



**GRAND RIVER CORRIDOR IMPROVEMENT
AUTHORITY MEETING**

**Thursday, November 9, 2017 – 8:00 a.m.
Conference Room A – City Hall
23600 Liberty Street
Farmington, MI 48335**

AGENDA

- 1. CALL TO ORDER**

- 2. APPROVAL OF AGENDA**

- 3. APPROVAL OF MINUTES**
 - A. July 13, 2017 Minutes**

- 4. PROPOSED BUILDING ADDITION CONCEPT PLANS – BEAUMONT PEDIATRICS,
23133 ORCHARD LAKE ROAD**

- 5. CURRENT STATUS REVIEW OF DEVELOPMENT AREA E – GRAND RIVER
CORRIDOR OF DOWNTOWN FARMINGTON AREA PLAN**

- 6. PUBLIC COMMENT**

- 7. BOARD COMMENT**

- 8. ADJOURNMENT**

**CITY OF FARMINGTON
GRAND RIVER CORRIDOR IMPROVEMENT AUTHORITY
MINUTES
July 13, 2017**

CALL TO ORDER

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

Members Present: Carron, Graham, King, Scott

Members Absent: Anthony, Thomas

Staff: Christiansen, Murphy

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

- A. Motion by Scott, supported by Graham to approve the February 9, 2017 minutes. Motion approved unanimously.

ADOPTION OF 2017/2018 BUDGET

Motion by Scott, supported by Carron to adopt the 2017/2018 Corridor Improvement Authority budget as approved by City Council. Motion approved unanimously.

SITE PLAN REVIEW – PRIME HEALTH CARE, 31806 GRAND RIVER AVENUE

Christiansen reviewed the site plan and staff report with the Board. Ed Etchen, architect for project, presented the site plan to the Board and answered any questions. Motion by Scott, supported by Graham to approve the site plan for Prime Health Care, 31806 Grand River Avenue, and forward to the Planning Commission. Motion approved unanimously.

FAÇADE CHANGES TO APPROVED SITE PLAN AMENDMENT – EXXON MOBIL, 32410 GRAND RIVER AVENUE

Christiansen reviewed with the Board and answered questions regarding current status.

FAÇADE IMPROVEMENTS TO EXISTING BUILDING – TAQUERIA VICTORIA, 30746 GRAND RIVER AVENUE

Christiansen reviewed with the Board and answered questions regarding proposed building improvements and future site changes.

