



**Regular Planning Commission Meeting
7:00 PM, MONDAY, MAY 9, 2016
City Council Chambers
23600 Liberty Street
Farmington, MI 48335**

REGULAR MEETING AGENDA

I. ROLL CALL

II. APPROVAL OF AGENDA

III. APPROVAL OF ITEMS ON THE CONSENT AGENDA

A. March 14, 2016 Minutes

1. March 14, 2016 Minutes

**IV. OUTDOOR SEATING SITE PLAN REVIEW - CHIVE KITCHEN,
33043 GRAND RIVER AVENUE, THE GROVES RETAIL CENTER**

**1. Outdoor Seating Site Plan Review - Chive Kitchen, 33043 Grand
River Avenue, the Groves Retail Center**

V. PRELIMINARY DRAFT 2016 RECREATION MASTER PLAN

1. Preliminary Draft 2016 Recreation Plan

VI. PUBLIC COMMENT

VII. PLANNING COMMISSION COMMENT

VIII. ADJOURNMENT

**Farmington City Council
Staff Report**

Council Meeting Date:
May 9, 2016

**Reference
Number
(ID # 2153)**

Submitted by: Kevin Christiansen, Economic Community Development Director

Description: March 14, 2016 Minutes

Requested Action:

Approve

Background:

Agenda Review

Review:

Kevin Christiansen Pending

City Manager Pending

Planning Commission Pending

05/09/2016 7:00 PM

FARMINGTON PLANNING COMMISSION PROCEEDINGS
City Council Chambers, 23600 Liberty Street
Farmington, Michigan
March 14, 2016

Chairperson Crutcher called the Meeting to order at 7:00 p.m. at City Council Chambers, 23600 Liberty Street, Farmington, Michigan, on Monday, March 14, 2016.

ROLL CALL

Present: Buyers, Crutcher, Gronbach, Kmetzo, Majoros, Waun

Absent: Chiara

A quorum of the Commission was present.

OTHER OFFICIALS PRESENT: Director Christiansen, Inspector Koncsol

APPROVAL OF AGENDA

MOTION by Buyers, seconded by Majoros, to approve the agenda as submitted.

Motion carried, all ayes.

APPROVAL OF ITEMS ON CONSENT AGENDA

a. Minutes of Regular Meeting – January 11, 2016

Motion by Buyers, seconded by Gronbach, to approve the items on the Consent Agenda.

Motion carried, all ayes.

SITE PLAN REVIEW (LED WINDOW LIGHTING) – UPTOWN PLAZA, 31530-31630 Grand River Avenue

Chairperson Crutcher introduced this agenda item and turned it over to staff.

Christiansen stated this item is a site plan review for the continued use of interior window lighting in Uptown Plaza located at 31530-31630 Grand River Avenue. He stated the Applicant has submitted a site plan application and support material in order to maintain existing interior window lighting at the shopping center in the existing building. He indicated the commercial site is zoned C-2, Community Commercial; interior window lighting for non-residential uses is subject to the review and approval of the Planning Commission in accordance with the requirements of Section 35-48 of the Zoning Ordinance.

He stated the Applicant, Jamal Garmo, on behalf of Farmington Plaza, LLC, is present at tonight's meeting to present his requests to the Planning Commission. He indicated there were attachments included in the packets for the Planning Commission, including an aerial photo of the property, a copy of the site plan application for the interior window

lighting submitted by the Applicant, and also a copy of the overall site and photographs that show the interior window lighting as it exists today that the Applicant would like to maintain in the windows of the existing shopping center building. A copy of Section 35-48 which specifies the regulations for that zoning district, with respect to exterior and interior lighting was also included in the packets. He then indicated Subsection F of Section 35-48 is specific to tubing, lighting tubing, exposed bulb lighting and the lighting for non single family residential uses, and stated it is prohibited as an architectural detail in all buildings, along the rooflines, eaves, around the windows, etc., but the Planning Commission may approve interior illuminated architectural bands when such bands will enhance the appearance of the building.

Crutcher invited the Applicant to come to the podium.

Jamal Garmo, owner of Farmington Plaza, came to the podium. He indicated that prior to doing the lighting in the Plaza that is the subject of tonight's Planning Commission meeting, he had conversations with Mr. Koncsol who he thought indicated that as long as the lighting doesn't flash it was allowable. He had them installed and was subsequently told they were not allowed. He indicated his reasoning for installing the lights was to increase the business because the Plaza sits away from the road and needs some exposure.

The floor was opened for questions from the Commissioners.

Majoros asked Garmo for specifics of the discussion he had with Inspector Koncsol and Garmo indicated that he was under the impression that the lights would be approved as long as they were not flashing lights.

Buyers stated that the lights that he saw as he drove by the complex were currently illuminated at the southern end of his complex and the Applicant responded yes and Buyers asked if his intent were to light the entirety of the building and the Applicant responded that he would like to add more to the back stores as well.

Buyers then asked if the ones that were illuminated as he drove by the complex were the only ones currently installed and the Applicant responded in the affirmative stating that they are LED.

Crutcher asked Inspector Koncsol if there was anything he would like to add and he responded that they did have a discussion relative to lighting and his understanding was that Garmo was interested in some type of banding lighting around the perimeter of the building and no mention was made of the windows specifically and that he had informed the Applicant of a prior case with Smoker's Wonderland that went before the Planning Commission.

Kmetzo asked for clarification on the zoning and Christiansen responded it is C-3, General Commercial.

Garmo stated that his request is not a smoke and tobacco shop or liquor, but rather a clothing store, the Overstock Outlet Store, and the upcoming opening of the International Mediterranean Market.

MOTION by Majoros, supported by Buyers, that the Planning Commission with respect to the interior window lighting at Uptown Plaza, located at 31530-31630 Grand River, be denied under the criteria that it does not meet the character or vision of the Farmington Community and it is specifically noted as an issue not allowed in the City based on the Zoning criteria of 35-48, Letter F of the Zoning Ordinance, and that approving the Petitioner's request would be inconsistent with previous actions the Planning Commission had taken historically.

Motion carried, all ayes.

OUTDOOR SALES AND DISPLAY REQUEST – UPTOWN PLAZA, OVERSTOCK OUTLET, 31550 and 31614 Grand River Avenue and International Mediterranean Market, 31580 Grand River Avenue

Crutcher introduced this Agenda item and turned it over to staff.

Christiansen stated that the Petitioner has submitted plans for outdoor sales to be located along the front of the entrance of the existing commercial building for the units at 31550 and 31614 Grand River Avenue, Overstock Outlet at the Uptown Plaza, as well as 31580 Grand River Avenue, the International Mediterranean Market. He indicated the existing property is zoned C-3, General Commercial, where seasonal commercial and outdoor displays are permitted in the C-3 district subject to site plan review in accordance with the requirements of Article 7, CBD, Central Business District, C-2, Community Commercial; C-3, General Commercial; and RO, Redevelopment Overlay Districts.

Crutcher invited the Applicant to come to the podium.

Jamal Garmo stated that he had come before the Commission for outdoor sales and displays for Overstock Outlet last year and would like to continue this year and for the upcoming International Market.

Majoros queried the Applicant on the outdoor displays for the specific stores.

Buyers asked if displays would be taken inside each evening and the Applicant responded that Overstock Outlet had water that stayed outside but everything else was brought in at the end of the day.

Christiansen indicated that is pretty consistent with the Big Lots that was previously at that shopping center and the hardware store and stated that everything that the Applicant is proposing is consistent with ordinance requirements.

Kmetzo asked for clarification on the special provisions in Number 2, Section B, and Christiansen responded that what he is proposing is typical and would fall under those provisions. She then asked what the International Market was proposing to sell in its outdoor displays and the Applicant responded.

Crutcher asked if the clothing store would be utilizing the outdoor displays and the Applicant responded not on a daily basis, only occasionally on nice days.

Buyers asked if there was any difference in the approval granted last year for the outdoor display and tonight's request for same and Christiansen responded they are consistent with what was approved last year and for the prior uses at the shopping center and further discussion was held on what, if any, conditions were placed on last year's approval.

MOTION by Gronbach, supported by Majoros, to approve the request for outdoor sales and displays at the Uptown Plaza for Overstock Outlet, located at 31550 Grand River and 31614 Grand River for the International Mediterranean Market, and 31580 Grand River for the Overstock Outlet, and that the display be in accordance with the blueprint plan that was submitted and that all merchandise be displayed in accordance with the ordinance and be maintained properly.

Motion carried, all ayes.

PUBLIC COMMENT

None heard.

PLANNING COMMISSION COMMENTS

Christiansen stated they had hoped to have a couple more items on tonight's agenda but they did not get completed and submitted on time to place them on the agenda, some outdoor displays and seating that are looking to come in as well as a couple redevelopment projects that haven't reached a point to come before the Planning Commission.

He also indicated they are in the process of putting together a draft budget and then the budget that will go before City Council for the 2016-2016 year and in that budget is a plan to fund and to update the City Master Plan which was last updated in 2009. He also stated the DDA has embarked upon updating the Downtown Development Master Plan for the downtown.

Gronbach asked staff to possibly consider amending the Farmington Code Section 35-48 regarding exterior lighting and signage to Section F, specifically F-1, to reclarify the types of lighting allowed and not allowed in windows and specifically amend it to include LED lighting so it's clarified and this question doesn't have to keep on coming back before the Planning Commission.

City of Farmington Planning Commission
Minutes of March 14, 2016
Page 5

Christiansen responded that he will take that under advisement and talk with his administrative staff and legal counsel about it.

STAFF COMMENTS

None heard.

ADJOURNMENT

MOTION by Buyers, seconded by Majors, to adjourn the meeting.
Motion carried, all ayes.

The meeting was adjourned at 7:31 p.m.

Respectfully submitted,

Secretary

**Farmington City Council
Staff Report**
Council Meeting Date:
May 9, 2016

**Reference
Number
(ID # 2171)**
Submitted by: Kevin Christiansen, Economic Community Development Director

Description: Outdoor Seating Site Plan Review - Chive Kitchen, 33043 Grand River Avenue, the Groves Retail Center

Requested Action:

Approve


Background:

The owner of Chive Kitchen, Suzy Silvestre, has submitted a Site Plan Application for proposed outdoor seating for her existing restaurant located at 33043 Grand River Avenue at The Groves Retail Center in the CBD Central Business District. Outdoor Seating in the CBD requires review and approval by the Downtown Development Authority (DDA) and the Planning Commission. No changes regarding building dimensions or other site improvements are proposed. At their April 14, 2016 meeting the DDA Design Committee recommended approval of the proposed outdoor seating for Chive Kitchen to the Planning Commission.

The applicant/petitioner has submitted plans for the proposed outdoor seating area including a layout of the proposed outdoor seating area and samples of the proposed outdoor seating tables and chairs, and planter boxes. Additional site plan information for The Groves Retail Center is also attached. The applicant/petitioner intends to review the plans and site plan information with the Planning Commission at the May 9, 2016 meeting.

Attachments

Agenda Review
Review:
Kevin Christiansen Pending
City Manager Pending
Planning Commission Pending 05/09/2016 7:00 PM



City of Farmington
CivicSight Map


MAP LEGEND:

- CITY BOUNDARY
- RIVERS-STREAMS
- MULTITENANTBUILDING (Type)
- BUILT
- PROPOSED
- COMM_INDUST BLDGS
- RAPHAEL STREET(POLY)2
- RAPHAEL STREET(POLY)1
- PARCELS
- ROADS OUTSIDE FARMINGTON
- RIGHTWAY
- MULTITENANTPAVING
- ROW EXTEND
- LOT HISTORY

OPEN WATER (FEATURETYPE)

- DetentionPond
- StreamRiver
- LakePond
- Channel
- SwampMarsh

2012 AERIAL PHOTOS (Image)



Map Scale: 1 inch = 81 feet
Map Date: 4/27/2016
Data Date: April 22, 2016
Sources: City of Farmington, Oakland County GIS
Utility, River's Edge GIS, LLC.

