

Initiative 1 - Stay Connected: A community with a complete transportation system where people can easily travel by foot, bicycle, transit and car.

Initiative	Question	Answer Options	Short Term (less than 1 year)	Mid Term (1-3 years)	Long Term (more than 5 years)	Do Not Pursue	Benefit	Cost	
1	1	Improve pedestrian and wayfinding signage in the downtown (LC/IR)	33	24	6	6	Indirect Revenue	Low Cost (< than \$100k)	
1	2	Expand and enforce the 25 mph speed limit (LC/IR)	36	9	5	19	Indirect Revenue	Low Cost (< than \$100k)	
**	1	3	Make a pedestrian walkway between Firestone and Luigi's (LC/IR)	23	18	11	18	Indirect Revenue	Low Cost (< than \$100k)
1	4	Continue to explore the option of Bus Rapid Transit on Grand River through Farmington (LC/IR)	13	27	19	13	Indirect Revenue	Low Cost (< than \$100k)	
*	1	5	Enhance city gateways, with a priority at the Rogue River Bridge, to help create a distinctive entry sequence into the city (MC/IR)	14	34	15	7	Indirect Revenue	Moderate Cost (\$100k - \$500k)
1	6	Connect walking and biking pathways through downtown and surrounding neighborhoods (MC/IR)	31	25	11	2	Indirect Revenue	Moderate Cost (\$100k - \$500k)	
*	1	7	Expand the sidewalk network on Farmington Road (MC/IR)	25	26	13	5	Indirect Revenue	Moderate Cost (\$100k - \$500k)
1	8	Create bike lanes on Grand River and Farmington Road (MC/IR)	22	24	13	8	Indirect Revenue	Moderate Cost (\$100k - \$500k)	
1	9	Expand the multi-use trail to extend from Shiawassee to Orchard Lake (MC/IR)	16	17	25	9	Indirect Revenue	Moderate Cost (\$100k - \$500k)	
*	1	10	Expand Grand River streetscape to Warner Mansion and Shiawassee (HC/IR)	15	15	27	14	Indirect Revenue	High Cost (> than \$500k)
1	11	Enhance the connection from downtown to Shiawassee through the Maxfield Site (HC/IR)	15	26	22	6	Indirect Revenue	High Cost (> than \$500k)	
*	1	12	Create a 'complete street' from downtown to Orchard Lake with defined streetscape, bike lanes, and public spaces for rest and relaxation (HC/IR)	12	16	34	7	Indirect Revenue	High Cost (> than \$500k)
*	1	13	Gain control of Grand River from MDOT to plan for creative enhancements and traffic calming (HC/IR)	18	19	17	14	Indirect Revenue	High Cost (> than \$500k)
Comments									
<p>Isn't #13 needed before other steps can be taken?</p> <p>#12, # 5, # 7, # 10 -- Grand River from the Rouge River Bridge to the Warner Mansion and Farmington Rd from Shiawassee to Slocum need to be enhanced and tied into the downtown area without as costly a treatment as the streetscape. I'm not sure what #9 refers to. #11 is discussed later in the survey. #13 would give us control but I'm guessing at huge cost - not sure that is a great trade off.</p> <p>3. This referred to developing a pedestrian walkway on the current driveway between Luigi's/Firestone up to Tubby's near Riley Park. There is no safe way for pedestrians to move through that parking lot to get to Riley Park for the Farmer's Market or concerts. Cars are coming from too many directions. A dedicated pedestrian walkway would increase the safety and beauty of downtown.</p> <p>I've almost been hit at Farmington road at cvs...a better signal is imperative!</p> <p>Parking deck North of Grand River</p> <p>There is a stairway in Shiawassee Park that leads up the hill to the parking lot behind an apartment or condo complex. I am not sure who the owner of the stairway is. Many people in my neighborhood use the stair way to access downtown. If possible several safety improvements need to be made on this stairway.</p> <p>Twice we have almost been hit by speeding cars at the Firestone CVS crosswalk. Cars don't seem to see pedestrians or bike riders. Someone is bound to be seriously injured at that spot. Additionally, while eating outside Cowleys we have seen people run the red light there. It's as if they are daring the pedestrians to not get hit.</p> <p>I have a concern that the expansion and increased enforcement of the 25 mph speed limit would not increase the positive image of the downtown and feel more like a negative governmental money grab.</p> <p>1. I'm not sure the "Gateway" should be at the Rouge Bridge vs. closer to Orchard Lake Rd. 2. These items are significantly weighted in favor of biking vs. walking or parking. Biking is good, but we need to encourage people to drive here then walk around.</p> <p>Pedestrian walkway between Firestone and Luigi's? What is this?</p> <p>Question 2 requires to answer yes or no to both proposals. I think the current 25mph should be enforced, but not expanded. What does LC, MC, IR mean? Don't know what "expand the sidewalk network" means. Question 8 - yes as long as no parking or traffic lanes or pedestrian walkways are lost or reduced in capacity or size. Question 9 - don't know what a multi-use trail is. Question 10 - does "Shiawassee" mean Shiawassee Park? If so, yes, yes, yes! Question 12 - need more info than the statement provides to answer accurately. Generally, yes. However, with the vague wording for rest and relaxation, I can't answer that. I would like more gathering spots generally. Question 13 - It depends on conditions and costs of this.</p> <p>I see no mention of infrastructure improvements, specifically parking in the downtown, attraction of new merchants and redevelopment in the downtown is directly tied to parking expansion. The parking plan delivered by Walker Consulting has NEVER been acted upon!</p> <p>Making improvements on Grand River does not make sense unless they can be to the city's specifications, not MDOT's. Therefore, local control of the road is first necessary. Farmington road has adequate sidewalks that simply need to be maintained.</p> <p>2. Roads are already slow. I would not have to wake up earlier because the 35 went down to 25. That is just way too slow. I like to get in ad out of Brookdale Condos without having to crawl. From there to 696 or 8 mile. I am ok with the downtown speed and the current enforcement. I see FPD ticketing people alot so not sure about how they could improve the speed traps... - 5. Waste of money at this time wiat for the economy to improve. 9. I refuse to let any pathway come in front of brookdale condos. That is why I like it here, no humans out there. I live hear because of nature. I do love nature paths but it should stop by the bridge on the other side of grand river. 12. Sounds great all for it as long as the road lanes and speed limit does not shrink. 13. same as twelve.</p> <p>I really really (I mean really) love all of these ideas. I know it's not really practical or affordable to do all of them so we have to prioritize. I think walking and biking pathways, bike lanes, and sidewalks are the most important to building a strong community and that's why I have them as all being 'short term' goals. Bonus since none of them are high cost items. I think if we have a more pedestrian and cyclist friendly Farmington then we have a better community feel. It means more people out and about, more neighborliness, which are things that people value when looking for a community to call home.</p> <p>Pedestrian safety in existing areas should be of paramount importance</p>									

