

GRAND RIVER CORRIDOR VISION PLAN UPDATE



2.24.22

ACKNOWLEDGEMENTS

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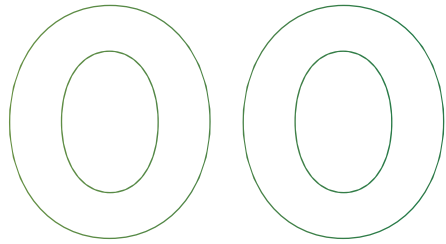
PREPARED BY:



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INTRODUCTION

OVERVIEW

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

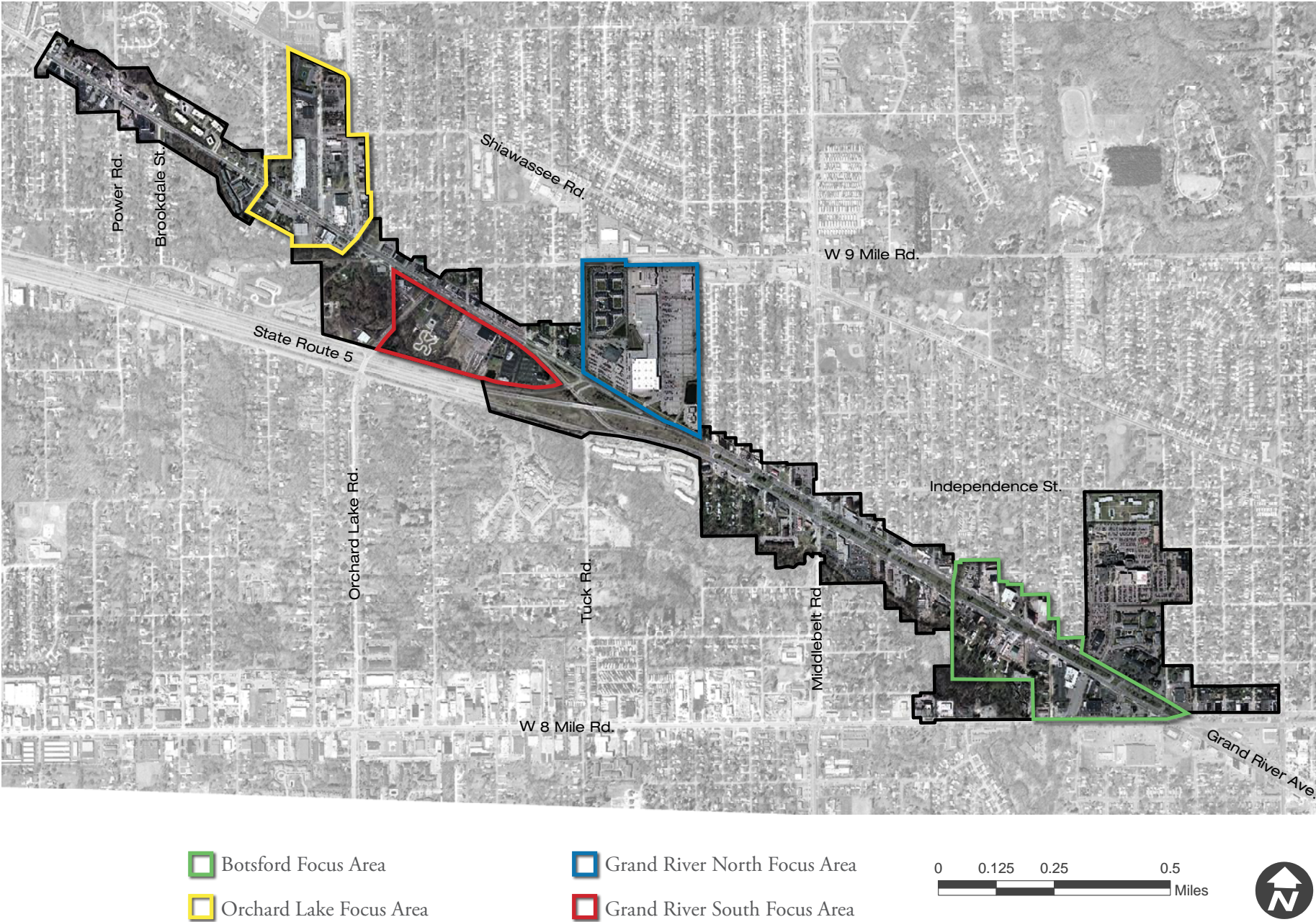
This plan update works to ensure it remains relevant and addresses current issues and opportunities in the corridor, and rapidly changing market conditions. The update primarily concentrates on the feasibility of the individual focus area concepts; Orchard Lake