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





CITY OF FARMINGTON

For office use only

Date Filed: _____

Fee Paid: _____

Site Plan Application

1. Project Name CHIVE KITCHEN

2. Location of Property

Address 33043 GRAND RIVER, FARMINGTON

Cross Streets GRAND RIVER & GROVE

Tax ID Number 47-3806784

3. Identification

Applicant CHIVE KITCHEN

Address 33043 GRAND RIVER AVE

City/State/Zip FARMINGTON, MI 48330

Phone (510) 408-2761 Fax _____

Interest in the Property (e.g. fee simple, land option, etc.)

Property Owner Other (Specify) _____

Property Owner The Groves Center, LLC

Address 37000 Grand River Ave Suite 360

City/State/Zip Farmington Hills, MI 48335

Phone 248-770-4944 Fax _____

Preparer of Site Plan S3 ARCHITECTURE

Address 23629 LIBERTY ST. STE. 200

City/State/Zip FARMINGTON, MI 48335

Phone (248) 427-0007 Fax -

4. Property Information

Total Acres N/A
 Lot Width _____ Lot Depth _____
 Zoning District _____
 Zoning District of Adjacent Properties to the
 North _____ South _____ East _____ West _____

5. Use

Current Use of Property RETAIL

Proposed Use

G Residential	Number of Units	_____
G Office	Gross Floor Area	_____
G Commercial	Gross Floor Area	_____
G Industrial	Gross Floor Area	_____
G Institutional	Gross Floor Area	_____
G Other _____	Gross Floor Area	_____

Proposed Number of Employees Chive Kitchen - 15-20 employees

A copy of the complete legal description of the property and proof of property ownership should accompany this application.

I, Suzana Silvestre (applicant), do hereby swear that the above statements are true.

Suzana Silvestre 04/27/16
 Signature of Applicant Date

[Signature] 4-27-2016
 Signature of Property Owner Date

I, Charlie Kughn (property owner), hereby give permission for City of Farmington officials, staff, and consultants to go on the property for which the above referenced site plan is proposed for purposes of verifying information provided on the submitted application.

<p><u>City Action</u></p> <p>Approved/Denied: _____</p> <p>Date: _____</p> <p>By: _____</p> <p>Conditions of Approval: _____</p> <p>_____</p> <p>_____</p>
--



architecture

tel. 248.427.0007

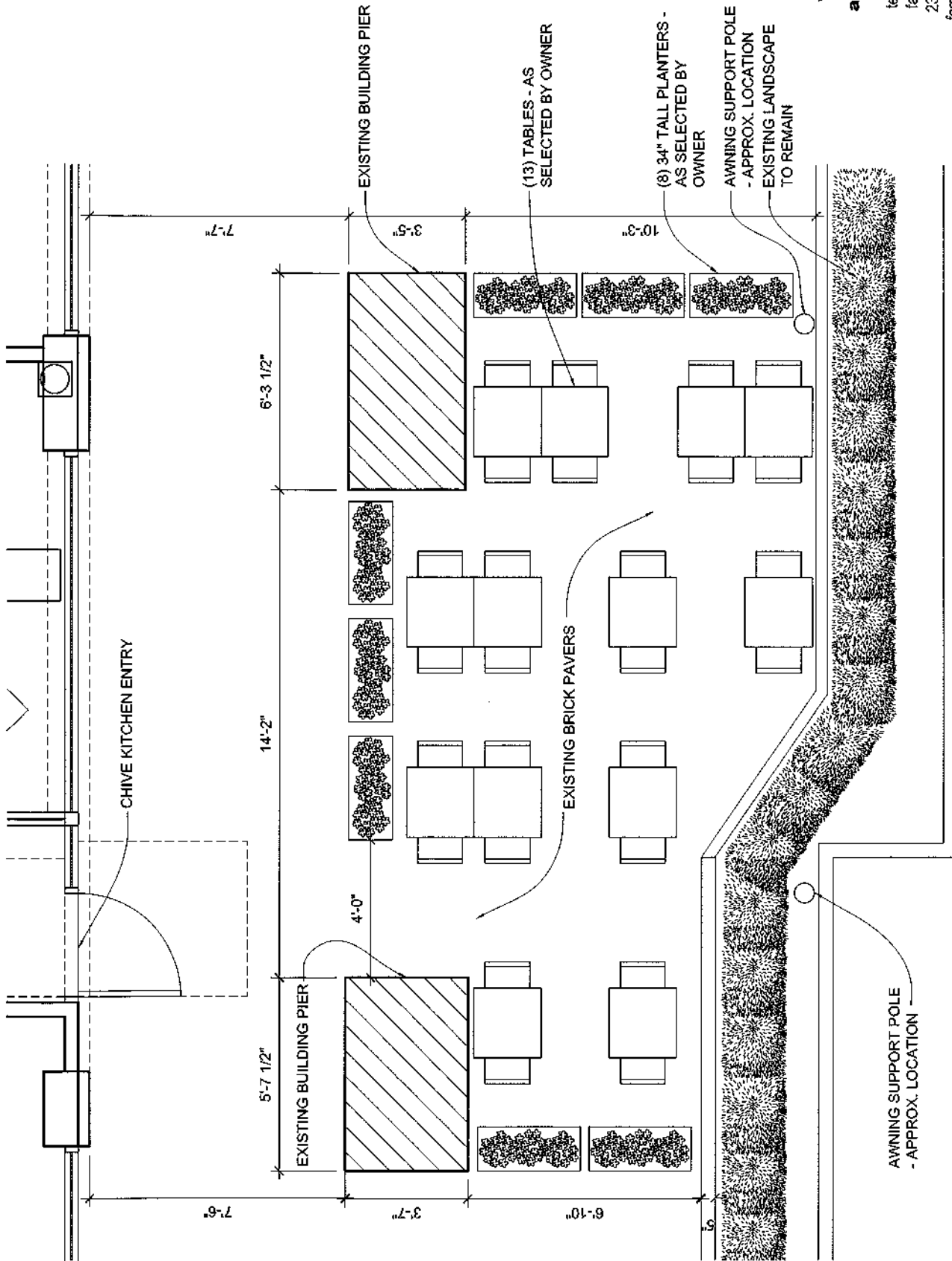
fax 248.427.0077

23629 liberty #200

farmington, mi 48335

s3architecture.com

SK-041316-1



CHIVE KITCHEN PROPOSED OUTDOOR SEATING

1 SK-1
1/4" = 1'-0"

Green Outdoor VÄDDÖ Chair



Assembled size

Width: 15 3/4 " (40 cm)
 Depth: 18 1/8 " (46 cm)
 Seat width: 15 3/8 " (39 cm)
 Seat height: 18 1/8 " (46 cm)
 Height: 31 1/8 " (79 cm)

Key features

The chair is durable and easy to care for since it is made of powder-coated steel and plastic.

You can have several chairs on hand without taking up more space since they are stackable.

The chair will look fresher and last longer, as the plastic is both fade resistant and UV stabilized to prevent cracking and drying out.

Easy to keep clean – just wipe with a damp cloth.

Grey-Brown Foldable Outdoor ASKHOLMEN Table



Assembled size

Length: 24 3/8 " (62 cm)
 Width: 23 5/8 " (60 cm)
 Height: 28 3/4 " (73 cm)

Key features

Perfect for your balcony or other small spaces as it can be folded up and put away.

For added durability, and so you can enjoy the natural expression of the wood, the furniture has been pre-treated with a layer of semi-transparent wood stain.

Environment

Product possible to recycle or use for energy recovery, if available in your community.

100% renewable material. (Fixtures excluded)

White Delux Planter Box



Assembled size

Length: 36 " (92 cm)
 Width: 15 1/2 " (39 cm)
 Height: 34 " (87 cm)

Key features

The deluxe garden planter is perfect for vegetables, flowers and herb gardens.

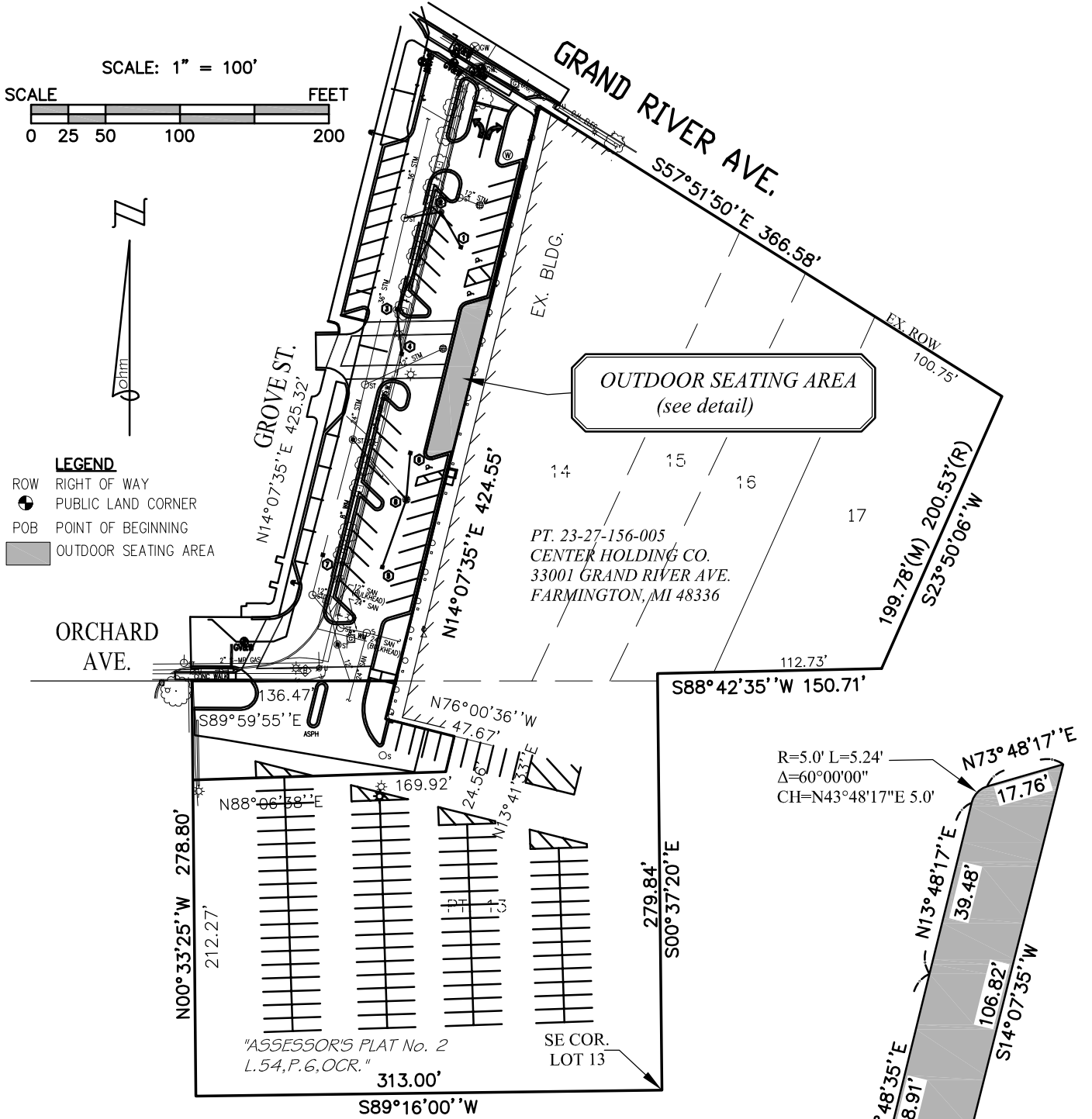
The shelf can be used for additional flowers or storage.

It has an easy to open drainage hole and the legs and shelf are removable for easy storage.

They are strong and sturdy rated to hold up to 150 pounds.