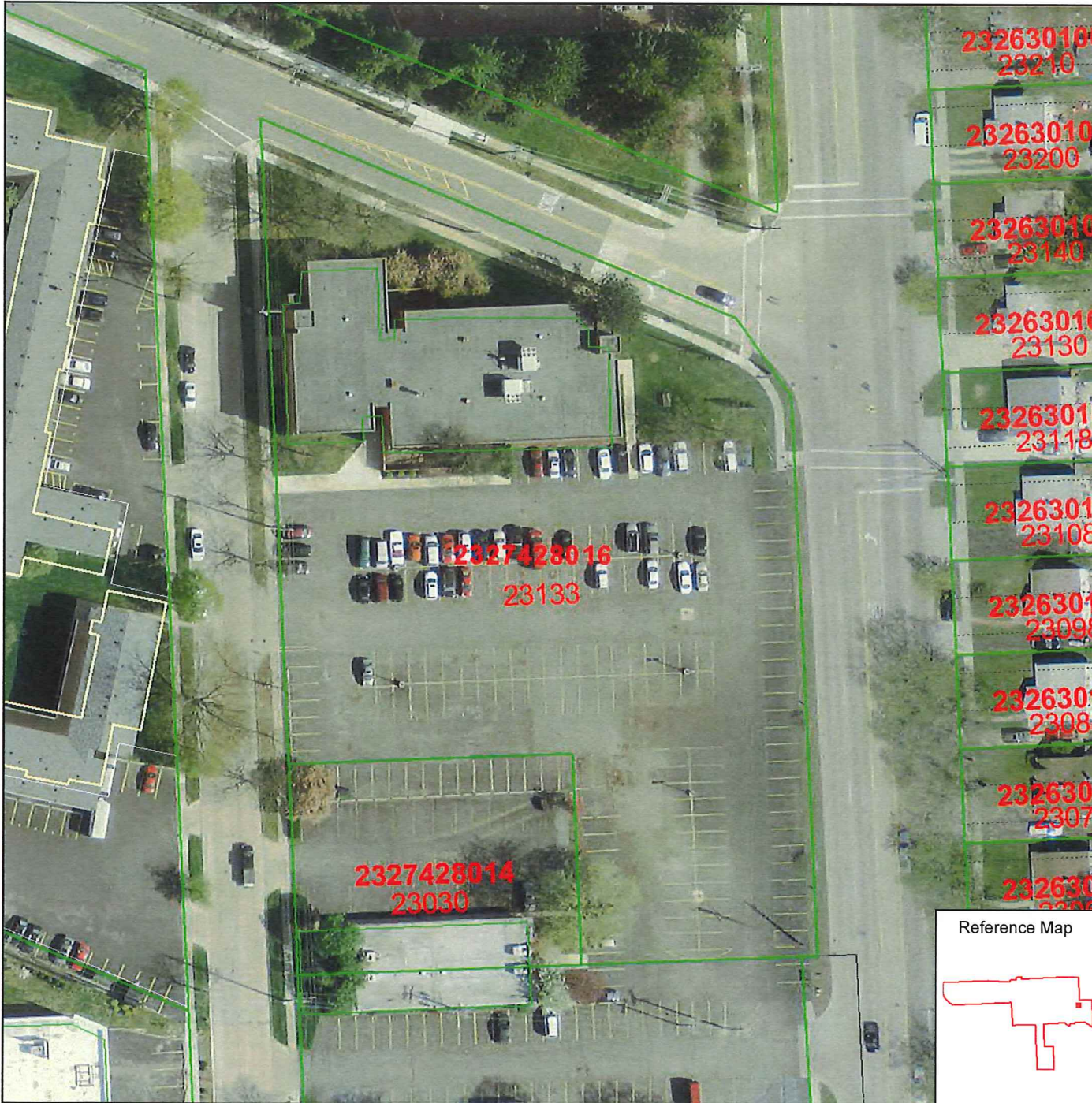
PUBLIC COMMENT

None.

BOARD COMMENT

None.

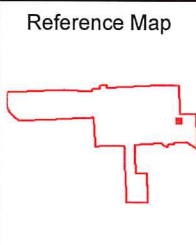
ADJOURNED AT 9:15 a.m.



City of Farmington
CivicSight Map

MAP LEGEND:

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

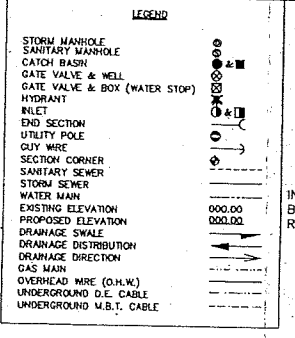
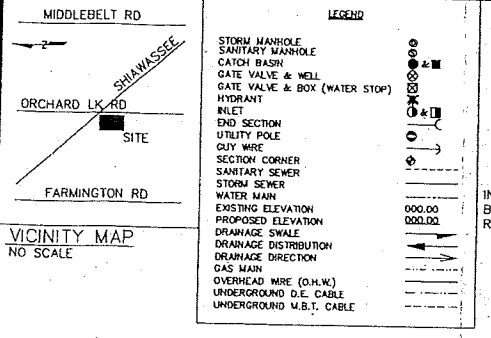


Map Scale: 1 inch = 80 feet
 Map Date: 10/18/2017
 Data Date: October 13, 2017



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

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



NOTES CORRESPONDING TO SCHEDULE B
 4. PROPERTY SUBJECT TO RIGHT OF WAY IN FAVOR OF THE DETROIT EDISON COMPANY AS RECORDED IN LIBER 3265, PAGE 417. NOT PLOTTED. DOCUMENT NOT LEGIBLE.

NOTES
 1. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
 2. THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
 3. THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

