



**GRAND RIVER CORRIDOR IMPROVEMENT
AUTHORITY MEETING**

**Thursday, September 9, 2021 – 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 8, 2021 Minutes**

4. **REVIEW OF 2021 WORK PLAN AND 2021/2022 BUDGET**

5. **GRAND RIVER CORRIDOR VISION PLAN UPDATE**

6. **PUBLIC COMMENT**

7. **BOARD COMMENT**

8. **ADJOURNMENT**

**CITY OF FARMINGTON
GRAND RIVER CORRIDOR IMPROVEMENT AUTHORITY
MINUTES
July 8, 2021**

CALL TO ORDER

The Farmington Grand River Corridor Improvement Authority meeting was called to order at 8:25 a.m. by Economic and Community Development Director Christiansen.

Members Present: Acceturra, Carron, Graham, O'Dell, Schneemann
Members Absent: King, Thomas
Staff: Christiansen, Novak (OHM Advisors – via Zoom),
Schmidt (OHM Advisors – via Zoom)

APPROVAL OF AGENDA

Motion by O'Dell, supported by Acceturra to approve the agenda. Motion approved unanimously.

APPROVAL OF MINUTES

Motion by O'Dell supported by Graham to approve the June 10, 2021 minutes. Motion approved unanimously.

ADOPTION OF 2021/2022 BUDGET

Director Christiansen reviewed the current and proposed Grand River Corridor Improvement Authority budgets with the Board. Motion by O'Dell, supported by Schneemann to approve the 2021/2022 Grand River Corridor Improvement Authority Budget. Motion approved unanimously.

GRAND RIVER CORRIDOR VISION PLAN UPDATE – OHM ADVISORS

Marguerite Novak of OHM Advisors discussed the current status of the Grand River Corridor Vision Plan Update and presented the scheduled project update. The draft Grand River Corridor Vision Plan Update 2021 was presented and reviewed. Discussion and review of the draft will continue at the next CIA Board meeting.

PUBLIC COMMENT

None.

BOARD COMMENT

None.

ADJOURNMENT AT 9:15 am

**CITY OF FARMINGTON
GRAND RIVER CORRIDOR IMPROVEMENT AUTHORITY
2020-2021 WORK PLAN**

Buildings and Grounds:

- Soave Property
- Grand River East Properties
- Grand River & Lilac Property

Sidewalks and Streetscapes:

- Grand River/Floral Park Sidewalk
- Grand River Streetscape

Recreation/Culture:

- Grand River East Entrance/Gateway (What? Where?)

Planning:

- Grand River Corridor Improvement Authority Vision Plan Update

FARMINGTON CIA TIF EXEC. SUMMARY

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

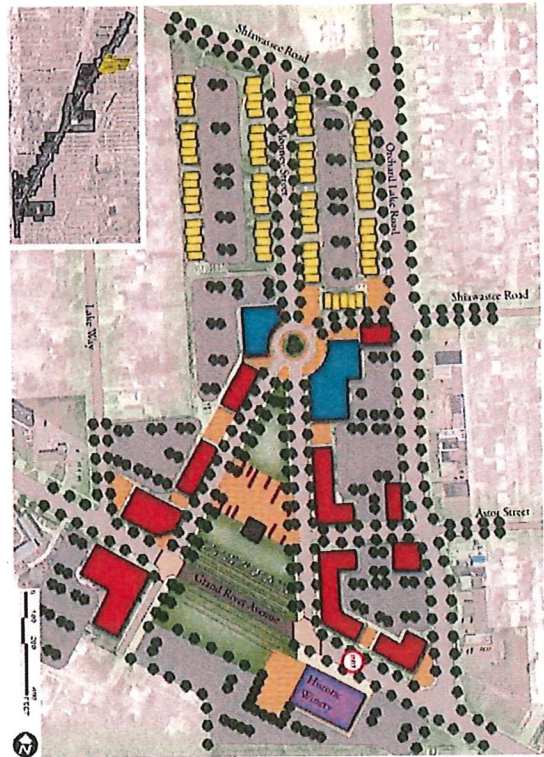
1. **COMMUNITY IMAGE AND CHARACTER** High-quality architecture and urban design elements/treatments will create a signature environment along the corridor
2. **MOBILITY** The corridor will allow for a safe and enjoyable environment for walking and biking, public transit, and automobiles for people of 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
 BRT 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

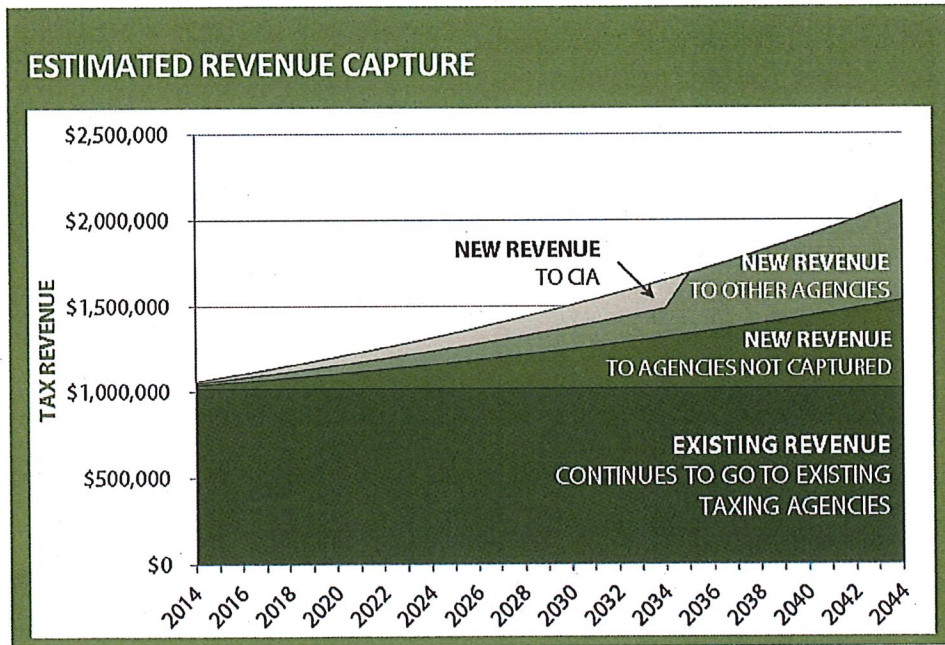
TIF PLAN REVIEW

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.



CITY OF FARMINGTON
FISCAL YEAR 2021-22 PROPOSED BUDGET

FUND 244 - CORRIDOR IMPROVEMENT AUTHORITY FUND

DESCRIPTION	2018-19 Actual	2019-20 Actual	2020-21 Amended Budget	2020-21 Projected Activity	2021-22 Manager Proposed
CORRIDOR IMPROVEMENT AUTHORITY FUND REVENUES					
PROPERTY TAXES	0	(658)	0	0	0
PROPERTY TAXES, TIFA, REV	0	9,981	32,000	32,000	42,000
PROPERTY TAXES, TIFA	0	9,323	32,000	32,000	42,000
Total					
OTHER REVENUE	653	657	500	500	300
INVESTMENT INCOME	653	657	500	500	300
Total					
TOTAL CORRIDOR IMPROVEMENT AUTH FUND REVENUES	653	9,980	32,500	32,500	42,300
CORRIDOR IMPROVEMENT AUTHORITY FUND EXPENDITURES					
CONTRACTUAL SERVICES	0	0	20,500	20,500	40,000
Total	0	0	20,500	20,500	40,000
TOTAL CORRIDOR IMPROVEMENT AUTH FUND EXPENDITURES	0	0	20,500	20,500	40,000
Surplus/(Deficit)	653	9,980	12,000	12,000	2,300
BEGINNING FUND BALANCE	32,248	32,901	42,881	42,881	54,881
ENDING FUND BALANCE	32,901	42,881	54,881	54,881	57,181

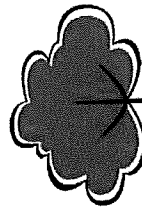
09/08/2021

BUDGET REPORT FOR CITY OF FARMINGTON

Calculations as of 06/30/2021

GL NUMBER	DESCRIPTION	2020-21 ACTIVITY THRU 06/30/21	2020-21 AMENDED BUDGET	2021-22 ACTIVITY	2021-22 AMENDED BUDGET
ESTIMATED REVENUES					
Function: Unclassified					
Dept 000.00					
PROPERTY TAXES					
244-000.00-403.001	PROPERTY TAXES, TIFA, REV	(4,282)	0	0	0
244-000.00-403.007	PROPERTY TAXES, TIFA	37,309	32,000	37,566	42,000
	PROPERTY TAXES	33,027	32,000	37,566	42,000
CHARGES FOR SERVICE					
244-000.00-580.000					
PHILLS CONTRIBUTION					
	CHARGES FOR SERVICE	6,405	0	0	0
		6,405	0	0	0
OTHER REVENUE					
244-000.00-664.000					
INVESTMENT INCOME					
	OTHER REVENUE	331	500	0	300
		331	500	0	300
	Totals for dept 000.00 -	39,763	32,500	37,566	42,300
	Total - Function Unclassified	39,763	32,500	37,566	42,300
	TOTAL ESTIMATED REVENUES	39,763	32,500	37,566	42,300
APPROPRIATIONS					
Function: Unclassified					
Dept 000.00					
UNK_EXP					
244-000.00-818.000	CONTRACTUAL SERVICES	19,607	20,500	1,736	40,000
	UNK_EXP	19,607	20,500	1,736	40,000
	Totals for dept 000.00 -	19,607	20,500	1,736	40,000
	Total - Function Unclassified	19,607	20,500	1,736	40,000
	TOTAL APPROPRIATIONS	19,607	20,500	1,736	40,000
NET OF REVENUES/APPROPRIATIONS - FUND 244					
	BEGINNING FUND BALANCE	20,156	12,000	35,830	2,300
	ENDING FUND BALANCE	42,881	42,881	63,037	63,037
		63,037	54,881	98,867	65,337

GRAND RIVER CORRIDOR VISION - PLAN UPDATE



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FARMINGTON



2021

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INTRODUCTION

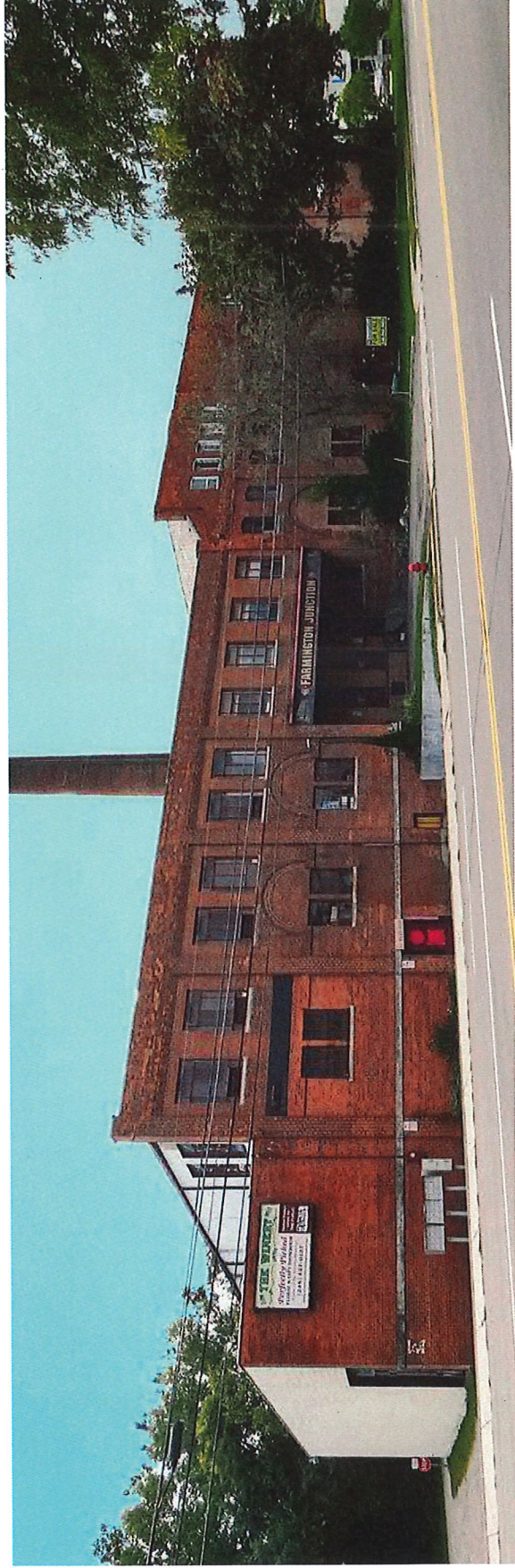
OVERVIEW

The Grand River Corridor Vision Plan sets forth a collective vision for the future of redevelopment along the Grand River Corridor. The Plan is an essential tool for both the Farmington and Farmington Hills communities and the joint CIA Board. While the majority of the plan and recommendations are still viable, certain elements of the plan required a re-visitation, based on new existing conditions and shifts in community needs and desires.