OUTDOOR SEATING AREA

Exhibit "A"

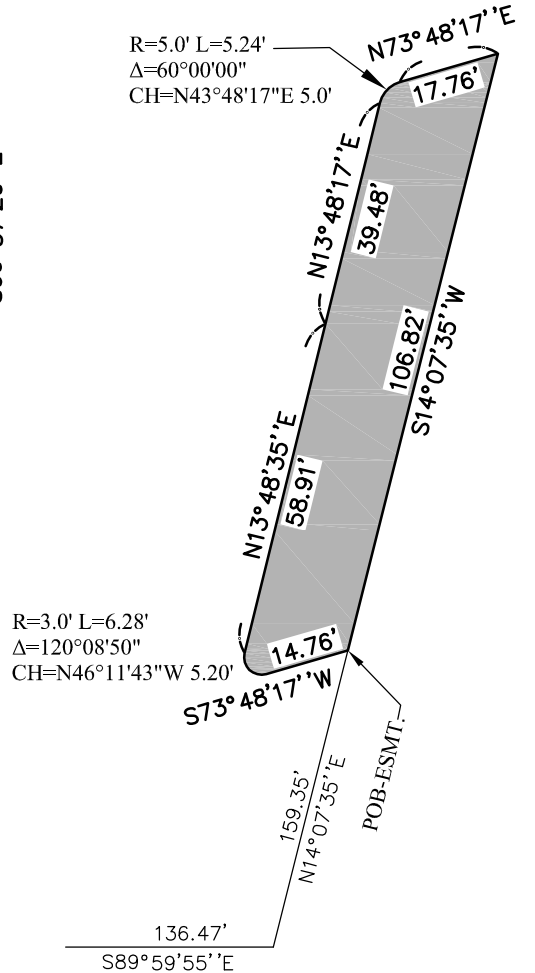


OUTDOOR SEATING AREA

A parcel of land being part of the W 1/2 of Section 27, Town 1 North, Range 9 East, City of Farmington, Oakland County, Michigan, described as:

Commencing at the SE corner of Lot 13, "Assessor's Plat No. 2", as recorded in Liber 54 of Plats, Page 6, Oakland County Records; thence S 89°16'00" W 313.0 feet; thence N 00°33'25" W 278.80 feet; thence S 89°59'55" E 136.47 feet; thence N 14°07'35" E 159.35 feet to the Point of Beginning; thence S 73°48'17" W 14.76 feet; thence 6.28 feet along a curve to the right having a radius 3.0 feet, central angle 120°08'50", chord bears N 46°11'43" W 5.20 feet; thence N 13°48'35" E 58.91 feet; thence N 13°48'17" E 39.48 feet; thence 5.24 feet along a curve to the right having a radius 5.0 feet, central angle 60°00'00", chord bears N 43°48'17" E 5.0 feet; thence N 73°48'17" E 17.76 feet; thence S 14°07'35" W 106.82 feet to the Point of Beginning.

Contains 1,865 square feet of land. Subject to all easements and restrictions of record, if any.



OUTDOOR SEATING AREA

PART OF THE W 1/2 OF SECTION 27,
 T.1N., R.9E., CITY OF FARMINGTON,
 OAKLAND COUNTY, MICHIGAN

CLIENT: CITY OF FARMINGTON



34000 Plymouth Road | Livonia, MI 48150
 p (734) 522-6711 | f (734) 522-6427

Advancing Communities

DATE: 1-31-13	SHEET	JOB NO.
DRAWN BY: SH	1 OF 1	111-07-051
DWG: MISC		



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project title
The Groves Retail Center

Farmington, MI

sheet title
DEMO PLAN

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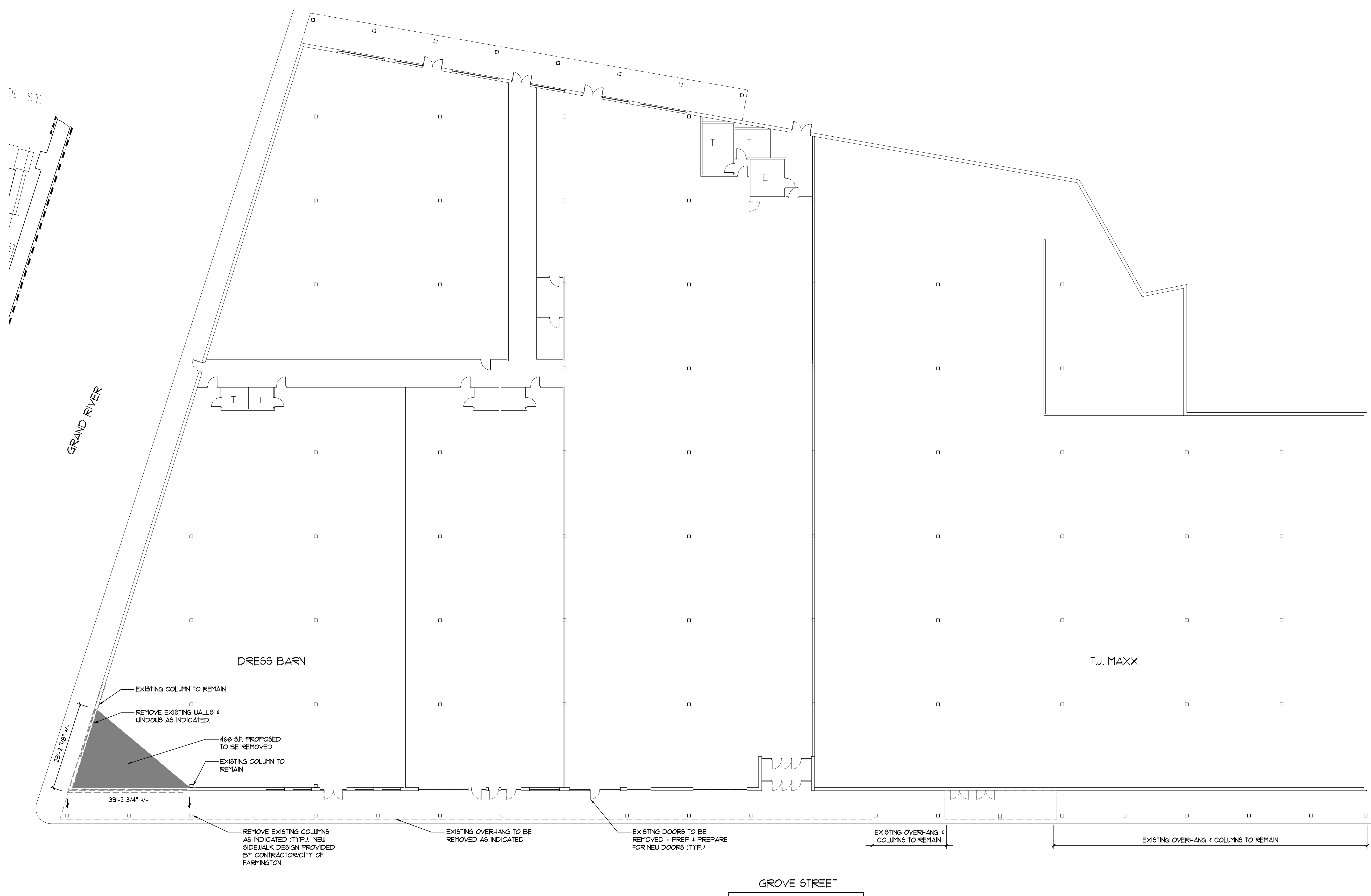
project number
2012-163.01

drawn AC
checked AC
approved JHN

issued for date
SITE PLAN REVIEW 2-1-18

sheet

D-100



DEMO FLOOR PLAN
SCALE: 1/16" = 1'-0"
NORTH

NOTE: DEMO AND BOULEVARD REWORK BY THE CITY OF FARMINGTON

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DEMO ELEVATIONS

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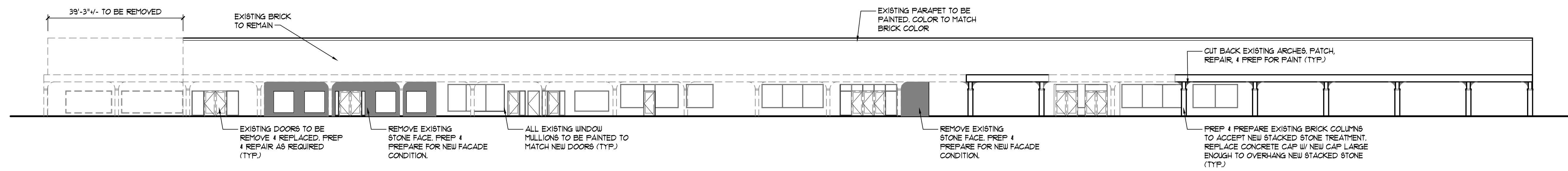
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approved J-N

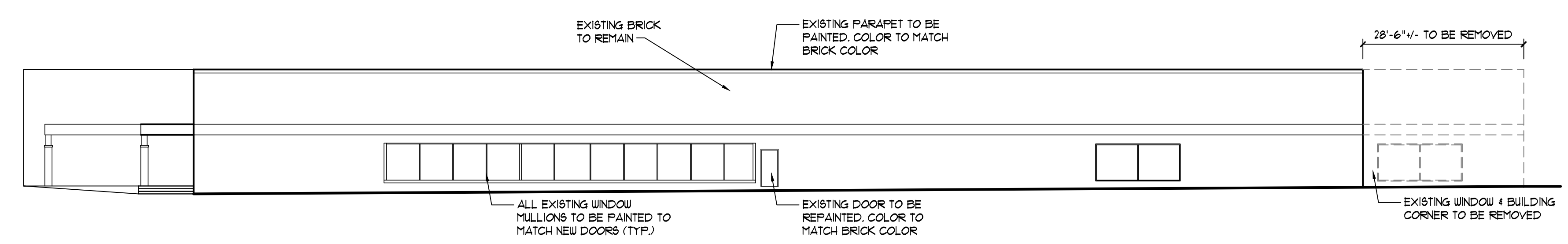
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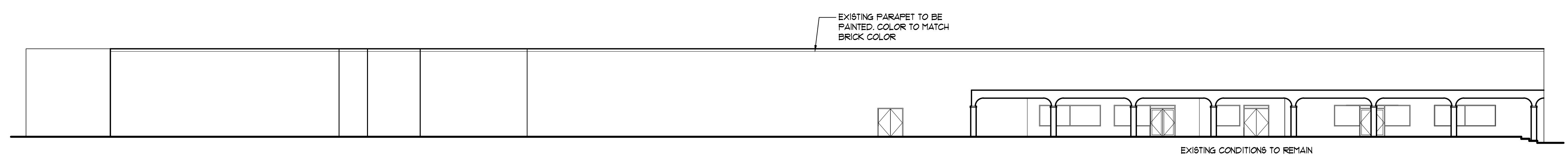
D-200



