



MASTER PLAN FARMINGTON, MICHIGAN

2019



ACKNOWLEDGMENTS

Thank you to the many stakeholders who invested their time and expertise in the creation of this Master Plan Update for the future of Farmington. Listed below are the members of an active and engaged project steering committee and city leadership which reviewed draft ideas, concepts, and plans, and helped steer the project team in the direction of the final plan.

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TABLE OF CONTENTS

01	INTRODUCTION	
	Introduction	6
02	COMMUNITY CONTEXT	
	Existing Conditions	14
	Public Engagement	30
03	FUTURE LAND USE	
	Future Land Use	38
04	FOCUS AREAS	
	Farmington Road & 9 Mile Road	54
	Drake Road & Grand River Avenue	62
	Orchard Lake Road & Grand River Avenue	68
	East Grand River Avenue	74
	Downtown	80
05	IMPLEMENTATION STRATEGY	
	Policy Framework	89
	Zoning Strategy	100
	Capital Improvements Plan	102



01

INTRODUCTION

Introduction

OVERVIEW

In 2018, the City of Farmington initiated the process to update its master plan. The Farmington Master Plan Update aims to build upon the City's previous planning documents to design a guide for future development by evaluating existing conditions, public input, and regional and national trends. The Plan provides a guide for development and land-use patterns, identifies important and potentially transformative projects, and aligns resources to address growth and improve the community's quality of life. The comprehensive plan is a document by which all future policy and budgetary decisions should be evaluated.

HOW TO USE THE PLAN

Comprised of goals, strategies, actions, maps, and tables, the Master Plan guides the physical, social, and economic development of the City, as well as guides city officials, residents, and public and private entities as they make land use and development decisions. The Plan will be implemented over time, through many distinct decisions including annual budgeting, departmental work programs, re-zonings, and subdivision of land.

The Master Plan will guide and inform City staff and officials during:

- The administration and revision of zoning and subdivision regulations;
- The location and classification of streets and thoroughfares;
- The location and construction of public and semi-public buildings and related community facilities including water, storm and sanitary sewer, and gas, among others;
- The acquisition and development of public and semi-public properties such as parks, trails, and open spaces;
- The preparation of annual work programs, budgets, capital improvement plans, and economic incentives; and
- Discussions with residents and private developers.

The Master Plan will also guide and inform private entities:

- As they make land use and investment decisions;
- On the long-term goals of the community as they relate to land use and development; and
- On the desired character of development including businesses and neighborhoods.



PURPOSE OF THE PLAN

GUIDE...

THE COMMUNITY IN EVALUATING PROPOSED PUBLIC, PRIVATE, OR JOINT PROJECTS.

INFORM...

CURRENT AND PROSPECTIVE PROPERTY OWNERS AND DEVELOPERS ON THE CITY'S PLANS AND DESIRES FOR FUTURE GROWTH AND DEVELOPMENT.

DEVELOP...

A UNIQUE VISION FOR THE CITY BASED ON ITS OWN SET OF CHALLENGES, OPPORTUNITIES, AND DESIRES.

MEASURE...

PROGRESS AND EFFECTIVENESS OF PROJECTS IN FARMINGTON TO ENSURE THEY STRENGTHEN THE COMMUNITY AS A WHOLE.

INTRODUCTION

PLAN ELEMENTS

Many elements come together within the Plan to create a holistic and informed blueprint for future growth and development. These plan inputs were established from quantitative and qualitative analyses, alongside public engagement, and include the following:

Existing Conditions

Area conditions considered include current trends, demographics, housing, economics, retail, parks and open space, mobility, zoning, and land use. Additionally, recent planning efforts including the existing Master Plan, were evaluated and incorporated into the Plan Update recommendations. With an understanding of the existing conditions, the planning team and the Steering Committee were equipped with the knowledge to make informed decisions and goals for the City and key focus areas identified during the planning process.

Best Practices and Trends

The existing condition of Farmington's land use, demographics, and other characteristics were viewed through the lens of relevant local, regional, and national trends. These trends were used to paint a broader picture of the future of Farmington, anticipating market demand for particular uses, changing population demographics, and shifts in housing preferences.

Public Engagement

Throughout the planning process, the planning team facilitated discussions amongst community members to delineate common direction and goals. Community issues and opportunities made apparent during discussions were used to formulate both general Plan objectives and targeted action steps.

Figure 1: Plan Inputs



ASSESSING...
Existing conditions throughout Farmington.



APPLYING...
Best practices and regional and national trends to Farmington.



ENGAGING...
With the Farmington community to create a vision for the future.

PLANNING PROCESS

Master plans involve an engaging process that brings together people from various walks of life to discuss their ideas and aspirations for the future. The planning process in Farmington used a variety of tools to help the community identify and reach goals that are built on a foundation of collaboration and public and stakeholder involvement. The process engaged community members in fun and dynamic ways to share their visions for the future and strategize how they would like to see that future become reality.

The process to create the Farmington Master Plan Update spanned approximately seven months and included both technical research and ongoing community dialogue, resulting in an intuitive, informed, and proactive document. The following section outlines who was involved in the process and the action steps taken in creation of the Plan.

WHO WAS INVOLVED?

Planning Team

Farmington City Administration and Staff oversaw the creation and implementation of the Farmington Master Plan Update. The City also retained OHM Advisors to assist in the planning process. OHM is an integrated engineering, architecture, and planning firm in Columbus, Ohio committed to advancing communities. OHM brings more than 50 years of public and private sector expertise, forward thinking, and insightful counsel to help plan for the future of Farmington. The consultant team also included CIB Planning, Inc., who assisted in identifying the focus areas, lead creation of the redevelopment framework, and assisted with preparation of the implementation strategies.

Steering Committee

A group of eight Farmington community members, residents, and business owners were identified by City staff to guide the development of the Plan.



The public weighed in on the Plan's recommendations during the final Open House.

The Steering Committee met on a regular basis throughout the planning process to shape Plan goals and objectives, test public engagement activities, and evaluate development scenarios and strategies. The Steering Committee also acted as stewards of the Plan, encouraging community involvement and ultimately, guiding implementation of the Plan.

The Public

The residents, businesspeople, and all community members of Farmington were invited to participate at regular intervals throughout the planning process. Opportunities for engagement included scheduled meetings and an online survey. Public engagement results are identified in Chapter 2 of the Plan.

INTRODUCTION

PROJECT SCHEDULE

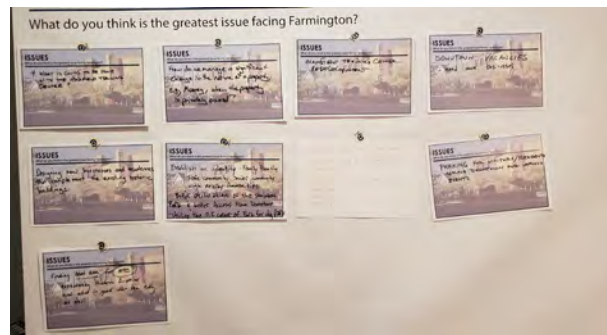
The Farmington Master Plan Update was structured around five phases, as shown in the project schedule below. Each phase involved input from the interested parties identified in the previous section,

with an emphasis on community-driven goals and vision. The project schedule below illustrates when each meeting or activity was conducted during the seven-month planning process with circular symbols under the corresponding month. Ongoing activities, including the community survey, occurred across phases of the Plan.

	2018				2019		
	SEPT	OCT	NOV	DEC	JAN	FEB	MARCH
PHASE 1 - PROJECT LAUNCH							
Kick-off Meeting	●						
Steering Committee Meeting #1	●						
PHASE 2 - UNDERSTANDING THE CONTEXT							
Steering Committee Meeting #2		●					
PHASE 3 - ENGAGE AND LISTEN							
Community Survey				●			
Public Open House #1				●			
PHASE 4 - DEVELOPING THE PLAN							
Steering Committee Meeting #3				●			
Steering Committee Meeting #4					●		
PHASE 5 - FINALIZING THE PLAN & SETTING UP IMPLEMENTATION							
Steering Committee Meeting #5						●	
Public Open House #2							●



Steering Committee members provided invaluable guidance to Plan creation and implementation.



Feedback from the public was instrumental in guiding the goals and overall direction of the Plan.

PLAN FRAMEWORK

The Plan is organized around five chapters, listed below. Chapters 1-4 integrate the technical analysis and public input gathered during the planning process. This input was used to create informed recommendations around future land use and development in the City and within five defined

focus areas. Chapter 5 is the implementation strategy for the Plan that is organized around three community-wide goals with related objectives and actions to achieve those goals. The recommendations for future land use, the focus areas, and within the implementation strategy help ensure the Plan is both far-reaching and focused, creating clear direction as the community implements the Plan.



INTRODUCTION

Provides an overview of the Plan purpose, inputs, and process (see page 6).



UNDERSTANDING THE CONTEXT

Analyzes existing conditions and applies trends on land use, demographics, housing, economics, mobility, parks and open space, and outlines the community engagement process (see page 14).



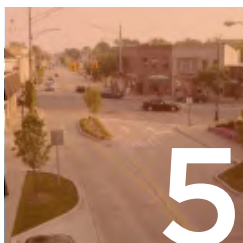
FUTURE LAND USE

Includes the Future Land Use Map and recommended specifications for the 9 Future Land Use Types to guide future development in the City (see page 38).



FOCUS AREAS

Outlines recommended site design and implementation strategies in five focus areas identified during the planning process as priority redevelopment or development opportunities (see page 54).



IMPLEMENTATION STRATEGY

Aligns targeted strategies and actions to Plan objectives to guide implementation of Plan goals (see page 89).





02



COMMUNITY
CONTEXT

Community Context

OVERVIEW

This section is intended to lay a foundation for the Plan framework by providing insight on the current physical and social conditions within the City. This includes an examination of existing demographics, housing, economy, parks and open space, mobility, zoning, land use, and regional and national trends. An examination of these existing conditions will help identify areas of strength and areas for improvement within the City. Building upon these conditions and trends will help identify not only the wants and needs of current Farmington residents, but can also shine a light on the needs and preferences of future residents that the City may strive to attract.

PAST PLANNING EFFORTS

The Farmington Master Plan aims to build upon existing and previous planning efforts, including the current Master Plan. The current Plan was originally adopted in 2009 and reviewed, per state requirements, in 2014. In addition to updating the Plan in fulfillment of new state guidelines, this document aims to consolidate goals and objectives of various existing or recent plans to create one updated, comprehensive vision for the future of Farmington. Understanding prior planning efforts, successes, and challenges helps create a feasible Plan and ensures cohesion across implementation strategies.

PLANS OVERVIEW

- 2013 City Vision Plan
- 2013 Grand River Corridor Improvement Authority Vision Plan
- 2015 Rouge River Nature Trail Project Plan
- 2015 Downtown Area Plan
- 2019 Recreation Master Plan
- 2017 Downtown Master Plan
- 2017 Downtown Parking Study

Vision Plan

The 2013 City of Farmington Vision Plan was created to help the City, local agencies, and the general public identify how their ideas and aspirations could be applied to shape the future of the community and how to make those ideas become reality. The Vision Plan helped Farmington reach a set of vision initiatives that guide future growth, development, investment, and policies. Recommendations developed in the public engagement process covered topics such as land use, economic development, transportation, infrastructure, and marketing and branding strategies. During the visioning process, Farmington residents indicated that the City should embrace growth moving forward.

Grand River Corridor Plan

The 2013 Grand River Avenue Corridor Improvement Authority Vision Plan served to identify opportunities for economic development by identifying four key focus areas on the Grand River Corridor. The Plan was adopted by both Farmington and Farmington Hills and offers both short-term and long-range solutions to serve as the framework for all capital investment and private development as it occurs within the corridor.

Rouge River Nature Trail Project

Completed in 2016, the Rouge River Plan was created with collaboration of the Corridor Improvement Authority, the City of Farmington, and the City of Farmington Hills with the goal of activating the River. The Plan defined a phased approach with designed spaces and programming opportunities to connect Farmington to the River.

Downtown Area Plan

The Farmington Downtown Area Plan, completed in 2015, was born out of findings from the Farmington Vision Plan. The Plan serves as a blueprint to guide the development of Downtown and its surrounding area. The Plan focused on the redevelopment of the Maxfield Training Center and Shiawassee Park, with

an emphasis on parks and open space. A market study, an analysis of current trends, and public input were considered to inform the development of the Plan, which guides the type and amount of development that is proposed for the district to elevate the area to the highest and best use.

Recreation Master Plan

Updated in 2019, The Parks and Recreation Master Plan provides guidance for future improvements and development of parks, recreational facilities, and programming. Analysis of the inventory of existing conditions and community feedback resulted in creation of a five-year action plan to guide implementation of the recommended objectives.

Downtown Master Plan

In 2016, the City of Farmington's Downtown Development Authority initiated a process to update its Downtown Master Plan. While the Downtown Area Plan focused primarily on specific development opportunities within the Downtown, the Downtown Master Plan was more comprehensive and was intended to tie funding mechanisms with the overall vision for the future of Downtown as identified by the community. The Plan was multifaceted and included a market analysis study and parking study.

Downtown Parking Study

The Downtown Farmington Parking Study Update, completed in 2017, evaluated parking capacity and demand in the Downtown. The study reviewed parking location, occupancy rates, time occupied, and projected changes to future demand in order to develop strategies and policies for future parking.

COMMUNITY CONTEXT

CURRENT TRENDS

Overview



The Master Plan Update aims to align Farmington’s vision and strategies for the future with recent local planning efforts as well as national and regional trends in demographics and housing. While the trends do not provide absolute projections for the future of Farmington, they may serve as a guide to better understand local data and to highlight external forces which may impact development and land use outcomes in the City.

Shifting Demographics

Particularly relevant to Farmington are the types and ages of households projected to populate communities across the country in the coming decades. According to national trends, baby boomers and millennials will represent the majority of growth and currently account for roughly 45% of the nation’s population.

Additionally, households without children, which may or may not include the aforementioned population groups, have proportionately grown over the last 50 years (see Table 1). According to the Southeast Michigan Council of Governments (SEMCOG) population estimates, approximately 75% of households in the City of Farmington will not have children by the year 2045. Households without children, including retired seniors, require different public services, community amenities, and housing and transportation accommodations compared to families with children. Access to employment, restaurants, and health and human services may be prioritized by these populations over proximity to education or childcare facilities. These shifting demographics will have a tremendous impact on traditional subdivision development, which is characterized by large, single-family homes arranged around central schools.

Table 1: National Household Types

HOUSEHOLD TYPE	1970	2000	2015	2030
 With Children	45%	33%	28%	27%
 Without Children	55%	67%	72%	73%

Source: U.S. Census Bureau, American Community Survey (2016)



The “Missing Middle” serves to accommodate shifting household structures and changing housing preferences.

Trends Key Finding

By 2045, approximately 75% of households in the City of Farmington will be households without children.

Housing Preference

The population groups projected to grow — millennials, baby boomers, and households without children — show a preference for attached housing and smaller lot sizes which provide less maintenance and more walkability than traditional single-family housing (Figure 1). As a landlocked community with limited space for new residential construction, it is imperative that Farmington considers these changes in housing preference when reviewing future residential development. Currently, Farmington has slightly more diversity in its housing stock than other area communities, which presents an opportunity to meet the needs of these growing demographic groups.

To better accommodate millennials, baby boomers, and households without children, some cities are focusing on construction of missing middle housing such as townhomes, duplexes, and condos. Development of the “missing middle” housing aims to address changing household structures and shifting housing preferences by providing medium to high density options which strike a balance between detached single-family homes and high-rise buildings. The “missing middle” can help create walkable neighborhoods and serve as an entry-point for new residents to move into communities. These residents may eventually invest in the purchase of a Farmington home.

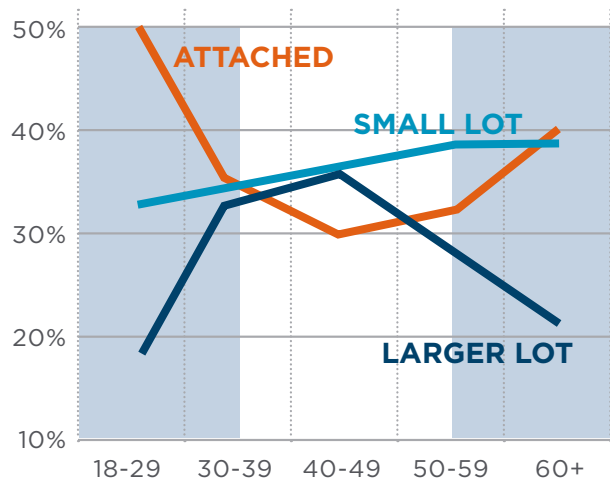
Walkability

Many of the housing trends identified in this section are closely associated with a desire for walkability. The majority of Americans would prefer to live in communities with small yards in which they can walk to amenities, as opposed to living in auto-oriented communities, with large yards (National Association of Realtors, 2015). Walkability encompasses a safe environment to walk in, as well as providing amenities to walk to such as parks, restaurants, employment, or entertainment. Therefore, walkability as a trend has implications on both infrastructure and land use.

Pet Ownership

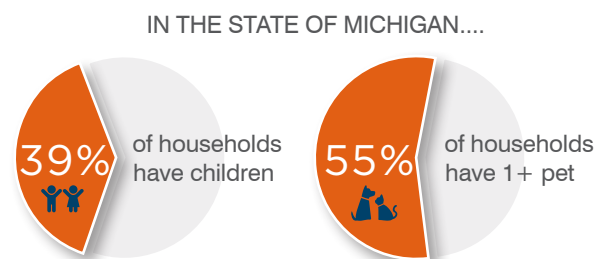
Another trend in household structure which affects housing preference is pet ownership. Around 39% of households in Michigan have children under the age of 18, but more than half (~55%) have at least one pet (see Figure 2). Data also shows a steady increase, nationally, in the percent of households with pets over the last few decades. This is important when planning cities because pet owners tend to prefer walkable areas close to parks and animal-friendly living communities with open space amenities.

Figure 1: Housing Preference by Age



Source: National Association of Realtors (2011)

Figure 2: Households with Children vs. Pet Ownership



Source: U.S. Census Bureau, American Community Survey (2017); Michigan Veterinary Medical Association (2017)

COMMUNITY CONTEXT

PEOPLE

The City of Farmington had a 2017 estimated population of 10,560 people. This is a 1.3% increase since the year 2000, while Oakland County grew by about 3.9% during that same period. This Plan considers the current demographic makeup of Farmington residents and the potential impact of regional and national trends on the future population, as well as opportunities for redevelopment which may better accommodate projected population growth.

Age

At 37.6, the median age of Farmington residents is lower than that of Oakland County (41.0) and similar communities. In the short-term, the comparatively younger population presents an enhanced workforce opportunity, as well as a potential need for entertainment options for young professionals and families. In the long-term, nearly half of Farmington's residents (43.6%) are between 30 and 59 years old, which will have city fiscal and service implications as this cohort retires and ages.

Race & Ethnicity

Farmington, when compared with nearby benchmark cities, is comprised of a racially and culturally diverse community. Its population is 67.2% white, 15.3% Asian Indian, and 12.4% black or African American, compared to 75.6%, 3.2%, and 13.7%, respectively, in Oakland County. (See Figure 3). Diversity generally was identified in the community survey as a component to both the existing and desired identity of Farmington, demonstrating its importance as a community asset.

People Key Finding

Diversity was identified by the community as a desirable and important asset to support now and in the future.

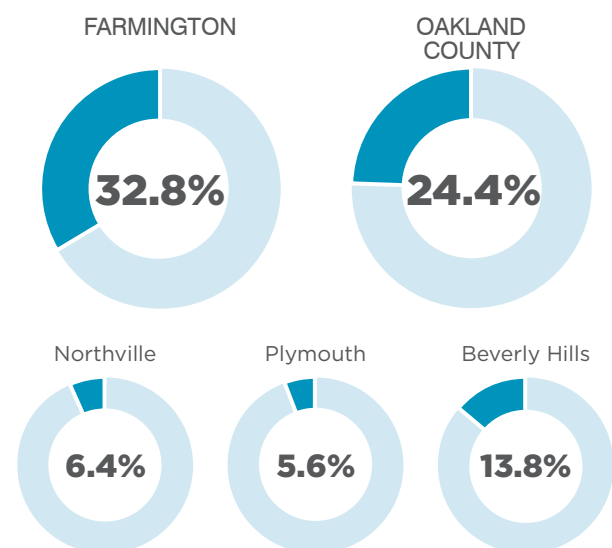
Education

Farmington's population is fairly well-educated, with 97.5% of its population 25 years and older with at least a high school degree and more than half (56.1%) with a bachelor's degree or higher. Increasing the percentage of residents which work inside the City can help ensure that the benefits of highly educated workers, such as high payroll taxes, are retained locally.

Household Characteristics

Understanding the relationship of household members within the community helps to paint a more complete picture of the size and types of housing necessary to meet the needs of Farmington residents, as well as public services. At 2.21, the average household size in Farmington is similar to other areas of the region. Approximately 36.7% of households are occupied by a single person and 16.3% of households are seniors living alone. The percentage of households which identify as families (two or more individuals related by blood or marriage) is 58.7%. The percentage of households in Farmington that have children, 27.2%, is similar to that of comparable communities and the nation at-large.

Figure 3: Percent Residents Non-White



Source: U.S. Census Bureau, American Community Survey (2017)

HOUSING

Tenure

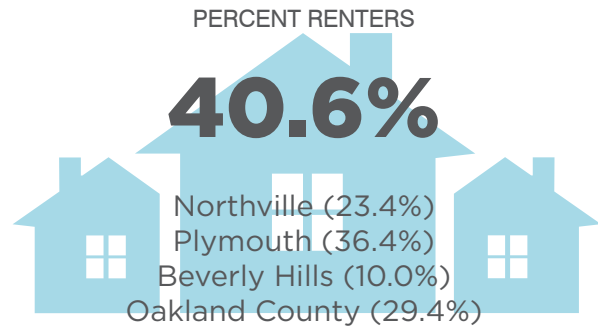
The percentage of Farmington housing units which are owner-occupied has declined over the past decade, mirroring national trends from the Great Recession. Around 28% of housing units were occupied by renters in Farmington in 2000, while that proportion increased to an estimated 40% by 2017. As referenced previously in this chapter, national trends indicate that aging baby boomers and changing preferences in housing type and community amenities is likely to continue to promote a mix in housing tenure.

Housing Type

As shown in Figure 4, Farmington has a more diverse housing stock than similar nearby communities. Approximately 51% of housing units in the City are single-family detached homes, while almost 25% contain five to nine units. Providing a range in housing types can help support diversity in a community's households and businesses. Single-family detached homes generally support the functions of families with children and are available to those with the financial resources to purchase a home. Providing a range of housing sizes and styles can capture the needs of population groups lacking subsequent housing supply including: multi-generational households, non-families, seniors living alone, immigrants, single-parent households, or young professionals. Additionally, a diverse economy requires diverse housing for the range of employee incomes, preferences, and lifestyles which different companies provide or attract.

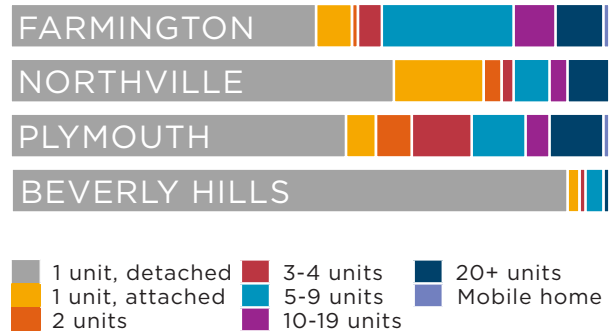
Housing Age

The median year built of housing structures in Farmington is 1967, compared to 1958 in both Plymouth and Beverly Hills. Almost all of the City's housing (97%) was built before 2000. The aging housing stock is characterized by a lack of modern amenities, which can make it less desirable to modern home buyers and renters. However, the lack



Source: U.S. Census Bureau, American Community Survey (2016)

Figure 4: Housing by Type



Source: U.S. Census Bureau, American Community Survey (2016)

COMMUNITY CONTEXT

of recent construction provides a market opportunity for new residential development.

