



**GRAND RIVER CORRIDOR IMPROVEMENT  
AUTHORITY MEETING**

**Thursday, July 9, 2026 – 8:00 a.m.**

**Conference Room A – City Hall**

**23600 Liberty Street**

**Farmington, MI 48335**

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**AGENDA**

- 1. ROLL CALL**
- 2. APPROVAL OF AGENDA**
- 3. APPROVAL OF MINUTES**
  - A. May 14, 2026, Minutes**
- 4. UNFINISHED BUSINESS**
- 5. NEW BUSINESS**
  - A. Informational Meeting in Compliance with Public Act 57**
  - B. Farmington Hills GRCIA Meeting Update**
  - C. Structural Engineering Funding Request**
  - D. Farmington Hills GRCIA Conceptual Streetscape Plan**
  - E. Bus Stop Enhancements**
  - F. Appointment of New GRCIA Member**
- 6. OTHER BUSINESS**
- 7. PUBLIC COMMENT**
- 8. BOARD MEMBER COMMENT**
- 9. ADJOURNMENT**

*The City will follow its normal procedures for accommodation of persons with disabilities. Those individuals needing accommodations for effective participation in this meeting should contact the City Clerk (248) 474-5500, ext. 2218 at least two working days in advance of the meeting. An attempt will be made to make reasonable accommodations.*

**CITY OF FARMINGTON  
GRAND RIVER CORRIDOR IMPROVEMENT AUTHORITY  
BOARD MEETING MINUTES  
May 14, 2026**

**1. CALL TO ORDER & ROLL CALL**

The Farmington Grand River Corridor Improvement Authority Board meeting was called to order at 8:05 AM by Chairperson Thomas.

Members Present: Acceturra, O'Dell, Taylor, Thomas  
Members Absent: Carron, Graham  
Staff: Weber  
Public: Anthony Taormina, on behalf of Vibe Credit Union

**2. APPROVAL OF AGENDA**

**Motion** by O'Dell, supported by Taylor to approve the agenda.  
**APPROVED** unanimously.

**3. APPROVAL OF MINUTES**

**Motion** by O'Dell supported by Taylor to approve the minutes of April 9, 2026.  
**APPROVED** unanimously.

**Motion** by O'Dell supported by Taylor to approve the minutes of April 23, 2026.  
**APPROVED** unanimously.

**4. UNFINISHED BUSINESS**

**A. Discussion of Professional Services**

The Board discussed updates to the strategy for marketing corridor properties to potential developers, in light of ongoing changes to the corridor properties involved and lack of majority support of the CIA's budget amendment when proposed to Council.

**5. NEW BUSINESS**

**A. Special Land Use Review and Recommendation for 31806 Grand River Ave, Vibe Credit Union**

Petitioner Vibe Credit Union wishes to refurbish the interior and exterior of the former bank building at the corner of Grand River and Lake Way, and utilize it for a new branch office with drive-through service. Mr. Taormina walked the Board through the plan drawings and discussed proposed and future uses, comparing these with other established branch offices operated by the business within the Greater Farmington/Hills area.

**Motion** by O'Dell, supported by Acceturra, to recommend approval of the special land use for 31806 Grand River, Vibe Credit Union, contingent upon it meeting the Standards for Approval for a Special Land Use, Sec. 35-152 as determined by the City's Planning Consultant  
**APPROVED** unanimously.

(continued on next page)

**OTHER BUSINESS**

None.

**PUBLIC COMMENT**

None.

**BOARD MEMBER COMMENT**

None.

**ADJOURNMENT**

**Motion** by Acceturra, supported by O'Dell to adjourn  
**APPROVED** unanimously.

Adjourned at 8:56 AM.

<b>Farmington Grand River Corridor Improvement Authority Staff Report</b>	<b>Board Meeting</b> <b>Date:</b> July 9, 2026	<b>Reference Number</b>
<b>Submitted by:</b> David Murphy, City Manager		
<b>Agenda Topic:</b> Informational Meeting in Compliance with Public Act 57		
<b>Proposed Motion:</b>  None		
<b>Background:</b>  Public Act 57 requires the Grand River Corridor Improvement Authority to hold two informational meetings each year. This is the second of the two required meetings.  The purpose of the meeting is to give an overview of CIA activities and give the entities, whose property taxes the CIA captures, a chance to ask questions.  If any of the entities attend the meeting, an overview of the CIA TIF Plan and Budget will be given. If none of the entities attend, no overview will be given.		
<b>Materials:</b>  Grand River CIA – Budget 26-27 Grand River CIA – Budget Footnotes Grand River CIA – TIF Plan Executive Summary		

PERIOD ENDING 06/30/2026

DRAFT

GL NUMBER	DESCRIPTION	BALANCE 06/30/2025	ORIGINAL BUDGET	2025-26 AMENDED BUDGET	END BALANCE 06/30/2026	AVAILABLE BALANCE	% BDGT USED
Fund 244 - CORRIDOR IMPROVEMENT AUTHORITY FUND							
Assets							
Dept 000.00							
244-000.00-001.000	CASH-GENERAL RECEIVING	290,166.57			381,146.30		
244-000.00-025.219	TAXES REC, DELINQUENT PERSONAL	603.73			0.00		
244-000.00-025.220	TAXES REC, DELINQUENT PERSONAL	724.08			724.08		
244-000.00-025.221	TAXES REC, DELINQUENT PERSONAL	753.62			753.62		
244-000.00-025.222	TAXES REC, DELINQUENT PERSONAL	1,158.32			1,158.32		
244-000.00-025.223	TAXES REC, DELINQUENT PERSONAL	751.71			750.57		
244-000.00-025.224	TAXES REC, DELINQUENT PERSONAL	955.03			820.49		
244-000.00-025.225	TAXES REC, DELINQUENT PERSONAL	0.00			751.31		
244-000.00-026.000	ALLOWANCE FOR UNCOLLECTIBLE TAXES	(4,946.49)			(4,342.76)		
244-000.00-027.000	TAXES REFUNDABLE	(6,072.36)			(6,072.36)		
244-000.00-040.000	A/R MISCELLANEOUS	4,800.00			0.00		
Total Dept 000.00		288,894.21			375,689.57		
TOTAL ASSETS		288,894.21			375,689.57		
Liabilities							
Dept 000.00							
244-000.00-202.000	ACCOUNTS PAYABLE, P O	4,799.78			0.00		
Total Dept 000.00		4,799.78			0.00		
TOTAL LIABILITIES		4,799.78			0.00		
Fund Equity							
Dept 000.00							
244-000.00-390.000	FUND BALANCE	208,087.60			284,094.43		
Total Dept 000.00		208,087.60			284,094.43		
TOTAL FUND EQUITY		208,087.60			284,094.43		
Revenues							
Dept 000.00							
244-000.00-403.001	PROPERTY TAXES, TIFA, REV	(571.42)	0.00	4,364.00	0.00	4,364.00	0.00
244-000.00-403.007	PROPERTY TAXES, TIFA	77,148.00	83,000.00	82,000.00	82,451.02	(451.02)	100.55
244-000.00-539.000	GRANTS, OTHER	7,300.00	5,000.00	12,900.00	12,700.00	200.00	98.45
244-000.00-664.000	INVESTMENT INCOME	11,673.27	11,200.00	11,200.00	11,419.15	(219.15)	101.96
Total Dept 000.00		95,549.85	99,200.00	110,464.00	106,570.17	3,893.83	96.48
TOTAL REVENUES		95,549.85	99,200.00	110,464.00	106,570.17	3,893.83	96.48

PERIOD ENDING 06/30/2026

DRAFT

GL NUMBER	DESCRIPTION	BALANCE 06/30/2025	ORIGINAL BUDGET	2025-26 AMENDED BUDGET	END BALANCE 06/30/2026	AVAILABLE BALANCE	% BDGT USED
Fund 244 - CORRIDOR IMPROVEMENT AUTHORITY FUND							
Expenditures							
Dept 000.00							
244-000.00-801.000	PROFESSIONAL SERVICES	19,543.02	13,000.00	17,900.00	12,825.05	5,074.95	71.65
244-000.00-959.709	B6-FARM-2023 LEGION SQUARE (S)	0.00	2,100.00	2,100.00	2,149.98	(49.98)	102.38
Total Dept 000.00		19,543.02	15,100.00	20,000.00	14,975.03	5,024.97	74.88
TOTAL EXPENDITURES		19,543.02	15,100.00	20,000.00	14,975.03	5,024.97	74.88
Total Fund 244 - CORRIDOR IMPROVEMENT AUTHORITY FUND							
TOTAL ASSETS		288,894.21			375,689.57		
BEG. FUND BALANCE		208,087.60			284,094.43		
+ NET OF REVENUES & EXPENDITURES		76,006.83	84,100.00	90,464.00	91,595.14	(1,131.14)	101.25
= ENDING FUND BALANCE		284,094.43			375,689.57		
+ LIABILITIES		4,799.78			0.00		
= TOTAL LIABILITIES AND FUND BALANCE		288,894.21			375,689.57		

NOTE	2025-26 PROJECTED ACTIVITY	2026-27 COUNCIL APPR BUDGET
ESTIMATED REVENUES		
Function: Unclassified		
Dept 000.00		
STATE SHARED REVENUE		
<b>244-000.00-539.000 GRANTS, OTHER</b>		
MSHDA AND MEDC GRANTS FOR MASTER PLAN	12,900.00	
<b>Totals for GL# 244-000.00-539.000-GRANTS,</b>	<b>12,900.00</b>	
<b>STATE SHARED REVENUE</b>	<b>12,900.00</b>	
OTHER REVENUE		
<b>244-000.00-664.000 INVESTMENT INCOME</b>		
INVESTMENT INCOME	11,200.00	12,000.00
<b>Totals for GL# 244-000.00-664.000-INVESTME</b>	<b>11,200.00</b>	<b>12,000.00</b>
<b>OTHER REVENUE</b>	<b>11,200.00</b>	<b>12,000.00</b>
<b>Totals for dept 000.00-</b>	<b>24,100.00</b>	<b>12,000.00</b>
<b>Total - Function Unclassified</b>	<b>24,100.00</b>	<b>12,000.00</b>
<b>TOTAL ESTIMATED REVENUES</b>	<b>24,100.00</b>	<b>12,000.00</b>

NOTE	2025-26 PROJECTED ACTIVITY	2026-27 COUNCIL APPR BUDGET
APPROPRIATIONS		
Function: Unclassified		
Dept 000.00		
UNK_EXP		
<b>244-000.00-801.000 PROFESSIONAL SERVICES</b>		
MASTER PLAN, DOWNTOWN PLAN, PARKS AND REC PLAN (20% OF COST) (MSHDA GRANT)	12,900.00	
MISCELLANEOUS STUDIES	5,000.00	5,000.00
TIF INCENTIVE PROGRAM FORMULATION		15,000.00
<b>Totals for GL# 244-000.00-801.000-PROFESSI</b>	<b>17,900.00</b>	<b>20,000.00</b>
<b>244-000.00-818.000 CONTRACTUAL SERVICES</b>		
BUS STOP		20,000.00
GRAND RIVER CROSS WALKS (2)		30,000.00
<b>Totals for GL# 244-000.00-818.000-CONTRACT</b>		<b>50,000.00</b>
<b>UNK_EXP</b>	<b>17,900.00</b>	<b>70,000.00</b>
<b>Totals for dept 000.00-</b>	<b>17,900.00</b>	<b>70,000.00</b>
<b>Total - Function Unclassified</b>	<b>17,900.00</b>	<b>70,000.00</b>
<b>TOTAL APPROPRIATIONS</b>	<b>17,900.00</b>	<b>70,000.00</b>

## FARMINGTON CIA TIF EXEC. SUMMARY

<b>Need:</b>	General Decline in Property Values, aging structures, lack of cohesion and identity. Lack of Pedestrian crossings (5 in a 3 mile length).
<b>Size of District:</b>	99.3 acres of 460 acres total
<b>Length of Corridor:</b>	1.08 miles
<b>Term of TIF Plan:</b>	20 years, 2014-2034
<b>Percent of Capture:</b>	50% of new taxes
<b>Total Estimated Capture over 20 years:</b>	\$1,588,389
<b>Total Estimated County Capture over 20 years:</b>	\$284,015
<b>Annual Growth Assumption:</b>	3% increase per year
<b>Base Value (2013)</b>	\$15,936,450
<b>Capture Amount (2034)</b>	\$7,299,718