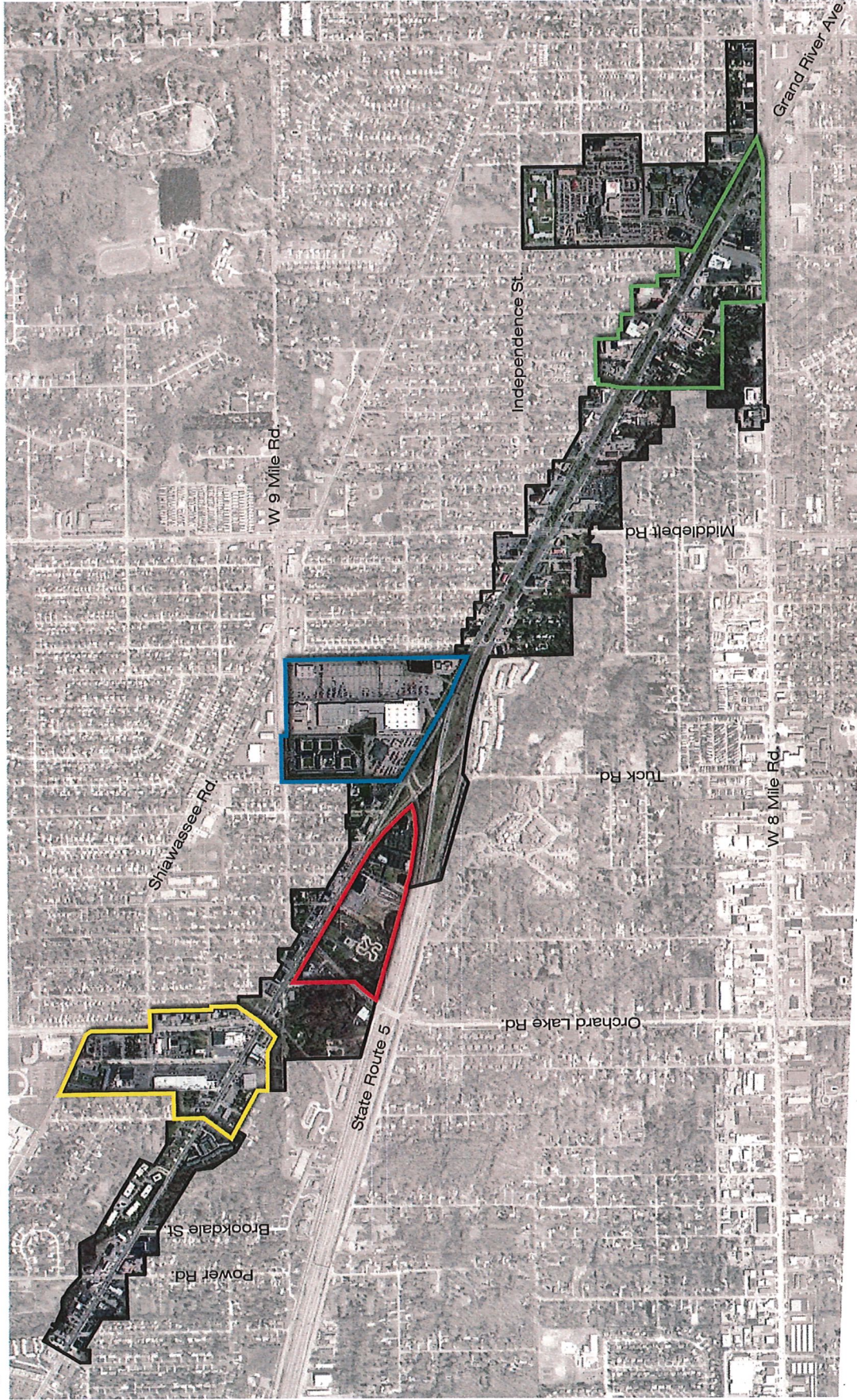
This plan update works to ensure it remains relevant that addresses the current issues and opportunities in the corridor, and rapidly changing market conditions. The update primarily concentrates on the feasibility of the individual focus area concepts; Orchard Lake

Focus Area, Grand River North Focus Area, Botsford Focus Area, and Grand River South Focus Area.

Launching in early 2021, the plan update process included an initial plan audit (see Reference chapter) and four workshops with the Grand River Corridor Improvement Authority (CIA) Joint Board. During the workshops, the CIA reviewed the original plan, discussed changes in the focus areas, and determined key steps for implementation. This document outlines the updated focus area concept plans, but painting a broader picture for each by defining the desired land use, character, and form.

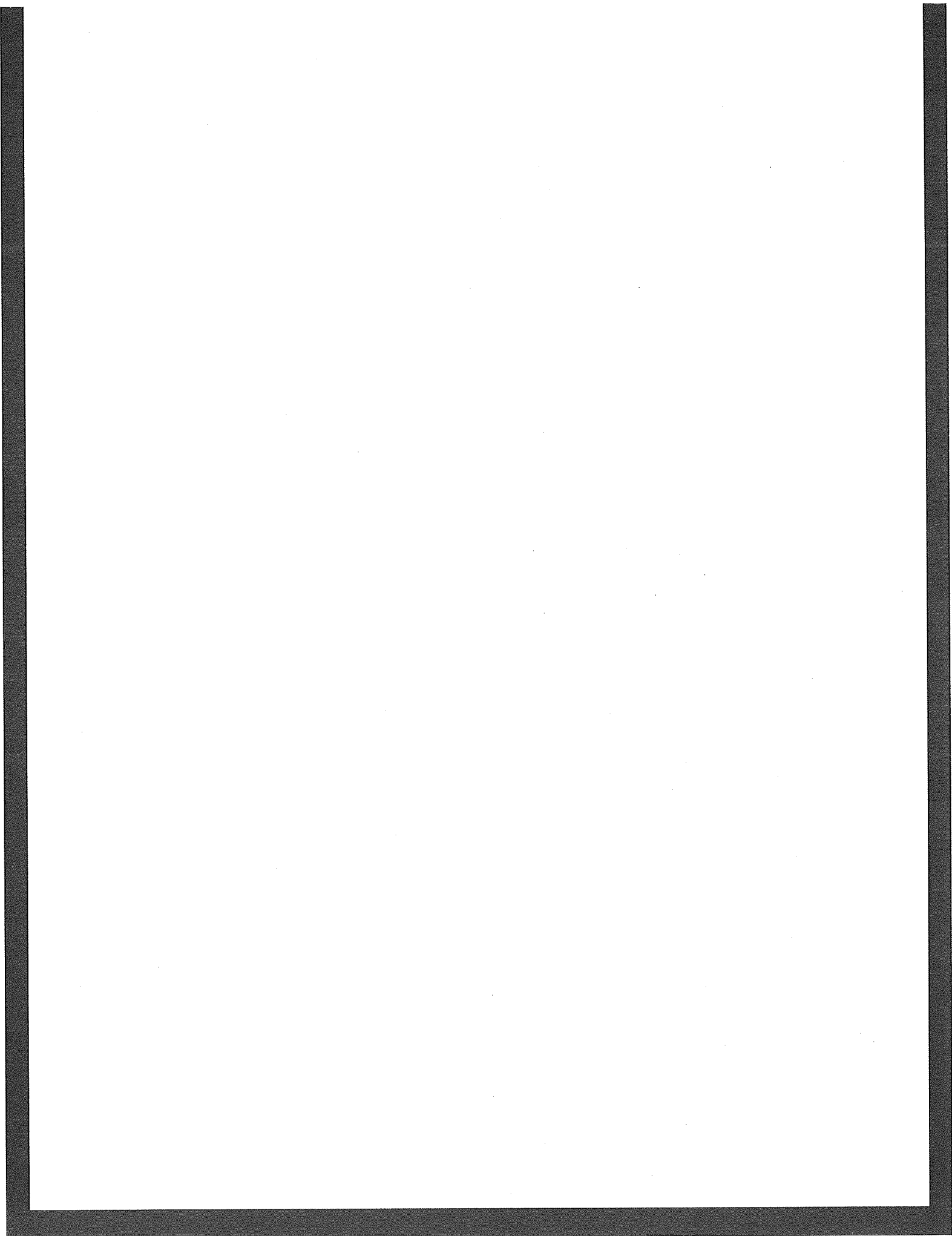


STUDY AREA & FOCUS AREA MAP



- Borsford Focus Area
- Grand River North Focus Area
- Grand River South Focus Area
- Orchard Lake Focus Area

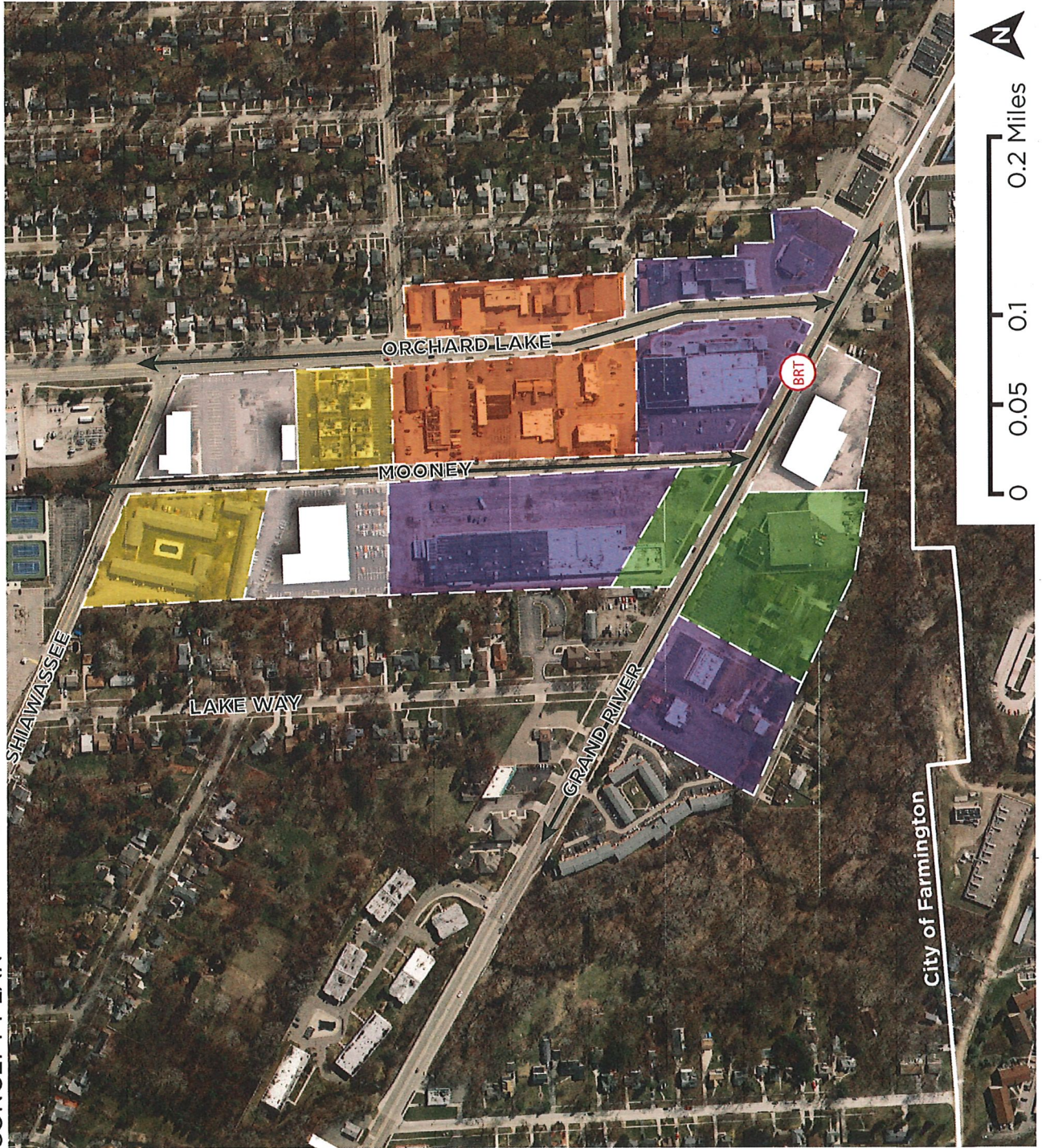




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**ORCHARD
LAKE
FOCUS AREA**

CONCEPT PLAN



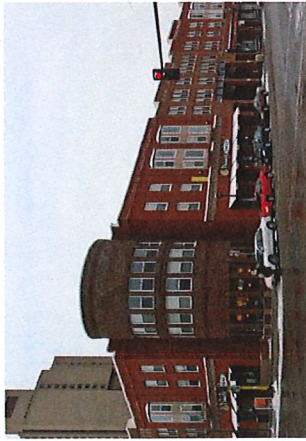
The original focus area concept for Orchard Lake aimed to create a pedestrian-friendly experience that offered significant public space, a mixture of uses, and celebrated the historic winery. While the intent remains valid today, a slight reconfiguration of the proposed uses is needed. The road layout shown in the original concept has also been eliminated, reverting back to the existing layout, shown here.