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

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



STUDY AREA & FOCUS AREA MAP

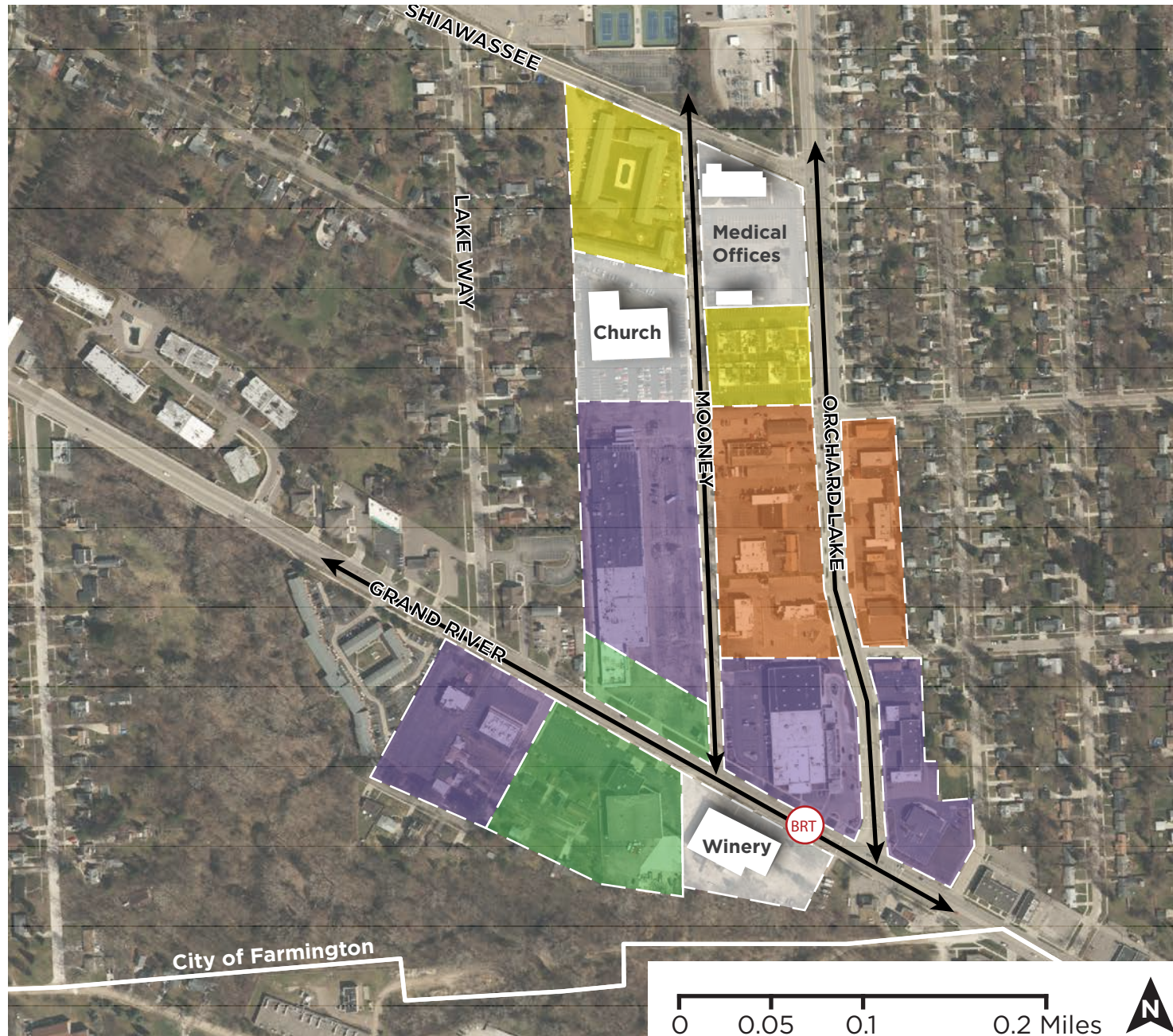




01

**ORCHARD
LAKE
FOCUS AREA**

ORCHARD LAKE FOCUS AREA CONCEPT PLAN



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

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

The key shown on the subsequent page outlines the character guidelines for each land use in this plan.

ORCHARD LAKE FOCUS AREA CHARACTER GUIDELINES

MIXED USE



DESIRED FORMS

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

GENERAL USES

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

INTENT

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

RESIDENTIAL - TOWNHOUSE



DESIRED FORMS

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

GENERAL USES

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

INTENT

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

RESIDENTIAL - MULTI FAMILY



DESIRED FORMS

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

GENERAL USES

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

INTENT

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

OPEN/GREEN SPACE



PARK & GREEN SPACE

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

PLAZA & OPEN SPACE

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

INTENT

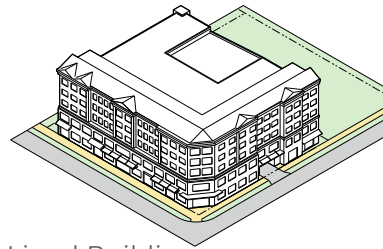
To compliment and enhance the surrounding development types and provide spaces for both formal and informal gathering spaces with an appropriate level of landscaping and features.

ORCHARD LAKE FOCUS AREA FORM TYPOLOGY

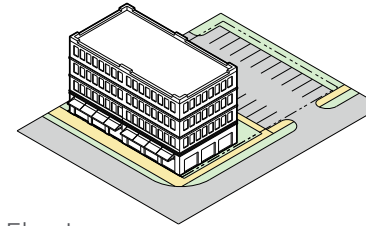
The following section outlines the form typologies which should be incorporated as redevelopment, and new development occurs within the Orchard Lake Focus Area. The vignettes provide context for the type of forms desired to promote growth, aligning with the vision and recommendations. These, combined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

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

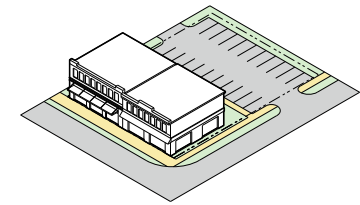
Further details of each of the form typologies can be found in the Reference chapter.



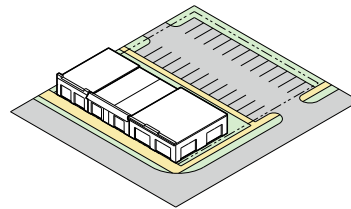
Lined Building



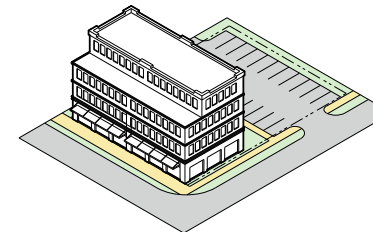
Flex Large



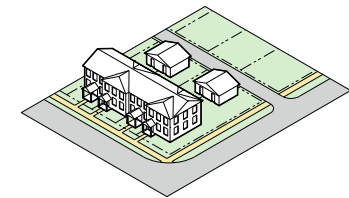
Flex Medium



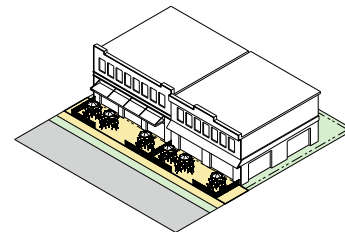
Flex Small



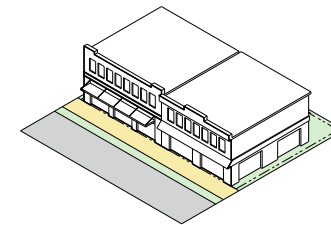
Step Back Building



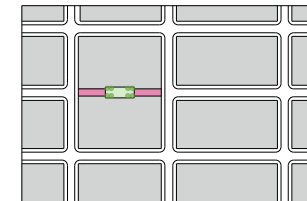
Townhome



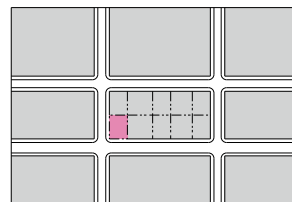
Restaurant/Patio



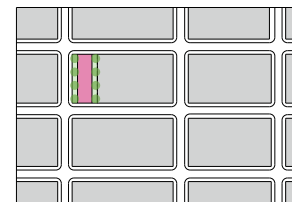
Shopfront



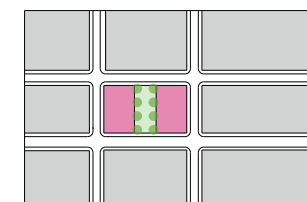
Passage



Pocket Plaza



Plaza



Square

ORCHARD LAKE FOCUS AREA CHARACTER IMAGES



IMPLEMENTATION

With recent initiatives and development of the winery site, the first step in achieving the concept plan for Orchard Lake should address the winery and adjacent proposed open space. This site serves as the catalyst for the focus area, helping to set the design standards and character of future surrounding development.