1
D200 D200 | **DEMO GROVE STREET (WEST) ELEVATION**
SCALE: 1/16" = 1'-0"



2
D200 D200 | **DEMO GRAND RIVER DRIVE (NORTH) ELEVATION**
SCALE: 1/16" = 1'-0"



3
D200 D200 | **DEMO GRAND RIVER DRIVE (EAST) ELEVATION**
SCALE: 1/16" = 1'-0"

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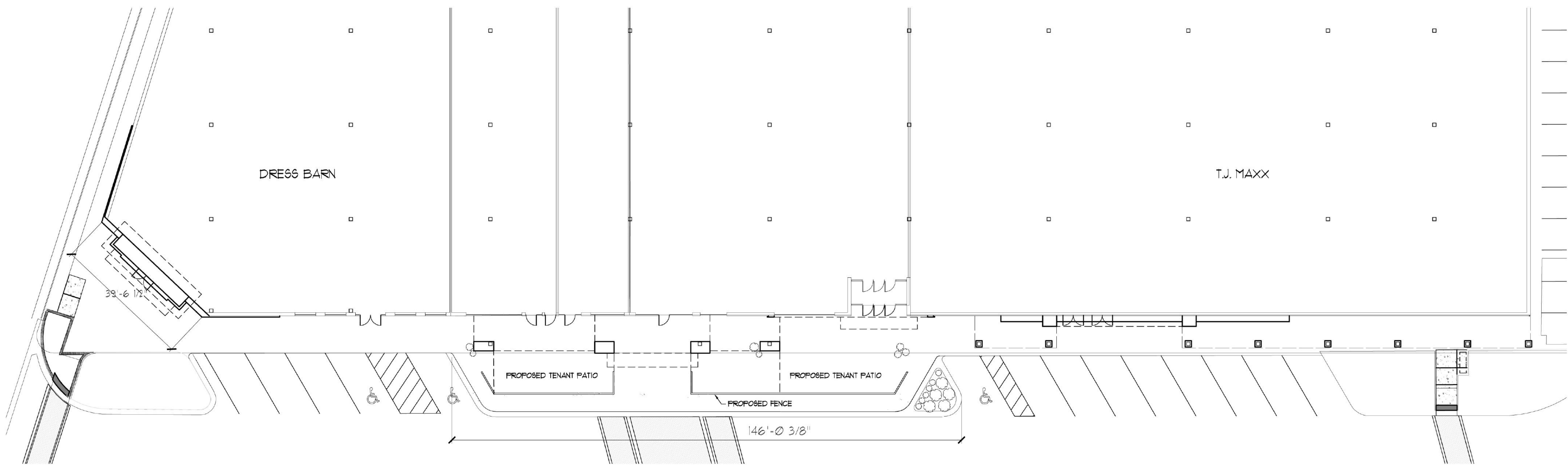
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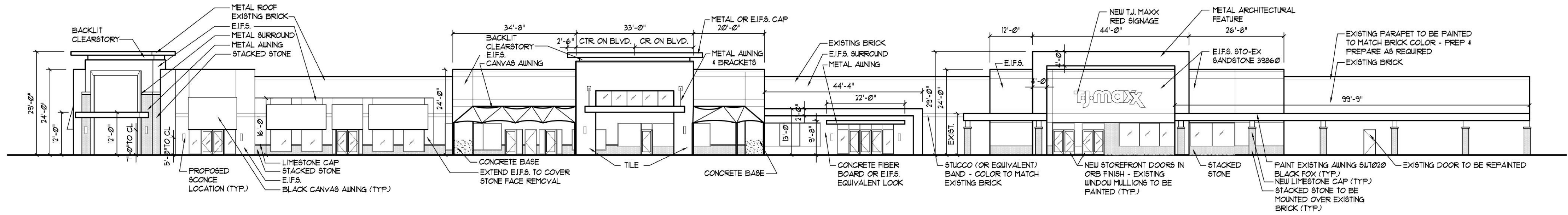
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SITE PLAN REVIEW 2-1-13

sheet

A-200



1
A200 A200
PROPOSED FLOOR PLAN
SCALE: 1/16" = 1'-0"



2
A200 A200
PROPOSED GROVE STREET (WEST) ELEVATION
SCALE: 1/16" = 1'-0"



3
A200 A200
PROPOSED GROVE STREET (WEST) ELEVATION RENDERING
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Retail Center**

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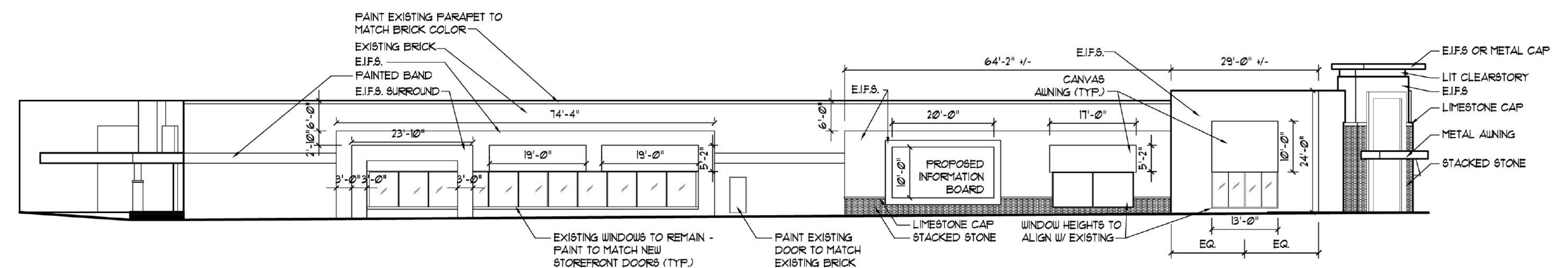
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issued for _____ date
SITE PLAN REVIEW 2-1-13

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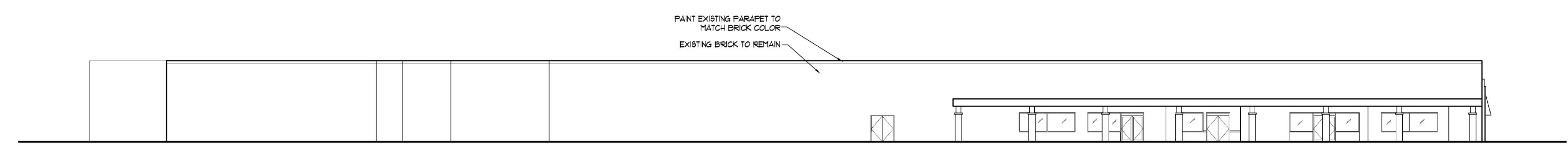
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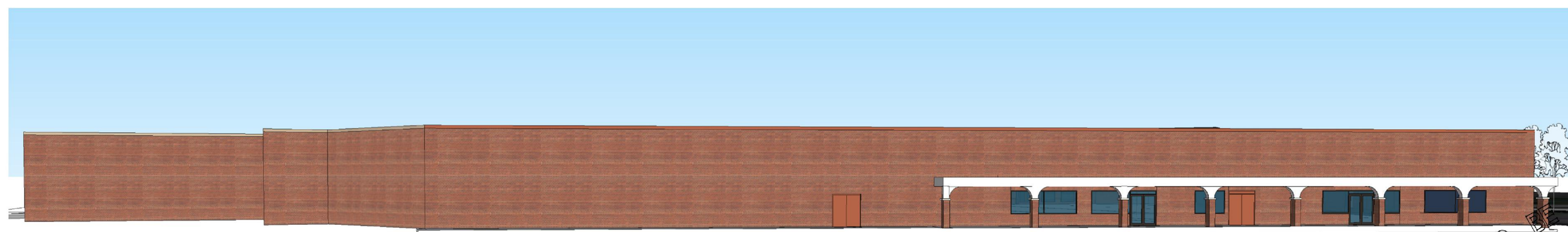
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SCALE: 1/16" = 1'-0"



2 GRAND RIVER (NORTH) ELEVATION
N.T.S.



3 EAST ELEVATION
SCALE: 1/16" = 1'-0"



4 EAST ELEVATION
N.T.S.

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The Groves Retail Center

Farmington, MI

sheet title
RENDERING VIEWS

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project number
2012-163.01

drawn AC
checked AC
approved JHN

issued for date
SITE PLAN REVIEW 2-1-13

sheet

A-202

Attachment: The Groves Retail Center - Site Plan 2-1-13(1) (2171 - Outdoor Seating Site Plan Review)



NOT TO BE USED
AS CONSTRUCTION
DOCUMENTS









**Farmington City Council
Staff Report**

Council Meeting Date:
May 9, 2016

**Reference
Number
(ID # 2176)**

Submitted by: Kevin Christiansen, Economic Community Development Director

Description: Preliminary Draft 2016 Recreation Plan

Requested Action:

Background:

Agenda Review

Review:

Kevin Christiansen Pending

City Manager Pending

Planning Commission Pending 05/09/2016 7:00 PM

DRAFT

CITY OF FARMINGTON

2016 RECREATION MASTER PLAN



Acknowledgements

City Council Adoption:

City Council

William E. Galvin, Mayor
Steven G. Schneemann, Mayor Pro Tem
Sara Bowman
Grep P. Cowley
Jeffrey Scott

Recreation Master Plan Committee

Councilman Jeff Scott
Commissioner Paul Buyers
Annette Knowles
Micki
John Barber

City Staff

Kevin P. Christiansen, Director ECD
David Murphy, City Manager
Lisa McGill

Planning Consultants



TABLE OF CONTENTS

Acknowledgements	1
1.0 Overview	3
2.0 Planning and Administration	4
2.1 Planning Process	4
2.2 Administrative Structure and Funding	5
3.0 Recreation Inventory	7
3.1 Inventory Process	8
3.2 Barrier Free Accessibility	8
3.3 Public Parks and Facilities	8
4.0 Basis for Action Program	14
4.1 Farmington Vision	14
4.2 Public Input	15
4.3 Parkland and Service Area Analysis	16
5.0 Action Program	19
5.1 Goals and Objectives	19
5.2 Five Year Action Program	20
Appendix A	21
Appendix B	23
Appendix C	25

RECREATION MASTER PLAN

1.0

OVERVIEW

The Recreation Master Plan provides guidance for decision-makers for future improvements and development of parks, recreational facilities, and programming which serve Farmington's residents and visitors. In accordance with the State of Michigan's five-year cycle for recreation planning, this 2016 update provides an evaluation of the overall Farmington parks and recreation system to determine where improvements can be made as envisioned by the City. The plan is written in accordance with the Michigan Department of Natural Resources standards and planning principles to:

- Create a plan that guides development that is coordinated, adjusted, harmonious, efficient, and economical and that best promotes public health, safety, morals, order, convenience, prosperity, and general welfare;
- At least every five years, review the plan to determine whether to amend or adopt a new master plan;
- Make careful and comprehensive surveys of present conditions and future growth;
- Consult with representatives of adjacent local units of government to avoid planning conflicts;
- Cooperate with all departments of state and federal governments, and public agencies to seek the maximum coordination of local programs with appropriate agencies.

The Michigan Department of Natural Resources (DNR) provides financial assistance through its recreation grants program to communities within the State of Michigan that want to acquire land for parks and open spaces or that want to develop recreation facilities. To be eligible to apply for grants through the MDNR, a community must have an approved, five-year recreation plan on file with Grants Management of the DNR that meets the eligibility requirements of the Natural Resources Trust Fund Act (Part 19 of 1994 PA 451).

RECREATION PLAN

The last update of the Farmington Recreation Master Plan occurred in 2005. The 2016 update includes an evaluation of parks, facilities and programming to update the City's action plan and determine where future improvements should be made.

Preparation of this recreation master plan (RMP) involved the following parties:

- **Elected officials:** The Farmington City Council provided policy direction and final approval.
- **Appointed officials:**
 - The Farmington Planning Commission provided review of land use plans and capital spending.
 - An ad hoc Recreation Master Plan Update Committee was appointed by City Council.
- **The RCM Committee,** includes representatives from the following organizations/groups:
 - Planning Commission, Zoning Board of Appeals, City of Farmington Hills recreation administration, Farmington Public Schools, Mayor's Youth Council, and two members from the Farmington residential community (one representative and one alternate). A resident of the City of Farmington also participated as an ex-officio member. Members of all of the City's Boards, Commissions and Committees serve on a volunteer basis.
- **City staff:** The City Manager, Assistant City Manager and Director of Public Services were the primary staff members involved in updating the Master Plan.
- **Public:** The general public was informed by newspaper advertisement and cable television announcement of a public hearing to consider the draft Recreation Master Plan.

2.0

PLANNING AND ADMINISTRATION

2.1 Planning Process

The planning process followed the State guidelines and was highly participatory. It resulted in a Plan that reflects the needs and ideas of those who make use of the area's parks and recreation facilities. The planning process is discussed below.

Task One COMMUNITY DESCRIPTION

The process began with an update to the city's physical and social characteristics. These features include location, land use, natural features, and a description of the transportation network as well as population features including age distribution, people with physical disabilities, employment and income.