The winery remains the catalyst for the area, and is slated for mixed use development. The area surrounding the winery should offer public space for gathering and both community-wide and winery-related events and activities. The buildings shown in white are to remain in future plans, as they are also anchors to the development area.

The key shown to the right outlines the character guidelines for each land use in this plan.

FOCUS AREA CHARACTER GUIDELINES

MIXED USE



DESIRED FORMS

Development on a block level
Medium to large footprint
Buildings placed at or near the right-of-way
Primary frontage types: No blank walls or planes; diverse mix of frontages (storefronts, patios, active corners); public spaces should compliment.
Small to no setbacks
Parking in the rear or side of the building
3 to 5 stores (step back typology)

GENERAL USES

Ground floor commercial or service uses with a mix of commercial, residential, service, and/or office uses on upper stories.

INTENT

To create a vibrant, walkable, mixed use development that serves the community, complements existing structures and enhances the corridor. A variety of building types with active pedestrian street facades and a diverse range of uses supported by active ground floor frontages. Integrate a mix of housing rates supported by outdoor active and passive spaces.

RESIDENTIAL - TOWNHOUSE



DESIRED FORMS

Attached or detached
Medium to small lot width
Medium to small footprint and lot coverage
Primary frontage types: stoop, forecourt, porches, and active corners
Buildings placed at or near the right-of-way
Small to medium setbacks
Parking in the rear or side of the building
2 to 3 stories

GENERAL USES

Primarily multi-unit, townhome, and single family detached residential uses.

INTENT

To establish a residential fabric nearby walkable mixed use districts which links existing residential neighborhoods to a more dense mixed use development. Building types should have small to medium footprints and medium density to achieve a compact form that accommodates a variety of housing choices.

RESIDENTIAL - MULTI FAMILY



DESIRED FORMS

Attached or detached
Development at the block scale
Primary frontage types: stoop, forecourt, porches, and active corners
Buildings placed at or near the right-of-way
Small to no setbacks
Parking in the rear or side of the building
Small to no setbacks
2 to 3 stories

GENERAL USES

Primarily multi-unit residential uses which could also function as work or studio spaces.

INTENT

A variety of residential types including high and medium density development. A variety of building types with active pedestrian street frontages to help link together adjacent developments. Development should be supported by open and public green spaces.

OPEN/GREEN SPACE



PARK & GREEN SPACE

Parks can range from small to larger-scale, formal or informal designed to provide a variety of active and passive recreational opportunities to the general public. Spaces may include natural areas, green infrastructure and public art. Forms can vary but should be defined by streets, neighborhoods or natural features. Landscaping should compliment and enhance the overall space and program.

PLAZA & OPEN SPACE

Plazas are primarily hardscaped open spaces and should be designed to promote opportunities for gathering and resting areas for area users and residents. Building frontages and streets should define the edges of these spaces. Landscaping should compliment and enhance the overall space and program, with appropriate planting materials and types.

INTENT

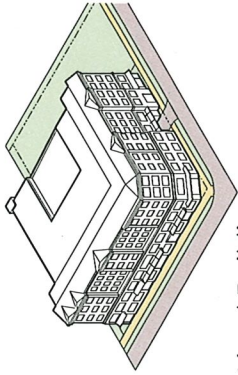
To compliment and enhance the surrounding development types and provide spaces for both formal and informal gathering spaces with an appropriate level of landscaping and features.

FOCUS AREA FORM TYPOLOGY

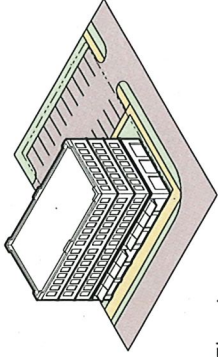
The following section outlines the form typologies which should be incorporated as redevelopment, and new development occurs within the Orchard Lake Focus Area. The vignettes provide context for the type of forms desired to promote growth, aligning with the vision and recommendations. These, combined with the character guidelines, should help guide implementation.

The intent is to guide investment by providing clear standards and regulations that promote high-quality development desired within the focus area. Building scale, height, placement, parking, access, the relationship between the public and private realms, and public spaces are addressed to achieve the desired vision.

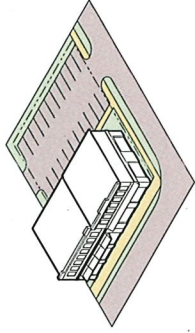
Further details of each of the form typologies can be found in the Appendix chapter.



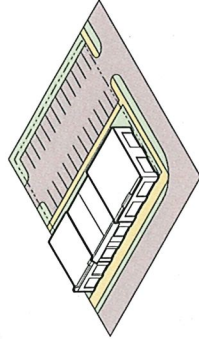
Lined Building



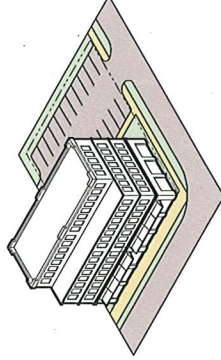
Flex Large



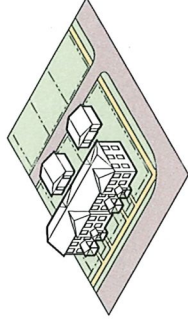
Flex Medium



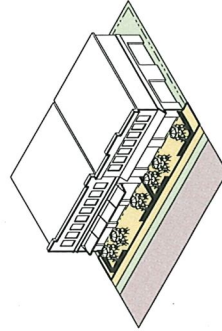
Flex Small



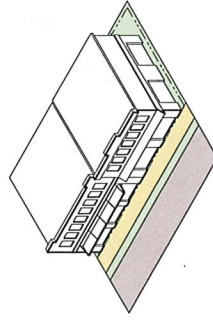
Step Back Building



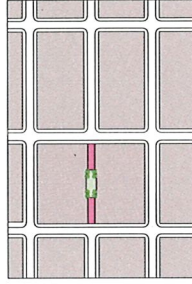
Townhome



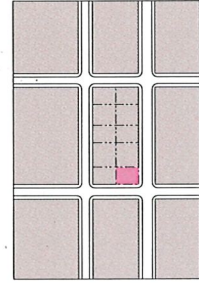
Restaurant/Patio



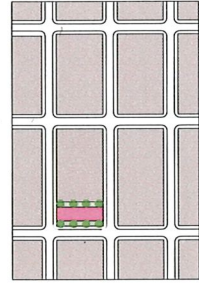
Shopfront



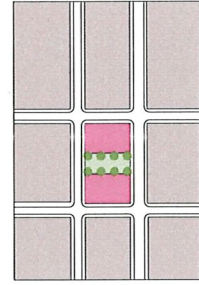
Passage



Pocket Plaza

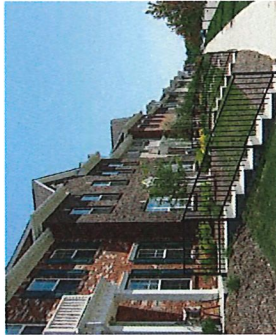
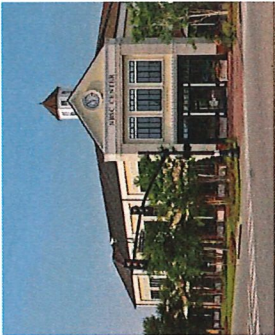
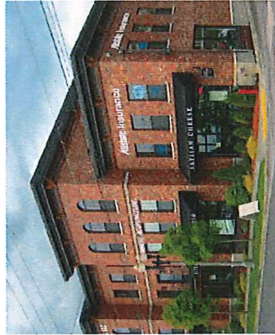
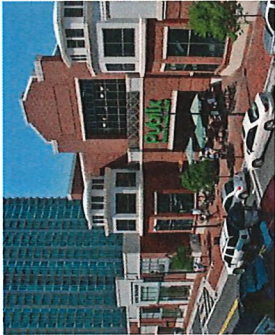
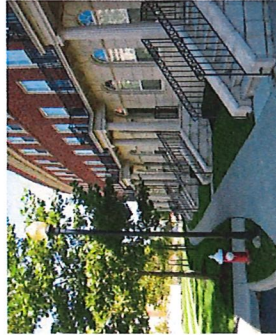
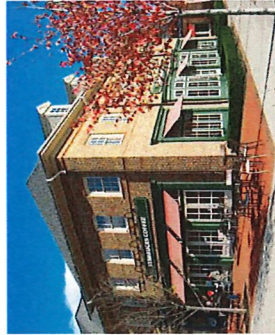


Plaza



Square

CHARACTER IMAGES



IMPLEMENTATION

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IMPLEMENTATION MATRIX

TIME FRAME KEY:

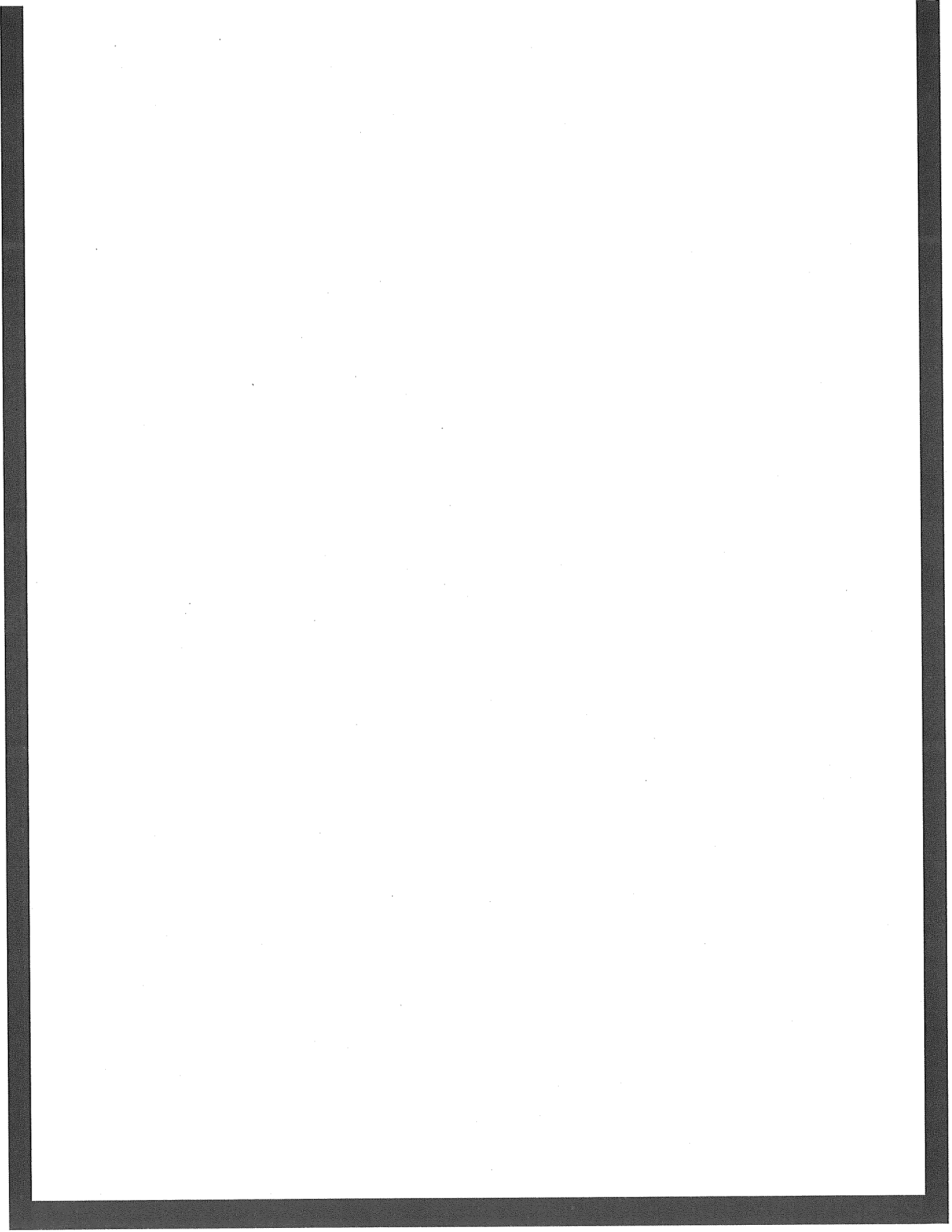
Short Term = 0-3 years

Mid Term = 4-6 years

Long Term = 6+ years

STRATEGIES	TIME FRAME	RESPONSIBLE PARTIES
<p>Strategy 1.1.1 Create an inventory of focus area properties, including property owners, specs, and pictures, to present to future investors.</p>	SHORT TERM	<ul style="list-style-type: none"> • City of Farmington • City of Farmington Hills • Grand River CIA • Local business owners • Private Developers
<p>Strategy 1.1.2 Develop design guidelines to encourage compatible architectural character to achieve the outlined focus area vision.</p>	SHORT TERM	<ul style="list-style-type: none"> • City of Farmington • City of Farmington Hill • Private Developers
<p>Strategy 1.1.3 Update the zoning through a re-zoning or overlay district to promote the desired form and character of the focus area. PRIORITY PROJECT</p>	MID TERM	<ul style="list-style-type: none"> • City of Farmington • City of Farmington Hills • Local business owners • Private Developers
<p>Strategy 1.1.4 Create a streetscape design for the corridor which includes concepts to help unify the corridor and develop the street edge to compliment the desired vision of the focus area.</p>	LONG TERM	<ul style="list-style-type: none"> • City of Farmington • City of Farmington Hills • Grand River CIA • Local business owners • Private Developers
<p>Strategy 1.1.5 Organize community events in the focus area (or proposed open/green space) to promote the district. (e.g. First Friday, Farmers Market, etc.). PRIORITY PROJECT</p>	SHORT TERM	<ul style="list-style-type: none"> • City of Farmington • City of Farmington Hills

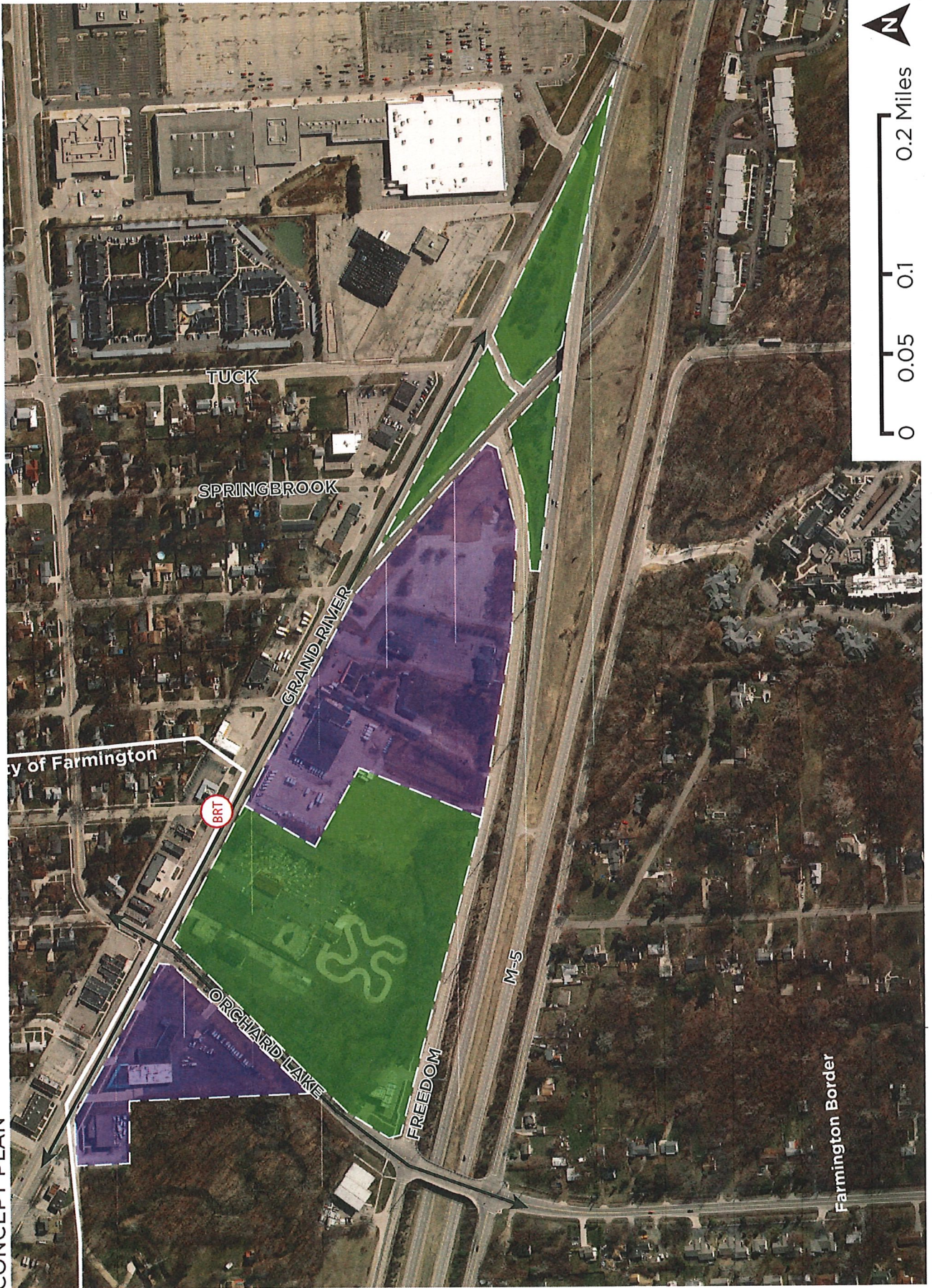
IMPLEMENTATION MATRIX TO BE CONTINUED



01

**GRAND RIVER
SOUTH
FOCUS AREA**

CONCEPT PLAN



FOCUS AREA CHARACTER GUIDELINES

MIXED USE



DESIRED FORMS

- Development on a block level
- Medium to large footprint
- Buildings placed at or near the right-of-way
- Primary frontage types: No blank walls or planes; diverse mix of frontages (storefronts, patios, active corners); public spaces should compliment.
- Small to no setbacks
- Parking in the rear or side of the building
- 3 to 5 stories

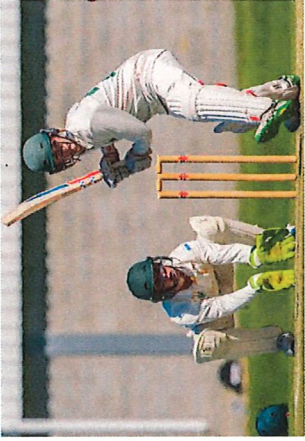
GENERAL USES

Ground floor commercial or service uses with a mix of commercial, service, and/or office uses on upper stories.

INTENT

To create a vibrant, walkable, mixed use development that serves the community, complements existing structures and enhances the corridor. A variety of building types with active pedestrian street facades and a diverse range of uses supported by active ground floor frontages. Integrate a mix of housing rates supported by outdoor active and passive spaces.

OPEN/GREEN SPACE



PARK & GREEN SPACE

Parks can range from small to larger-scale, formal or informal designed to provide a variety of active and passive recreational opportunities to the general public. Spaces may include natural areas, green infrastructure and public art. Forms can vary but should be defined by streets, neighborhoods or natural features. Landscaping should compliment and enhance the overall space and program.

PLAZA & OPEN SPACE

Plazas are primarily hardscaped open spaces and should be designed to promote opportunities for gathering and resting areas for area users and residents. Building frontages and streets should define the edges of these spaces. Landscaping should compliment and enhance the overall space and program, with appropriate planting materials and types.

INTENT

To compliment and enhance the surrounding development types and provide spaces for both formal and informal gathering spaces with an appropriate level of landscaping and features.

The original concept for Grand River South included two options, Option A and Option B. Option A preserved the area for recreational use. It included a large community park with a host of amenities. Option B took advantage of the location to provide high profile offices and businesses. The updated concept shown here offers a combination of the two original options. While this concept is updated, the original concepts should not be disregarded, as they are still viable options.

The updated concept shows a combination of mixed use (office and service or commercial) and recreation space. The mixed use development should also include uses that support the recreational nature of the open space. The area should include pedestrian and bicycle improvements, such as paths and sidewalks, to enhance walkability. The road configuration shown in the original concepts should also be considered for later implementation.

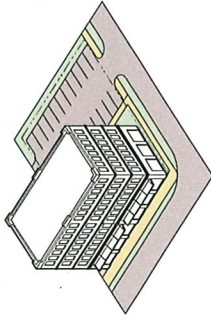
The key shown to the right outlines the character guidelines for each land use in this plan.

FOCUS AREA FORM TYPOLOGY

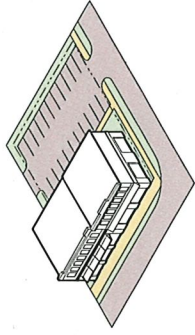
The following section outlines the form typologies which should be incorporated as redevelopment, and new development occurs within the Grand River South Focus Area. The vignettes provide context for the type of forms desired to promote growth, aligning with the vision and recommendations. These, combined with the character guidelines, should help guide implementation.

The intent is to guide investment by providing clear standards and regulations that promote high-quality development desired within the focus area. Building scale, height, placement, parking, access, the relationship between the public and private realms, and public spaces are addressed to achieve the desired vision.

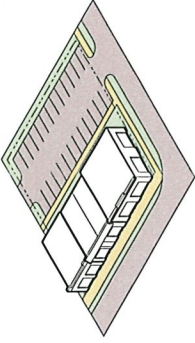
Further details of each of the form typologies can be found in the Appendix chapter.



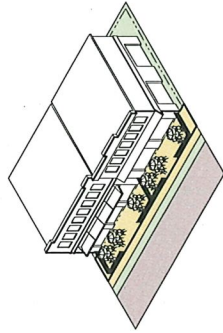
Flex Large



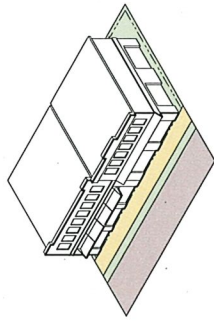
Flex Medium



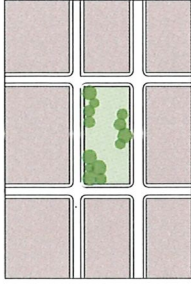
Flex Small



Restaurant/Patio



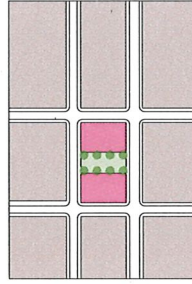
Shopfront



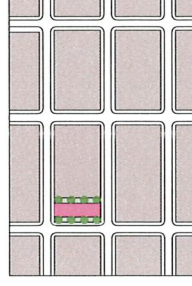
Park



Greenway and Trail

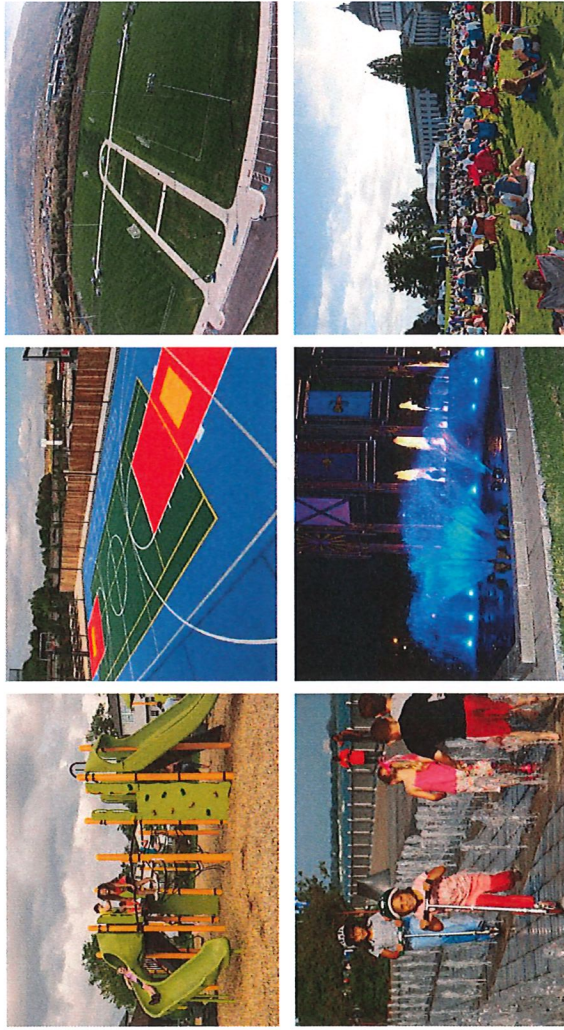


Square



Plaza

PARK AND OPEN SPACE CHARACTER IMAGES



The open/green land use shown in the Grand River South concept plan establishes the focus area as recreational use. The space could feature a variety of both active and passive uses. A multi-use sports field, playground, and splash pad are programming elements recommended. Walking paths and trails with accompanying seating and landscaping can connect the various spaces and provide more relaxing aspects to the overall space. Adjacent mixed-use properties will support the park space.