The first priority is to secure an investor(s) and work with developers to ensure plans incorporate adequate open space and fulfill the character area guidelines listed above.

ORCHARD LAKE FOCUS AREA IMPLEMENTATION MATRIX

TIME FRAME KEY:

Short Term = 0-3 years

Mid Term = 4-6 years

Long Term = 6+ years

STRATEGIES	TIME FRAME	RESPONSIBLE PARTIES
Strategy 1.1 <i>Update and maintain the inventory of focus area properties, including property owners, specs, and pictures, to present to future investors.</i>	ONGOING	<ul style="list-style-type: none"> • City of Farmington • Grand River CIA • Local Business Owners • Private Developers
Strategy 1.2 <i>Evaluate the overlay district regulations to consider an expedited review process as an incentive for redevelopment.</i>	SHORT TERM	<ul style="list-style-type: none"> • City of Farmington
Strategy 1.3 <i>Create pop up parks with seasonal activities to determine the viability of the recommended park location, size, etc. as outlined in the concept plan.</i>	MID TERM	<ul style="list-style-type: none"> • City of Farmington • Grand River CIA
Strategy 1.4 <i>Evaluate the creation of a grant program to assist in offsetting private development expenses.</i>	MID TERM	<ul style="list-style-type: none"> • City of Farmington
Strategy 1.5 <i>Evaluate the existing guidelines to encourage compatible architectural character to achieve the outlined focus area vision.</i>	SHORT TERM	<ul style="list-style-type: none"> • City of Farmington • Private Developers
Strategy 1.6 <i>Pursue state and federal grant opportunities to offset any public expenditures.</i>	ONGOING	<ul style="list-style-type: none"> • City of Farmington • Grand River CIA

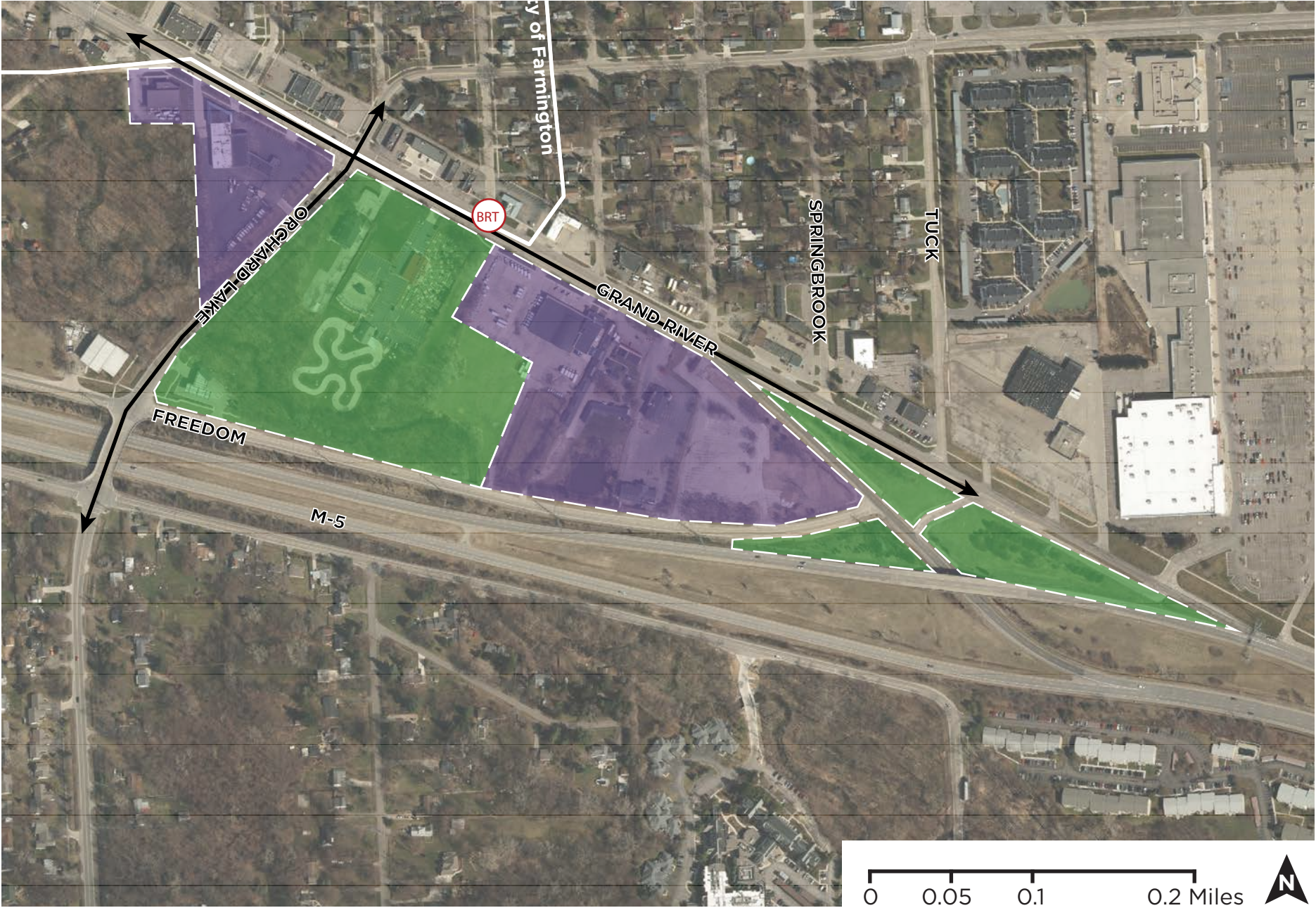
Strategy 1.7 <i>Evaluate the existing streetscape design guidelines for the corridor which includes concepts to help unify the corridor and develop the street edge to complement the desired vision of the focus area.</i>	SHORT TERM	<ul style="list-style-type: none"> • City of Farmington • Grand River CIA • Local Business Owners • Private Developers
Strategy 1.8 <i>Work with DTE to offer the Grand River corridor as a test area for utilization of alternative energy resources.</i>	MID TERM	<ul style="list-style-type: none"> • City of Farmington • Grand River CIA
Strategy 1.9 <i>Create a cohesive strategy to upgrade all of the utilities within the corridor.</i>	LONG TERM	<ul style="list-style-type: none"> • City of Farmington • Grand River CIA • Local Business Owners • Private Developers
Strategy 1.10 <i>Continue to assess the leadership and organizational structure of the Grand River Corridor Improvement Authority.</i>	ONGOING	<ul style="list-style-type: none"> • City of Farmington • Grand River CIA
Strategy 1.11 <i>Evaluate the creation of a funding guidance/assistance program to offset expenditures associated with the development review process.</i>	SHORT TERM	<ul style="list-style-type: none"> • City of Farmington
Strategy 1.12 <i>Evaluate the current marketing strategy/plan for the corridor with an emphasis on the focus area.</i>	ONGOING	<ul style="list-style-type: none"> • Grand River CIA • City of Farmington
Strategy 1.13 <i>Organize community events in the focus area that complement the citywide and/or downtown events in an effort to promote the district.</i>	SHORT TERM	<ul style="list-style-type: none"> • City of Farmington
Strategy 1.14 <i>Create a design plan for the road corridor which can be presented to MDOT for consideration of future road/gateway improvements.</i>	LONG TERM	<ul style="list-style-type: none"> • City of Farmington • Grand River CIA



