation Bonds are issued for specific community projects, such as park improvements and park land acquisition, and may not be used for other purposes. These bonds are usually paid for with property tax revenues. Revenue Bonds are issued for construction of public projects that generate revenues. The bonds are then retired using income generated by the project.

Special Millage

A property tax millage can be used to finance specific park and recreation projects such as park development, pathway improvements and facility upgrades. A millage is an effective method to divide costs over time amongst all the taxpayers in the community to provide matching grant funds or finance projects out-right. A millage allows more flexibility in how the money is used than a bond.

User Fees

The City currently charges reasonable fees to the users of specific recreation facilities and for enrollment in recreation programs such as senior services, sports, cultural arts, camps, events and clinics, and rental fees for facilities. User fees provide substantial support for park and recreation facilities and programs and contribute to the City’s General Fund.

Rouge River National Wet Weather Demonstration Project

This project was created in 1992/1993 to administer \$300,000 million dollars from the U.S. Environmental Protection Agency (EPA) and additional state and local funding to demonstrate storm water remediation techniques in an urban watershed. The state funding included an \$822,000 319 Grant from the State of Michigan, and managed by Wayne County, for Best Management Practices (BMP) demonstration projects. The City of Farmington is located in the Rouge River Watershed.

AVAILABLE FUNDING SOURCES

Michigan Natural Resources Trust Fund (MNRTF)

MNRTF provides funding assistance for the purchase of land (or interests in land) for recreation or protection of land because of its environmental importance or scenic beauty, and the development of recreation facilities. This assistance is directed at creating and improving outdoor recreational opportunities and providing protection to valuable natural resources. The improvement grants are between \$15,000 and \$500,000 with a required minimum local match of 25%. Acquisition grants vary

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depending upon the value of property and local match amount; therefore there is not a minimum or maximum amount. This grant is ideal for implementing park plans and for land acquisition. Applications are due in April and September of each year for acquisition projects and April of each year for development projects. For more information, visit their website.

Land and Water Conservation Fund (LWCF)

LWCF provides funding assistance for communities to acquire and develop land for outdoor recreation. The minimum award is \$15,000 and the maximum of \$500,000 with a 50% local match. The eligibility criterion emphasizes preservation of natural resources such as waterways. This grant is ideal for land acquisition that is intended for passive recreation and open space in the future. Applications are due in April. For more information, visit their website at www.nps.gov/lwcf

Transportation Alternatives Program (TAP)

TAP is the successor to the SAFETEA-LU authorizing highway safety, transit and other surface transportation programs, including regional pathways and trailway systems. This is a reimbursement program that originally comes from the Federal Highway Administration and is administered by the Michigan Department of Transportation (MDOT). Communities are eligible for funds to develop, construct, maintain, and rehabilitate trails and trail facilities for both non-motorized and motorized trail uses.

Michigan Recreation and Parks Association (MRPA)

MRPA provides mini grants for communities to aid in community programming and development.

Cooperative Resources Management Initiative

This program supports tree planting programs that improve tree species diversity, age/class diversity, reduce current and long-term maintenance costs, increase awareness, education and technical knowledge of trees and natural resource, provide wildlife habitat, improve aesthetics, encourage community/volunteer participation, increase water and air quality, and expand/improve tree cover throughout communities. Eligible projects are separated into three types: Community tree planting projects (\$10,000 maximum), projects organized by a non-profit or non-governmental agency on public land (\$5,000 maximum), and outdoor classroom/education sites (\$5,000 maximum). Applications are due in November of each year (with a possible second round in March).

Urban and Community Forestry Program – Community Forestry Grants

This program provides funds for projects that address the urban forestry needs municipal governments, schools, nonprofit organizations, and volunteer groups throughout Michigan. These projects may include tree inventories, management plans, tree planting educational workshops and trailing materials, and other maintenance activities. Projects that develop or enhance urban and community forestry resources, such as management and planning, education and training, tree planting, and library resources, are looked upon highly. Applications are due each summer with maximum grant requests of \$20,000.

Community Forestry Program – Arbor Day Mini-Grants

This mini-grant program is designed to provide information and technical assistance to municipal governments and volunteer groups for urban and community forestry activities related to Arbor Day. Projects that develop or enhance urban and community forestry resources, including tree planting on public land, Arbor Day celebrations, and natural resource library reference material acquisition, are looked upon highly. Applications are due each fall with maximum grant requests of \$200.

Community Forestry Program – DTE Energy Foundation Tree Planting Grants

The DTE Energy Tree Planting program is conducted through a partnership with the MDNR to increase the number of properly planted, established, and maintained trees within the service territory of DTE Energy. Tree planting projects such as parks, right-of-way, public streets, nature study areas, schools grounds planting, and neighborhood revitalization projects all qualify. All trees must be planted on public land or land open to the public. Applications are due each fall with maximum grant requests of \$3,000.