## MEETING SUMMARY

Date	Action	Community
Spring 2009	Joint FH & F City Council Budget Study Session: identifies interest in CIA along Grand River	FH & F
Winter 2009	Awarded grant from Land Information Access Association (LIAA) to lay ground work for Grand River revitalization	FH & F
Feb 2010 – Feb 2011	Community holds six (6) stakeholder meetings	FH & F
Oct 2011	CIA created	F
Dec 2011	Inter-governmental agreement adopted	FH & F
Mar 2012	Joint CIA Board first meeting	FH & F
Oct 2012	Vision Plan kick-off	FH & F
Dec 2012	Joint Planning Commission meeting	FH & F
Jan 2013	Community Visioning Summit	FH & F
Mar 2013	GR Vision Open House	FH & F
May 2013	Joint Planning Commission Meeting	FH & F
Aug 22, 2013	Joint CIA Board adopts Vision Plan	FH & F
Sept. 9, 2013	Planning Commission endorses draft Corridor Vision Plan	F
Sept. 16, 2013	City Council Accepts Corridor Vision Plan	F
October, 2013	City kicks off CIA Development and TIF Plan development	F
March 2014	CIA Board Adopts Development and TIF Plan	F
	City Council Adopts Development and TIF Plan	F
May 8, 2014	CIA Board begins refinement of zoning overlay district	F
Sept. 8, 2014	Joint meeting with City Council, PC and CIA to discuss overlay	F
Sept. 22, 2014	Planning Commission public hearing on overlay district	F

## GRAND RIVER CORRIDOR VISION PLAN SUMMARY

The Grand River Corridor Vision Plan lays out a broad vision for the redevelopment of the Grand River Corridor. The Grand River CIA Boards needed to better understand the challenges of the area and the Community's aspirations for the Corridor. The document serves as the foundation for the efforts of the two CIAs and will guide the prioritization of resources.

### Elements of the Vision Plan

- Existing Conditions: Describes the nature of the existing Corridor and identifies some of its challenges.
- Public Involvement: Outlines the observations of the community and its wishes.
- Vision: The desired outcome of the corridor expressed in simple terms.
- Development Principles: Statements of purpose that describe the desired direction of future growth.
- Future Land Use/Priority Development Areas: Lays out a preferred land use that helps achieve the Corridor Vision with a focus on four (4) Priority
- Development Areas. These areas were identified as the best opportunities for catalytic redevelopment along the Corridor.
- Recommendations: Details recommendations for transportation and zoning changes.
- Implementation: Outlines the objectives needed to achieve each development principle.








### Development Principles

1. **COMMUNITY IMAGE AND CHARACTER** High-quality architecture and urban design elements/treatments will create a signature environment along the corridor
2. **MOBILITY** The corridor will allow for a safe and enjoyable environment for walking and biking, public transit, and automobiles for people of all ages and abilities with minimal conflicts among users
3. **CONNECTIONS** The corridor will be well connected with surrounding areas, providing choices for people to move throughout the corridor, adjoining neighborhoods, centers of commerce, and public spaces
4. **REDEVELOPMENT** The economic success of the corridor will be enhanced by supporting a balance of retail, office, institutional, and housing in a vibrant and integrated development pattern
5. **NEIGHBORHOODS AND HOUSING** A variety of housing options will be promoted
6. **NATURAL ENVIRONMENT** Future growth and development will respect, enhance, complement and integrate the river corridor
7. **PUBLIC SPACE** Design of new public spaces will encourage community gathering and outdoor activity
8. **SUSTAINABILITY** Future growth and development in the corridor will follow best management practices in environmentally planning and construction

## Focus Areas

Of the four focus areas identified in the Corridor Vision Plan, one is located in the City of Farmington. The Grand River North Focus Area is centered on an aging shopping center located on the north side of Grand River Avenue just west of Orchard Lake Road. The site contains a strip commercial center that is in need of significant building and site upgrades. The Vision Plan calls for mixed-use redevelopment in a more urban form, but such that will still provide convenience commercial uses that will not compete directly with Downtown Farmington.

### Site Data

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



## DEVELOPMENT PLAN REVIEW

### Development Plan Overview

The City of Farmington plans to use the Grand River Corridor CIA to revitalize the existing business district and create an inviting place for residents, visitors and shoppers in the area. The CIA has established the district and developed a Vision Plan that identifies public and private improvements necessary to prevent or correct deterioration in the corridor and encourage new private investment.

The efforts of the plan will eventually lead to improved economic viability and increased property values throughout the district. This increase in value, and associated tax revenues, will eventually benefit all taxing agencies, including those for which tax increment revenues are planned to be captured through the duration of the TIF Plan. It should be noted that, without the CIA tax capture and resulting reinvestment in the district, the corridor is likely to continue to suffer from economic and property value decline, which can lead to diminishing property value and tax revenues. The efforts of the CIA is therefore intended to reverse this trend and work toward a more stable long-term tax base for all agencies.

## Proposed Improvements

During development of the Grand River Corridor Vision Plan, a variety of strategies was developed to encapsulate the necessary changes and initiatives that need to be made in order to see the Plan to fruition. While the following list does not include every project that may be needed to achieve success, it summarizes the key aspects under review at the time this Plan was developed. From the following list, the prioritized project list, included in the next section, was created:

- Redesign the Grand River split to M-5
- Develop a nature trail or multi-use pathway along the river
- Build on existing sites like the winery site or those with river views
- Explore Grand River Road Diet
- Improve pedestrian road crossings at key locations
- Allow mixed use buildings
- Create a green development incentive program
- Develop a detailed transportation plan
- Ensure adequate public amenities, recreational facilities and parks
- Develop public gathering areas
- Encourage green design principles
- Create a streetscape design
- Improve the environment for transit
- Develop incentives package
- Develop a logo and brand theme
- Bury utility lines
- Plant gardens and landscaping to enhance gateways

## Final Projects in Development Plan

The list of projects in the Development Plan was based on the Grand River Corridor Vision Plan. It is intended to encapsulate the highest priority improvements. It is expected that this list will evolve as experience of the CIA grows, conditions change within the development area, and additional opportunities arise.

PROJECT	ESTIMATED COST
Zoning Update	\$3,500
Logo and Branding ( Base Marketing Materials)	\$12,000
Catalytic projects (land acquisition, partnerships, marketing)	TBD
Transportation Study	\$100,000
Streetscape Plan	\$30,000
Pedestrian Crossings (Power and Orchard Lake)	TBD
Park Assessment Plan (Orchard Lake Focus Area Open Space)	\$29,500
Gateway Enhancement	\$40,000
Nature Trail	TBD

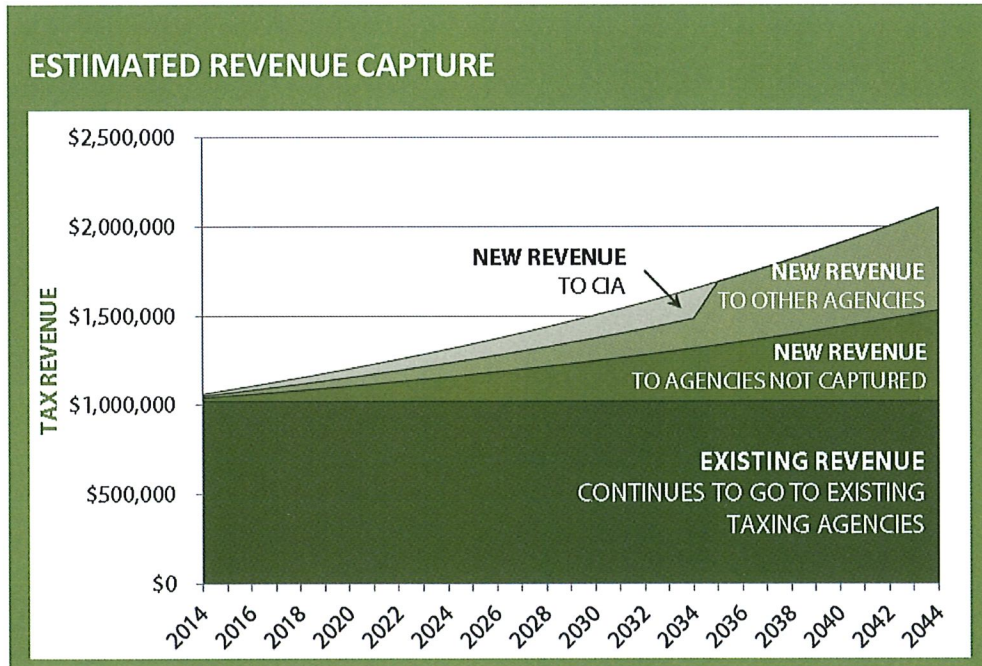
## TIF PLAN REVIEW

The Farmington TIF Plan estimates the revenue that it can expect to receive from tax capture. The City of Farmington plans to leverage tax increment revenue through use of an array of other redevelopment incentives.

- Special assessment districts
- Grants
- Commercial rehabilitation districts
- City staff assistance
- Redevelopment readiness
- Expedited review

TIF SUMMARY	
Base Value (2013)	\$15,936,450
Millage Captured	23.4331
Millage Not Captured	40.684
2014 CIA Revenue	\$11,085

In addition, recognizing that most taxing agencies are budget-conscious today, the City plans to capture only 50% of potential tax increment revenue. This will allow taxing agencies to reap some increased tax revenue as property values increase, but still provide for meaningful capture that will allow the CIA to accomplish some of the projects in the Development Plan.



**Farmington Grand River Corridor  
Improvement Authority  
Staff Report**

**Board Meeting  
Date:** July 9, 2026

**Reference  
Number**

**Submitted by:** Patrick Thomas, Board Member

**Agenda Topic:** Farmington Hills GRCIA Meeting Update

**Proposed Motion:**

None

**Background:**

Patrick Thomas attended the July 2, 2026, Farmington Hills GRCIA meeting and will provide an update about topics addressed at the meeting.

**Materials:**

None

<b>Farmington Grand River Corridor Improvement Authority Staff Report</b>	<b>Board Meeting Date:</b> July 9, 2026	<b>Reference Number</b>
<b>Submitted by:</b> David Murphy, City Manager		
<b>Agenda Topic:</b> Structural Engineering Funding Request		
<b>Proposed Motion:</b>  Approve / Do Not Approve		
<b>Background:</b>  A property owner within the boundaries of the GRCIA has expressed interest in obtaining assistance to hire a structural engineer to assess their property.		
<b>Materials:</b> None		

<b>Farmington Grand River Corridor Improvement Authority Staff Report</b>	<b>Board Meeting Date:</b> July 9, 2026	<b>Reference Number</b>
<b>Submitted by:</b> David Murphy, City Manager		
<b>Agenda Topic:</b> Farmington Hills GRCIA Conceptual Streetscape Plan		
<b>Proposed Motion:</b>  None		
<b>Background:</b>  The City of Farmington Hills has provided conceptual plans for streetscape, bus stop and landscape improvements along the Grand River Avenue corridor.		
<b>Materials:</b>  Grand River Corridor Streetscape and Landscape – Final Design Recommendations		



## Grand River Corridor Streetscape and Landscape

Farmington Hills, Michigan

### Final Design Recommendations

07.02.2026

GRISSIM  
METZ ASSOCIATES  
ANDRIESE  
Landscape Architecture

SPALDING  
DeDECKER  
Engineers | Planners | Surveyors  
Landscape Architects

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## Overview

This Final Design Recommendations package is a result of collaboration with the City of Farmington Hills Economic Development and Engineering Departments as well as insightful, thought-provoking discussions and feedback received from the Grand River Corridor Improvement Authority (GRCIA).