Housing Value

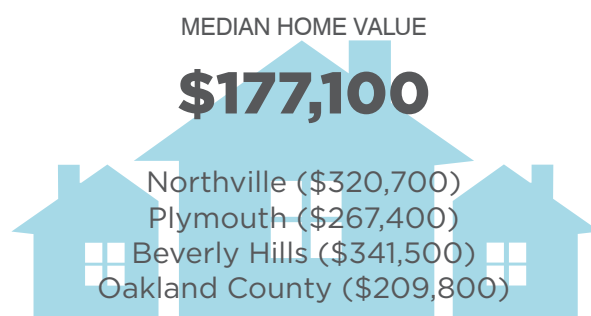
Likely in part due to its age, the median home value in Farmington is lower than that of Oakland County and nearby comparable communities. More than half of the City's owner-occupied housing is valued between \$150,000 and \$299,999. New residential development should aim to accommodate a range a price points in addition to a variety of types and styles.

Market Implications

The existing condition of housing in Farmington and the projected demographic and population changes for the region have important implications for the future of housing in the City. Median rents in Farmington are presently on par with similar communities in the area. However, data from the U.S. Department of Housing and Urban Development suggests that current median rents in Farmington are below forecasted rents for new construction within the County. (See Table 3).

Housing Key Finding

Farmington has a diverse housing stock by unit type which may help the City meet changing housing preferences. However, aging structures present an opportunity for reinvestment.



Source: U.S. Census Bureau, American Community Survey (2016)

Table 3: National Household Types

FARMINGTON - CURRENT MEDIAN RENTS			
Current Rents (1 bedroom units)		Current Rents (2 bedroom units)	
\$797		\$1,064	

OAKLAND COUNTY REGION - FORECAST			
ONE BEDROOM		TWO BEDROOMS	
Monthly Gross Rent (\$)	Units of Demand	Monthly Gross Rent (\$)	Units of Demand
800 to 999	400	1,000 to 1,199	540
1,000 to 1,199	400	1,200 to 1,399	540
1,200 to 1,399	270	1,400 to 1,599	360
1,400 or more	270	1,600 or more	360
Total	1,350	Total	1,775

Source: U.S. Department of Housing and Urban Development, Comprehensive Housing Market Analysis, April, 2016

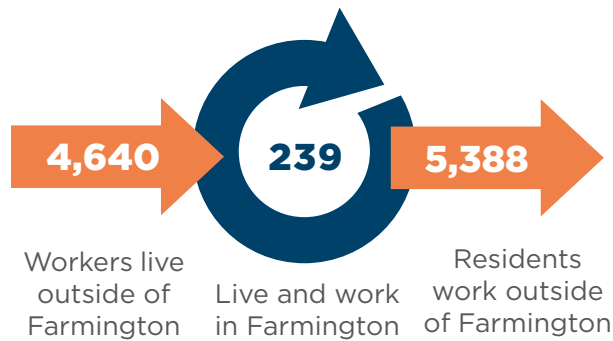
ECONOMICS

CURRENT WORKFORCE

Given its location and size, Farmington’s relationship to neighboring communities plays an important role in its economic structure. Approximately half of its population works outside of the City. Farmington also imports less labor than it exports, meaning the City serves primarily as a bedroom community and is missing out on the potential financial benefits of its highly-educated population. Workforce data also highlights the importance of continued strategic partnerships and planning with regional economic development entities such as the Greater Farmington Area Chamber of Commerce and the Grand River Avenue Corridor Improvement Authority.

Of the jobs that are located directly in the City, the greatest share belong to the Educational Services Sector. This relates to a high density of jobs near Farmington Road and Grand River Avenue where Farmington Public Schools, the Maxfield Education Center, and Our Lady of Sorrows Catholic School are located.

Figure 5: Worker Inflow / Outflow



Source: U.S. Census Bureau, Center for Economic Studies (2015)

Economics Key Finding

Smart technology, such as a fiber optic network, can strengthen the City’s ability to support new and changing businesses and attract businesses that retain a highly educated workforce, including existing residents in the City.

INNOVATION FOR FUTURE WORKFORCE

Future jobs the City may hope to attract, or local start-ups the City would like to incubate, will likely require advanced technology and infrastructure. Much like businesses need to continuously adapt their practices to remain competitive, cities must work to ensure they can accommodate the evolving needs of industry. A planned approach to preparing for high-tech industrial and world-class office space includes responding to technology demands on public utilities, infrastructure, and services.

Fiber optic networks are increasingly being used as an economic development strategy by municipalities. A well-connected network provides high-quality access to fast and reliable communications. It also ensures all residents have reliable Internet access, improving the overall standard of living and decreasing barriers to economic mobility.

Different strategies are being used around the country to install fiber optic networks citywide. Some are city-owned and operated while others are privately funded and operated under contracts with the locality. Marshall, Michigan, one of the only cities in the state with a community-wide fiber network used interfund loans to cover the ~\$2.5 million cost of construction. Approved in 2017, the City of Marshall’s fiber optic network will provide high-speed access to all residents and businesses within city limits upon its completion. Other projects, such as the Smart 33 Corridor in Central Ohio, used a regional and/or transportation approach to widen funding resources and streamline efforts across municipalities.

COMMUNITY CONTEXT

RETAIL

At an estimated 30 square feet per person, Farmington generally has the same amount of retail space compared to the national average (~25 s.f. per person). Within the City, retail is concentrated primarily along major corridors and within the Downtown. Existing outdated or aging retail spaces may collide with current market trends related to an increase in online purchasing and experience-based retail.

MARKET TRENDS

Changes in how, where, and why Americans shop is impacting the relationship between retail and land use with serious implications for city finances and development patterns. This is at least in part due to growth in online shopping, consumer spending on travel, and eating out, and an increasing preference for experiences over goods. Data from the Bureau of Economic Analysis shows spending on travel, recreation, and eating out has steadily increased over the last decade, while proportional spending on household goods, clothing, and other goods has steadily dropped. Similarly, according to research from the Harris Group, nearly 80% of millennials say they would choose to spend money on an experience or event as opposed to an item or good. Goods that are being purchased are increasingly being bought online. Retail expert Jan Rogers Kniffen argues that 50% of all retail not tied to bars and restaurants will be purchased online by 2030. Although e-commerce will likely continue to grow, supporting healthy brick and mortar retail will remain valuable to the local economy, particularly in walkable commercial and mixed-use environments, such as Downtown Farmington.

AGING STRIP MALLS

In Farmington, approximately 70-80% of existing retail is in an aging, strip-center format (Urban Footprint Estimate, 2018). Strip centers face serious market challenges in a changing economy characterized by online shopping, a movement



Aging retail strip centers are likely to be impacted by the rise of online shopping and experience-based retail.

toward less auto-dependency, and a preference for walkable mixed-use communities. Existing outdated retail space within the City may be redeveloped to better serve the needs and preferences of Farmington residents. Strategies including enhanced design standards and updated parking requirements can improve the marketability of these spaces over time.

SUPPORTING LOCAL

While some existing brick and mortar retail space in the City may be transitioned to a more productive use, the local and unique businesses of Farmington provide value to the overall community's identity and marketability. Farmington's Downtown serves an important function as a signature place within the City. Signature places help establish a sense of place and enhance the City's ability to attract commercial activity and future investment. When updating land use and development policies to best reflect trends in retail, Farmington should also look to leverage the existing small and local businesses which create unique shopping experiences.

Retail Key Finding

Aging strip malls present a redevelopment opportunity, while experience-based, local retail can strengthen Farmington's marketability.

PARKS & OPEN SPACE

Access to parks, open space, and trails contributes to the quality of life of a community and affects its marketability to potential employers and residents. The Trust for Public Land, the National Recreation and Park Association, and the Urban Land Institute recommend park space within a 10-minute walk for all residents. Not all Farmington residential areas meet this benchmark, particularly those in the southern portion of the City (Figure 7). Public engagement throughout the recent planning efforts identified at the beginning of this chapter repeatedly indicated a desire by residents for expanding open and green space throughout the City. The most recent set of goals relative to parks and recreation are provided to the right.

Farmington’s current park system includes Shiawasse Park, Drake Park, Women’s Park, Memorial Park, and Downtown Riley Park. Shiawasse Park, the largest of the five, provides leisure space and active programming including a children’s playscape, tennis courts, baseball fields, walking trails and a pavilion. The Park is used to host numerous public and private events, serving important social, health and wellness, and economic functions of the City and its residents.

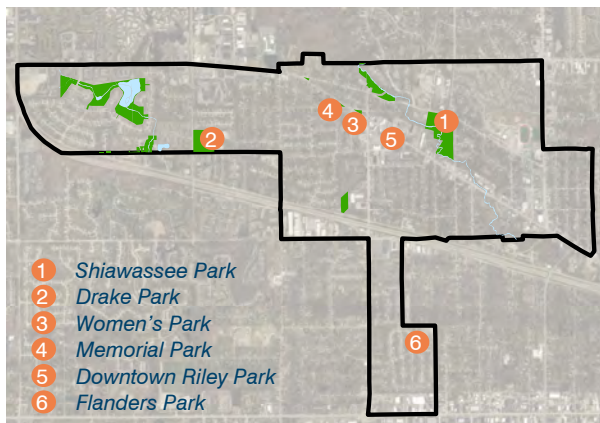
The Downtown Riley Park and Pavilion serves as a central gathering place in the heart of the

community. Though less than an acre in size, it is used to host a range of events including the Farmers and Artisans Market and the summertime concert series. The Park is also home to a winter ice rink.

2019 RECREATION MASTER PLAN GOALS:

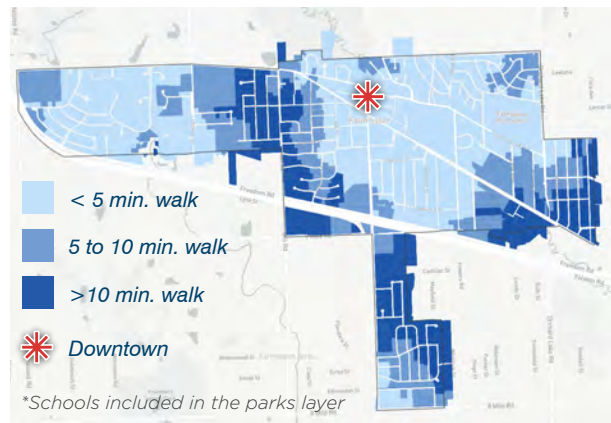
- 1 **Retain** the existing recreational land.
- 2 **Continue to maintain and enhance recreational land**, facilities, programs, and services to meet the evolving needs of the residents of the City and its neighboring communities.
- 3 **Create nodes in the Downtown** to provide better connected public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

Figure 6: Farmington Parks System



Source: The City of Farmington Parks and Recreation Master Plan (2019)

Figure 7: Walkability to Parks



Source: Urban Footprint (2018)

COMMUNITY CONTEXT

MOBILITY

The City of Farmington is conveniently situated along three major corridors. State Route 5 provides direct access to Interstates 275, 696, and 96 while Grand River Avenue and Farmington Road serve important regional commercial and employment needs. In the future, changes in demographics, transportation preferences, and technology are likely to drastically impact how people and products move throughout Farmington.

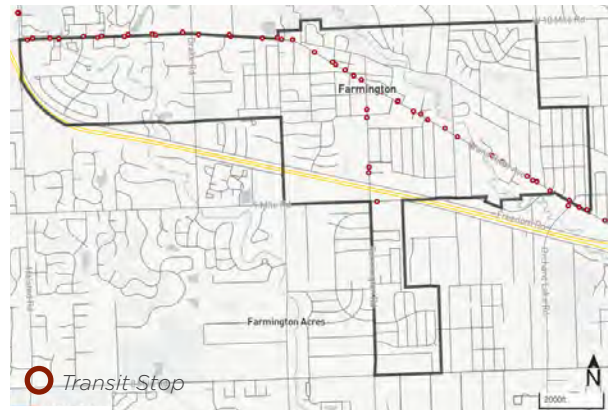
MULTI-MODAL OPTIONS

For a community to be truly accessible, people should have access to all modes of travel including walking, biking, transit, and automobiles. Having multi-modal options is especially important to those who cannot drive, including those who are older, younger, or disabled. In Farmington, residents have access to all of these modes, but some could be improved or expanded upon.

There are both fixed route and on-demand transit options for residents in Farmington. Fixed route transit stops are shown in Figure 10 and are located along Grand River Avenue and Farmington Road. These two routes provide access to Dearborn Heights (Route 330) and Downtown Detroit (Route 805). The on-demand service is provided by the City of Farmington and Farmington Hills for seniors and those with disabilities.

Sidewalks are present along most major corridors and within Farmington's many neighborhoods. However, the mix of land uses and existing street patterns are varied throughout the community. Near Downtown, the area is highly walkable, with short blocks, gridded street patterns, and residential and commercial uses located within close proximity. However, in many of the neighborhoods, blocks are longer, street patterns are curvilinear, and residential uses are more isolated from commercial uses, reducing the walkability. Oftentimes, transit ridership depends on walkability and bikeability to stops, so it is even more important to create walkable environments along transit routes like Grand River Avenue and Farmington Road.

Figure 10: Transit Stops



Source: Urban Footprint (2018)



Two Suburban Mobility Authority for Regional Transportation (SMART) bus routes currently stop in Farmington.

Mobility Key Findings

Downtown and adjacent neighborhoods are accessible by walking and transit, but other neighborhoods are less accessible due to the existing development and roadway pattern.

As it is increasingly adopted over the coming years, AV/CV technology may have an impact on land use, site design, and the roadway network within the City.

AV & CV TECHNOLOGY

Similar to the innovations expected to impact the future workforce (see page 21), mobility will also be highly impacted by changes in technology. Automated and connected vehicle (AV/CV) technology is expected to have an impact on land use, site design, and the roadway network. The City of Farmington should be aware of these potential impacts, so they can plan and prepare for adoption of AV/CV technology and related ride-share services.

Autonomous vehicles, in conjunction with overall automation, will likely result in less cars per household, a great decrease in on-site parking demand, and change in access and pick-up and drop-off locations. Increased safety and more efficient use of the roadway network is also expected with autonomous vehicles. This means more automobiles can drive on less roadway space, increasing capacity. At the same time, additional congestion could be seen at certain points of the roadway network as the possibility of added trips (including potential zero-occupancy trips) might impact the system.

Although we cannot be certain how quickly and extensively AV/CV technology will be adopted, many major automakers have made plans to have self driving vehicles on highways and in urban areas over the next 5 to 10 years. The technology is also expected to be relatively affordable for most of the population, especially with car-sharing services (Emerj, 2018). Therefore, there is potential for wide-spread adoption in the next 15 to 20 years (The Tribune, 2018), although it will depend on the people and specifics of each community. A flexible approach will be needed by the City over the coming decades as old rules are adapted to a new reality.

Larned Street, Detroit

Larned Street in Downtown Detroit is an example of AV/CV technology in the region. In June of 2018, the City of Detroit unveiled the “World’s Smartest Intersections,” which is comprised of five intersections along a two mile stretch of Larned

Street. This corridor, and related intersections, were selected to help address roadway safety issues and help reduce traffic related injuries and fatalities. The smart intersections use real-time video analysis and networked traffic signals to respond to changing traffic conditions. Video is analyzed on the spot to determine different types of road users and the signals respond to how the users are moving.

The system is able to determine different road users and respond accordingly to their behavior. For example, traffic lights can be extended to accommodate cyclists or pedestrians to allow them to clear the intersection before the light changes. The cameras can detect jaywalkers and alert Waze users and connected vehicles to their presence. Signal priority can also be given to specific vehicles like emergency, transit, and freight to improve response times, on-time performance, and operations. Because the intersections are being monitored at all times, data collected by the system can be analyzed and used to improve safety outcomes for all users.

Since the smart intersection technology has been implemented, the corridor has seen over 30% reduction in travel time. The smart traffic technology hardware is being deployed on over 40% of the intersections in Detroit and can help reduce travel time and delays in other areas of the city as well. Even though this technology is relatively new, the City of Detroit is hoping it will help improve traffic congestion for vehicles, travel time for transit and freight, and safety for all users. In the future, technology like this may be used to decrease congestion and increase safety in Farmington.



Smart intersections along Larned Street make the roadway safer by using real-time video analysis and networked traffic signals to respond to changing traffic conditions.

COMMUNITY CONTEXT

ZONING

Farmington's zoning map generally reflects current development patterns in the community. Commercial, industrial, and multi-family uses line the major corridors and single-family residential uses are situated within the other areas of the City.

The City's code has 14 designations, with over half of those attributed to residential designations. Although this specificity allows the City to be prescriptive with future development, it may be overly complicated for some users, including those interested in starting a new business or modifying their home.

While the vast majority of the City is built-out and will likely remain as-is for the foreseeable future, there may be opportunities to change the development pattern in key areas overtime. One such way to alter or intensify the development of an area while maintaining the existing zoning code is to create a zoning overlay, as outlined to the right. Farmington currently has two overlay districts, the River Valley Floodplain Overlay, the Grand River Overlay District, as well as other defined districts in the City: Farmington Historic District, Farmington Downtown Development Authority, and the Grand River Improvement Authority. Overlays and districts like this aid Farmington in targeting development in particular corridors or areas, while preserving existing neighborhoods and base zoning throughout the City.

A second, more complicated manner to alter development patterns is to update or rewrite a zoning code, altering the base zoning and map, and redefining allowable uses and various regulations. This task can be both tedious and difficult for City staff to perform, but is a viable option for change. It is worth noting that should a zoning code update or rewrite take place and a parcel's zoning district or regulations change, existing uses and structures are grandfathered in, meaning it would not require immediate changes to the site. Once alterations to existing structures or uses are requested by the owner, the new zoning code would apply to those parcels and additional updates or changes to the structures may be required or they would need a variance in order to remain.

ZONING OVERLAYS

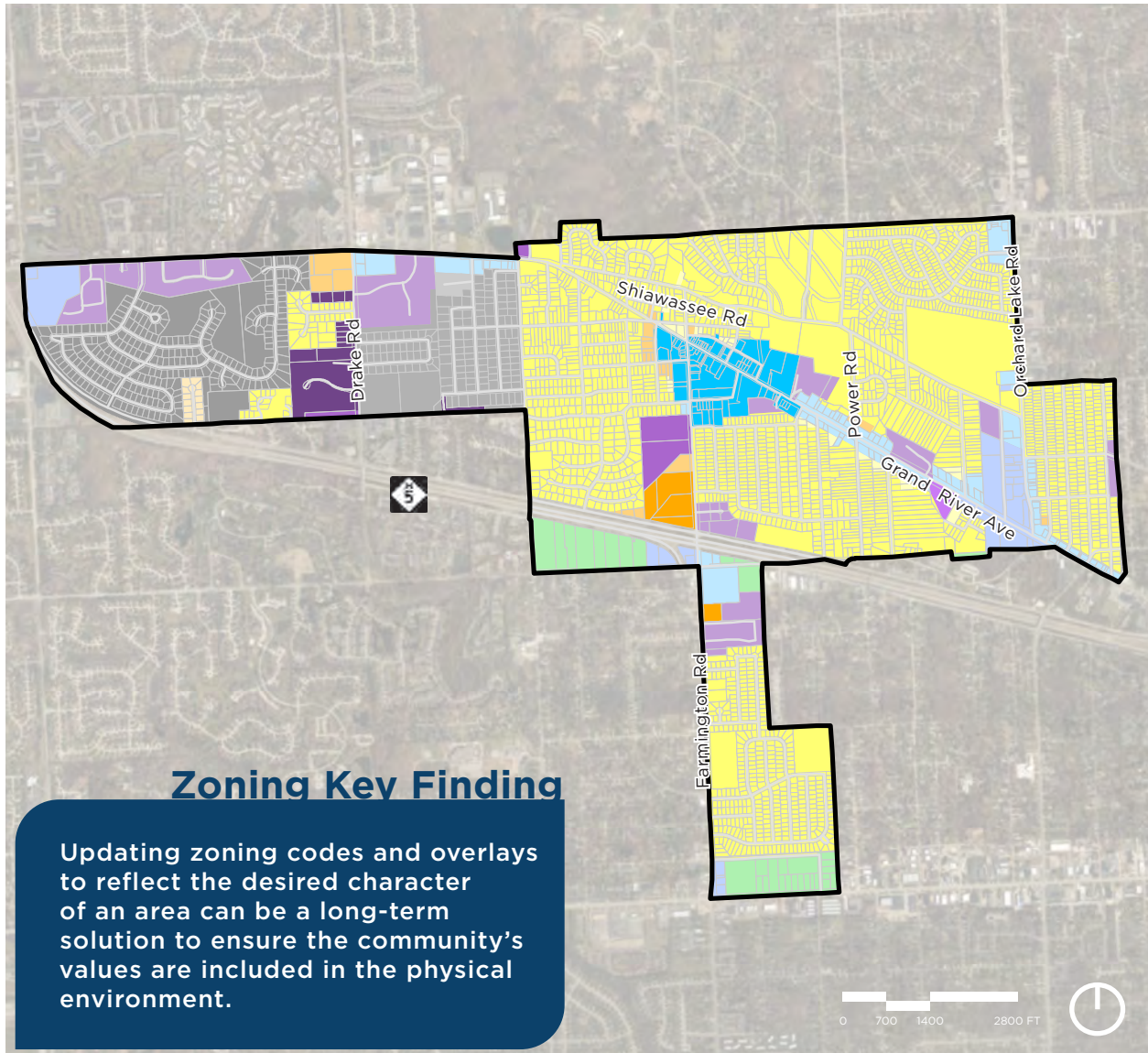
Zoning overlays are a tool used to define the character of a prescribed area in addition to its base zoning. Overlays recognize additional unique qualities or needs of a place without changing all of the parcels within the underlying zoning district or the underlying zoning code. Overlays may be used to protect natural features, historical assets, or to promote specific development character. Appropriate goals of zoning overlays may include:

- Increased building heights
- Decreased building setbacks
- Decreased parking requirements
- Increased landscaping requirements or non-modal transportation amenities
- A more intense mix of uses (i.e. light industrial may be incorporated as a conditional use creating a path towards such uses as microbreweries in urban settings)



Buildings that are constructed within an overlay district may have very different features from those outside the district. City's can use overlays to strengthen design standards for development in more urban and commercial environments.

Figure 12: Zoning Map



LEGEND							
R1	Single-Family Res. (8,500 sf)	R1D	Single-Family Res. (18,000 sf)	R5	Deluxe Multiple Family Residential	C2	Community Commercial
R1A	Single-Family Res. (10,050 sf)	R1P	Single-Family Parking	R6	Single Family Cluster Residential	C3	General Commercial
R1B	Single-Family Res. (12,500 sf)	R3	Multiple Family Residential	CBD	Central Business District	O	Office
R1C	Single-Family Res. (15,000 sf)	R4	Multiple-Family Residential (1BR)	IND	Industrial	OS	Office Service

COMMUNITY CONTEXT

LAND USE

Understanding the current land use pattern provides geographic context to the demographics in Farmington and visually tells a story about the character of the community, financial implications for the City, transportation and infrastructure needs, and more. Analyzing the land use data will also help to build the framework for envisioning the future of growth and development in Farmington. Figure 13 shows the distribution of parcels by land use category, while Figure 15 shows a complete land use map. With only 2% of the City categorized as vacant, much of the City is built-out. This means that land use is unlikely to significantly change and any change in future land use should be strategic and expected to occur over the mid-to-long-term.

Residential

Figure 14 provides the breakdown of residential land use in Farmington. Approximately 67% of the City's land area is in residential use, primarily single-family homes. Multi-family housing accounts for roughly 11% of residential land use and is predominantly situated along major corridors.

With relatively uniform housing development throughout the City, existing and future residents may not have the type of housing available to meet their needs as their lifestyle changes. As discussed in the People section, in the future, Farmington is expected to have an increasing population of households without children. With this change in demographics, housing needs and preferences will also change, creating a need for smaller homes and lot sizes and a greater range of housing types available including multi-family and retirement communities. While much of the existing residential uses are unlikely to change, there may be opportunities for strategic redevelopment in some areas that could incorporate a different type of housing.

Corridors

Generally, commercial, industrial, and medium density residential uses are situated along major

corridors. Many areas along these corridors are auto-centric, with strip malls or out-lot buildings oriented away from the street, with ample parking. However, in the area along Grand River Avenue, especially close to the Central Business District, commercial buildings are constructed in a more traditional pattern with smaller-scale buildings placed closer to the street. Along these major corridors, there may be an opportunity to re-imagine key areas in order to support changing preferences in the housing and retail market.