Task Two RECREATION INVENTORY

The recreation inventory included site visits and written descriptions of recreation facilities in the township including public parks, schools, and private facilities. The information includes acreage, barrier-free accessibility, types of equipment and other descriptions of the physical attributes. A list of other parks that are available to city residents through Oakland County, State of Michigan and neighboring municipalities is also included. Non-public recreation facilities in the township and county are listed as well.

Task Three PUBLIC PARTICIPATION

A public open house was held on March 31st, 2016, to gain input from the general public. In addition, a public hearing was held by the City Council before adoption on May 9th, 2016. See *Appendix B: Public Involvement* for a summary of public comments received.

Upon completion of the analysis, goals and objectives were determined to provide guidance for the development of the Action Program. This created the five-year plan and offers a checklist of what action is to be accomplished, when and where it will occur, who will accomplish it, how much it will cost, and potential funding sources

Task Four ANALYSIS

Based on the data collected from the first three tasks, information was analyzed in accordance with national and state standards and guidelines, local needs, the experience of staff and consultants, the desires of the residents, and potential funding sources.

Task Five ACTION PROGRAM

Upon completion of the analysis, goals and objectives were determined to provide guidance for the development of the Action Program. This created the five-year plan and offers a checklist of what action is to be accomplished, when and where it will occur, who will accomplish it, how much it will cost, and potential funding sources.

Task Six PLAN COMPLETION AND ADOPTION

Once consensus was reached among city officials, a public hearing was held to present the plan and to solicit public input prior to adoption. The Plan was available for public review for one month prior to adoption. Based on public comments, the Plan was revised and the document was adopted by the City Council. See *Appendix D: Adoption and Transmittal Information* for adoption documentation.

2.2 Administrative Structure and Funding

The City of Farmington's Charter does not require a park or a recreation department, nor has the City Council established such departments, preferring to retain the policy making function and leave the administration to the City Manager. Various service delivery alternatives have been employed as the community moved through different phases of development. During the fifties and sixties, the City operated an independent program. After the City of Farmington Hills was chartered in 1973, the two cities operated a combined program under the guidance of a joint recreation commission. Since 1977, the City has purchased program services from the City of Farmington Hills. Residents of Farmington and Farmington Hills are eligible to participate in these jointly funded programs.

As a result of the joint funding of recreation programs and administration by Farmington and Farmington Hills, there is extensive and ongoing consultation between the cities regarding recreation programs, activities and facilities. However, park and facility development and maintenance has continued as a direct responsibility of the City under the direction of the City Manager and the oversight of the City Council.

Other citizen boards are also concerned with policies relating to the parks and recreation department. They are the Arts Commission and the Commission on Aging, both jointly responsible to cities of Farmington and Farmington Hills, and the Historical Commission. The latter is directly responsible for the physical maintenance and program development of the City's historical museum, the Governor Warner Mansion.

The jointly funded recreation program is regularly reviewed by the city administration and annually reviewed by the City's Planning Commission and City Council. These reviews are conducted in addition to the ongoing assessment and utilization reviews performed by the City of Farmington Hills Department of Special Services staff, which administers the recreational programs of both communities.

The budgets of the last several years indicate that the city has maintained an active concern for recreation. Table 1 below shows the budget history for the past three fiscal years. The figures include both capital and operating expenses, which accounts for the fluctuation from year to year. The recreation services column consists of the service fee paid to Farmington Hills, plus operating supplies and utility fees. The park column includes capital expenses for equipment and facilities plus the personnel costs for ongoing maintenance and supervision.

Table 1: Recreation and Cultural Services Budget					
Description	2013-14	2014-15	2015-16	2015-16	2016-17
	Actual	Actual	Amended Budget	Projected Activity	Manager Proposed
Parks	166,519	287,464	372,701	318,928	349,424
Recreation Services	239,991	245,683	261,891	261,356	259,122
Farmer's Market	27,901	44,668	47,569	56,584	52,600
Historical Commission	578	20	2,400	2,900	2,905
Governor Warner Mansion	61,556	48,197	140,939	100,297	137,575
Total Budgeted	496,545	626,032	825,500	740,065	801,626

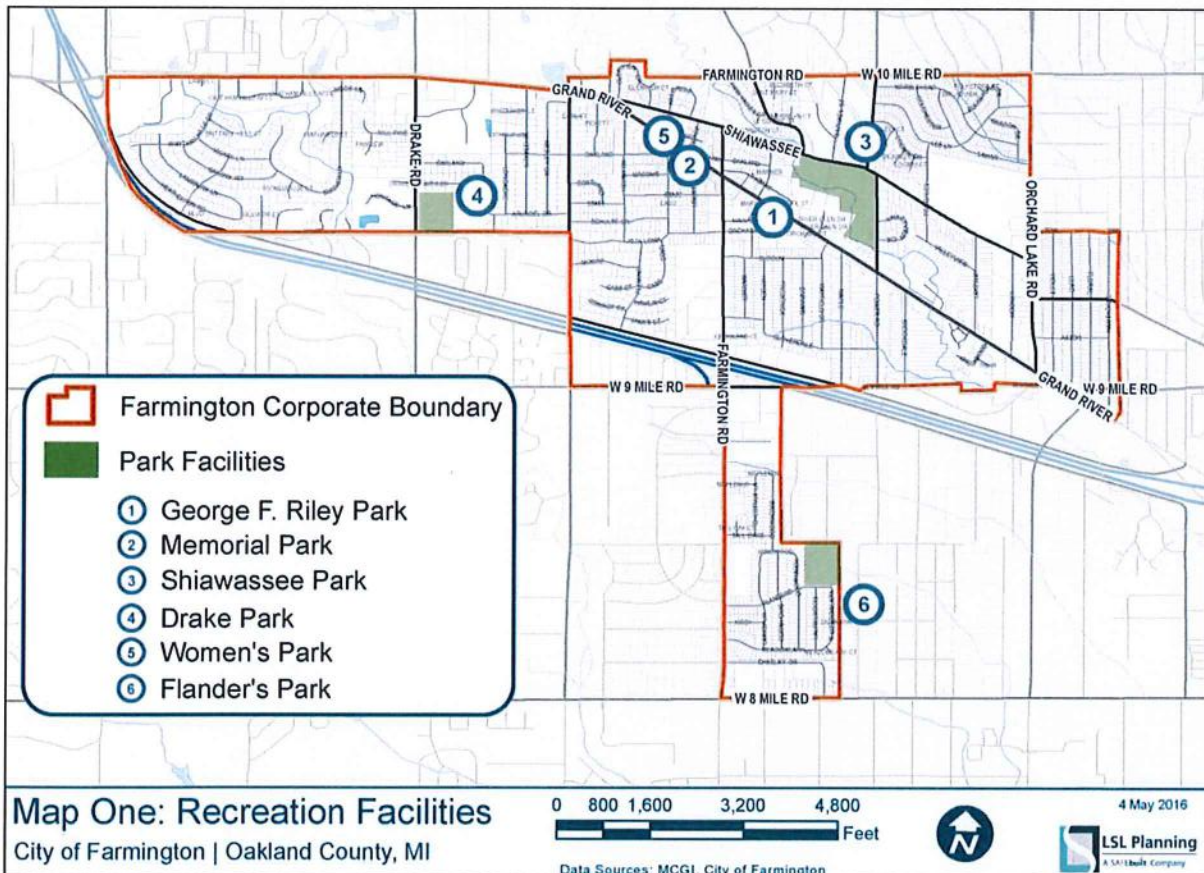
3.0 Recreation Inventory

A complete inventory of recreation facilities, programs, and events is an essential component of a five year Parks and Recreation Master Plan as it provides a base of information to use in developing the Plan's Action Program. Understanding what facilities, programs, and events are available to Farmington residents will assist decision-making in the future. The inventory covers the following listed components:

- Public Parks and Facilities
- Semi-Public Parks and Facilities
- Private Parks and Facilities
- Regional Parks and Facilities

There are 5 county parks and 3 state parks within ten miles of Farmington City Hall. Ten miles is an arbitrary figure; another five miles, usually about ten minutes, would include 8 more major parks including some of the City of Detroit and Huron-Clinton Metro Authority. The City of Farmington and other local recreational facilities are listed on the accompanying table.

Within the City of Farmington, all known facilities are listed. Not all the facilities of other municipalities, jurisdictions or organizations are listed. *Map One: Recreation Facilities* displayed below shows the location of the City's six public parks.



3.1 Inventory Process

The following inventory and subsequent analysis were developed using the recommended park classifications and facility guidelines of the Michigan Department of Natural Resources (MDNR) and the National Recreation and Parks Association (NRPA). These guidelines were developed in 1983 and are used to help identify needed recreational facilities in the community. While they provide a baseline for measuring whether existing parks meet community needs, the city should balance these guidelines with other needs evident in the community. Information was gathered based on existing spatial data, field visits, previous plans and public and committee input.

3.2 Barrier Free Accessibility

The passage of the Americans with Disabilities Act of 1990 (ADA) required all areas of public service to have barrier-free accessibility, including parks and recreation facilities. The evaluation of the parks and facilities in Farmington includes an assessment of their barrier-free access. In accordance with the MDNRE standards, facilities were evaluated to determine if persons with limited sight, hearing, mobility and comprehension can safely and independently access and use the park or facility. The following evaluation system was used to rank each park's accessibility:

Levels of Park Accessibility	
Level	Characteristics
0	<ul style="list-style-type: none"> ▪ Completely undeveloped and left in a natural state. ▪ No paved surfaces.
1	<ul style="list-style-type: none"> ▪ Not accessible to people with a broad range of physical disabilities. ▪ Few paved areas. ▪ Facilities such as play equipment or picnic areas are not easily accessible.
2	<ul style="list-style-type: none"> ▪ Somewhat accessible to people with a broad range of physical disabilities. ▪ Either the parking or pathways are paved, but not both. ▪ Many of the facilities such as play equipment or picnic areas are not easily accessible.
3	<ul style="list-style-type: none"> ▪ Mostly accessible to people with a broad range of physical disabilities. ▪ Most of the parking and pathways are paved. ▪ Some of the facilities such as play equipment or picnic areas are accessible but may not be completely barrier-free.
4	<ul style="list-style-type: none"> ▪ Completely accessible to people with a broad range of physical disabilities. ▪ Parking areas and pathways are paved. ▪ Most of the facilities such as play equipment or picnic areas are easily accessible.
5	<ul style="list-style-type: none"> ▪ Completely accessible and designed using the principles of universal design. ▪ Enables all environments to be usable by everyone, regardless of age, ability, or situation.

3.3 Public Parks and Facilities

The following is a barrier free rating and amenities summary of publicly-owned parks in the City, followed by more detailed descriptions of each park by park classification (see Appendix X), recreation amenities, facilities condition, public input and proposed actions for each park's maintenance and condition moving forward.

BARRIER FREE RATING BY FACILITY

4

DOWNTOWN RILEY PARK – The pavilion and park nested downtown accessible by ADA compliant sidewalks and surrounded by parking lots with only 2 barrier-free spaces in close proximity.

3

SHIAWASSEE PARK – With six barrier-free parking spaces, path access, accessible restrooms and accessible amenities, Shiawassee Park is mostly accessible. With two stair case access points, two bridges, and many facilities not accessible, there is some room for improvement in barrier-free access.

3

WOMEN'S PARK – A small park on the west side of downtown, Women's Park is accessible by sidewalk only. On-street parking is available on Oakland St without barrier-free access. Pathways wind through the park.

2

MEMORIAL PARK – With poor crosswalk access and a prime location across from City Hall, this park could be more connected to the rest of downtown. Sidewalks connect the park along Oakland St and Grand River Ave to Farmington Road, where crosswalks are in place.

2

DRAKE PARK – A paved parking lot with two barrier-free spaces and a pathway that leads to restrooms, tennis courts and ball fields makes this park fairly accessible. However, the condition of the pavement is not great and not all facilities are accessible.

