

Approved by FH GRCIA 3.5.2020

**JOINT MEETING OF THE  
FARMINGTON AND FARMINGTON HILLS  
GRAND RIVER CORRIDOR IMPROVEMENT AUTHORITIES  
JON GRANT COMMUNITY CENTER  
29260 GRAND RIVER AVE  
(248) 871-2500**

**MINUTES**

**THURSDAY, DECEMBER 5, 2019**

**7:30 AM**

Members Present: Brazzle, Carron, Graham, King, Massey, O'Dell, Schneeman, Smith, Thomas  
Members Absent: Accettura, Price, Mann  
Staff: Seimer, Christiansen

**CALL TO ORDER**

The Joint Farmington and Farmington Hills Grand River Corridor Improvement Authorities meeting was called to order at 7:46 AM by Chainman Paul King.

**APPROVAL OF AGENDA**

Motion by Massey, supported by Carron to approve agenda. **PASSED** unanimously.

**APPROVAL OF MINUTES (FARMINGTON HILLS)**

Motion by Thomas, supported by O'Dell to approve minutes content, with updates to the list of Farmington Hills absent members, to be provided by Seimer. **PASSED** unanimously.

**REVIEW OF VISION PLAN FOCUS AREAS**

Christiansen provided background of Corridor Improvement Authority act and of both communities' CIA activities and a review of the existing Vision Plan. Discussed assets, weaknesses, and opportunities for the four major Focus Areas: Botsford, Orchard Lake, Grand River North, Grand River South.

**BOTSFORD FOCUS AREA**

Assets:

- Hospital
- Associated facilities
  - Medical
  - Nonmedical (for serving the staff, those visiting patients, etc.)

- Existing residential
- Gateway aspects
  - Both to Farmington Hills as well as the Corridor
- Junction to adjacent communities
- Existing road infrastructure provides accessibility to vehicle traffic

Weaknesses:

- Limited/lack of service uses
  - Notably food & beverage
- Lack of connectivity
  - Pedestrian crossings are difficult in the area given the road width and high traffic volume
- Area is configured as small, independent parcels
  - Not connected
  - Small depth
- No transition of land use vs. adjacent properties
- Lack of identity (“Just a place”)
- High volume of traffic creates issues for local-scale uses

Opportunities:

- Connectivity & nearby neighborhoods
- Right-of-Way changes/enhancements
- Traffic adjustments/calming
  - Signaling
  - Signage
  - Mass transit (Bus Rapid Transit / Rail)
- Hospital campus may provide or drive demand for other uses
- Mixed use in area

ORCHARD LAKE FOCUS AREA

Assets:

- New/enhanced medical campus (near Shiawassee)
- Winery building & site
- Affordable housing

Weaknesses:

- Use types are very diverse
- Large vacant/underutilized sites
- Property layout(s) – some small lots
- Lack of connectivity

Opportunities:

- Mixed retail uses (shopping center)
- Area may act as a Gateway
- Public Spaces, as shown in Vision Plan

#### GRAND RIVER NORTH FOCUS AREA

##### Assets:

- Theatre
- New fitness center
- Some successful existing users (Target, Officemax)
- Large site under common ownership

##### Weaknesses:

- Accessibility (e.g. from eastbound Grand River)
- Vacancies, limited use

##### Opportunities:

- Mixed use
- Medium- or high-density residential

#### GRAND RIVER SOUTH FOCUS AREA

##### Assets:

- Accessibility
- Large size
- Adjacent roads

##### Weaknesses:

- Existing uses don't take full use of the area
- Multiple parcels
- Adjacent road network (M-5 configuration)

##### Opportunities:

- Mixed use
- Office/educational
- Recreation
- High density residential

#### **BOARD MEMBER COMMENTS**

None.

#### **PUBLIC COMMENTS**

None.

**ADJOURN**

Motion to adjourn by Graham, supported by Carron: **PASSED** unanimously.

**NOTES**

Next Joint CIA Board meeting fourth Thursday in February (27<sup>th</sup>).