



2025

PARKS AND RECREATION PLAN

CITY OF FARMINGTON, MI

ACKNOWLEDGMENTS

Thank you to the steering committee members, stakeholders, community members, staff, and officials who invested their time and expertise in the creation of this Master Plan for the future of Farmington.

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Riley Park. Source: City of Farmington.

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01

Introduction



01

Introduction

Overview

Parks and recreation provide space for connection, play, and relaxation, serving as an extension of residents' homes and daily routines. The Farmington Parks and Recreation Plan is a strategic guide for enhancing these spaces over the next five years, reflecting both community priorities and citywide momentum around public realm investment. The Plan presents a more current understanding of the role parks and recreation play in Farmington today. It introduces new downtown parks, including Mason's Corner, Dinan Park, and the upcoming Promenade. It also reclassifies parks based on their intended use and recognizes the historic Warner Mansion as a key recreational asset. Together, these updates reflect evolving patterns of how residents engage with public spaces and position the system to better serve the community in the future.

A key theme throughout the Plan is integration; specifically, aligning parks and recreation improvements with broader mobility goals identified in the City's Master Plan. This approach ensures that parks are not only high-quality destinations, but also well-connected, inclusive, and accessible to all. The Parks and Recreation Plan provides guidance for creating the best possible future for Farmington's 11 park and recreation assets, offering a framework for investment, programming, and stewardship. It also strongly advocates for the role of parks and recreation in advancing the City's broader goals, especially as Farmington experiences renewed energy around downtown development and connectivity improvements such as the Nine Line. Together with the recent citywide Master Plan and Downtown Plan, this document helps establish a cohesive vision for Farmington's public realm, ensuring that parks and recreation remain a vital part of the City's growth and identity.



Riley Park. Source: City of Farmington.

Description of the Planning Process

Work began in January 2025, and the plan was finalized in January 2026. The planning process unfolded over six key phases, each building upon the last to ensure a thoughtful, community-centered, and actionable outcome.

Who Was Involved

CITY OF FARMINGTON

City staff led the planning effort, providing data, local insight, and oversight throughout the process. Their involvement helped guide the engagement approach and shape Plan recommendations.

STEERING COMMITTEE

The Steering Committee was composed of local leaders and advocates who brought diverse perspectives to the planning process. They met eight times over the course of the year to review materials, provide feedback, and ensure the Plan reflected community values and priorities.

CONSULTANT TEAM

The community advancement firm, OHM Advisors, partnered with CIB Planning to develop the Master Plan, Downtown Plan, and Parks and Recreation Plan. The combined team provided recommendations based upon public input obtained and analyzed throughout 2025.



PHASE 1: PROJECT LAUNCH

The project kicked off with a shared understanding of objectives, roles, and desired outcomes. This foundational phase set the stage for collaboration among Farmington staff, the consultant team, and the Steering Committee.



PHASE 2: DISCOVER

An in-depth inventory and analysis of Farmington's existing parks, facilities, and operations provided the technical foundation for the plan. This phase also included a needs assessment, drawing on demographic trends, national recreation data, and an evaluation of system performance.



PHASE 3: ENGAGE

Community engagement efforts were integrated throughout the process, including two open houses, small group discussions, and online outreach. Conversations with residents, stakeholders, and the Steering Committee helped shape the aspirations of the Plan.



PHASE 4: CREATE

Building on insights from earlier phases, the consultant team developed a Plan framework, including a goal statement, objectives, and recommendations to guide the future of parks and recreation in Farmington.



PHASE 5: TEST AND REFINE

Preliminary recommendations were tested with Farmington staff, the Steering Committee, and the public. Feedback gathered during this phase helped refine priorities and shape a more responsive and implementable Plan.



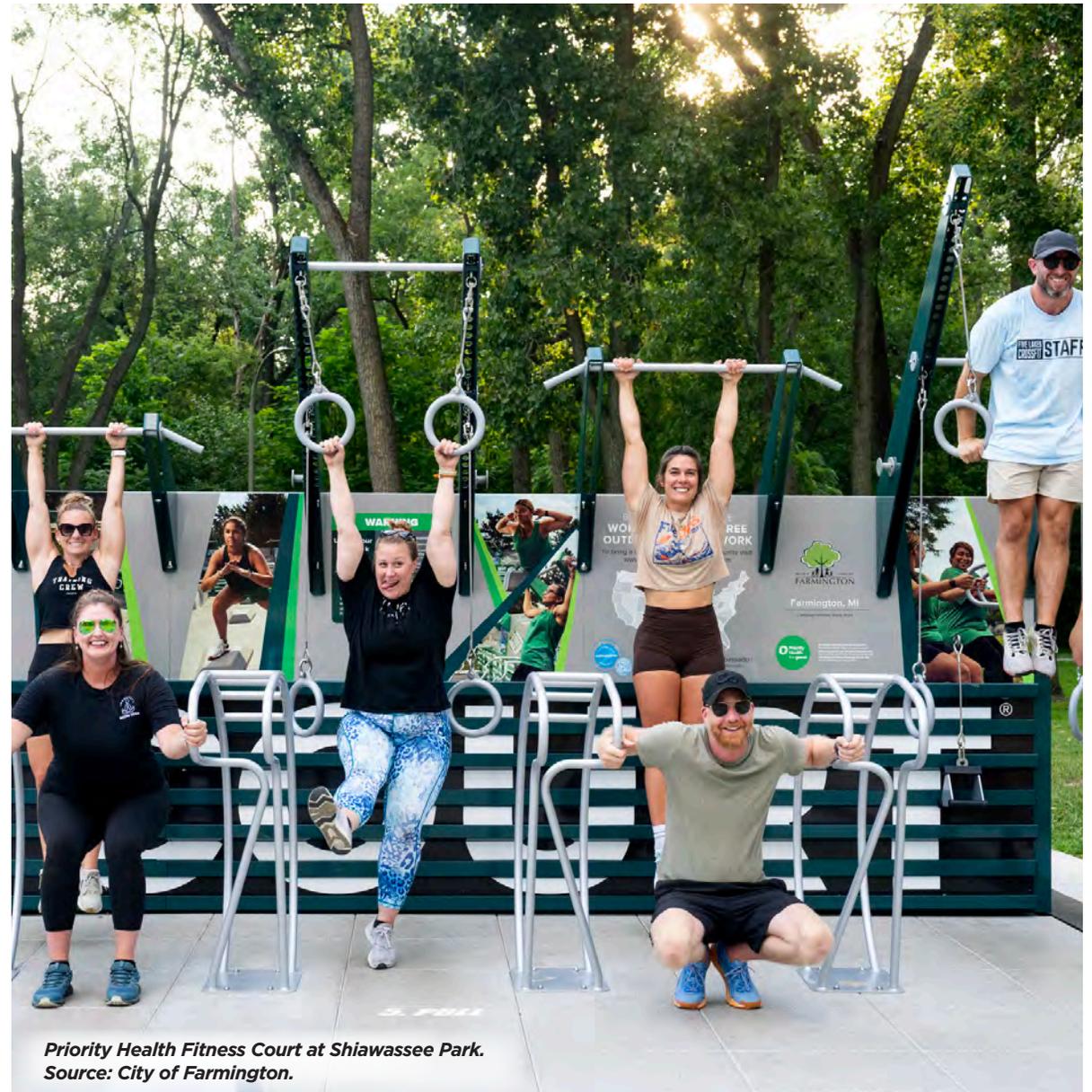
PHASE 6: FINALIZE AND ADOPT

The final Plan included an implementation strategy that identifies funding sources, partnerships, and action items for the next decade.

Accomplishments

During the development of the Parks and Recreation Plan, the City of Farmington and the Farmington DDA made meaningful progress in enhancing its parks and recreation system. These improvements reflect the community's commitment to creating active, inclusive, and well-maintained public spaces.

- » Design and construction of two new downtown parks: Dinan Park and Mason's Corner.
- » Groundbreaking The Promenade (expected completion: Spring 2026).
- » Addition of a fitness court at Shiawassee Park.
- » Addition of a fitness court at Flanders Park.
- » Resurfacing and repainting the tennis courts at Shiawassee Park to include 2 pickleball courts.
- » Studying the feasibility of creating an accessible connection from downtown Farmington to Shiawassee Park.



Priority Health Fitness Court at Shiawassee Park.
Source: City of Farmington.

Vision for the Future

The Farmington Parks and Recreation Plan is a roadmap to guide investment in the community’s parks and recreation facilities over the next five years. Its purpose is to assess existing assets and services, identify community priorities, and develop clear, actionable strategies that meet the evolving needs of current and future residents. This Plan builds upon the foundation laid by the 2019 Parks and Recreation Plan, incorporating updated demographic data and community input to reflect Farmington’s changing context and aspirations.

A key component of the planning process was inclusive engagement. The consultant team reached out to a wide range of stakeholders and offered multiple platforms for public input — including open houses, surveys, and small group discussions— to ensure that resident voices were central to shaping the Plan.

Once adopted, the Plan becomes the official guiding document for parks and recreation decision-making in Farmington. It also fulfills the State of Michigan’s requirements for community recreation planning, making the City eligible for grant funding opportunities through programs such as the Michigan Natural Resources Trust Fund.

The Plan provides a foundation for decision-making by:

- » Evaluating the condition and performance of existing parks and facilities
- » Understanding the recreation needs and preferences of Farmington residents
- » Exploring opportunities to enhance accessibility, equity, and diversity in the park system
- » Defining short- and long-term goals for future improvements
- » Establishing a clear strategy for implementation, funding, and partnerships



Mason's Corner. Source: City of Farmington.



02

Farmington
Today



02

Farmington Today

Community Setting

Farmington is a 2.7-square-mile city located in southern Oakland County, bordered on three sides by the City of Farmington Hills and to the south by the City of Livonia in Wayne County. With a population of 11,472 in 2023,¹ Farmington is a built-out community with minimal vacant land and limited opportunities for park and open space expansion.

A land use analysis indicates that low-density residential development is the predominant land use, covering approximately 60% of the city's total land area. Commercial uses, concentrated along major corridors such as Grand River Avenue, Farmington Road, and Orchard Lake Road, account for nearly 10% of the land area. Parks and open spaces make up 6.7% of the City's total land area.

¹ American Community Survey 5-Year Estimates, 2023, Table DP05

Despite its compact size, Farmington maintains a small-town charm while offering the cultural and recreational amenities typically found in larger communities. The City's vibrant and walkable downtown features a variety of restaurants, a theater, coffee shops, grocery stores, and parks. George F. Riley Park and Sundquist Pavilion, located downtown, serve as a focal point for community activity, hosting the City's weekly farmers market and numerous events throughout the year.

The Farmington DDA has recently expanded the downtown network of public spaces with the addition of Mason's Corner and Dinan Park. These projects demonstrate the City's ongoing commitment to walkability, public art, and vibrant community gathering areas, transforming previously underutilized sites into destinations designed for year-round enjoyment.

Farmington shares strong community ties and many joint-operated programs with neighboring Farmington Hills, leading many area residents to view the two communities as one, often unaware of their geopolitical boundaries.

Map 1: Farmington Regional Setting



Methodology

Demographic data used for the analysis was obtained from the U.S. Census Bureau and from Environmental Systems Research Institute, Inc. (ESRI). All data was acquired in February 2025 and reflects actual numbers as reported by the Census Bureau.

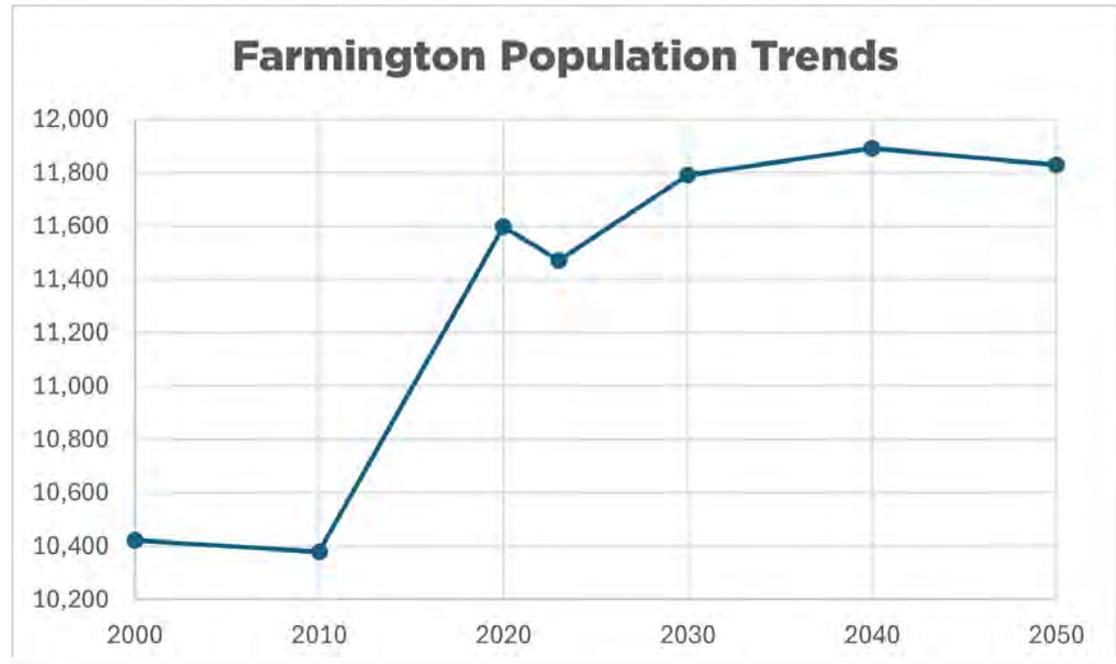
Citywide Population Trends

Farmington’s current demographics and trends can shed light on current and future park and recreation needs and potential priorities.

POPULATION

Population trends are an important indicator for parks and recreation planning. A stable and growing population with a consistent level of demand allows for more precise long-term planning of infrastructure, budget allocations, and resources. Farmington’s population declined slightly between 2020 and 2023, from 11,597 to 11,472—a decrease of approximately 1.1%.¹ Despite this short-term dip, SEMCOG projects a modest 2% increase by 2050, reaching an estimated 11,828 residents.²

This trend suggests a relatively stable population with gradual long-term growth. Farmington’s ability to maintain its population base, even amid regional shifts, reflects its continued appeal and the likelihood that many residents are choosing to age in place.



Farmington Population Trends. Source: US 2020 Census; American Community Survey 5-Year Estimates, 2020-2023, Table DP05; SEMCOG 2050 Regional Forecast.

¹ US 2020 Census; American Community Survey 5-Year Estimates, 2020-2023, Table DP05

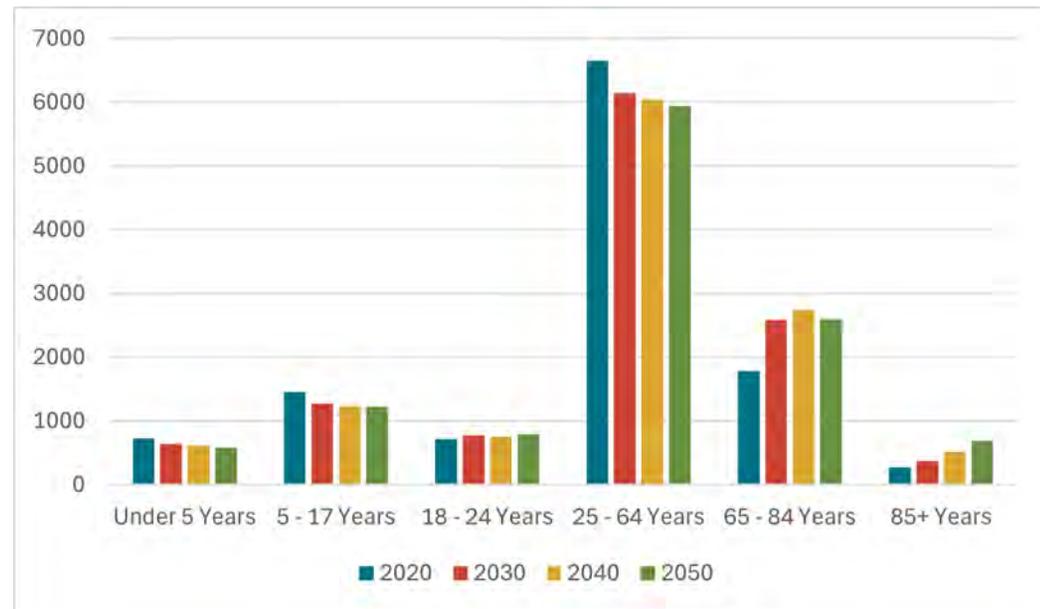
² SEMCOG 2050 Regional Forecast

AGE GROUPS

Farmington’s median age has increased slightly, from 39.4 in 2010 to 39.6 in 2020, with projections indicating continued aging. ¹ The percentage of residents under the age of 18 is projected to shrink from 19% of the total population to 16%. Youth are the largest users of parks facilities and likely to participate in sports and recreation programming. The percentage of residents over the age of 65 is projected to grow over the next five years from 18% to 25% of the total population. These shifts suggest that Farmington may need to adapt its recreation programming to better serve a growing senior population, while continuing to support youth engagement.