Figure 13: Citywide Land Use

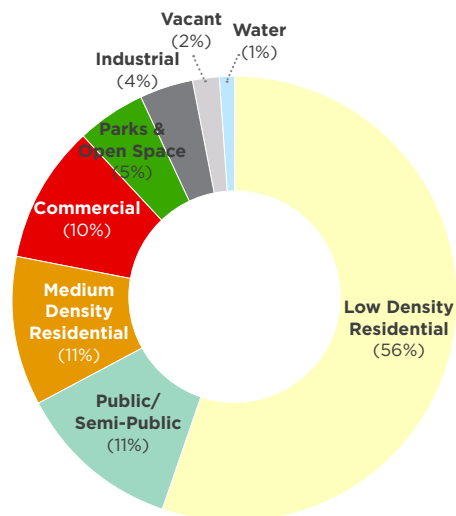


Figure 14: Residential Land Use

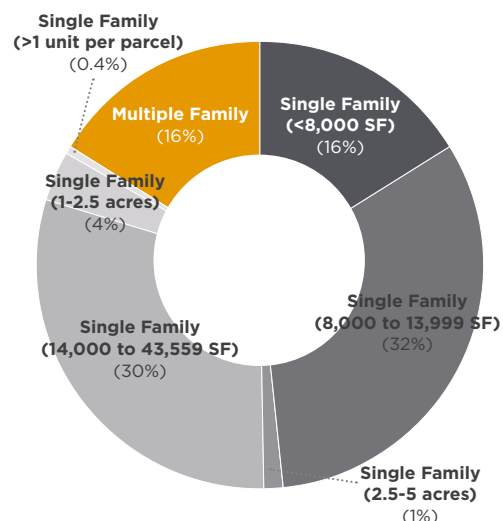
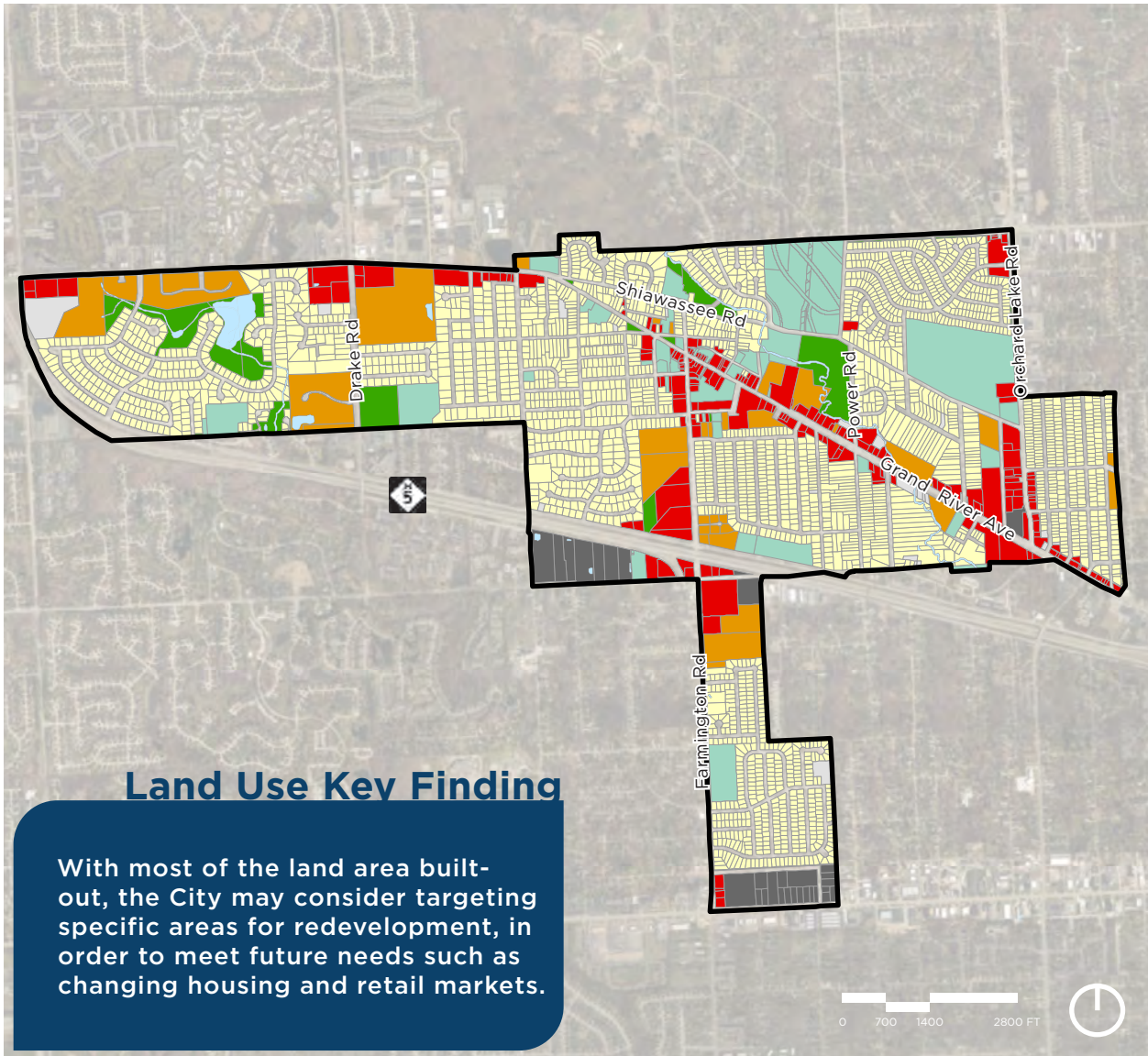










Figure 15: Existing Land Use



Land Use Key Finding

With most of the land area built-out, the City may consider targeting specific areas for redevelopment, in order to meet future needs such as changing housing and retail markets.

LEGEND					
	Low Density Residential		Industrial		Parks & Open Space
	Medium Density Residential		Public/Semi-Public		Water
	Commercial		Vacant		

Public Engagement

OVERVIEW

Outreach and engagement was integral to the planning process to ensure the Plan was rooted in the values and aspirations of the community. Farmington residents, employees, and businesses were invited to participate throughout creation of the Plan to share their individual thoughts and help shape a collective vision for the future of the City. The feedback gathered from the public was instrumental in shaping the outcomes of the Plan including future land use recommendations, policies, and updates to developmental strategies. In total, over 220 people were engaged through formal meetings, community events, and online activities. The following section highlights the results of the public engagement efforts, while relevant feedback is also included within each Plan Chapter.

OUTREACH

A variety of outreach methods were used by City Staff and the planning team to effectively communicate updates and opportunities for the public to engage in the process. The City website and social media pages provided updates on the planning process and posted opportunities to participate.



The public had the opportunity to provide input on the future of Farmington through public meetings and online opportunities.

220+ PEOPLE ENGAGED

20 PUBLIC MEETING 1.1
(DECEMBER 6, 2018)

35 PUBLIC MEETING 1.2
(DECEMBER 6, 2018)

143 COMMUNITY SURVEY
(NOVEMBER 12, 2018 - DECEMBER 7, 2018)

25 PUBLIC MEETING 2
(MARCH 5, 2019)

ENGAGEMENT

PUBLIC MEETING 1

The public was invited to participate in a two-part open house on December 6, 2018 to learn more about the planning process and provide input on the future of growth and development in Farmington. The first portion of the open house occurred at City Hall and was attended by approximately 20 community members. Part two of the open house, immediately following the first, was hosted by the Farmington Brewing Company and included approximately 35 participants. This second meeting was designed to allow community members whose schedule may not accommodate the early evening option an opportunity to engage in the planning process. Methods for obtaining community input included the following activities:

- A presentation on the purpose of the plan and explanation of the planning process;
- A survey station, allowing for participants to take the community survey;
- A big idea activity to gather broad-based input regarding the direction for growth in Farmington;
- A map activity to determine areas favored for revitalization; and
- A thermometer activity to retest findings from the 2013 Vision Plan related to the intensity of future development.

Big Idea

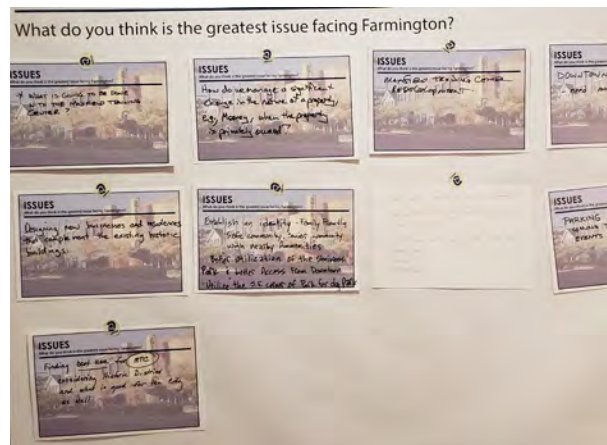
The big idea activity asked the public to consider the greatest issues and opportunities facing the City of Farmington. Redeveloping vacant and underutilized property, particularly the Maxfield Training Center, was generally identified as a top priority. Other opportunities listed by meeting attendees included support for diverse housing options and businesses, improved walkability and connectivity, and attracting visitors to Downtown. Issues identified through the activity include limited parking, the



Public outreach materials helped get the word out about the master planning process.



Meeting attendees gather around boards explaining the planning process and asking for feedback.



"What do you think is the greatest issue facing Farmington?" was one question posed to attendees.

COMMUNITY CONTEXT

need for historic preservation, and private property management.

Map Activity

The mapping activity asked the public to spatially visualize priorities for development. Meeting participants voted on the three focus areas from a selection of five which they believe are the most important to revitalize. The results are shown in Table 4. The responses generally express a preference for revitalization efforts to be focused around Downtown. The ranking of focus area prioritization at the public meeting aligns with the responses from the community survey, discussed later in this chapter.

Meeting participants also provided feedback on the type of development that may be appropriate for these areas. The character of development receiving the most votes in each area is as follows:

- **Farmington & 9 Mile:** Mixed Use (blend of retail, office, and residential uses)
- **Drake & Grand River:** Professional Office (mix of small to medium offices with a range of uses including medical, financial, legal, and engineering businesses)
- **Mooney & Grand River:** Mixed Use; with votes in every other character type category
- **East Grand River:** Mixed Use; Neighborhood Commercial (small-scale commercial centers intended to serve the daily needs of nearby residents and employees)
- **Downtown:** Mixed Use; Neighborhood Commercial; High Density Residential (highly walkable residential areas including townhomes, quadplexes, and mid-rise apartment or condo buildings of 3-6 stories)

Thermometer Activity

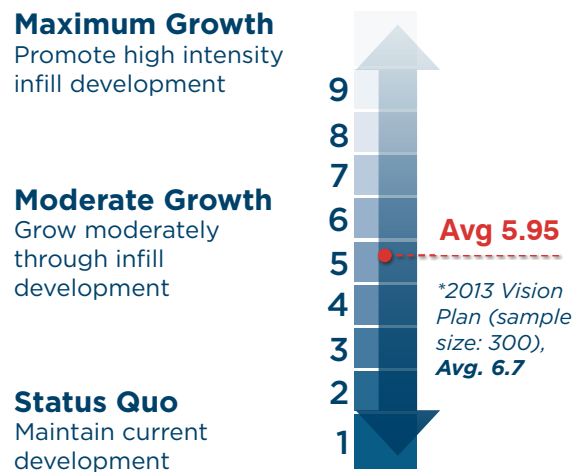
The final public meeting activity was designed to retest findings from the 2013 Vision Plan related to the intensity of future development. The overall

average from the public meeting was 5.9 which is slightly lower than the appetite for growth identified five years earlier.

Table 4: Mapping Activity: Vote on the three focus areas that you believe are most important to revitalize.

FOCUS AREA	# OF VOTES
1. Downtown	15
2. East Grand River	14
3. Mooney & Grand River	13
4. Drake & Grand River	7
5. Farmington & 9 Mile	3

Figure 16: Thermometer Activity Results



COMMUNITY SURVEY

In addition to the in-person engagement activities, the public was invited to participate in an online community survey. The survey asked questions about the quality of life in Farmington and preferences on the future of growth and development. The following section provides an overview of the community survey results.

Overview

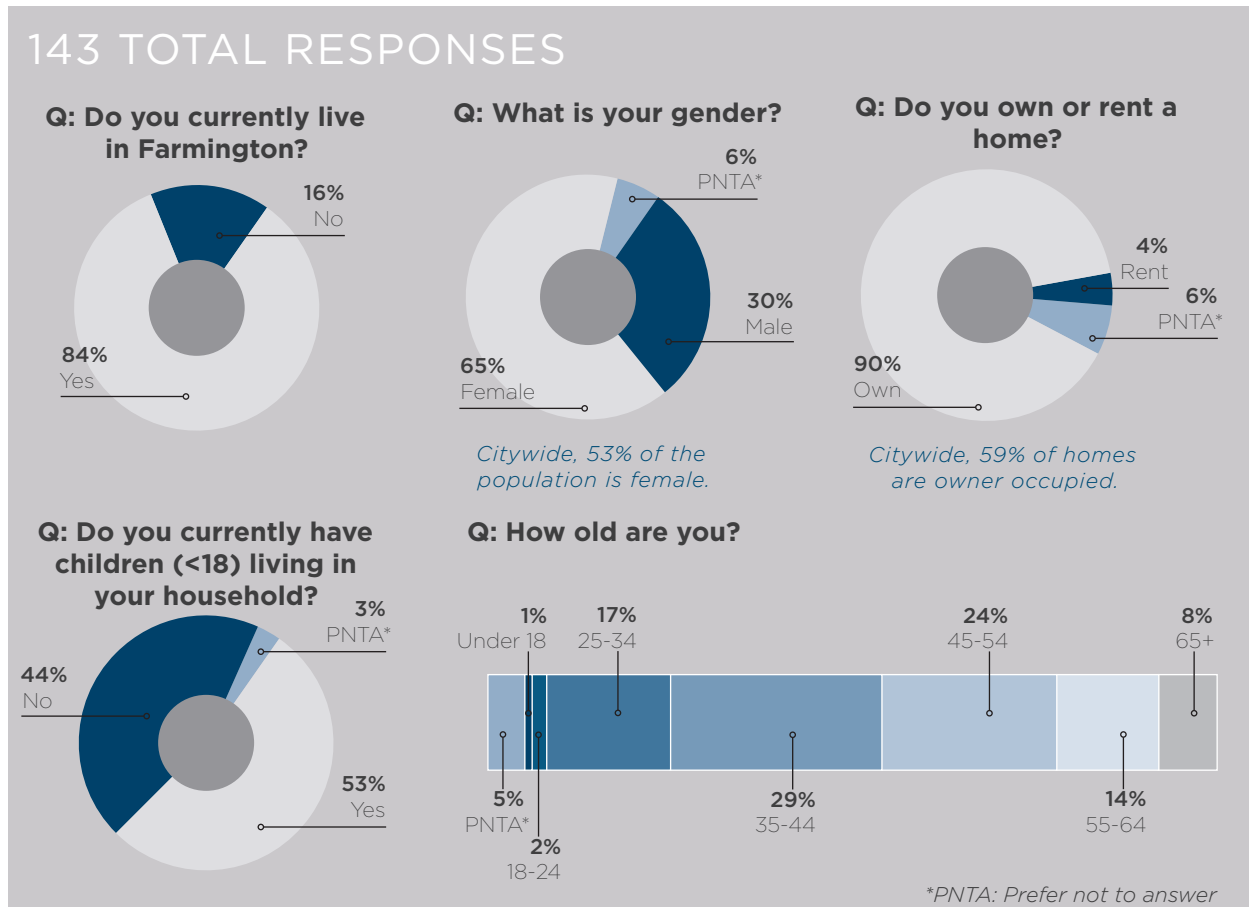
Generally, respondents expressed content with the City and its services and characteristics. They like the Downtown and closely associate its character with the identity of the City at large. They would like to prioritize maintenance and redevelopment

of existing infrastructure and properties over new development. High-quality materials are a high priority for future residential development, and lot size is not very important.

Profile of Respondents

As shown in Figure 17, survey respondents generally reflected the Farmington community at-large. However, there was an increased rate of response from females compared to males and homeowners compared to renters. More than half of the respondents said they do not have children living in their household and the majority of participants were 35-54 years old. These factors were taken into consideration as the public input was used to inform the Plan.

Figure 17: Profile of Respondents



COMMUNITY CONTEXT

Overall Direction

Survey respondents' satisfaction is generally similar, or higher, to other communities. Approximately 59% of respondents said that they think things in Farmington are going in the right direction. Less than 3 percent said that things have gotten off on the wrong track. On a scale of 1 to 10 where 1 is "extremely low" and 10 is "extremely high," the average quality of life as rated by survey participants is slightly greater than eight.

Identity, Image, and Brand

The majority of respondents (75%) believe that the City of Farmington has a distinct identity. Words used to describe that identity include "small town", "friendly", "charming", "quaint", and similar phrases related to Downtown or positive attributes of a family-oriented community. When asked what they would like the identity of Farmington to be, similar responses were given with an emphasis on a family-friendly culture, entertainment and attractions, diversity, and unique small businesses.

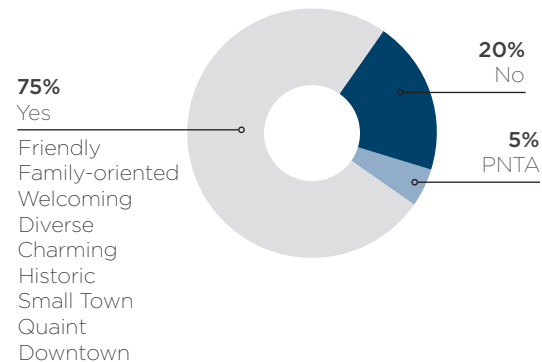
Future Growth

When considering future growth and development in the City, respondents generally indicated a preference for medium-intensity growth with priority on strengthening existing development and infill and redevelopment in focus areas.

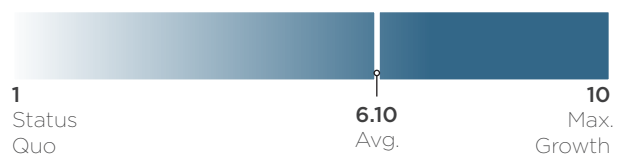
On a scale of 1 to 10, with one as "maintain the status quo," 5 as "embrace moderate growth," and 10 as "allow for maximum growth", the average rating for future growth was 6.1. This result is similar to the preference of growth intensity indicated at the public open house (5.8).

From a list of nine factors, including those describing new development or uses, the factors most important to survey respondents were related to existing infrastructure or properties. The option of "no growth or development" received the lowest average rating of importance at 1.4. Additionally, Downtown was considered the highest priority for redevelopment or revitalization.

Q: Do you believe the City has a distinct identity?



Q: Should the City maintain the status quo, embrace moderate growth, or allow for maximum growth?



Q: Using a scale from 0 to 5, please rate how important each factor is for the City to focus on over the next 20 years.

TOP 3 FACTORS	AVERAGE RATING
1. Maintain and improve infrastructure	4.3
2. Redevelop existing properties	4.2
3. Strengthen connectivity to schools, parks, and Downtown	4.1

Q: Using a scale of 0 to 5, with 0 being "low priority" and 5 being "high priority," please rate the priority to revitalize each area.

TOP 3 AREAS	AVERAGE RATING
1. Downtown	4.1
2. East Grand River Ave.	3.4
3. Mooney St. & Grand River Ave.	3.3

Housing

According to survey responses, future residential growth and development in Farmington should be high-quality and diverse. When asked to identify the importance of seven housing characteristics, high quality materials was the most important. Affordability and proximity to amenities including parks, commercial uses, and schools all rated fairly similarly (average ratings ranged from 3.5 to 3.8). The least important housing characteristic for survey participants was large lot size, which supports national trends that millennials and baby boomers are seeking smaller lots closer to amenities.

Supporting a variety of housing types, including those catering to both households with and without children, can help Farmington serve a range of resident needs and preferences.

PUBLIC MEETING 2

The public was invited to participate in a second two-part open house on March 5, 2019 to review and provide input on the draft plan and its key elements. The first portion of the open house occurred at City Hall and was attended by approximately 25 community members. The second portion of the open house was held at John Cowley & Sons Irish Pub to allow community members whose schedule may not accommodate the early evening option an opportunity to engage in the planning process. This final open house included a review of the following items:

- A presentation on the purpose of the plan and explanation of the planning process;
- A draft plan station, allowing participants to review the draft Master Plan;
- A display of the Future Land Use Map and land use categories;
- A display of the implementation component of the plan, including the goals and actions; and
- A display of the Focus Area plans.

Public Engagement Key Findings

Broad support for medium-intensity growth, infill development, and redevelopment of key areas throughout the City.

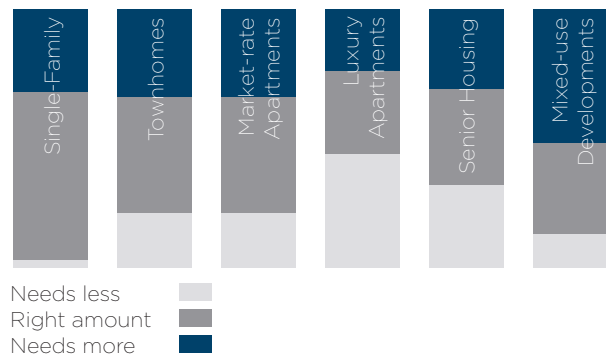
Additional residential development should be high-quality and cater to a diverse range of household types.

Long-term mobility and land use strategies should leverage existing development.

Q: Using a scale from 0 to 5, please rate how important each of the following housing characteristics are when thinking about future residential growth and development.

TOP 3 CHARACTERISTICS	AVERAGE RATING
1. High quality materials	4.1
2. A range of housing options for residents in different stages of life	3.8
3. Proximity to parks	3.8

Q: Does Farmington need more, less, or have the right amount of each of the following?





03

FUTURE
LAND USE

Future Land Use

OVERVIEW

The Future Land Use plan builds on past planning efforts and public input to provide both broad and specific recommendations to guide future development. The land use map helps define where and how growth should occur within Farmington. Input regarding where and how to grow was gathered during the public engagement process and incorporated into the map and final recommendations. The map and recommendations are rooted in the aspirations of the community and strive to meet the needs of current and future residents and businesses as well as contribute to the fiscal health of the City.

As part of this Plan, a Future Land Use Map and related Land Use Type descriptions have been identified. As future land use changes are made, both the map and descriptions should be referenced to ensure land use decisions are in alignment with the intent of this Plan. When proposed land use changes are not in alignment, careful consideration should be given to whether that change should occur.

FOCUS AREAS

Largely based on existing land use and development in the City, the Future Land Use Map is meant to distinguish areas that are appropriate for certain development patterns. While much of the City will remain in its current land use, distinct focus areas

in the City have been identified for their potential to redevelop and change land use or development patterns over time. These areas will be discussed in more detail in the Focus Area Chapter.