02

**GRAND RIVER
SOUTH
FOCUS AREA**

GRAND RIVER SOUTH FOCUS AREA CONCEPT PLAN



GRAND RIVER SOUTH FOCUS AREA CHARACTER GUIDELINES

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

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

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

MIXED USE



DESIRED FORMS

Development on a block level

Medium to large footprint

Buildings placed at or near the right-of-way

Primary frontage types: No blank walls or planes; diverse mix of frontages (storefronts, patios, active corners); public spaces should compliment.

Small to no setbacks

Parking in the rear or side of the building

3 to 5 stores

GENERAL USES

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

INTENT

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

OPEN/GREEN SPACE



PARK & GREEN SPACE

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

PLAZA & OPEN SPACE

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

INTENT

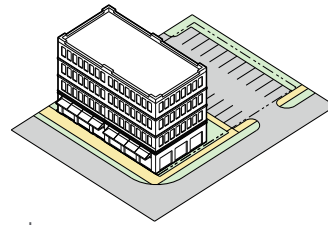
To compliment and enhance the surrounding development types and provide spaces for both formal and informal gathering spaces with an appropriate level of landscaping and features.

GRAND RIVER SOUTH FOCUS AREA FORM TYPOLOGY

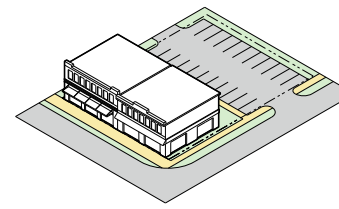
The following section outlines the form typologies which should be incorporated as redevelopment, and new development occurs within the Grand River South Focus Area. The vignettes provide context for the type of forms desired to promote growth, aligning with the vision and recommendations. These, combined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

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

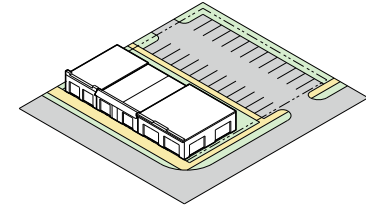
Further details of each of the form typologies can be found in the Reference chapter.



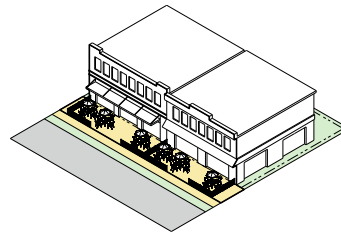
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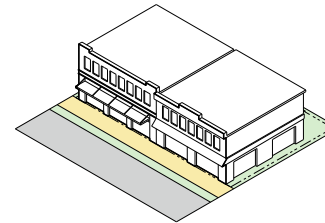
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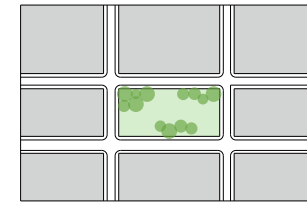
Flex Small



Restaurant/Patio



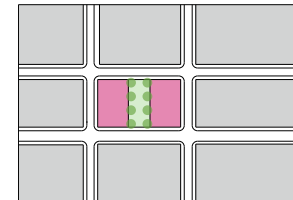
Shopfront



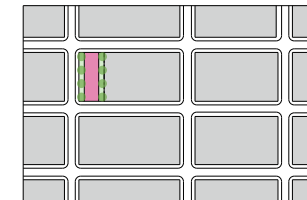
Park



Greenway and Trail



Square



Plaza

GRAND RIVER SOUTH FOCUS AREA PARK AND OPEN SPACE CHARACTER IMAGES



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

GRAND RIVER SOUTH FOCUS AREA MIXED USE DEVELOPMENT CHARACTER IMAGES



GRAND RIVER SOUTH FOCUS AREA IMPLEMENTATION MATRIX

TIME FRAME KEY:

Short Term = 0-3 years

Mid Term = 4-6 years

Long Term = 6+ years

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Strategy 2.2 <i>Evaluate the overlay district regulations to include an expedited review process as an incentive for redevelopment.</i>	SHORT TERM	<ul style="list-style-type: none"> • City of Farmington Hills
Strategy 2.3 <i>Create pop up parks with seasonal activities to determine the viability of the recommended park location, size, etc. as outlined in the concept plan.</i>	MID TERM	<ul style="list-style-type: none"> • City of Farmington Hills • Grand River CIA
Strategy 2.4 <i>Enhance the existing grant programs to assist in offsetting private development expenses.</i>	ONGOING	<ul style="list-style-type: none"> • City of Farmington Hills
Strategy 2.5 <i>Evaluate the existing guidelines to encourage compatible architectural character to achieve the outlined focus area vision.</i>	SHORT TERM	<ul style="list-style-type: none"> • City of Farmington Hills • Private Developers
Strategy 2.6 <i>Pursue state and federal grant opportunities to offset any public expenditures.</i>	ONGOING	<ul style="list-style-type: none"> • City of Farmington Hills • Grand River CIA