¹ US 2020 Census; American Community Survey 5-Year Estimates, Table DP05

Farmington Age Group Trends. Source: US 2020 Census; SEMCOG 2050 Regional Forecast.



AGE GROUPS	2020	2030	PERCENT CHANGE (2020 - 2030)	2040	2050	PERCENT CHANGE (2020 - 2050)
Under 5 Years	724	643	-11%	606	581	-20%
5 - 17 Years	1,454	1,273	-12%	1,231	1,228	-16%
18 - 24 Years	714	777	9%	757	797	12%
25 - 64 Years	6,651	6,140	-8%	6,042	5,941	-11%
65 - 84 Years	1,782	2,593	46%	2,746	2,594	46%
85+ Years	272	365	34%	510	687	153%
Total Population	11,597	11,791		11,892	11,828	

Change in Age Groups (2020 - 2030) and (2020 - 2050). Source: SEMCOG 2050 Regional Forecast.

HOUSEHOLDS

Farmington’s household size is expected to remain relatively constant. While the number of households is projected to grow slightly, the composition of households is shifting. The share of households with children is shrinking, while the share of individuals over 65 years is growing. A broad menu of recreation facilities and programming is needed to serve a population of increasingly diverse ages, interests, and abilities.

Change in Household Composition (2020 - 2050). Source: US 2020 Census; SEMCOG 2050 Regional Forecast.

	2020	PERCENT OF TOTAL HOUSEHOLDS (2020)	2030	2040	2050	PERCENT CHANGE (2020 - 2050)
Household Size	2.19	--	2.17	2.17	2.15	-1.8%
Households	5,306	--	5,391	5,430	5,437	2.5%
With Children (Age 0 - 17)	1,391	26%	1,254	1,222	1,210	-13%
Without Children (Age 0 - 17)	3,915	74%	4,137	4,208	4,227	8%
With Seniors (Age 65+)	1,547	29%	2,169	2,335	2,346	51.60%
Without Seniors (Age 65+)	3,759	71%	3,222	3,095	3,091	-17.80%
With One Person Living Alone	1,931	36%	1,874	1,864	1,934	0.20%

POPULATION TRENDS KEY TAKEAWAYS

Farmington is a City that is both growing and evolving. As the population increases and household needs shift, it is essential that the parks and recreation system continues to adapt.

- **Stable population with modest growth:** Farmington’s population declined slightly between 2020 and 2023 (from 11,597 to 11,472). SEMCOG forecasts a 2% increase by 2050, reaching approximately 11,828 residents. This suggests a stable community with gradual long-term growth. While population growth is expected to remain modest, this underscores the importance of maintaining existing park assets and adapting recreational offerings to meet the evolving needs and preferences of residents.

- **Youth and senior populations:** As of 2020, 19% of residents were under 18, while 18% were over 65, pointing to the importance of multi-generational recreational opportunities. Looking ahead, the number of youth is expected to decline by 12% by 2030, while older adults—especially those aged 65–84—are projected to increase by as much as 46%. These trends highlight the need for age-inclusive spaces that serve both children and older adults.
- **Changes in household composition:** Although the total number of households in Farmington is projected to grow only slightly between 2020 and 2050, their composition is expected to shift significantly. Households with seniors are projected

to increase by 51.6% over this period—making them the fastest-growing household type by a wide margin. In contrast, the number of single-person households is expected to grow at a much slower rate. Meanwhile, households with children are projected to decline, reflecting broader demographic trends. These shifts emphasize the need to expand senior-friendly amenities—such as walking loops, shaded seating, and low-impact fitness equipment—while also ensuring that parks remain flexible and welcoming for smaller, more age-diverse households.





03

Administrative Structure



03

Administrative Structure

Overview

The City of Farmington's commitment to parks, recreation, and cultural services is reflected in its consistent investment over the past five years. From maintaining beloved community spaces to supporting cultural landmarks and expanding recreational programming, the City has strategically allocated resources to meet evolving community needs. This section provides a snapshot of budget expenditures from 2019 to 2025, highlighting key trends and funding priorities that align with the goals of the Parks and Recreation Plan.

City Structure

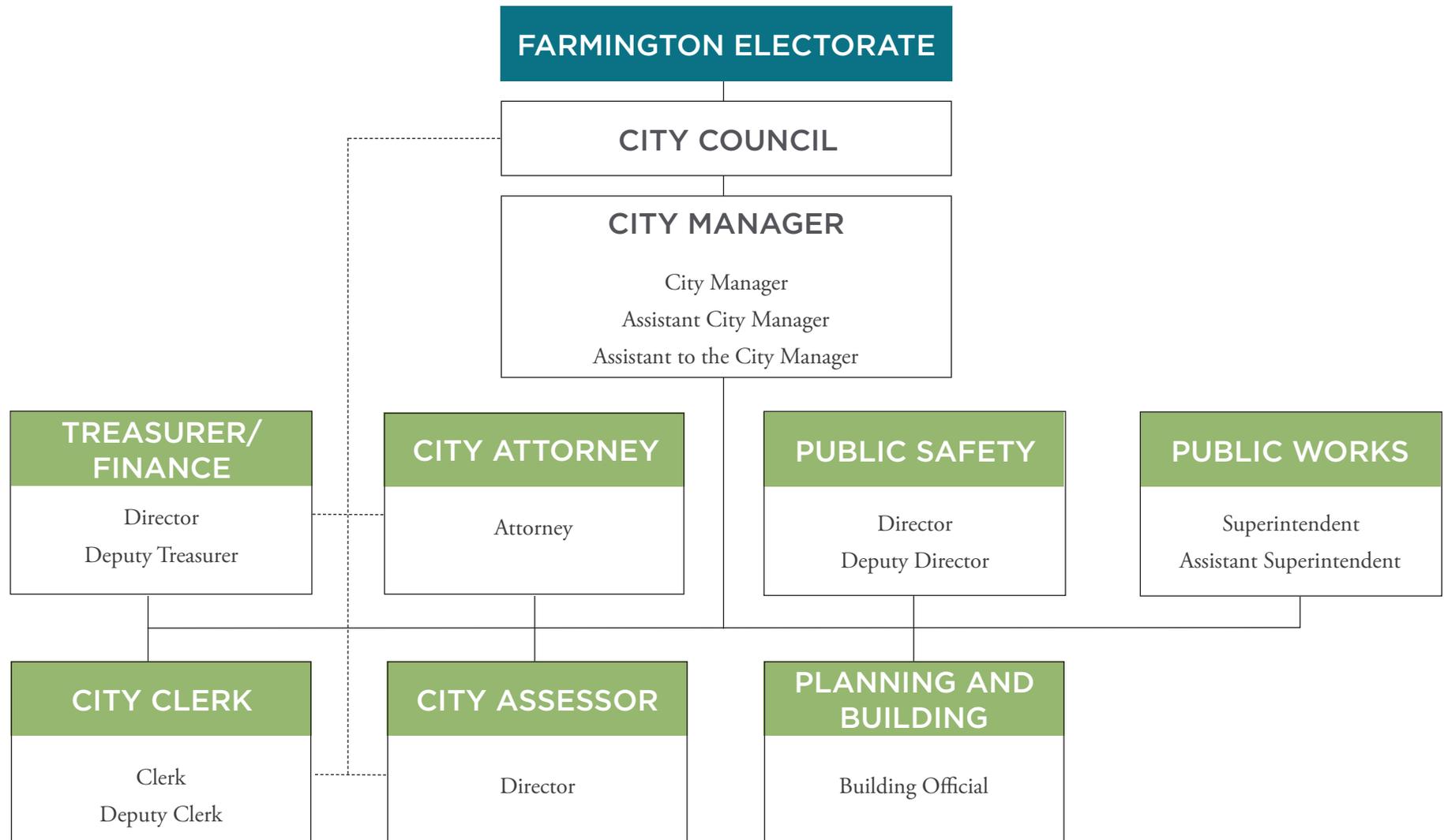
The City of Farmington's Charter does not require a park or a recreation department, nor has the City Council established one. Instead, policy-making authority is retained by the City Council, with administrative responsibilities delegated to the City Manager. Over the years, Farmington has adapted its service delivery model to reflect the community's evolving needs.

In the 1950s and 1960s, Farmington operated an independent recreation program. Following the chartering of the City of Farmington Hills in 1973, the two cities collaborated under a joint recreation commission. Since 1977, Farmington has purchased recreation program services from Farmington Hills. Residents of both cities are eligible to participate in these jointly funded programs.

This partnership has fostered ongoing coordination between the two cities regarding recreation programs, activities, and facilities. However, park and facility development and maintenance remain the direct responsibility of the City of Farmington, under the direction of the City Manager and oversight of the City Council.

The jointly funded recreation program is regularly reviewed by Farmington's administration and annually evaluated by the Planning Commission and City Council. These reviews complement ongoing assessments conducted by the Farmington Hills Department of Special Services, which administers recreational programming for both communities.

City of Farmington Organizational Chart.



Annual Budget

Between 2019 and 2025, the City demonstrated consistent investment in its parks, recreation, and cultural services. The Recreation Department expenditures ranged from \$286,911 in 2019 to \$374,058 in 2025, showing a gradual increase that supports the service fee paid to Farmington Hills, along with operating supplies and utility costs.

This upward trend suggests growing participation and program expansion. Parks spending rose from \$262,995 in 2019 to a peak of \$429,275 in 2023, before slightly adjusting to \$410,361 in 2025. These figures include capital expenses for equipment and facilities, as well as personnel costs for maintenance and supervision.

Overall, these trends illustrate Farmington’s commitment to enhancing public spaces, supporting cultural heritage, and expanding recreational opportunities in alignment with community needs and planning goals. Funding is supplemented through grants, partnerships, and donations.

Expenditure Report for City of Farmington. Month Ended: June.

	BALANCE AS OF 6/30/2019	BALANCE AS OF 6/30/2020	BALANCE AS OF 6/30/2021	BALANCE AS OF 6/30/2022	BALANCE AS OF 6/30/2023	BALANCE AS OF 6/30/2024	BALANCE AS OF 6/30/2025
Parks	262,995.09	298,503.58	330,729.47	313,159.59	429,275.25	416,787.44	410,361.23
Dinan Park	0.00	0.00	0.00	0.00	109,397.93	351,459.63	0.00
Mason’s Corner	0.00	0.00	0.00	0.00	0.00	52,594.88	663,584.95
Promenade	0.00	0.00	0.00	0.00	0.00	0.00	53,593.48
Governor Warner Mansion	65,376.95	66,089.81	62,426.99	55,982.86	570,006.87	95,610.02	54,594.61
Recreation Department	286,911.00	295,517.00	344,383.00	353,516.00	352,920.25	363,573.00	374,058.32
Farmers Market	62,368.54	60,611.50	62,209.28	69,117.55	78,059.16	96,650.05	89,260.68
Historical Commission	94.30	1,066.94	1,182.49	335.99	621.07	7,828.87	2,748.47
Pathways Committee	0.00	0.00	0.00	1,704.85	163.82	1,033.35	132.00
Total Expenditures	677,745.88	721,788.83	800,931.23	793,816.84	1,431,046.42	981,482.73	1,648,333.74

Community Partnerships

Several citizen boards and commissions contribute to parks and recreation policy and programming in Farmington:

- » **Arts Commission and Commission on Aging:** Jointly responsible to both Farmington and Farmington Hills, these commissions support cultural and recreational programming.
- » **Historical Commission:** Oversees the physical maintenance and program development of the Governor Warner Mansion, a key historical and recreational asset.
- » **Pathways Committee:** Advises on non-motorized transportation and connectivity improvements, supporting the integration of mobility and recreation planning.
- » **Farmington Public School District:** Partners with the City to provide public access to school facilities after hours, expanding recreational opportunities and promoting equitable use.
- » **Downtown Development Authority (DDA):** Advances downtown's economic vitality through business recruitment and support, public space projects like Mason's Corner and Dinan Park, and year-round cultural programming.

Shared Recreation Services with Farmington Hills

Farmington and Farmington Hills have a long-standing partnership in delivering high-quality recreation programming to residents of both communities. Since 1977, the City of Farmington has purchased recreation services from Farmington Hills, allowing residents to access a wide range of jointly funded programs and facilities.

These services are administered by the Farmington Hills Department of Special Services, which oversees recreation programs, cultural arts, senior services, and facility operations. Farmington contributes annually to the shared services budget, ensuring equitable access to programs such as youth sports, fitness classes, senior activities, and special events.

This collaborative model allows both cities to:

- » Maximize resources and staffing
- » Offer a broader range of programs than either city could alone
- » Maintain cost-effective service delivery
- » Foster regional community connections

Regular coordination between city staff and elected officials ensures that programming remains responsive to community needs. The partnership is reviewed annually by Farmington's Planning Commission and City Council, and supported by ongoing assessments from Farmington Hills' Special Services staff.

Grant History

Farmington has successfully secured a variety of grants to support parks and recreation improvements, including:

GOVERNOR WARNER MANSION & MUSEUM

- » 2020: Oakland Together Cultural Institution COVID-19 Support Grant
- » 2021: MEDC Porch Renovation Funding
- » 2023: Structural Repair Funding

FARMINGTON CIVIC THEATER

- » 2020: Federal Shuttered Venue Operators Grant

URBAN FORESTRY & STORM RECOVERY

- » 2021: DNR Urban & Community Forestry Grant for tree inventory
- » 2023: Tree maintenance at Shiawassee, Drake, and Woman's Parks

PARK IMPROVEMENTS

- » 2022: Shiawassee Park Playscape Fence Replacement (Oakland County Parks Capital Grant)
- » 2023: Dinan Pocket Park Development (Patronicity, private donations, MEDC matching grant)
- » 2025: Mason's Corner Improvements (MSOC Placemaking Program, Patronicity, MEDC)
- » 2025: Promenade (MSOC Placemaking Program)
- » 2025: Fitness Courts at Flanders and Shiawassee Parks (Oakland County Parks, Priority Health)

CONNECTIVITY PROJECTS

- » 2023: Farmington Shiawassee Connection Project (Federal Community Project Funding)



Dinan Park. Source: City of Farmington.



Dinan Park. Source: City of Farmington.



04

Our Parks: Recreation Inventory



04

Our Parks: Recreation Inventory

Overview

The consultant team used geospatial analysis and a boots-on-the-ground approach to inventory parks and recreation assets and to gain an understanding of Farmington's facilities. The team visited each City-owned park to collect additional data about the condition of parks and park assets. This inventory was evaluated alongside national metrics for park and recreation delivery. This work established a baseline from which to build the plan and community engagement efforts.

Farmington Park Classifications

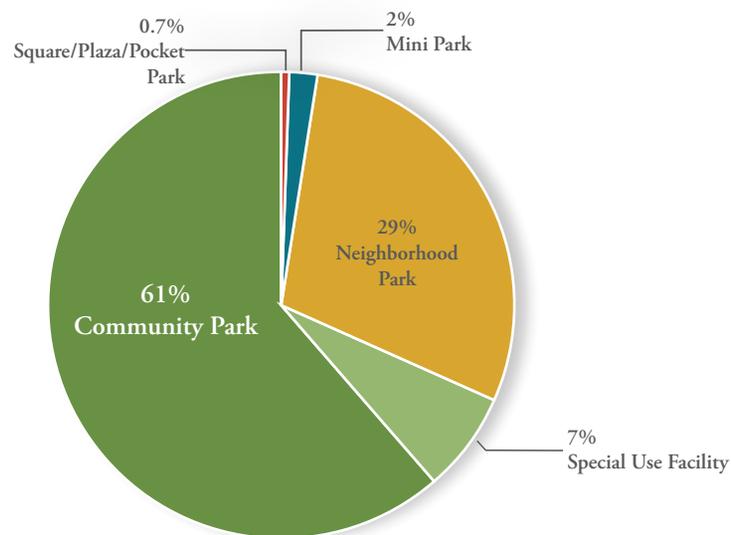
A park classification system allows the City and community partners to establish a shared language around park types and the quality of amenities. This can help inform where access and quality gaps exist. Park classifications are useful in:

- **Level of service analysis:** whether certain parts of Farmington need more of a certain kind of park.
- **Planning and budgeting:** understanding the level of investment needed in a park.
- **Programming:** the type and scale of activities appropriate to a park.
- **Operations:** the degree of maintenance and regular investment needed.