MIXED USE DEVELOPMENT CHARACTER IMAGES



IMPLEMENTATION

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IMPLEMENTATION MATRIX

TIME FRAME KEY:

Short Term = 0-3 years

Mid Term = 4-6 years

Long Term = 6+ years

STRATEGIES	TIME FRAME	RESPONSIBLE PARTIES
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Strategy 1.1.1

Create an inventory of focus area properties, including property owners, specs, and pictures, to present to future investors.

SHORT TERM

- City of Farmington
- City of Farmington Hills
- Grand River CIA
- Local business owners
- Private Developers

Strategy 1.1.2

Develop design guidelines to encourage compatible architectural character to achieve the outlined focus area vision.

SHORT TERM

- City of Farmington
- City of Farmington Hills
- Private Developers

Strategy 1.1.3

Update the zoning through a re-zoning or overlay district to promote the desired form and character of the focus area.

MID TERM

- City of Farmington
- City of Farmington Hills
- Local business owners
- Private Developers

PRIORITY PROJECT

Strategy 1.1.4

Create a streetscape design for the corridor which includes concepts to help unify the corridor and develop the street edge to compliment the desired vision of the focus area.

LONG TERM

- City of Farmington
- City of Farmington Hills
- Grand River CIA
- Local business owners
- Private Developers

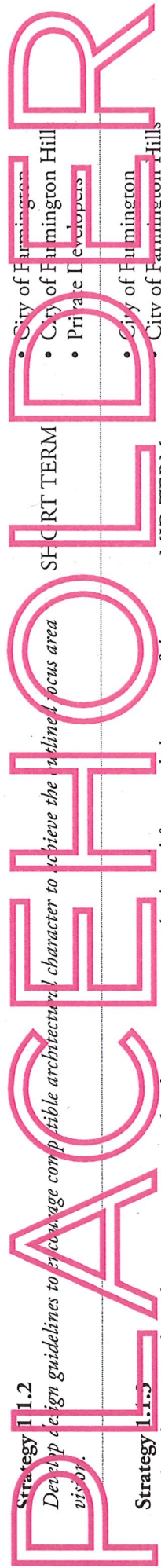
Strategy 1.1.5

Organize community events in the focus area (or proposed open/green space) to promote the district. (e.g. First Friday, Farmers Market, etc.).

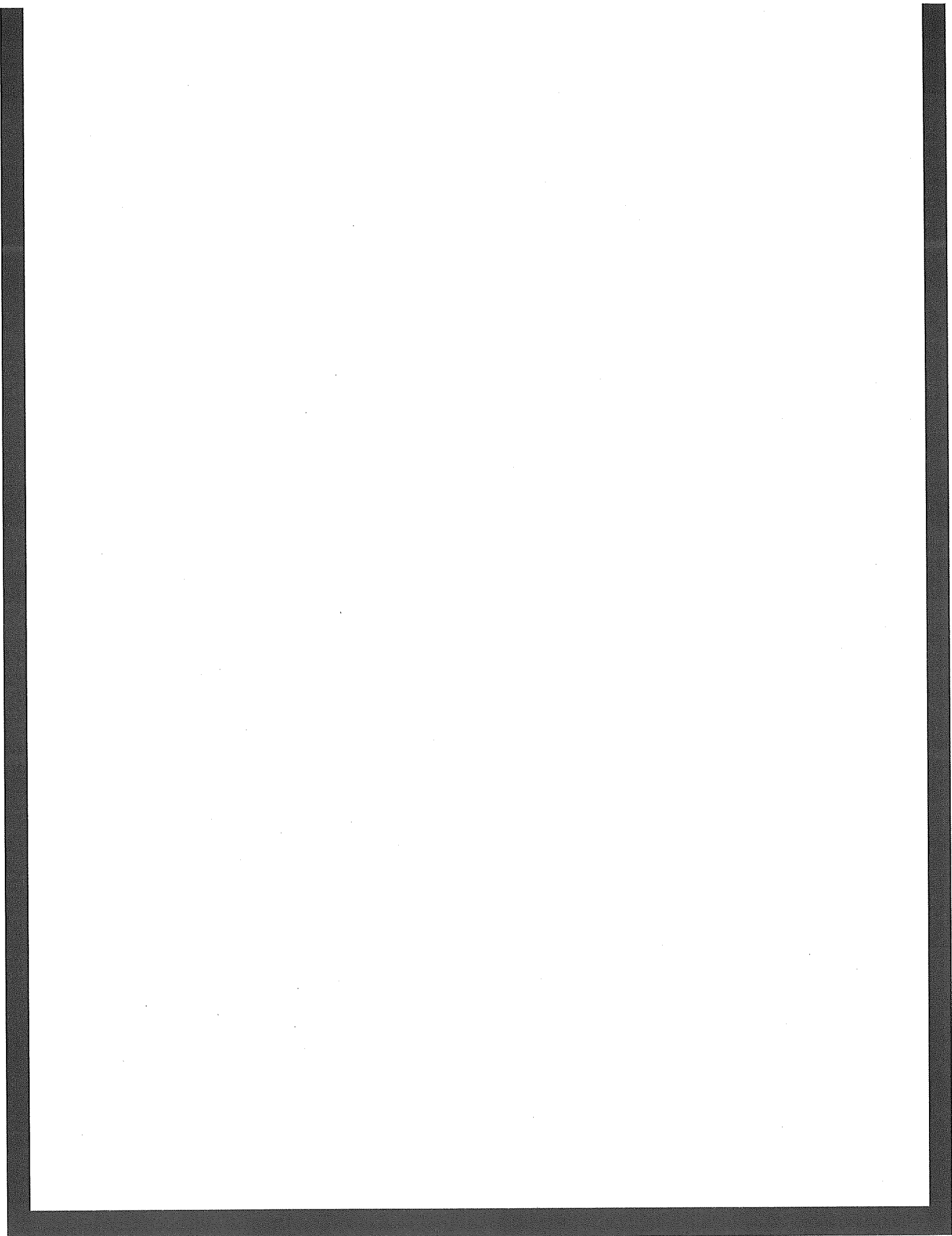
SHORT TERM

- City of Farmington
- City of Farmington Hills

PRIORITY PROJECT



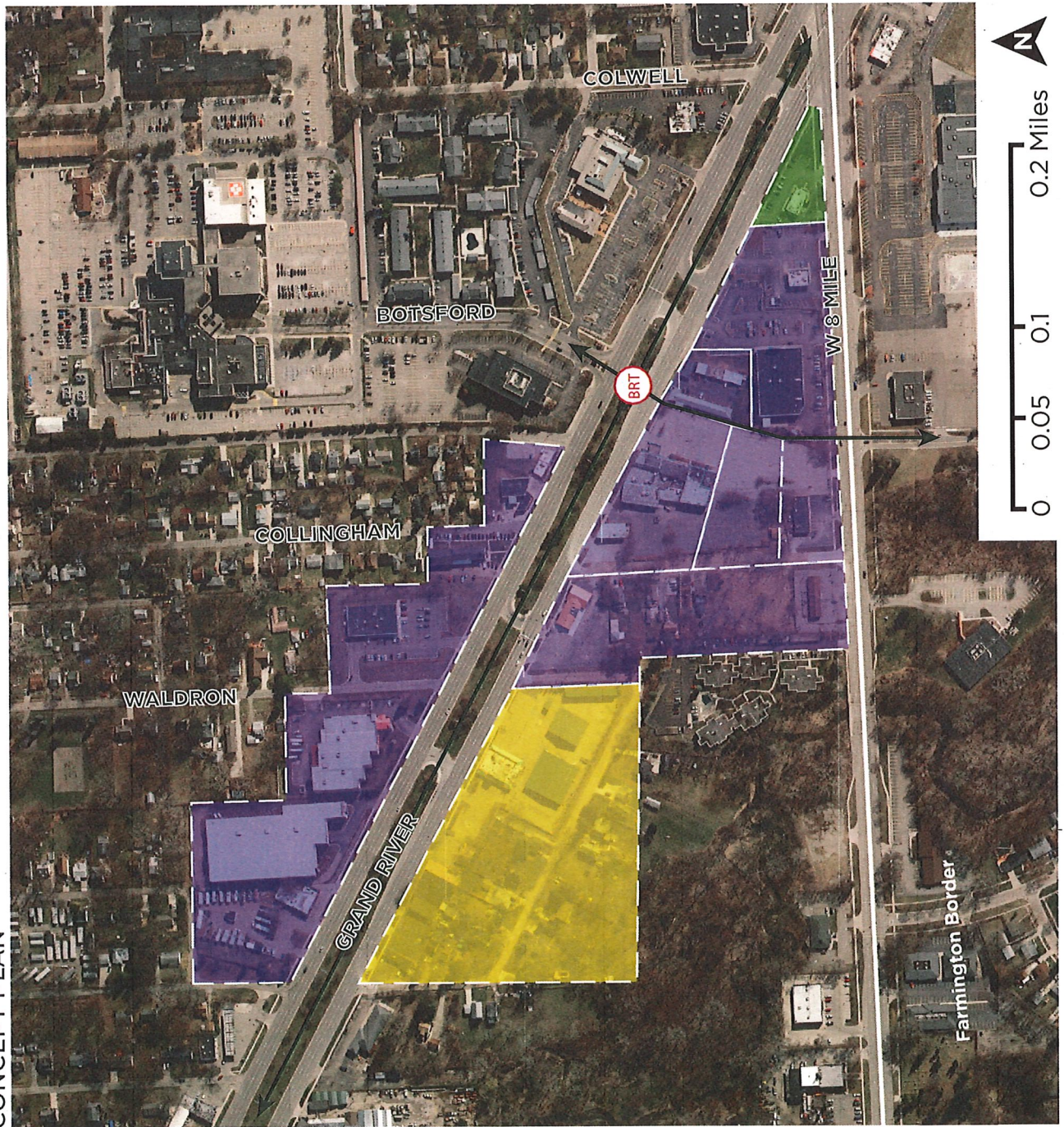
IMPLEMENTATION MATRIX TO
BE CONTINUED



01

**BOTSFORD
FOCUS AREA**

CONCEPT PLAN



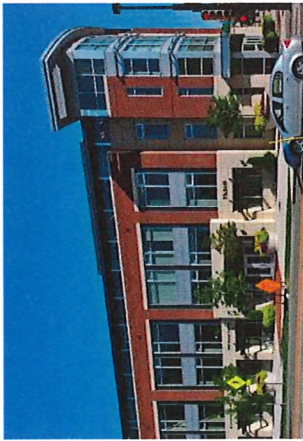
The original focus area concept for Botsford clustered supporting land uses that can reinforce the strength of the hospital to create economic opportunities in the district. The intent for this concept remains similar to the original, with the Botsford Hospital as the foundation for future growth in the area.

This concept allows for greater flexibility in future development by designating the surrounding area as mixed use, rather than office space only. The mixed use areas here may include strictly office, or a mixture of office and commercial or retail offerings. Development should also include a hotel and residential that support the hospital.

The key shown to the right outlines the character guidelines for each land use in this plan.