Further Barrier-Free Evaluation:

“The City is committed to establishing an ad-hoc Barrier-Free Evaluation Committee that would include mobility-limited persons to review and assess all new park and recreation development and renovation projects, as well as existing parks and recreation facilities and programs for barrier-free access. The Committee will be assigned a specific staff liaison to assist with administrative matters. Committee members will be appointment by the City Manager”

2005 Recreation Master Plan

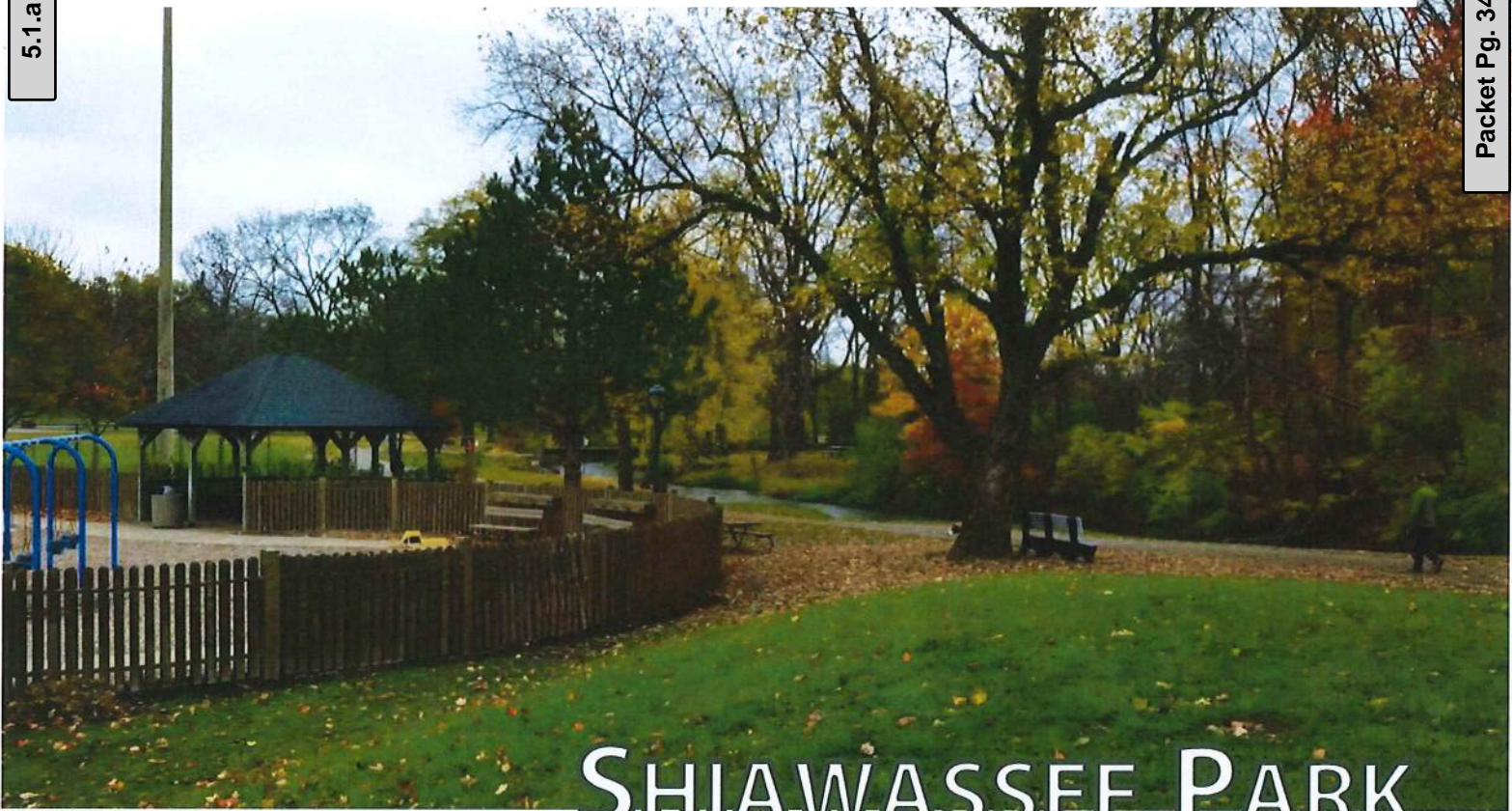
Resources:

www.ADA.gov

Michigan DNR Accessible Advisory Council

www.DOWNTOWNFARMINGTON.org

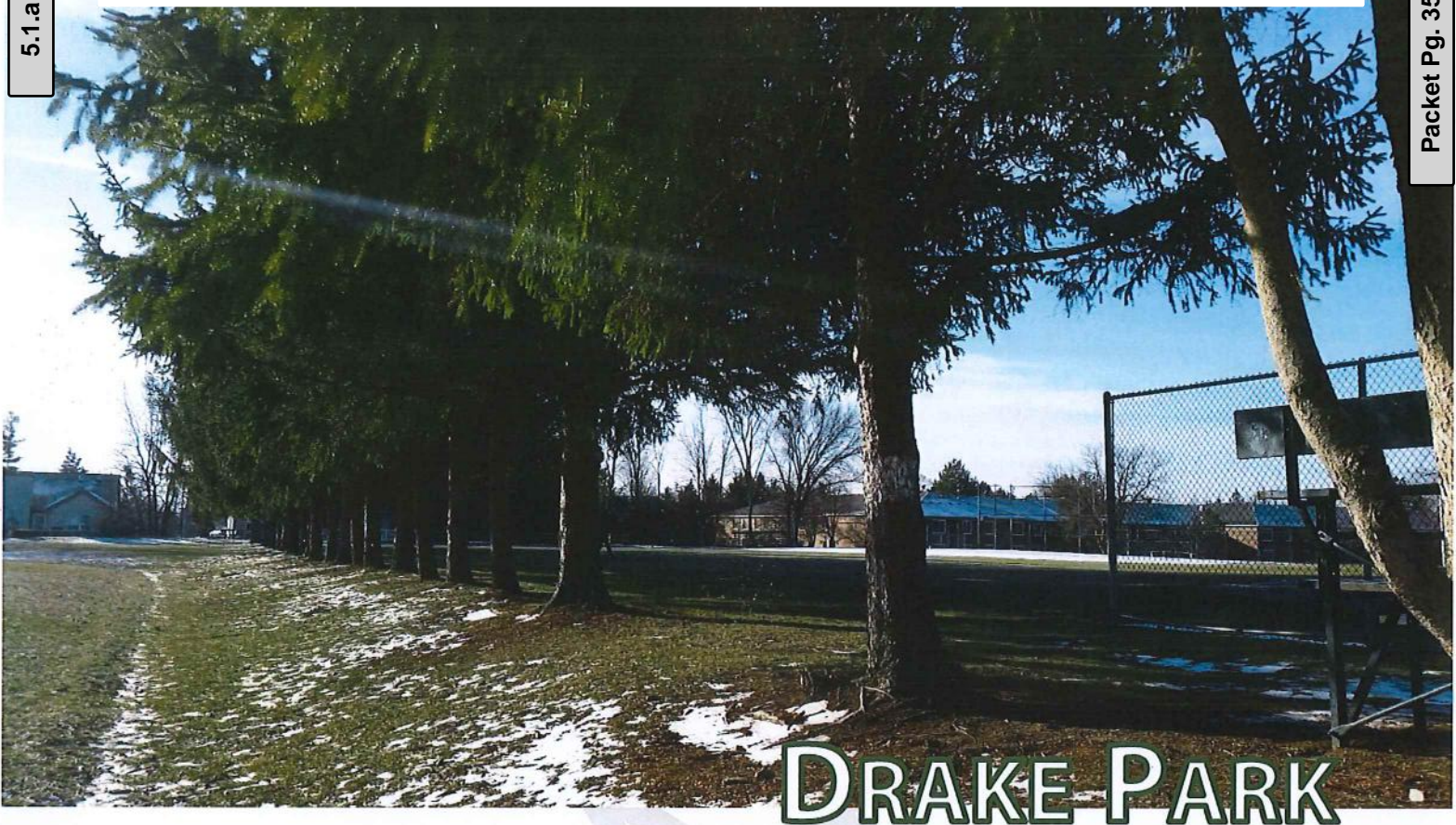




SHIAWASSEE PARK

Shiawassee Park is the City's largest park. This multi-use park offers a variety of public amenities and is located close to Downtown.

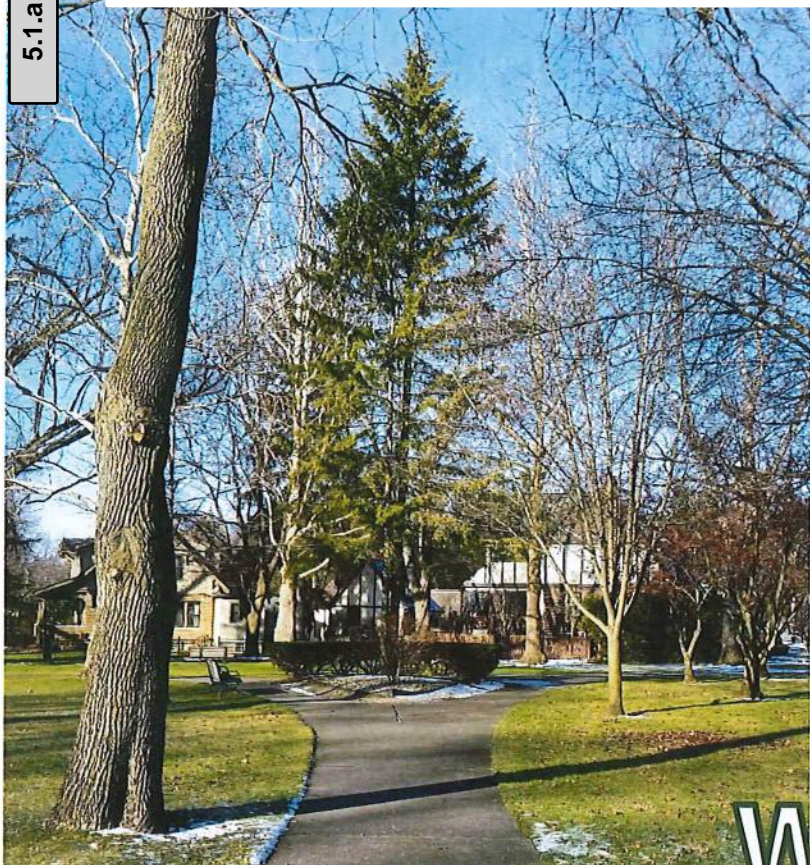
At A Glance: Drake Park	
Classification	Community Park
Acres	23.94
Recreation Amenities	Ball fields (4 total, 1 lighted) Tennis courts (2) Soccer field Playscape Rest rooms Picnic area with shelter Fitness court and walking course
Facilities Conditions	
Public Input	<ul style="list-style-type: none"> • Connect/extend path to Heritage park • Connect to downtown (NW corner) • More parking (NE corner) • Obtain SF home (NW corner) • More tennis courts • More activities • Connect/extend path along rouge river corridor. • Increase parking to encourage visits • Expand the plan to include the sled hill access- preserve • Splash pad in park • Keep as natural and simple as possible
Proposed Actions	



DRAKE PARK

Drake Park is a community park west of the City’s historic downtown, it abuts Longacre Elementary School, and is used by the Farmington Cricket Club.