With a desire to provide public beautification improvements,

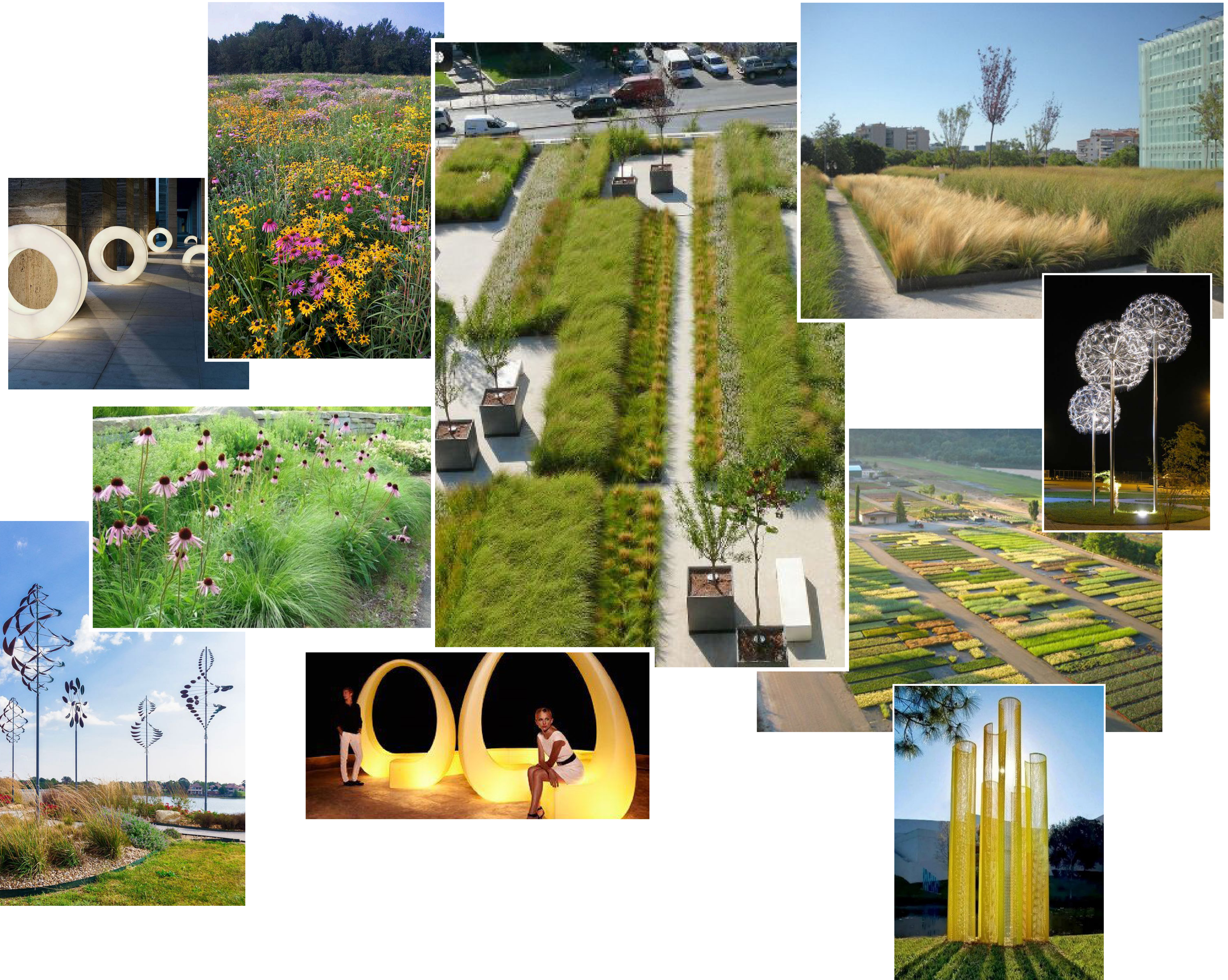
# Design Concept

The overall design concept is rooted in the landscape treatment, reflecting the project's goal of providing impactful yet low-maintenance enhancements. A primary design objective was to establish a consistent and cohesive aesthetic throughout the corridor, creating a unified identity while responding to the character of the surrounding environment.

Plant material selections were carefully considered based on seasonal interest, form, durability, and long-term maintenance requirements. Broad drifts of native grasses and flowering perennials introduce year-round visual interest within the corridor's expansive open spaces. These mass plantings create a dynamic landscape experience, with movement generated by wind and passing vehicular traffic adding texture and visual appeal throughout the seasons.

Built elements, including signage, branding features, site furnishings, and hardscape materials, were selected to complement and enhance the landscape rather than compete with it. Their understated design allows the planting palette to remain the primary visual feature while contributing to a cohesive overall character. Any future sculptural or artistic installations should be selected with a similar level of consideration to ensure seamless integration within the corridor.

Given the corridor's overall scale, enhancement opportunities have been strategically concentrated at key locations to maximize visual impact while maintaining cost-effective installation and maintenance practices. Existing mature trees, particularly those located within the median, are largely proposed to remain and continue contributing to the corridor's established character and canopy coverage.



# Section 1

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## Site Plans





**Note Key:**

1. Ornamental Grass Plantings
2. Flowering Perennial Plantings
3. New Farmington Hills Sign
4. Proposed Sculpture Location
5. Pedestrian Zone with Game Table, Art Walls, and Sculptural Bench
6. New Crosswalk Treatment (continental style with parallel lines)
7. Existing ITC transmission pole
8. Existing Trees
9. Precast Concrete Pavers - Refer to Material Information Section
10. Existing Street Lights
11. Sculptural Hill Elements
12. Existing Bus Stop with New Bike Repair Station and Bench



Matchline - Refer to Page 9



**Note Key:**

1. Ornamental Grass Plantings
2. Flowering Perennial Plantings
3. Pedestrian Zone with Sculptural Bench, Art Walls, and Sonic Pipe
4. Existing ITC transmission pole
5. Existing Trees
6. Precast Concrete Pavers - Refer to Material Information Section
7. Existing Street Lights
8. Sculptural Hill Elements



Matchline - Refer to Page 10

Matchline - Refer to Page 8

**Note Key:**

1. Ornamental Grass Plantings
2. Flowering Perennial Plantings
3. Pedestrian Zone with Sculptural Bench, Art Walls, and Drums
4. Existing ITC transmission pole
5. Existing Trees
6. Precast Concrete Pavers - Refer to Material Information Section
7. Existing Street Lights
8. Sculptural Hill Elements
9. Pedestrian Zone with Sculptural Benches and Art Walls

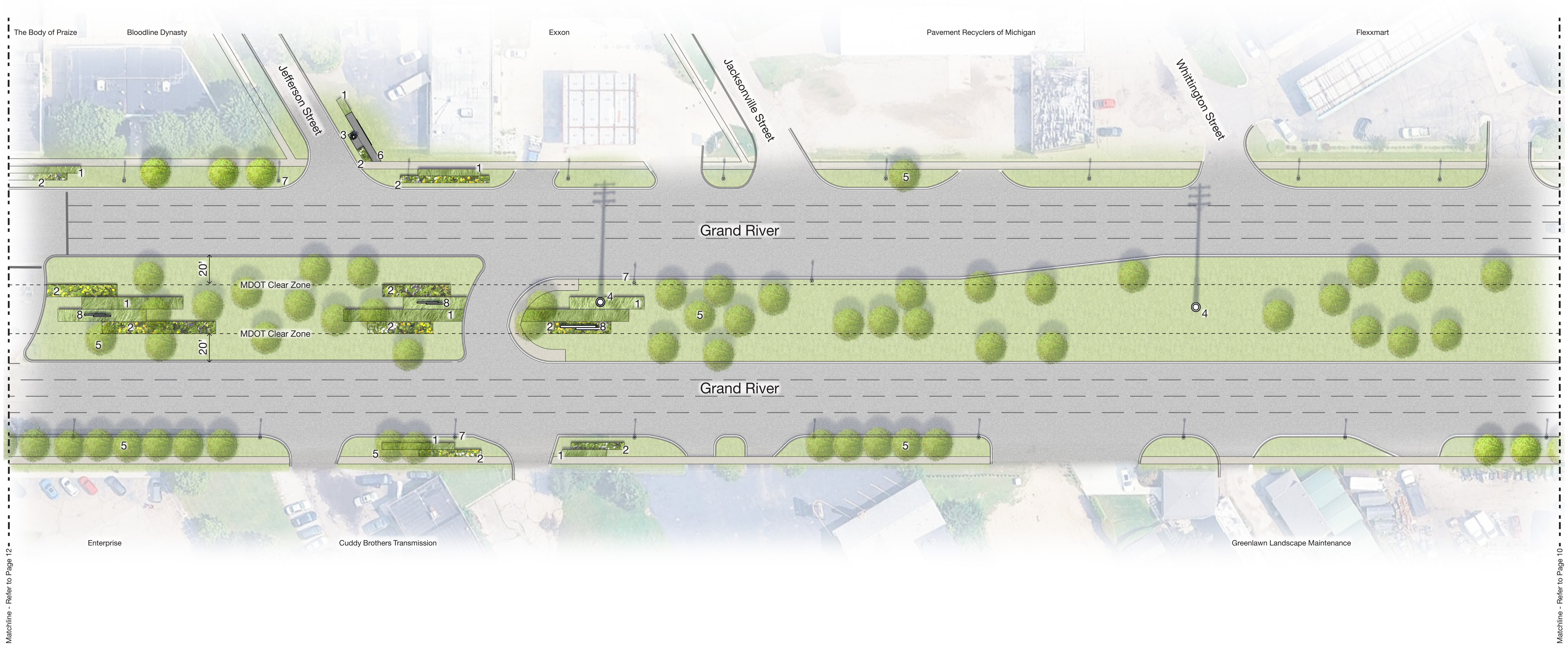


Matchline - Refer to Page 11

Matchline - Refer to Page 9

**Note Key:**

1. Ornamental Grass Plantings
2. Flowering Perennial Plantings
3. Pedestrian Zone with Game Table and Art Wall
4. Existing ITC transmission pole
5. Existing Trees
6. Precast Concrete Pavers - Refer to Material Information Section
7. Existing Street Lights
8. Sculptural Hill Elements



Matchline - Refer to Page 12

Matchline - Refer to Page 10

**Note Key:**

1. Ornamental Grass Plantings
2. Flowering Perennial Plantings
3. New Deciduous Trees
4. Existing ITC transmission pole
5. Existing Trees
6. Sculptural Furniture (Waves & Loops)
7. Existing Street Lights
8. Sculptural Hill Elements
9. Precast Concrete Pavers - Refer to Material Information Section
10. Covered Swings Pedestrian Zone - Refer to Pedestrian Zone Section

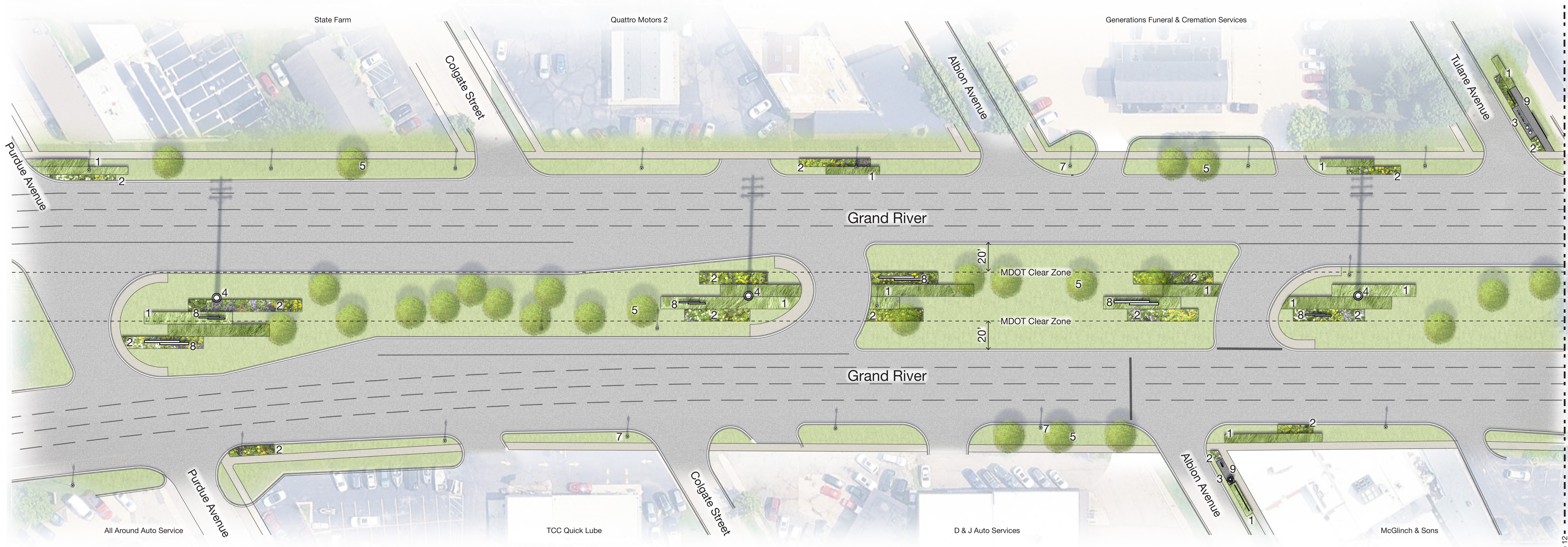


Matchline - Refer to Page 13

Matchline - Refer to Page 11

**Note Key:**

1. Ornamental Grass Plantings
2. Flowering Perennial Plantings
3. Precast Concrete Pavers - Refer to Material Information Section
4. Existing ITC transmission pole
5. Existing Trees
6. Pedestrian Zone with Sculptural Benches, Art Walls, and Bells
7. Existing Street Lights
8. Sculptural Hill Elements
9. Pedestrian Zone with Game Table, Art Walls, and Chimes