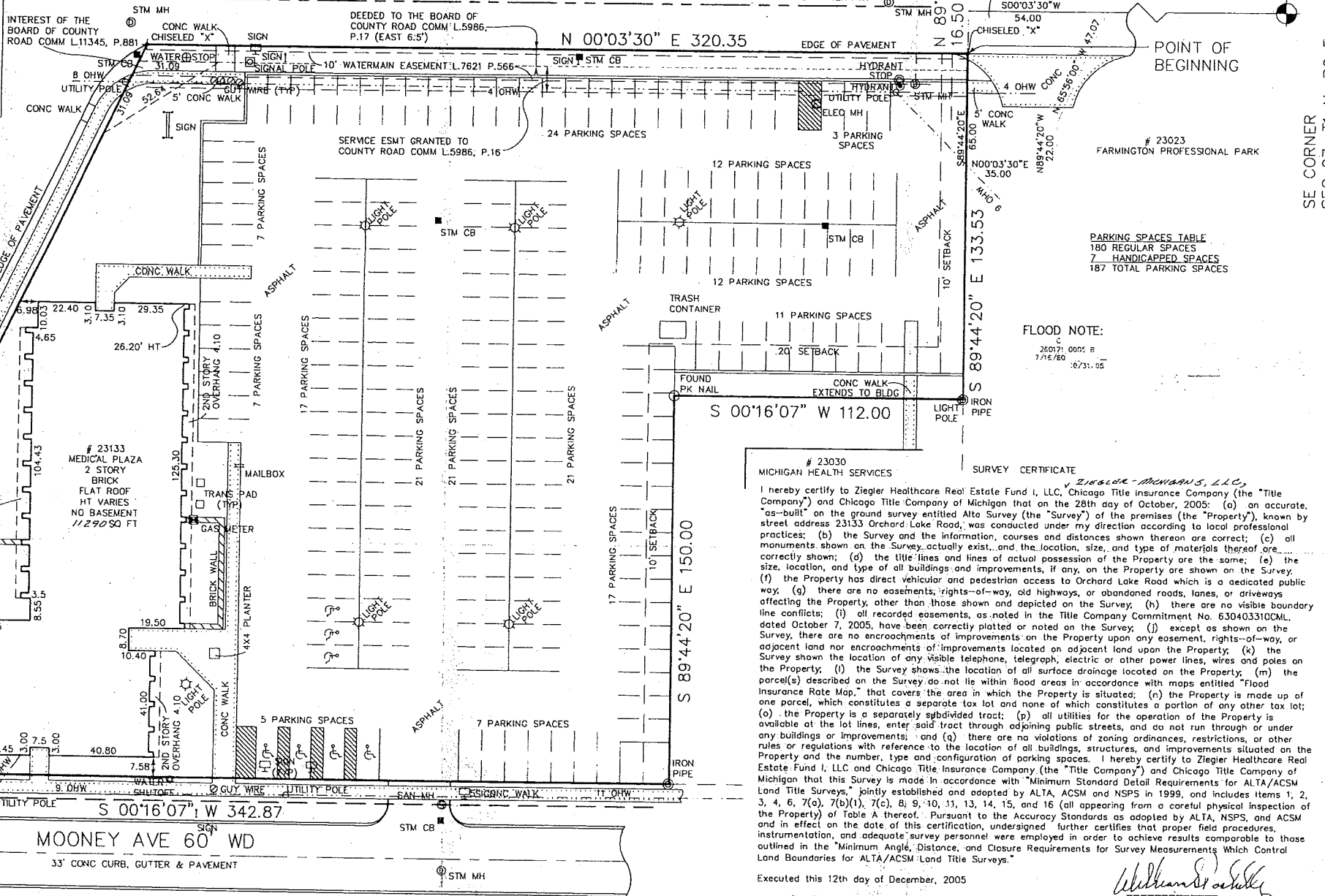
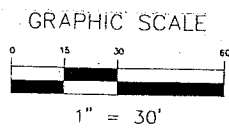
ZONING INFORMATION
 ZONED C-2, COMMUNITY COMMERCIAL DISTRICT

SETBACKS:
 FRONT: 0'
 SINGLE SIDE: 10'
 TOTAL SIDE: 20'
 REAR: 20'

BUILDING HT:
 35' / THREE (3) STORIES

PARKING REQUIREMENT:
 ONE (1) SPACE PER 150 SQUARE FEET OF USABLE FLOOR AREA

ZONING INFORMATION PROVIDED BY www.municode.com



PARKING SPACES TABLE

180 REGULAR SPACES
7 HANDICAPPED SPACES
187 TOTAL PARKING SPACES

FLOOD NOTE:
 2007 CODE R
 7/15/00
 6/31/05

23030 MICHIGAN HEALTH SERVICES SURVEY CERTIFICATE
 I hereby certify that Ziegler Healthcare Real Estate Fund I, LLC, Chicago Title Insurance Company (the "Title Company") and Chicago Title Insurance Company of Michigan that on the 28th day of October, 2005: (a) an accurate, "as-built" on the ground survey entitled Alto Survey (the "Survey") of the premises (the "Property"), known by street address 23133 Orchard Lake Road, was conducted under my direction according to local professional practices; (b) the Survey and the information, courses and distances shown thereon are correct; (c) all monuments shown on the Survey actually exist, and the location, size, and type of materials thereof are correctly shown; (d) the title lines and lines of actual possession of the Property are the same; (e) the size, location, and type of all buildings and improvements, if any, on the Property are shown on the Survey; (f) the Property has direct vehicular and pedestrian access to Orchard Lake Road which is a dedicated public way; (g) there are no easements, rights-of-way, old highways, or abandoned roads, lanes, or driveways affecting the Property, other than those shown and depicted on the Survey; (h) there are no visible boundary line conflicts; (i) all recorded easements, as noted in the Title Company Commitment No. 630403310CML, dated October 7, 2005, have been correctly plotted or noted on the Survey; (j) except as shown on the Survey, there are no encroachments of improvements on the Property upon any easement, rights-of-way, or adjacent land nor encroachments of improvements located on adjacent land upon the Property; (k) the Survey shows the location of any visible telephone, telegraph, electric or other power lines, wires and poles on the Property; (l) the Survey shows the location of all surface drainage located on the Property; (m) the parcel(s) described on the Survey do not lie within flood areas in accordance with maps entitled "Flood Insurance Rate Map," that covers the area in which the Property is situated; (n) the Property is made up of one parcel, which constitutes a separate tax lot and none of which constitutes a portion of any other tax lot; (o) the Property is a separately subdivided tract; (p) all utilities for the operation of the Property are available at the lot lines, enter said tract through adjoining public streets, and do not run through or under any buildings or improvements; and (q) there are no violations of zoning ordinances, restrictions, or other rules or regulations with reference to the location of all buildings, structures, and improvements situated on the Property and the number, type and configuration of parking spaces. I hereby certify to Ziegler Healthcare Real Estate Fund I, LLC and Chicago Title Insurance Company (the "Title Company") and Chicago Title Insurance Company of Michigan that this Survey is made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 1999, and includes items 1, 2, 3, 4, 6, 7(c), 7(b)(1), 7(c), 8, 9, 10, 11, 13, 14, 15, and 16 (all appearing from a careful physical inspection of the Property) of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ACSM and in effect on the date of this certification, undersigned, further certifies that proper field procedures, instrumentation, and adequate survey personnel were employed in order to achieve results comparable to those outlined in the "Minimum Angle, Distance, and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys."