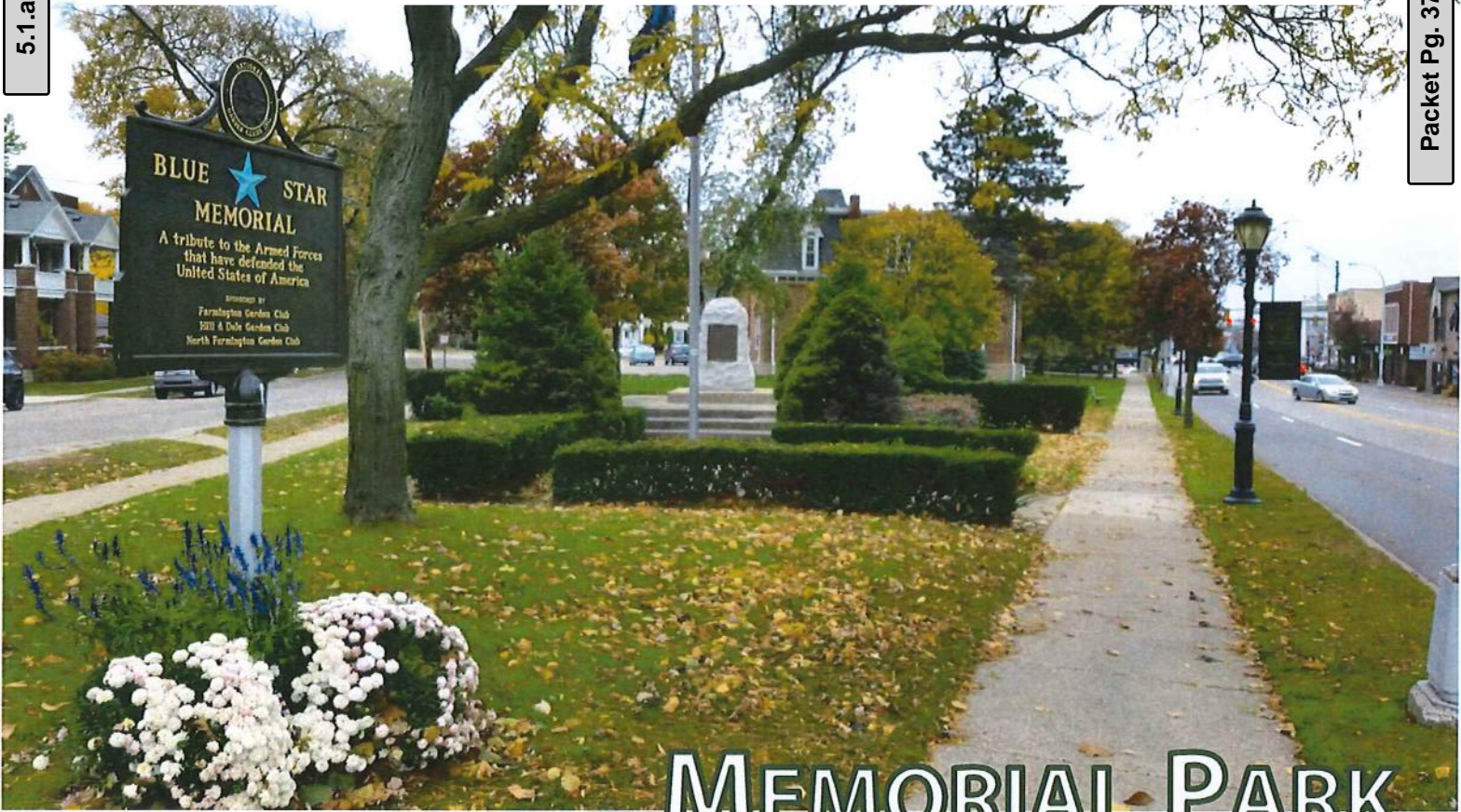
At A Glance: Drake Park	
Classification	Neighborhood Park
Acres	9.07
Recreation Amenities	Tennis Courts Softball fields (2) Baseball field Public Restrooms
Facilities Conditions	Restrooms need updates Tennis courts need update Picnic area needs update
Public Input	<ul style="list-style-type: none"> • Consider sharing the adjacent space with the school* • Remove the tennis courts* • Please fix the parking lot • We should maintain the ball fields for cricket • This parks needs complimentary activities- not just baseball fields, should also have a small children’s playscape for families • Install a soccer field • The bathroom facilities are in bad need of an upgrade • We like the park ‘as is’
Proposed Actions	
*indicates multiple mentions	



WOMEN'S PARK

This small pocket park between Grand River and Oakland was created in 1899 by Farmington's first women's club, the Ladies' Literary Club, who feared their town was heading towards overdevelopment.

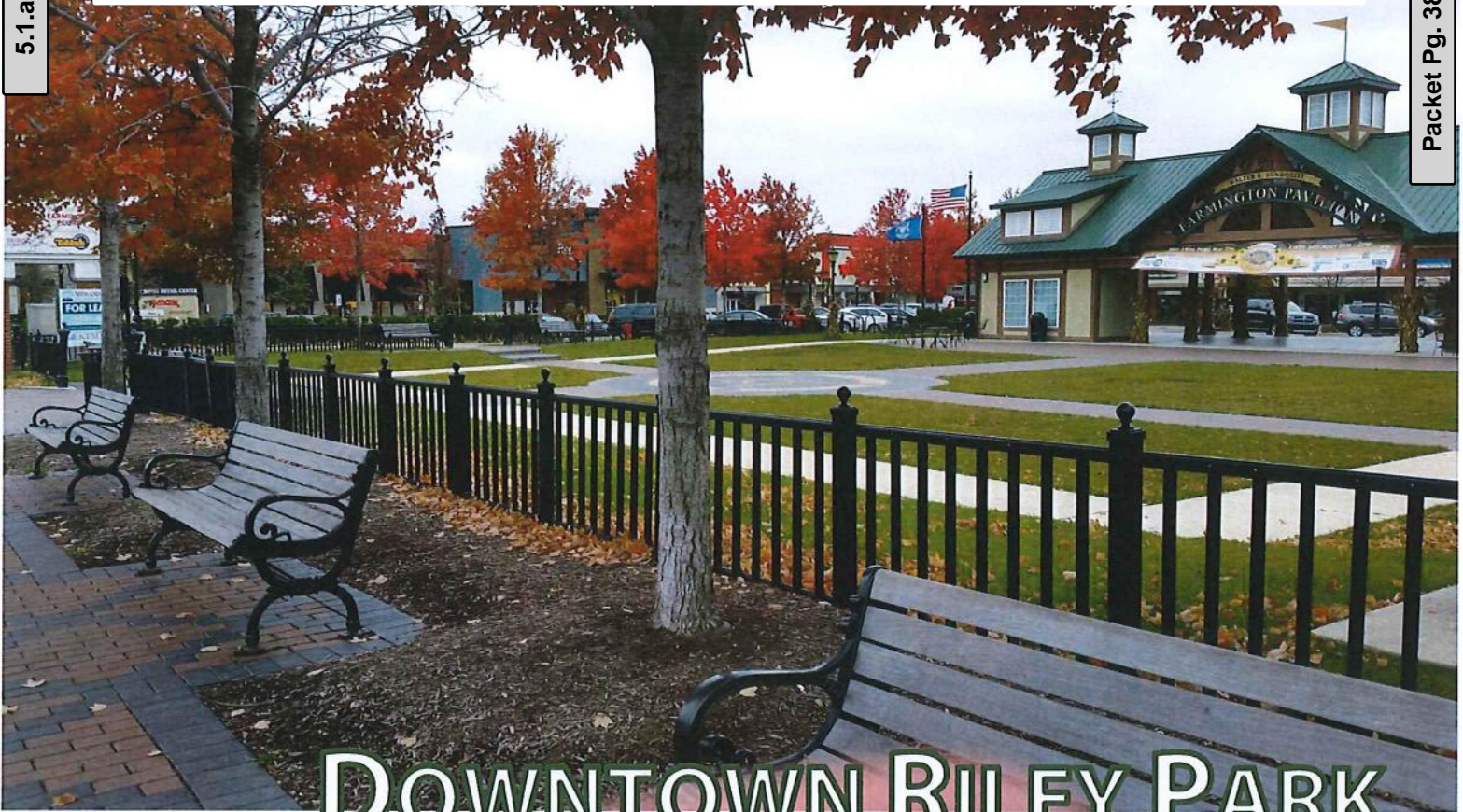
At A Glance: Women's Park	
Classification	Mini Park
Acres	0.45
Recreation Amenities	Walking path and benches
Facilities Conditions	n/a
Public Input	<ul style="list-style-type: none"> • Remain as a reflective and peaceful place • Remain passive, quiet, reflective • Plant and label native flowers species
Proposed Actions	



MEMORIAL PARK

There is a war memorial on site that honors veterans from the Civil War, Spanish-American War, and World War I. There has been discussion of including mentions of veterans of more recent wars to the memorial.

At A Glance: Memorial Park	
Classification	Mini Park
Acres	0.39
Recreation Amenities	Sidewalk and benches Dog waste bag station
Facilities Conditions	
Public Input	<ul style="list-style-type: none"> • No attractions here- this is dead space • Shrink Memorial Park • Honor all veterans for all U.S. wars, not just the ones currently listed • Improve the crosswalk across Grand River Ave to increase pedestrian safety • Connect the 9/11 memorial to Memorial Park
Proposed Actions	



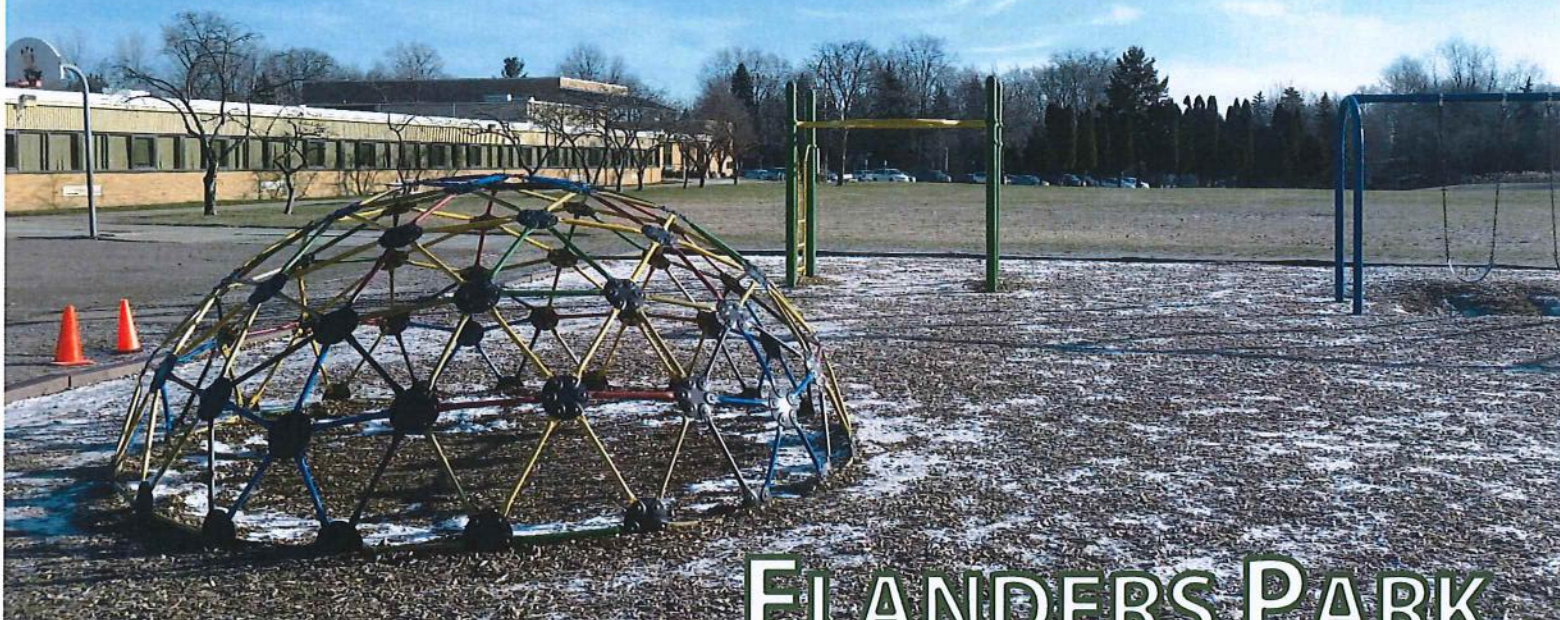
DOWNTOWN RILEY PARK

Riley Park and the Walter E. Sundquist Pavilion are centered in the heart of downtown Farmington. The park, with the pavilion, were designed to make Farmington a stronger community. It is now a year-round gathering place for the Farmington community.