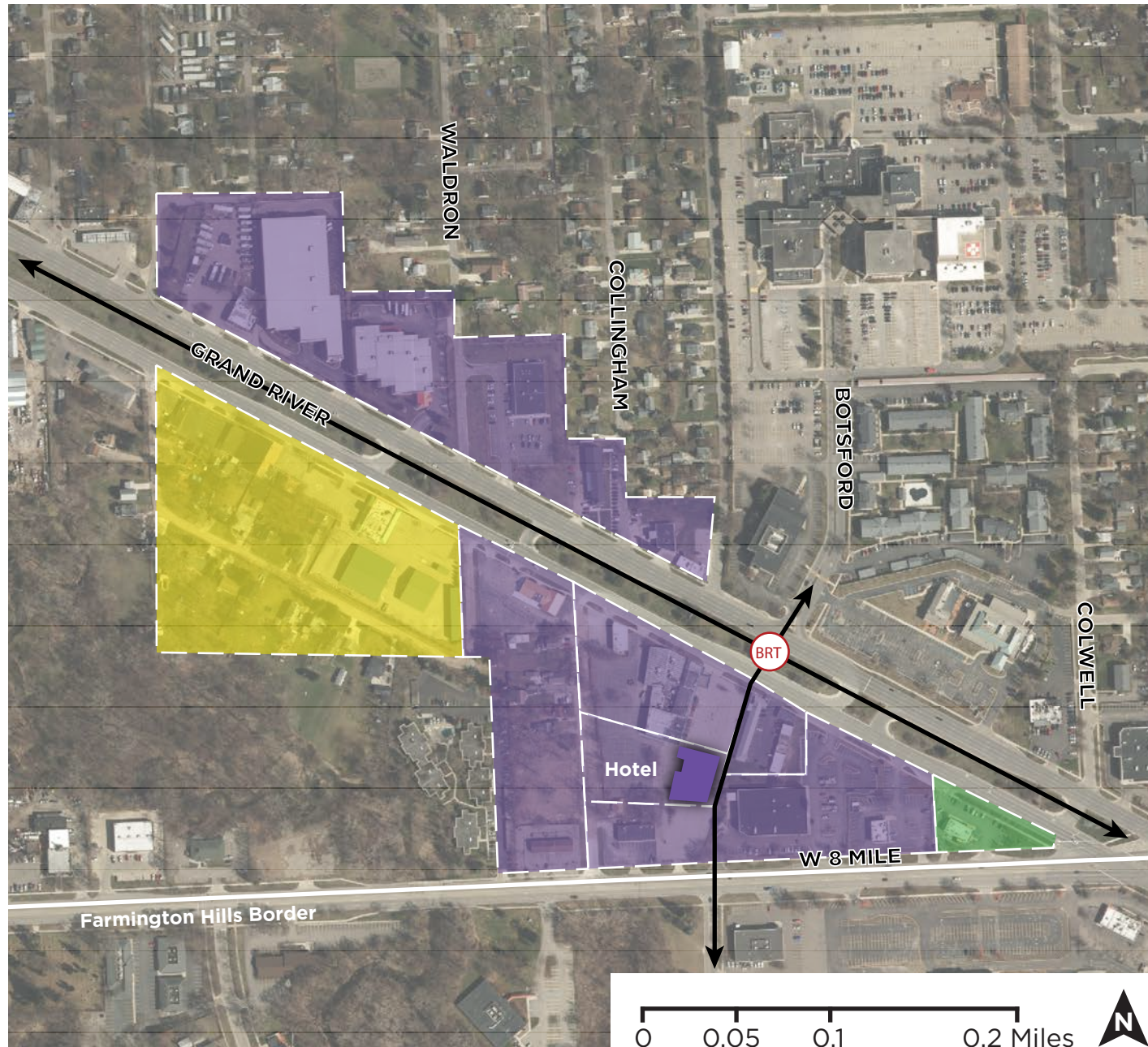
Strategy 2.7 <i>Evaluate the creation of streetscape design guidelines for the corridor which includes concepts to help unify the corridor and develop the street edge to compliment the desired vision of the focus area.</i>	SHORT TERM	<ul style="list-style-type: none"> • City of Farmington Hills • Grand River CIA • Local Business Owners • Private Developers
Strategy 2.8 <i>Work with DTE to offer the Grand River corridor as a test area for utilization of alternative energy resources.</i>	MID TERM	<ul style="list-style-type: none"> • City of Farmington Hills • Grand River CIA
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Strategy 2.13 <i>Organize community events in the focus area to promote the district.</i>	SHORT TERM	<ul style="list-style-type: none"> • City of Farmington Hills
Strategy 2.14 <i>Create a design plan for the road corridor which can be presented to MDOT for consideration of future road/gateway improvements.</i>	LONG TERM	<ul style="list-style-type: none"> • City of Farmington Hills • Grand River CIA



03

BOTSFORD FOCUS AREA

BOTSFORD FOCUS AREA CONCEPT PLAN



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

This concept allows for greater flexibility in future development by designating the surrounding area as mixed use, rather than office space only. The mixed use areas here may include strictly office, or a mixture of office and commercial or retail offerings. Restaurant space is encouraged within these Mixed-Use Areas. Development should also include a hotel (shown on the concept plan in purple) and residential that support the hospital.

The key shown on the subsequent page outlines the character guidelines for each land use in this plan.

BOTSFORD FOCUS AREA CHARACTER GUIDELINES

MIXED USE



DESIRED FORMS

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

GENERAL USES

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

INTENT

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

RESIDENTIAL - TOWNHOUSE



DESIRED FORMS

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

GENERAL USES

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

INTENT

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

OPEN/GREEN SPACE



PARK & GREEN SPACE

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

PLAZA & OPEN SPACE

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

INTENT

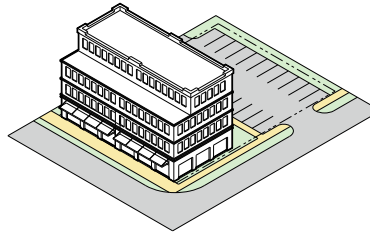
To compliment and enhance the surrounding development types and provide spaces for both formal and informal gathering spaces with an appropriate level of landscaping and features.

BOTSFORD FOCUS AREA FORM TYPOLOGY

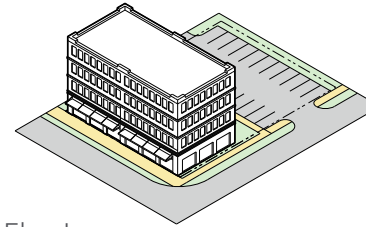
The following section outlines the form typologies which should be incorporated as redevelopment, and new development occurs within the Botsford Focus Area. The vignettes provide context for the type of forms desired to promote growth, aligning with the vision and recommendations. These, combined with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

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

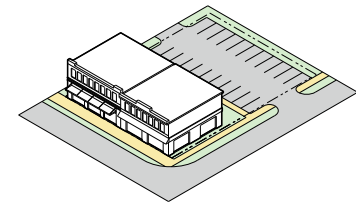
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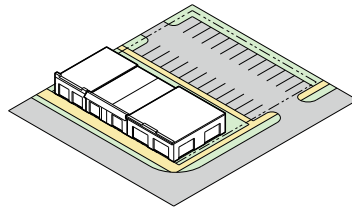
Step Back Building