Executed this 12th day of December, 2005
 By: Basney & Smith, Inc.
 Date: 12/12/05
 William L. Roskelly
 Registered Land Survey No. 10705

LEGAL DESCRIPTION
 Land located in the City of Farmington, Oakland County, State of Michigan, and described as follows:
 A parcel of land in the S.E. 1/4 of Section 27, T.1 N., R.9 E., City of Farmington, Oakland County, Michigan, described as follows: Beginning at a point on the West line of Orchard Lake Road, said point being North 00 degrees 03 minutes 30 seconds East along the East line of Section 27, T.1 N., R.9 E., 1,702.74 feet and North 89 degrees 44 minutes 20 seconds West 18.50 feet from the Southeast corner of Section 27, T.1 N., R.9 E.; thence North 00 degrees 03 minutes 30 seconds East 320.35 feet to the South line of Shiawassee Road (60 feet wide); thence North 64 degrees 16 minutes 48 seconds West along said South line 312.74 feet to the East line of Mooney Avenue (60 feet wide); as now established; thence South 00 degrees 16 minutes 07 seconds West along said East line 342.87 feet; thence South 89 degrees 44 minutes 20 seconds East 150.00 feet; thence North 00 degrees 16 minutes 07 seconds West 112.00 feet; thence South 89 degrees 44 minutes 20 seconds East 133.53 feet to the point of beginning.
 Except the East 6.5 feet deeded to the Board of County Road Commissioners by deed recorded in Liber 5986, Page 17, Oakland County Records
 Also Except land deeded to the Board of County Road Commissioners by deed recorded in Liber 11345, Page 881, Oakland County Records and described as a triangular parcel of land being part of the S.E. 1/4 of Section 27, T.1 N., R.9 E., City of Farmington, Oakland County, Michigan, described as follows: Commencing at the Southeast corner of said Section 27; thence North 00 degrees 03 minutes 30 seconds East 2,069.22 feet along the East line of said Section 27; thence North 64 degrees 16 minutes 48 seconds West 25.52 feet along the South line of Shiawassee Road to the point of beginning; thence South 00 degrees 03 minutes 30 seconds East 31.09 feet; thence North 32 degrees 06 minutes 39 seconds West 52.64 feet; thence South 64 degrees 16 minutes 48 seconds East 31.09 feet to the point of beginning.
 Together with an easement for ingress and egress described as follows: Beginning at a point on the East line of Section 27, T.1 N., R.9 E., distant North 00 degrees 03 minutes 30 seconds East 1,702.74 feet from the Southeast corner of said Section 27 and proceeding thence North 85 degrees 56 minutes 00 seconds West 47.07 feet; thence North 89 degrees 44 minutes 20 seconds West 22.00 feet; thence North 00 degrees 03 minutes 30 seconds East 35.00 feet; thence South 89 degrees 44 minutes 20 seconds East 54.00 feet to the point of beginning; Excepting the Easement 16.50 feet thence South 89 degrees 44 minutes 20 seconds West 44 minutes 20 seconds East 65.00 feet; thence North 89 degrees 44 minutes 20 seconds West 22.00 feet; thence North 00 degrees 03 minutes 30 seconds East 35.00 feet; thence South 89 degrees 44 minutes 20 seconds West 44 minutes 20 seconds East 65.00 feet to the point of beginning. Excepting the Easement Agreement dated June 22, 1984, recorded July 20, 1984 in Liber 8731, Page 344, Oakland County Records.
 Parcel #: 20 23 27 428 016
 The area of said property is 92,851.24 sq ft, which is 2.13 acres.
 This description describes the same property as insured by Chicago Title Commitment No. 63040331000L, dated October 7, 2005 8:00 am.

Utilities as shown indicate approximate locations of facilities only, as disclosed by various companies and no guarantee is given either as to the completion or accuracy thereof. The contractor shall call MISS DIG prior to the start of any construction.

These plans are the property of BASNEY AND SMITH, INC.