FOCUS AREA CHARACTER GUIDELINES

MIXED USE



DESIRED FORMS

Development on a block level
Medium to large footprint
Buildings placed at or near the right-of-way
Primary frontage types: No blank walls or planes; diverse mix of frontages (storefronts, patios, active corners); public spaces should compliment.
Small to no setbacks
Parking in the rear or side of the building
3 to 5 stores (step back typology)

GENERAL USES

Hotel, ground floor commercial, office or service uses with a mix of commercial, service, and/or office uses on upper stories.

INTENT

To create a vibrant, walkable, mixed use development that serves the community, complements existing structures and enhances the corridor. A variety of building types with active pedestrian street facades and a diverse range of uses supported by active ground floor frontages. Outdoor active and passive spaces to support development.

RESIDENTIAL - TOWNHOUSE



DESIRED FORMS

Attached or detached
Medium to small lot width
Medium to small footprint and lot coverage
Primary frontage types: stoop, forecourt, porches, and active corners
Buildings placed at or near the right-of-way
Small to medium setbacks
Parking in the rear or side of the building
2 to 3 stories

GENERAL USES

Primarily multi-unit, townhome, and single family detached residential uses.

INTENT

To establish a residential fabric nearby walkable mixed use districts which links existing residential neighborhoods to a more dense mixed use development. Building types should have small to medium footprints and medium density to achieve a compact form that accommodates a variety of housing choices.

OPEN/GREEN SPACE



PARK & GREEN SPACE

Parks can range from small to larger-scale, formal or informal designed to provide a variety of active and passive recreational opportunities to the general public. Spaces may include natural areas, green infrastructure and public art. Forms can vary but should be defined by streets, neighborhoods or natural features. Landscaping should compliment and enhance the overall space and program.

PLAZA & OPEN SPACE

Plazas are primarily hardscaped open spaces and should be designed to promote opportunities for gathering and resting areas for area users and residents. Building frontages and streets should define the edges of these spaces. Landscaping should compliment and enhance the overall space and program, with appropriate planting materials and types.

INTENT

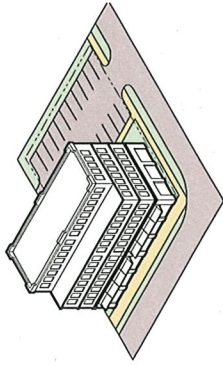
To compliment and enhance the surrounding development types and provide spaces for both formal and informal gathering spaces with an appropriate level of landscaping and features.

FOCUS AREA FORM TYPOLOGY

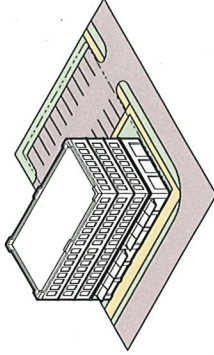
The following section outlines the form typologies which should be incorporated as redevelopment, and new development occurs within the Botsford Focus Area. The vignettes provide context for the type of forms desired to promote growth, aligning with the vision and recommendations. These, combined with the character guidelines, should help guide implementation.

The intent is to guide investment by providing clear standards and regulations that promote high-quality development desired within the focus area. Building scale, height, placement, parking, access, the relationship between the public and private realms, and public spaces are addressed to achieve the desired vision.

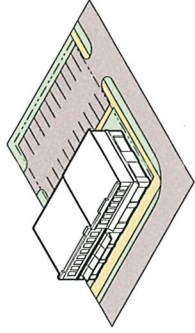
Further details of each of the form typologies can be found in the Appendix chapter.



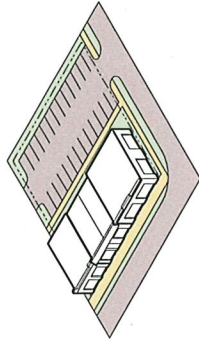
Step Back Building



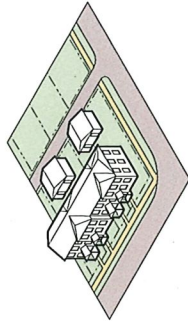
Flex Large



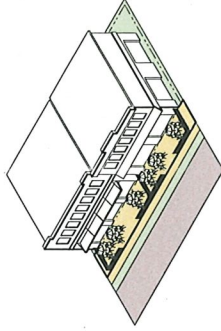
Flex Medium



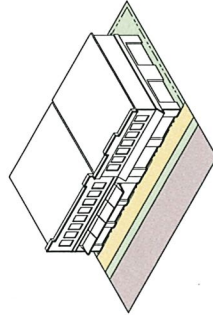
Flex Small



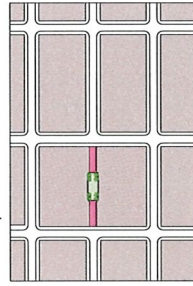
Townhome



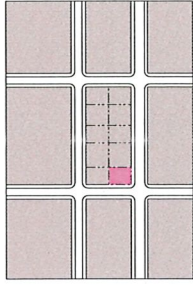
Restaurant/Patio



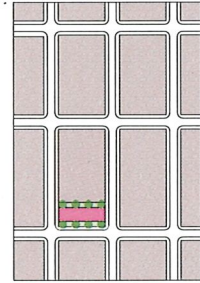
Shopfront



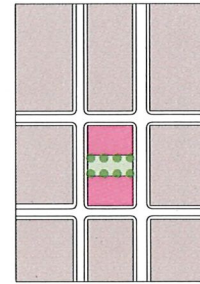
Passage



Pocket Plaza

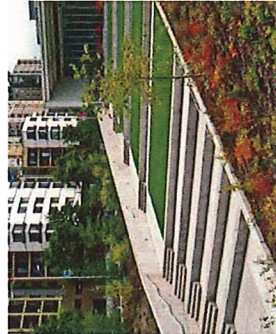


Plaza



Square

CHARACTER IMAGES



IMPLEMENTATION

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IMPLEMENTATION MATRIX

TIME FRAME KEY:

Short Term = 0-3 years

Mid Term = 4-6 years

Long Term = 6+ years

STRATEGIES	TIME FRAME	RESPONSIBLE PARTIES
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Strategy 1.1.1

Create an inventory of focus area properties, including property owners, specs, and pictures, to present to future investors.

SHORT TERM

- City of Farmington
- City of Farmington Hills
- Grand River CIA
- Local business owners
- Private Developers

Strategy 1.1.2

Develop design guidelines to encourage compatible architectural character to achieve the outlined focus area vision.

SHORT TERM

- City of Farmington
- City of Farmington Hills
- Private Developers

Strategy 1.1.3

Update the zoning through a re-zoning or overlay district to promote the desired form and character of the focus area.

MID TERM

- City of Farmington
- City of Farmington Hills
- Local business owners
- Private Developers

PRIORITY PROJECT

Strategy 1.1.4

Create a streetscape design for the corridor which includes concepts to help unify the corridor and develop the street edge to complement the desired vision of the focus area.

LONG TERM

- City of Farmington
- City of Farmington Hills
- Grand River CIA
- Local business owners
- Private Developers

Strategy 1.1.5

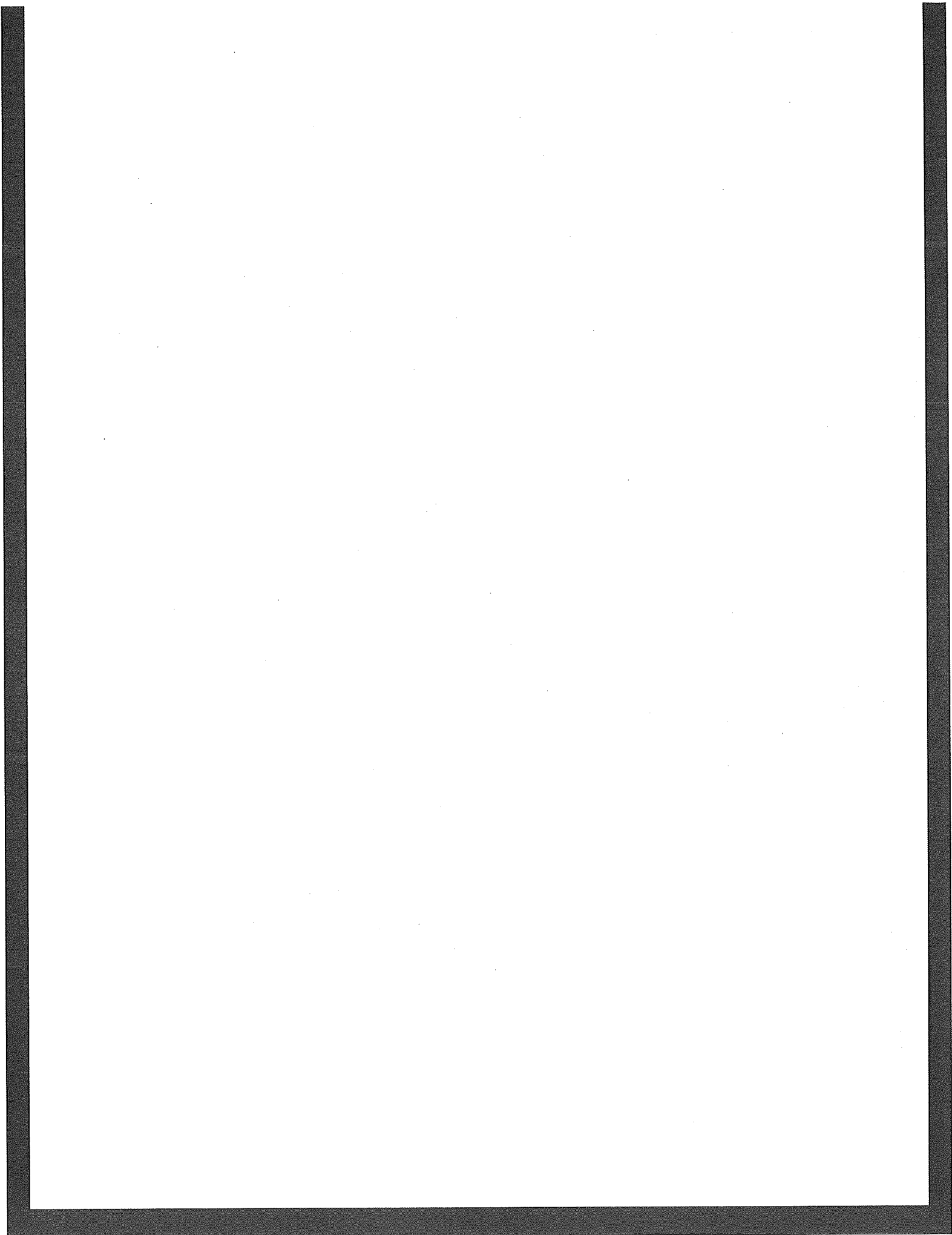
Organize community events in the focus area (or proposed open/green space) to promote the district. (e.g. First Friday, Farmers Market, etc.).