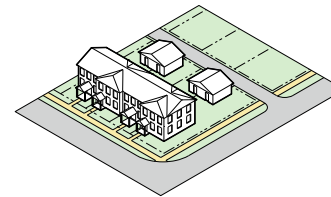
Flex Large



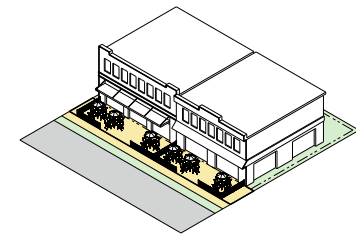
Flex Medium



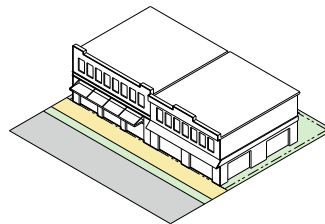
Flex Small



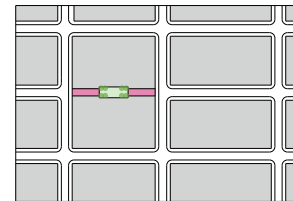
Townhome



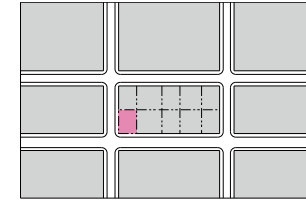
Restaurant/Patio



Shopfront



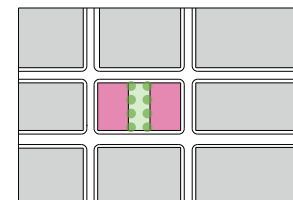
Passage



Pocket Plaza



Plaza



Square

BOTSFORD FOCUS AREA CHARACTER IMAGES



BOTSFORD FOCUS AREA IMPLEMENTATION MATRIX

TIME FRAME KEY:

Short Term = 0-3 years

Mid Term = 4-6 years

Long Term = 6+ years

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Strategy 3.5 <i>Evaluate the existing guidelines to encourage compatible architectural character to achieve the outlined focus area vision.</i>	SHORT TERM	<ul style="list-style-type: none"> • City of Farmington Hills • Private Developers
Strategy 3.6 <i>Pursue state and federal grant opportunities to offset any public expenditures.</i>	ONGOING	<ul style="list-style-type: none"> • City of Farmington Hills • Grand River CIA

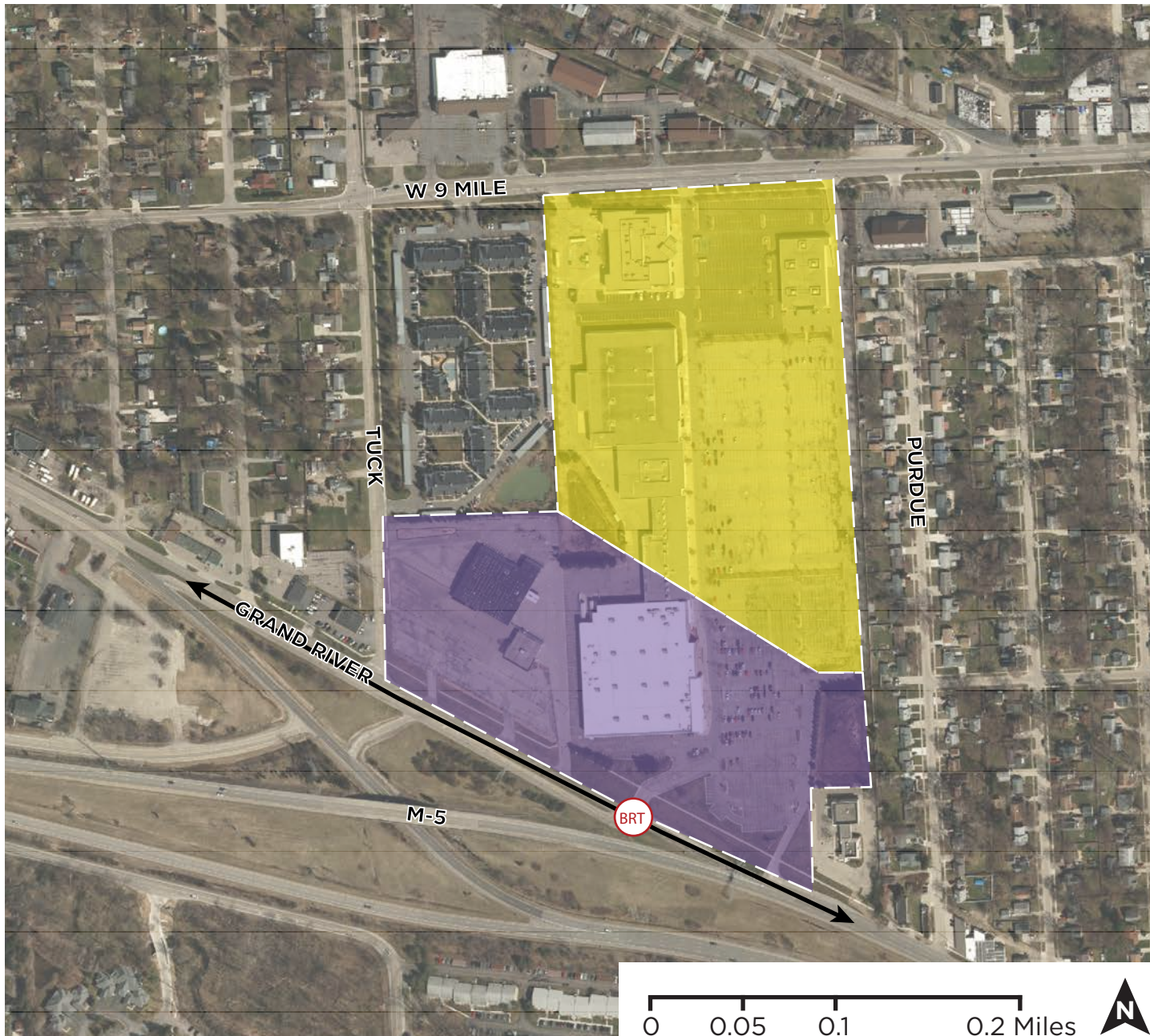
Strategy 3.7 <i>Evaluate the creation of streetscape design guidelines for the corridor which includes concepts to help unify the corridor and develop the street edge to compliment the desired vision of the focus area.</i>	SHORT TERM	<ul style="list-style-type: none"> • City of Farmington Hills • Grand River CIA • Local Business Owners • Private Developers
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Strategy 3.14 <i>Create a design plan for the road corridor which can be presented to MDOT for consideration of future road/gateway improvements.</i>	LONG TERM	<ul style="list-style-type: none"> • City of Farmington Hills • Grand River CIA



04

**GRAND RIVER
NORTH
FOCUS AREA**

GRAND RIVER NORTH FOCUS AREA CONCEPT PLAN



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

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

The key shown on the subsequent page outlines the character guidelines for each land use in this plan.