# **Section 2**

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## **Site Renderings**

**Note Key:**

- 1. Tall Ornamental Grass Plantings
- 2. Low Ornamental Grass Plantings
- 3. Flowering Perennial Plantings
- 4. New Farmington Hills Sign
- 5. Sculptural Hill Elements
- 6. Existing Street Lights
- 7. New Crosswalk (treatment)
- 8. Existing ITC transmission pole
- 9. Existing Trees
- 10. Existing Bus Stop with New Bike Repair Station and Bench



**Note Key:**

- 1. Tall Ornamental Grass Plantings
- 2. Low Ornamental Grass Plantings
- 3. Flowering Perennial Plantings
- 4. Proposed Public Sculpture Location
- 5. Sculptural Hill Elements
- 6. Existing Street Lights
- 7. Existing Trees
- 8. Existing ITC transmission pole



**Note Key:**

- 1. Tall Ornamental Grass Plantings
- 2. Low Ornamental Grass Plantings
- 3. Flowering Perennial Plantings
- 4. New Farmington Hills Sign
- 5. Existing Street Lights
- 6. Existing Bus Stop Shelter
- 7. Existing ITC transmission pole
- 8. Existing Trees



**Note Key:**

- 1. New Farmington Hills Sign (internally illuminated)
- 2. Sculptural Hill Elements (internally illuminated)



**Note Key:**

- 1. Tall Ornamental Grass Plantings
- 2. Flowering Perennial Plantings
- 3. Sculptural Hill Elements
- 4. New Deciduous Trees
- 5. New Crosswalk (treatment)
- 6. New Pedestrian Zone with Seating
- 7. Existing ITC transmission pole
- 8. Existing Trees
- 9. Guardrail



**Note Key:**

- 1. Tall Ornamental Grass Plantings
- 2. Flowering Perennial Plantings
- 3. Sculptural Hill Elements
- 4. New Bike Repair Station
- 5. Proposed Public Sculpture Location
- 6. Existing Bus Stop Shelter
- 7. Precast Concrete Pavers
- 8. Existing ITC transmission pole
- 9. Existing Trees
- 10. New Bench



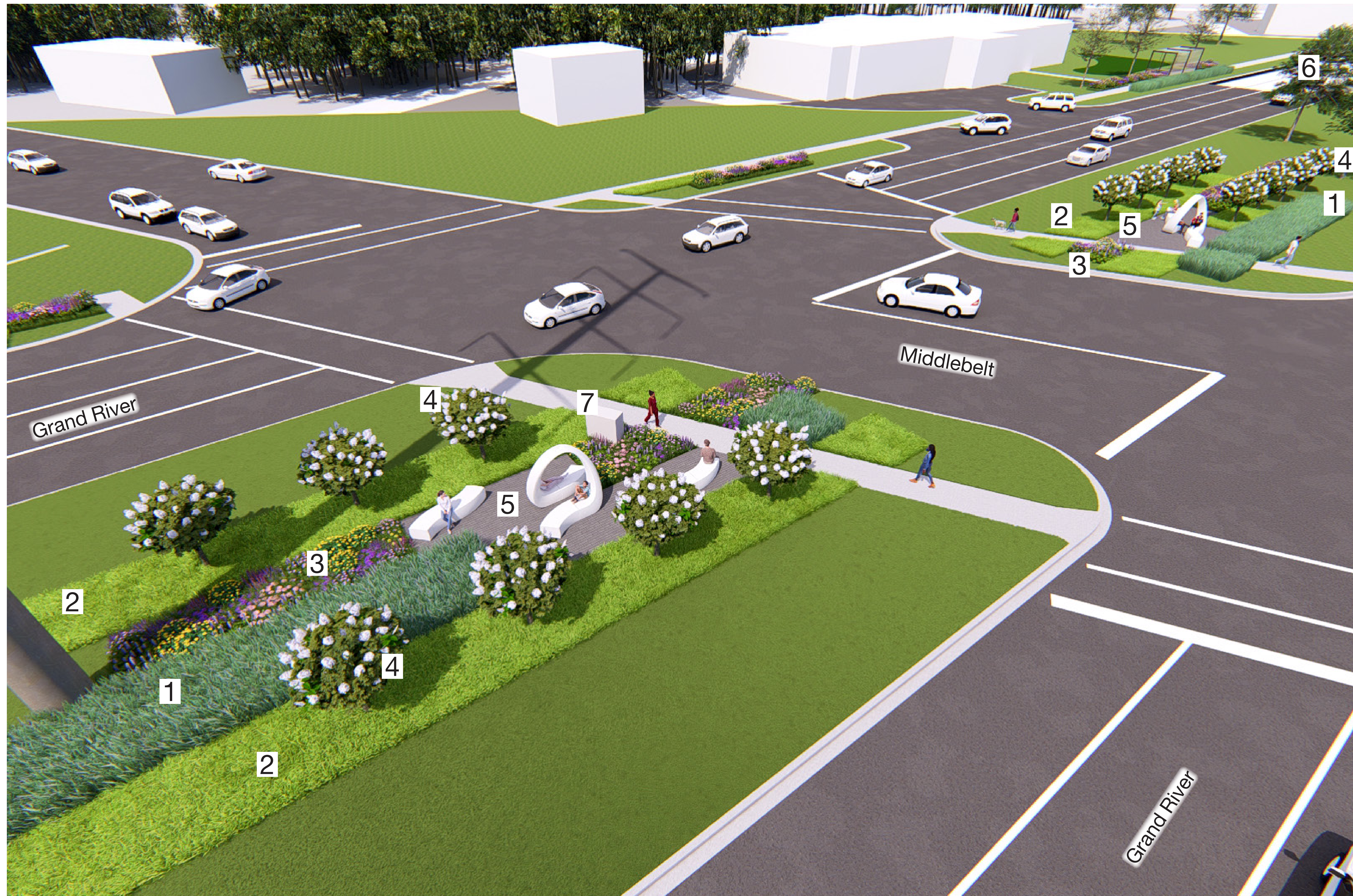
**Note Key:**

- 1. Tall Ornamental Grass Plantings
- 2. Low Ornamental Grass Plantings
- 3. Flowering Perennial Plantings
- 4. Sculptural Hill Elements
- 5. Existing Trees



**Note Key:**

- 1. Tall Ornamental Grass Plantings
- 2. Low Ornamental Grass Plantings
- 3. Flowering Perennial Plantings
- 4. New Tree Form Shrubs
- 5. New Pedestrian Zone with Sculptural Seating Elements
- 6. Existing Trees
- 7. Existing Traffic Light Controller



**Note Key:**

- 1. Tall Ornamental Grass Plantings
- 2. Low Ornamental Grass Plantings
- 3. Flowering Perennial Plantings
- 4. New Tree Form Shrubs
- 5. New Pedestrian Zone with Sculptural Seating Elements
- 6. Existing Trees
- 7. Existing Traffic Light Controller



**Note Key:**

- 1. New Pedestrian Zone with Illuminated Sculptural Seating Elements



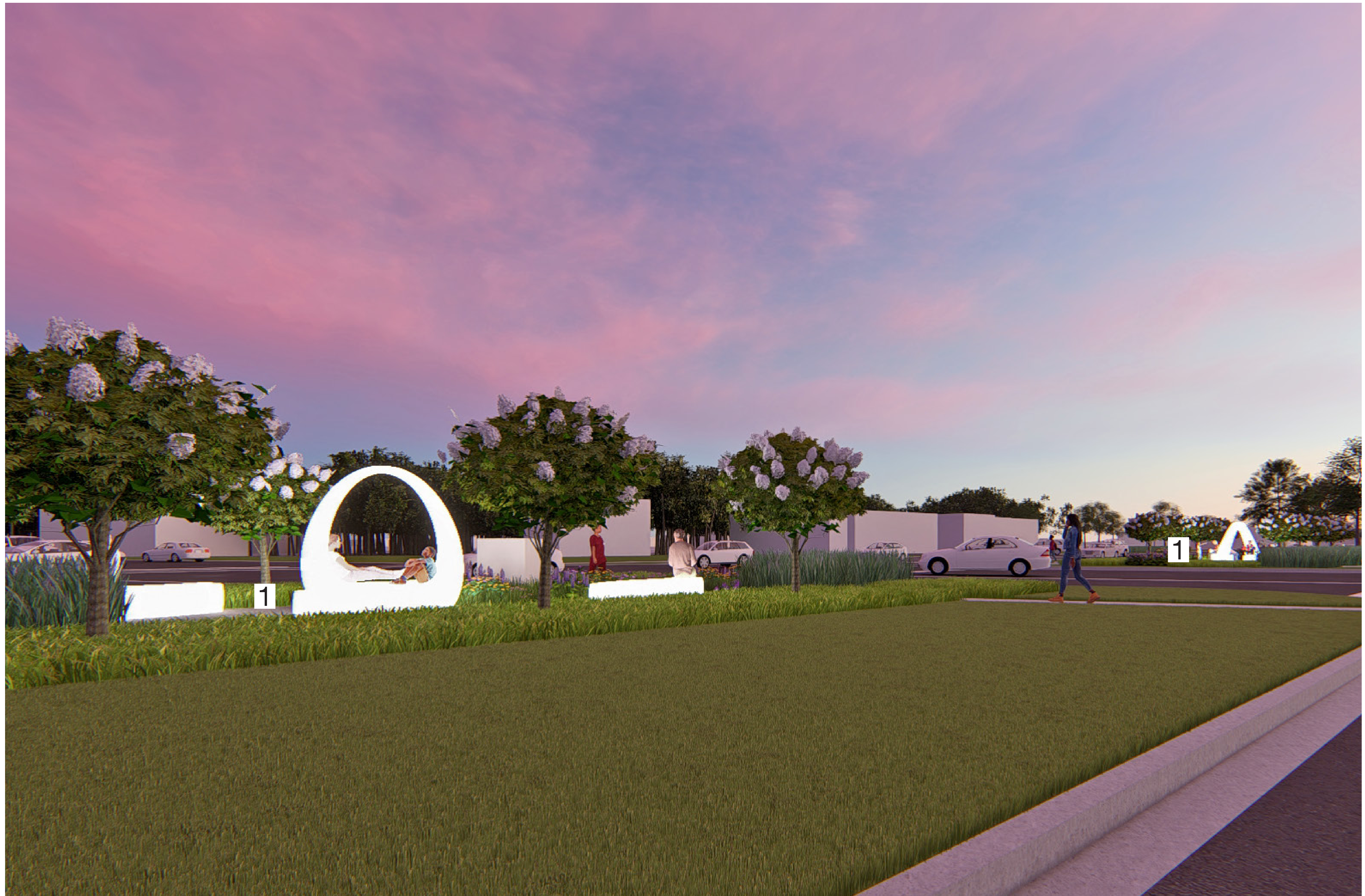
**Note Key:**

- 1. Tall Ornamental Grass Plantings
- 2. Low Ornamental Grass Plantings
- 3. Flowering Perennial Plantings
- 4. New Tree Form Shrubs
- 5. New Pedestrian Zone with Sculptural Seating Elements
- 6. Existing Trees
- 7. Existing Traffic Light Controller