NO construction staking or construction inspection or constructive use of these plans shall be made by ANYONE without the written authorization of BASNEY & SMITH, INC.
 William L. Roskelly, President

SANITARY SEWER PERMIT # _____
 WATERMAIN PERMIT # _____
 AUTHORIZATION BY _____
 William L. Roskelly DATE _____

ALTA SURVEY

PART OF THE SE 1/4 OF SEC 27, T.1N.,R.9E., CITY OF FARMINGTON, OAKLAND CO., MI

REVISIONS		
ITEM	DATE	BY
REV PER CLIENT	9/07/04	JC
UPDATE ALTA	11/14/05	TH
REV PER CLIENT	11/30/05	TH
REV. 8.20.06.00	12/12/05	WLR

STATE OF MICHIGAN

WILLIAM L. ROSKELLY

PROFESSIONAL SURVEYOR

No. 10705

LICENSED PROFESSIONAL SURVEYOR

BASNEY & SMITH, INC.
 33177 SCHOOLCRAFT ROAD
 LIVONIA, MI, 48150
 PHONE # (734) 458-2098
 FAX # (734) 458-2298
 ENGINEERING & SURVEYING

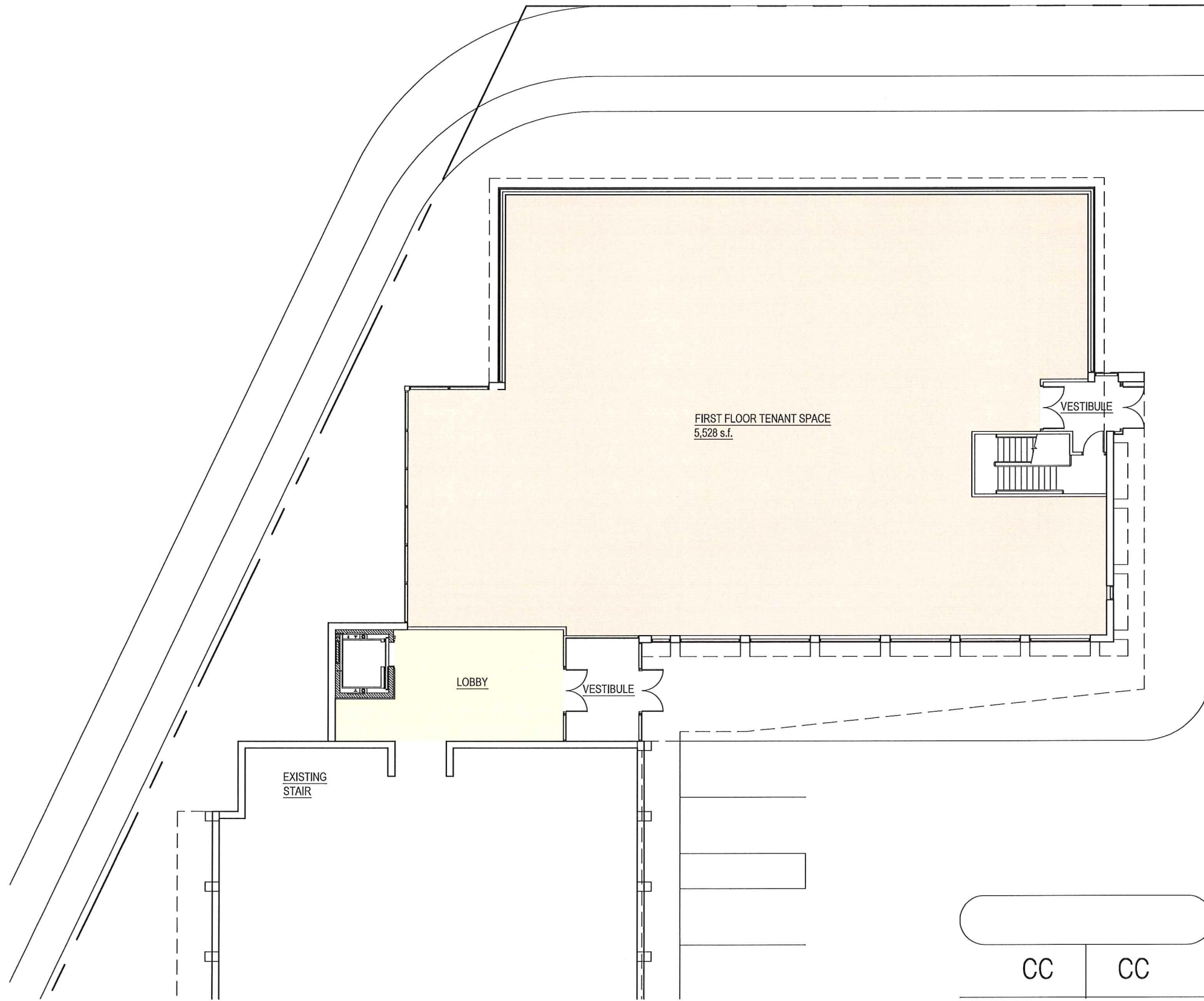
DRAWN BY: JC	DATE: 09/05/00
CAD FILE: 00-8-65	JOB NUMBER: 05-10-15
SCALE: 1"=30'	SHEET: 1