Conservation Easements

A conservation easement is a method of preserving open space that is guaranteed through formal documentation. This technique can also be used to preserve open space if it is not feasible or practical for the City to acquire the land. Rather than obtaining fee simple, or complete ownership, an organization or community can purchase or acquire by gift an easement to the property.

Tax Increment Financing (TIF)

TIF is authorized by the Downtown Development Authority Act and Local Development Finance Authority Act. When a TIF district is established, the stated equalized assessment value of all properties within the district is recorded. Every year thereafter, the property tax revenue generated by any increase in the total stated equalized value is "captured" by the responsible organization to finance improvements established in the overall development plan. The development plan is a required document illustrating all proposed improvements within the district. Often, revenue bonds are used to finance the improvements and the tax increment revenues are used to repay the bonds.

Public-Private or Public-Public Partnerships

Reduced funding for the public and private sector has created a need for various partnerships between public and private entities as well as between two or more public entities to accommodate specialized largescale recreation demands. The City could consider creating a different fee structure for the use of facilities by recreation providers and non-residents. The fees could be utilized for facility development, maintenance and upgrades, and/or programming. The fees from the various users would ensure continued high quality parks and facilities for City of Farmington residents.

Donations

Businesses, corporations, private clubs, community organizations, and individuals will often contribute to recreation and other improvement programs to benefit the communities in which they are located. Private sector contributions may be in the form of monetary contributions, the donation of land, the provision of volunteer services, or the contribution of equipment or facilities.

Foundations

A foundation is a special non-profit legal entity that is established as a mechanism through which land, cash, and securities can be donated for the benefit of parks and recreation services. The assets are disbursed by the foundation Board of Directors according to a predetermined plan.

D

APPENDIX D: ADOPTION & TRANSMITTAL INFO

[insert adoption info here]

[insert transmittal memo here]

**Farmington City Council
Staff Report**
Council Meeting Date:
October 3, 2016

**Reference
Number
(ID # 2248)**
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. The requested action of City Council is to review and consider it for acceptance.

Attachments

Agenda Review
Review:

Kevin Christiansen	Skipped	09/06/2016 11:29 AM
City Manager	Skipped	09/06/2016 11:29 AM
City Council Completed		09/06/2016 6:30 PM
City Council Pending		10/03/2016 7:00 PM

Christiansen defined the area known as "Development Area D" and what some of the challenges might be in its development.

Galvin asked Council to review the proposed plans along with the Vision Plan and Master Plan and determine the direction of the redevelopment.

(Schneemann returned to Council Chambers at 8:50 p.m.)

6. CONSIDERATION TO ACCEPT DOWNTOWN AREA PLAN

Christiansen advised the Downtown Area Plan was introduced at the June 15, 2015 Planning Commission meeting and adopted at their July 13, 2015 meeting. The next step is for City Council's review and consideration of the plan. He reminded Council they had reviewed the Draft Plan at their August 24, 2015 Meeting.

Motion to accept Downtown Area Plan and instruct City Administration to Work with Farmington Public School and the Planning Commission to implement recommendations contained in the plan. [SEE ATTACHED PLAN].

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Greg Cowley, Councilmember
SECONDER:	Jeff Scott, Councilmember
AYES:	McShane, Schneemann, Scott, Cowley, Galvin

7. ECONOMIC AND COMMUNITY DEVELOPMENT PROJECT STATUS

Christiansen provided an update on the ongoing redevelopment projects.

Responding to a question from McShane, Christiansen discussed the redevelopment of the Grand River/Halstead property. He advised the city has not yet received a site plan from Suburban Collection. He noted Code Enforcement will be sending out a letter by the end of the week addressing the condition of the property.

Scott inquired about the Dolphin Center on Grand River. Christiansen responded that the proponent is experiencing financial issues and had to curtail some of his plans.

Scott commented there are a number of property owners along Grand River that over promise and under deliver. He noted properties that need to be brought up to code.

Minutes Acceptance: Minutes of Sep 28, 2015 7:00 PM (Council Meeting Minutes)

**Farmington City Council
Staff Report**

Council Meeting Date:
September 28, 2015

**Reference
Number
(ID # 1984)**

Submitted by: Lisa McGill

Description: Consideration to Accept Downtown Area Plan

Requested Action:

Move to accept the Downtown Area Plan and to instruct City Administration to work with Farmington Public Schools and the Planning Commission to implement recommendations contained in the plan.