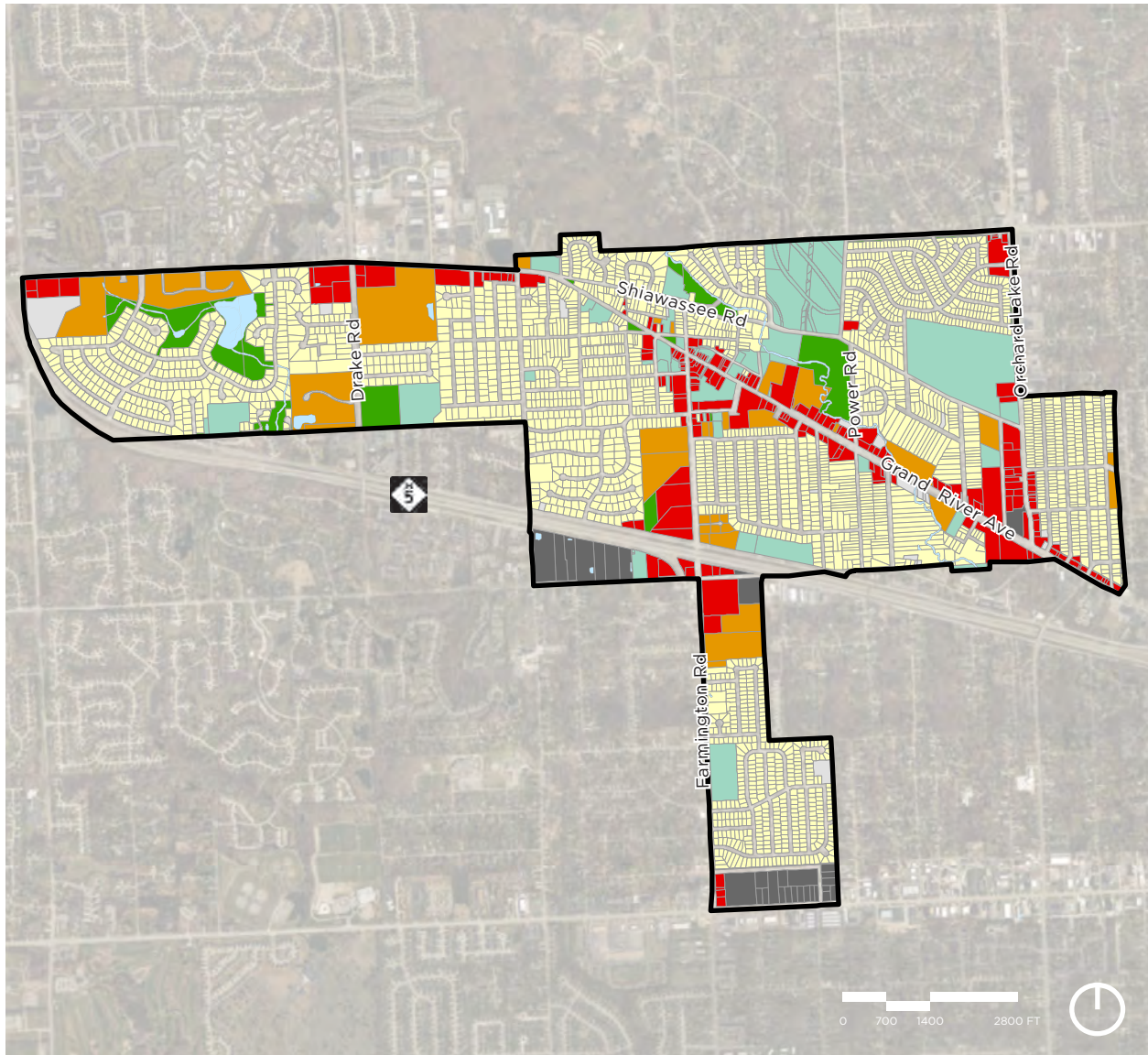
The Focus Areas depicted in the Future Land Use Map include descriptions that should be used to guide future land use decisions, while remaining flexible to create opportunities for similar development types that are in alignment with the description. In essence, they serve as a guide for making decisions on future growth and development.









LAND USE TYPES

While the Future Land Use Map provides recommendations for the location of each Land Use Type, detailed descriptions of each are included on the following pages with key features and character images. These descriptions are intended to communicate the form and character of each land use type, and include both data and graphic descriptions for the individual land uses.

Note to Reader: See the Focus Area Chapter for detailed land use descriptions for each focus area.

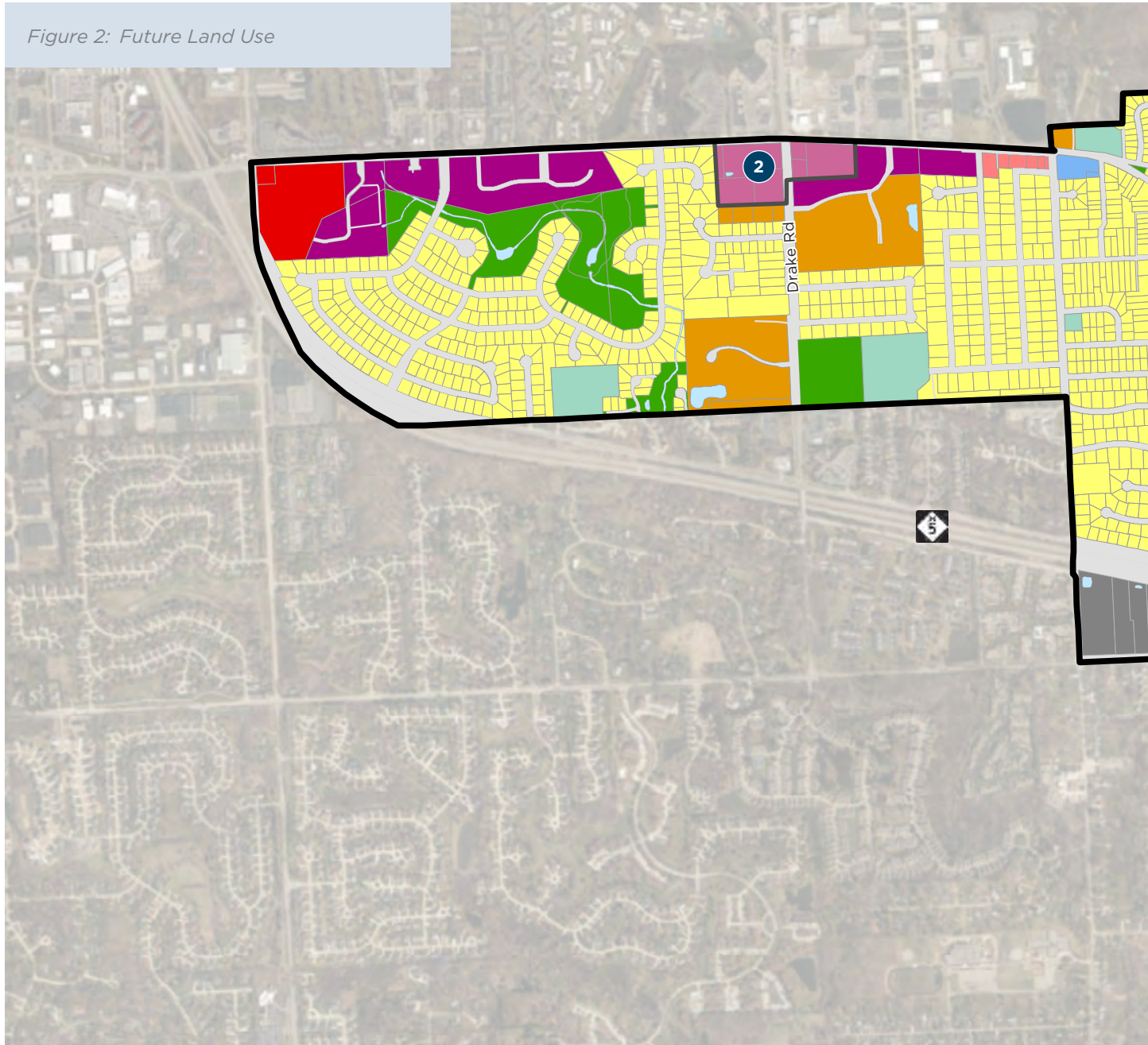
Figure 1: Existing Land Use














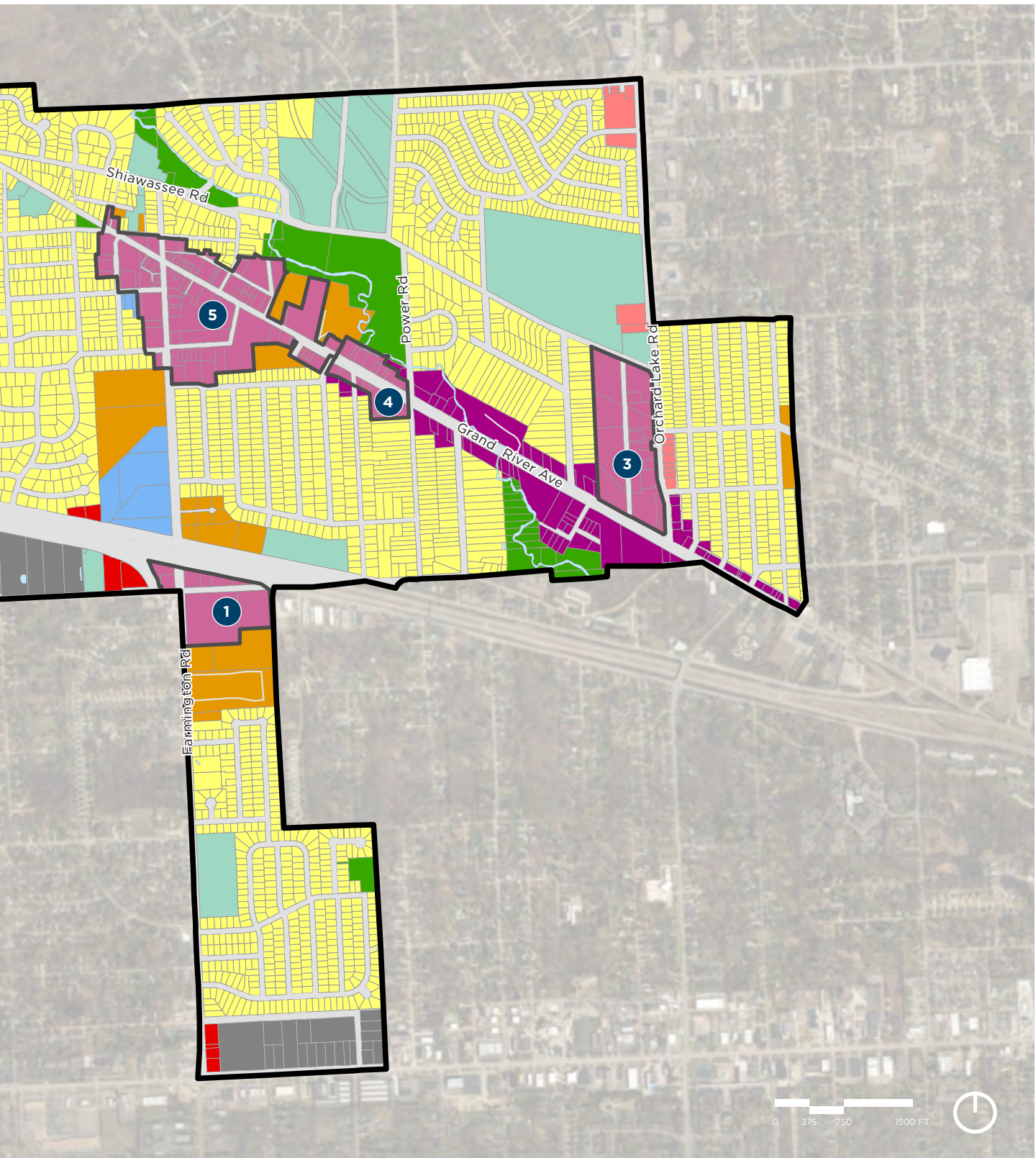
LEGEND			
	Low Density Residential		Industrial
	Medium Density Residential		Public/Semi-Public
	Commercial		Vacant
			Parks & Open Space
			Water

FUTURE LAND USE

Figure 2: Future Land Use



LEGEND					
	Low Density Residential		Community Commercial		Focus Areas
	Medium Density Residential		Professional Office		Parks & Open Space
	Mixed Use		Flex Industrial		Water
	Neighborhood Centers		Public/Quasi-Public		Right-of-way



FUTURE LAND USE

LOW DENSITY RESIDENTIAL

Description

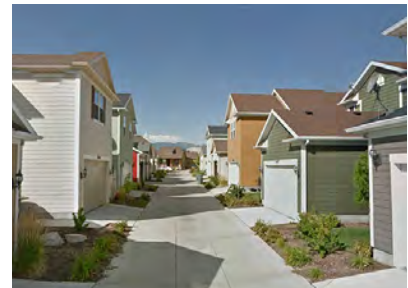
The Low Density Residential development type is characterized by a variety of single family homes of various house and lot sizes. A range of architectural styles should be promoted, featuring rear or side facing garages and alleys, if possible. The development should be laid out to preserve and leverage environmentally sensitive areas. Cul-de-sacs should be avoided due to their limitations to neighborhood connectivity.

Areas planned for new development should feature green spaces within or adjacent to the development. Streets should include sidewalks and street trees and be designed to promote a walkable environment with short blocks. Streets and paths should connect to adjacent developments. Every home should be within a half-mile walk of a park or public space, and can feature amenities such as playgrounds, dog parks, and community gardens.



Development Character

Height	1-2.5 stories
Building Coverage	30%
Front Setback	10-30 ft
Parking	2 spaces / unit
Intensity	3-6 units / acre
Permitted Uses	<ul style="list-style-type: none">• Detached / Attached Single Family



MEDIUM DENSITY RESIDENTIAL

Description

These areas are intended for well-planned medium density residential uses that can include a range of housing options at a range of price points including small-lot single family homes, duplexes, and townhomes. Developments should incorporate open space and/or public spaces and integrated common areas. Various amenities should be available to residents and could include a community center, recreational paths, and natural areas.

Primary structures and entryways should face the street and be well landscaped. Streets should include sidewalks and street trees, and be designed to promote a walkable environment with short blocks. Parking should include both public on-street parking and private parking in surface lots or garages accessed from a service road behind the structure.



Development Character

Height	40 ft
Building Coverage	30-50%
Front Setback	0-20 ft
Parking	1-2 spaces / unit
Intensity	5-20 units / acre
Permitted Uses	<ul style="list-style-type: none"> • Detached / Attached Single Family • Multifamily



FUTURE LAND USE

MIXED USE

Description

Mixed use development blends complementary uses including retail, office, and residential in urban or semi-urban development styles. These uses can be integrated vertically, in the same building, or horizontally in the same development, and create a live-work-play environment. Public amenities such as outdoor cafes, plazas, and green space provide both residents and visitors areas to relax and socialize.

Buildings should be oriented towards the street with parking to the side/rear of the building and screened from view. All buildings, parking, and communal greenspace should be well landscaped and communal areas may be programmed with public events. Shared parking agreements may be appropriate for compatible uses such as office and restaurants. Wayfinding signage may be necessary on larger sites.



Development Character

Height	60-70 ft
Building Coverage	30-70%
Front Setback	0-20 ft
Parking	Rear/side of building; screen from view
Intensity	10-30 units/acre 12,000-40,000 sf/acre
Recommended Uses	<ul style="list-style-type: none"> • Retail • Office • Residential



NEIGHBORHOOD CENTER

Description

The Neighborhood Center district is intended to serve residents in close proximity with a low intensity commercial product. Neighborhood Center development should be small in scale and complement adjacent and nearby development patterns. These uses should serve the everyday needs of the nearby residents and employees, and can include boutique retail, convenience stores, general services, medical offices, and restaurants. Drive-throughs, big box stores, gas stations, and other auto-related uses are discouraged in these areas.

Architecture should be four-sided, and include ample window area, high quality materials, and pedestrian-scaled architectural detailing. Parking should be to the side or rear of the building. Sidewalk cafes, awnings, and landscaping are encouraged to define the character of the development.



Development Character

Height	35 ft
Building Coverage	30-50%
Front Setback	0-20 ft
Parking	Rear/side of building; screen from view
Intensity	12,000-40,000 sf/acre
Recommended Uses	<ul style="list-style-type: none"> • Retail • Office • Medical Office



FUTURE LAND USE

COMMUNITY COMMERCIAL

Description

This district is intended for medium to large scale commercial uses adjacent to primary arterials that serve the larger community or regional area. This may include large format retail, entertainment uses, grocery stores, and restaurants. Buildings must be well designed and have distinct architectural character. When buildings are set-back from the street, landscaping should be used to define the street and internal parking should be organized with landscape islands and trees.

Uses in this area must be well-suited for both vehicular and pedestrian connections. Parking should be to the side or rear of the development, and pedestrian and bike access provided to all surrounding uses. Cross-access drives are encouraged between developments to reduce curb-cuts on major roadways. Shared parking agreements may be appropriate for compatible uses to reduce overall parking ratios.



Development Character

Height	40 ft
Building Coverage	30-40%
Front Setback	0-50ft
Parking	Rear/side of building; screen from view
Intensity	10,000-25,000 sf/acre
Recommended Uses	<ul style="list-style-type: none"> • Retail • Office • Hotel/Lodging • Medical Office • Hospital/Clinics



PROFESSIONAL OFFICE

Description

These areas are designated for a variety of office uses including small professional offices and large format offices in a campus setting. Buildings should serve business or medical uses and local, regional, and national tenants.

Buildings and sites should be integrated into the surrounding area and include both vehicular and non-motorized connections. Parking lots should be oriented to the side or rear of these facilities and be well landscaped with shade trees. Shared parking agreements are encouraged and may be used to lower parking requirements. Attractive landscaping, streetscape elements, and signage should be used to integrate larger sites into the existing street network.

Site designs are encouraged to include outdoor plaza and/or landscaped areas for employees and visitors. Pedestrian access and interconnected pathways that cross multiple developments are encouraged in larger office settings to provide employees low intensity recreation options.



Development Character

Height	50-60 ft
Building Coverage	30-50%
Front Setback	0-50ft
Parking	Rear/side of building; screen from view
Intensity	10,000-15,000 sf/acre
Recommended Uses	<ul style="list-style-type: none"> • Office • Medical Office • Hospital/ Clinics



FUTURE LAND USE

FLEX INDUSTRIAL

Description

Flex Industrial is intended for light industrial users that require space for wholesale, warehousing, and clean manufacturing, packaging, repair and related office functions. These uses require buffering from incompatible uses such as residential homes.

The Industrial, Research, & Innovation type includes a variety of industrial, research & development, laboratory, design, and technology uses. Retail may be considered as a secondary use to accommodate workers. High interconnectivity through public plazas, green spaces, and pathways within and around the site should create a campus of cross-collaboration. Parks, public amenities, and pedestrian and bicycle access should be included.



Development Character

Height	50 ft
Building Coverage	30-40%
Front Setback	0-50ft
Parking	Varies by use type
Intensity	50,000-100,000 sf/acre
Recommended Uses	<ul style="list-style-type: none"> • Industrial • Office • Retail (secondary)



PUBLIC/QUASI-PUBLIC

Description

These areas are intended to accommodate public and semi-public uses. Buildings and land owned by the government, libraries, City emergency and service departments, religious uses, privately owned schools and universities, and the public school system share this development character. Such facilities should be well designed and integrated into their surroundings.

Pedestrian access is key on these sites and must be ADA accessible. Structures should be connected to pedestrian and bicycle facilities in the area, and enhanced crossings should be provided to ensure pedestrian safety. In larger institutional settings, parking that serves a greater area may be located at a further distance to preserve the pedestrian experience within the site, such as on a campus. Attractive landscaping, streetscape elements, and signage should be used to integrate larger sites into the existing street network.



Development Character

Height	50 ft
Building Coverage	30-40%
Front Setback	0-50 ft
Parking	Varies by use type
Intensity	50,000-100,000 sf/acre
Recommended Uses	<ul style="list-style-type: none"> • Institutional • Government Offices and Services • Parks & Open Spaces



FUTURE LAND USE

PARKS & OPEN SPACE

Description

Parks, trails, and open spaces are critically important for health and quality of life of local residents. The Park land district can include a variety of active and passive uses or activities including neighborhood parks, natural/conservation areas, golf courses, ball fields, and playgrounds. These facilities should be designed to reduce maintenance expenses to help ensure long term upkeep.

The existing park network should continue to be maintained and enhanced to meet the evolving needs of residents. Parks and open spaces should be easily accessed by a variety of mobility options, include multi-generational activities, and provide environmental education opportunities. In more urban settings such as downtown, shared parking agreements with office and institutional uses may be appropriate to reduce the need for additional parking.



Development Character

Parking	Shared parking encouraged
Recommended Uses	<ul style="list-style-type: none">• Parks• Recreation• Natural/Conservation Areas



Land Use Type Summary

The following table summarizes the character and form for each Land Use Type. *These descriptions are intended to be a general guide for how development may occur in the future, not a rigid set of standards.*

LAND USE	HEIGHT	BLDG. COVERAGE	FRONT SETBACK	PARKING	INTENSITY	USES
Low Density Residential	1-2.5 stories	30%	10-30 ft	2 spaces / unit	3-6 units/acre	<ul style="list-style-type: none"> • Detached/ Attached Single Family
Medium Density Residential	40 ft	30-50%	0-20 ft	1-2 spaces / unit	5-20 units/acre	<ul style="list-style-type: none"> • Detached/ Attached Single Family • Multifamily
Mixed Use	60-70 ft	30-70%	0-20 ft	<ul style="list-style-type: none"> • Rear/side of building • Screen from view 	<ul style="list-style-type: none"> • 10-30 units/ acre • 12,000 - 40,000 sf/acre 	<ul style="list-style-type: none"> • Retail • Office • Residential
Neighborhood Center	35 ft	30-50%	0-20 ft	<ul style="list-style-type: none"> • Rear/side of building • Screen from view 	<ul style="list-style-type: none"> • 12,000-400,000 sf/acre 	<ul style="list-style-type: none"> • Retail • Office • Medical Office
Community Commercial	40 ft	30-40%	0-50 ft	<ul style="list-style-type: none"> • Rear/side of building • Screen from view 	<ul style="list-style-type: none"> • 10,000-25,000 sf/acre 	<ul style="list-style-type: none"> • Retail • Office • Hotel/Lodging • Medical Office • Hospital/Clinics
Professional Office	50-60 ft	30-50%	0-50 ft	<ul style="list-style-type: none"> • Rear/side of building • Screen from view 	<ul style="list-style-type: none"> • 10,000 - 15,000 sf/acre 	<ul style="list-style-type: none"> • Office • Medical Office • Hospital/Clinics
Flex Industrial	50 ft	30-40%	0-50 ft	Varies by use type	<ul style="list-style-type: none"> • 50,000 - 100,000 sf/acre 	<ul style="list-style-type: none"> • Industrial • Office • Retail (secondary)
Public/Quasi-Public	50 ft	30-40%	0-50 ft	Varies by use type	<ul style="list-style-type: none"> • 50,000 - 100,000 sf/acre 	<ul style="list-style-type: none"> • Institutional • Government Offices and Services • Parks & Open Spaces
Parks & Open Space	--	--	--	Shared parking encouraged	--	<ul style="list-style-type: none"> • Parks • Recreation • Natural/ Conservation Areas





04



FOCUS AREAS

Focus Areas

OVERVIEW

While much of the City has been fully developed and will likely remain in its current land use, there are distinct areas that are able to accommodate future growth and provide opportunity for revitalization. A series of five focus areas were identified as part of the City's Future Land Use Plan.

These five areas within the City provide opportunities to guide new growth in a way that will most effectively improve the image of the community, create new mobility connections, and promote new economic development. Though some of these areas contain vacancies and others contain viable businesses, redevelopment and site improvements are recommended in order to strengthen the image of the community and create new economically competitive places. The Focus Areas are priority growth areas and future decisions regarding capital improvements, development incentives, and new land use policies should encourage investment and development in these areas.

Within this section, more targeted recommendations are outlined for how future growth and development should occur in these areas. This includes recommendations for land use, character, and general development goals. The recommendations in this chapter were directly informed by public input received through the comprehensive planning

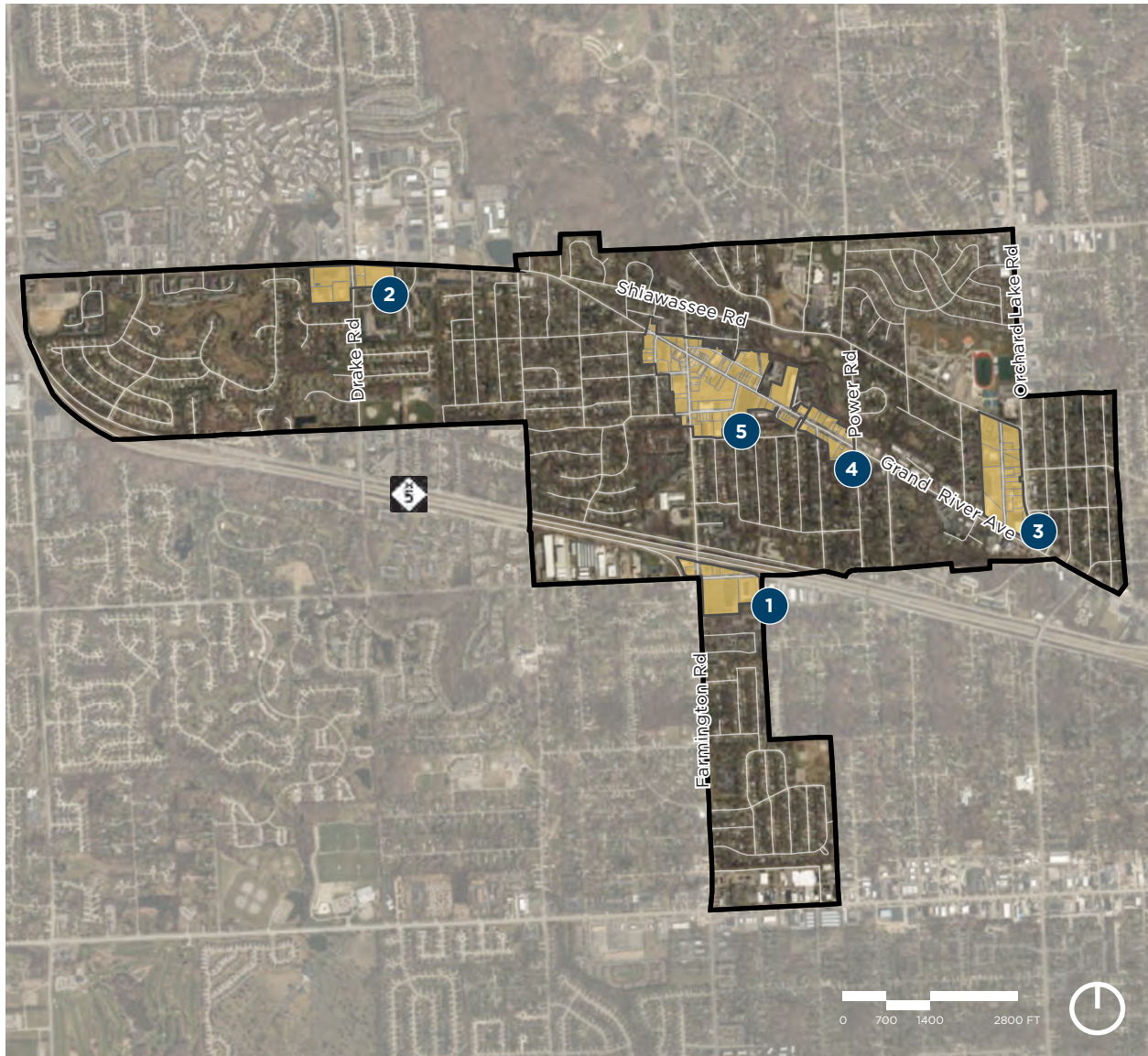
process, as well as an understanding of market trends that will guide future growth and development in the region. Key findings from both are highlighted below.