Initiative 2 - Get Active: A community that is served by both passive and active greenspaces that enhances the overall quality of life in the community and complements economic growth.

Initiative	Question	Answer Options	Short Term (less than 1 year)	Mid Term (1-3 years)	Long Term (more than 5 years)	Do Not Pursue	Benefit	Cost
2	1	Redevelop Flanders park to include new public space (LC/IR)	14	25	20	8	Indirect Revenue	Low Cost (< than \$100k)
2	2	Explore the opportunity to create a community garden (LC/IR)	18	26	11	13	Indirect Revenue	Low Cost (< than \$100k)
2	3	Install public art in public areas, and encourage private developments to install art as well (LC/IR)	31	20	10	7	Indirect Revenue	Low Cost (< than \$100k)
2	4	Create a dog park (LC/IR)	13	20	16	19	Indirect Revenue	Low Cost (< than \$100k)
2	5	Create a bikeways and trail master plan (LC/IR)	32	22	12	3	Indirect Revenue	Low Cost (< than \$100k)
2	6	Create new four season uses in Riley Park (e.g. Ice Rink) (LC/IR)	30	25	11	3	Indirect Revenue	Low Cost (< than \$100k)
2	7	Work with the Masonic Lodge to increase the use of adjoining land (LC/DR)	30	19	12	6	Indirect Revenue	Low Cost (< than \$100k)
2	8	Work to promote and increase the use of Women's Park with a focus on art or community activities (LC/IR)	20	23	12	11	Indirect Revenue	Low Cost (< than \$100k)
2	9	Create new active uses in existing park space (disk golf, pickleball, volleyball court, etc.) (LC/IR)	31	22	8	5	Indirect Revenue	Low Cost (< than \$100k)
2	10	Maintain and redevelop Cloverdale as a park (MC/IR)	9	26	16	13	Indirect Revenue	Moderate Cost (\$100k - \$500k)
2	11	Create a 9/11 Memorial at Civic Park (MC/IR)	8	9	15	37	Indirect Revenue	Moderate Cost (\$100k - \$500k)
2	12	Create a new park space in the downtown for programming and features for children (e.g. fountains or splash pad) (HC/IR)	16	19	12	21	Indirect Revenue	High Cost (> than \$500k)