More than a decade ago, Walter E. Sundquist, owner of Heeney-Sundquist Funeral Home, stepped forward with a large donation to ensure success of the pavilion which opened in 2005. The park was named after George F. Riley who, through The Riley Foundation, donated the funds for its construction.

Today, Riley Park and the Sundquist Pavilion is home to the Farmington Farmers & Artisans Market, Rhythms in Riley Park, Swing Farmington, the Harvest Moon Celebration and, in the winter months, the Riley Park Ice Rink.

At A Glance: Riley Park	
Classification	Mini Park
Acres	0.85
Recreational Amenities	Winter ice rink Pavilion Walking paths and benches
Facilities Conditions	Good
Public Input	<ul style="list-style-type: none"> • Move the ice rink to Shiawassee Park and open it up to regulation size • Improve crosswalk safety across Grand River Ave
Proposed Actions	



FLANDERS PARK

Installed alongside a subdivision in 2011 on the former site of Flander’s Elementary School, this 2.1 acre park is the newest of the City’s parks.

At A Glance: Flander’s Park	
Classification	Neighborhood Park
Acres	2.5
Recreational Amenities	
Facilities Conditions	Good
Public Input	<ul style="list-style-type: none"> This park should retain a blend of trees and open space
Proposed Actions	

OTHER PUBLIC RECREATION FACILITIES

River Valley North

3 acre natural area

Orchard Street Park

Approximately 5 acre "vestpocket" park. Three covered picnic tables and benches.

SEMI-PUBLIC PARKS AND FACILITIES

Longacre Elementary

8 acres. Ball field, soccer field, tennis courts, basketball hoops, playground and gymnasium.

Farmington High

43.5 acres. 4 ball fields, soccer field, football stadium, tennis courts, track, gymnasium, and swimming.

Cloverdale Training Center

6.5 acres. Soccer field, tennis courts, playground, multipurpose area.

Ten Mile School

10 acres. Playground and multipurpose area.

Sled Hill Area

5 acres. Sled hill, multipurpose area.

Farmington Training Center

PRIVATE FACILITIES

Farmington Tennis Club**Racquet Ball Courts of Farmington****Chatham Hills****Drakeshire Apartments****Jamestown Apartments****Chatham Hills Apartments****Valley View Condominium****Brookdale Condominium****Independence Green****Fairways of Copper Creek****Drakeshire Lanes****Country Lanes****Beechview Tennis Club****Farmington Gymnastics Center**

REGIONAL PARKS AND FACILITIES

Proud Lake**Maybury State Park****Kensington Metropark****Glen Oaks****Lola Valley****Bell Creek****Middle Rouge****Holliday**

FARMINGTON HILLS

Heritage Park is located on the west side of Farmington between Ten and Eleven Mile Roads. Currently available at this 211-acre park are 4.5 miles of trails for hiking and nature study. In the winter these trails are used for cross-country skiing, and ski rental is available on weekends. A large picnic area is located at the north end of the park. It includes a group picnic shelter, youth playground, in-ground grills, two volleyball courts, an in-line hockey rink and six horseshoe pits. During the winter, the department maintains the pond near Farmington Road for ice skating. Also located in Heritage Park are the Visitor Center, Day Camp, Nature Center and Studio-stables.

Founders Sports Park is located on the north side of Eight Mile Road, one-quarter mile east of Halsted. It is a 101-acre park with a variety of active recreation facilities including 6 soccer fields, 8 ball fields, 4 volleyball courts, 2 half-court basketball courts, 1 bocce ball court, and 1 shuffle board court.

Olde Town Park is located on the corner of Independence and Waldron Streets. This 3.7 acre neighborhood park features a shelter, two tennis courts, picnic tables, grills and a youth playground.

Gill Elementary School**Power Middle School****Costick Center****Community Center****San Marino Golf Course**

4.0

BASIS FOR ACTION PROGRAM

An essential task in the recreation planning process is to determine the needs of the City. The previous sections of the plan provide valuable insight into all aspects of parks and recreation system in Farmington. This section of the Plan evaluates the information gathered from previous sections to best understand the needs and priorities for parkland, recreation facilities and programs in the community.

There were several resources incorporated into the analysis. To begin, public input was important in order to understand what residents and those actively involved in recreation considered important priorities and preferences. Next, existing parkland was evaluated in terms its size, location and function. This was followed by an analysis of recreation facilities such as athletic fields, playgrounds and trails. Current recreation programs were then evaluated to best understand future programming needs and opportunities. Finally, to ensure that all perspectives were considered, a number of existing planning documents were reviewed to ensure that the Recreation Action Plan corresponded with the current vision and goals of other related community development efforts.

4.1 Farmington Vision

Farmington recently completed a visioning process that was summarized in the 2013 City of Farmington Vision Plan. The six-month process helped guide the city to create a shared vision.

The City of Farmington fits into its region rather comfortably. It is significantly older and has more people per square mile, but fewer per household, than the regional norms. It is somewhat more affluent, but not with respect to Farmington Hills, the city's partner in recreation program delivery. Because of the public's tendency to cross municipal borders in seeking recreation, there is no strong indication that Farmington's recreation program should be significantly different than those of its neighbors. Farmington should ensure that recreational facilities and transportation are available and suitable to people of all ages and incomes.

GRAND RIVER CORRIDOR PLAN

Insert Info on Grand River Corridor Vision Plan.



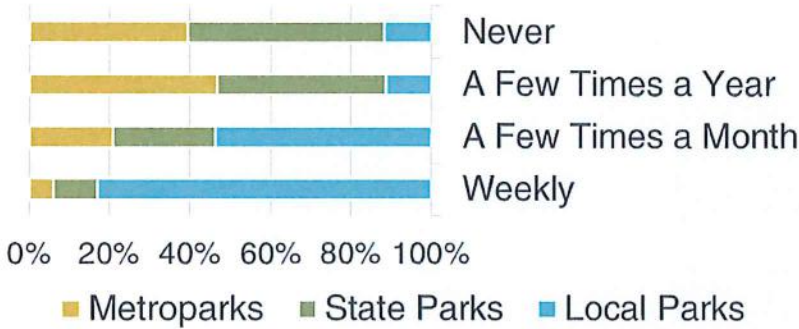
4.2 Public Input

Each plan is unique to reflect a community’s resources, needs, and goals. A community’s goals or vision is perhaps the most important component of a master plan. Those goals should be based upon public surveys, public participation, and/or community consensus. For the purpose of this update, the City of Farmington utilized survey results, a public engagement event, and a stakeholder committee in addition to the state required public hearing process for plan adoption.

The public were informed by a newspaper blurb, social media and the city’s website about an open house which was held on March 31st, 2016, at Farmington High School. Many common ideas were discussed and input for each park was presented by park in Section 3- Inventory. Comments were listed with no particular preference or prioritization.

Community Survey Results

The public opinion survey was provided online and on hard copy, distributed attached to resident’s water bills in December 2015, email blasts, posted on the City’s website, and by word of mouth. A total of 165 responses provided input into which types of park facilities visitors frequented most often. The two charts below summarize these findings. The survey and more detailed results are provided in Appendix B.



How often do you use the following types of facilities?		
	Response Count	Response Percent
Metroparks		
Weekly	4	3%
A Few Times a Month	24	17%
A Few Times a Year	107	74%
Never	10	7%
Subtotal	145	100%
State Parks		
Weekly	7	5%
A Few Times a Month	28	20%
A Few Times a Year	94	67%
Never	12	9%
Subtotal	141	100%
Local Parks		
Weekly	55	38%
A Few Times a Month	62	42%
A Few Times a Year	26	18%
Never	3	2%
Subtotal	146	100%

4.3 Parkland and Service Area Analysis

The National Recreation and Park Association (NRPA) provides a recommended park classification system (Appendix C). Each category has its own set of size requirements, service area, and function as follows:

Park Classification	NRPA Guidelines* (acre/ 1,000 residents)	Existing Acres in Farmington				Recommended
		Public	Semi-Public	School	TOTAL	
Mini	0.375	2.48	.61	-	3.09	3.93
Neighborhood	1.75	11.57	11.5	18.00	41.07	18.33
Community	6.50	23.94	-	43.50	67.44	68.07
Regional	7.50	-	124.97**	-	124.97	78.54
TOTAL	-	37.99	137.08	61.50	236.57	168.87

*Source: Lancaster, Roger A., Ed. 1983. Recreation, Park and Open Space Standards and Guidelines. Alexandria, VA:NRPA
 **Glen Oaks, Oakland County Parks, Farmington Hills
 Based on 10,472 resident 2014 American Community Survey population estimate

Farmington meets or exceeds the guidelines for park acreage and facilities for each category except Mini Park acreage, basketball and volleyball courts. While deficient in acreage for Mini Parks, Farmington has access to ample parkland in other categories. Basketball and volleyball facilities are provided in Farmington Hills and Livonia.

Farmington & School Park Facility	NRPA Guideline for Facilities*	Existing Facilities for Farmington			Recommended Facilities for Farmington**
		Public Park	School	Total	
Tennis	1/ 2,000	4	8	12	5
Playground	1/ 3,000	1	3	4	4
Baseball/Softball	1/ 5,000	6	5	11	2
Basketball	1/ 5,000	-	1	1	2
Volleyball	1/ 5,000	-	-	0	2
Soccer	1/ 10,000	-	3	3	1
Football	1/ 20,000	-	2	2	.5
Running Track	1/ 20,000	-	1	1	.5
Swimming Pool	1/ 20,000	-	1	1	.5
Golf Course- 9 hole	1/ 25,000	-	-	0	.4
Golf Course- 18 hole	1/ 50,000	-	-	0	.2
Ice rink	1/ 50,000	1	-	1	.2

*Source: Lancaster, Roger A., Ed. 1983. Recreation, Park and Open Space Standards and Guidelines. Alexandria, VA:NRPA
 Based on 10,472 resident 2014 American Community Survey population estimate

5.0

ACTION PROGRAM

The 2016 Farmington Recreation Plan has been prepared consistent with and in furtherance of the City's master and downtown plans. Both plans state the pervasive consensus of the Farmington community for open space, green space and enhancement of the City's parks and recreation areas. They also specifically address the desirability of community facilities such as recreational, park and civic uses that create an integrated network strongly linked to neighborhoods and the downtown.

5.1 Goals & Objectives

To provide a guideline for decision making, the plan includes a list of goals and objectives based on the previous 2005 Recreation Master Plan, downtown and master plans, and the results of analysis and public input. The following goals and objectives are intended to provide an operational framework for future decisions related to the provision of parks and recreation for the Farmington. These goals and objectives should be reviewed annually and modified as necessary.



GOAL 1 – Retain the existing recreational land.



GOAL 2 – Continue to develop recreational land, facilities, programs, and services to meet the evolving needs of the residents of the city and the neighboring communities.



GOAL 3 – Expand green spaces areas within the downtown.

Downtown Green Spaces

A major development concept calls for expanding the green space areas within the downtown. Green space areas invite pedestrians and give them a feeling of openness and cleanliness, a sense of closeness to nature. The green space areas should also serve as an attraction for suburban residents to venture into downtown via the Plan's pedestrian walkways or links to shop and enjoy the ambiance of the park setting. Greater ease of entry to the downtown and further integration of the subdivisions with the downtown is a priority.

Downtown Master Plan



5.2 Five Year Action Program

In the near future, the five-year period of this plan, the city expects to continue conducting its recreational programs through services purchased from the City of Farmington Hills. The experience of the past several years has met expectations and the City Council continues to believe that a joint program is the best available method for providing the highest quality and most varied recreational program for its residents. The city remains responsible for the maintenance of those facilities within its municipal boundaries. Farmington's Recreation Master Plan capital improvement schedule is included here as the following table (cost estimates are subject to project revision, final design and inflation). The following is a list of improvements planned for the next five years.

Table 5-1 Prioritized List of Improvements						
Location	Description	Implementation				Comments
		Cost	Authority	Funding	Year	