SELECTING THE FOCUS AREAS

The Focus Areas were identified by City staff and the project Steering Committee then tested at the public meetings. These areas were selected based on a number of criteria, including their development potential. The areas included some or all of the following characteristics:

- Under-utilized land and/or buildings;
- New opportunities to serve existing neighborhoods and districts;
- New opportunities to improve community identity; and,
- Opportunities to create a variety of housing choices and styles.

Figure 1: Focus Areas Map



LEGEND					
	Focus Areas		Drake Road & Grand River Avenue		East Grand River Avenue
	Farmington Road & Nine Mile Road		Orchard Lake Road & Grand River Avenue		Central Business District (Downtown)

FOCUS AREAS

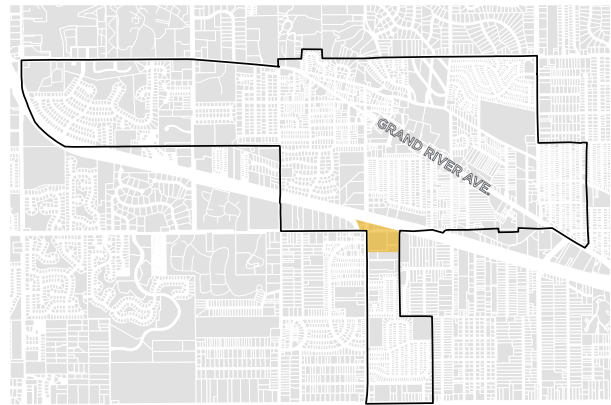
Focus Area #1

Farmington Road & 9 Mile Road

OVERVIEW

Farmington Road and 9 Mile Road serves as a gateway into the City from Farmington Hills. As a major entryway, the location provides opportunity coordinate existing and future development, create a unified development character, and integrate a future gateway feature, helping to enhance the community's image and brand.

Currently, the focus area is primarily auto-oriented retail and includes restaurants, light industrial, and other community commercial uses.

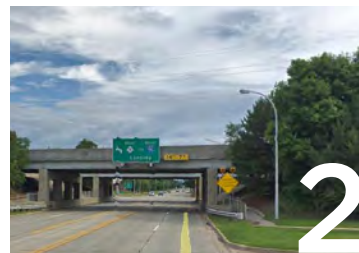


EXISTING CONDITIONS

BY THE NUMBERS	
Site Acreage	~17.5 Acres
Number of Parcels	8 Parcels
Current Use	Commercial/Office, Transportation/Utility/Communication, and Industrial
Current Zoning	C2 (Community Commercial), C3 (General Commercial), and IND (Industrial)



The existing shopping plaza is setback far from the street, and is difficult to reuse in an urban fabric.



Gateway signage is needed to help define arrival into the City.



The existing light industrial buildings provide potential for unique uses.

Figure 3: Existing Zoning

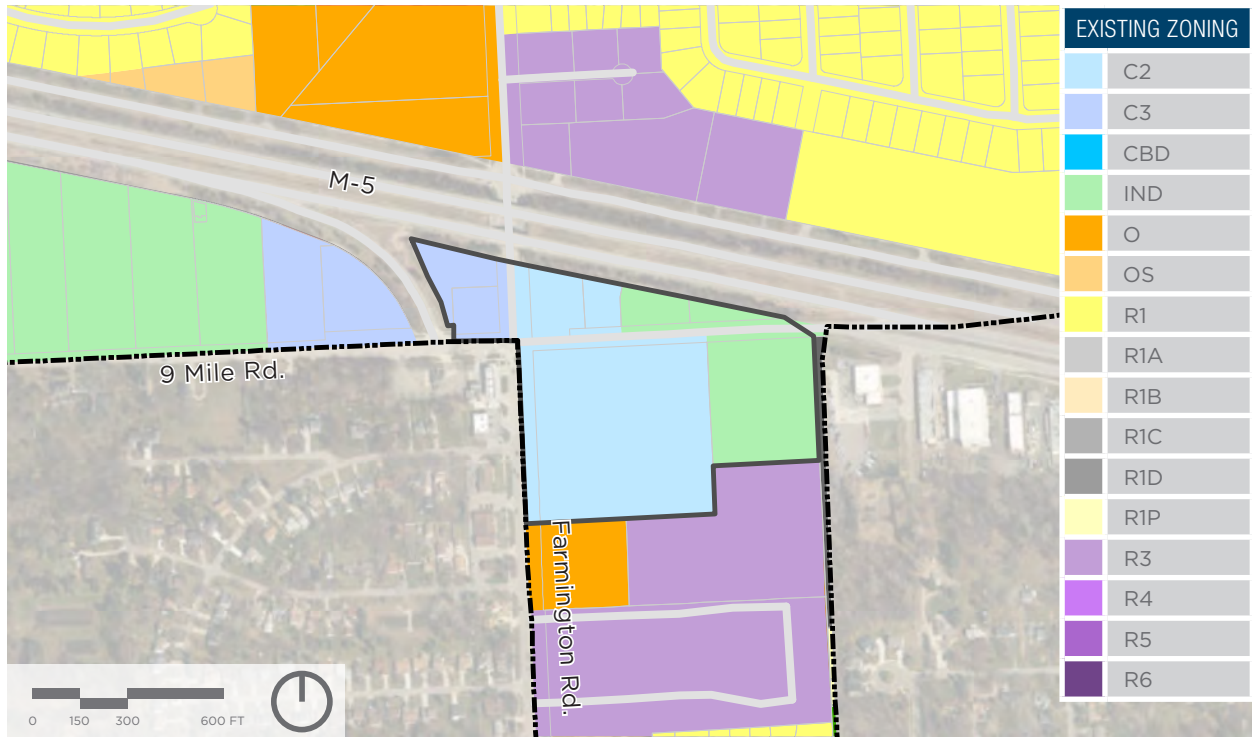
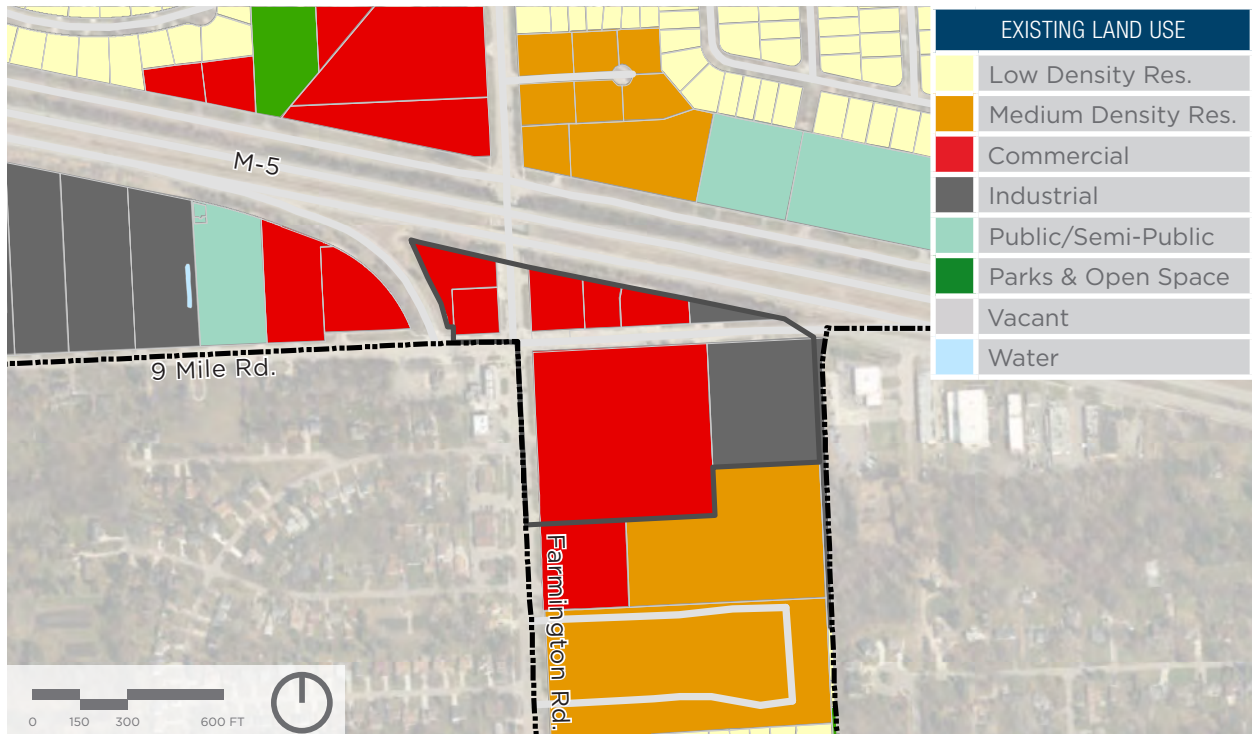


Figure 2: Existing Land Use



FOCUS AREAS

THE VISION

The vision for the northwest corner of 9 Mile Road and Farmington Road and south of 9 Mile Road along Farmington is for a mix of uses, with an emphasis on neighborhood commercial. The development west of the existing commercial development includes mixed use, with an emphasis on office space. This area's light industrial character provides an excellent environment for creative oriented businesses, such as live-work buildings or maker spaces.

The corner of Farmington Road and 9 Mile Road offers an opportunity to transform the M-5 overpass into a dynamic entryway into the City to define a sense of arrival. In an effort to further walkability and increase access into downtown from south of 9 Mile, development in this area should include pedestrian-scaled features and enhancements.

DEVELOPMENT GOALS



Add new business and office space that complements the light industrial character and promotes walkability..



Transform the gateway appearance to promote the city's identity.



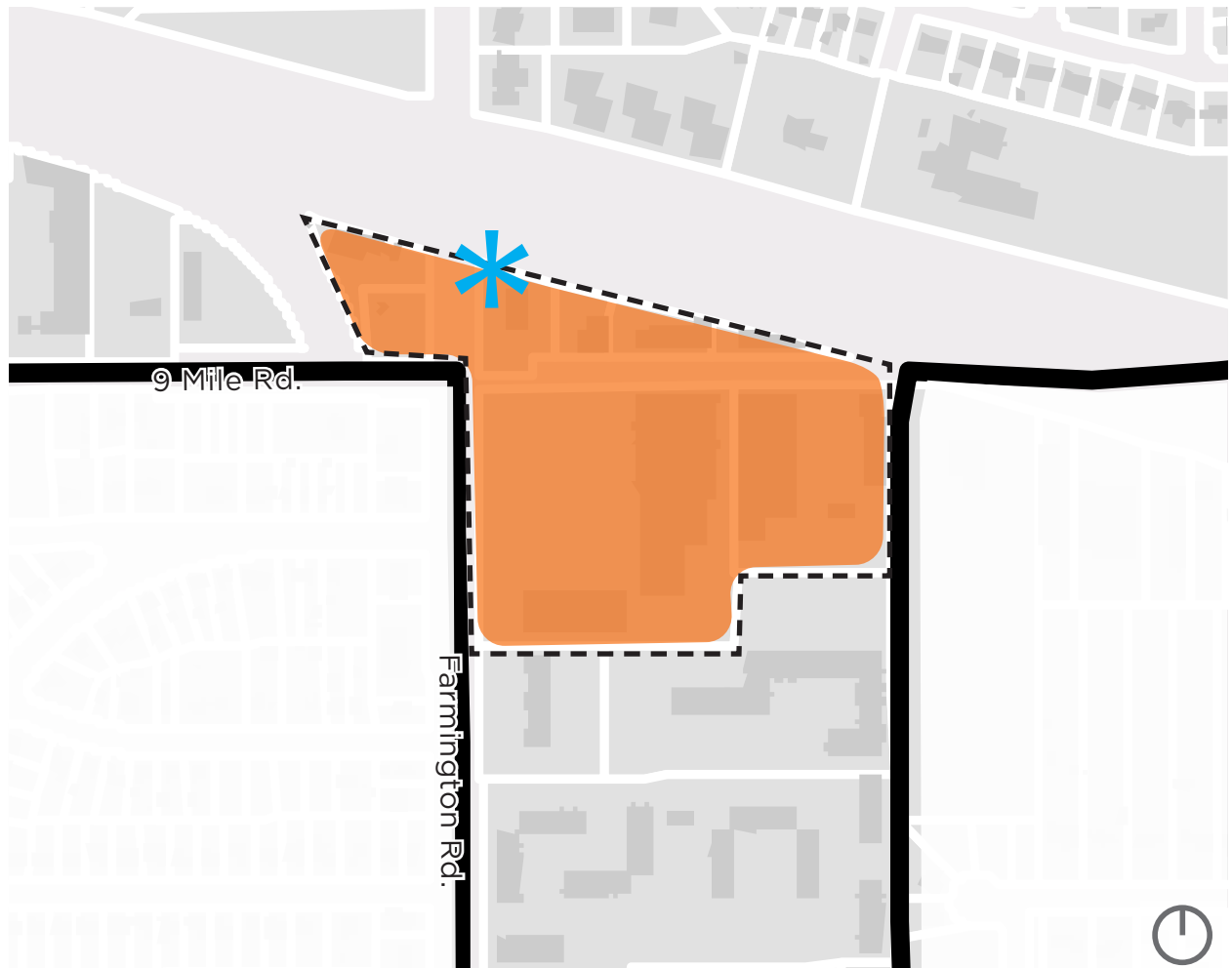
Create new value through strategic redevelopment.

PROPOSED CHARACTER

The proposed character includes a mix of uses including retail and office, integrated both horizontally and/or vertically. Buildings should be built towards the street with parking to the side or rear. Architecture should be distinct and attractive, adding character to the neighborhood, and create a distinct image to the corridor.



Figure 4: Development Concept



FUTURE LAND USE KEY	
	Mixed Use Development- Integrated development with a mix of office and retail options.
	Gateway Feature
	Focus Area Boundary

FOCUS AREAS

STRATEGY

Focus Area One or the area near the intersection of Farmington Road and West 9 Mile is a primary gateway to the City of Farmington. With the existing mix of uses including light industrial, highway commercial services, neighborhood residential and M-5 nearby, this focus area is one of the most traveled areas throughout the city. It is also the first glimpse of the city to many motorists, visitors and residents exiting M-5.

The existing character of the area is well established but lends itself to a light industrial feel that could be enhanced as the area begins to see redevelopment pressures. The city could embrace this look and develop a series of design guidelines specific to this focus area to ensure new development or future redevelopment efforts continue to maintain this theme which could begin to provide a warehouse district feel going forward. Further, the city should look at the zoning requirements for this area and consider more on-street development as opposed to large parking lots with deep building setbacks as

currently exists.

Starting immediately the city should consider developing a gateway plan for this focus area. This plan should include upgrades to the street scape, new entryway signage and pedestrian-scale amenities to serve nearby residential neighborhoods. Consideration to context should be given with recognition of any existing city themes or styles to enhance the overall image of the city. Consideration should also be given to establishing a Corridor Improvement Authority for the generation of tax increment revenues to help offset future redevelopment costs.

Lastly, the city should prepare a policy around development incentives such as the Commercial Rehabilitation Act or others that can support redevelopment efforts in the area. Criteria could be established to assist with determining when and how much incentive is appropriate to support key development projects. Those projects that align with overall vision of the focus area should get priority consideration for potential support.

KEY NEXT STEPS

- 1 Establish a gateway committee to develop a gateway plan.
- 2 Work with the Beautification Committee to establish design guidelines to further enhance the light-industrial/warehouse district character.
- 3 Review and amend existing zoning districts, specifically setbacks to encourage more street-scale developments.
- 4 Establish a Corridor Improvement Authority for the entire focus area.

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FOCUS AREAS

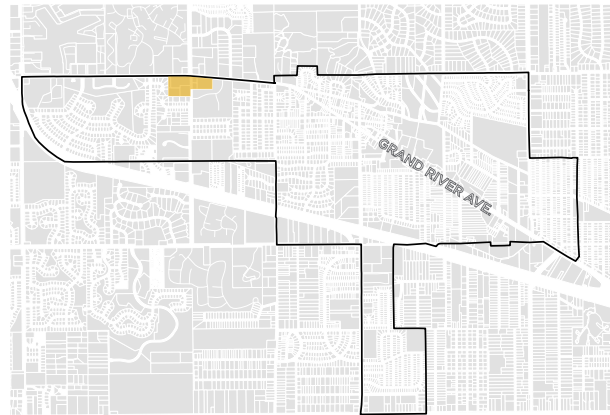
Focus Area #2

Drake Road & Grand River Avenue

OVERVIEW

This focus area shares a border with Farmington Hills to the north, and contains commercial and office uses that are not scaled for pedestrian use, are disconnected, and are in a more historically suburban format (auto oriented). The area includes mostly one-story office and commercial buildings along with one plaza-style retail development.

This focus area also serves as an entry point into Farmington and would benefit from enhanced gateway features.



EXISTING CONDITIONS

BY THE NUMBERS	
Site Acreage	~14.3 Acres
Number of Parcels	7 Parcels
Current Use	Commercial/Office
Current Zoning	OS (Office Service) and C2 (Community Commercial)



Improving the safety of crossing along Grand River is important to improve walkability.



The existing strip mall does not create a dynamic environment that consumers are increasingly seeking.



Strengthening the site design along Grand River is critical for creating an identity to the development.

Figure 6: Existing Zoning

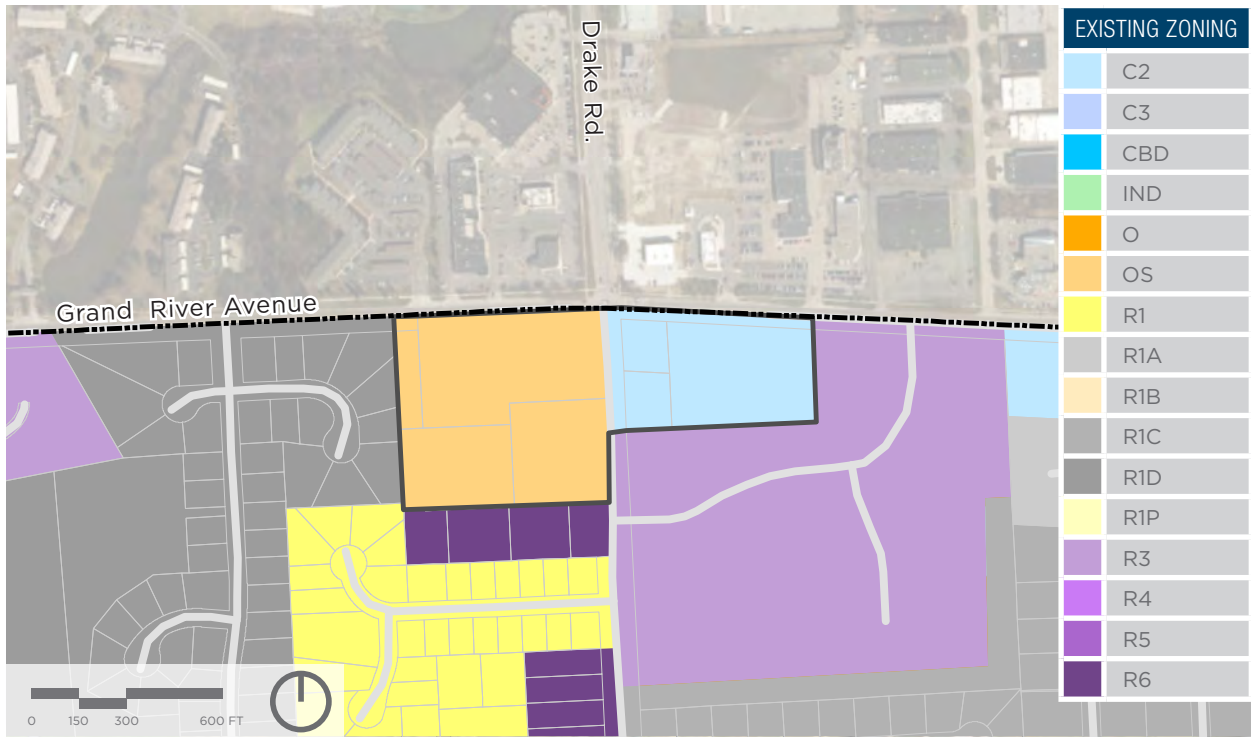
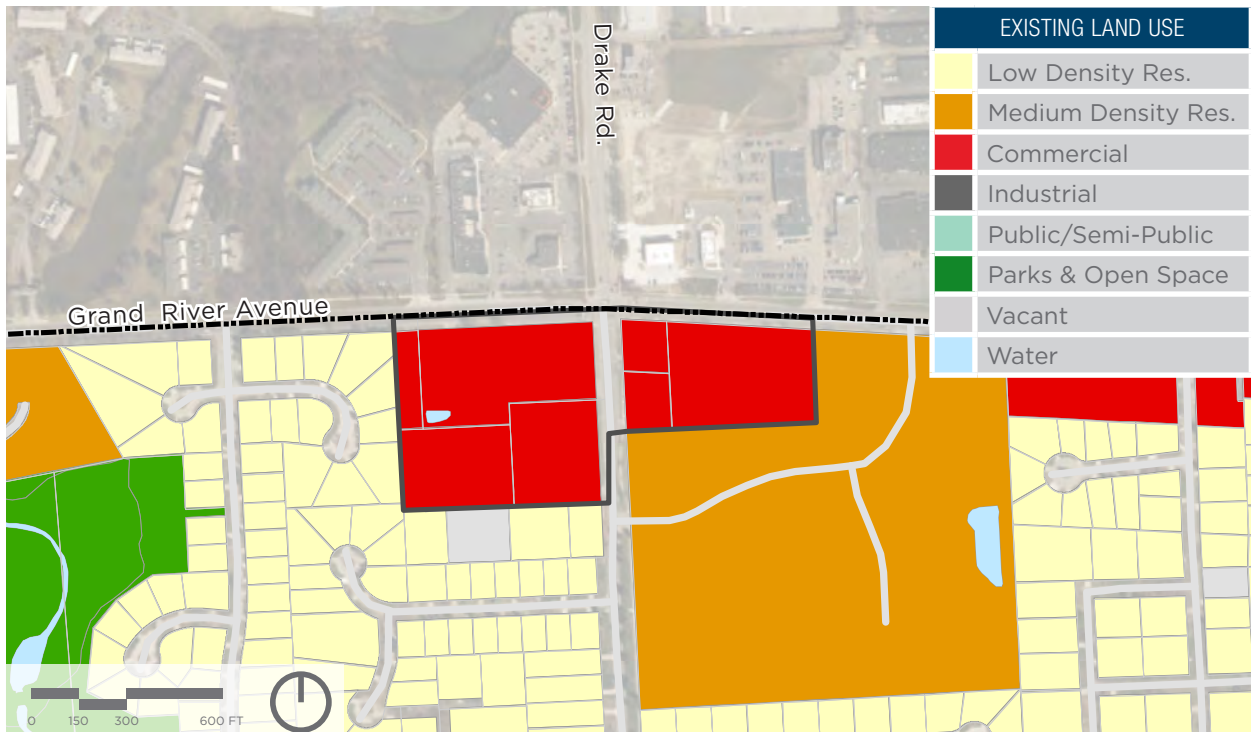


Figure 5: Existing Land Use



FOCUS AREAS

VISION

The vision to the right includes mixed use development with a focus on office space and retail. Integration of green space and gateway elements help to create a sense of arrival and place, while crosswalk improvements along Grand River Ave. should work to improve pedestrian safety throughout the focus area.