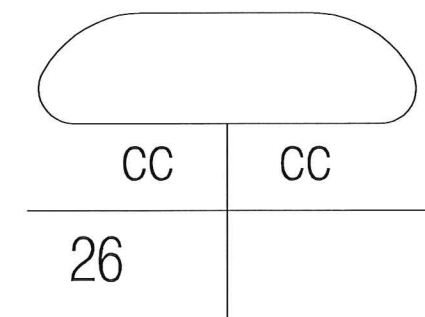
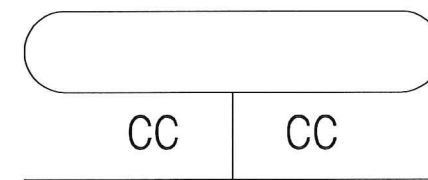
SITE PLAN

SCALE : 1" = 50'

2017.09.27



CC	CC	CC								
23										



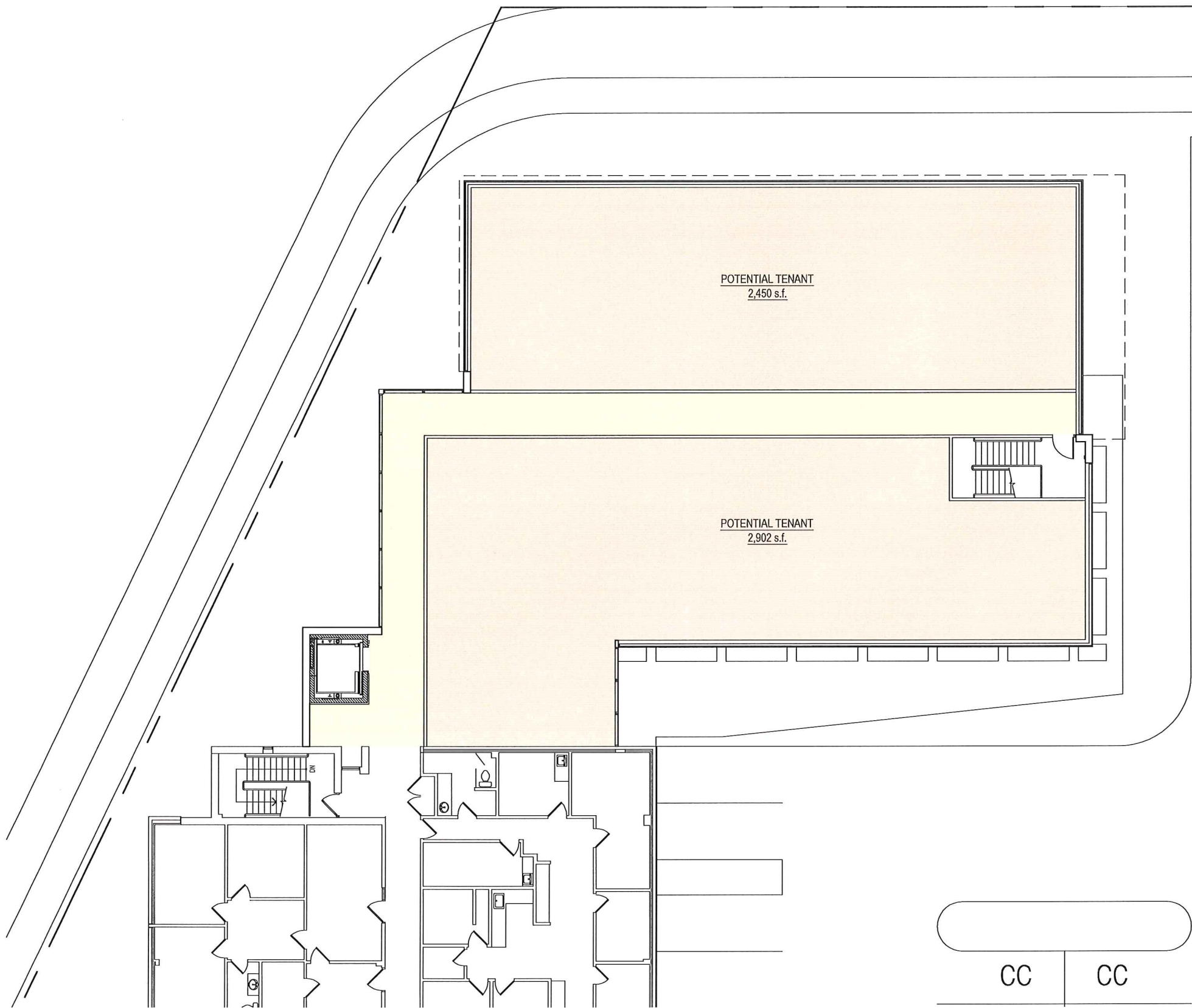
1ST FLOOR PLAN

SCALE : 1/16" = 1'-0"