Background:

The Draft Downtown Area Plan was presented to the Planning Commission at their June 8, 2015 meeting. The Commission adopted the Draft Downtown Area Plan at their July 13, 2015 meeting and forwarded it to City Council for their review and consideration. The City Council reviewed the draft Downtown Area Plan at its August 24, 2015 meeting. A copy of the Draft Downtown Area Plan is attached.

Agenda Review

Review:

- Lisa McGill Skipped 08/26/2015 3:01 PM
- City Manager Skipped 08/26/2015 3:01 PM
- City Council Completed 08/24/2015 7:00 PM
- City Council Completed 09/28/2015 7:00 PM



• FARMINGTON •

**DOWNTOWN
AREA PLAN**

2015

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



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







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Attachment: Final Farmington Downtown Area Plan August 2016 (2248 : Farmington Downtown Area Plan



01 INTRODUCTION

EXECUTIVE SUMMARY

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

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

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

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

01 INTRODUCTION

PURPOSE OF THE PLAN

GUIDE...

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

INFORM...

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

MEASURE...

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

1.1 IMPETUS FOR THE PLAN

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

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

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

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

1.2 PLANNING APPROACH

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

1.3 PLAN GOALS AND OBJECTIVES

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

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

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



01 INTRODUCTION

1.4 PLAN STRUCTURE

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

DEVELOPMENT ANALYSIS

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

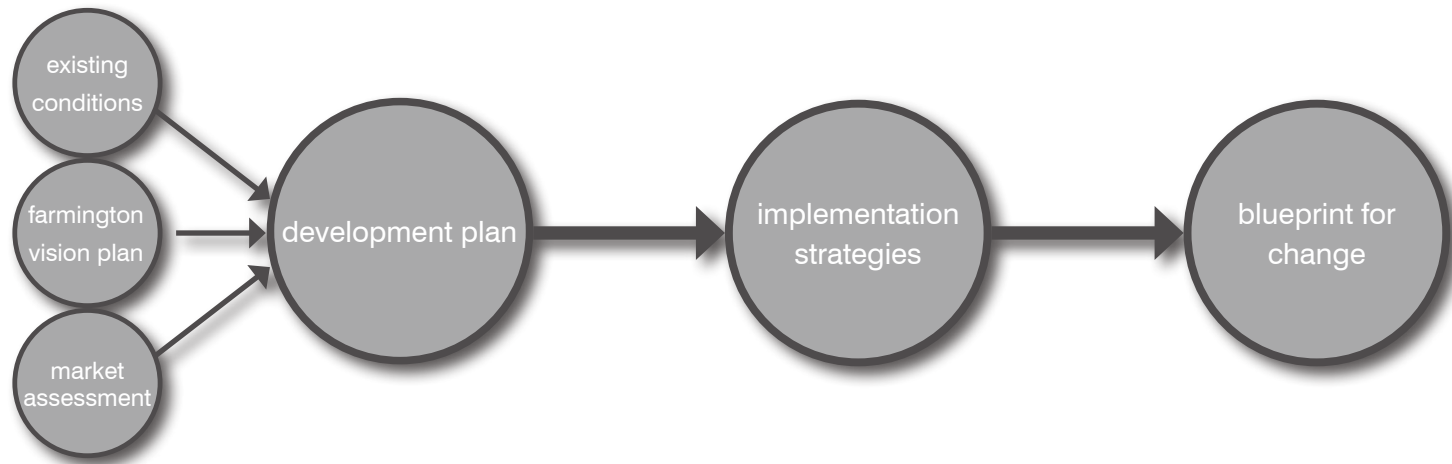
- Existing conditions in the area
- Key recommendations of the Farmington Vision Plan
- Key findings from the market study
- Current national development trends

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

DEVELOPMENT CONCEPTS

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

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



1.5 HOW TO USE THE PLAN

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

1. Annual Work Programs and Budgets

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

2. Development Approvals

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

3. Capital Improvement Program

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

4. Economic Development Incentives

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

5. Private Development Decisions

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

6. Be Flexible

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

01 INTRODUCTION

1.6 PROJECT STUDY AREA

The entire study area encompasses approximately 73 +/- acres in the downtown, and is generally defined as the area east of Warner Street, north of Grand River and west of Power Road (see Figure 1.1). Additionally the study area is broken down into smaller subareas that are addressed both individually and collectively throughout the Plan (see Figure 1.2). The include a collection of parcels both public and privately owned, most notably the Maxfield Training Center, the Farmington Schools Administration Building and bus garage, as well as Shiawassee 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 August 2016 (2248 : Farmington Downtown Area Plan

Figure 1.2 - Project Subareas





Attachment: Final Farmington Downtown Area Plan August 2016 (2248 : Farmington Downtown Area Plan