Farmington parks are now organized into six classifications based on their size, character, and amenities. This represents an update from the previous Plan, which included only three general categories. The revised framework introduces three new classifications (special use facilities, squares/plazas/pocket parks, and greenway connectors) to better reflect the diversity of park types within the city. The expanded classification system is intended to help set mutual expectations between the City and residents about how different parks and recreation facilities look and function.

Farmington Park Classifications

2019 PARK CLASSIFICATION	2025 PARK CLASSIFICATION	2025 ACREAGE
1 Community Park	1 Community Park	23.94
2 Neighborhood Parks	2 Neighborhood Parks	11.57
3 Mini Parks	3 Mini Parks	0.84
	3 Special Use Facilities	2.79
	2 Squares/Plazas/Pocket Parks	0.25
	1 Greenway Connector	--



Parkland Classification by Acreage

PARK CLASSIFICATION	DESCRIPTION	EXAMPLES
Community Park	Serve the whole community in addition to visitors and offer more balanced opportunities for users to enjoy both passive and active recreational activities.	<ul style="list-style-type: none"> Shiawassee Park
Neighborhood Park	Meet the day-to-day park and recreational needs of their immediate surroundings. Common facilities include playgrounds, walking paths, athletic courts, and open lawns.	<ul style="list-style-type: none"> Drake Park Flanders Park
Mini Park	Greenspace with amenities that create a place for respite or reflection. They often have open lawns, gardens, and small seating areas.	<ul style="list-style-type: none"> Gazebo Park Veteran's Memorial Park Women's Park
Special Use Facility	Serve unique purposes that distinguish them from typical parkland. These spaces accommodate specific activities, community events, or cultural/historic significance.	<ul style="list-style-type: none"> George F. Riley Park Gov. Warner Museum Civic Theater
Square/Plaza/Pocket Park	Formalized spaces within the urban grid for gathering and events. These parks have paved areas and seating that can accommodate the social and passive recreational needs.	<ul style="list-style-type: none"> Promenade (planned) Dinan Park Masonic Plaza
Greenway Connector	Greenway connectors are long active transportation corridors that connect people to each other and to the city's natural and cultural resources. They allow people to get from one point to the other, while offering places for respite and recreation along the way.	<ul style="list-style-type: none"> Nine Line (planned)

Level of Service Analysis

‘Level of service’ refers to the amount of a particular public amenity or facility, often expressed in a population-based formula — for example, parkland acreage per 1,000 residents. The consultant team compared the current level of service metrics for Farmington parks and recreation facilities to national metrics.

HOW DO WE COMPARE?

In October 2019, the National Recreation and Park Association (NRPA) announced a shift in their approach to determining park and recreation facilities’ level of service (LOS). NRPA departed from the previous “national standard” benchmarking system in pursuit of centering metrics on community characteristics, specifically population size. The 2024 Agency Performance Review ⁵ presents responses from 1,000 park and recreation agencies across seven components: park facilities, programming, responsibilities of park and recreation agencies, staffing, budget, agency funding, and policies. This population-based framework allows the City of Farmington to conduct a more meaningful comparison of its inventory, operations, and services against peer communities of similar size. By aligning Farmington’s offerings with the metrics provided by NRPA, the analysis will show areas where the City meets and exceeds the recommendations.

⁵ <https://www.nrpa.org/siteassets/research/2024-agency-performance-review.pdf>

Simultaneously, it highlights opportunities for additional park and recreation facilities to be strategically considered. The following park and recreation facility LOS analysis compares Farmington’s offerings with the medians reported by jurisdictions with a population of less than 20,000 in the 2024 NRPA metrics report. For the tables that follow, the park agency characteristics reported for communities with a jurisdiction of less than 20,000 are compared with the Farmington population served by specific facilities. The number of facilities in Farmington was calculated by taking the 2023 population estimate (11,472) and dividing it by the number of facilities in the City to arrive at the population served per facility.

Acreage of parkland per 1,000 is a common technique of expressing equal opportunity, even though park conditions and needs vary greatly between neighborhoods. Farmington residents are provided with 3.43 acres per 1,000 people based on the 2023 estimated population. This figure is less than the lower quartile value of 6 acres per 1,000 people as noted by the NRPA report.



This report informs best practices in parks and recreation across the country and is a foundational document for this Plan.

Level of Service Comparison: Park Facilities, Budget, and Staffing

	2024 NRPA METRICS FOR A JURISDICTION POPULATION OF LESS THAN 20,000	2024 FARMINGTON DATA
Park Facilities (Median)		
Residents per park	1,172	1,147
Acres of Parkland per 1,000 residents	12.6	3.43
Budget		
Annual operating expenditures	\$1,452,000	\$981,000
Operating Expenditures per Capita	\$135.53	\$36.33
Operating Expenditures per Acre of Park Sites	\$10,000	\$11,000
Staffing		
Full-Time Employees (FTEs)	14	0*

** Although the number of full-time parks and recreation staff is currently zero, the community maintains a strong partnership with neighboring Farmington Hills to provide recreational programming. Additionally, the Department of Public Works (DPW) staff serve as the primary maintenance team for the community's parks, ensuring ongoing care and upkeep.*

Level of Service Comparison: Outdoor Facilities

	2024 NRPA METRICS FOR A JURISDICTION POPULATION OF LESS THAN 20,000	2024 FARMINGTON DATA	LEVEL OF SERVICE
Outdoor Facilities			
TYPE OF AMENITY	AVERAGE RESIDENTS PER FACILITY	AVERAGE RESIDENTS PER FACILITY	STATUS
Playgrounds or play structures	1,990	5,736	Does not meet
Diamond fields	1,833	1,638	Exceeds
Tennis courts	3,074	11,472	Does not meet
Sand volleyball courts	9,250	5,736	Exceeds
Dog parks	10,327	0	Does not meet
Tot lots	5,323	0	Does not meet
Pickleball	3,390	5,736	Does not meet
Splash pads	12,756	0	Does not meet
Fitness zones	8,233	5,736	Exceeds
Ice rinks	8,015	11,472	Does not meet

National Trends

The National Recreation and Park Association (NRPA) in its Top Trends in Parks and Recreation for 2024 ⁶ highlights several national trends that continue to shape recreation and fitness preferences:

⁶ <https://www.nrpa.org/parks-recreation-magazine/2024/january/top-trends-in-parks-and-recreation-for-2024/>



Parks as Climate Resilience Hubs:

Parks and recreation systems are becoming critical components of climate resilience strategies, mitigating the effects of climate change through stormwater retention, flood protection, urban heat reduction, and improved air quality. As communities face rising temperatures, more extreme weather events, and long-term environmental changes, parks are playing a vital role in enhancing community resilience.



Pickleball's Continued Dominance (and Controversy):

Pickleball remains the fastest-growing sport in the nation, bringing both benefits and challenges. While the sport promotes active recreation for all ages, conflicts over noise have led to lawsuits, heated public hearings, and increased demand for noise studies and sound abatement measures. Agencies are navigating these challenges by carefully siting courts, enforcing noise regulations, and exploring sound-reducing equipment.



Increased Investment in Dog Parks:

With dog ownership at an all-time high, off-leash dog parks remain the fastest-growing type of park facility. However, agencies face challenges related to land availability, funding, and expertise in designing and maintaining quality dog park environments.



Cricket's Rapid Rise: Cricket is experiencing a surge in popularity, particularly in regions with growing Southeast Asian populations. Some cities have responded by repurposing sports facilities into cricket-specific stadiums, reflecting the increasing demand for inclusive and culturally relevant recreational opportunities.



Self-Cleaning and Smart Restrooms:

Self-cleaning public restrooms equipped with automated cleaning systems and sensors are improving restroom maintenance and safety in high-traffic areas.

Regional Amenities

There are many amenities located in the surrounding region which are available to Farmington residents, but not operated by the City of Farmington.

STATE RECREATIONAL AMENITIES (WITHIN OAKLAND COUNTY)

NAME	LOCATION
Maybury State Park	Northville, MI, 48167
Dodge #4 State Park	Waterford Twp, MI, 48328
Bald Mountain	Orion Twp, MI, 48360
Highland State Park	White Lake, MI, 48383
Holly State Park	Holly, MI, 48442
Pontiac Lake	Waterford Twp, MI, 48327
Proud Lake	Commerce Twp, MI, 48390
Seven Lakes	Holly Twp, MI, 48442



OAKLAND COUNTY RECREATIONAL AMENITIES

NAME	LOCATION
Groveland Oaks	Holly, MI, 48442
Highland Oaks	Holly, MI, 48442
Independence Oaks	Village of Clarkston, MI, 48348
Lyon Oaks	Wixom, MI, 48393
Orion Oaks	Lake Orion, MI, 48360
Red Oaks	Madison Heights, MI, 48071
Rose Oaks	Holly, MI, 48442
Springfield Oaks	Davisburg, MI, 48350
Waterford Oaks	Waterford Twp, MI, 48328



Kensington Metropark. Source: Huron-Clinton Metroparks.



Lyon Oaks Park. Source: Oakland County Blog.



Rose Oaks. Source: Oakland County.

LOCAL RECREATIONAL AMENITIES

AUTHORITY	NAME	ADDRESS
Farmington Hills	Heritage Park	Farmington Hills, MI, 48336
Farmington Hills	Founders Sports Park	Farmington Hills, MI, 48335
Farmington Hills	Olde Town Park	Farmington Hills, MI, 48336
Farmington Hills	Jon Grant Community Center	Farmington Hills, MI, 48336
Farmington Hills	Farmington Hills Golf Club	Farmington Hills, MI, 48335
Farmington School District	Gill Elementary School	Farmington Hills, MI, 48335
Farmington School District	Power Middle School	Farmington Hills, MI, 48335
Farmington School District	Farmington High School	Farmington, MI, 48336
Farmington School District	Longacre Elementary School	Farmington, MI, 48335
Farmington School District	Warner Middle School	Farmington, MI, 48334
Huron-Clinton Metroparks	Kensington Metropark	Milford, MI, 48380
Huron-Clinton Metroparks	Indian Springs Metropark	White Lake, MI, 48386
TOCA Soccer and Sports Center	Soccer and Sports Center	Farmington, MI, 48336



TOCA Farmington . Source: TOCA Soccer and Sports Center



Heritage Park. Source: City of Farmington Hills.

MAP KEY	
	5-Minute Walkshed
	10-Minute Walkshed
	Civic Theater
	Dinan Park
	Drake Park
	Flanders Park
	Gazebo Park
	George F. Riley
	Masons Corner
	The Promenade <i>(planned)</i>
	Shiawassee Park
	Memorial Park
	Warner Mansion
	Women's Park



Park Access and Walkability

Park and recreation access is considered through multiple lenses, including:

- Distance between Farmington residents and their park and recreation assets
- Walkability, or the ability of users with differing abilities to safely and comfortably reach citywide parks and recreation facilities
- The quality and universal design of spaces and activities to be welcoming and usable for all

WALKABILITY

Many parks and recreation systems set access goals informed by the Trust for Public Land’s Nationwide 10-Minute Walk program,⁷ which advocates that everyone should have access to a quality park within a 10-minute walk of their home.

The map shows the 10-minute walkshed of existing parks in Farmington, generated using the ArcGIS Pro Spatial Analyst tool, which accounts for pedestrian barriers and park entrances. Farmington has park walkability (60%) comparable with the national median (55%).⁸

⁷ <https://10minutewalk.org/>

⁸ <https://www.tpl.org/parkscore>

BARRIER-FREE ACCESS

The 2025 Parks and Recreation Plan accessibility assessment provides an update to the 2019 Master Plan, incorporating several sites that were not previously included, such as the Gov. Warner Museum. An accessibility assessment was conducted by the project team using the New England ADA Center checklist ⁹ during several park tours and desktop analysis.

The passage of the American Disabilities Act of 1990 (ADA) requires all areas of public service, including parks and recreation facilities, have barrier-free accessibility. In 2010, the ADA Standards for Accessible Design set minimum requirements – both scoping and technical – for newly designed and constructed or altered State and local government facilities, public accommodations, and commercial facilities to be readily accessible to and usable by individuals with disabilities. In accordance with Michigan Department of Natural Resources (MDNR) standards, facilities are evaluated to determine if a person with any of the following criteria can safely and independently access and use the park or facility:

- » Has limited eyesight or is blind
- » Uses a wheelchair
- » Has a hearing impairment or is deaf
- » Uses a walking aid
- » Has a mental impairment

⁹ <https://www.adachecklist.org/checklist.html#rec>

A five-point evaluation system is used to rank each facility’s accessibility. The system is described below:

Level 1. The park is not accessible to people with a broad range of physical disabilities. The site includes limited paved areas, and the facilities (such as play equipment or picnic areas) are not easily accessible.

Level 2. The park is somewhat accessible to people with a broad range of physical disabilities. Either the parking area or pathways are paved, but not both. Many of the facilities such as play equipment or picnic areas are not easily accessible.

Level 3. The park is mostly accessible to people with a broad range of physical disabilities. Most of the parking areas and pathways are paved, and some of the facilities (such as play equipment or picnic areas) are accessible, but may not be completely barrier-free.

Level 4. The park is completely accessible to people with a broad range of physical disabilities. Parking areas and pathways are paved, and most of the facilities (such as play equipment or picnic areas) are easily accessible.

Level 5. The entire park was developed or renovated using the principles of universal design, a design approach which enables all environments to be usable by everyone, to the greatest extent possible, regardless of age, ability, or situation.

Barrier-Free Rating by Facility

PARK	RATING
Civic Theater	4
Dinan Park	5
Drake Park	2
Gazebo Park	4
George F. Riley Park	5
Flanders Park	4
Masons Corner	5
The Promenade	Planned
Shiawassee Park	3
Veteran’s Memorial Park	3
Warner Museum	1
Women’s Park	5

PRELIMINARY PARK ASSESSMENTS

An inventory and condition assessment of Farmington’s existing parks and recreation facilities was conducted in spring 2025. The assessment included on-site inspections of each park, focusing on key facility attributes such as name, location, acreage, amenities, quantity, condition, and accessibility. Each of the parks were inventoried with the following three key objectives:

Evaluate the viability of existing site and structural improvements.

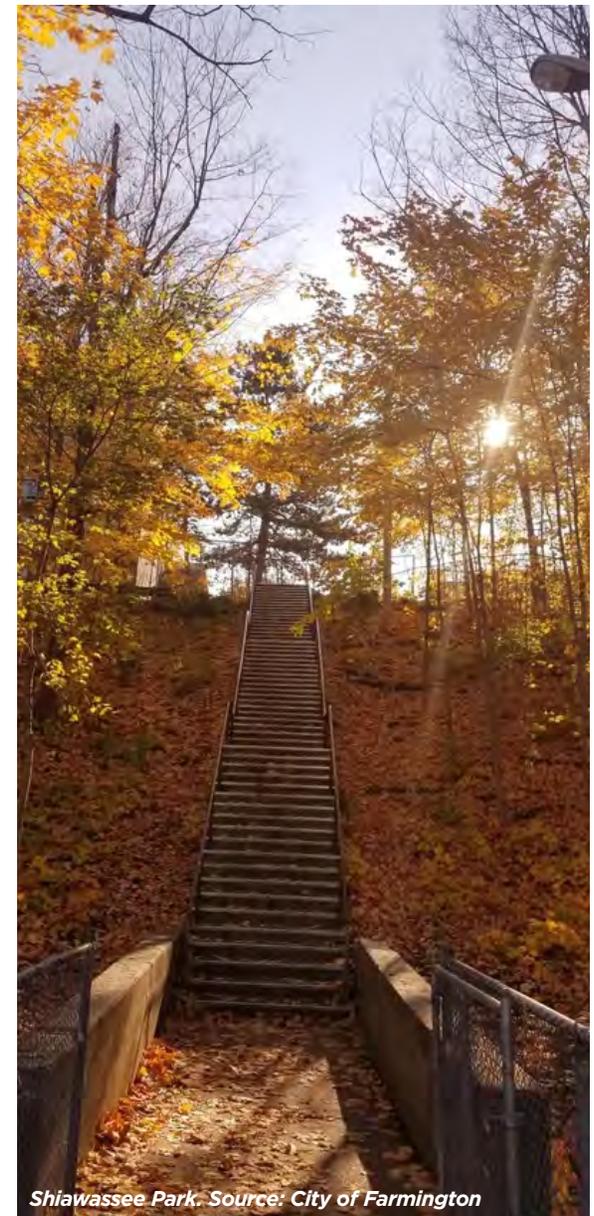
Assess site and amenity accessibility for compliance with State and Federal requirements.

Document the quantity and types of amenities at each location.