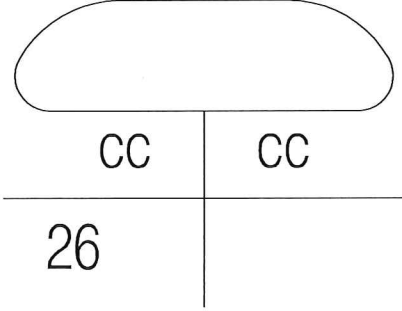
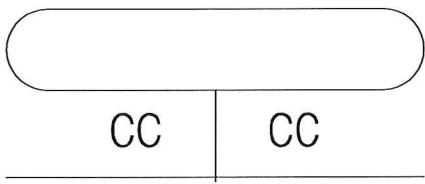
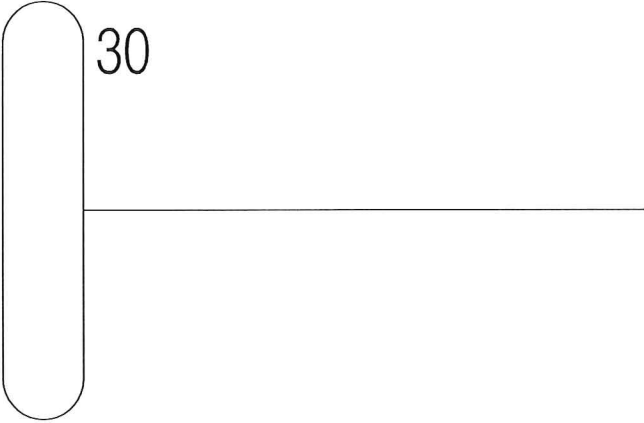
2017.09.27

CRI | FARMINGTON, MICHIGAN

P17-664



CC	CC	CC							
23									



2ND FLOOR PLAN

SCALE : 1/16" = 1'-0"

2017.09.27

CRI | FARMINGTON, MICHIGAN

P17-664



SOUTHWEST PERSPECTIVE

SCALE : NTS

2017.09.27

HOBBS + BLACK ARCHITECTS

CONCEPT IMAGES

CRI | FARMINGTON, MICHIGAN

P17-664

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SOUTH PERSPECTIVE

SCALE : NTS

2017.09.27

HOBBS + BLACK ARCHITECTS

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CONCEPT IMAGES

CRI | FARMINGTON, MICHIGAN

P17-664



NORTHEAST PERSPECTIVE

SCALE : NTS

2017.09.27

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CONCEPT IMAGES

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AERIAL SOUTHEAST

SCALE : NTS

2017.09.27



AERIAL SOUTHWEST

SCALE : NTS

2017.09.27

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CONCEPT IMAGES

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P17-664

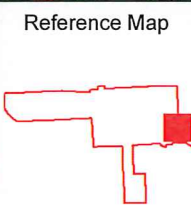
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City of Farmington CivicSight Map

MAP LEGEND:

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



Map Scale: 1 inch = 345 feet
 Map Date: 11/07/2017
 Data Date: October 13, 2017



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

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2. ORCHARD LAKE FOCUS AREA








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

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

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

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

Site Data

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

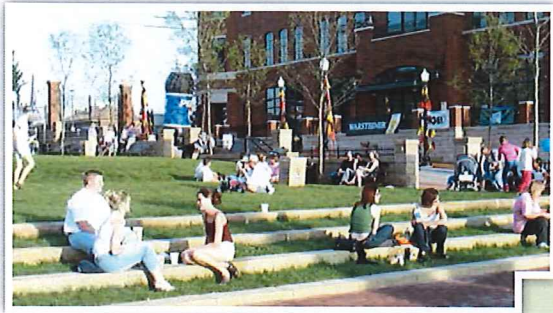
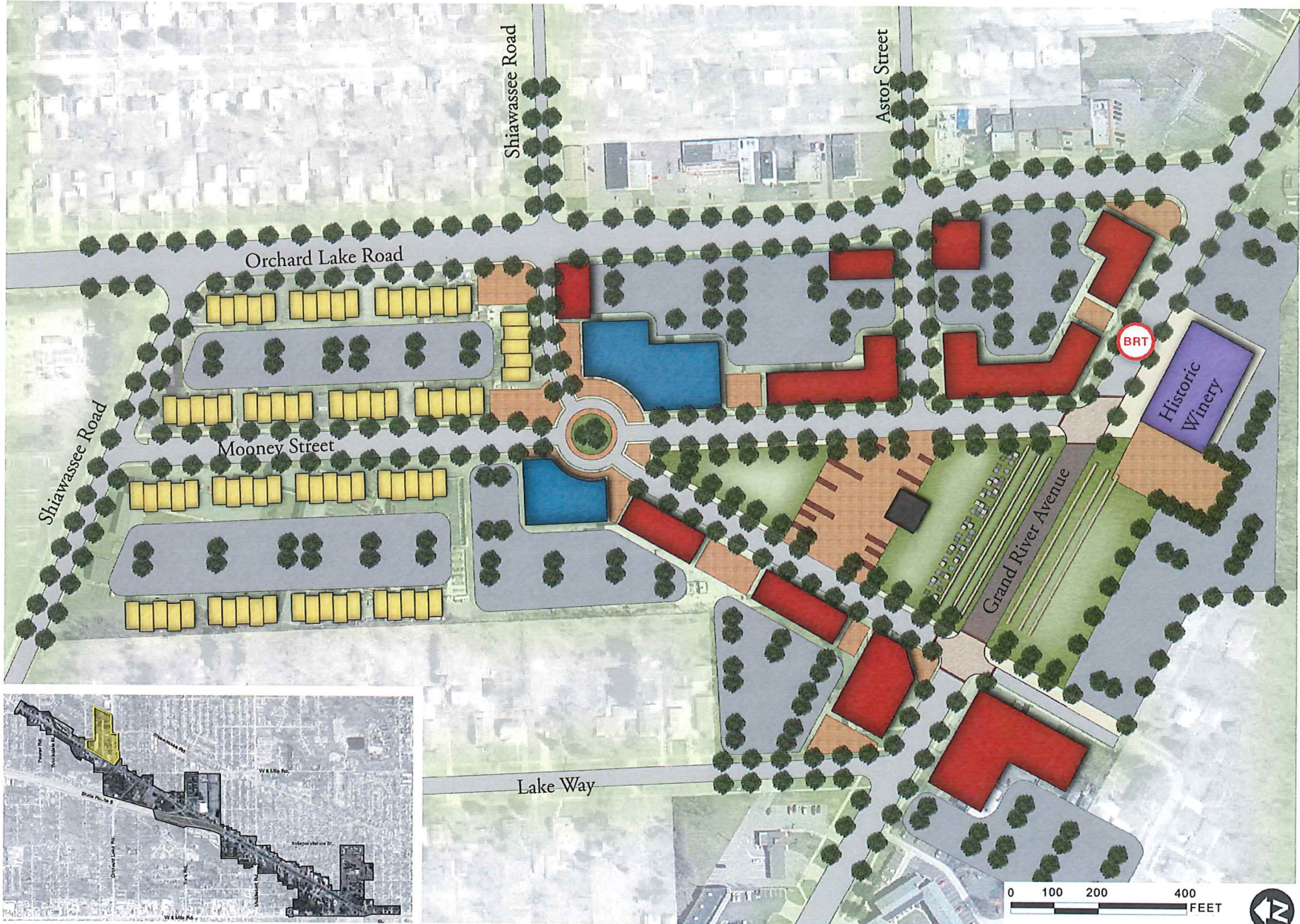