02 DEVELOPMENT ANALYSIS

INTRODUCTION

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

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

SECTION ELEMENTS

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

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



02 DEVELOPMENT ANALYSIS

2.1 VISION PLAN - WHAT DID IT SAY?

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

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



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

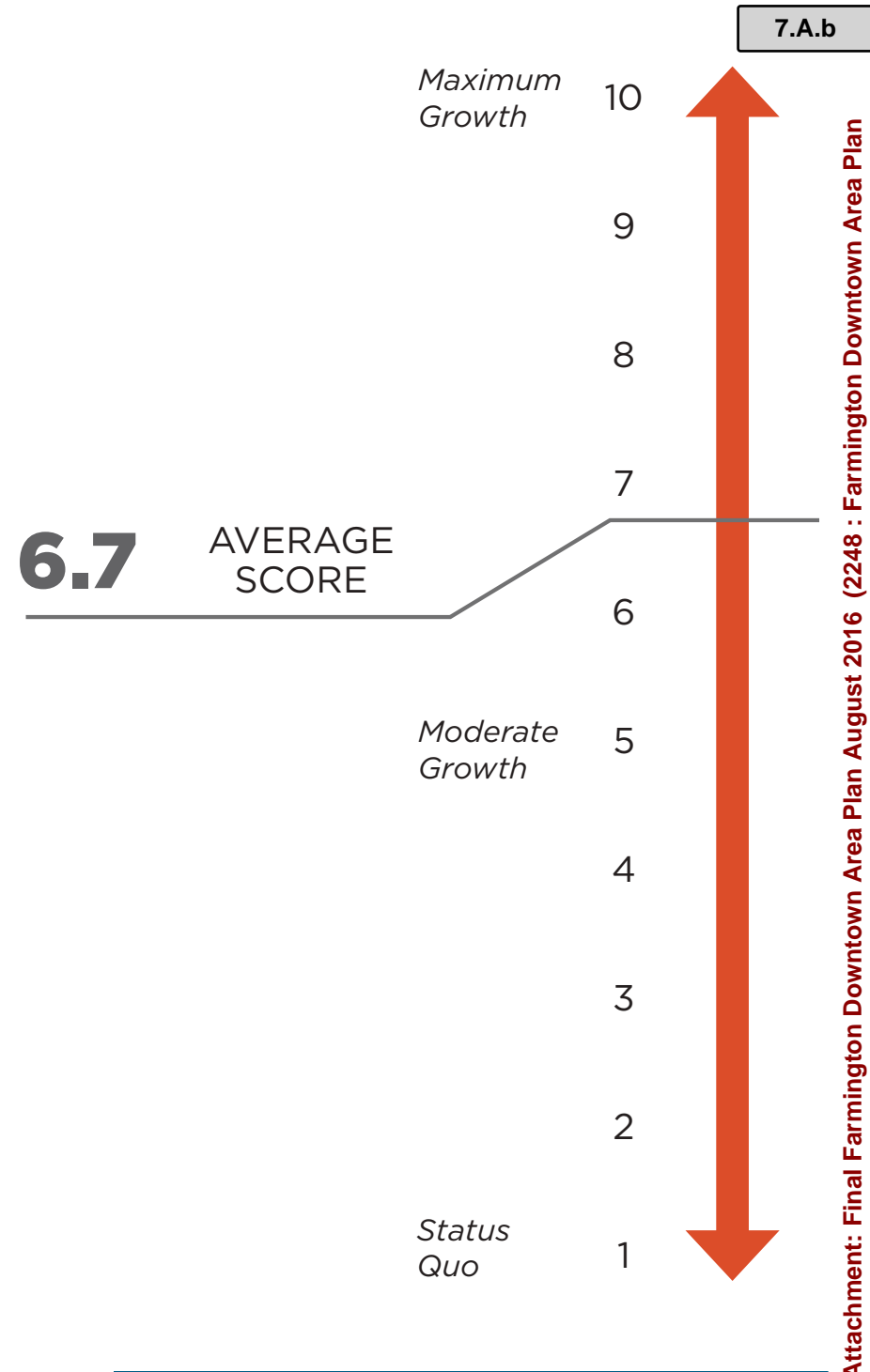
- **Staying Connected** – A community with a complete transportation system where people can easily travel by foot, bicycle, transit, and car.
- **Getting Active** - A community that is served by both passive and active greenspaces that enhance the overall quality of life in the community and complement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

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

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

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

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



02 DEVELOPMENT ANALYSIS

2.2 MARKET ANALYSIS

METHODOLOGY

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

THE EFFECTIVE MARKET AREA (EMA) PRINCIPLE

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

SURVEY DATA BASE

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

PROPRIETARY RESEARCH

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

EFFECTIVE MARKET AREA

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

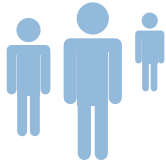
Based on the characteristics of the Site EMA, a field survey of existing rental housing development, an analysis of the appropriateness of the site for the proposed development, and a demographic analysis of the Site EMA, support levels can be established for additional multifamily rental development.