To complete the assessment, the consultant team utilized the ArcGIS Field Maps application to conduct an on-site inventory and rate the condition of visible park assets. These included elements such as signage, parking areas, playgrounds, athletic courts and fields, and picnic shelters. Each asset was assigned a condition rating using the following scale:

- 1 – Failing: Functionally obsolete, unsafe, or missing.
- 2 – Poor: Limited remaining aesthetic or functional value. Consider replacement.
- 3 – Fair: Reaching a tipping point; further decline likely without reinvestment. Maintenance needed.
- 4 – Good: Moderate loss of aesthetics or function.
- 5 – New: Aesthetically and functionally excellent. Routine maintenance recommended.

Further in this section, the Parks and Recreation Facilities Inventory Matrix and the Condition Assessment Matrix provide a consolidated summary of the information presented in this section. Together, they offer a comprehensive overview of each park’s amenities, conditions, and accessibility features.



Shiawasse Park. Source: City of Farmington

City Park Locator Map





Source: City of Farmington

CIVIC THEATER

Location 33332 Grand River Ave.

Park Classification Special Use Facility

10-Minute Walkshed Population 1,767
Residents

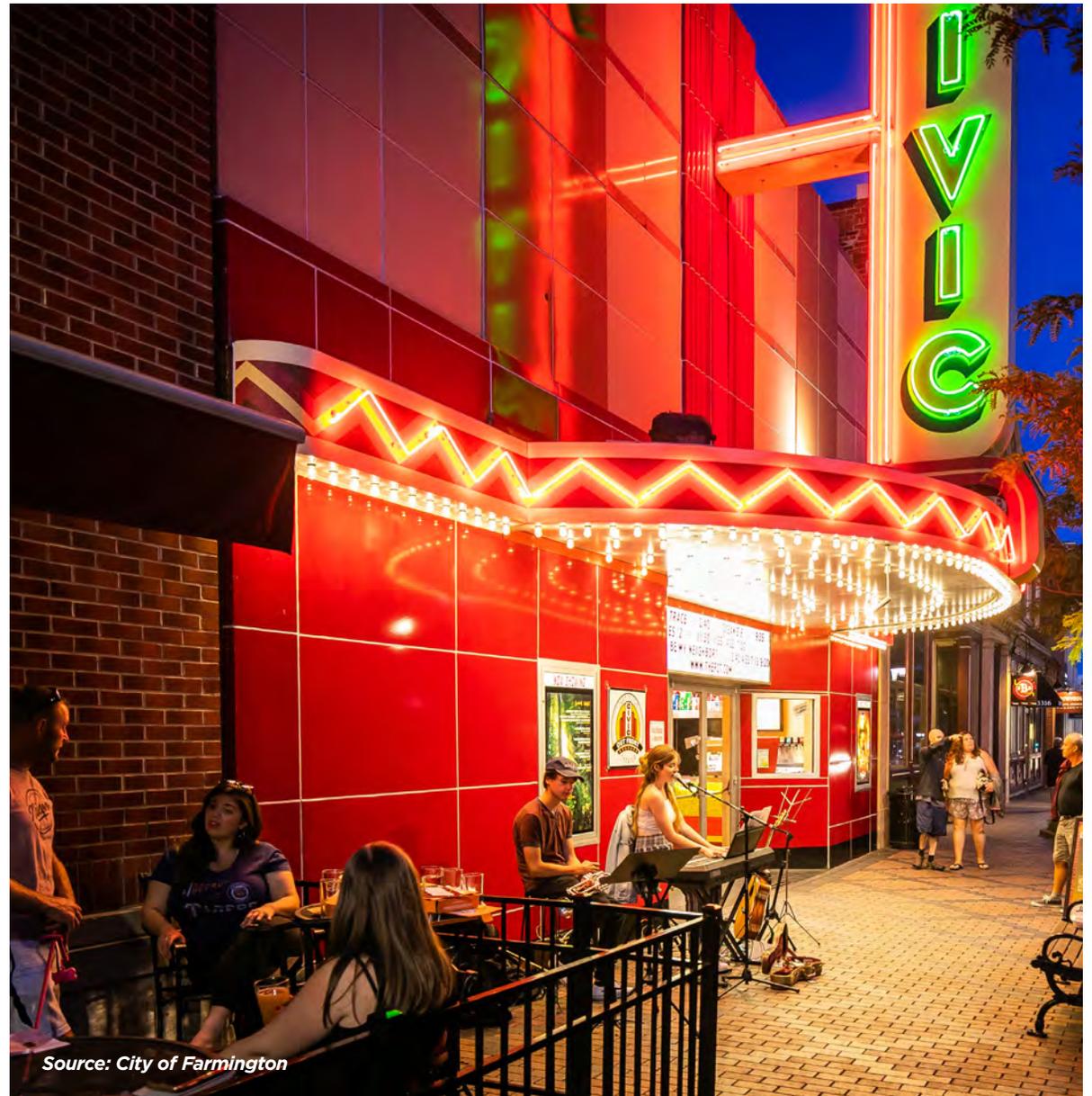
The Civic is a dual-screen movie theater that has 407 seats and shows first-run movies as well as classic showings. Established in 1940, this theater is an area icon that operates as a comfortable, accessible social venue, known for its friendly prices and “hometown charm.”

Its role extends beyond entertainment by encouraging local engagement and fueling business for surrounding downtown establishments. The Civic is owned and managed by the City. The theater’s continued existence supports the community’s overall well-being, providing an essential space for public gathering, cultural enrichment, and non-traditional recreation that complements the city’s park system.

Lower Level: Approximately 4,400 sq. ft.

Mezzanine Level: Approximately 2,700 sq. ft.

Upper theater: Approximately 2,700 sq. ft.



Source: City of Farmington



Source: City of Farmington

DINAN PARK



Location 23625 Farmington Rd.

Acreage 0.03 Acres

Park Classification Square/Plaza/
Pocket Park

10-Minute Walkshed Population 1,767 Residents

Accessibility ● ● ● ● ●

Conditions ● ● ● ● ●

Amenities

- » Bistro Seating
- » Picnic Tables
- » Fire Tables
- » Public Art



Source: City of Farmington.

DRAKE PARK



Location 23500 Drake Rd.
 Acreage 9 Acres
 Park Classification Neighborhood Park
 10-Minute Walkshed Population 2,275 Residents

Accessibility 

Conditions 

Amenities

- » Baseball Field (1)
- » Softball Fields (2)
- » Sand Volleyball Courts (2)
- » Restroom, Three Seasons

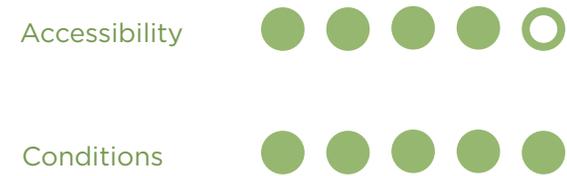


Source: Google Earth.

FLANDERS PARK



Location 21156 Flanders St.
Acreage 2.5 Acres
Park Classification Neighborhood Park
10-Minute Walkshed Population 1,325 Residents



- Amenities
- » Play Equipment
 - » Fitness Court
 - » Bike Parking
 - » Bench Seating
 - » Walking Path



Source: OHM Advisors.

GAZEBO PARK



Location	32821 Grand River Ave.
Acreage	0.17 Acres
Park Classification	Mini Park
10-Minute Walkshed Population	1,767 Residents

Accessibility

Conditions

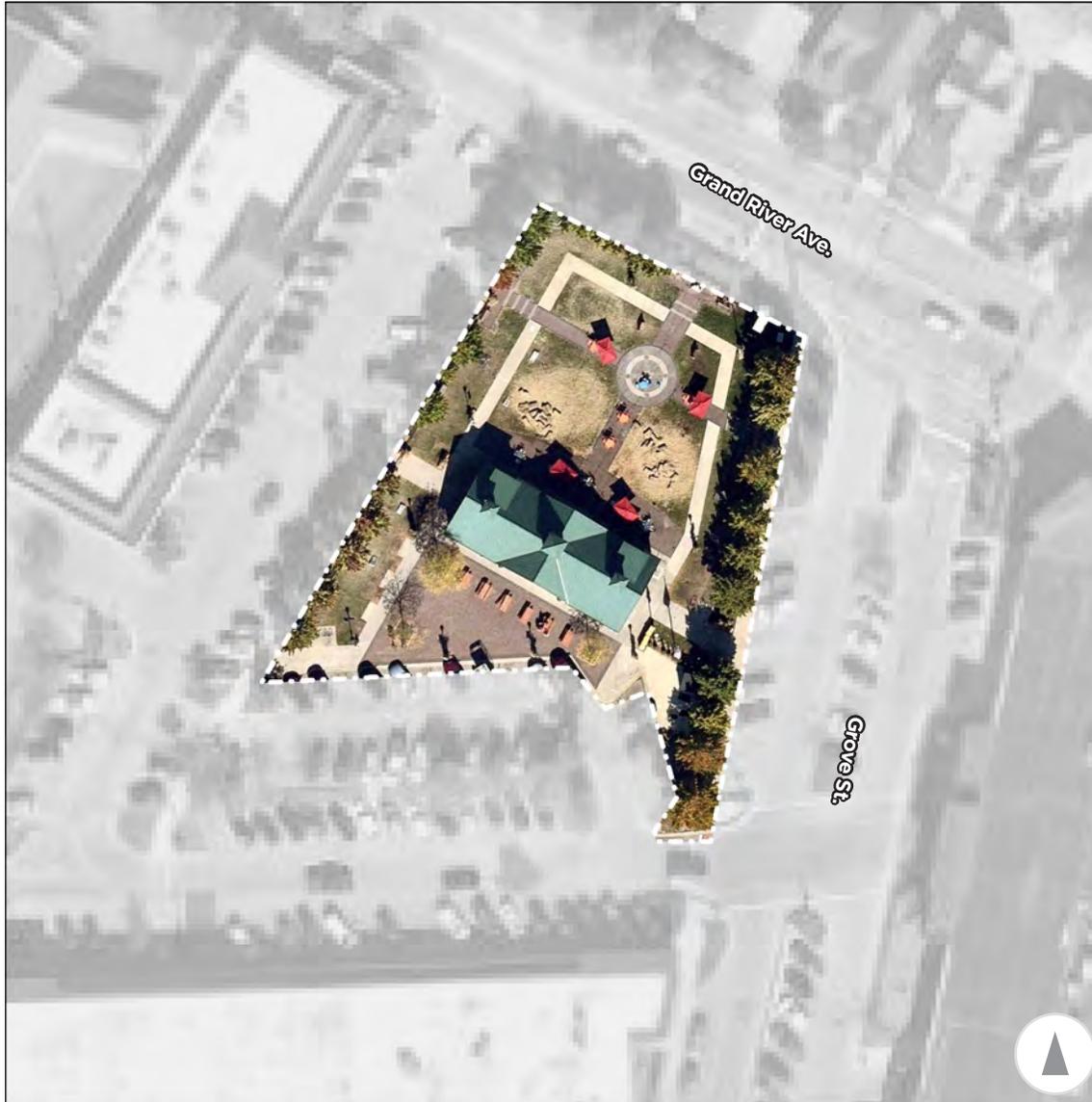
- Amenities
- » Gazebo
 - » Bench Seating



Source: OHM Advisors.



GEORGE F. RILEY PARK & SUNDQUIST PAVILION



Location	33113 Grand River Ave.
Acreage	0.85 Acres
Park Classification	Special Use Facility
10-Minute Walkshed Population	1,767 Residents

Accessibility ● ● ● ● ●

Conditions ● ● ● ● ○

Amenities

- » Restrooms, Four Seasons
- » Pavilion
- » Café Seating
- » Picnic Tables
- » Art Features
- » Ice Rink, Seasonal
- » Bike Parking



Source: OHM Advisors.

MASON'S CORNER



Location	NW Corner of Grand River Ave. and Farmington Rd.
Acreage	0.05 Acres
Park Classification	Square/Plaza/Pocket Park
10-Minute Walkshed Population	1,767 Residents

Accessibility

Conditions

Amenities

- » Bench Seating
- » Bistro Seating
- » Art Features
- » Swing Feature



Source: City of Farmington.

THE PROMENADE PARK (PLANNED)



Location	33104 Grand River Avenue
Acreage	0.17 Acres
Park Classification	Square/Plaza/ Pocket Park
10-Minute Walkshed Population	1,767 Residents

Accessibility 

Conditions 

Amenities

- » Bistro Seating
- » Picnic Table Seating
- » Bench Seating
- » Art Features



Artist rendering, subject to change.



MEMORIAL PARK



Location 33430 Grand River Ave.

Acreage 0.39 Acres

Park Classification Mini Park

10-Minute Walkshed Population 1,899 Residents

Accessibility 

Conditions 

Amenities

- » Veteran's Memorial and Interpretive Signage
- » Dog Waste Receptacle



Source: City of Farmington.

SHIAWASSEE PARK



Location	23221-23599 Power Rd.
Acreage	24 Acres
Park Classification	Community Park
10-Minute Walkshed Population	2,788 Residents

Accessibility ● ● ● ○ ○

Conditions ● ● ● ● ○

Amenities

- » Baseball Fields, Regulation (3)
- » Lighted Baseball Field, Regulation (1)
- » Tennis Court (1)
- » Pickleball Courts (2)
- » Bocce Ball Courts (2)
- » Fitness Court (1)
- » Picnic Pavilion (1)
- » Bench Seating
- » Picnic Tables
- » Grills
- » Walking Paths
- » Play Equipment
- » Restrooms, Four Seasons
- » Bike Parking
- » Access to the Shiawassee River



Source: OHM Advisors.

WARNER MANSION



Location 33805 Grand River Ave.

Acreage 1.94 Acres

Park Classification Special Use Facility

10-Minute Walkshed Population 1,952 Residents

Accessibility ● ○ ○ ○ ○

Conditions ● ● ● ○ ○

Amenities

- » Historic House
- » Gazebo
- » Barn
- » Ornamental Landscaping



Source: City of Farmington.

WOMEN'S PARK



Location 33630 Oakland Ave.

Acreage 0.45 Acres

Park Classification Mini Park

10-Minute Walkshed Population 1,952 Residents

Accessibility ● ● ● ● ●

Conditions ● ● ● ● ●

Amenities

- » Bench Seating
- » Ornamental Landscaping
- » Dog Waste Receptacle



Source: OHM Advisors.

Parks and Recreation Facilities Inventory

MAP ID	PARK	ACREAGE	CLASSIFICATION	Restroom, Four Seasons	Restroom, Three Seasons	Pavilion	Gazebo	Parking Lot, Paved	ADA Spaces	Entrance Signage
				PARK FEATURES						
1	Civic Theater		Special Use Facility							
2	Dinan Park	0.03	Square/Plaza							1
3	Drake Park	9.07	Neighborhood Park		2			1	4	1
4	Gazebo Park	0.17	Square/Plaza				1			
5	George F. Riley Park	0.85	Special Use Facility	2		1		1		1
6	Flanders Park	2.5	Neighborhood Park							1
7	Mason's Corner	0.05	Square/Plaza							
8	Memorial Park	0.39	Mini Park							1
9	Promenade Park	--	Planned Park							
10	Shiawassee Park	23.94	Community Park	2		1	1	3	6	1
11	Warner Mansion	1.94	Special Use Facility				1			1
12	Women's Park	0.45	Mini Park							1
Totals		39.36		4	2	2	3	5	10	8

Baseball, Regulation	Baseball, Lighted	Softball	Sand Volleyball	Tennis Court, Full	Pickleball Courts	Play Equipment	Fitness Course	Bocce Ball Court	Ice Rink	Walking Course (Miles)	Picnic Table	Café Seating	Bench	Bonfire Pit	Grill	Trash Receptacle	Dog Waste Station	Bike Parking	
RECREATIONAL FACILITIES											PASSIVE USE								
											2	x		2		2			
	1	2	2								4		3		1	10			
													5			1	1		
									1		4	x				10			2
						1	1			0.12			4			1			1
													9			2			
											2		1			1	1		
3	1			1	2	1	1	2		1	10		7		4	49			1
													4			1	1		
4	1	2	2	1	2	2	2	2	1	1.12	20	2	33	2	5	77	3		4

Parks and Recreation Facilities Condition Assessment

MAP ID	PARK	ACREAGE	CLASSIFICATION	Restroom, Four Seasons	Restroom, hree Seasons	Pavilion	Gazebo	Parking Lot, Paved	ADA Spaces	Entrance Signage	Lighting
				PARK FEATURES							
1	Civic Theater		Special Use Facility								
2	Dinan Park	0.03	Square/Plaza							Blue	Light Green
3	Drake Park	9.07	Neighborhood Park		Light Green			Blue		Blue	
4	Gazebo Park	0.17	Square/Plaza				Orange				
5	George F. Riley Park	0.85	Special Use Facility	Blue		Blue				Light Green	Light Green
6	Flanders Park	2.5	Neighborhood Park							Blue	
7	Mason's Corner	0.05	Square/Plaza								
8	Memorial Park	0.39	Mini Park							Blue	Light Green
9	Promenade Park	--	Planned Park	Light Gray	Light Gray	Light Gray	Light Gray	Light Gray	Light Gray	Light Gray	Light Gray
10	Shiawassee Park	23.94	Community Park		Light Green	Blue		Light Green	Light Green	Blue	Light Green
11	Warner Mansion	1.94	Special Use Facility		Light Green		Light Green	Light Green		Light Green	
12	Women's Park	0.45	Mini Park							Blue	

TABLE KEY

	New		Consider Replacement
	Moderate Loss of Aesthetics and Function		Broken, unsafe, or obsolete
	Requires Maintenance		

Baseball, Regulation	Baseball, Lighted	Softball	Sand Volleyball	Tennis Court, Full	Pickleball Courts	Play Equipment	Fitness Course	Bocce Ball Court	Ice Rink	Walking Course (Miles)	Picnic Table	Café Seating	Bench	Bonfire Pit	Grill	Trash Receptacle	Dog Waste Station	Bike Parking	
RECREATIONAL FACILITIES											PASSIVE USE								
											Blue	Blue		Blue		Blue			
	Green	Green	Green								Green		Green		Orange				
												Green	Green	Orange					Blue
						Green	Blue			Blue			Green						Blue
											Blue		Orange						Blue
													Orange						
Green	Green			Blue	Blue	Green	Blue	Orange	Blue	Green	Green		Green		Orange	Green			Green
													Blue			Green	Green		

Key Takeaways

There is room to build on the strengths and opportunities and address critical gaps to achieve Farmington’s goals. The 2025 Farmington Parks and Recreation Master Plan highlights critical insights into the City’s demographic trends, recreational assets, and areas of need. These findings form the foundation for shaping a responsive, inclusive, and sustainable parks and recreation system for the coming decades:



DEMOGRAPHIC SHIFTS DEMAND AGE-INCLUSIVE DESIGN

Farmington is experiencing modest population growth, projected to reach 11,828 by 2050. However, a more significant shift lies in the age composition of the residents:

- » Youth (under 18) are projected to decline by 12% by 2030.
- » Seniors (65+) are expected to grow from 18% in 2020 to 25% by 2030, with the 85+ age group more than doubling by 2050. This demographic evolution underscores the need for flexible, multigenerational amenities that support both active aging and youth engagement.