Figure 5.3 - Orchard Lake Focus Area redevelopment concept



03 DEVELOPMENT PLAN

DEVELOPMENT AREA E

DESCRIPTION

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

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

PROGRAM

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

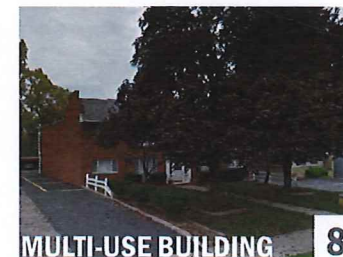
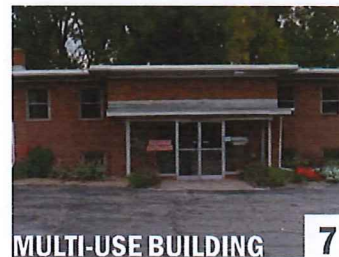


FIGURE 3.15: SUBAREA E - EXISTING CONDITION



03 DEVELOPMENT PLAN

PRINCIPLES - DEVELOPMENT AREA E

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



1. COMPLEMENT THE HISTORIC DOWNTOWN

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



2. LEVERAGE THE ROUGE RIVER AS AN AMENITY FOR DEVELOPMENT

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



3. INTEGRATE RESIDENTIAL INTO THE EXISTING DOWNTOWN

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



4. CREATE A CONTINUOUS SYSTEM OF PEDESTRIAN ORIENTED ENVIRONMENTS

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



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

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



6. CREATE FURTHER OPPORTUNITIES FOR ECONOMIC DEVELOPMENT

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

03 DEVELOPMENT PLAN

DEVELOPMENT AREA

EXISTING CONDITIONS

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

DEVELOPMENT CONCEPT

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

PROGRAM

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

FIGURE 3.16 SUBAREA E - EXISTING CONDITION



FIGURE 3.17: MIXED USE AND RESIDENTIAL CHARACTER IMAGES



03 DEVELOPMENT PLAN

DEVELOPMENT AREA E CONCEPT 1

DEVELOPMENT CONCEPT

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

DEVELOPMENT DATA - CONCEPT 1

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

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

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

LEGEND

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

FIGURE 3.18: CONCPET 1



DEVELOPMENT AREA E CONCEPT 2

DEVELOPMENT CONCEPT

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

DEVELOPMENT DATA - CONCEPT 2

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

Parking Required

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

Parking Provided

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

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

LEGEND

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

FIGURE 3.19: CONCEPT 2



03 DEVELOPMENT PLAN

DEVELOPMENT AREA E CONCEPT 3

DEVELOPMENT CONCEPT

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

DEVELOPMENT DATA - CONCEPT 3

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

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

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

LEGEND

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

FIGURE 3.20: CONCEPT 3



DEVELOPMENT AREA E CONCEPT 4

DEVELOPMENT CONCEPT

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

DEVELOPMENT DATA - CONCEPT 4

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

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

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

LEGEND

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

FIGURE 3.21: CONCEPT 4