FIGURE 2.1 : STATE REFERENCE



EFFECTIVE MARKET AREA INDICATORS

Demographics



Population - 2010
170,295

Households - 2010
70,459

Average Family Size - 2010
2.39

Income



Median Household Income - 2012
\$65,441

Average Household Income - 2012
\$84,902

Per Capita Income - 2012
\$35,300

Housing



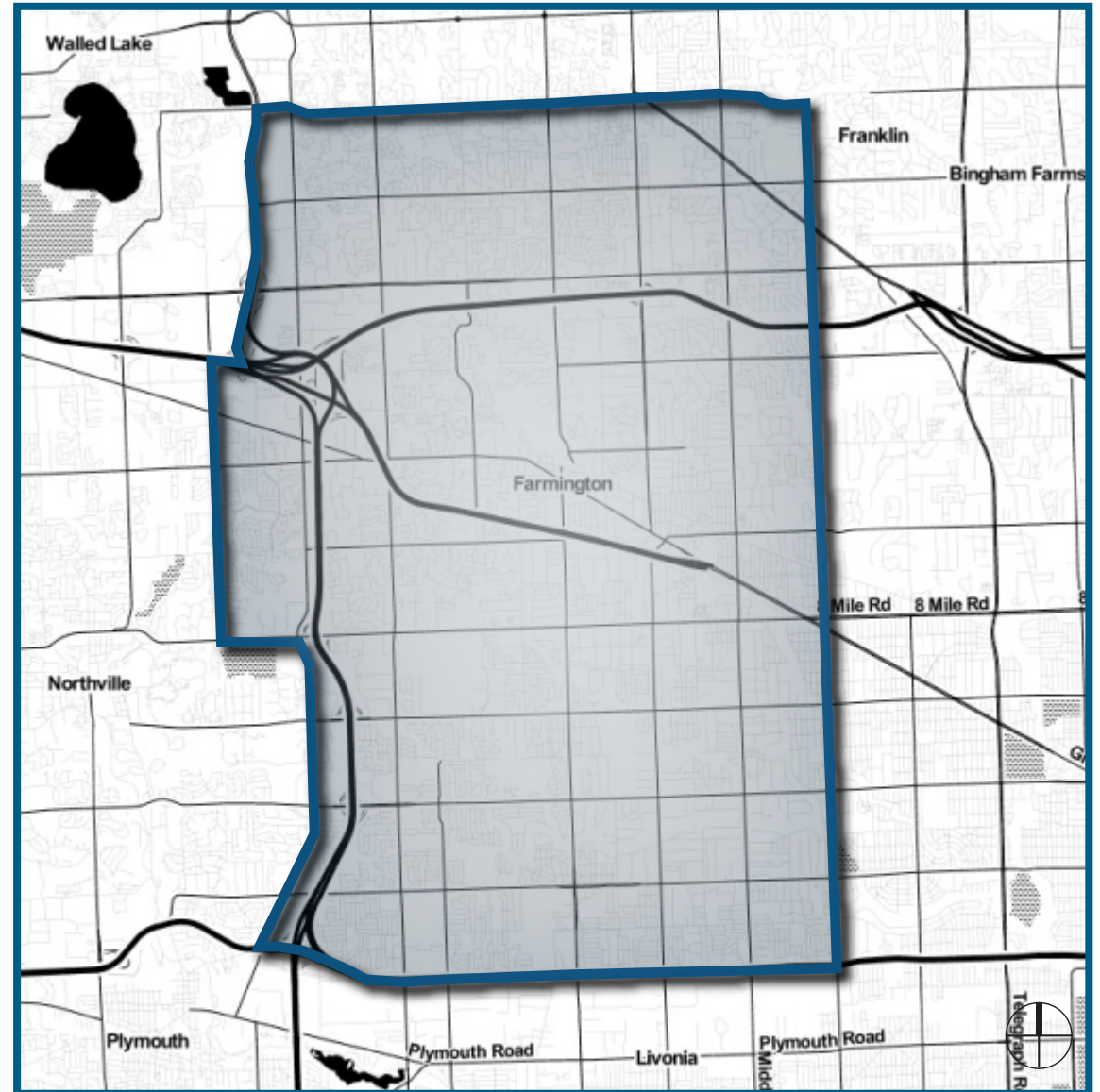
Owner Occupied - 2010
68.80%

Renter Occupied - 2010
25.1.0%

Median Home Value - 2012
\$143,908

Source: ESRI

FIGURE 2.2: EFFECTIVE MARKET AREA



Attachment: Final Farmington Downtown Area Plan August 2016 (2248 : Farmington Downtown Area Plan