GRAND RIVER NORTH FOCUS AREA CHARACTER GUIDELINES

MIXED USE



DESIRED FORMS

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

GENERAL USES

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

INTENT

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

RESIDENTIAL - TOWNHOUSE



DESIRED FORMS

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

GENERAL USES

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

INTENT

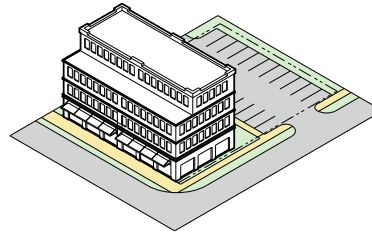
To establish a residential fabric nearby walkable mixed use districts which links existing residential neighborhoods to a more dense mixed use development. Building types should have small to medium footprints and medium density to achieve a compact form that accommodates a variety of housing choices.

GRAND RIVER NORTH FOCUS AREA FORM TYPOLOGY

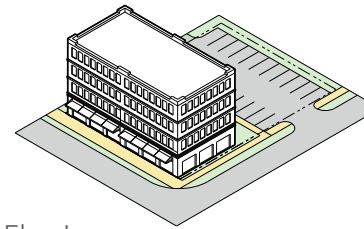
The following section outlines the form typologies which should be incorporated as redevelopment, and new development occurs within the Grand River North Focus Area. The vignettes provide context for the type of forms desired to promote growth, aligning with the vision and recommendations. These, combined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

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

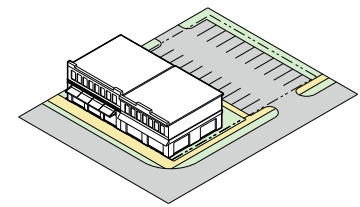
Further details of each of the form typologies can be found in the Reference chapter.