Com

3. Encourage artwork installed in people's memory, instead of planting trees in people's memory 11. I think the tree planted by the Book's Abound (previous) owner is nice, but I think that a big, overall 9/11 memorial is a reminder of a sad event. 12. I need to know more about #12 to determine the value of it. I can't think of where this will fit into downtown. Are there other examples of this type of development?

10 - I'm not sure where this is located. Overall, I think it benefits the downtown and city as a whole to develop a variety of multiuse park spaces connected by bike paths and sidewalks in good condition.

12. Some small parking area near Riley Park (perhaps directly south of Tubby's) could be redeveloped into a small park for children with swings/slide and benches. This would bring more people and families to that downtown mall area to hang out during the day where they would end up spending money at the nearby businesses. Several recent studies have emphasized the health benefits for children of having a park nearby and parks are known to increase adjoining property values.

Wait for the parking expansion to see if people really want to come to Farmington. Would love to see the Kmart lot put to good and interesting use. Park? Ice Rink? Disc golf?

We already have a dog park. However, it could be promoted more. And maybe some pooh stations situated on Grand River (tastefully) so when dog owners walk their dogs they can pick up and dispose of any messes.

We have a community garden, so I assume 2 means expand to more gardens in other areas of the city. For item 11 we have plans for the 911 memorial ready for implementation.

We have a community garden already Redevelop Shiawassee Park for improved programming and more intense uses

I have never heard of Women's Park. I am not sure where that is. That is the only reason I put Do Not Pursue. I find it odd that a park would be gender specific.

No disrespect to the victims of 9/11 and their relatives, but I don't see the connection with Farmington or the need to use scarce civic land resources on such a monument. Using similar logic, why not a monument to The Titanic, or Dr. King, or the San Francisco earthquake? I would have less objection if it's privately funded, but I think we risk cluttering our limited public lands with random monuments and remembrances. I'd rather see memorials to Farmington residents or events directly involving Farmington.

Splash park is a great idea. Get the kids in town and the parents will follow with money to spend!
Where is Women's Park?

Question 2 - should be private venture, not taxpayer dollars. Question 3 - Yes, but don't use taxpayer dollars. Designate areas and get private donations. Question 4 - Possibly, but don't use taxpayer dollars. Question 6 - Good idea. Make sure any programs or events are self-sustaining or make money. Outside vendor to operate facility with contract, not City. Question 7 - and increases use of the Masonic Lodge itself. Question 8 - Park is small. Efforts should go elsewhere. Question 9 - possible. Research desires first from all age groups. Low cost. Question 11 - what is Civic Park? Question 12 - We don't have a lot of open space. Keep parks available and interesting for all ages.

Farmington already has a community garden. Farmington hills just created a large dog park. The city owns land adjoining the Masonic Lodge, and will be needed for parking expansion in the event that it develops. Into another use. Shiawassee Park should be considered for repositioning.

8. Parks should be for all people. 11. Really? This is so long ago and the attack didn't happen in this city. So lets move on use money for tangible things like bike paths and better use of this space where ever it is.