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

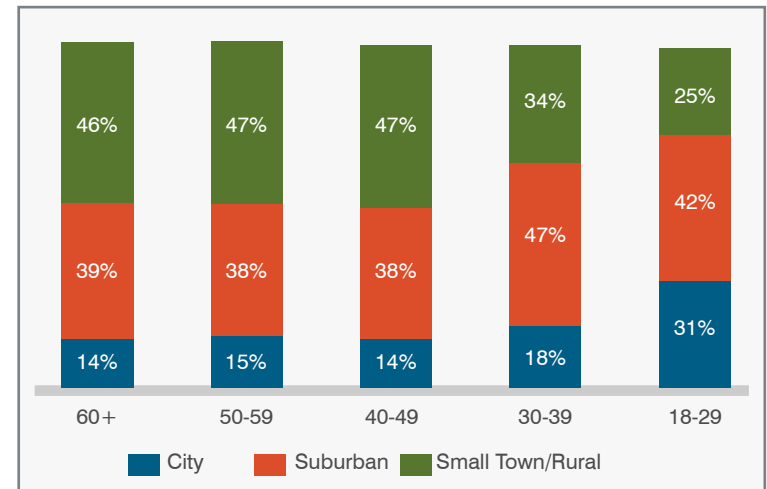
they want to live first and then resolve the logistics of finding employment and housing in their desired location. Millennials seek destinations that offer a superior quality of life and ample amenities. They have a preference for in-town areas and inner suburbs that feature diversity and walkability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



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



Attachment: Final Farmington Downtown Area Plan August 2016 (2248 : Farmington Downtown Area Plan

03 DEVELOPMENT PLAN

DEVELOPMENT AREA A+B - OPTION 1

DEVELOPMENT CONCEPT

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

SITE DATA - OPTION 1

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

Parking Required

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

Parking Provided

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

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

LEGEND

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

FIGURE 3.3: A+B OPTION 1



DEVELOPMENT AREA A+B - OPTION 2

DEVELOPMENT CONCEPT

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

SITE DATA - OPTION 2

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

Parking Required

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

Total Required: 281 sp.