Future improvements to the streetscape should include elements that improve walkability through new features such as street trees and screening, as well as coordinated signage.

Additional access management considerations should be given to future development to improve pedestrian and automobile safety within the area.

DEVELOPMENT GOALS



Integrate gateway elements to strengthen the identity of the city.



Promote walkability through public and private improvements.



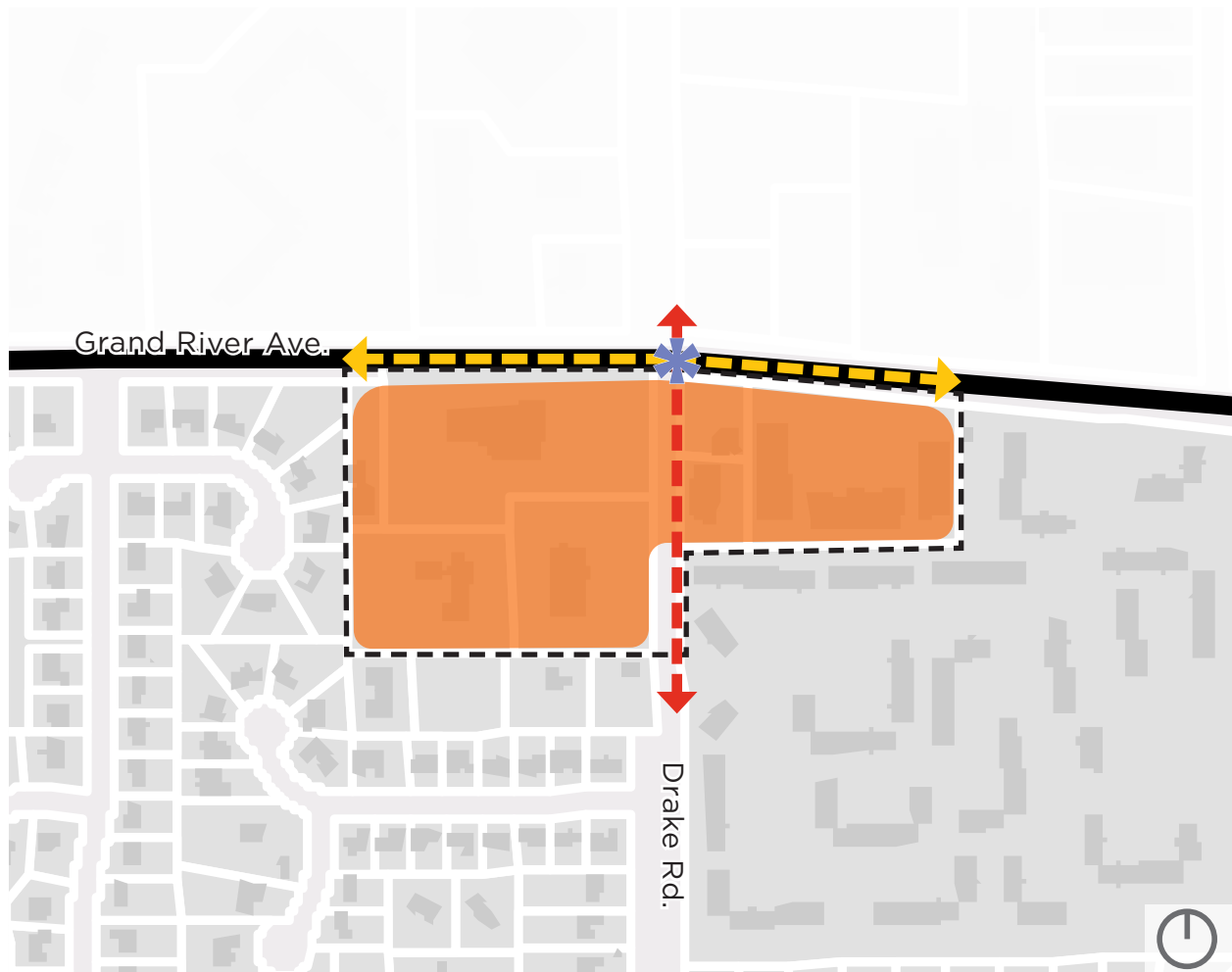
Strengthen the built environment through high-quality design standards and property maintenance.

PROPOSED CHARACTER


The proposed character includes a mix of uses including retail and office. Public amenities such as plazas and green spaces should be included. Buildings should be pedestrian oriented and constructed with natural materials, creating a quality gateway experience entering into the City.







Figure 7: Development Concept



FUTURE LAND USE KEY

 Mixed Use Development - Integrated development with a mix of office, green space, and retail options.

CONCEPT KEY

	Crosswalk Enhancements
	Enhance roadway as a primary streetscape consisting of design features that elevate the level of pedestrian safety and comfort, along with community image and brand.
	Enhance roadways as a secondary streetscape that include consistent elements from the primary streetscape but with less intensive elements on branding and beautification.
	Focus Area Boundary

FOCUS AREAS

STRATEGY

Similar to Focus Area One, Focus Area Two is a key gateway to the City of Farmington, however the character is considerably different than that of Focus Area One. This area is more densely populated with traditional retail plazas, offices and multi-family residential. This portion of Grand River Avenue is 5 lanes and supports a large volume of traffic both heading in and out of the city. It also serves as a transition area from traditional neighborhood as you leave the downtown to neighborhood commercial and office followed by traditional commercial.

As a primary route to the downtown, a gateway plan should be developed that again mirrors common themes and styles of the city to let motorists and pedestrians alike know that they are now in the City of Farmington. Some street scape improvements could be made, primarily focused on pedestrian safety.

Drakeshire Plaza is a large retail plaza located in the center of the focus area and currently has several vacancies. The plaza is dated and should be the primary redevelopment site within the focus area. As

it exists today, the plaza resembles a horseshoe with the primary structure setback considerably from Grand River with two book end buildings extending toward Grand River. The primary material of the structures is brick with exterior insulating finishing system or EIFS accents.

Throughout the 1970's, 80's and 90's, these types of strip plaza thrived for small offices, neighborhood commercial, retail and restaurants. With the change over the past 20 years in consumer trends, these plazas are becoming more and more vacant and in need of refurbishment to continue to appeal to both retailers and consumers. If this site were to be redeveloped, it would be a great opportunity to move the buildings closer to the street, add multiple stories and stack uses from general retail/commercial to office to residential. If the right opportunity presents itself, this would be an ideal candidate project for use of the Commercial Rehabilitation Act.

Lastly, the city should review zoning for this area to ensure the desired development types are permitted within the existing zoning districts.

KEY NEXT STEPS

- 1 Establish a gateway committee to develop a secondary gateway plan, in partnership with Farmington Hills to improve the aesthetics of the corridor.
- 2 Enhance pedestrian safety by adopting a complete streets policy.
- 3 Review and amend existing zoning regulations, specifically setback requirements, architectural design standards, sign standards, and density requirements to encourage more urban-type development.

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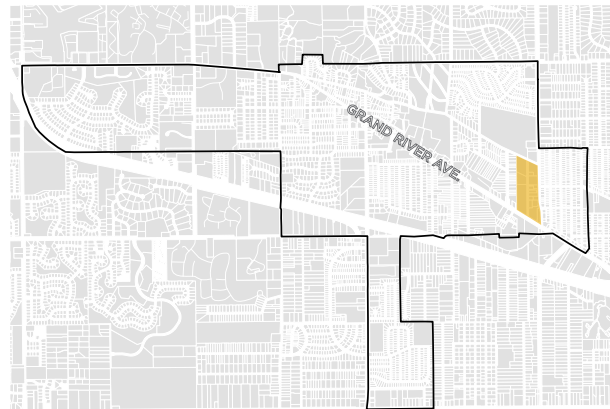
FOCUS AREAS

Focus Area #3

Orchard Lake Road & Grand River Avenue

OVERVIEW

Orchard Lake Road and Grand River Avenue serves as a connection to Farmington High School to the north and residential to the west and east. The majority of the area contains box/suburban commercial development and newer medical offices. This focus area was called out in the Grand River Corridor Plan as a location for mixed use development with integrated public spaces. With recent development of the northwest corner of the focus area to medical offices, the previous concept was updated to reflect the recent medical office development as well as input from the community as part of the plan update.



EXISTING CONDITIONS

BY THE NUMBERS	
Site Acreage	~26.3 Acres
Number of Parcels	18 Parcels
Current Use	Commercial/Office, Industrial, Public/Institutional, and Multiple Family
Current Zoning	C3 (General Commercial), C2 (Community Commercial), and R3 (Multiple-Family Residential)



Strip mall style developments will continue to become obsolete, and are redevelopment opportunities.



Commercial corridors both on the east and west side of Mooney Street are in need of a face-lift.



The existing development lacks transition and integration with surrounding residential uses and Farmington High School.

Figure 10: Existing Zoning

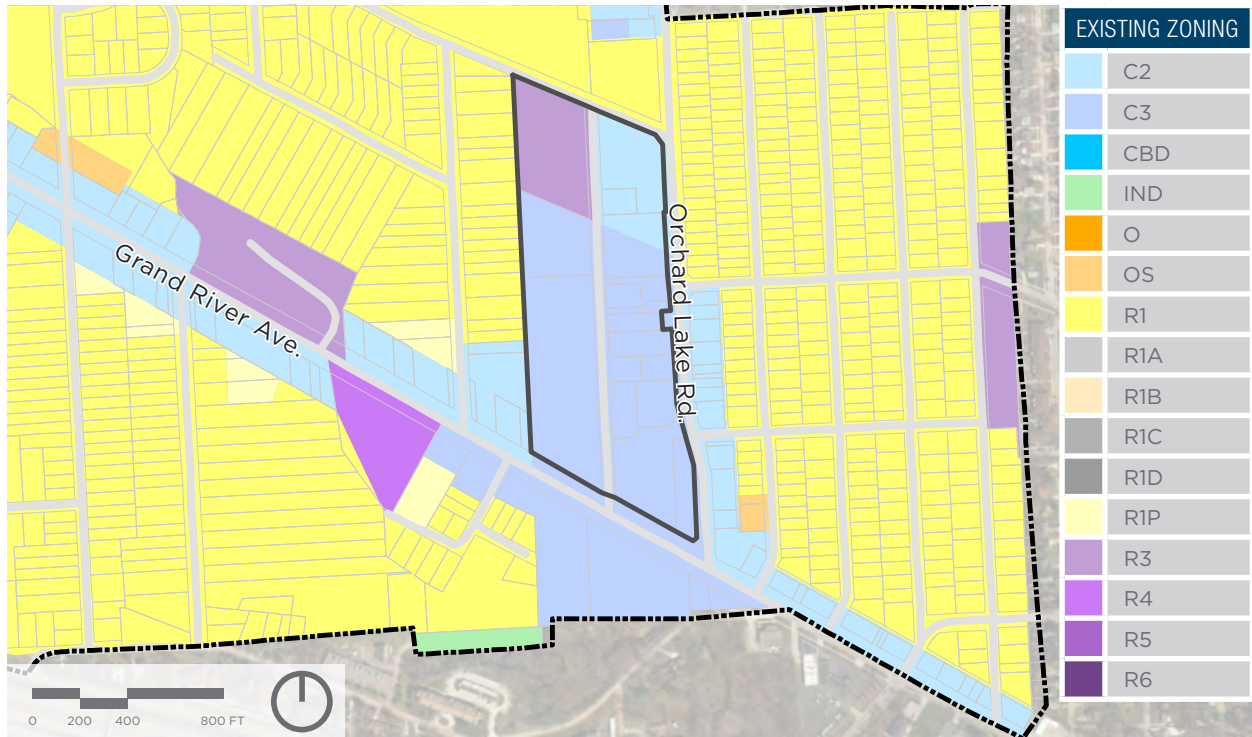
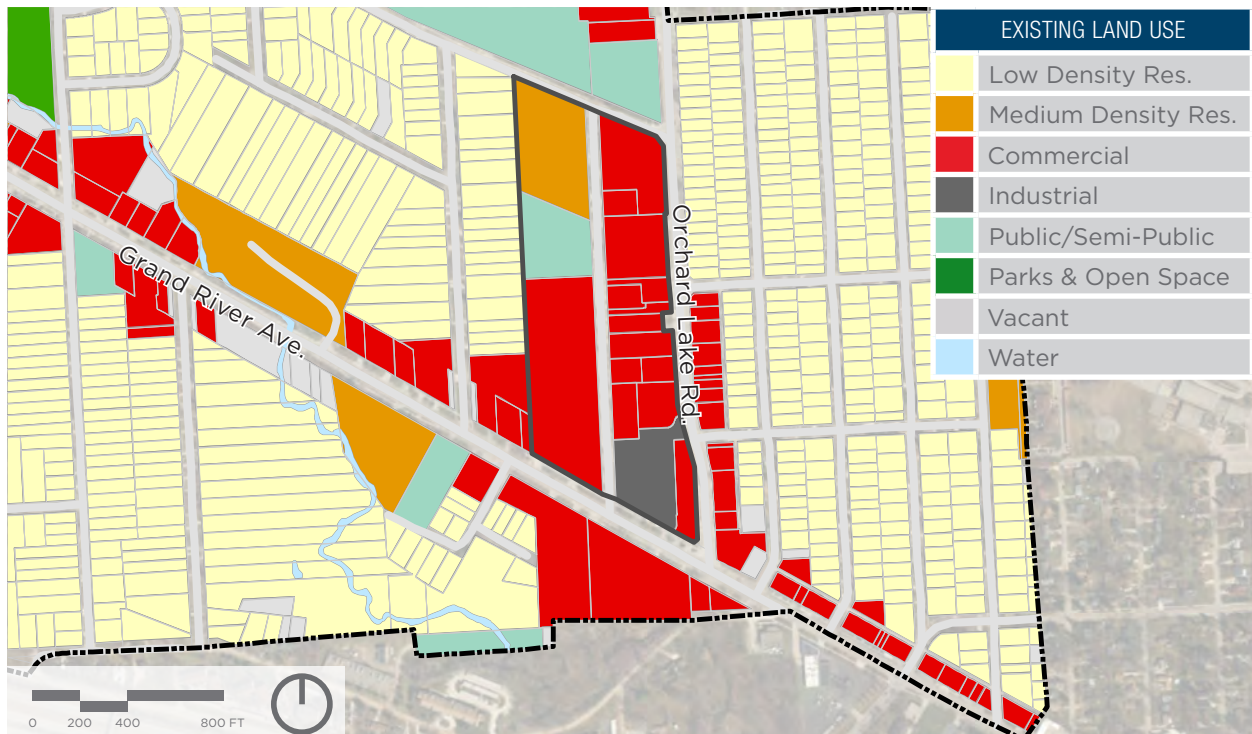


Figure 9: Existing Land Use



FOCUS AREAS

VISION

The development concept for this area shows mixed use development just north of Grand River and professional office space on the corner of Shiawassee and Orchard Lake Road. On the corner of Shiawassee and Mooney, medium density housing is proposed. This translates to roughly 10 dwelling units per acre. Public space/elements running north-south through the site, provides access to the high school.

The illustrative plan on the following page more clearly illustrates a vision and conceptual development theme for the area. This plan is an update to the recommendations from the Grand River Corridor Plan. The purpose and intent of the illustration is to demonstrate how the area could grow, with a focus on form and character. It is understood the a future/final development scheme may not reflect what is proposed in the illustrative plan.

PROPOSED CHARACTER

The proposed character includes commercial buildings that should be pedestrian oriented, with parking located to the rear or side. Residential development includes townhomes, quadplexes, and apartments or condo buildings of ranging from 2-4 stories. Future development should incorporate public spaces such as plazas or green space.



DEVELOPMENT GOALS



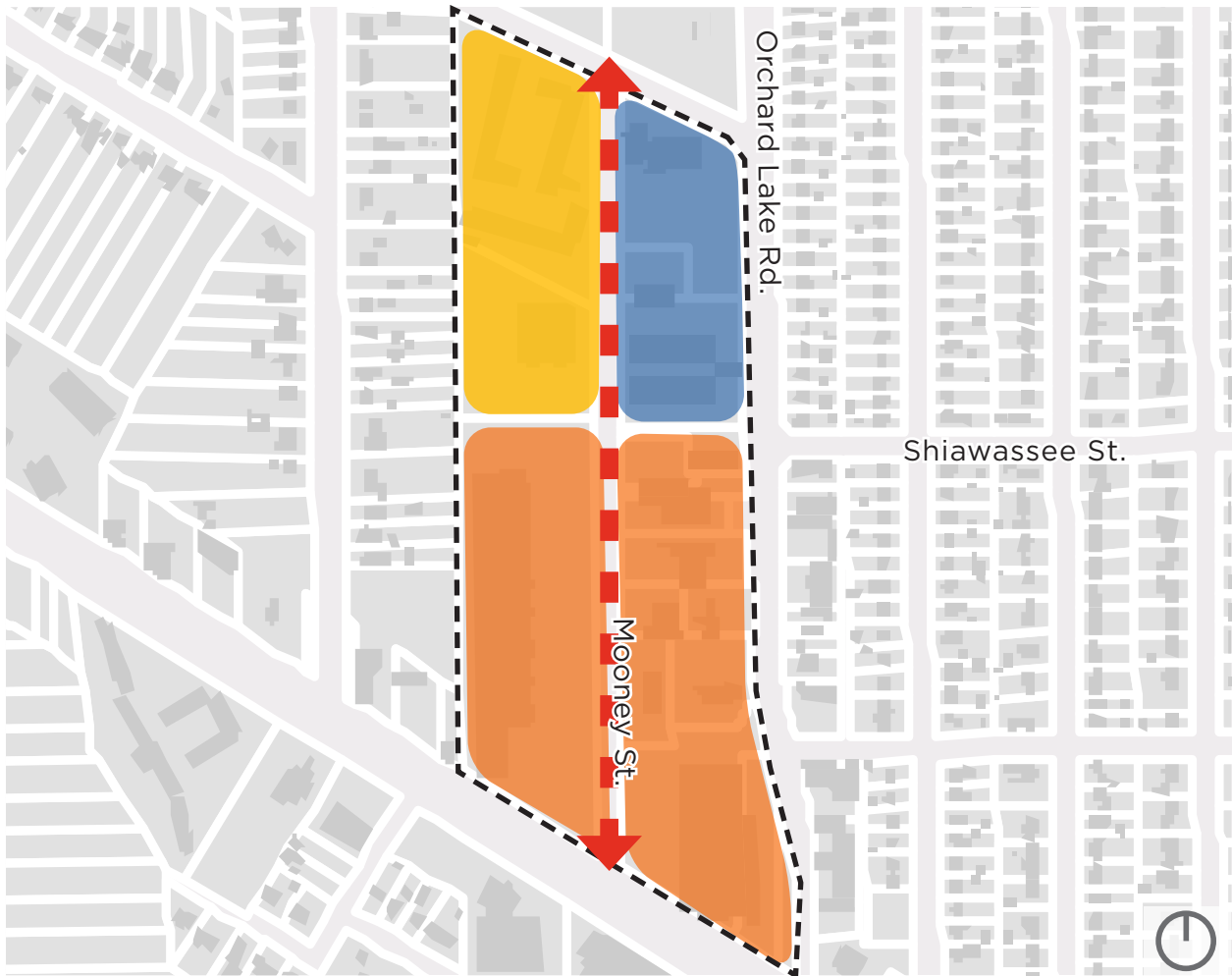
Reactivate an underutilized space with residential opportunities.



Integrate public spaces throughout the focus area.



Add new residential options that support the need for missing middle housing.



FUTURE LAND USE	
	Mixed Use Development- Integrated development with a mix of housing, greenspace, office, and retail options.
	Office Development- Small to medium sized offices housing medical-related uses.
	Medium Density Residential- Multifamily housing options built with high quality greenspace and shared programming elements.

CONCEPT KEY	
	Enhance roadways as a streetscape that include ample public space and sidewalks
	Focus Area Boundary

FOCUS AREAS

Figure 11: Illustrative Plan



CONCEPT KEY

1	Medium Density Residential- Multifamily housing options built with high quality greenspace and shared programming elements.
2	Office Development- Small to medium sized offices including a variety of office types.
3	Mixed Use Development- Integrated development with a mix of housing, greenspace, office, and retail options.

**For the original concept, please see the 2013 Grand River Corridor Vision Plan*

STRATEGY

Focus Area Three is a true transition area along Grand River between Downtown Farmington and commercial corridors on the eastern boundary of the city. The area is largely mixed-use with retail, offices and dense residential. Further, it provides a connection to Farmington High School, an anchor institution within the city neighborhoods along Orchard Lake. The focus area is anchored on the south by an aging retail commercial plaza as well as a medical office campus.

Recently, the Professional Pavilion Medical Center announced an expansion including new construction of a 13,500 square foot, two-story medical office, followed by the addition of a 5,500 square foot urgent care center. Both projects were supported by the Grand River Avenue Corridor Improvement Authority and meet the intent of the Grand River Vision Plan completed in 2013. This new development will become a potential catalyst project for the focus area and could potentially serve to entice additional investment dollars into the focus area. As the City prepares marketing materials

in the future, this area should be considered highly desirable to attract new investment as it is just on the perimeter of downtown and is still very walkable.

Similar to Drakeshire Plaza, the retail center located at Grand River and Mooney is aging and has a number of vacant spaces. This site should be considered the priority for immediate redevelopment efforts as it is the primary focal point of the focus area from Grand River Avenue. Attention should be paid to both the building materials and the layout. Currently, the building is situated North to South with a large suburban parking lot fronting Mooney. If the site is redeveloped, the building or future buildings should front Grand River and Mooney. Further, this is a prime area to increase residential densities, so a mixed-use retail/residential building would be ideal. This is close enough to downtown where incentives such as the Michigan Community Revitalization Program (MCRP), an incentive program administered by the Michigan Economic Development Corporation and designed to promote revitalization projects in areas of historical disinvestment, may be available to provide loan or grant support to the correct project.

KEY NEXT STEPS

- 1 Continue to utilize the Grand River Corridor Improvement Authority as an asset to engage developers and execute the Grand River Vision Plan.
- 2 Look for opportunities to create public spaces and amenities that enhance the pedestrian experience for both residents as well as employees at Orchard Trail Medical Campus.
- 3 Review and amend existing zoning regulations, specifically setback requirements, density allowance, sidewalk requirements to encourage neighborhood-scaled development.
- 4 Develop marketing and communication tools to promote redevelopment of the site.

FOCUS AREAS

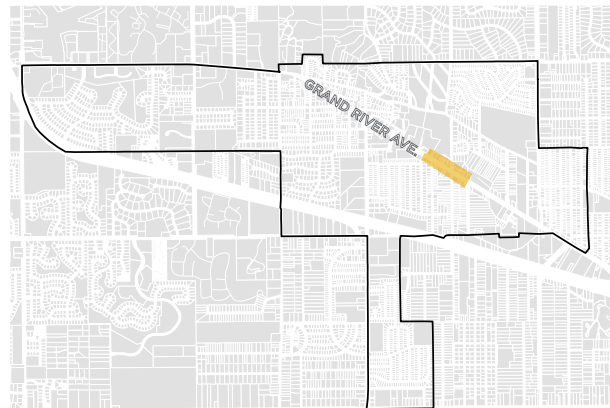
Focus Area #4

East Grand River Avenue

OVERVIEW

East Grand River Avenue serves as a transitional district between the Downtown and Power Road. The area also borders Shiawassee Park and the river, providing opportunity to capitalize on the amenity by integrating the watershed and park into future development such as residential and commercial uses.

The majority of the area contains a mix of commercial and office uses that are auto-oriented. Additionally access management could be improved to enhance pedestrian safety in the corridor.

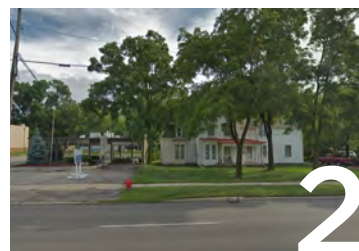


EXISTING CONDITIONS

BY THE NUMBERS	
Site Acreage	~ 10.8 Acres
Number of Parcels	17 Parcels
Current Use	Commercial/Office and Multiple Family
Current Zoning	C2 (Community Commercial) and OS (Office Service)



Existing development along riverfront provides little interaction with Shiawassee Park.