**Note Key:**

- 1. New Pedestrian Zone with Illuminated Sculptural Seating Elements



**Note Key:**

- 1. Tall Ornamental Grass Plantings
- 2. Low Ornamental Grass Plantings
- 3. Flowering Perennial Plantings
- 4. New Tree Form Shrubs
- 5. New Pedestrian Zone with Sculptural Seating Elements
- 6. Existing Trees



# **Section 3**

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## **Pedestrian Zones**

# Pedestrian Zone Concepts

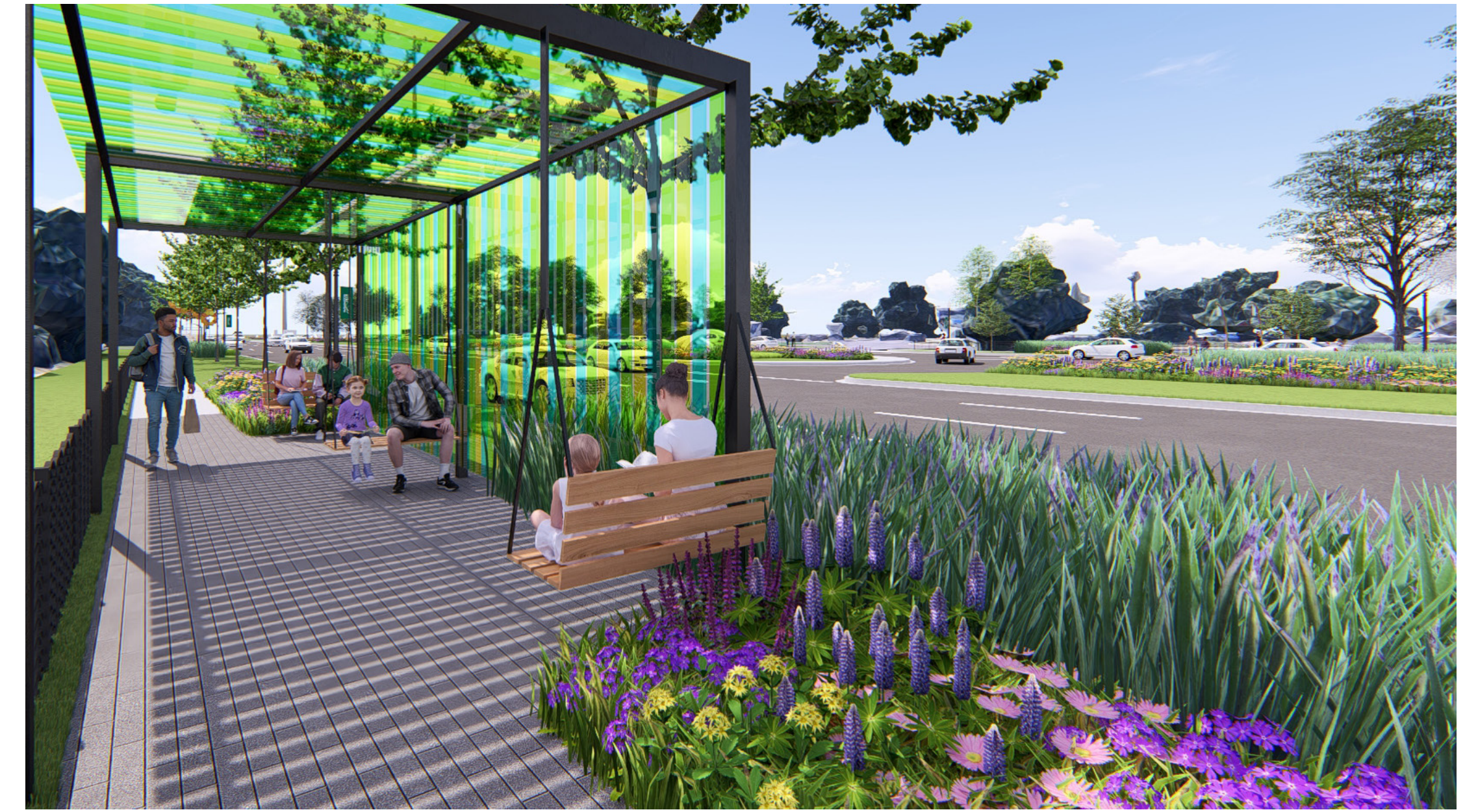
The original pedestrian zone concepts proposed distinct themes throughout the Grand River Corridor. The refined design, which locates the pedestrian zones along the City's side streets, integrates elements from each of these themes into every zone rather than assigning a unique theme to each location. This cohesive approach creates engaging, activated spaces while establishing a consistent visual identity that enhances the pedestrian experience and strengthens continuity throughout the corridor.



Art Walls



Gaming



Covered Swings



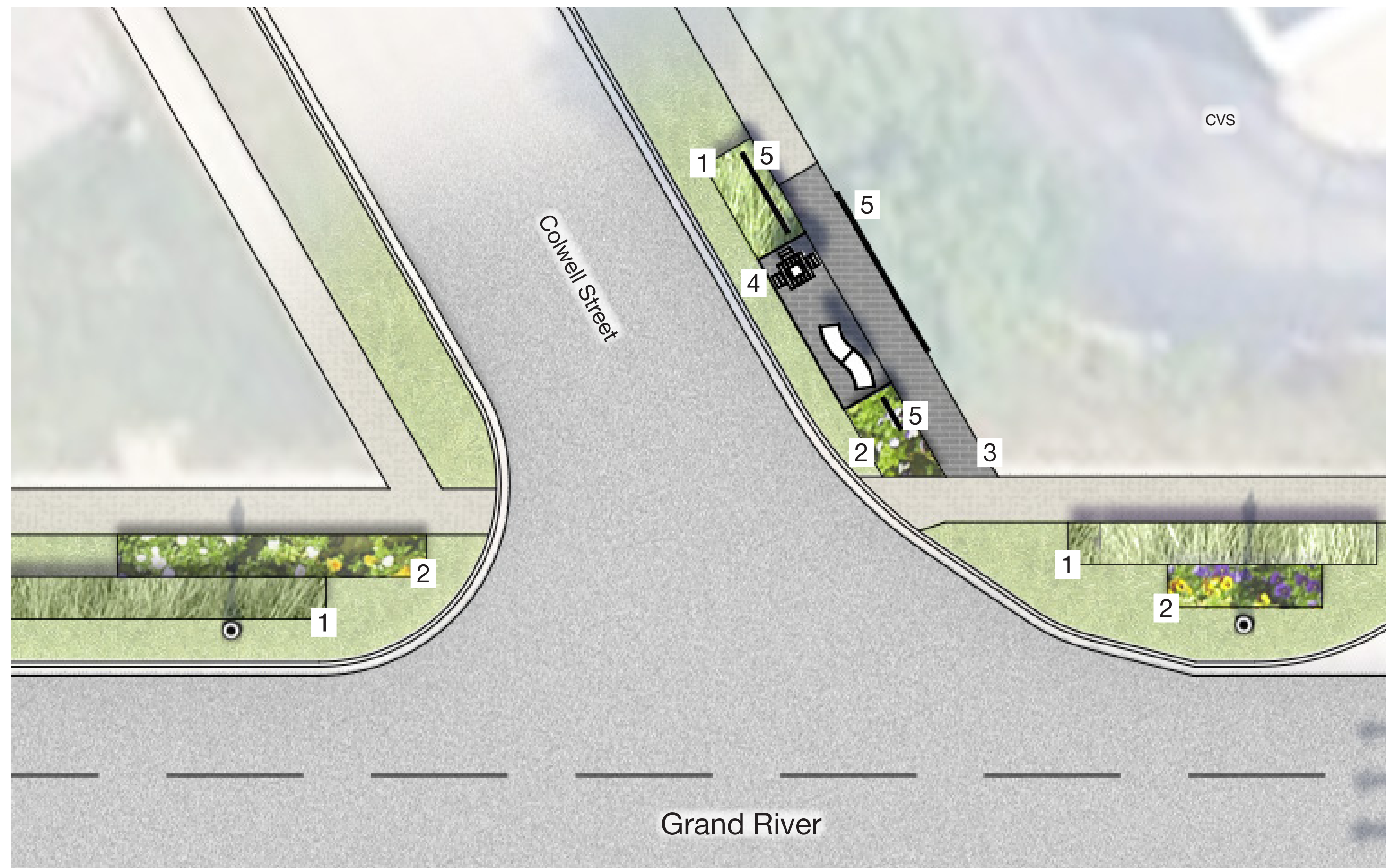
Music



Sculptural Loop Seating



Sculptural Wave Seating



Plan View

**Note Key:**

1. Tall Ornamental Grass Plantings
2. Flowering Perennial Plantings
3. Precast Concrete Pavers
4. ADA Table with Chess Board - refer to product information below
5. Art Wall (3 total) - walls to be constructed out of aluminum stud or treated lumber framing and clad with cement board on all sides. Wall heights to be 2'-6", 3'-0", and 3'-6".

**General Notes:**

1. Confirm all elements and materials do not conflict with clear zone triangle along Grand River.
2. Features located outside of the right-of-way to be coordinated with property owner.



Rendering



Maglin 400 Cluster Seating  
Material - Aluminum and Wood



Vondom And Bench  
Material - HDPE with internal lighting



**Plan View**

**Note Key:**

- 1. Tall Ornamental Grass Plantings
- 2. Flowering Perennial Plantings
- 3. Precast Concrete Pavers
- 4. Chimes/Musical Element - refer to product options below
- 5. Art Wall (2 total) - walls to be constructed out of aluminum stud or treated lumber framing and clad with cement board on all sides. Wall heights to be 3'-0" and 3'-6".
- 6. New Furniture - refer to product options below

**General Notes:**

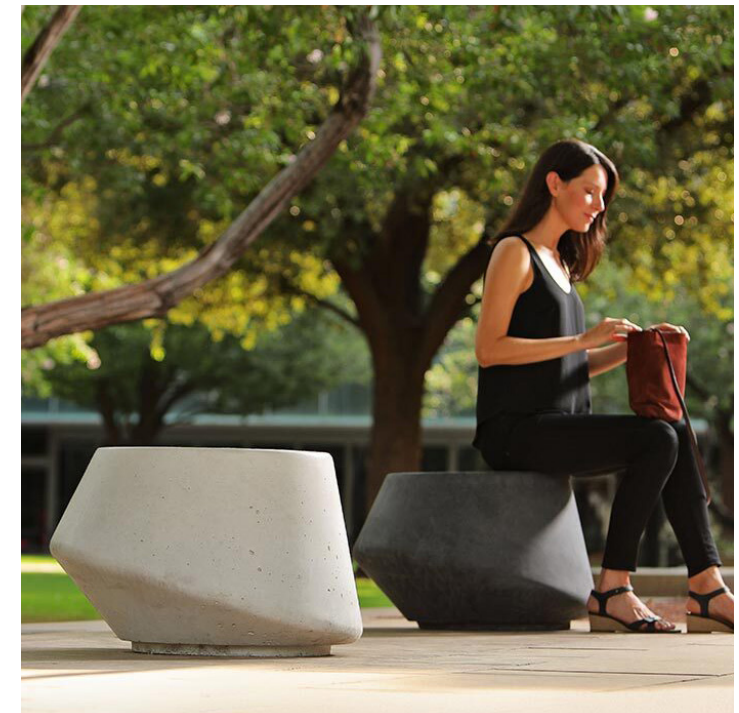
- 1. Confirm all elements and materials do not conflict with clear zone triangle along Grand River.
- 2. Features located outside of the right-of-way to be coordinated with property owner.