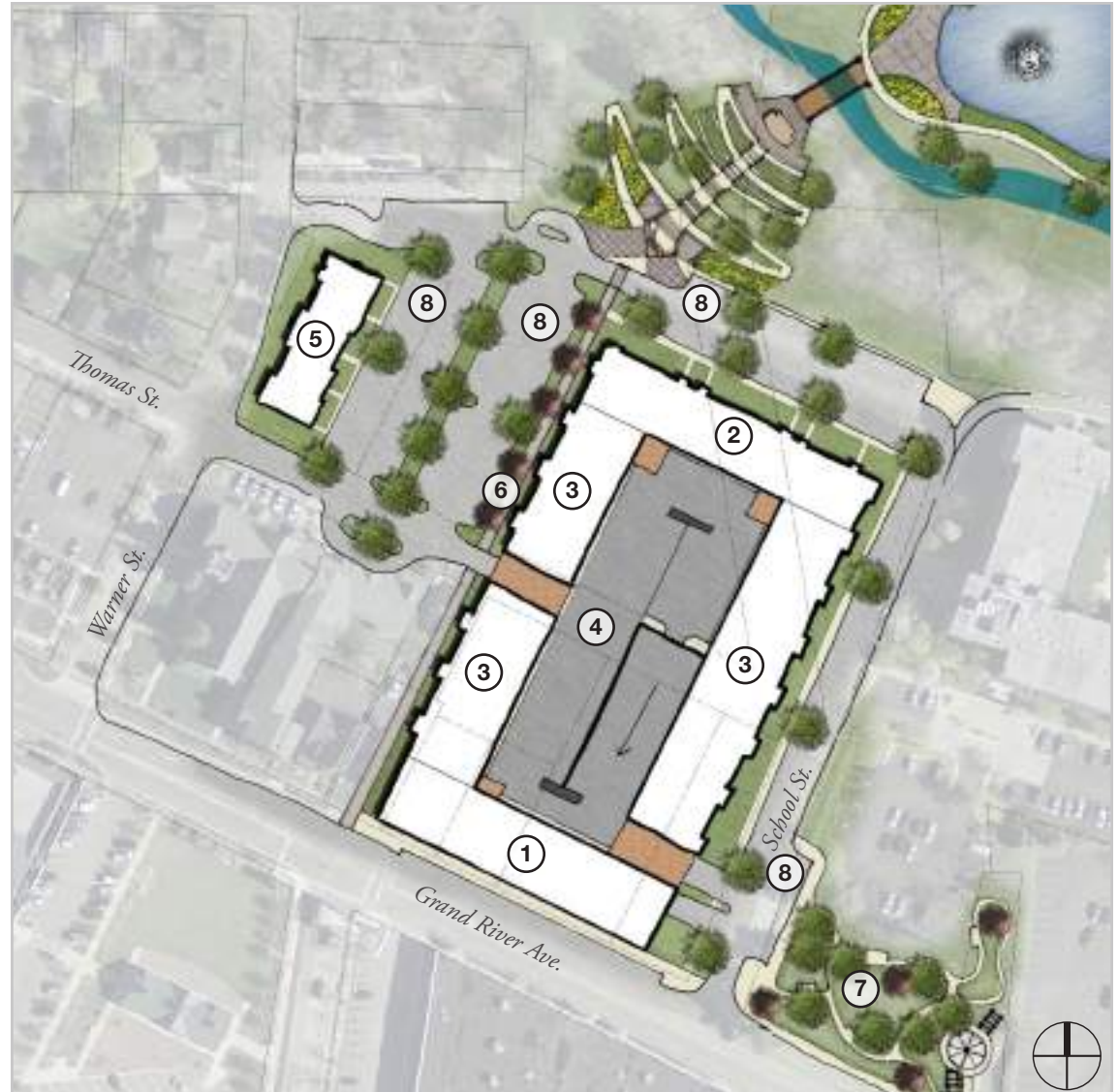
Parking Provided

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

LEGEND

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

FIGURE 3.4: A+B OPTION 2



03 DEVELOPMENT PLAN

DEVELOPMENT AREA A+B - OPTION 3

DEVELOPMENT CONCEPT

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

SITE DATA - OPTION 3

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

Parking Required

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

Parking Provided

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

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

LEGEND

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

FIGURE 3.5: A+B OPTION 3



Attachment: Final Farmington Downtown Area Plan August 2016 (2248 : Farmington Downtown Area Plan

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

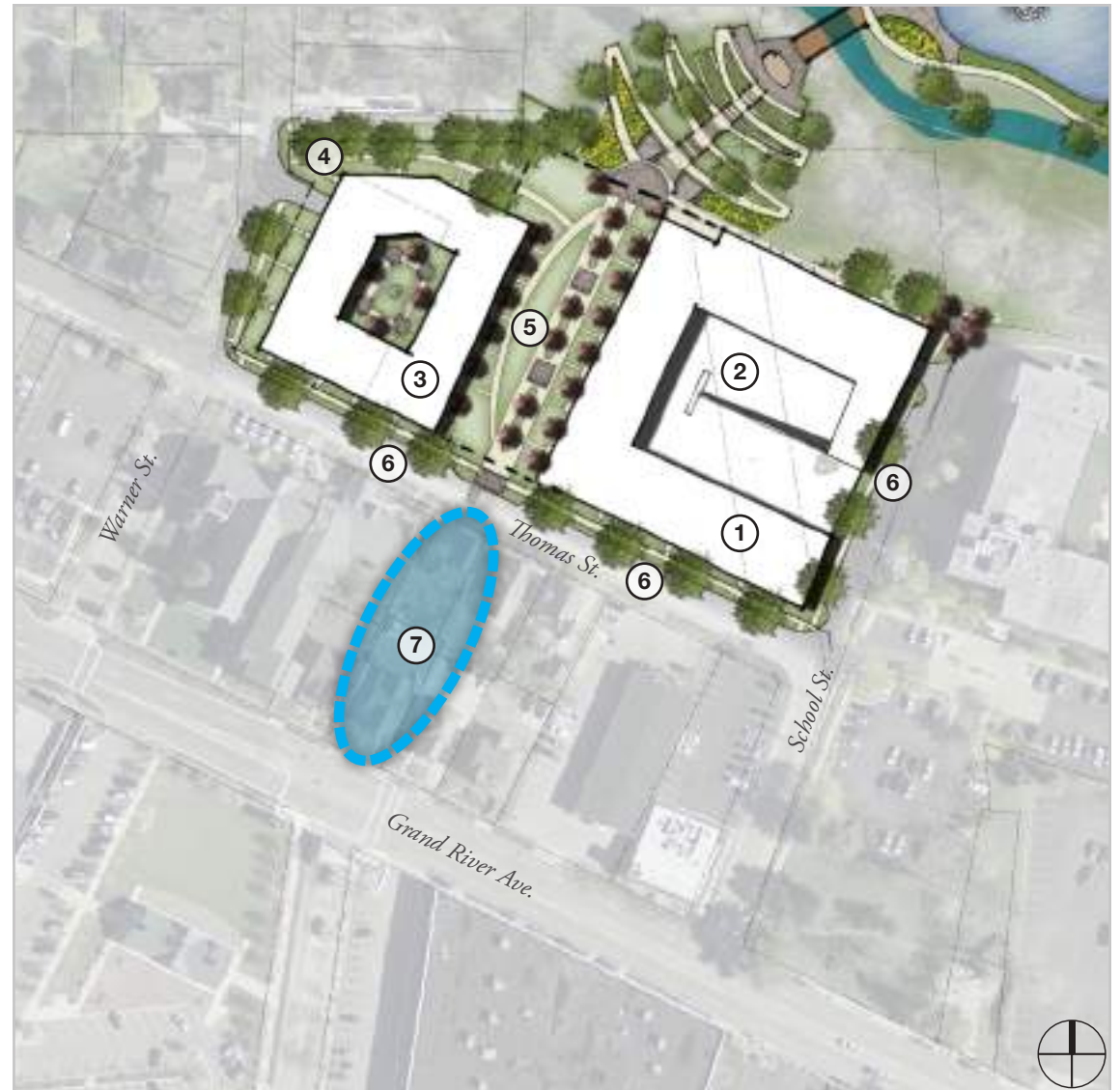
M.F. Residential: 112 d.u.
 Townhomes: 17 d.u.
 Total: 129 d.u.