A cohesive standard of building design is needed to complement the downtown's historic character.



East Grand River serves as a transitional area into the downtown.

Figure 13: Existing Zoning

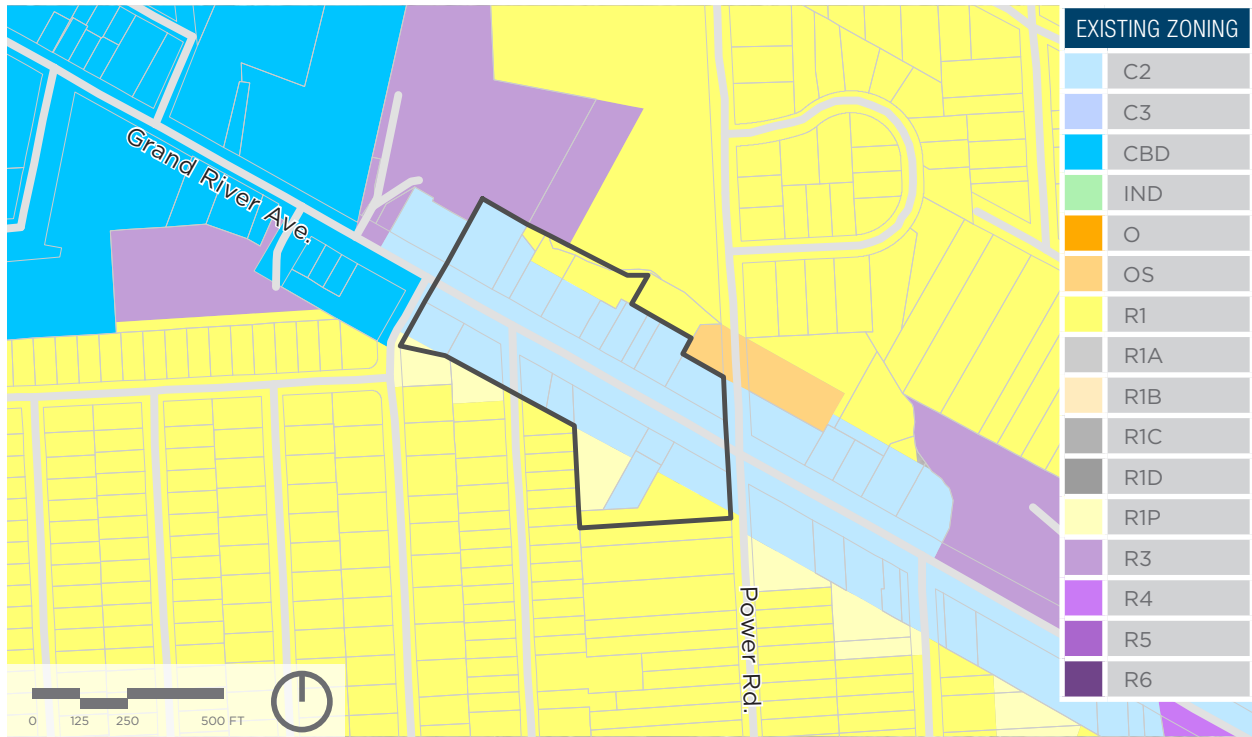
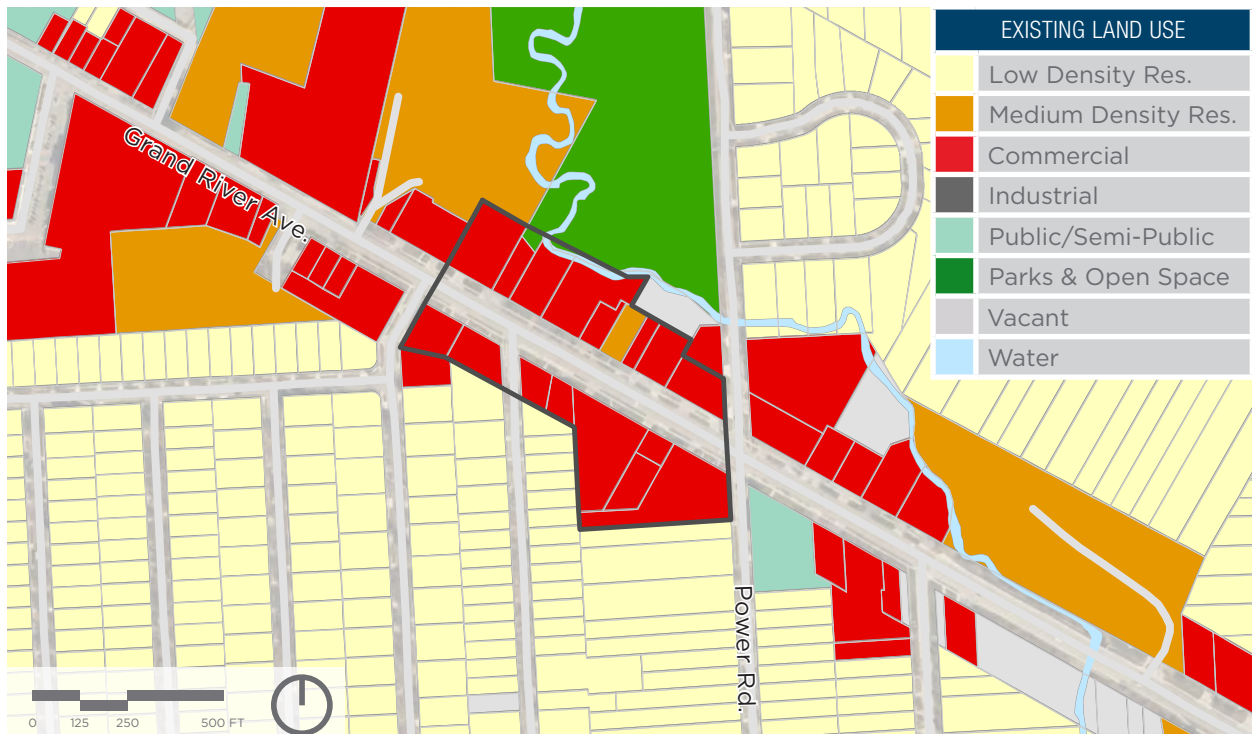


Figure 12: Existing Land Use



FOCUS AREAS

VISION

The development concept for this area is for a mix of uses including office, commercial, and residential uses. This area should support the transition and entrance into the downtown through high-quality architecture that incorporate views into the watershed and parkland.

The illustrative plan on the following page, provides the Grand River Corridor's vision for a sub-area of this focus. Providing greater detail on development potential, this plan remains valid.

The purpose and intent of the illustration is to demonstrate how the area could grow, with a focus on form and character. It is understood the a future/ final development scheme may not reflect what is proposed in the illustrative plan.

DEVELOPMENT GOALS



Leverage the Rouge River as an amenity for development



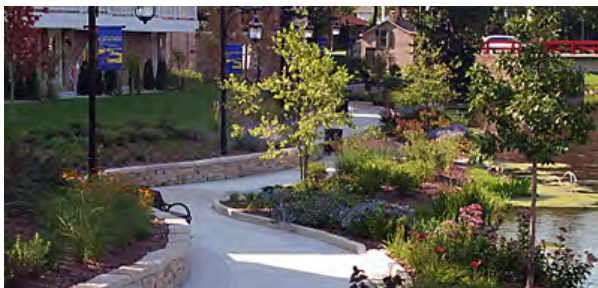
Create a continuous system of pedestrian oriented environments



Complement the historic downtown through high quality building design


PROPOSED CHARACTER

The proposed character includes mixed-use buildings that should be pedestrian oriented, with parking located to the rear or side. Public spaces such as plazas or green space should be incorporated throughout focus area. Building design should include natural materials that complement the downtown's existing character.






FUTURE LAND USE

 Mixed Use Development- Integrated development with an emphasis on housing, greenspace, office, and retail uses.

See Chapter X: Future Land Use for more detailed descriptions.

CONCEPT KEY

 Visual/physical connections to park.

 Focus Area Boundary

FOCUS AREAS

Figure 14: Illustrative Plan



CONCEPT KEY	
1	Commercial or mixed-use development type/typical
2,4,6,7 & 8	Green space/ Common Areas/ Public Space
3,5	Residential development type/typical
<i>*For all concept options and more information, please see the Farmington downtown Area Plan</i>	

STRATEGY

Focus Area Four is a transition area east of downtown Farmington near the intersection of Grand River Avenue and Power Road. The land uses in this area are predominately commercial/retail, servicing neighborhoods, multi-family residential. There are also several auto related businesses including two service stations and a pre-owned vehicle sales center. Additionally, a small river/stream flows through this area, but is mostly hidden due to high vegetation. Most of the buildings in this area are pre-1980 and in need of updates. This focus area is walkable and could become a future extension of downtown if development pressures increased.

As noted in other focus areas, this area could take advantage of having design guidelines to create a cohesive design environment that contextually compliments its transition from the downtown to the neighborhoods it serves. Design elements could include some cohesive building design, materials standards, setback standards and pedestrian friendly

elements that encourage a mix of users. Street scape design in this area could provide a unique district feel to highlight this area as its own district, independent from downtown, while continuing to tie common themes and elements from the city as a whole.

The Grand River Corridor Improvement Authority could take a lead role in planning the transformation of this area and ensure that it aligns with the goals and outcomes of the Grand River Vision Plan. New TIF revenue from the CIA could serve as a means to finance improvements as well as incentivize business owners to improve their facades and properties in general. Lastly, the Commercial Rehabilitation Act could be utilized to assist with larger development opportunities in this district that meet the overall growth intent of the city.

KEY NEXT STEPS

- 1 Continue to utilize the Grand River Corridor Improvement Authority as an asset to engage developers and execute the Grand River Vision Plan.
- 2 Ensure that future development along the Rouge River includes pedestrian elements that provide access to natural features.
- 3 Review and amend existing zoning regulations, specifically setback and building height requirements to encourage street-scale development that serves as a transition between Downtown and lower density areas.

FOCUS AREAS

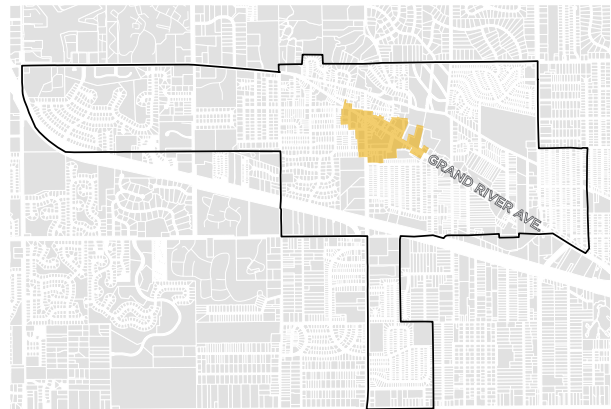
Focus Area #5

Downtown

OVERVIEW

Defined by the Downtown Development Authority's district boundary, Downtown serves as the central business district of Farmington. Downtown also serves as the primary hub of culture and entertainment and functions as a true mixed use district. It accommodates a mix of retail, office, public space, and housing uses that are integrated both vertically and horizontally.

The downtown also serves an important district that connects the community both socially and physically by linking multiple neighborhoods and community destinations.



EXISTING CONDITIONS

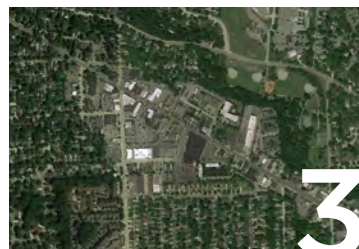
BY THE NUMBERS	
Site Acreage	~ 58.9 Acres
Number of Parcels	104 Parcels
Current Use	Public/Institutional, Multiple Family, and Commercial/Office
Current Zoning	CBD (Central Business District), C2 (Community Commercial), RIP (Single-Family Parking, and OS (Office Space)



Mobility solutions, an enhanced pedestrian environment, revitalization of underutilized properties are important considerations as part of future planning.



The current identity of downtown is distinguished through its charming historic character and modern amenities.



With close proximity to Shiawassee Park and the Rouge River, a further, enhanced connection is needed.

Figure 16: Existing Zoning

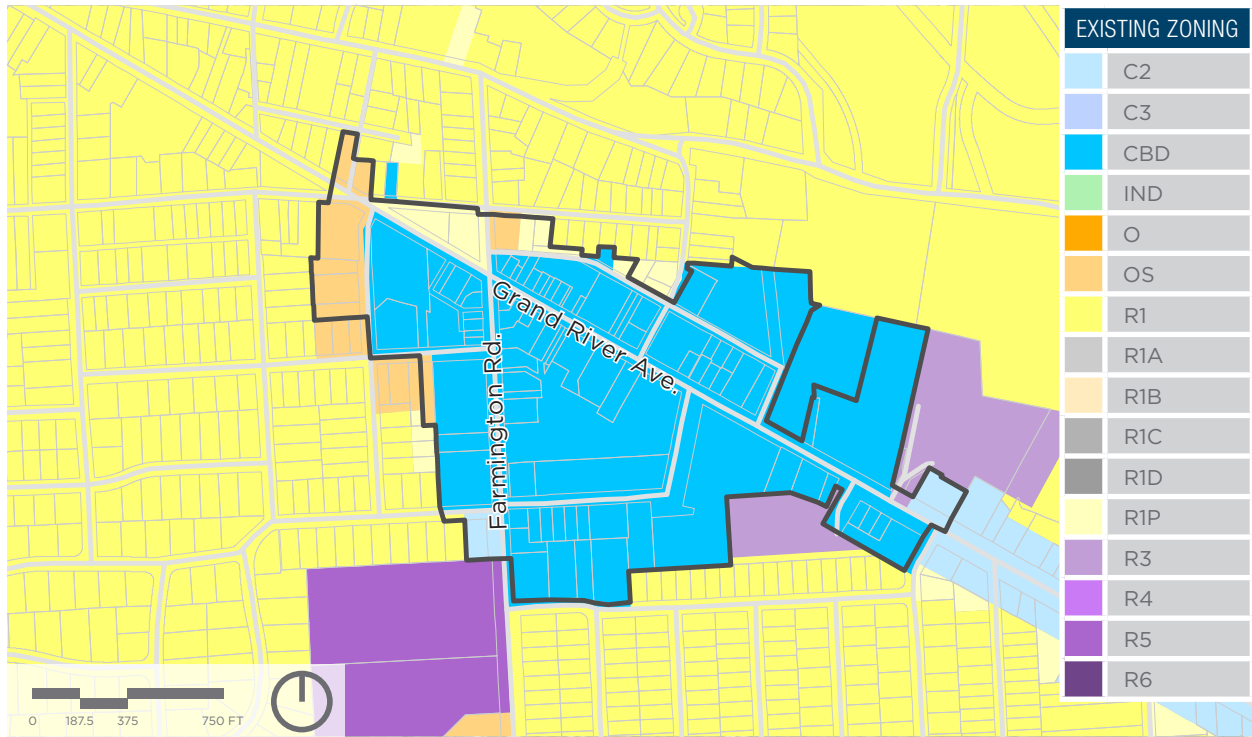
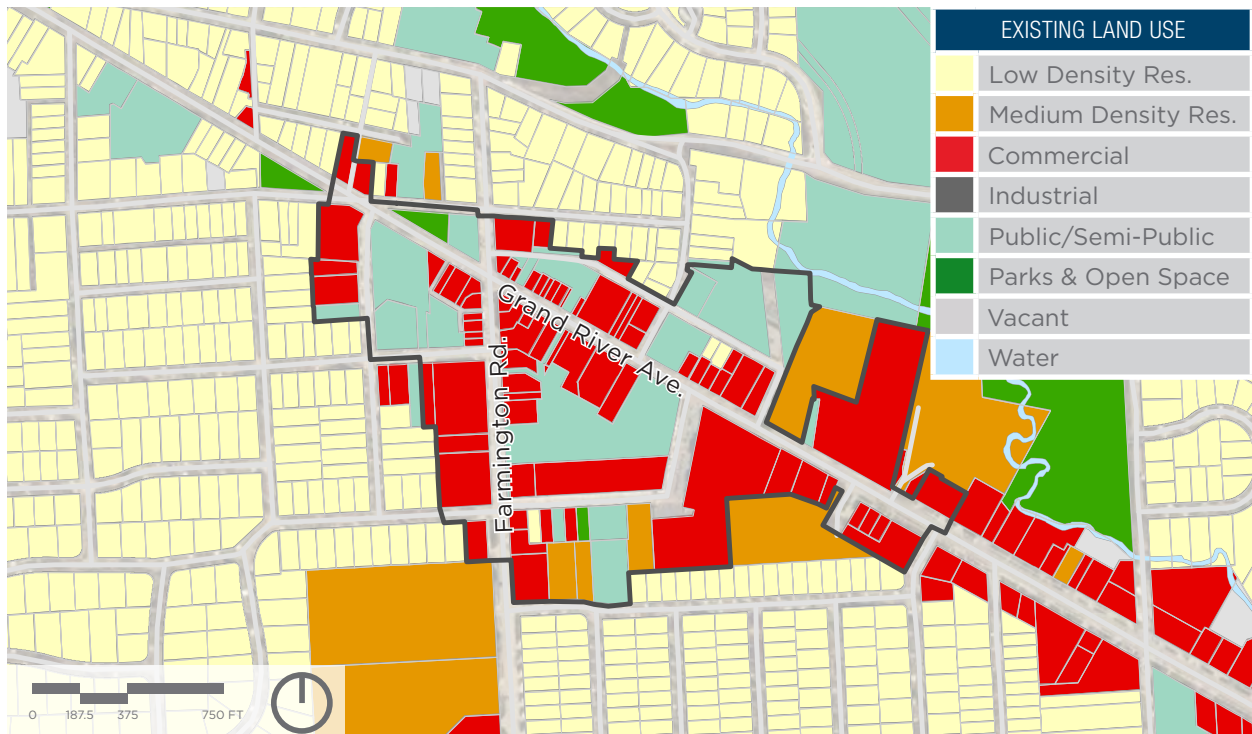


Figure 15: Existing Land Use



FOCUS AREAS

VISION

Revisiting the vision laid out in the Downtown Master Plan and Downtown Area Plan, the concept to the right provides a broadened vision that complements the City-wide Future Land Use Map.

The development concept includes the development of mixed-use buildings that include retail or office space on the ground floor, and office space or residential dwelling units on the upper floors. Commercial uses should consist of neighborhood commercial uses that include small scale retail and restaurants.

The Illustrative Plan on the following page, provides the Downtown Master Plan's vision for the area. Providing greater detail on development potential, the plan remains valid.

DEVELOPMENT GOALS



Promote Infill development to encourage efficient investment in existing infrastructure.



Continue to improve the pedestrian framework.



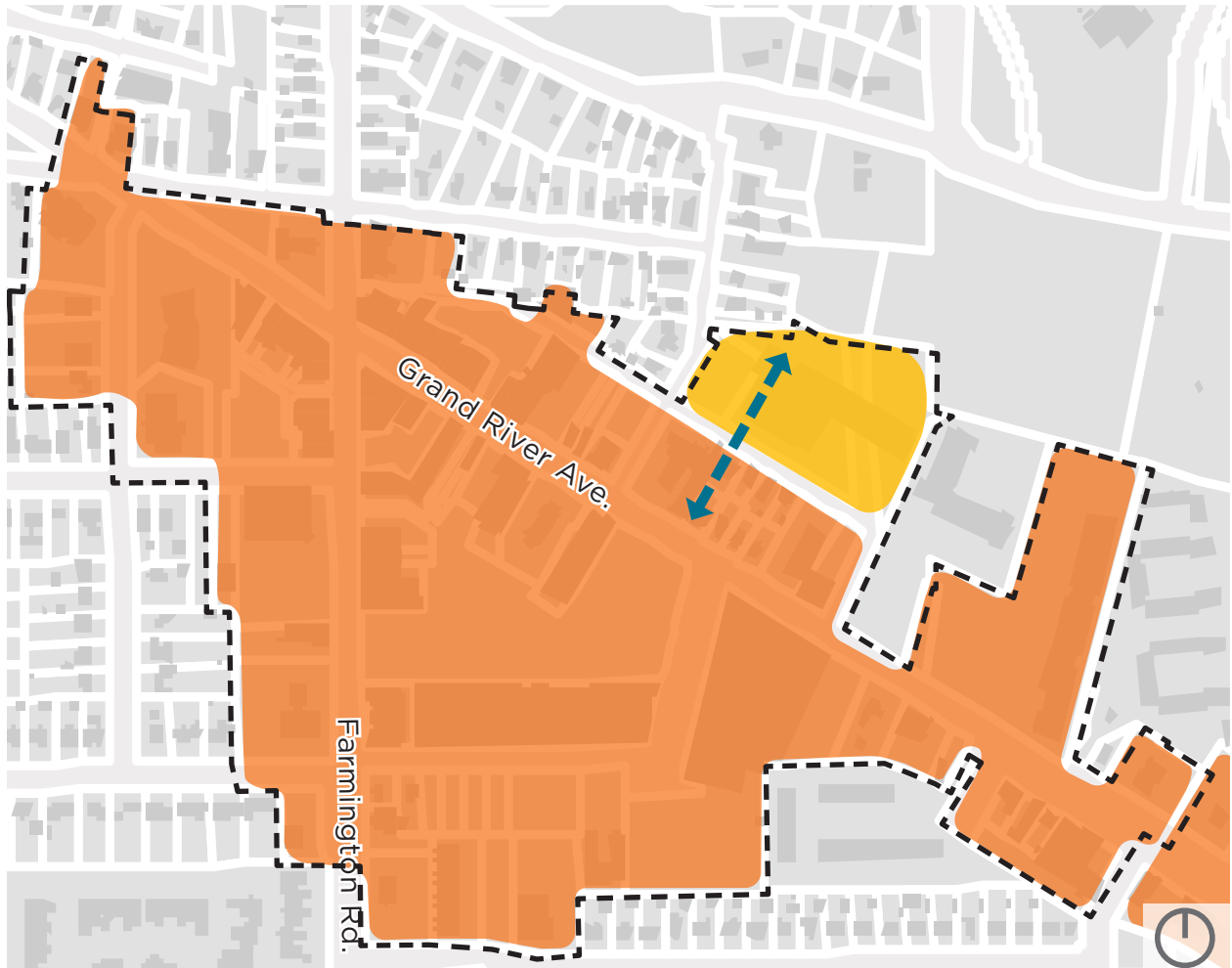
Continue to leverage public and private investments to strengthen the vibrancy of downtown.

PROPOSED CHARACTER

The proposed character includes townhomes and apartments with first floor retail fronting the street. Buildings contain a vertical mix of uses with parking integrated within or behind the building and screened from sight. The utilization of shared parking between buildings and uses is highly encouraged.



Figure 17: Development Concept



FUTURE LAND USE	
	Mixed Use Development- Urbanized development with a mix of housing, public green space, office, public, semi-public, and retail options.
	Medium to High Density Residential- Multifamily housing options built with high quality greenspace and shared programming elements.

CONCEPT KEY	
	Enhanced Pedestrian Connection
	Focus Area Boundary

FOCUS AREAS

Figure 18: Illustrative Plan



CONCEPT KEY	
1	Mixed Use Development - Integrated development with a focus on commercial and residential uses
2	Mixed Use Development - Integrated development that includes commercial, office, or residential uses
3	Mixed Use Development - Integrated development that contains a combination of commercial and residential uses
4	Mixed Use Development - Integrated development that focuses on commercial and residential
5	Medium Density Residential - Multi-family Residential development with integrated and connected public spaces
6	Residential Development - Single family residential housing that provides for a higher density, appropriate for downtown

**See the 2016 Farmington Downtown Master Plan for more detailed descriptions.*

STRATEGY

Downtown Farmington is a thriving mixed-use center with a focus on commerce, entertainment, housing and pedestrian amenities. A number of planning efforts have been accomplished within the downtown core and all relay a similar message of continuance of the core functionality of downtown while expanding upon design, hours of use, infill development, expansion of buildings (horizontally and vertically) and continue to tie in pedestrian features such as Shiawassee Park and the Rouge River.

To the extent possible, infill development opportunities should be leveraged and promoted to accomplish two primary goals. The first is to keep existing buildings productive. This adds value to the community by A) minimizing vacancies and abandonment in the core commercial district and B) can add critical densities within existing spaces to support the current commercial entities in the downtown. The second is to increase core density by developing existing sites as opposed to green-fields outside of the core.