**Rendering**



Landscape Forms Soc Stool  
Material - Cast Stone



Landscape Forms Paseos Seat  
Material - Cast Stone



Vondom Stone Stool  
Material - HDPE



Vondom Noma Stool  
Material - HDPE



Freenotes Harmony Park  
Contrabass Chimes  
Material - Aluminum



Freenotes Harmony Park  
Cascade Bells  
Material - Aluminum

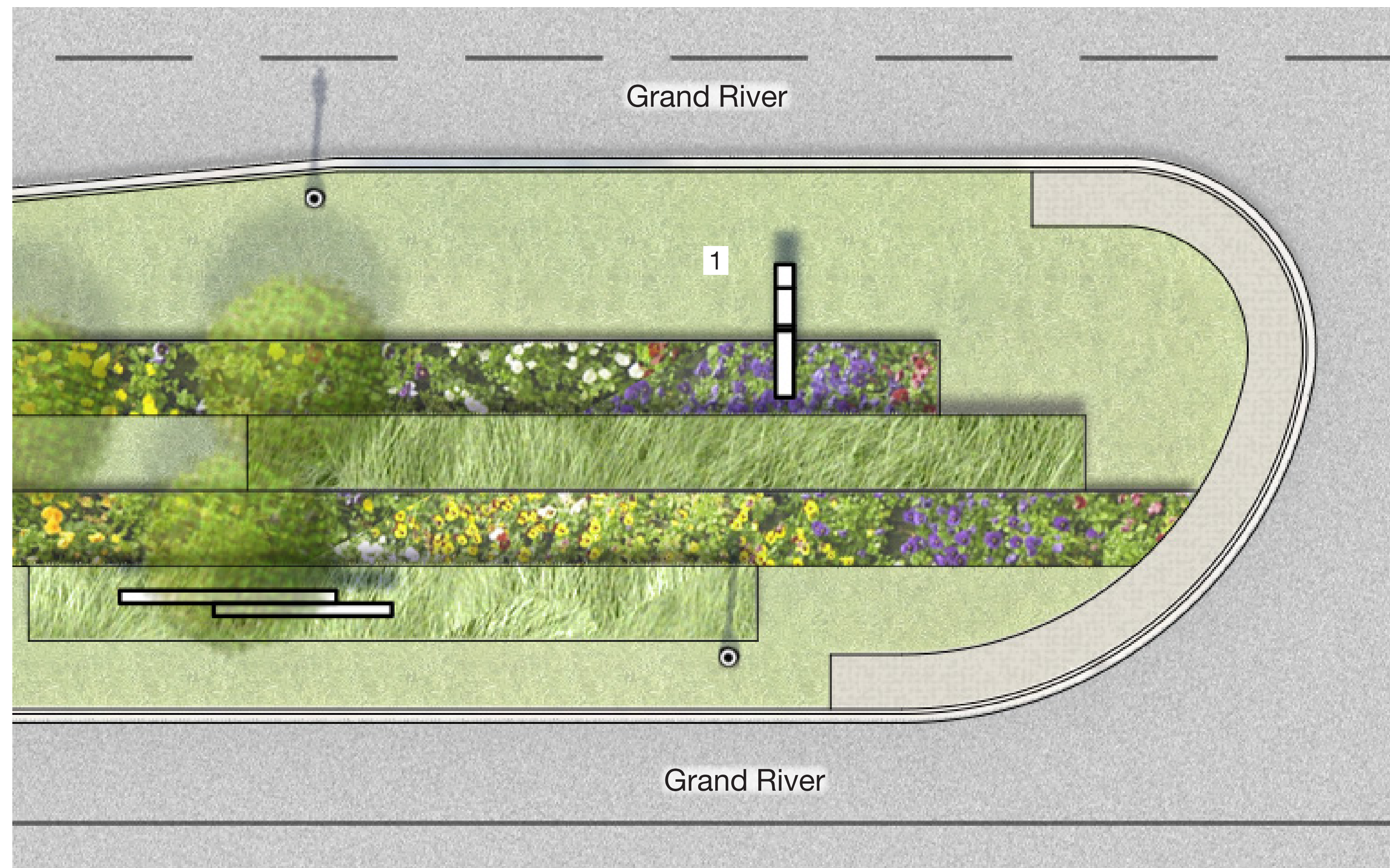


Sonic Architecture  
Slapped Pipes  
Material - Aluminum

# Section 4

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## Signage & Branding Elements



Plan View



**Note Key:**

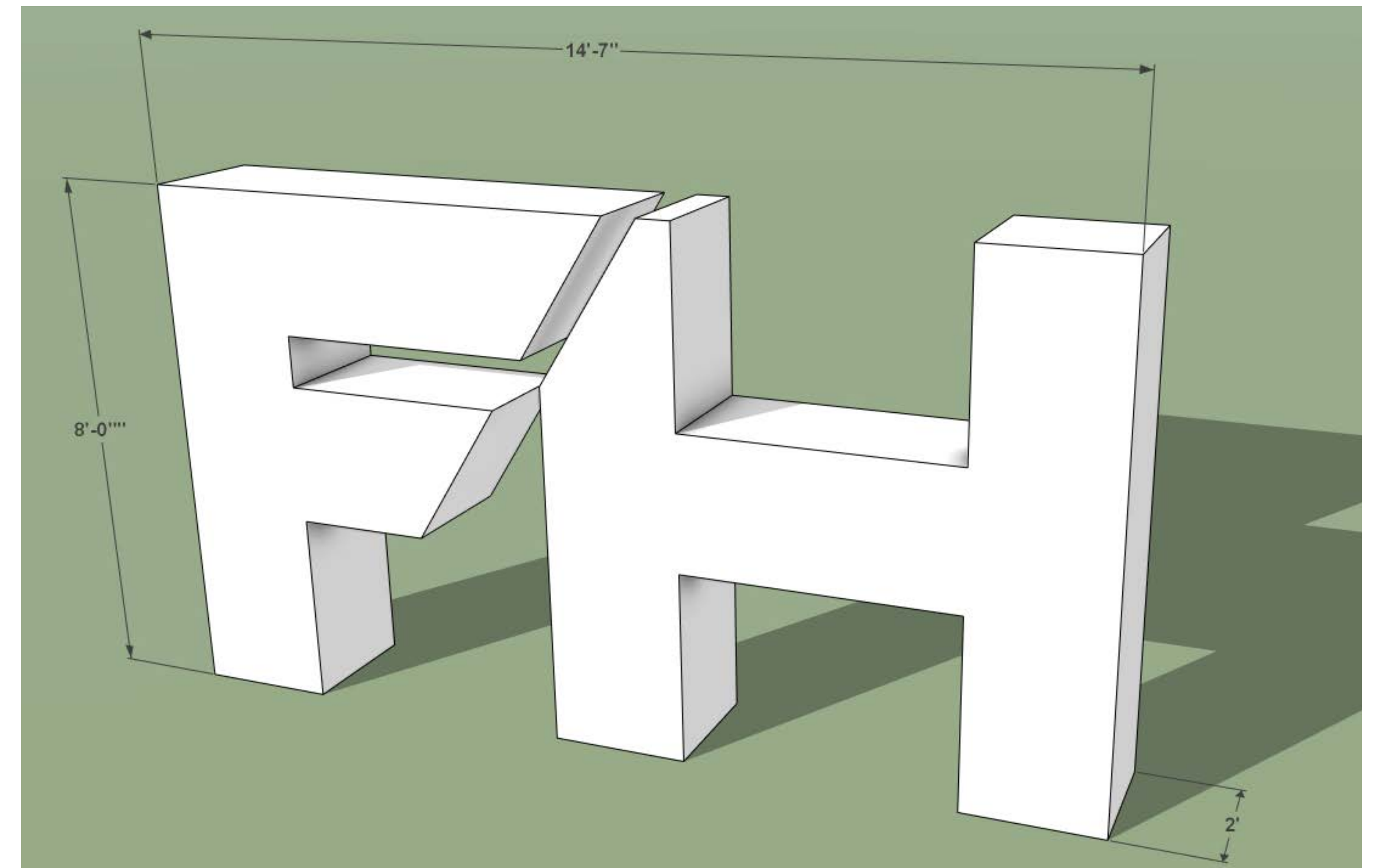
1. City 'FH' Letters Gateway Signage. Sign to be constructed out of aluminum stud framing and clad with white polycarbonate on all sides except for the back panel, which is to be white aluminum. Sign to be internally illuminated to produce a soft, white, consistent glow.

**General Notes:**

1. Sign design is based on latest City branding package.
2. Confirm crashworthy/breakaway installation requirements with MDOT for all installed features.
3. Exact sign location to be determined during engineering phase.
4. Existing utilities within median have not been surveyed/located.
5. Existing electrical service for sign illumination to be located.