PARKLAND ACREAGE FALLS SHORT OF NATIONAL BENCHMARKS - REGIONAL ACCESS HELPS BRIDGE THE GAP

Farmington provides 3.43 acres of parkland per 1,000 residents—below the NRPA’s lower quartile benchmark of 6 acres. However, this metric doesn’t fully account for regional context. Farmington residents benefit from a rich array of recreational opportunities provided by neighboring Farmington Hills and local school facilities. These shared resources, along with the facilities operated by the State, Oakland County, and other local providers, help offset acreage limitations within City limits and present continued opportunities for collaboration.



AMENITY GAPS WITHIN CITY LIMITS, BUT BROADER NETWORK ENHANCES RECREATION OPTIONS

Farmington’s municipal parks do not meet national benchmarks in certain areas, including playgrounds, dog parks, splash pads, and trails, though many amenities are accessible in neighboring jurisdictions and on school properties. Residents often utilize parks in Farmington Hills, the Farmington School District’s fields and facilities, as well as nearby county and metro parks. Targeted local investments could improve convenience and walkability.



ACCESSIBILITY AND WALKABILITY REQUIRE FURTHER IMPROVEMENT

Farmington’s 10-minute walkshed coverage stands at 60%, slightly above the national median, but gaps remain in equitable access. Accessibility audits reveal varying levels of compliance, with some parks lacking fully barrier-free environments.



STRONG COMMUNITY IDENTITY AND PARTNERSHIPS

Despite its compact size, Farmington benefits from a vibrant downtown, strong ties with Farmington Hills, and active community organizations. These partnerships provide a solid foundation for collaborative programming and shared facility use.



05

Public
Engagement



05

Public Engagement

Overview

To establish a better understanding of the City's current state and to help determine the needs and priorities for the future, the planning process incorporated a variety of input from Farmington residents. This included a project website, a series of small focus group discussions, two open house meetings, and an online survey.

Throughout the engagement process, roughly 700 community members contributed their thoughts and ideas for the improvements to the parks system via in-person and online feedback. This provided the consultant team with a unique and nuanced perspective on the park system, along with specific recommendations for each park.

20+

Stakeholder Participants

across 4 focus groups.

300

Survey Responses

via an online survey that was open to the public for 8 weeks.

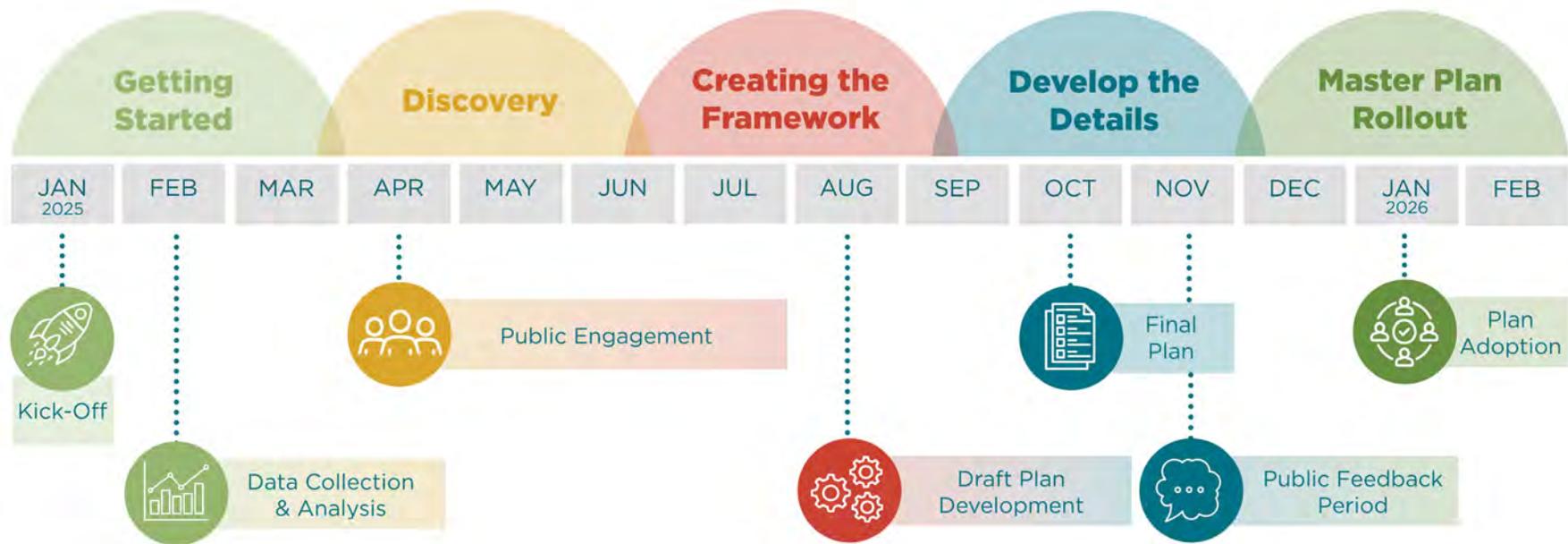
350+

Open House Participants

at two sessions conducted at the local Farmington Farmer's Market.

Engagement Timeline

The 12-month planning process began with the first Steering Committee meeting in January 2025. Initial public engagement occurred in the spring, focusing on gathering ideas for improving the park system. A second round of engagement followed in the fall, aimed at testing and refining the draft recommendations. The plan was available for the required public review and comment period from December 8, 2025 - January 8, 2026.



Summary of Activities

FARMINGTON FORWARD 2025 BRAND IDENTITY AND PROMOTION

A unified brand identity was developed to represent the three interconnected planning efforts: the Master Plan, Downtown Plan, and Parks and Recreation Plan. This included a consistent logo used to creatively promote engagement activities, appearing on coasters at downtown restaurants, on sandwich boards in downtown, and in advertisements at the Farmington Civic Theater.

FOCUS GROUPS

In April 2025, the consultant team facilitated four focus groups to gather input from residents and stakeholders on community issues and opportunities. Participants included business owners, longtime residents, and former city employees, each offering unique and valuable perspectives on Farmington's future.

OPEN HOUSE #1

The first open house was held at the Farmington Farmers Market in May 2025. More than 200 attendees engaged in interactive activities and conversations with consultant team members, sharing their priorities and detailed feedback to help shape the planning process.

COMMUNITY SURVEY

A 26-question survey was created by the consultant team and reviewed by City staff to collect broad community input. Hosted online via Survey123, the survey remained open for approximately two months. Participants had the option to choose which elements of the survey they wanted to complete. Four of the questions focused specifically on parks and recreation.

OPEN HOUSE #2

The second open house was held at the Farmington Farmers Market in October 2025. In addition to the in-person activities, attendees were encouraged to review the project website and provide their feedback on the draft goal, objectives, and potential park improvements via an online survey. The online materials were also promoted on the City's website and social media pages.



Source: OHM Advisors.

Focus Group Feedback



» Activate parks with nature-based programming, fitness amenities, and adventure play features.



» Promote the blue and green economy with public art initiatives and investment in sustainable environmental systems.

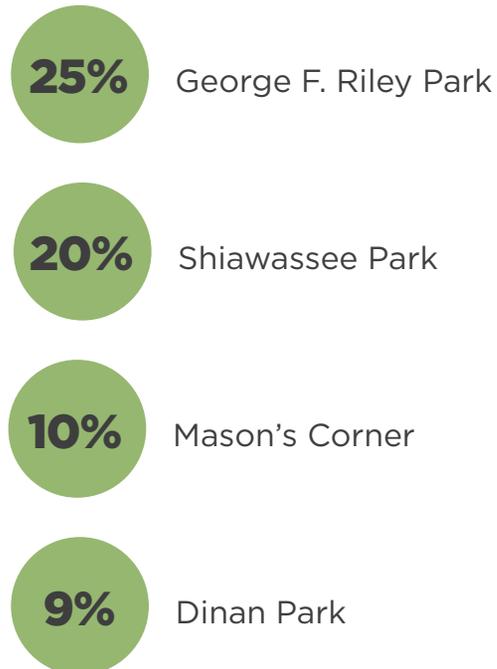


» Improve connectivity and access by linking parks with active transportation routes and revitalizing key corridors like the east side of Grand River Avenue.

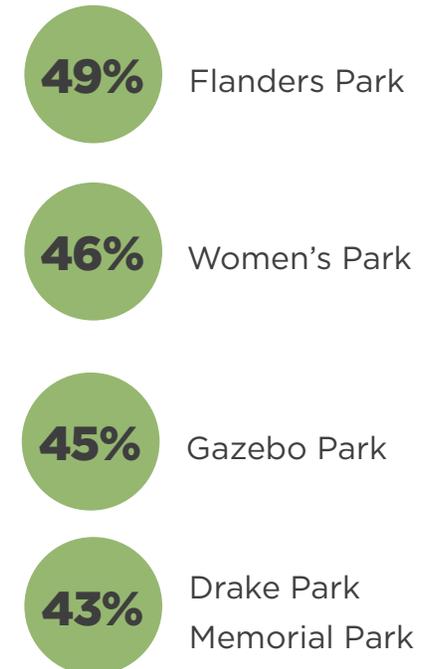
Community Survey Feedback

PARK VISITATION AND FREQUENCY

Parks with the reported **highest frequency of weekly use:**



Parks with the reported **highest frequency of 'never' using:**



Community Survey Feedback

PARK ACCESS

How do you typically **get to the parks?**

52% Walk

41% Drive

14% Bike

62%

Yes

Do you feel **safe walking or biking** to the parks?

PARK USAGE

What **activities** do you **enjoy** in Farmington parks?

57%
Leisurely exercise

26%
Use play areas

59%
Relax and get fresh air

20%
General exercise (higher intensity fitness, running/jogging, etc.)

39%
Socialize

13%
Play sports (alone or with family)

31%
Walk pets

5%
Participate in organized athletics (leagues/teams)

Community Survey Feedback

PARK IMPROVEMENTS

What types of **park improvements** should receive the highest **prioritization**?

41%

Enhance **passive use areas** (e.g. seating areas, walking paths, natural areas, pavilions, etc.)

21%

Expand **community events**

12%

Add **bicycle park/pump track**

38%

Expand trails and connectivity by ensuring that sidewalks to parks and other destinations are connected

17%

Expand **programs and activities**

11%

Enhance accessibility through **ADA parking** and **removing physical barriers** to park restrooms and amenities

32%

Renovate existing park amenities (playgrounds, ball diamonds, picnic shelters, etc.)

16%

Add **new athletic courts** (basketball, pickleball)

7%

Add **bocce courts**

15%

Develop **new dog parks** or **areas within existing parks** for dogs

Open House #1 Feedback

Community members provided insight on the existing facilities and programs within each park that work well, and amenities they wish were added or enhanced. A + denotes generally positive feedback while - identifies the need for improvements.

Dinan Park

- + Suitable and safe for young children
- + Enjoyable firepit area
- Uncomfortable furniture

Drake Park

- + Children's play area as a hub for socializing
- Slide design

George F. Riley Park

- + Programming like the Farmer's Market and skating rink
- + Amenities like bathrooms, a heated space, and a playscape
- Parking challenges at busy times
- No shade

Flanders Park

- + Accessible by biking

Mason's Corner

- + Beautiful gathering spaces
- No fencing along Grand River Avenue and Farmington Road for child safety
- Missing tables and shade with the existing seating
- Desiring more programming (exercise)

Shiawassee Park

- + Spaces for children with open fields and playscape
- + Pocket of nature with a river, walking trails, and stairs to downtown
- + Option of gravel trails and running paths
- No swings for older children
- Need for off-leash dog park
- Needs mile-markers along trails
- Lacks basketball and pickleball courts
- Field and stairs maintenance
- ADA accessibility challenges

Warner Museum

- Building should be open for rentals
- Desires more frequent lecturers, authors, and presenters

Women's Park

- + Manicured landscaping
- History of the park is not publicized

System-wide Comments

- » Install engagement boards at parks to advertise upcoming events
- » Incorporate more bike lanes throughout the City
- » Create more indoor playscapes and event spaces for colder weather
- » Prioritize greenspaces over parking spaces

Open House #2 Feedback

The first round of engagement generated a list of potential park improvements. These ideas were then shared with the community for feedback during the second Open House and through an online form. At the Open House event, participants could place a dot next to the improvement they felt was the highest priority for each of the following parks: Drake Park, Flanders Park, George F. Riley Park and Sunquist Pavilion, and Shiawassee Park.

Additional suggestions were collected on sticky notes and online and are summarized below:

Drake Park

- » Add pickleball, shuffleboard courts

Flanders Park

- » Lighting outside of the walking path and workout area
- » More toddler-appropriate play equipment
- » Upgrade the wood chips to rubber play surfacing
- » Improved maintenance

Rank	Improvement	Park	Number of Votes
1	Downtown connection	Shiawassee Park	38
2	Plant trees	Flanders Park	24
3	Shade structures at benches	Flanders Park	24
4	Electric upgrades	Riley Park	22
5	Add at least two restrooms	Riley Park	22
6	Off-leash dog park	Shiawassee Park	21
7	Add entrance points and improve accessibility	Shiawassee Park	17
8	ADA pathways	Drake Park	14
9	Roll-up glass garage doors	Riley Park	14
10	Pavilion	Drake Park	13
11	Play elements for older children	Shiawassee Park	12
12	Safety and circulation issues on south side	Riley Park	11
13	Covered parking area	Riley Park	10
14	Cricket pitch	Drake Park	8
15	Shipping container storage space	Riley Park	8
16	Bicycle pump track	Shiawassee Park	6

Parks and Recreation Plan Community Engagement Key Takeaways



Activate parks with programming, events, and fitness amenities to encourage year-round use.



Prioritize green spaces over parking spaces, making parks and civic areas more inviting.



Enhance underused public spaces with landscaping, beautification, and public art.



Add inclusive recreation options and indoor playscapes for all ages and seasons.



Improve cleanliness and maintenance to support safe, well-used parks and gathering areas.



Make parks safer and more functional, while adding practical amenities and improving connectivity.





06

Plan
Framework



06

Plan Framework

OVERVIEW

To guide decision making, the City developed a goal statement, objectives, and action items based on the results of the technical analysis and public input. This section provides an operational framework for future decisions related to parks and recreation in Farmington.

The goal, objectives, and action items should be reviewed annually by City staff and adjusted to respond to updated findings and identification of funding opportunities.

our goal:

"A community with active, inclusive, and accessible parks and recreation opportunities that enhance quality of life, support community gathering, and promote health and wellness."