New developments within the downtown should be mixed-use when possible including a mixture of first floor retail, with second, third and fourth floors being dedicated to office space or new residential dwelling units. Mixed-use catalyst projects of this nature are aligned with both the Redevelopment Ready Communities program* along with the Community Revitalization Program which can provide loan or grant incentives to assist with financial gaps related to financing these types of projects.

To align with Redevelopment Ready Communities, the city should identify three sites within the downtown core that could become catalyst redevelopment opportunities and begin to prepare investment proformas for those opportunities. Proformas should specifically include costs related to doing business in Farmington, potential tax obligations, design standards that would apply to a potential project, incentives available and present a clear case why Farmington is a good investment. This will allow the city to actively target new investment to the downtown. Preparation of a marketing strategy is critical to identifying and attracting investors and investment types to the City.

KEY NEXT STEPS

- 1 Prepare a downtown retail and office market analysis to identify market potential for these uses and have a tool to attract developers and businesses.
- 2 Integrate a marketing and branding strategy into the City's economic development strategy to promote new development and investment downtown.
- 3 Update the DDA Plan to allow for the future commitment of tax capture to specific redevelopment projects, with reimbursement to the developer, similar to a Brownfield Redevelopment Project.
- 4 Establish a project funding request application and review process for the future commitment of DDA tax increment.
- 5 Become certified through the Michigan Economic Development Corporation's Redevelopment Ready Communities (RRC) Program, a program designed to promote effective redevelopment strategies through a set of best practices, to allow for funding assistance with future redevelopment projects.
- 6 Develop 3-D renderings for key redevelopment sites, to be used in marketing downtown to developers.
- 7 Continue to promote facade improvements for buildings that are to remain, due to the historic/architectural significance of the structures.



05

IMPLEMENTATION

IMPLEMENTATION

Policy Framework

OVERVIEW

The policy framework is an essential component of the Master Plan update. The development of the draft framework is a result of the public engagement process, existing conditions analysis, and understanding of best practices. The draft goals below will structure the implementation of the Plan.

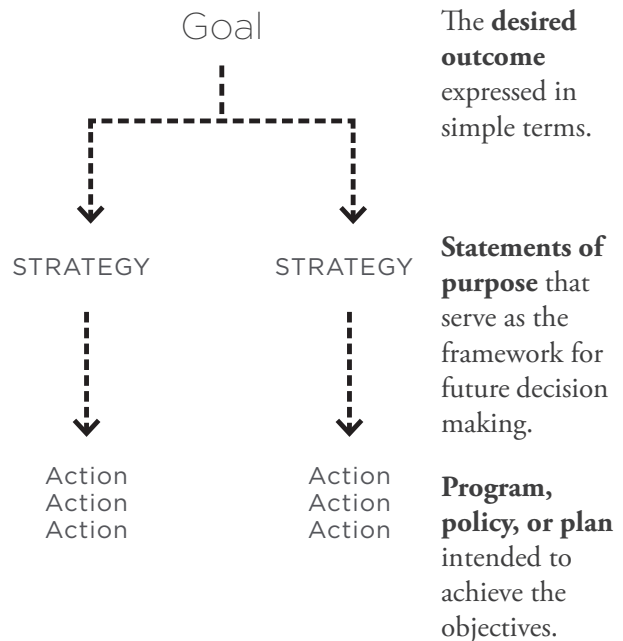
RESPONSIBLE PARTIES	
	City Council
	Planning Commission
	Downtown Development Authority
	Grand River Corridor Improvement Authority
	Economic and Community Development Dept.
	Public Service Department
	Community Organizations

TIMEFRAME		
Short	S	0-1 years
Medium	M	1-3 years
Long	L	3+ years
Ongoing	O	Continuous

POLICY HIERARCHY

Goals, Strategies, and Actions

Each plan principle has one or more objectives. Each objective has at least one action that, if implemented, will help advance the objectives and principles of the plan.



Housing

OVERVIEW

The number of households without children is growing nationally, along with an increased preference for smaller housing units and lot sizes. An aging population, smaller household sizes, and more households without children will increase demand for a more diverse range of housing types than Farmington currently has. Planning for, rather than reacting to, these changes will be essential to improving the quality of life for Farmington's current and future residents.



KEY FINDINGS



Existing Conditions and Trends

- » Nationwide, as the baby boomer generation ages and household sizes decrease, the number of households without children continues to grow. (*U.S. Census Bureau*)
- » The City of Farmington has a more diverse housing stock (i.e. less single-family homes) than similar communities in the area. (*U.S. Census Bureau*)
- » The older housing stock is not commanding the rents that newer multi-family buildings throughout the region are charging. (*American Community Survey, U.S. Department of Housing and Urban Development*)



Public Engagement

- » When residents are thinking about new housing options, the three most important factors are: high quality materials, a range of housing options, and proximity to parks. (*Community Survey*)
- » Half of residents think that families with children should be targeted for new housing; half think that young adults should be prioritized. (*Community Survey*) This indicates that developing a wide range of housing types throughout the City would be supported.
- » Residents think that the City should focus on redeveloping existing properties. (*Community Survey, Open House*)

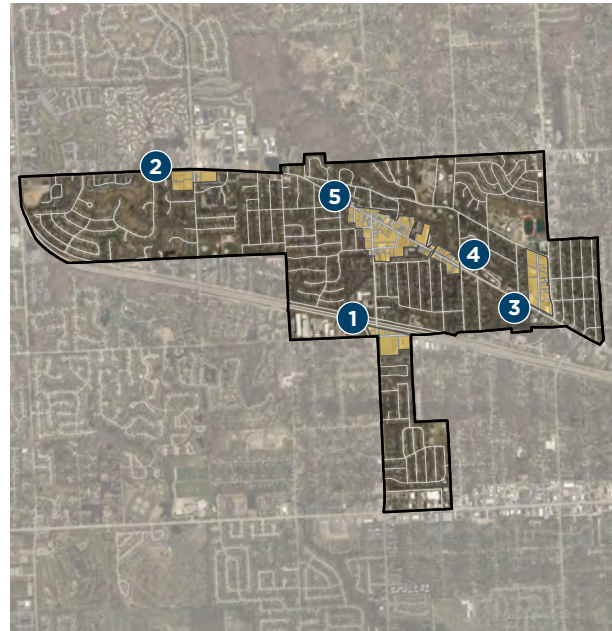
GOAL 1 PROMOTE A DIVERSE MIX OF HOUSING OPTIONS.

	TIMEFRAME	RESPONSIBLE PARTIES
STRATEGY 1.1: Encourage a diversity of housing types to holistically serve the Farmington Community		
Action 1.1.1: Encourage a range of housing options that supports Farmington’s aging population.	O	C PC DDA CIA 🎤
Action 1.1.2: Promote the creation of high quality multi-family housing options in key areas that are well connected to nearby amenities to attract a younger generation of residents.	O	C PC DDA CIA 🎤
Action 1.1.3: Encourage a variety of household types and structures to accommodate for the decreasing household and family size.	O	C PC
Action 1.1.4: Identify and plan for Capital Improvements that advance ongoing neighborhood revitalization efforts.	S	C PC
STRATEGY 1.2: Consider medium density residential development as a strategy to revitalize key focus areas.		
Action 1.2.1: Promote residential infill and redevelopment in key focus areas (*see land use goals for more information).	S	C PC
Action 1.2.2: Create and implement quality architectural standards that are timeless and contextual.	S	C PC
Action 1.2.3: Promote the creation and expansion of missing-middle housing.	S	C PC
STRATEGY 1.3: Strengthen existing single-family neighborhoods.		
Action 1.3.1: Allow for flexibility in improvements and additions to existing homes.	S	C PC
Action 1.3.2: Maintain and enhance single-family expansion techniques through zoning regulations.	S	C PC

Land Use

OVERVIEW

A variety of economic and demographic shifts are driving changes in how Farmington should think about land use. Single-use, auto-oriented retail is becoming a less desirable development pattern in comparison to more walkable environments such as Downtown Farmington. At the same time, smaller household sizes and changing preferences give Farmington an opportunity to reimagine some key older commercial areas throughout the City.



KEY FINDINGS



Existing Conditions and Trends

- » Nationally, anticipated growth in retail is coming from traveling, eating out, and “experiences.” (*Harvard Business Review, 2016*)
- » Online shopping may make up to 50% of non “bar and restaurant” related purchases by 2030. (*Jan Rogers Kniffen, Independent Analyst*)
- » Farmington has approximately 30 s.f. of retail space per person. This is slightly higher than the national average. (*Urban Footprint Estimates, 2018*)
- » Approximately 70-80% of existing retail in Farmington is in aging, strip-center format. (*Urban Footprint Estimates, 2018*) These are typically not tied to “an overall authentic shopping experience” and do not help position Farmington to accommodate anticipated shifts in the retail marketplace.



Public Engagement

- » Residents think that the City should prioritize infill and redevelopment of existing properties, rather than growth from new development. (*Community Survey, Open House*)
- » The Downtown is closely associated with the identity of Farmington and residents prefer revitalization and investment in the Downtown over other focus areas. (*Community Survey, Open House*)

GOAL 2

GROW THE COMMUNITY THROUGH A BALANCE OF INFILL AND REDEVELOPMENT, SUPPORTED BY HIGH QUALITY PUBLIC SPACES AND AMENITIES.

	TIMEFRAME	RESPONSIBLE PARTIES
STRATEGY 2.1: Promote the City’s identity to a create value through strategic redevelopment in Focus Area 1.		
Action 2.1.1: Establish a gateway committee to develop a gateway plan.	S	C
Action 2.1.2: Work with Beautification Committee to establish design guidelines to further enhance the industrial district character.	S	C PC
Action 2.1.3: Review and amend existing zoning districts, specifically setbacks to encourage more street-scale developments.	S	C PC DDA CIA
Action 2.1.4: Establish a Corridor Improvement Authority for the entire Focus Area.	S - M	C
STRATEGY 2.2: Strengthen the built environment, the city’s identity, and promote walkability in Focus Area 2.		
Action 2.2.1: Establish a gateway committee to develop a secondary gateway plan, in partnership with Farmington Hills to improve the aesthetics of the corridor.	S - M	C PC
Action 2.2.2: Enhance pedestrian, bicycle, and other non-motorized safety by adopting a complete streets policy.	S - M	C
Action 2.2.3: Review and amend existing zoning regulations, specifically setback requirements, architectural design standards, sign standards, and density requirements to encourage more urban-type development.	S - M	C PC

IMPLEMENTATION

GOAL 2

GROW THE COMMUNITY THROUGH A BALANCE OF INFILL AND REDEVELOPMENT, SUPPORTED BY HIGH QUALITY PUBLIC SPACES AND AMENITIES.

	TIMEFRAME	RESPONSIBLE PARTIES
STRATEGY 2.3: Increase residential opportunities and integrate public spaces in Focus Area 3.		
Action 2.3.1: Continue to utilize the Grand River Corridor Improvement Authority as an asset to engage developers and execute the Grand River Vision Plan.	S - M - O	C PC CIA
Action 2.3.2: Look for opportunities to create public spaces and amenities that enhance the pedestrian experience for both residents as well as employees at Orchard Trail Medical Campus.	S - M	C PC CIA
Action 2.3.3: Review and amend existing zoning regulations, specifically setback requirements, density allowance, and sidewalk requirements to encourage neighborhood-scaled development.	S - M	C PC CIA
Action 2.3.4: Develop marketing and communication tools to promote redevelopment of the site.	S - M - O	C CIA
STRATEGY 2.4: Leverage the Rouge River, enhance the pedestrian environment, and complement the character of Downtown in Focus Area 4.		
Action 2.4.1: Continue to utilize the Grand River Corridor Improvement Authority as an asset to engage developers and execute the Corridor Grand River Vision Plan.	S - M - O	C CIA
Action 2.4.2: Ensure that future development along the Rouge River includes pedestrian elements that provide access to natural features.	M - L	C PC CIA

GOAL 2

GROW THE COMMUNITY THROUGH A BALANCE OF INFILL AND REDEVELOPMENT, SUPPORTED BY HIGH QUALITY PUBLIC SPACES AND AMENITIES.

	TIMEFRAME	RESPONSIBLE PARTIES
<p>Action 2.4.3: Review and amend existing zoning regulations, specifically setback and building height requirements to encourage street-scale development that serves as a transition between Downtown and lower density areas.</p>	S - M	C PC CIA
<p>STRATEGY 2.5: Promote infill development, a safe pedestrian network, and leverage investments to increase the vibrancy in Focus Area 5.</p>		
<p>Action 2.5.1: Prepare a downtown retail and office market analysis to identify market potential for these uses and have a tool to attract developers and businesses.</p>	S - O	C DDA
<p>Action 2.5.2: Integrate a marketing and branding strategy into the City's economic development strategy to promote new development and investment into downtown.</p>	S - M	C DDA ECD
<p>Action 2.5.3: Update the DDA Plan to allow for the future commitment of tax capture to specific redevelopment projects, with reimbursement to the developer, similar to a Brownfield Redevelopment Project.</p>	S - M	C DDA ECD
<p>Action 2.5.4: Establish a project funding request application and review process for the future commitment of DDA tax increment.</p>	S - M	C DDA ECD
<p>Action 2.5.5: Become certified through the Michigan Economic Development Corporation's Redevelopment Ready Communities (RRC) Program, to allow for funding assistance with future redevelopment projects.</p>	O	C PC ECD
<p>Action 2.5.6: Develop 3-D renderings for key redevelopment sites, to be used in marketing downtown to developers.</p>	S - M	DDA ECD

IMPLEMENTATION

GOAL 2

GROW THE COMMUNITY THROUGH A BALANCE OF INFILL AND REDEVELOPMENT, SUPPORTED BY HIGH QUALITY PUBLIC SPACES AND AMENITIES.

	TIMEFRAME	RESPONSIBLE PARTIES
<i>Action 2.5.7: Continue to promote facade improvements for buildings that are to remain, due to the historic/architectural significance of the structures.</i>	S - M	DDA ECD
STRATEGY 2.6: Strategically plan and grow the City’s north and south corridors.		
<i>Action 2.6.1: Plan for Capital Improvements to enhance the 10 Mile Road & Orchard Lake Road area as a gateway into the City.</i>	S - M - O	C PC
<i>Action 2.6.2: Maintain support for the 8 Mile Boulevard Association, especially as it pertains to enhancing the 8 Mile Road & Farmington Road area.</i>	O	C ECD
STRATEGY 2.7: Continue to enhance and invest in the City’s parks and public spaces.		
<i>Action 2.7.1: Retain the existing recreational land.</i>	O	C PC
<i>Action 2.7.2: Continue to maintain and enhance recreational land, facilities, programs, and services to meet the evolving needs of the residents of the city and its neighboring communities.</i>	O	C PC
<i>Action 2.7.3: Create nodes in the Downtown to provide better connected public gathering spaces, as well as opportunities for enhanced social interaction.</i>	O	C PC DDA
<i>Action 2.7.4: Maintain and enhance existing relationships that promote recreational land, programs and services for all park and recreational facility users.</i>	O	C PC DDA

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Walkability & Connectivity

OVERVIEW

Communities across the country, including Farmington, have been making investments in walkable downtowns, districts, and neighborhoods. Farmington should continue to expand its commitment to promoting walkability in neighborhoods across the City, while recognizing the important relationship between land use decisions and mobility investments.



KEY FINDINGS



Existing Conditions and Trends

- » The majority of Americans would prefer to live in communities with smaller homes that are in walking distance to amenities. (*National Association of Realtors*)
- » Suburban residential communities on the edges of Farmington largely lack walkability to parks, restaurants, and schools. (*Urban Footprint Estimates, 2018*)




Public Engagement

- » Walkability and access to amenities are characteristics that residents would like to see as part of Farmington's identity. (*Community Survey*)
- » Residents believe it is extremely important for the City of Farmington to strengthen connectivity to schools, parks, and Downtown over the next 20 years. (*Community Survey*)
- » Maintaining and improving existing infrastructure is more important to residents than expanding new development. (*Community Survey*)

GOAL 3

ENHANCE CONNECTIONS BETWEEN KEY AREAS THROUGHOUT THE CITY.

	TIMEFRAME	RESPONSIBLE PARTIES
STRATEGY 3.1: Ensure existing roadway assets and infrastructure are maintained at a high level of service.		
Action 3.1.1: <i>On an annual basis, prepare and update the City's Capital Improvement Plan to further the public projects outlined in this Plan.</i>	O	C PC
Action 3.1.2: <i>Pursue the installation of a fiber optic network to accommodate the growing reliance on Internet and the rise of the digital economy.</i>	O	C PC DDA CIA
STRATEGY 3.2: Continue to plan for and enhance non-motorized connections throughout Farmington.		
Action 3.2.1: <i>Prioritize pedestrian improvements along Grand River Avenue and Farmington Road.</i>	O	C PC DDA CIA
Action 3.2.2: <i>Increase access to the Rouge River by providing multiple pedestrian access points and by developing adjacent property to address the river.</i>	O	C PC CIA
Action 3.2.3: <i>Perform a pedestrian safety and accessibility audit to identify strengths and weaknesses in the current non-motorized framework.</i>	O	PC ECD
Action 3.2.4: <i>Increase and enhance current non-motorized connections from neighborhoods to parks and public spaces.</i>	O	C PC ECD
STRATEGY 3.3: Ensure Farmington is prepared for the adoption of autonomous vehicles.		
Action 3.3.1: <i>Adjust parking standards to allow for the reuse of land to meet potential changing needs.</i>	S - M	C PC DDA CIA ECD
Action 3.3.2: <i>Pursue connected vehicle infrastructure to improve safety and efficiency.</i>	L	C 

Zoning Strategy

OVERVIEW

The zoning ordinance is a regulatory tool to manage land use that is enabled by the Michigan Zoning Enabling Act (MZEA), PA 110 of 2006. Section 203 (1) of the act requires that zoning be based on a plan, given that a plan describes the vision and policies for the future and the zoning ordinance provides the regulatory tool to achieve these policies. For instance, the zoning ordinance will help direct land uses to appropriate areas through zoning districts and promote community attractiveness through the dimensional standards designated for each land use.

Proposed Changes to the Zoning Ordinance

Upon the adoption of this Plan, the City intends to ensure that the zoning ordinance reflects the policies in this Plan. In general, all changes to the zoning ordinance will:

- » Ensure that new developments uphold the desired character of the community
- » Direct commercial development to lands that have the capacity to support such development and away from sensitive and significant natural features
- » Establish adequate blight, lighting, natural feature protection, and noise regulations

to minimize the negative impact on the community

- » Allow for mixed land uses in designated areas to promote vibrancy and connection
- » Coordinate with adjacent jurisdictions

Furthermore, to link the zoning ordinance to the Plan, the zoning districts will need to connect to the future land use districts described in this Plan and displayed on the Future Land Use Map. The zoning districts, as they stand currently, and future land use districts are paired in the table on the next page. Ultimately, the locations of the zoning districts listed in this table, will need to reflect the locations of consequent future land use categories.

Figure 1: Zoning Strategy Matrix

FUTURE LAND USE CATEGORY	APPROXIMATE EXISTING ZONING DISTRICT
Low Density Residential	Single-Family Residential (R1, R1A, R1B) , Single- Family Country Estates (R1C), Single-Family Residential PUD (R1D), Single -Family Parking District (R1P)
Medium Density Residential	Two-Family Residential (R2), Multiple Family Residential (R3, R4), Townhouse Residential (R5), Single-Family Cluster Residential (R6)
Mixed Use	Community Commercial (C2). Planned Unit Development, Central Business District (CBD)
Neighborhood Centers	Community Commercial (C2)
Community Commercial	Community Commercial (C2)
Professional Office	Office (O), Office Service (OS)
Flex Industrial	Industrial (IND)
Public/Quasi-public	Single-Family Residential (R1, R1A, R1B) , Single- Family Country Estates (R1C), Single-Family Residential PUD (R1D), Two-Family Residential (R2), Multiple Family Residential (R3, R4), Townhouse Residential (R5)
Focus Areas	<i>*See the focus area chapter for unique designations</i>
Parks & Open Space	Single-Family Residential (R1, R1A, R1B) , Single- Family Country Estates (R1C), Single-Family Residential PUD (R1D), Two-Family Residential (R2), Multiple Family Residential (R3, R4), Townhouse Residential (R5)

Capital Improvements Plan

OVERVIEW

A CIP (Capital Improvements Plan) is a tool to identify and prioritize the long-term capital project requirements of a local unit of government. The CIP is a schedule of proposed improvements to a community’s public facilities that includes a prioritization of projects over a 6 year period. The first year of the CIP is the capital budget and the CIP is annually updated. The CIP’s relationship to the master plan, as stated in the Michigan Planning Enabling Act (Act 33 of 2008), is “to further the desirable future development of the local unit of government under the master plan.” To accomplish this, the planning commission, legislative body, or chief administrative official (depending on language in the charter), shall annually prepare the CIP to assist the planning commission and board or council in reviewing and approving public infrastructure projects, such as streets, parks, and utility infrastructure.

CURRENT CIP

The City of Farmington’s 2020-2025 CIP proposes a total of 112 projects, with a total value of \$23.2 Million. The table to the right outlines all project types and their associated value and percentage:

PROJECTS	VALUE	%
Sidewalks and Streetscapes	\$5,080,000	22%
Water and Sewer System	\$3,899,200	17%
Drains	\$819,000	3%
Buildings and Grounds	\$908,000	4%
Land Acquisition and Redevelopment	\$15,000	0%
Recreation and Culture	\$2,751,000	12%
Parking Lots	\$1,091,000	5%
Vehicles and Equipment	\$1,984,074	8%
Roads	\$6,660,000	29%

The CIP was guided by the following plans:

1. City of Farmington Master Plan (2009)
2. Recreation Master Plan (2019)
3. Farmington Vision Plan (2013)
4. Downtown Area Plan (2015)
5. Grand River Corridor Vision Plan (2013)
6. Orchard Lake and 10 Mile Roads Intersection Redesign Analysis (2015)
7. Rouge River Trail Project (2016)
8. Downtown Master Plan (2017)

NEXT STEPS

In accordance with the Michigan Planning Enabling Act and Farmington’s City Code, the City should use recommendations (Goals, Strategies, actions, and focus area recommendations) from this Master Plan to help evaluate and update their current CIP.

The following outlines a successful process in creating a CIP:

DEFINE CIP PROCESS AND ROLES

- Appoint a CIP coordinator to lead the project
- Identify participants and roles for CIP preparation
- Establish a CIP Review Team
- Review and update capital improvement polices
- Collect data to assist with review, including budget projections, master plan amendments, policy changes and new regulations
- Define cost threshold, lifespan and types of projects to qualify for CIP
- Establish agreement on priority system to evaluate projects. Key considerations should include:
 - » Is the project supported by the Master Plan or other plan
 - » Is it legally required
 - » Is it fiscally responsible
 - » Is it a high priority for the community
 - » Other considerations include:
 - » Relationship to or coordination with other projects
 - » Estimate of annual income from projects
 - » Estimate of annual operating expenses
 - » Duration of project
 - » Sequencing
 - » Project mandated by the state and/or federal law
 - » Projects essential to public health or safety
 - » Projects that save in operating costs

HOLD LAUNCH MEETING

- The CIP Review Team hosts launch meeting to explain purpose of CIP and roles in the process
- Members of the public are encouraged to share

information about infrastructure needs and priorities

- Project lead summarized feedback from the public and provides to staff for consideration in identifying projects

IDENTIFY PROJECTS

- Complete asset inventory of existing capital investments, which includes
 - » Age, condition and replacement dates
 - » Status of projects currently underway
- Develop a schedule for replacement and improvement needs based on asset inventory
- Complete project application forms of projects to be considered for CIP

EVALUATE & SCORE PROJECTS

- The CIP Review Team uses criteria established in Step 1 to evaluate and score project requests (scoring can be done individually or as a team)

RANK PROJECTS AND DRAFT THE CIP

- The CIP Review Team ranks projects based on:
 - » Criteria established in Step 1
 - » Available funding
 - » Capacity to complete projects
- The project lead organized the projects into a table, with funding shown over 6 years (unfunded projects should also be included and scheduled for later years or compiled in a separate section)

REVIEW & APPROVE THE CIP

- The CIP Review Team provides draft to the Planning Commission
- Planning Commission reviews and conducts public hearing
- Planning Commission adopts the CIP and forwards to Council or Board
- Council or Board adopts CIP and uses for annual budget
- For communities with two year budgets, the second year is a simple update
- Update costs, funding sources, and timing for a six-year system