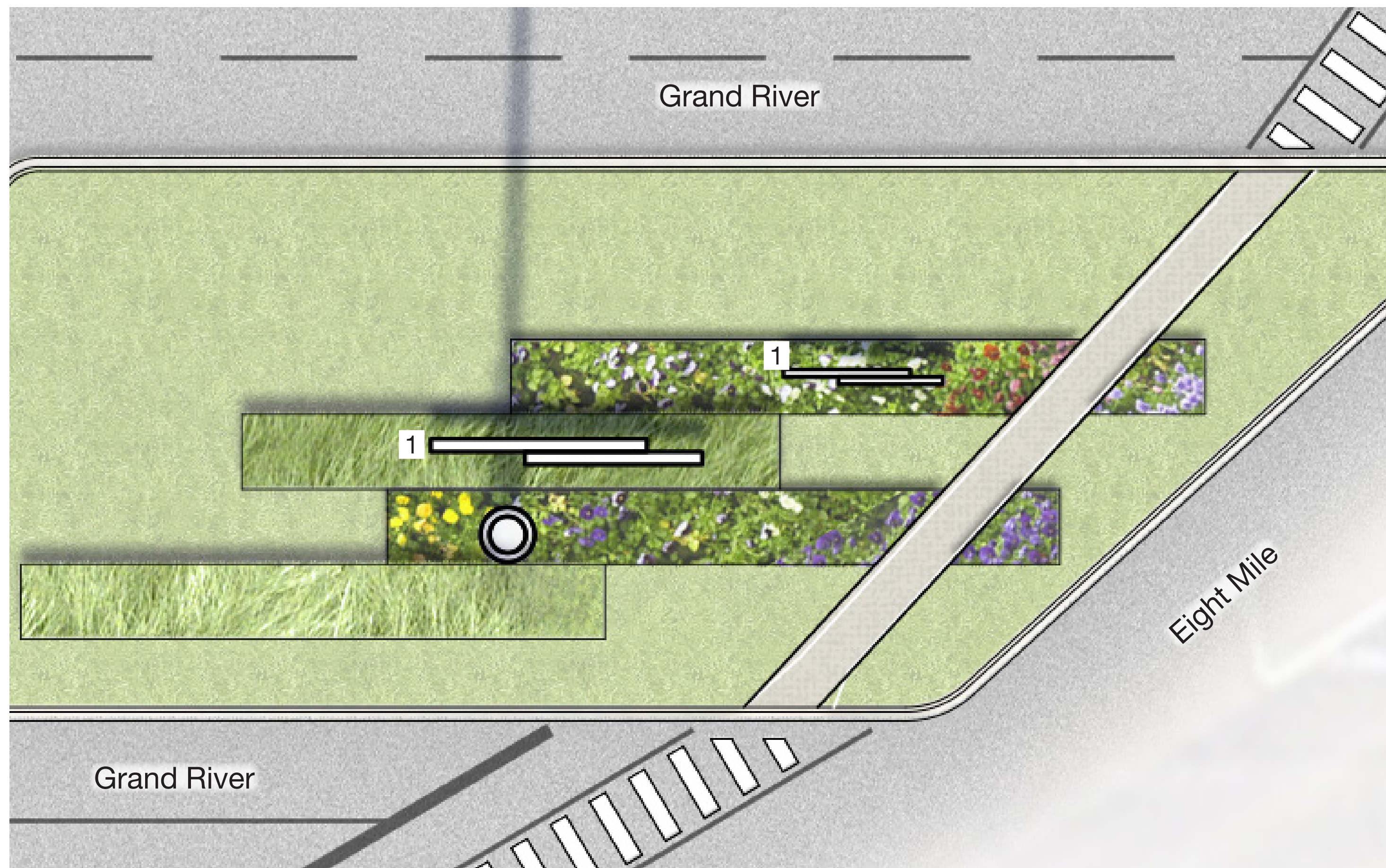
Evening Rendering



Isometric View



Reference Images



Plan View

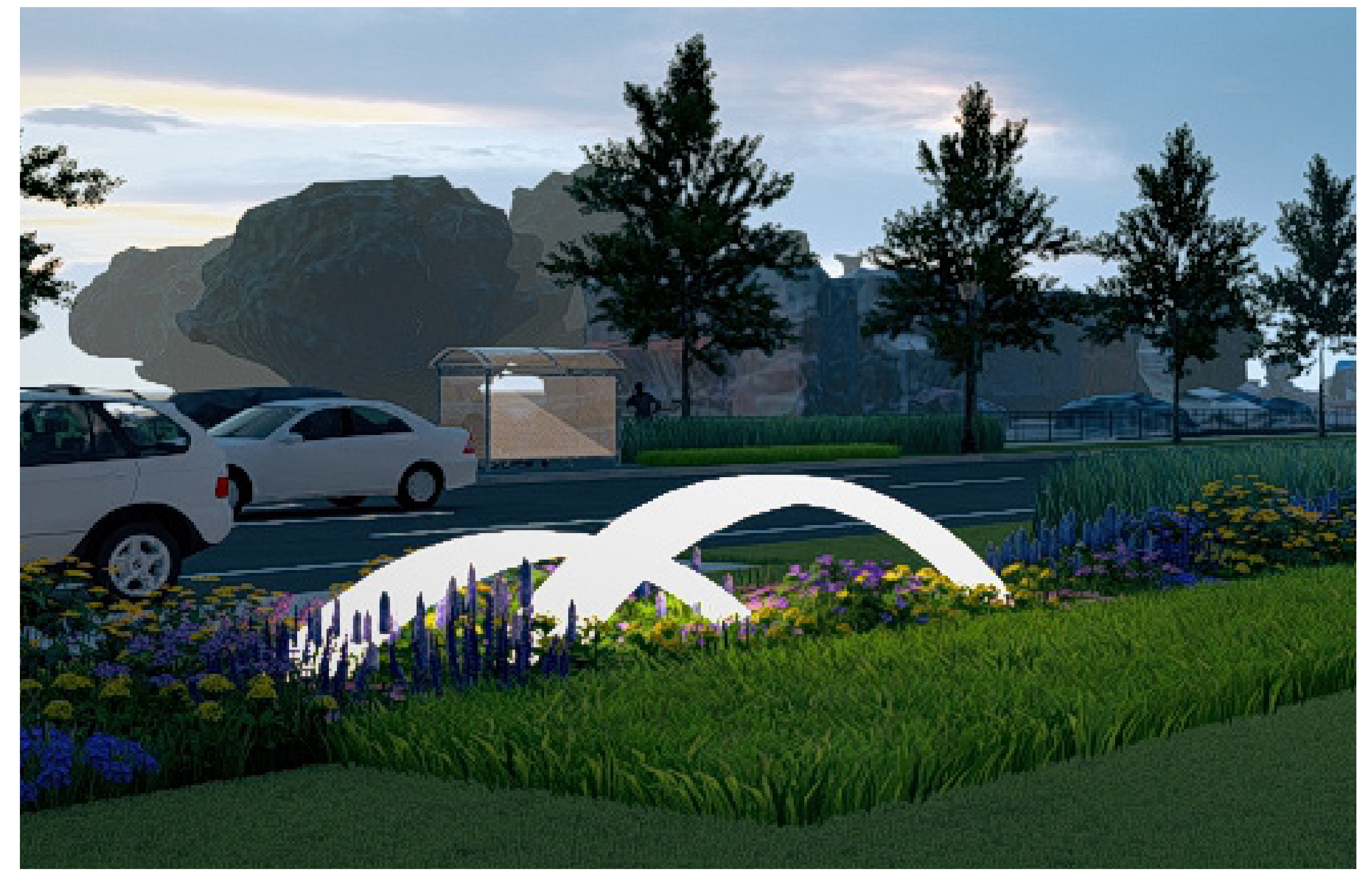


**Note Key:**

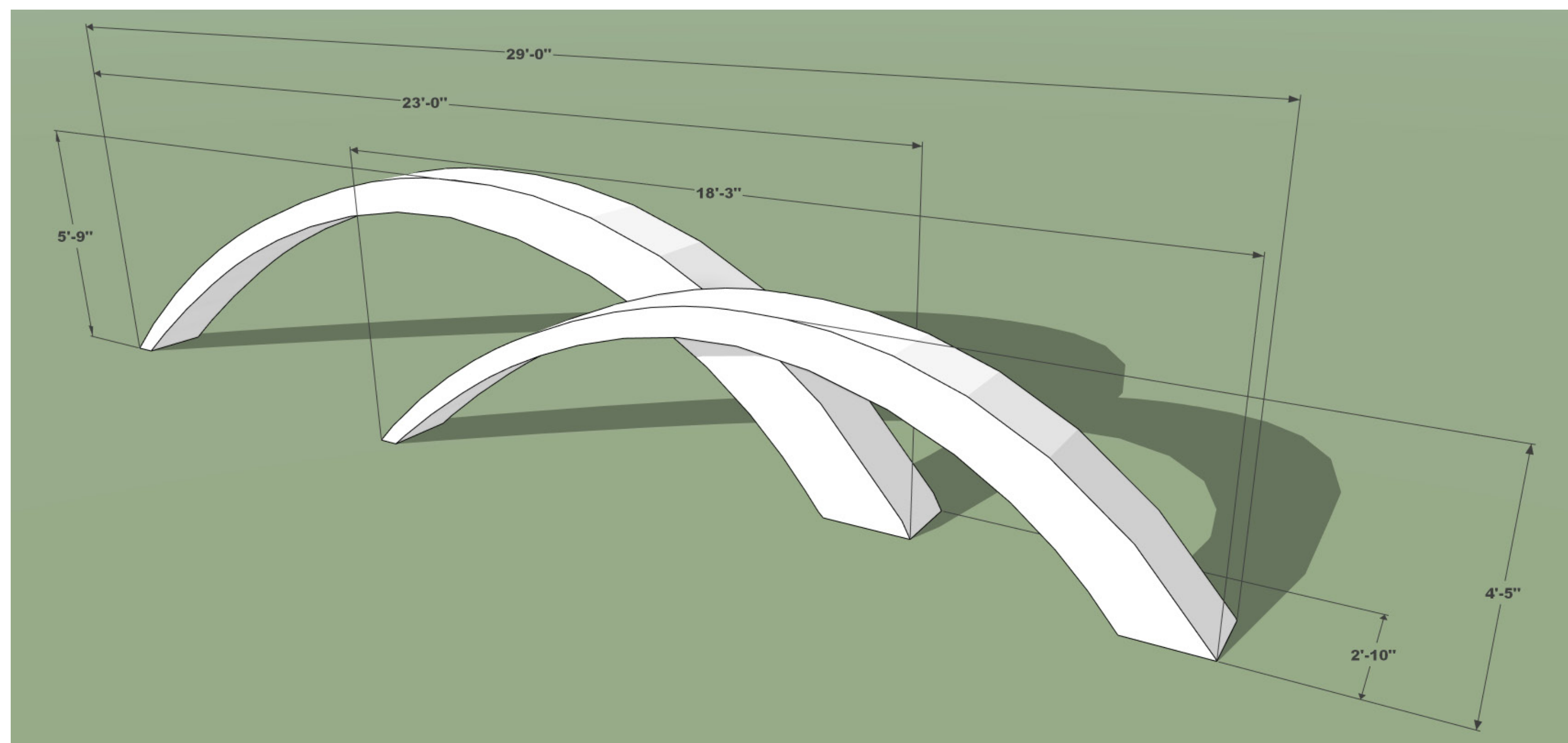
1. City 'Hills' Sculptural Elements. Hills to be constructed out of aluminum stud framing and clad with white polycarbonate on all sides except for the underside, which is to be white aluminum. Hills to be internally illuminated to produce a soft, white, consistent glow. Two sizes are shown on the plan (29' and 17' lengths).

**General Notes:**

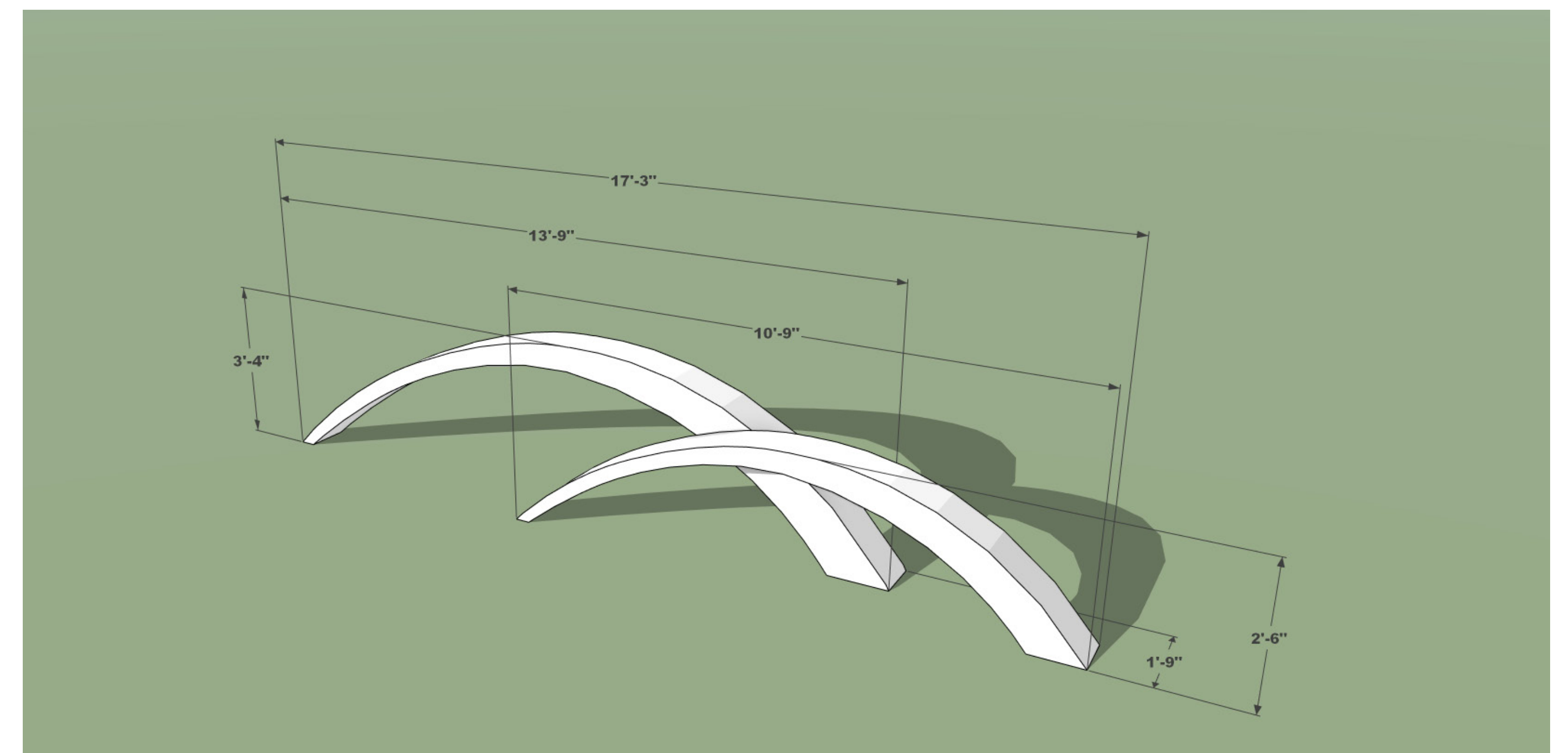
1. Hill design is based on latest City branding package.
2. Confirm crashworthy/breakaway installation requirements with MDOT for all installed features.
3. Exact locations to be determined during engineering phase.
4. Existing utilities within median have not been surveyed/ located.
5. Existing electrical service for hill illumination to be located.