Objective 1:

MAINTAIN AND MODERNIZE RECREATION FACILITIES TO MEET EVOLVING COMMUNITY NEEDS.



Objective 2:

IMPROVE PARK ACCESSIBILITY, WALKABILITY, AND CONNECTIVITY.



Objective 3:

DELIVER INCLUSIVE AND EVOLVING RECREATION PROGRAMMING.



Objective 4:

STRENGTHEN ORGANIZATIONAL CAPACITY, FISCAL RESPONSIVENESS, AND STRATEGIC ALIGNMENT TO ENSURE EFFECTIVE DELIVERY AND STEWARDSHIP OF PARKS AND RECREATION SERVICES.



Objective 5:

ENHANCE VISIBILITY, ENGAGEMENT, AND COMMUNICATION THROUGH STRATEGIC MARKETING.

IMPLEMENTATION

<h3>Parks and Recreation</h3> <p>Goal Statement: <i>A community with active, inclusive, and accessible parks and recreation opportunities that enhance quality of life, support community gathering, and promote health and wellness.</i></p>		
<p>Parks and Recreation Objective 1 — Ensure that recreation facilities are well-maintained and offer appropriate facilities to meet changing community needs.</p>		
Action Items	Time Frame	Project Partners
<p>Action PR 1.1 Regularly seek and apply for grants to implement the park-specific action plan, programming, and other facility improvements.</p>	Ongoing	<ul style="list-style-type: none"> • City Manager • Downtown Development Authority
<p>Action PR 1.2 Establish a preventative maintenance schedule for all existing park facilities and infrastructure, including regular inspections and a clearly defined process for addressing deferred maintenance.</p>	Short Term	<ul style="list-style-type: none"> • City Manager • Downtown Development Authority • Department of Public Works
<p>Action PR 1.3 Identify a standardized asset management system to track the condition, repair history, and remaining useful life of major park assets and forecast capital improvement costs accurately.</p>	Mid Term	<ul style="list-style-type: none"> • City Manager • Department of Public Works
<p>Action PR 1.4 Establish free, reliable WiFi in all parks in the system.</p>	Long Term	<ul style="list-style-type: none"> • City Manager • Department of Public Works

Parks and Recreation Objective 2 — Improve park accessibility and walkability.		
Action Items	Time Frame	Project Partners
Action PR 2.1 Formalize support for projects identified by the Pathways Committee and pursue funding through TAP and Safe Routes to Parks grants.	Mid Term	• City Manager
Parks and Recreation Objective 3 — Deliver inclusive and evolving recreation programming.		
Action PR 3.1 Evaluate programming annually to ensure alignment with community interests and facility capacity.	Ongoing	• City Manager • Downtown Development Authority
Action PR 3.2 Track staff hours and volunteer needs for special events to optimize resource allocation.	Ongoing	• City Manager • Downtown Development Authority
Parks and Recreation Objective 4 — Strengthen organizational capacity, fiscal responsiveness, and strategic alignment to ensure effective delivery and stewardship of parks and recreation services.		
Action PR 4.1 Stabilize funding for Governor Warner Mansion improvements through a dedicated fund or endowment.	Short Term	• City Manager
Action PR 4.2 Integrate invasive species management and deer culling as recurring line items in the operational budget to support long-term ecological stewardship.	Short Term	• City Manager

Parks and Recreation Objective 5 — Enhance visibility, engagement, and communication through strategic marketing.			
Action PR 5.1	Update the Parks and Recreation page on Farmgov.com website to include the entire parks system, current amenities, and programming.	Short Term	<ul style="list-style-type: none"> • City Manager • IT
Action PR 5.2	Ensure that all parks receive consistent park signage.	Mid Term	<ul style="list-style-type: none"> • City Manager • Department of Public Works
Action PR 5.3	Leverage relationships with partners (DDA, athletic organizations, Farmington Hills) to enhance marketing efforts through cross-promotion.	Mid Term	<ul style="list-style-type: none"> • City Manager • DDA

PARK-SPECIFIC ACTION PLAN

ACTION	SUPPORTING OBJECTIVE(S)	TIME FRAME	RESPONSIBLE PARTY
CIVIC THEATER			
Conduct focused public input to gather feedback on preferred facility improvements, programming, and special events.	1 2 3 4 5	Short Term	<ul style="list-style-type: none"> City Manager Downtown Development Authority
Establish a committee to evaluate potential updates and modifications to the second floor, including functionality, accessibility, and design improvements.	1 2 3 4 5	Short Term	<ul style="list-style-type: none"> City Manager Downtown Development Authority
Complete a comprehensive facility needs assessment and conceptual design based on the community input and priority improvements.	1 2 3 4 5	Mid Term	<ul style="list-style-type: none"> City Manager Downtown Development Authority
DRAKE PARK			
Establish ADA pathways to ball field bleachers.	1 2 3 4 5	Mid Term	<ul style="list-style-type: none"> City Manager Department of Public Works
Explore converting one ball field into a cricket pitch.	1 2 3 4 5	Long Term	<ul style="list-style-type: none"> City Manager
Add a small pavilion.	1 2 3 4 5	Long Term	<ul style="list-style-type: none"> City Manager Department of Public Works
FLANDERS PARK			
Plant trees throughout.	1 2 3 4 5	Short Term	<ul style="list-style-type: none"> City Manager Department of Public Works
Add a shade structure.	1 2 3 4 5	Mid Term	<ul style="list-style-type: none"> City Manager Department of Public Works
Install low-height, LED bollard-style lighting near primary pathway and entrance.	1 2 3 4 5	Mid Term	<ul style="list-style-type: none"> City Manager Department of Public Works
Upgrade the play equipment surfacing and introduce toddler-friendly equipment.	1 2 3 4 5	Long Term	<ul style="list-style-type: none"> City Manager Department of Public Works

ACTION	SUPPORTING OBJECTIVE(S)	PRIORITY LEVEL	RESPONSIBLE PARTY
GAZEBO PARK			
Transition out of the park system to support the development of Downtown Focus Area #8.		Long Term	• City Manager
GEORGE F. RILEY PARK AND SUNDQUIST PAVILION			
Upgrade electric to better support food vendors, lighting, and other event needs.	1 2 3 4 5	Short Term	• City Manager • Downtown Development Authority
Add at least two restrooms to the pavilion or the park.	1 2 3 4 5	Mid Term	• City Manager • Downtown Development Authority
Add roll-up glass garage doors to the pavilion.	1 2 3 4 5	Mid Term	• City Manager • Downtown Development Authority
Explore curbless design on the south side of the park.	1 2 3 4 5	Long Term	• City Manager • Downtown Development Authority
Consider adding a covered parking area on the south side of the park that can also function as a vendor shed during events.	1 2 3 4 5	Long Term	• City Manager • Downtown Development Authority
PROMENADE PARK			
Create strong pedestrian connections to Grand River Avenue and Thomas Street.	1 2 3 4 5	Ongoing	• City Manager • Downtown Development Authority
Develop a calendar of events and programming.	1 2 3 4 5	Long Term	• City Manager • Downtown Development Authority

ACTION	SUPPORTING OBJECTIVE(S)	PRIORITY LEVEL	RESPONSIBLE PARTY
SHIAWASSEE PARK			
Connect park to downtown with an ADA accessible path. » Remove staircase along southern border and western pedestrian bridge. » Upgrade eastern pedestrian bridge.		Ongoing	• City Manager
Explore the following in a master plan for Shiawassee Park: » Add entrance points on the north and east sides of the park. » Replace or remove bocce ball court. » Replace the playground and add play elements suitable for older children (10 years and up). » Add an off-leash dog park. » Add a bicycle pump track.		Short Term	• City Manager
WARNER MANSION			
Develop a calendar of lectures, events, and programming.		Short Term	• City Manager
Explore the feasibility of the Warner Mansion concept plan.		Mid Term	• City Manager



07

Appendix



SHIAWASSEE PARK CONNECTOR PATHWAY



View of Boardwalk
Entrance at School Street



View from Top of Boardwalk
at School Street



View of Lookout



View of Stair Access to Picnic Area



View of Bridge from Shiawassee Park



View of Bridge from Shiawasse Park

WARNER MANSION CONCEPT

- POTENTIAL PROJECTS (PHASING TO BE DETERMINED)**
- 1 Parking Lot
 - Selected Demolition
 - New Paving/ Striping
 - Retaining Walls
 - Masonry Screen Wall
 - Landscape Screening
 - Close-Off Wilmarth
 - 2 Event Space
 - Up To 160 Guests
 - Warming Kitchen
 - ADA Compliant Toilet Rooms
 - Operable Glass Facade
 - Indoor/ Outdoor Seating
 - 3 Courtyard Improvements
 - New Focal Point/ Fountain
 - New Landscaping/ Flowers
 - New Pathways
 - New Brick Paved Areas
 - Festive Lighting
 - 4 Existing House
 - Interior/ Exterior Improvements
 - 5 Existing Barn
 - Interior/ Exterior Improvements
 - 6 Existing Gazebo
 - Interior/ Exterior Improvements
 - 7 Grounds Improvements
 - 8 Addition to Existing House
 - New Elevator
 - New Warming Kitchen
 - New ADA Compliant Toilet Rooms

GRAND RIVER AVENUE



**GOVERNOR WARNER MANSION
EVENT CENTER PROPOSED
MASTER PLAN**

MCD
ARCHITECTS

TRANSFORMING
MICHIGAN
COMMUNITIES
SINCE 1930

**CITY OF FARMINGTON
OAKLAND COUNTY, MICHIGAN**

RESOLUTION NO. 01-26-001

A RESOLUTION OF THE FARMINGTON CITY COUNCIL TO ADOPT 2025 PARKS AND RECREATION MASTER PLAN

At a regular meeting of the City Council of the City of Farmington, held on the 20TH day of January, 2026 at 7:00 o'clock p.m.

The following resolution was offered by Councilmember Parkins and seconded by Councilmember Taylor.

WHEREAS, the Farmington City Council of the City of Farmington has undertaken a process of developing a Parks and Recreation Master Plan in accordance with the most recent guidelines developed by the Michigan Department of Natural Resources and made available to local communities, and

WHEREAS, the 2025 Parks and Recreation Master Plan describes the physical features, existing recreation facilities and the desired actions to be taken to improve and maintain recreation facilities; and

WHEREAS, a public hearing was held by the Farmington Planning Commission on January 12, 2026 at Farmington City Hall, 23600 Liberty Street, Farmington, Michigan to provide an opportunity for citizens to express opinions, ask questions, and discuss all aspects of the Parks and Recreation Master Plan, which such opportunity was well-advertised and included reasonable accommodations to allow interested individuals to review the proposed document; and

WHEREAS, the Farmington City Council has developed the Parks and Recreation Master Plan for the benefit of the entire community and to adopt the Plan as a document to assist in meeting the recreation and/or natural resource conservation needs of the community; and

WHEREAS, after the public hearing, the Farmington Planning Commission recommended that the City Council of the City of Farmington, Oakland County, Michigan, adopt said Parks and Recreation Master Plan.

NOW, THEREFORE BE IT RESOLVED the Farmington City Council of the City of Farmington, Oakland County, Michigan hereby adopts the 2025 City of Farmington Parks and Recreation Master Plan as a guideline for improving recreation for the residents of the City of Farmington.

RESULT: Approved

MOVER: Parkins

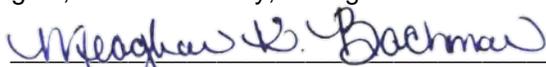
SECONDER: Taylor

AYES: Balk, LaRussa, Parkins, Schneemann, Taylor

ABSENT: None

RESOLUTION DECLARED ADOPTED JANUARY 20, 2026.

I, Meaghan Bachman, duly authorized City Clerk for the City of Farmington do hereby certify that the foregoing is a true and correct copy of a motion adopted by the Farmington City Council at a regular meeting held on Tuesday, January 20, 2026, in the City of Farmington, Oakland County, Michigan.


Meaghan Bachman, City Clerk

**CITY OF FARMINGTON
PLANNING COMMISSION
30 DAY PUBLIC VIEW PERIOD
AND
NOTICE OF PUBLIC HEARING**

Notice is hereby given that the City of Farmington 2025 Parks and Recreation Master Plan prepared in accordance to State statutory requirements and the City's Master Plan update process is available for public review. The Plan is available for a 30-day public review period commencing December 9, 2025, and ending January 12, 2026.

The City of Farmington 2025 Parks and Recreation Master Plan is available for review at Farmington City Hall located at 23600 Liberty Street, Farmington, MI 48335 during regular business hours. A copy is also available for review on the City's website at www.farmgov.com and on the project website at www.farmingtonforward2025.com/parksandrec.

Notice is further given that the Farmington Planning Commission will hold a Public Hearing on Monday, January 12, 2026, at 7:00 p.m. in the Council Chambers located at 23600 Liberty Street, Farmington, MI 48335 to discuss and review the City of Farmington 2025 Parks and Recreation Master Plan.

All interested residents are encouraged to attend the public hearing to be heard, and any written materials concerning the 2025 Parks and Recreation Master Plan shall be received and considered.

Christopher M. Weber, Assistant City Manager

Publish: December 10, 2025 Farmington Press

7252

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might before Christmas by 11:00 a.m. This evening
Sharpe and more, 3 p.m., North Farmington High
School, 32900 W. 13 Mile Road in Farmington Hills,
ticketed event, fcbmusic.org

DEC. 16

Blood drive: Noon-6 p.m., Farmington Community
Library, 23500 Liberty St. in Farmington, walk-ins wel-
come but registration preferred, redcross.org (sponsor
code: farmingtoncl), (800) 733-2767

Community Sings with Matt Watroba: Interactive
performance by folk musician, 7-8:30 p.m., virtual
and in person at Farmington Community Library,
32737 W. 12 Mile Road in Farmington Hills, registra-
tion required, (248) 553-0300, farmlib.org

Toys for Tots: Donate unwrapped toys by Dec. 16 to
lobby of Farmington Hills Fire and Police departments
at City Hall, corner of 11 Mile and Orchard Lake
roads, see more local events at fhgov.com/holidays

Crafted in Kindness: Knitters, crocheters, weavers,
sewists and others can donate hats and mittens for
older adults in need until Dec. 20, handmade gar-
ments to be distributed by Farmington Hills Adults 50
& Better Division, all donors entered to win prizes, The
Hawk - Farmington Hills Community Center, 29995 W.
12 Mile Road, (248) 699-6489, makerspace@fhgov.
com, fhgov.com/makerspace/makerspace-upcoming-
events

**CITY OF FARMINGTON
PLANNING COMMISSION
30 DAY PUBLIC VIEW PERIOD
AND
NOTICE OF PUBLIC HEARING**

Notice is hereby given that the City of Farmington 2025 Recreation Master Plan prepared in accordance to State statutory requirements and the city's comprehensive planning program is available for public review. The Plan is available for a 30-day public review period commencing December 9, 2025 and ending January 12, 2026.

The City of Farmington 2025 Recreation Master Plan is available for review at Farmington City Hall located at 23600 Liberty Street, Farmington, MI 48335 during regular business hours. A copy is also available for review on the city's website at www.farmgov.com.

Notice is further given that the Farmington Planning Commission will hold a Public Hearing on Monday, January 12, 2026 at 7:00 p.m. in the Council Chambers located at 23600 Liberty Street, Farmington, MI 48335 to discuss and review the City of Farmington 2025 Recreation Master Plan.

All interested residents are encouraged to attend the public hearing to be heard, and any written materials concerning the 2025 Recreation Master Plan shall be received and considered.
Christopher M. Weber, Assistant City Manager
Published: Farmington Press 12/10/2025

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Affidavit of Publication

State of Michigan }
County of Oakland } ss.

Sabrina Barhydt, being duly sworn, deposes and says that an advertisement of 2 columns x 2.5 inches, a true copy of which is annexed hereto, was published in the Farmington Press, a newspaper printed and circulated in said State and County on 12-10-25, 2005; and that he/she is the principal clerk of the printers of said newspaper, and knows well the facts stated herein.



Subscribed and sworn to before me this 10th day
of December, 2005.

KIMBERLY A. MCGUIRE
NOTARY PUBLIC, STATE OF MI
COUNTY OF MACOMB
MY COMMISSION EXPIRES Dec. 22, 2030
ACTING IN COUNTY OF

Kimberly A. McGuire
Macomb County, Michigan

My commission expires 12.22.30



Your Community...
Your Business...
Your News...

FARMINGTON PLANNING COMMISSION PROCEEDINGS
23600 Liberty Street
Farmington, Michigan
January 12, 2026

Chairperson Perrot called the meeting to order in Council Chambers, 23600 Liberty Street, Farmington, Michigan, at 7:00 p.m. on Monday, January 12, 2026.