<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 August 2016 (2248 : Farmington Downtown Area Plan

FIGURE 3.10: AREA C CONCEPT DESIGN



03 DEVELOPMENT PLAN

1.3 SUBAREA C

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

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

FIGURE 3.11: AMPHITHEATER



Attachment: Final Farmington Downtown Area Plan August 2016 (2248 : Farmington Downtown Area Plan

FIGURE 3.12: PARK DETAILS



03 DEVELOPMENT PLAN

DEVELOPMENT AREA D

DESCRIPTION

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

PROGRAM

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

FIGURE 3.13: SUBAREA D - EXISTING CONDITION





SITE DATA - OPTION 1

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

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

LEGEND

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

FIGURE 3.14: AREA D CONCEPT DESIGN



03 DEVELOPMENT PLAN

DEVELOPMENT AREA E

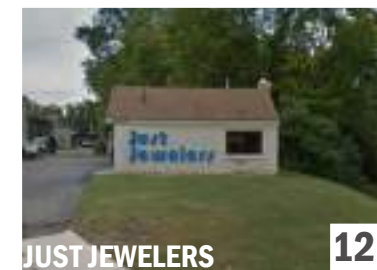
DESCRIPTION

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

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

PROGRAM

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



Attachment: Final Farmington Downtown Area Plan August 2016 (2248 : Farmington Downtown Area Plan

FIGURE 3.15: SUBAREA E - EXISTING CONDITION



03 DEVELOPMENT PLAN

PRINCIPLES - DEVELOPMENT AREA E

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



1. COMPLEMENT THE HISTORIC DOWNTOWN

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



2. LEVERAGE THE ROUGE RIVER AS AN AMENITY FOR DEVELOPMENT

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



3. INTEGRATE RESIDENTIAL INTO THE EXISTING DOWNTOWN

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



4. CREATE A CONTINUOUS SYSTEM OF PEDESTRIAN ORIENTED ENVIRONMENTS

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



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

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



6. CREATE FURTHER OPPORTUNITIES FOR ECONOMIC DEVELOPMENT

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

03 DEVELOPMENT PLAN

DEVELOPMENT AREA

EXISTING CONDITIONS

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

DEVELOPMENT CONCEPT

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

PROGRAM

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

FIGURE 3.16 SUBAREA E - EXISTING CONDITION



FIGURE 3.17: MIXED USE AND RESIDENTIAL CHARACTER IMAGES



Attachment: Final Farmington Downtown Area Plan August 2016 (2248 : Farmington Downtown Area Plan

03 DEVELOPMENT PLAN

DEVELOPMENT AREA E CONCEPT 1

DEVELOPMENT CONCEPT

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

SITE DATA - CONCEPT 1

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

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

LEGEND

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

FIGURE 3.18: CONCPET 1



DEVELOPMENT AREA E CONCEPT 2

DEVELOPMENT CONCEPT

Concept 2 shows how a number of commercial buildings can be integrated into a development pattern that takes advantage of the views of Shiawassee Park to the north. Parking has been kept at a maximum of one-bay wide to reduce its overall impact on the streetscape. An anchor building located at the southeast corner of the development is situated to front the street with activity, while offering an opportunity for residential on the upper floors.

SITE DATA - CONCEPT 2

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

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

LEGEND

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

FIGURE 3.18: CONCEPT 2



Prepared By:

OHM ADVISORS
101 Mill Street
Suite 200
Gahanna, Ohio 43230