Evening Rendering



Isometric View - Large Hills



Isometric View - Small Hills



# **Section 5**

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## **Material Information**



Exclamation London Planetree



Boulevard Linden



Ginkgo



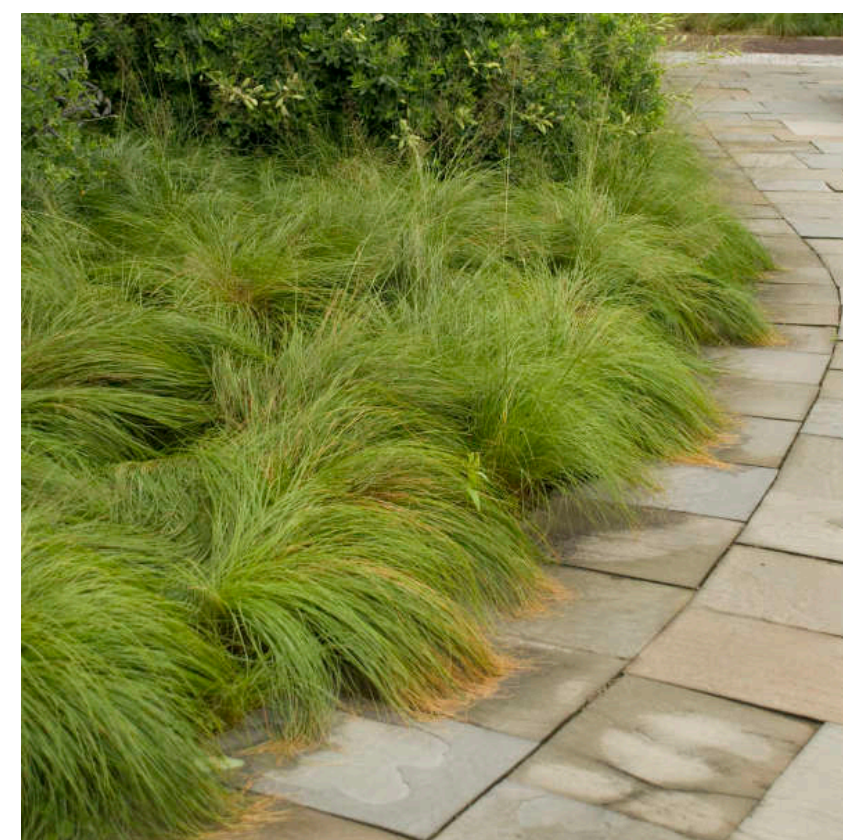
Redpointe Maple



Armstrong Maple



Big Bluestem



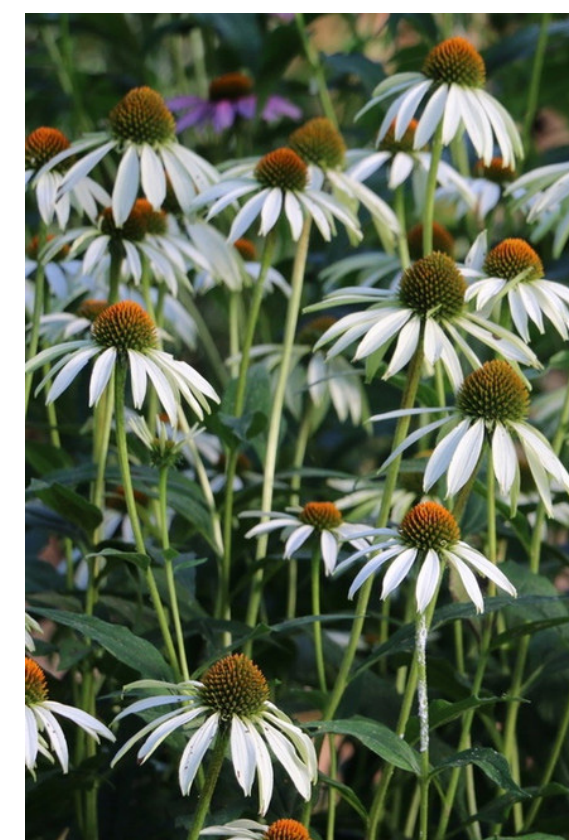
Prairie Dropseed



Black Eyed Susan



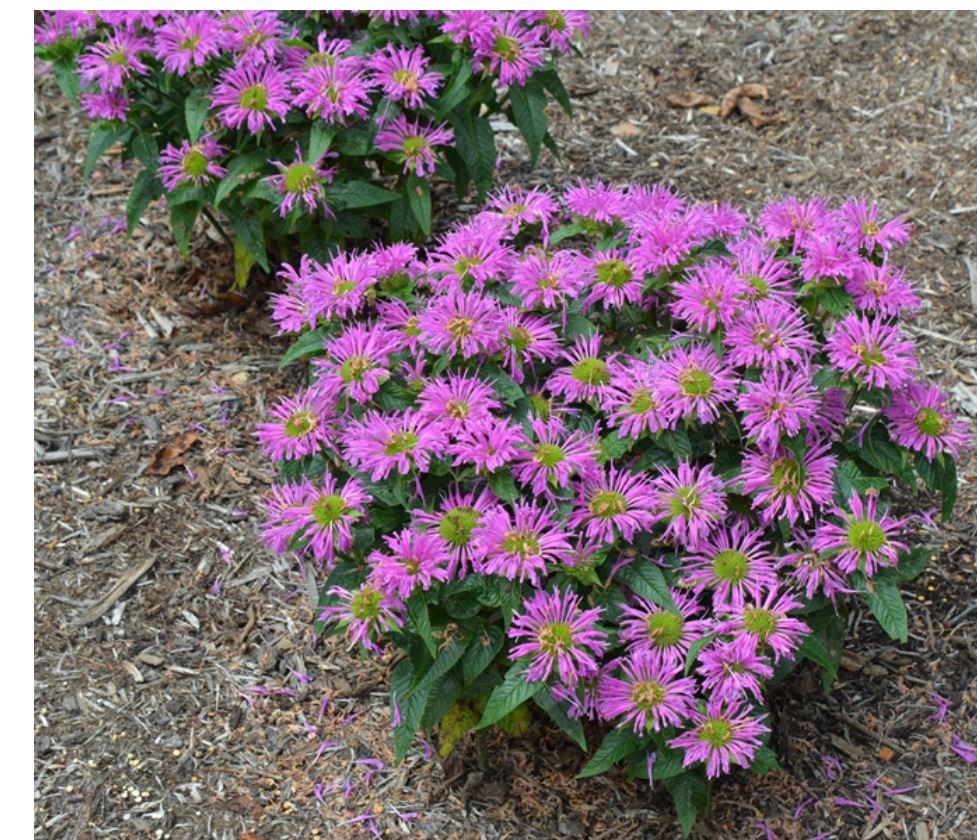
Purple Coneflower



White Coneflower



Liatris



Bee Balm



Coreopsis



Plank Paver



Benches



Trash Receptacles



Bike Repair Station

Landscape & Hardscape Materials

# **Section 6**

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## **Budget Estimates**



**Farmington Grand River Corridor  
Improvement Authority  
Staff Report**

**Board Meeting  
Date:** July 9, 2026

**Reference  
Number**

**Submitted by:** David Murphy, City Manager

**Agenda Topic:** Farmington Hills GRCIA Bus Stop Enhancements

**Proposed Motion:**

None

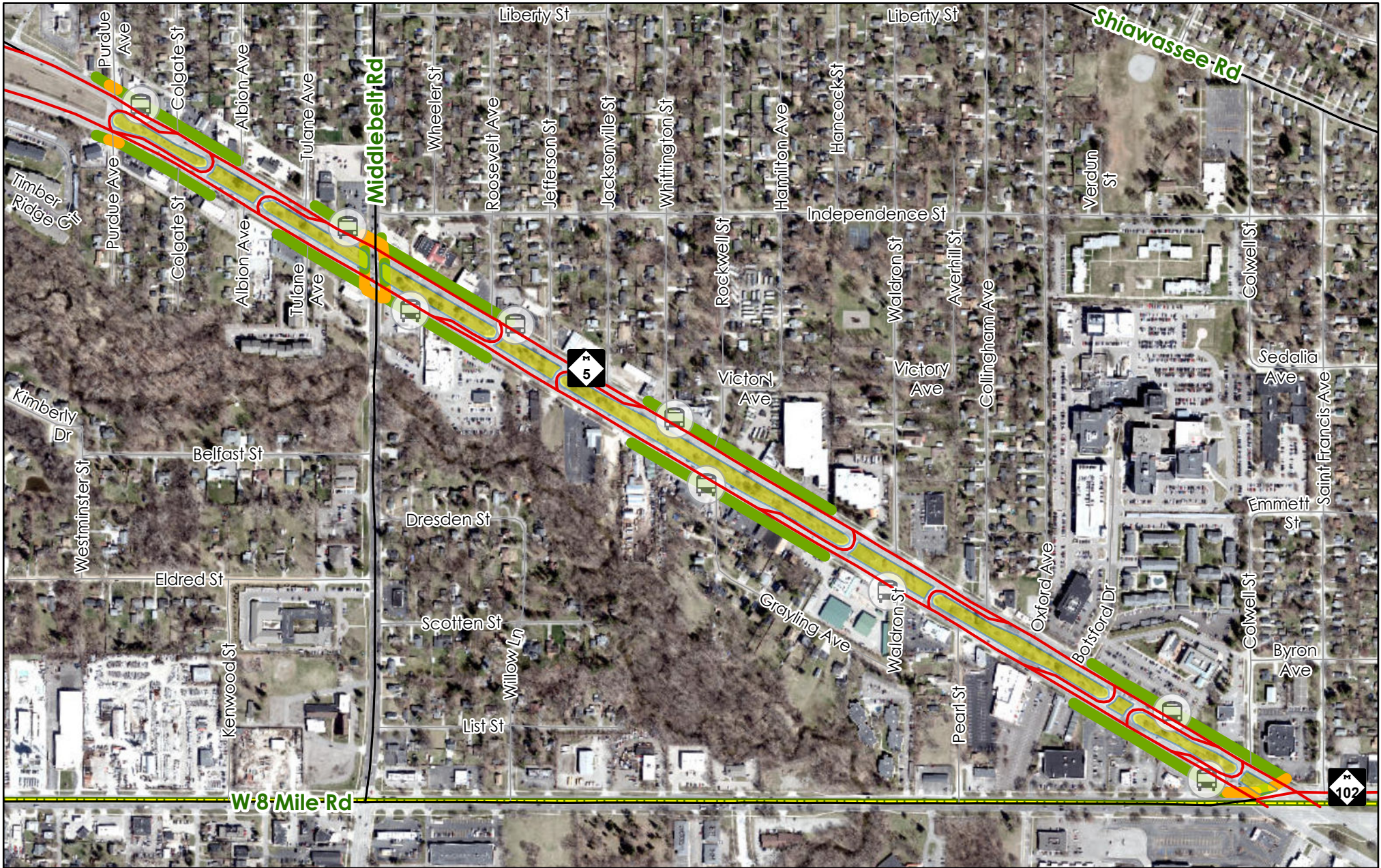
**Background:**

The City of Farmington Hills has provided a map with The location of proposed bus stop enhancements.

**Materials:**

Map of Bus Stop Enhancements

# Grand River Corridor Improvements



SOURCES: City of Farmington Hills GIS, 2025  
Oakland County GIS, 2025

DISCLAIMER: Although the information provided by this map is believed to be reliable, its accuracy is not warranted in any way. The City of Farmington Hills assumes no liability for any claims arising from the use of this map.

	Medians		Crosswalk
	Bus stops/shelters		Sidewalk
		<b>Median improvements</b>	

0 500 1,000 Feet

1:9,585

<b>Farmington Grand River Corridor Improvement Authority Staff Report</b>	<b>Board Meeting Date:</b> July 9, 2026	<b>Reference Number</b>
<b>Submitted by:</b> David Murphy, City Manager		
<b>Agenda Topic:</b> Appointment of New GRCIA Member		
<b>Proposed Motion:</b>  None		
<b>Background:</b>  The City of Farmington has received several applications to serve on the GRCIA board. The City Council will interview candidates at their July 20, 2026, meeting.		
<b>Materials:</b>  None		