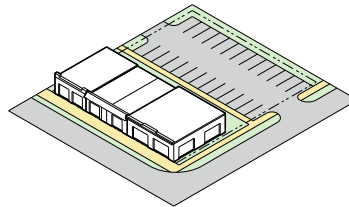
Step Back Building



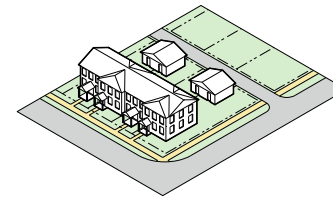
Flex Large



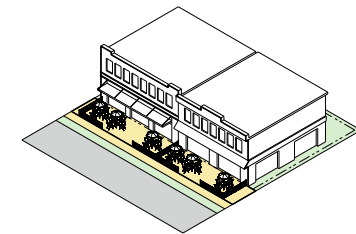
Flex Medium



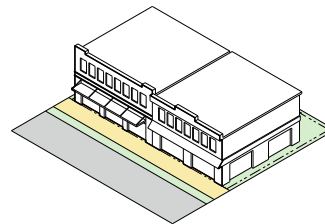
Flex Small



Townhome



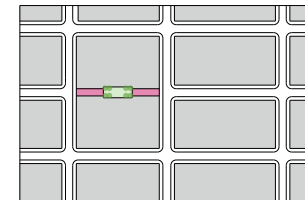
Restaurant/Patio



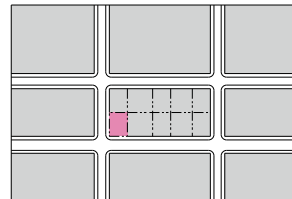
Shopfront



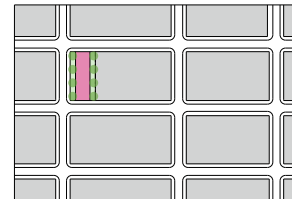
Pocket Park



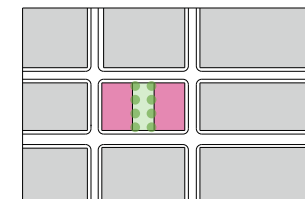
Passage



Pocket Plaza

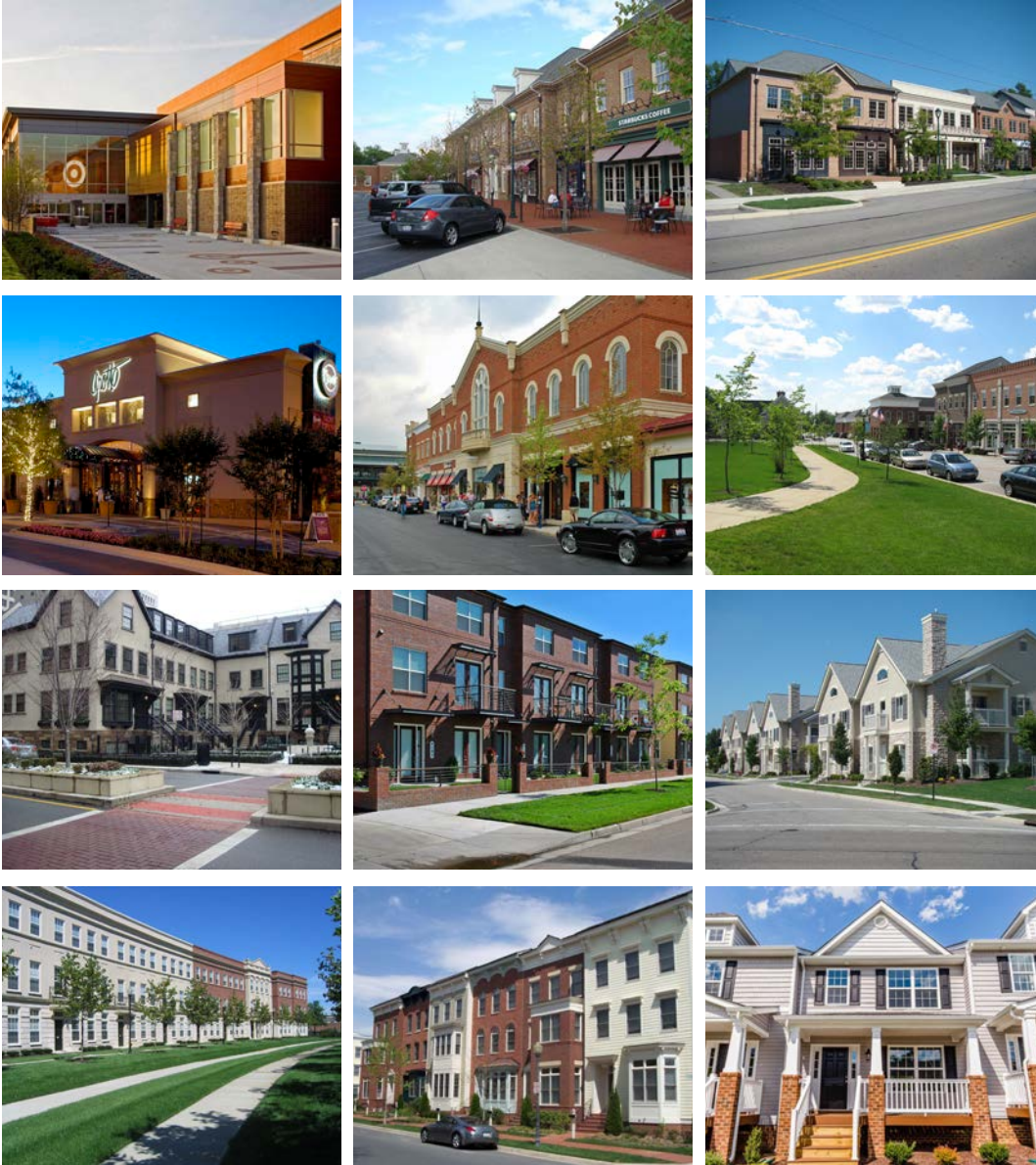


Plaza



Square

GRAND RIVER NORTH FOCUS AREA CHARACTER IMAGES



GRAND RIVER NORTH FOCUS AREA IMPLEMENTATION MATRIX

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R

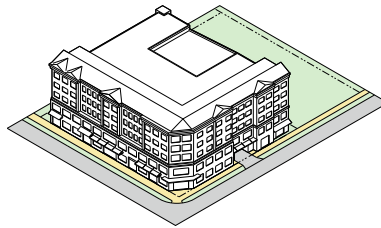
REFERENCE

R

REFERENCE

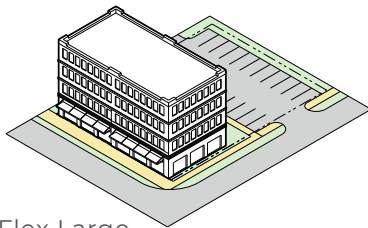
OVERVIEW

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



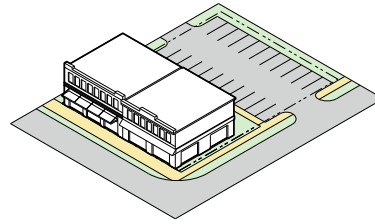
Lined Building

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



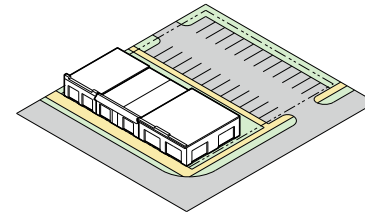
Flex Large

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



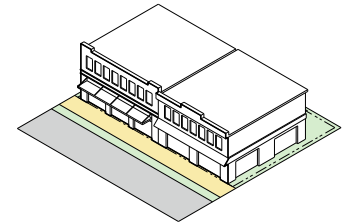
Flex Medium

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



Flex Small

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

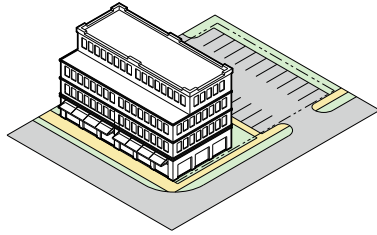


Shopfront

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

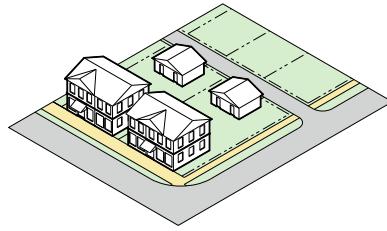


FOCUS AREAS - FORM TYPOLOGY



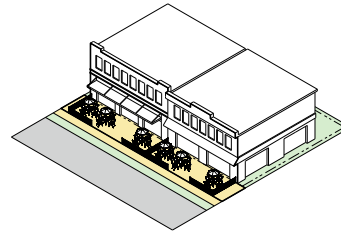
Step Back Building

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



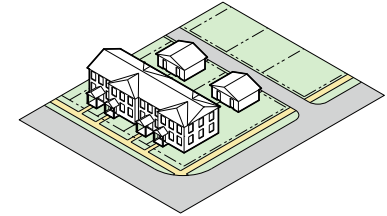
Live Work

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



Restaurant/Patio

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

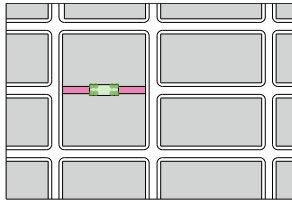


Townhome

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

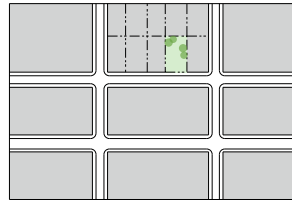


FOCUS AREAS - OPEN SPACE TYPOLOGY



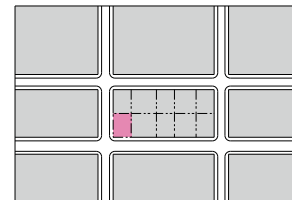
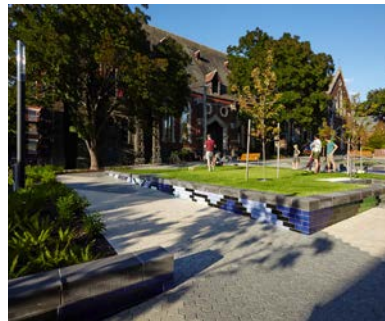
Passage

A passage is an informal or formal gathering space that serves equally as a pedestrian connector between other gathering places or between streetscapes. Passages are near the middle of a block, providing easy walking access through the block. A passage provides additional frontage opportunities for the shops and/or houses along its edges.



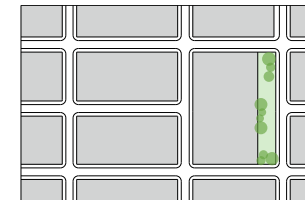
Pocket Park

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



Pocket Plaza

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

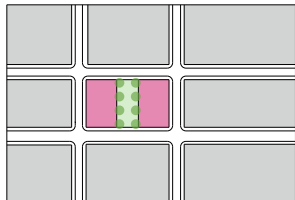


Green

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

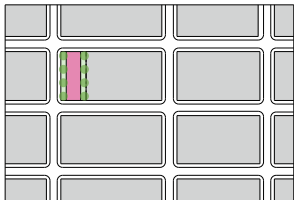


FOCUS AREAS - OPEN SPACE TYPOLOGY



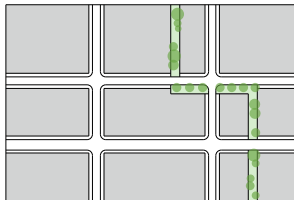
Square

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



Plaza

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



Greenway and Trail

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



Park

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



GRAND RIVER CORRIDOR VISION PLAN UPDATE

2022