I think we already have a good amount of park space downtown, I'm not sure how much more is really needed. I'm also not sure how much more memorials add to the downtown. I don't know if a 'dog specific' park is also a good use of public space. I am very much pro public art. I think that would be great for downtown. I also think that using some of the masonic lodge's space would be nice if we could find a good use for it. I do like the idea of new activities in existing park space. Like the idea of an ice rink.

Already have a community garden and Farmington Hills (who has the space) has a dog park; leverage & market those.

We already have a community garden. I don't want a splash pad downtown, the Heritage Park splash pad is so convenient and nearby.

Initiative 3 - Stay Community Oriented: A community that embraces and promotes community and cultural events that bring people together.

Initiative	Question	Answer Options	Short Term (less than 1 year)	Mid Term (1-3 years)	Long Term (more than 5 years)	Do Not Pursue	Benefit	Cost
3	1	Enhance Riley and Shiawassee Park to create new spaces for community gathering and entertainment (LC/IR)	28	26	6	6	Indirect Revenue	Low Cost (< than \$100k)
3	2	Create an outdoor summer movie program (LC/IR)	28	24	5	11	Indirect Revenue	Low Cost (less than \$100,000)
3	3	Create a music festival or film festival (LC/IR)	29	26	5	7	Indirect Revenue	Low Cost (less than \$100,000)
3	4	Create a center for cultural and performing arts (HC/IR)	12	18	24	13	Indirect Revenue	High Cost (> than \$500k)
3	5	Support the redevelopment of the Maxfield Training Center to include new spaces for entertainment and gathering as part of an overall redevelopment plan (HC/DR)	15	25	18	9	Direct Revenue	High Cost (> than \$500k)
Com								
<p>I am much more in favor of the idea of using the Maxfield Training Center space to build condos that will attract young people to downtown Farmington.</p> <p>RE: Maxfield Training Center (MTC) - while I would love to live in that location, I do not want us to turn desirable and limited natural resources into private ownership/use locations. I think the MTC would be a great place to put a new complex to consist of the library and a cultural & performing arts center with access down to Shiawassee Park.</p> <p>3. kickstART farmington is collaborating with Oakland Community College on the first Greater Farmington Film Festival that will take place March 6-8, 2014. 4. & 5. The Maxfield Training Center space could be redeveloped into a cultural/performing arts center with adjoining retail and residential space and providing a unique gateway/pathway down to Shiawassee Park. A model for this kind of development could be the Village Theater center in Canton. The parking lot at MTC could be used for a parking structure.</p> <p>The Maxfield site should be redeveloped, but I am not sure that entertainment/gathering should be part of the programming. Try linking to Shiawassee Park for those uses.</p> <p>I see the redevelopment of Maxfield as THE key to a refocused downtown, so I believe the high cost would be well worth it in the shortest reasonable time frame, which is probably more than one year if we're to do it thoughtfully and carefully.</p> <p>Maxfield Training Center should be converted to residential dwellings.</p> <p>Question 3 - Private venture possibly. Not City. Question 4 - This is important. Must be run as a profit-making venture. Entertainment is king and will create a draw. Perfect spot - site of the Farmington Public School System administrative offices, Shulman Center. Question 5 - Redevelopment, yes!!! Use should be researched for maximum impact and benefit moving forward. Should be part of a bigger plan to connect Shiawassee Park and downtown Farmington. Many of the statements/suggestions in this survey would have already happened if the market (people) want it.</p> <p>We can afford a Cultural Center</p> <p>Organizations can plan and execute more events. Why does this always fall onto the city's shoulders?</p> <p>2. Get Park-it to come to downtown might be free.</p> <p>I think Riley and Shiawassee Park are great places. They could definitely be enhanced though. A summer movie program or some sort of music or film festival would also be nice. I'm not sure we need another center for performing arts. We should be using the Civic Theatre for that. I'm also not sure if Maxfield needs to have more entertainment and gathering space. I think Farmington needs to improve the spaces it has.</p> <p>Would think music/film festival could provide direct revenue... as well as getting the message out about Farmington being a progressive/artsy/engaging place. If funds support it, would definitely like to see this added sooner than later -- Maxfield could be a decent site assuming parking was handled.</p> <p>There is a film festival this summer at the Civic. Also, when can we have Chiller "Drive In" at the Civic? Wolfman Mac has been trying to get in to Farmington for one of his family friendly events for several years!</p>								

Initiative 4 - Focus on Economic Development: A community that promotes growth and development to strengthen the local economy.