SHORT TERM

- City of Farmington
- City of Farmington Hills

PRIORITY PROJECT

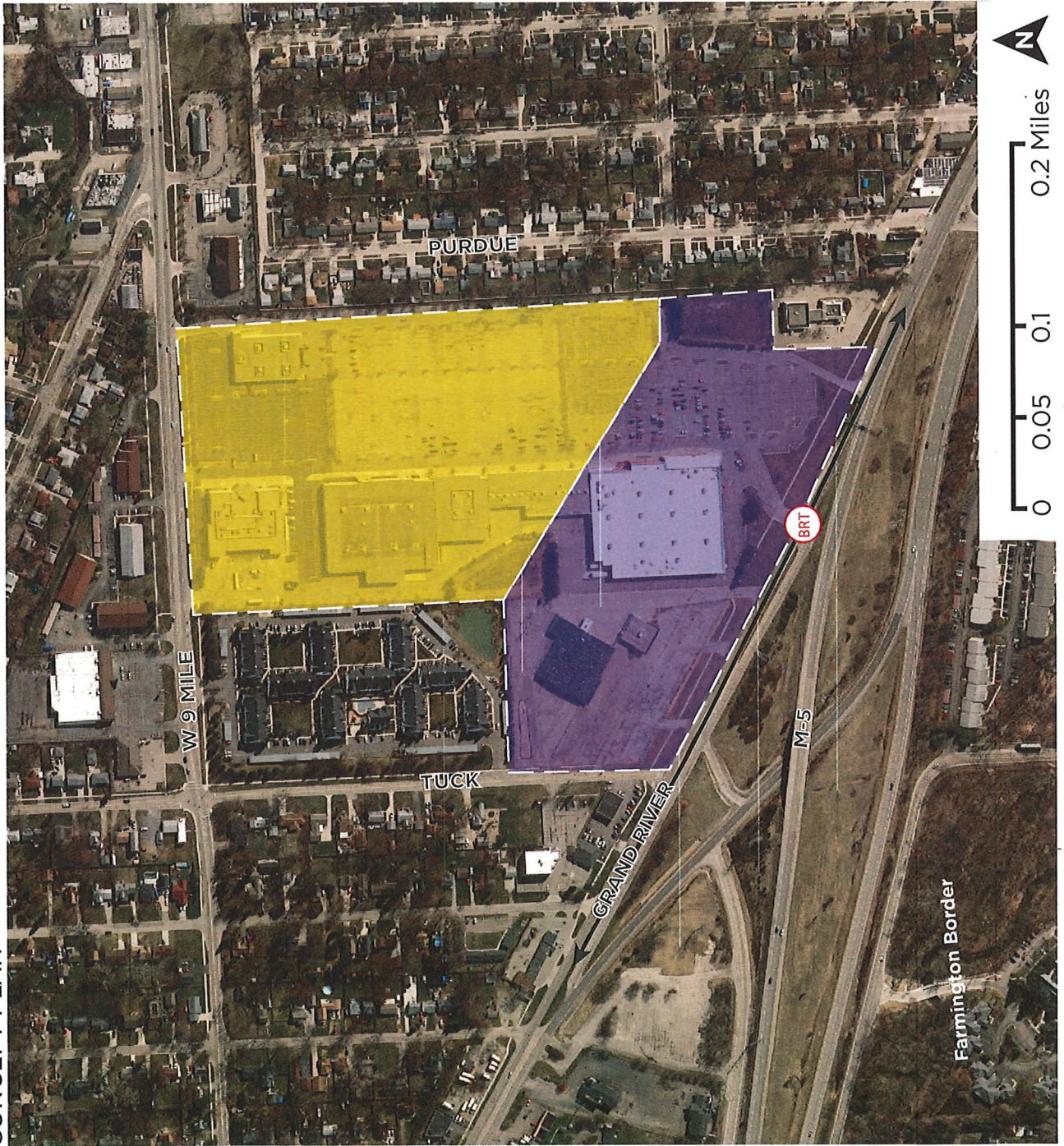
IMPLEMENTATION MATRIX TO BE CONTINUED



01

**GRAND RIVER
NORTH
FOCUS AREA**

CONCEPT PLAN



The original focus area concept for Grand River North focused on preserving and enhancing the retail uses and adding additional storefronts. This development would serve the surrounding residential area create a pedestrian scale retail and entertainment district. This updated focus area plan is most similar, with only a change is the building types and orientations (see the character descriptions and building typologies on the next few pages for more information).

Commercial space and residential opportunities help provide the mixed use feel of the focus area. Pedestrian improvements, such as adequate sidewalks and smaller building footprints should be implemented to enhance walkability. Larger buildings should house diverse offerings, such as a community market center.

The key shown to the right outlines the character guidelines for each land use in this plan.

FOCUS AREA CHARACTER GUIDELINES

MIXED USE



DESIRED FORMS

- Development on a block level
- Medium to large footprint
- Buildings placed at or near the right-of-way
- Primary frontage types: No blank walls or planes; diverse mix of frontages (storefronts, patios, active corners); public spaces should compliment.
- Small to no setbacks
- Parking in the rear or side of the building
- 3 to 5 stores (step back typology)

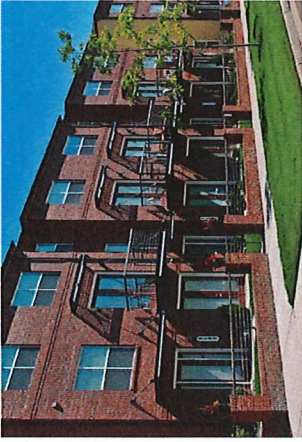
GENERAL USES

Ground floor commercial or service uses with a mix of commercial, residential, service, and/or office uses on upper stories.

INTENT

To create a vibrant, walkable, mixed use development that serves the community, compliments existing structures and enhances the corridor. A variety of building types with active pedestrian street facades and a diverse range of uses supported by active ground floor frontages. Integrate a mix of housing rates supported by outdoor active and passive spaces.

RESIDENTIAL - TOWNHOUSE



DESIRED FORMS

- Attached or detached
- Medium to small lot width
- Medium to small footprint and lot coverage
- Primary frontage types: stoop, forecourt, porches, and active corners
- Buildings placed at or near the right-of-way
- Small to medium setbacks
- Parking in the rear or side of the building
- 2 to 3 stories

GENERAL USES

Primarily multi-unit, townhome, and single family detached residential uses.

INTENT

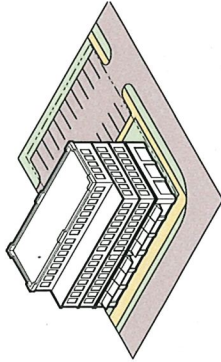
To establish a residential fabric nearby walkable mixed use districts which links existing residential neighborhoods to a more dense mixed use development. Building types should have small to medium footprints and medium density to achieve a compact form that accommodates a variety of housing choices.

FOCUS AREA FORM TYPOLOGY

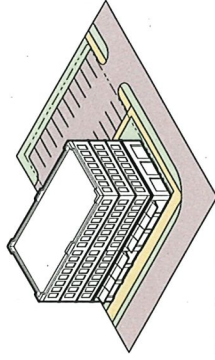
The following section outlines the form typologies which should be incorporated as redevelopment, and new development occurs within the Grand River North Focus Area. The vignettes provide context for the type of forms desired to promote growth, aligning with the vision and recommendations. These, combined with the character guidelines, should help guide implementation.

The intent is to guide investment by providing clear standards and regulations that promote high-quality development desired within the focus area. Building scale, height, placement, parking, access, the relationship between the public and private realms, and public spaces are addressed to achieve the desired vision.

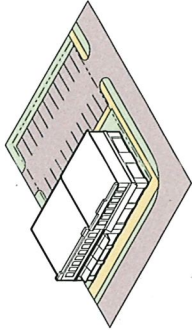
Further details of each of the form typologies can be found in the Appendix chapter.



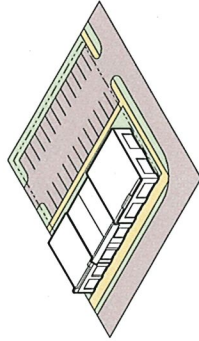
Step Back Building



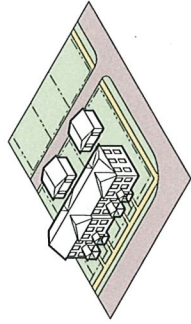
Flex Large



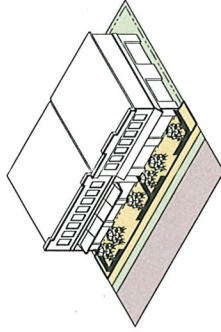
Flex Medium



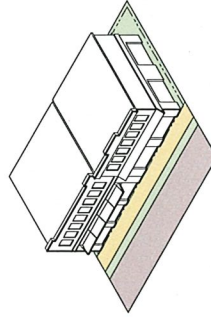
Flex Small



Townhome



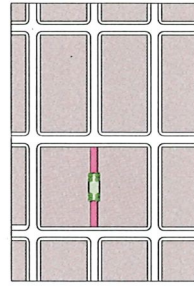
Restaurant/Patio



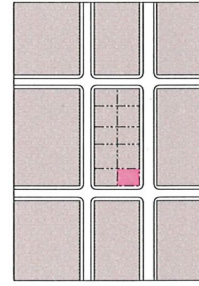
Shopfront



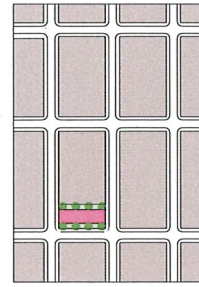
Pocket Park



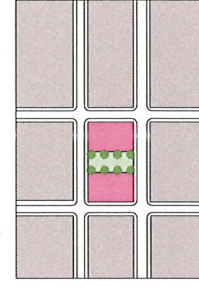
Passage



Pocket Plaza

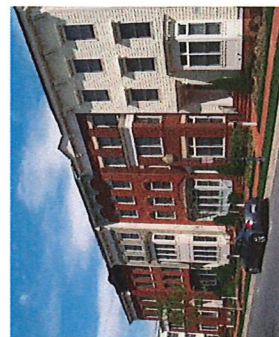
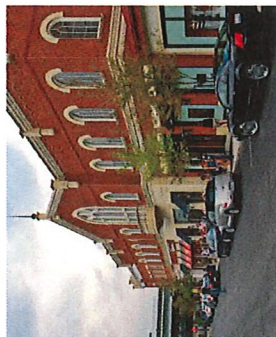
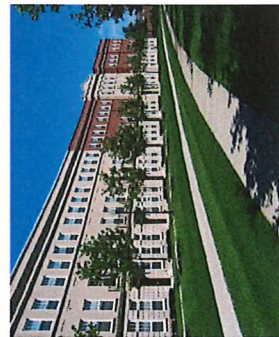
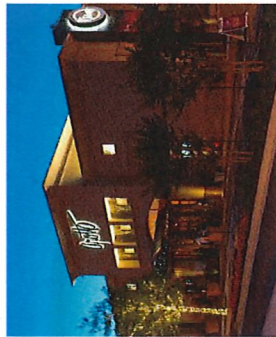


Plaza



Square

CHARACTER IMAGES



IMPLEMENTATION

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IMPLEMENTATION MATRIX

TIME FRAME KEY:

Short Term = 0-3 years

Mid Term = 4-6 years

Long Term = 6+ years

STRATEGIES	TIME FRAME	RESPONSIBLE PARTIES
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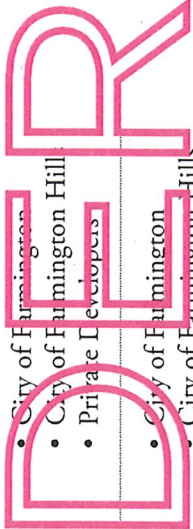
Strategy 1.1.1

Create an inventory of focus area properties, including property owners, specs, and pictures, to present to future investors. **SHORT TERM**

- City of Farmington
- City of Farmington Hills
- Grand River CIA
- Local business owners
- Private Developers

Strategy 1.1.2

Develop design guidelines to encourage compatible architectural character to achieve the outlined focus area vision. **SHORT TERM**



Strategy 1.1.3

Update the zoning through a re-zoning or overlay district to promote the desired form and character of the focus area. **MID TERM**

- City of Farmington
- City of Farmington Hills
- Private Developers
- City of Farmington
- City of Farmington Hills
- Local business owners
- Private Developers

Strategy 1.1.4

Create a streetscape design for the corridor which includes concepts to help unify the corridor and develop the street edge to complement the desired vision of the focus area. **LONG TERM**

- City of Farmington
- City of Farmington Hills
- Grand River CIA
- Local business owners
- Private Developers