ROLL CALL

Present: Crutcher, Gray, Kmetzo, Perrot and Westendorf
Absent: Majoros, Mantey

A quorum of the Commission was present.

OTHER OFFICIALS PRESENT: Chris Weber, Assistant City Manager; Beth Saarella, City Attorney; Brian Belesky, Director of Media; Brian Golden, Director of Media; Kristen Hatfield, OHM Advisors; Jennifer Morris, OHM Advisors; Rachel Bush, OHM Advisors; Jeffrey Bowdell, Building Official.

APPROVAL OF ITEMS ON CONSENT AGENDA

A. December 8, 2025 minutes

MOTION by Kmetzo, seconded by Westendorf, to approve the items on the Consent Agenda.

MOTION carried, all ayes.

APPROVAL OF ITEMS ON REGULAR AGENDA

Chairperson Perrot stated that considering that there are some folks that want to speak, he thought it'd be responsible to reorganize things for traffic flow. Weber agreed. The proposal was made to rearrange the agenda as follows:

- A. Presentation of Master Plan, Downtown Master Plan, and Parks and Recreation Master Plan
- B. Scheduling of Public Hearing for Master Plan
- C. Public Hearing – 2025 Parks and Recreation Master Plan
- D. 2025 Parks and Recreation Master Plan Review and Recommendation
- E. Façade Review – Downtown Office, 33211 Grand River
- F. Special Land Use Public Hearing – Make a Change Wellness, 23629 Liberty Street
- G. Site Plan Approval – First Baptist Church of Farmington, 33400 Shiawassee

MOTION by Crutcher, seconded by Kmetzo, to approve the items on the Regular Agenda and to reorder them as discussed.

MOTION carried, all ayes.

UNFINISHED BUSINESS

None heard.

NEW BUSINESS

A. Presentation of Master Plan, Downtown Master Plan, and Parks and Recreation Master Plan

Chairperson Perrot introduced this item and turned it over to staff. Assistant City Weber stated that the City is required to update its Master Plan every five years. The Master Plan Steering Committee and its consultant OHM Advisors have been working diligently to create the updated Master Plan based on data collection and analysis and public engagement. At tonight's meeting the Commission will hear a presentation by Jennifer Morris, Rachel Bush, and Justin Sprague of OHM advisors on the 2025 Master Plan. Administration then recommends that the Planning Commission schedule a Public Hearing for the March 9th, 2026 meeting to review any comments on the plan and to direct Administration to publish the notice. Weber then invited Jennifer, Rachel and Justin to come up to the podium and do their presentation.

Morris introduced her team and stated they were here to present the findings on the update to the Master Plan. She then went through the project overview, which was the background of how we got to this point, what we've learned during that process, the plan framework (which is a little bit different from the current Master Plan), and then next steps, which would be the implementation and the adoption phase. Morris provided the overview. Bush then presented demographic data. This demographic data showed that Farmington has grown quite a bit compared to the State of Michigan and other neighboring communities. This tells us that if this rate of growth continues, we may need to add housing units. She then talked about the future land use map and that not much is really changing. The land use analysis shows that the City has quite a bit of medium density residential land, that there is limited industrial or medical employment hubs, and mixed use areas integrate retail, office and residential. In terms of housing, there's a lot of people who are single and living alone in Farmington, a lot of folks who are couples without children, and that they may remain in that household composition in the future.

Bush stated we have been doing engagement since about April or May of 2025. There was a community survey, a couple of farmers market pop-ups, five focus groups with a number of folks, seven steering committee meetings, and the Farmington Forward 2025 website, where we posted all of our findings, our presentations.

Bush stated the Master Plan key takeaways are we heard a lot about wanting to see underutilized spaces turned into a more dynamic attraction, preserving Farmington's historic downtown charm is huge and preserving that identity is really important to the community. Regarding connections and walkability, safer crossings pedestrian and bicycle travel, road diets, improve visibility for pedestrians and cyclists, and promoting a range of housing types so that folks who maybe have lived in Farmington for a long time can then downsize and continue to live in Farmington and allow that next generation to succeed them. The City's been working really hard at creating this vibrant downtown destination and parking is a topic of conversation. The City has recently completed a parking study to be more strategic with providing different parking solutions and improving existing parking arrangements for business activity and during events. Entertainment, nightlife, different offerings to activate downtown, day and night, is super important, and then also integrating that arts and culture piece into the identity of downtown.

For Parks and Recreation, we heard from the community engagement process a lot of ideas for better maintenance; improved cleanliness; enhancing underutilized spaces, perhaps with beautification, landscaping, and public art; activating parks with programming events and fitness amenities; adding inclusive recreation options for all ages and seasons; and prioritizing green space, making parks and civic areas more inviting.

Morris talked about future land use and that key objectives are looking at your corridors and mixed-use infill projects. We have a few focus areas in the downtown and outside of the downtown, that we looked at specifically and did a really deep dive on how those areas could potentially be redeveloped. Another objectives include growing and investing in the downtown; identify and enhance gateways; improve design standards/guidelines; beautification; and infrastructure. Morris then introduced focus areas in the downtown and Orchard Lake area.

Sprague spoke next regarding zoning and housing. He stated that it's important to review the zoning standards to encourage that housing development is consistent with preserving the community character, but also encourage a range of housing types that are attainable, not only for seniors or multifamily, but also multi-generational units. One of the things that we've learned is that, while there might not be the demand for more apartment units, there is a high demand for lease units. Over the last year, residents

that have moved within the boundaries of the City of Farmington or from Oakland County into the City of Farmington, 33% of them have opted for a for lease option. The primary objective is to continue to provide infill where appropriate that adds missing middle and multifamily housing options in and around the downtown but also helps to attract a diverse dining, entertainment, nightlife, and retail offerings.

Bush talked about connections and walkability. She stated that this is a very important subject for this community. At the first public open house at the farmer's market, the question was asked about what is the number one thing you would like for this master plan to focus on. The top response was a safer, more connected, Farmington. So, we opted to create its own chapter in this Master Plan. The goal statement is a community with safe and efficient connections, creating a walkable and accessible network of streets, trails, and pathways. Bush presented a map of Farmington showing existing and proposed connections. Bush stated we looked at a lot of these facilities that kind of come to the Farmington's boundary and then they don't progress anymore. One of the key objectives is to close those gaps.

Bush stated that they have received comments from the public on the Parks and Recreation Plan and that there will be 3 concepts that will be added: It's the Warner Mansion concept, the Shiawassee Park Connector pathway, and the Civic Theater concept.

Morris then discussed the process for adoption and next steps.

Chairman Perrot then asked for questions. Kmetzo asked for clarification of the three concepts to be added.

B. Scheduling of Public Hearing for the Master Plan

MOTION by Crutcher, supported by Westendorf to schedule the Public Hearing for the City of Farmington 2025 Master Plan for the March 9, 2026 meeting and open the 43-day public review period.

MOTION carried, all ayes.

C. Public Hearing – 2025 Parks and Recreation Master Plan

Chairperson Perrot introduced this item and turned it over to staff. Weber stated that the Planning Commission discussed and reviewed the City of Farmington 2025 Parks and Recreation Master Plan at the December 8th 2025 meeting and scheduled the required public hearing. The requested action of the Planning Commission at tonight's

meeting is to hold the required Public Hearing as scheduled and noticed. Comments will be accepted both by the public attending the Public Hearing and through advanced submission to Administration, including via the city's website.

Motion by Kmetzo, supported by Crutcher to open the Public Hearing of the 2025 Parks and Recreation Master Plan.

MOTION carried, all ayes.

Public Comment:

Bryan Axe, 25325 Crown Point Ct. Farmington Hills, MI: I'm here on behalf of South Farmington Baseball and Softball. I serve on their Board as a function of the scheduler. It's a volunteer position. I also have three kids in the league, 12, 10, and 8. And so I'm pretty invested in the league both as a parent and as a volunteer. So, I'm going to give you some numbers and I'm a scheduler, so it's a little nerdy but at least it will tell you how we utilize the fields in Farmington and hopefully that you can consider that as you look at this moving forward plan. We have two leagues that run in the spring, April to June, and a fall league that runs August through October, eight divisions. And we schedule activities six days a week, Monday through Saturday, we try to limit one activity on the weekdays and two per field on the weekends based on availability of daylight and field wear. There are 28 fields in the City of Farmington and Farmington Hills that we use, and eight of them are at Founders, which are largely occupied by private groups and we don't really get access to those very often so we're limited to the other 20 fields. And we can put about four teams on one field, that's about our capacity. So one field can house about four teams. In 2024, we scheduled 642 events in the spring and 473 in the fall. So it's about 1100 practices and games for our community using those 20 fields. And in 2025, we scheduled 806 in the spring, which is an increase of 25% and 542 which is a 15% increase in the fall up to about 1300 events between practices and games. So, we're here specifically, I'm talking about the Drake complex because that's on your moving forward plan, and that complex is heavily used by all our divisions all the way from T-ball all the way up to our oldest division which is up to ninth grade baseball. And losing that complex either in part or in full would really impact our league. We put through 23% of our games through that complex. And so that's a lot of our total league. If we were to lose access to that complex, that's a big impact to our community because we would then have 23% less capacity for our residents and their children. So another key aspect to the Drake complex is the large Drake field is the only lighted field in the City of Farmington. Farmington Hills has, I'm sorry, CP2. There's another one at City Park. But those are the only two lighted fields in the whole City of Farmington, Farmington Hills. And so that really limits our activities in the evenings

because we have to funnel through one of those two fields if it is post the sun going down, which happens a lot in the fall because it gets dark really early. So, we really depend on those two fields and losing that access at Drake would really impair our ability to have games because within we only have one field that has lights. So, with those two considerations, the fact that we have about 23% of our games going through the Drake complex and it's one of the two lighted fields in the city. I'm really asking the Council to reconsider their plan for modifications to the Drake complex to make sure that our baseball league and softball league that is really servicing a lot of kids. And I'm sure somebody's gonna talk later about how many kids are in the league, but there's a lot and we're growing a lot. And I would really like to be able to continue that growth with the baseball and softball league.

Danielle Boni, 21185 Sunnydale St. Farmington Hills, MI: I'm here as a proxy to represent Kevin Bonnie, the president of South Farmington Baseball and Softball, who could not be here this evening. I'm also here as a parent representing other South Farmington Baseball and Softball families and the hundreds of families that depend on the parks and rec fields in our city. We want to be very clear about the message. We're not here to halt progress or argue against development. We support investment in our park system whether that means new parks, updated facilities, playgrounds, and additional recreational opportunities for our community. The request is simply that this progress does not come at the expense of baseball and softball fields that are already maximized as Brian pointed out and heavily used throughout our season. Removing existing fields, particularly Drake Park, would be detrimental to the growth, development, and long-term sustainability of our league. The numbers do tell a compelling story. Since 2021, South Farmington Baseball and Softball has experienced consistent and significant growth, averaging 18% annually. We've grown from 615 participants in 2021 to more than 1200 players in 2025. This is sustained organic growth driven by families who want structured community-based sports for their children. That growth requires field access. Every team needs space to practice and play. If we reduce the number of available fields while participation continues to rise, the outcome is unavoidable - overcrowded schedules, limited practice times, fewer teams, and eventually families being turned away. That would directly conflict with the City's goals of inclusion, youth development, and healthy recreation. Our fields also create value beyond the game itself. We've built strong partnerships with local Farmington businesses that sponsor our teams and help us provide equipment for our players and, in return, those businesses see increased traffic during the season, proudly displayed jerseys and team signs, and foster a sense of community pride. These relationships benefit families, businesses, and the city as a whole. It's also important to recognize that once a field is removed, it is rarely replaced. The cost and difficulty of restoring that space in the future far outweighs the benefit of preserving it today. We respectfully ask the City to work collaboratively with us, not to stop development, but to

plan it thoughtfully. By retaining fields we rely on and exploring opportunities to add additional fields within Farmington and neighboring communities, we can continue to meet growing demand, strengthen our local economy, and ensure that thousands of children have the opportunity to play, learn, and grow.

Brianne Salling, 25544 Brookview St. Farmington Hills, MI 48336: I'm here with my family today to implore you to not transition the fields away from softball and baseball. As a parent of three kids who are active in many sports, there are currently no offerings that compare with what South Farmington Softball and Baseball are doing for our kids. The landscape of youth athletics has changed so drastically over the last couple decades pushing kids and parents away from affordable productive local community offerings in favor of costly leagues that require travel and high levels of commitment and dedication. It's forced parents and our community kids to become disenfranchised and it's preventing kids from exploring athletics that give them a support system close by. When we remove local athletic opportunities and access, specifically like South Farmington Baseball and Softball, you remove dedicated coaches who help build up our kids, you remove the opportunity for Farmington youth to interact and forge bonds, and you disable them to support their ability to support kids outside their daily peer groups. These fields have been home to 17 different teams so far for three of my kids and they're just getting started. The local fields have provided them with fitness, friendships, losses that build character, wins that inspire, and coaches that become trusted adults that they can turn to. For so many of these kids, this league and these local fields are their only outlet from the digital world, a break for them and for a place where their parents can afford to take them and make it after their busy work days. Baseball fields are so ingrained in our community and I can't think of many places where there are many things that really bring the community together like baseball. Kids playing in the streetlights or kids playing until the streetlights come on, kids joining a pickup game and getting lost in the simplicity of the dirt and grass fields. To quote the great James Earl Jones from the field of dreams - The constant through all the years has been baseball. America has rolled by like an army of steam rollers, but baseball has marked the time. This field, this game, it's a part of our past. It reminds us of all that once was good and what could be again.

Maxwell Michalski, 32190 Loomis, Farmington, MI 48336: I'm a third generation Farmington resident and a second generation South Farmington baseball player. Baseball has always been more than a game, it's a classroom, a mentor and a safe place for kids. On this field, kids learn discipline, teamwork and respect. They learn how to win with humility, and lose with grace. These are lessons that will last a lifetime. For many young people, especially today, a baseball field is a positive alternative to screens, isolation, and negative influences. It gives them structure, physical activity, and a sense of belonging. It brings families together, builds community pride, and creates

memories that shape who our kids become. Removing one of our fields doesn't just take away grass and dirt, it takes away opportunities. Once the field is gone, it is rarely replaced. Keeping the fields that we have is an investment in our youth, our community, and our future. I urge the city to keep our field, not remove it. Let's choose to support our kids, persevere a proven positive outlet, and let's keep a place where character is built one inning at a time.

Matt Ochanske, 21350 Whitlock, Farmington Hills, MI 48336: This is my son, Levi. This is my other son, Sawyer. Drake, you'll hear the same things over and over and over again from everybody here, but who's actually here in favor of the field being changed? Can you raise your hand for me? Well, that was weird, huh? Zero. You guys, did any of you play baseball growing up? Do you have kids that play baseball or any sports or anything like that out there right now? Sports are expensive. Football leagues, travel leagues. I mean, right now I'm looking at a travel baseball league because I don't know if we're gonna have fields to play in April. Travel leagues are \$2,500 bucks a kid. South Farmington's \$250. He's a coach. She's a coach. They're coaches. I'm a coach. I'm a new coach. I'm new to this. I'm one of the new ones, I'm the fireball in the whole group, all right? You guys, not you, but y'all, everybody in general want to change this for a cricket field Is that what I heard? Or a cricket field and some exercise equipment? You know, there's exercise equipment a block away from me and nobody's ever used it. They built it. It's beautiful. It's green. It's got concrete really awesome fake grass. Nobody's on it. Cricket fields are everywhere. They can rent a cricket field. They don't even have to pay for them. They just show up to take the field and they play. We're an organization. We're a family. We're a community. It's pretty cool. You guys should come out and play baseball with us. Try to get an adult league going on this year. If you ever played pickleball, have you ever played cricket? It's not as fun as baseball. You know it's kind of upsetting to hear that we're gonna lose one of ours. One of our greatest fields is we only got a few, even though Brian said there's more out there but there's not any like that. Most of the other fields are kind of beat up. There's no lights. They are not really taking care of too well. You know, a lot of us will go out during the baseball season and rake these fields. Make sure these fields are maintained, so we can play this game. And we're going to lose one of the major fields of the city. For what? Nobody here even wants it. It seemed kind of redundant to me, but you guys got anything to say? What about you? No, you just want me to speak up, that's poor. Um, I really hope you guys consider it because it's not just the adults that really are going to have a problem. I'm going to suffer. It's all these kids that are really going to have an impact because there's no other open leagues that we can go to. Livonia doesn't do them. We can go downriver. That's 40 minutes away. I can't drive 40 minutes away. My baseball field is six minutes from my home. I changed my entire work schedule the entire year. I use PTO and overtime to make sure I'm at practices, to make sure I'm at games, to make sure these kids have a good baseball. You know, it's kind of heartbreaking, you

know? So let's just think about it before you put a cricket field if that what's going to happen. It's going to impact a lot more than what we realize, pickle or cricket. It's all the same thing, right? All right.