Initiative	Question	Answer Options	Short Term	Mid Term	Long Term	Do Not Pursue	Benefit	Cost
			(less than 1 year)	(1-3 years)	(more than 5 years)			
4	1	Support the redevelopment of the old Kmart Center to support the development of new uses, and to enhance the gateway into Farmington (LC/DR)	37	22	9	0	Direct Revenue	Low Cost (< than \$100k)
4	2	Promote the redevelopment of the Drakeshire Center (LC/DR)	38	20	6	4	Direct Revenue	Low Cost (< than \$100k)
4	3	Work with the Masonic Lodge to consider the redevelopment of the structure into a new use that is a focal point of the community and creates new revenue (LC/DR)	34	22	10	3	Direct Revenue	Low Cost (< than \$100k)
4	4	Promote and attract a higher education use to the downtown area (LC/DR)	22	21	13	10	Direct Revenue	Low Cost (< than \$100k)
4	5	Encourage the adaptive reuse of the winery and uptown plaza as mixed (LC/DR)	34	25	9	1	Direct Revenue	Low Cost (< than \$100k)
4	6	Support the redevelopment of the Maxfield Training Center as a mixed-use development with high quality residential as a major component of the development concept (HC/DR)	23	22	16	7	Direct Revenue	High Cost (> than \$500k)
4	7	Consider purchasing the Kimco site to guide redevelopment that includes a variety of uses and will generate new revenue for the city (HC/DR)	25	18	21	5	Direct Revenue	High Cost (> than \$500k)
4	8	Develop additional parking downtown (e.g. surface parking or parking decks) (HC/DR)	17	23	15	12	Direct Revenue	High Cost (> than \$500k)
Com								
7. The strip of the Kimco site that runs between Cedars and Fitness 19 could torn down, and two new, four-story buildings could be built. With access to Orchard Street between them, and retail on the bottom floor with condos above, they would be a much better use of that land. Too many vacant store fronts; not enough access to the streets surrounding it. 8. These could be built into the new buildings at the Maxfield Training Center site, or the Kimco building mentioned above.								
# 6 was addressed earlier. # 1, # 2, # 5 – successful completion of these items increases tax collection and I think as those sites improve the surrounding areas will also improve and increase in value.								
5. The winery could be a great location to develop artist live/work spaces. 6. The Maxfield Training Center space could be redeveloped into a cultural/performing arts center with adjoining retail and residential space and providing a unique gateway/pathway down to Shiawassee Park. A model for this kind of development could be the Village Theater center in Canton. The parking lot at MTC could be used for a parking structure. 7. The Kimco site would be a great place to redevelop as mixed use retail/office with upper floor residential. 8. When you look at a map of downtown Farmington all you see are parking lots. We have enough surface parking but we need parking decks to replace existing surface parking (following the model of Traverse City) and it is likely that rethinking the flow of traffic through the downtown lots could yield more effective use of the existing space and the way the parking is organized.								
The Masonic building is beautiful and strategically located in the center of town. Perfect for use as a community center like the Birmingham Comm Ctr. Good for yoga classes, art classes, scout meetings, book groups, knitting groups, permanent art exhibit. Should have a small gathering places, larger meeting spot. Maybe rent out for receptions letting downtown restaurants cater the events. This would be something Farmington would have unique to our city not in conjunction with Longacre House or Costic center of FH.								
I would support additional parking, if there were businesses outsiders would consider coming to. At this point, it seems we have more than enough parking for the number of interesting I'm not sure what is meant by a "higher education use" in item 4. With so many higher education resources within ten miles (OCC, Schoolcraft, Cleary, Davenport come to mind immediately), what would be the incentive for students to come to Farmington, and how would such a facility attract and keep permanent residents?								
Addressing the Kimco property problem is key to economic development--should be a top priority.								
Arcade thru Kimco building will enhance downtown.								
Can we find a developer for the Maxfield Training Center site? The city can add infrastructure improvements (better water, sewer, streets) and find a buyer for the property. Why must this be a HC item? The idea of purchasing the Kimco site is idealistic and would cost lots of \$\$\$. I say worry about getting more residential downtown and Kimco will eventually improve on its own. This would be a very expensive proposition.								
Question 4 - not sure what "a higher education use" means. Question 6 - Redevelopment, yes!!!! Use to be determined by research. Most impact and benefit moving forward. Question 7 - Financial liability is a big concern. Best to be done as an agent rather than direct ownership. Or, if taxpayers can be protected, purchase with short-term ownership proposition. Question 8 - We need to be smart about parking. We have not promoted available parking to our visitors to educate them about lesser-known areas. Business owner-operators and employees continue to park in the lot behind Basement Burger Bar causing an artificial shortage in that area. Until employees and owners take this issue seriously, we should not move forward on discussing additional parking.								
These projects will require a long tenure for completion. The drakes hire center has recently I dear gone a renovation.								
4. Use buzz words to meke something that doesnt make sense. 7. Wasting more money. Where is it coming from? Not my tax dollars.								
Get Kimco out of Farmington.....That is where Riley's and Sunquist's money should have gone in the first place.								
K-Mart redevelopment would be good considering it's a large space. Same with the Drakeshire center since it's closer to downtown. The masonic lodge is a beautiful building. If we could use it somehow that would be great. I'm sort of tentatively interested in a 'higher education' use to the downtown area. I'm not sure what we could do (maybe attract an OCC branch?) but it sounds interesting. The winery is a beautiful building. I'd love to see that area and the uptown plaza redeveloped too. Maxfield is in a great spot, it should be made into something that really enhances the downtown vibe. We should have more downtown parking, but it should NOT NOT NOT be a surface lot. I'm not sure about the kimco site, I don't know why it's vacant. I don't know of buying it is the right move, but we should need to do something about it.								
Sooner is better on K-mart and in fact several places on the west side of the city -- but probably need to recover some funds from other activities? Would also like to see "nearby" better commercial areas for small business, whether downtown or simply nearby. No real "commercial park" here per se, and only a tiny sliver of light industrial. Would rather see high quality multi-use residential at the Orchard Lake / Grand River area, per the Corridor Improvement plan. Would love to see something happen with the Kimco site, but can't imagine cost effectiveness. Who knows!								
Better signage for parking would be great. The flags are lovely but keep ending up in traffic.								