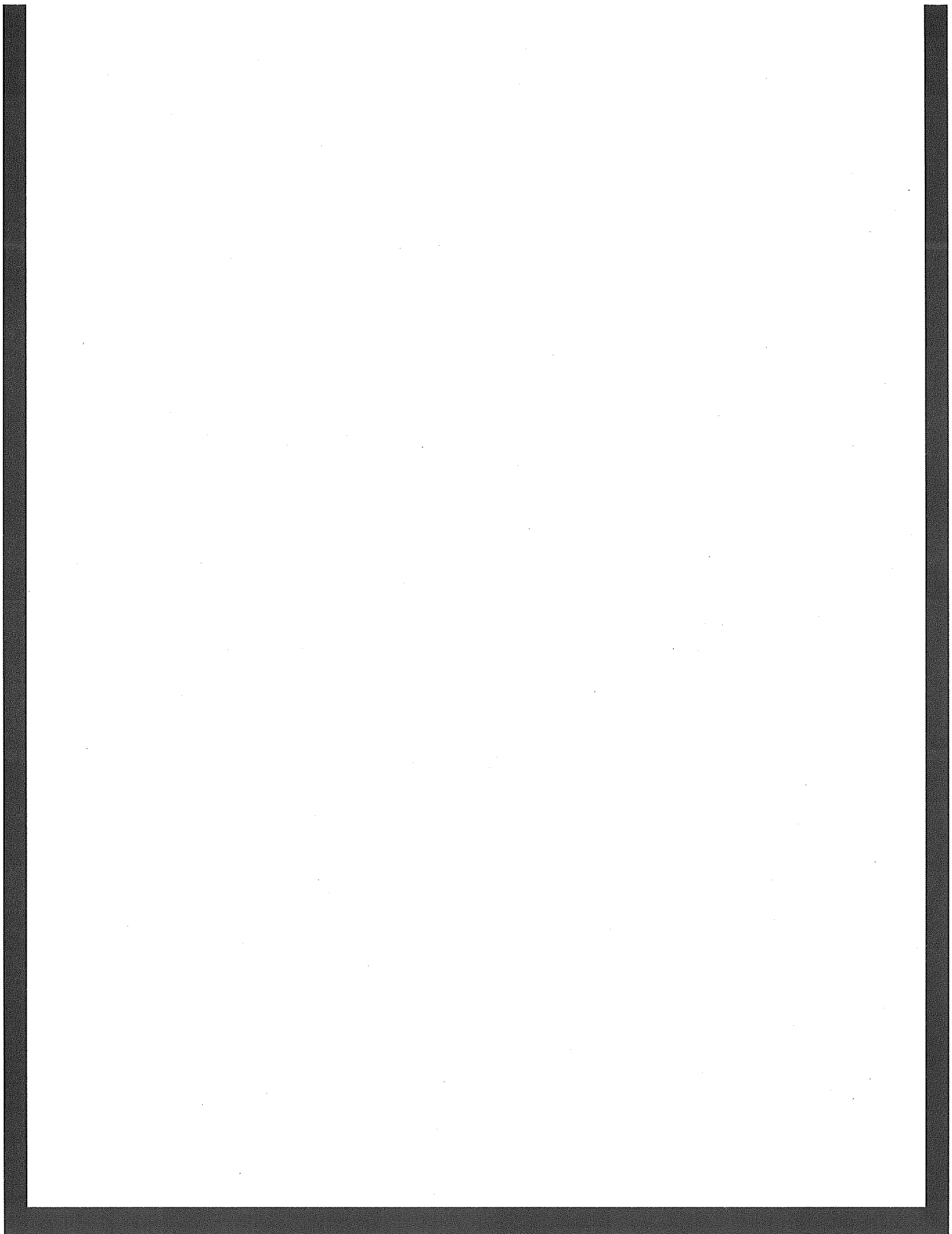
Strategy 1.1.5

Organize community events in the focus area (or proposed open/green space) to promote the district. (e.g. First Friday, Farmers Market, etc.). **SHORT TERM**

- City of Farmington
- City of Farmington Hills

PRIORITY PROJECT

IMPLEMENTATION MATRIX TO
BE CONTINUED



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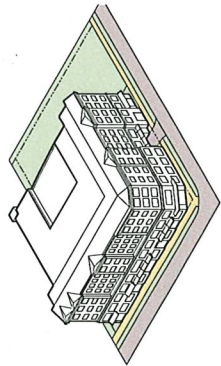
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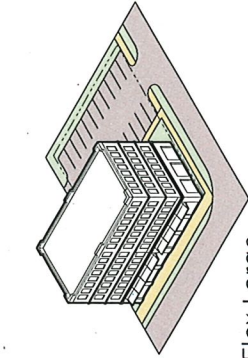
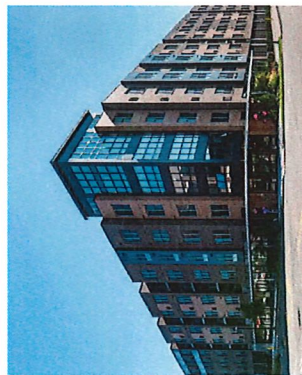
OVERVIEW

The following pages describe and show the form and open space typology vignettes that are mentioned in each of the focus area chapters. They give a description of the desired form and development to be implemented in the respective focus areas.



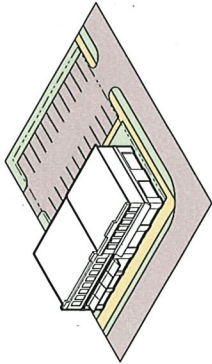
Lined Building

A large building designed to maintain an active street front by providing multiple units of leasable space with upper floors consisting of mixed uses such as residential or office. Parking structures could also be attached and screened by building uses.



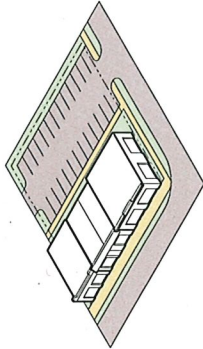
Flex Large

Consists of attached or detached structures ranging from three to four stories. Structures can include single or mixed-uses, but maintain an active street front. Parking is located in the rear of the building typically accessed from a rear alley when possible.



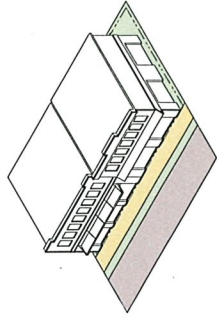
Flex Medium

Consists of attached or detached structures ranging from two to three stories. Structures can include single or mixed-uses but maintain an active street front. Parking is located in the rear of the building typically accessed from a rear alley when possible.



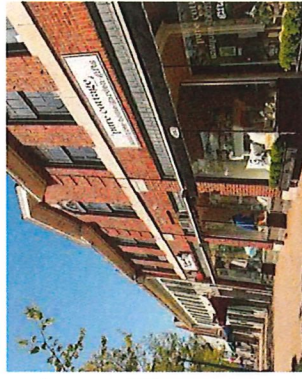
Flex Small

Consists of attached or detached structures ranging from one to two stories. Structures can include single or mixed-uses but maintain an active street front. Parking is located in the rear or side of the building and typically accessed from a rear alley when possible.

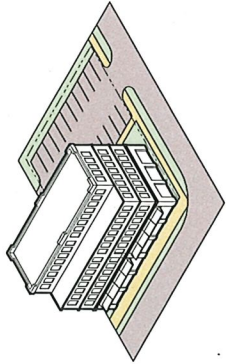


Shopfront

A shopfront is a non-load bearing assembly of commercial entry doors and windows providing access and light to a commercial space and a place to display goods, services, and signs.

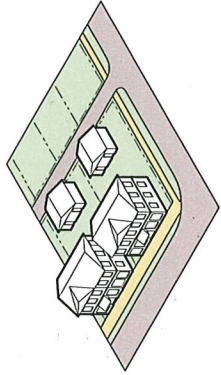


NEIGHBORHOOD INVESTMENT AREAS - FORM TYPOLOGY



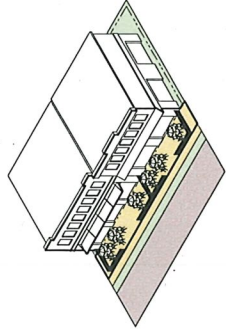
Step Back Building

A mixed use building with the upper floor, or floors set back, relative to the floors below in order to soften the mass of the building and afford more light and air on the street and open spaces.



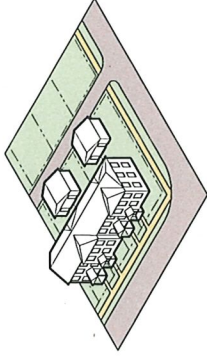
Live Work

An attached or detached building type which provides flexible space at the street level for retail or office, with a complete living unit above. Entries for each use should be separated.



Restaurant/Patio

A restaurant type provides active frontage consisting of windows providing access and light, as well as patio frontage used primarily to provide outdoor seating associated with ground floor dining uses within a building. The patio is a landscaped area that may be located to the front or side of a building between the building and sidewalk.

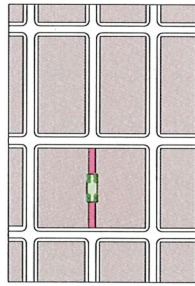


Townhome

A residential structure with common walls on either side and no units below or above. Typically one to two stories in height. Garage access is typically from a rear alley or shared parking area. A small side or rear yard is provided for each unit as a private open space.



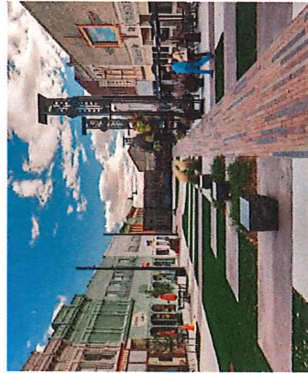
NEIGHBORHOOD INVESTMENT AREAS - OPEN SPACE TYPOLOGY



Passage

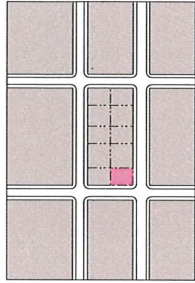
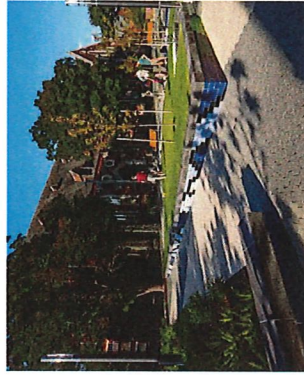
A passage is an informal or formal gathering space that serves equally as a pedestrian connector between other gathering places or between streetscapes. Passages are near the middle of a block, providing easy walking access through the block.

A passage provides additional frontage opportunities for the shops and/or houses along its edges.



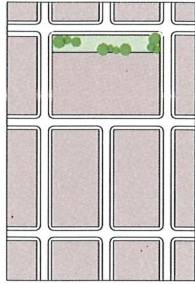
Pocket Park

Pocket parks are small-scale, primarily landscaped open spaces fronting a primary or secondary street and designed to provide opportunities for neighborhood gathering and typically passive recreation, generally for those who live within walking distance.



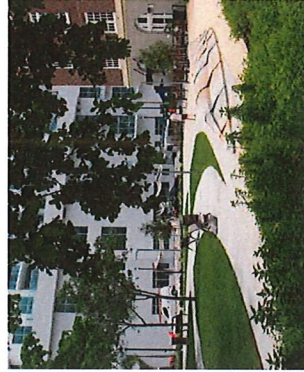
Pocket Plaza

Pocket plazas are small-scale, primarily hardscaped open spaces designed to provide opportunities for impromptu gathering and resting areas for passersby and for those who live or work in adjacent buildings or nearby destinations. Pocket plazas are typically designed as an extension from the public sidewalk, but clearly delineated as a separate space using features including, but not limited to landscaping, public art, and/or seating walls. Pocket Plazas are typically located along highly trafficked streets and in commercial areas with frequent pedestrian activity.

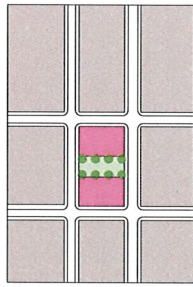


Green

Greens are medium-scale, informal open spaces fronting a primary or secondary street and designed to provide for active or passive recreation in neighborhood settings, including some landscape areas and is generally for those who live within walking distance.

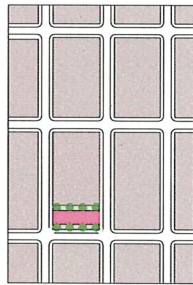


NEIGHBORHOOD INVESTMENT AREAS - OPEN SPACE TYPOLOGY



Square

Squares are medium scale formal open spaces designed to serve as gathering spaces in prominent commercial, civic and mixed-use settings. Squares are typically rectilinear and framed on all sides by streets. They are typically designed with a combination of both hardscape and landscape areas and contain amenities including, but not limited to, benches and seating areas, planting areas, walking paths, gazebos or pavilions, fountains, and public art.



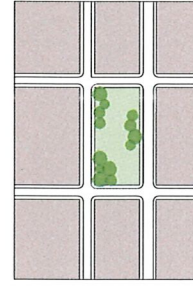
Plaza

Plazas are spaces available for civic purposes and commercial activities intended to add to the vibrancy of streets and neighborhoods. Building frontages typically define the edges of these spaces. The landscape consists of primarily hardscape and can include public art, if trees are included, they are formally arranged and of appropriate scale to the space



Greenway and Trail

Greenways are primarily linear open spaces that connect other types of open spaces as part of a larger open space system. They typically include a path or trail or public art, as a primary feature. The greenway and trail open space is most effective when connecting to another open space type.



Park

Parks are larger-scale, typically informal open spaces designed to provide a variety of active and passive recreational opportunities to the general public. Parks may include natural areas, green infrastructure and public art. These open spaces may have a variety of forms, with edges defined by streets, neighborhoods, or natural features.