Initiative 5 - Fiscally Balanced: A community that strives to balance revenue sources through new growth and development opportunities.

Initiative	Question	Answer Options	Short Term (less than 1 year)	Mid Term (1-3 years)	Long Term (more than 5 years)	Do Not Pursue	Benefit	Cost
5	1	Continue to identify services that can be consolidated or shared with Farmington Hills (LC/DR)	37	13	9	8	Direct Revenue	Low Cost (< than \$100k)
5	2	Conduct a market assessment to identify and promote new development opportunities within the downtown area (LC/IR)	41	21	5	0	Indirect Revenue	Low Cost (< than \$100k)
5	3	Examine the opportunity to develop and market publicly owned property to evolve into new revenue generating uses (LC/DR)	41	23	3	1	Direct Revenue	Low Cost (< than \$100k)
5	4	Examine the existing code of ordinances to ensure the code is development friendly (LC/IR)	52	15	0	2	Indirect Revenue	Low Cost (< than \$100k)
5	5	Enforce the existing property maintenance code to maintain a high level of quality in the built environment (LC/IR)	58	9	1	1	Indirect Revenue	Low Cost (< than \$100k)
Com								
<p># 3 I think the city hall/public safety building could be moved to a less valuable site. That site plus the library site would be a great place for 2 story condos - one floor units with elevator access to the second floor and below level garages.</p> <p>Item 5 is of particular importance and urgency along the north side of Grand River between the Goodyear dealer and Power Road, and at the Uptown Center where there are some very tired, decrepit buildings and landscaping in dire need of maintenance and upgrade! Their current condition would defeat the purpose of any elegant and attractive Gateway whether at the bridge or closer to Orchard Lake Road.</p> <p>thank goodness the TJ Maxx sign is gone!! I would have bought tickets to see that sign crash to the ground. It is a huge improvement!</p> <p>More shared services with the Hills is in the best long term interest of the City, FH has a better EMS solution than Farmington - Priority ! teams</p> <p>4. Only if wildlife surveys are done with new land. Also residents need to have input but also friendly for developers. 5. Ready for Aco to move out due to the slum lord? Where will I go to get hardware now? Home Depot far off? Look at the parking lot and talk to them, seems someone needs to step in before we lose them.</p> <p>All of these things are important.</p> <p>Do not let in big box stores.</p> <p>Many of these activities ("examine" or "identify") are probably extremely low cost..? No reason not to do that soon, though not sure of the timeline for following up on the findings.</p>								

Initiative 6 - Accessible and Diverse: A community with a range of housing types that serves existing residents and attracts the creative class, millennials, and baby boomers.

Initiative	Question	Answer Options	Short Term (less than 1 year)	Mid Term (1-3 years)	Long Term (more than 5 years)	Do Not Pursue	Benefit	Cost
6	1	Ensure the development of the Maxfield Training Center as a location for a mixed-use development includes high quality residential (21st Century multi-family) (LC/DR)	22	21	11	12	Direct Revenue	Low Cost (< than \$100k)
6	2	Promote the development of new condos (detached single-story) (LC/DR)	17	22	9	19	Direct Revenue	Low Cost (< than \$100k)
6	3	Promote the development of 2nd story apartments above existing retail in the downtown (LC/DR)	22	25	12	8	Direct Revenue	Low Cost (< than \$100k)
6	4	Promote medium density residential development (2-4 stories) on the Kimco site (LC/DR)	13	23	14	18	Direct Revenue	Low Cost (< than \$100k)
Com								
<p>2. Why "detached single-story" condos? I'm confused... # 2 The Uptown Plaza site might be good for these condos.</p> <p>1. The Maxfield Training Center space could be redeveloped into a cultural/performing arts center with adjoining retail and residential space and providing a unique gateway/pathway down to Shiawassee Park. A model for this kind of development could be the Village Theater center in Canton. The parking lot at MTC could be used for a parking structure.</p>								
<p>The current market seems to demand high end apartments, not necessarily condos.</p>								
<p>Doubtful that the market demand for condos exists to develop more. I would rather see loft-style apartments or row houses.</p>								
<p>Unless a huge influx of people moving to Farmington is expected I do not see any reason to develop new housing. I would prefer to see new residents move into existing available housing to promote the sale of homes that are setting empty.</p>								
<p>Re: Item 4: I'd rather see mixed use since that strip center is effectively 50% of the retail area of downtown. To convert it entirely to residential seems short-sighted, especially with beautiful Riley Park in the foreground. Would the new residents really want the Founders Festival in their front yard?</p>								
<p>What existing retail could be considered for the development of 2nd story apartments? Without additional parking, this might be a problem.</p>								
<p>Question 1 - Redevelop, yes!!! Use to be determined by research for maximum impact and benefit moving forward. We should be careful not to jump on the promotion bandwagon if the market will not support it. Look how long The Orchards condos were on the market and the second phase not being undertaken. The market. The market. The market. Question 4 - Mixed use in this area would be great. Not residential exclusive however. What is meant by "Kimco site"? Is that all of the Kimco property downtown or a portion?</p>								
<p>Its all about growing the housing base</p>								
<p>I don't really want to see more detached single family downtown. I think we can do better than that for a downtown.</p>								
<p>Would definitely like to see re-development of multi-story mixed-use but would prefer along the north side of Slocum or along east side of Farmington between Freedom and Grand River -- start getting rid of the '50s cookie-cutter ranches.</p>								
<p>We already have residential surrounding the kimco property, we don't need more right on top of town. Instead of repeating what Northville and Plymouth are doing, let's innovate!</p>								