Charles Bridges, 23595 Wesley Drive, Farmington, MI 48335: I also coached South Farmington and my kids play. Um, but when I told my son when I was coming here tonight and telling him the reason for this, my son said, Oh yeah, I can see why they'd want to put a cricket field in. Like you go in that park on a Sunday and it's obvious. Saturday, Sunday. Now we need the baseball fields. So, I just think that we need to kind of put our heads together and think about how we can accommodate both. So, I also coach cross country at Farmington High. I know one of the cross-country fields we use is in Rochester and they have an area at one of their parks. The name will come to me as soon as I walk away from here. And they've got dedicated hours that you play cricket and they've got an area dedicated so that's, you know, the hitting area and they've got some turf over there so that they sort of, you know, figuring out how that they can accommodate the various uses of the limited land that they have. So in Farmington I know how limited we are. I hope that we don't have to, you know, and we are, we're tight for fields and the sport has really grown since the pandemic and it is really cool and we are a rec league and which is a really cool thing. So you really can't afford to lose the fields. And keep what we have and keep that growing, but we also can't deny the change in the community So I just think we need to work together and figure out how we can do that. So let's kind of put our heads together.

Ben Peterson, 30041 Northbrook St. Farmington Hills, MI 48334: My name is Ben Peterson and I'm the commissioner for the South Farmington Softball league. So first of all, thanks for the opportunity to just speak tonight. So, I've been involved with South Farmington for six years now both from a coaching standpoint and as a board member Frankly very proud of the partnership that the City of Farmington and Farmington Hills has had through the years of the South Farmington League, as you can see tonight. There's obviously a lot of interest and then throughout the community, you know, we constantly hear stories of, I used to play for the Tigers, the Cubs, the Dodgers,, the Phillies, etc., right? So everybody's got a direct connection back to this league whether they played in it or just know kids who have participated in it through the years. You know, I think the number one most important thing that we've got to consider as we look at this, we continue to see year-over-year growth and registration from both the baseball and softball side of it. Brian mentioned some of the numbers that we're seeing just in the five/six years now that I've been involved with it. We see on average about 15 percent growth year-over-year and might even be slightly higher than that. Look this is a sport that develops essential teamwork and leadership skills that happen outside of school and happen outside of the neighborhoods that they're in. They're put together with kids from all across Farmington and Farmington Hills. Kids can develop rivalries

and get to know each other on and off the fields a little bit. And so, it really creates a bigger sense of community as the kids age and see each other year over year. I showed up a little bit late tonight, but when I did show up, we're right in the middle of the presentation about, you know, the inclusiveness and how we're going to continue to bring the community closer together, more opportunities for the kids, and this seems to directly conflict that as we look at potentially having impact on the most important residents of our cities. Obviously, the kids are being involved by this. So look, all we ask is that let's work together and figure this out. I don't think it's a matter of either or, right? Let's work together and figure it out. I don't think anybody sitting here is looking to have a negative impact on the kids, as far as being able to limit the leagues and not allow for some of the residents of this city to be able to participate moving forward. Let's work together and figure it out. We've had a very strong partnership for way longer than I've been involved, so let's keep that momentum going and figure out how to make this work for everybody.

David Katerka, 33512 Argonne, Farmington Hills, MI 48335: My question is, what's wrong with Farmington? Is there something wrong that I didn't know about? You had the presenters up here, they did the study, they admired all the great characteristics about the town. It's a plan, it's not a required change. So why are we thinking something has to change? Nothing has to. You want to add some more sidewalks, you want a bike path. By the way, I don't know any human being in this town that's going to bike to Ferndale, but okay, there's no required change. So why do we look at it this way? The agency presented the recommendation and they talked about things that keep drawing people to Farmington. We have the farmer's market, we have the ice skating rink right now, we have pretty favorable parking, our town is free, a lot of towns aren't. What about baseball? Why does nobody realize that that is a huge draw? It's not just the 1100 kids, it's the families. My one kid plays. The five other parts of our family show up and watch the games. It's a lot more than just 1100. We did mention it, so while finishing that point, there's nothing wrong with it. We don't need to change anything. A little bit related to that, when we say about, you know, what's drawing people to our town, I guess it's related. What is it that you're trying to draw differently? What is it that's wrong about us that are drawn to baseball, to the community? Why do we feel the need to change to draw different people, more people. It's pretty dense, we're pretty good. I don't know what is wrong with us and why we need to attract more. On a side note, as mentioned, businesses. As you can see, Sliders supported us. All of the teams are supported by local businesses. And putting in a fitness field. I don't know if Fitness 19 really loves that idea. Why are we offering free fitness when businesses want to offer that service? So I just, I don't know, I don't know what we're doing wrong. Last thought is, it was mentioned about Saturday and Sunday and seeing the use with cricket playing. Anybody ever see a kid play cricket? I haven't. Because kids don't play cricket. Adult men get together and play cricket. And no offense to the adult men who need exercise a

little bit more. But why aren't the kids the priority? Why are we somehow concerned about a group that, again, is not paying to rent the fields, and we are, and a group that's not including children? The dads are out there with the kids. It's about family. It's about community. There's nothing wrong with our community. I don't know why we're trying to change that.

Chairperson Perrot asked for any other public comment. Seeing none, Weber requested to read public comment received via the Master Plan website into the record. The following comments were read into the record:

The pathway at Shiawassee Park needs to be paved. It should be maintained in the winter and is currently unusable during the freeze/thaw cycle because of mud. I don't think it should have a Barrier Free Rating of 3 because the paved pathway has ruts and isn't "maintained" very frequently.

Next Comment

You cannot eliminate one of the baseball fields at Drake park. With our growing sfbi program, we do not have enough fields as it is. The Indians can go play cricket somewhere else. We should not cater to part time residents of this city that live in the apartments.

Next Comment

Great looking plan! I am curious as to why The Hawk, Costick Center, William Grace Dog Park and Woodland Hills Park were excluded from pages 36-38. Thanks.

Next Comment

Gazebo Park could be the gateway public space to help with development further down on Grand River. It should not be abandoned. Really it just needs the shrubs removed to open it up followed with some new landscaping.

Next Comment

The Farmington Golf Course is a great facility that is very difficult to use because it requires a phone call to book. It is time to upgrade to an online system.

Next Comment

I strongly support the Shiawassee Park action of improving the connection between the park and downtown. The staircase and bridge are creepy and don't feel like a safe place currently. Would love to see it opened up further with an amphitheater for community events. I'd also like to see something done to prevent all the cars from driving around inside the park /parking next to the pavilion when people hold private events there. Happens pretty frequently during the summer and makes the park feel less safe.

Next Comment

WOW! What a forward thinking plan! Love more restaurants, housing, use of all for all Questions/ideas:*Why develop SO much on GR? Suggestion: Repurpose big old mall across from relocated Zap Zone for housing- NOT develop GR and Power corner (PLEASE- go sit there and watch traffic, it is a HUGE traffic jam for Sorrows 98% commuter students 200 cars twice daily- PLUS HS traffic as well as cars run through red light at GR NOW- can't imagine if more population increase in that area.*Where is the switchback ramp system proposed in Shiawassee Park from downtown/ removal of stairs etc.? (sorry if its included in site- did not see it)* Insurance company/ Kitchen Masters= Long time businesses but... take up ideal space downtown-offer incentives to move them - better parking for their clients, bring in new fun shops. eateries etc. in those coveted center downtown spaces.* MUST MUST install flashing cross walk apparatus in many high traffic areas- FRIGHTENING to watch pedestrians as we stop but can tell other direction is not paying attention!!!* Uptown Plaza TOO CONDENSED - You are demolishing Belle Tire/ Vet office, Wendy's etc etc????THIS AREA CANNOT handle that much development in those few blocks- AGAIN-: BUILD all this ATTHE OLD DEFUNCT MALL!* LOVE use of Winery area- a gem awaiting a new life for decades!!!!Apologies if I did not study entire plan well- happy to serve on committee- feel free to reach out!

Next Comment

Hi, I went to review the plan but the link doesn't work show me a red ask admin message.

Next Comment

Thank you for your efforts do date. My initial thoughts include:1. Parks either require restrooms and/or current restrooms should be available for hours beyond current availability (e.g. 6 AM to 11 PM). Consideration should be given to those that may desire to use the new fitness courts during these times and/or others that may be walking/running early in the morning or later at night.2. Has consideration been given to

utilize some type of programming to increase the use of the fitness courts? What level of use has been measured? Frankly, I have seen little use.³ As Flanders Park has no parking other than limited street parking, thought must be given as to how to increase use by the families that live in the Meadows and Oaks plus attract others via walking or biking. What about placing the pump track here, in the open center by the fitness court, rather than in Shiawassee Park? Or, install other recreation activities that will support the older children / teens? I agree that the addition of trees will enhance the space but I would strongly encourage that they be placed on the perimeter of the walking path keeping the center open for the pump track or other activities (pick-up football).

Next Comment

Regarding the proposal to convert the lighted baseball field at Drake Park into a cricket pitch: While I appreciate the growing interest in cricket and understand the need for dedicated space, I'd like to highlight the significant value Drake Field brings to the South Farmington Baseball League and our community. Drake Field is our primary field for several reasons: Lighting: It is the only lighted full-sized field we rely on for evening games, which is essential for scheduling flexibility. Spectator Capacity: The large area accommodates families and fans, creating a great atmosphere for players and supporters. Age Group Needs: For our 7th–9th grade teams, Drake Field is the only option that meets size and quality requirements. Losing this field would leave us without a suitable venue for these players. While Shiawassee Park 2 does have lights, its smaller size and limited space for spectators make it a secondary choice for league games. I fully recognize the importance of providing space for cricket. However, converting Drake Field—alighted, high-capacity baseball field—may not be the best solution. If a cricket pitch is needed, perhaps one of the smaller, non-lighted fields could be considered instead. These fields are less critical to the baseball league and would minimize the impact on existing programs while still supporting cricket's growth. Thank you for considering this perspective. I understand the cities goal is to ensure that both sports can thrive without compromising the experience for the residents who rely on these facilities.

After reading in the comments received online, additional individuals requested public comment:

Brittany Linville, 36203 Paddleford Farmington Hills, MI 48331: I am the director of uniforms for South Farmington baseball this past year I was in charge of getting all of the sponsors throughout the city so in the fall league we had 10 different businesses local businesses support the league and supported the teams through funding for uniforms that also goes towards us and the equipment that we need and the field maintenance because as Matt stated we do a lot of the maintenance ourselves Brian

said that there's 28 fields throughout Farmington and Farmington Hills a lot of those that we use our school fields and they are not well maintained at all so instead of taking away one of our best fields, put more money into improving the fields at the schools maybe or the existing field conditions so that maybe our seventh or ninth graders can move on to one of the school fields if it were a bigger size and that would be able we would be able to utilize those fields even more but I don't agree with taking away one of our best fields in the city.

Unnamed Audience Member Comment: Where's all this funding coming from that's going to be destroying these fields and putting in cricket fields who's paying for it? I'm just curious.

MOTION by Kmetzo supported by Crutcher to close the Public Hearing for the 2025 Parks and Recreation Master Plan

Motion carried, all ayes.

D. 2025 Parks and Recreation Master Plan Review and Recommendation

Weber stated that, based on the review by the Planning Commission of the Plan and comments received from the public, Administration is requesting that the Planning Commission approve the plan at least with the edits that were discussed, as well as any other edits the Planning Commission would like to make. The edits that were discussed were the three items that OHM said they'd like to include in the plan: 1. the Warner Mansion concept plan; 2. the addition of the updated Shiawassee Access information; and, 3. the addition of a Theater Committee to review upgrades to the theater.

Discussion was then held by the Planning Commission on how changes would be made to the Plan based on public comment and whether the plan stated that one field would be changed to a cricket field. Administration responded that the Plan only stated to examine the possibility and that there would be thorough research and community outreach before reaching any decision. The Commission then discussed that examining the potential of adding a cricket field was appropriate because it responded to feedback gathered as part of the Parks and Recreation Master Plan process, but that better communication should have been provided to the public to make it clear that there was no decision on whether or where a new cricket field would be added.

MOTION by Kmetzo supported by Westendorf to approve the 2025 Parks and Recreation Master Plan, updated to include the three additional concepts specifically regarding the Civic Theater, Shiawassee Park, and the Warner Mansion, and forward to the Farmington City Council for their review and final approval.

Motion carried, all ayes.

E. Façade Review – Downtown Office, 33211 Grand River

Chairperson Perrot introduced this item and turned it over to staff. Assistant City Manager Weber stated that this item is a review of a proposed building facade modification to the existing building located at 33211 Grand River. The proposed motion includes renovation of the north facade, modernizing the building's look without expanding the footprint, replacing dated elements and improving curb appeal, in order to support future tenant recruitment. Site plan review is required under Section 35-162, Building Renovations, modifications to Building Facade or other architectural features that do not result in additions to floor area or increased building height. Building facades in the Central Business District are reviewed for compliance with the standards set forth in Section 35-104 of the Zoning Ordinance. The applicant, Downtown Offices, has submitted plans prepared by NCS Team for the proposed building facade modification. Because this property is located in the Central Business District, the DDA Design Committee has reviewed the plans and recommends approval, subject to updated color and compliance calculations. The applicant submitted new plans with the revised colors and compliance calculations. Those plans were reviewed by our planning consultant, OHM, who has prepared a letter, which was included in the agenda packet. The applicant is here today to discuss their project and then our OHM planning consultant will give an overview of their report for Planning Commission's consideration.

Joshua Scherzer, with NCS, came to the podium and brought up plans for the project. He stated that, as of now, it's just going to be an internal white box, because the tenant has not been selected yet. He stated that they will remove the older looking awning that is on top and the slimmer windows on the facade and put in a more modern look, bringing the brick up, copying a thinner metal awning that's on a lot of the buildings in that region, increasing the window size on the façade, adding some lighting in between the windows, and adding a more bold feature at the entrance that will be like a gray color out of Dryvit, which will look similar to what was shown on the plans.

Weber then introduced Kristen Hatfield from OHM. Hatfield reviewed her planning letter. She stated it complied with all the standards. In addition, she stated that the DDA Design Committee had also reviewed the plans and recommended approval. The only conditions or notes that she had in her review is that if there's any rooftop mechanical equipment it should be properly screened; the window needs to be clear glass; and, that the applicant bring building materials or color samples to the Planning Commission.

Kmetzo then asked if there were any samples of building materials. Scherzer stated that there was not.

MOTION by Kmetzo, supported by Crutcher to table the approval of this facade change and schedule it for the next meeting or whenever the applicant has the opportunity to present the materials to the Planning Commission.

Motion carried, all ayes.

F. Special Land Use Public Hearing – Make a Change Wellness, 23629 Liberty Street

Chairperson Perrot introduced this item and turned it over to staff. Assistant City Manager Weber stated that Make a Change Wellness is proposing to locate their mental health and social work practice in the building located at 23629 Liberty Street. The social work practice is centered on providing accessible, community-focused mental health and wellness services to children and adolescent teens. Included in the packet is background information about Make a Change Wellness for the Commission's review. This property is zoned Office Service. Medical Dental Office Use and Professional Office Service establishments are a special land use in this district, requiring Planning Commission approval. The special land use was noticed to the public in the Oakland Press as required. The procedures for a special land use typically require a site plan to be submitted, however there are no proposed changes to the existing site at this time. Future renovations are planned in 2026. These renovations will be reviewed by the Building Official and, if necessary, be brought to the Planning Commission for approval.

The Applicant, Dr. Ali Bazzi, then approached the podium. He stated that he is the owner of Make a Change Wellness and that he provides social work services for adolescents and early children, looking at depression, trauma, anything, and really what they need in terms of helping them grow. He stated that he recently purchased the building and that his business would occupy the first floor and that the second floor would be rented out as offices. He also discussed doing a complete overhaul on the inside.

Kristen Hatfield, OHM Planning Consultant, then presented a planning review letter. She stated when reviewing a special land use request, there are general standards in the zoning ordinance. The applicant met all five criteria for the special land use. Her recommendation was for approval with two conditions. One, was that the applicant clarify ownership of the parcel. Two, was that the owner submit a site plan within 12 months, to comply with the special land use application process.

Chairman Perrot than asked for a motion to open the public hearing.

MOTION by Crutcher, supported by Gray to open the Public Hearing for Make a Change Wellness, 23629 Liberty Street.

Motion carried, all ayes.

No public comment was heard

MOTION by Westendorf, supported by Gray to close the Public Hearing for Make a Change Wellness, 23629 Liberty Street.

Motion carried, all ayes.

Perrot than asked for a motion of whether to approve the special land use for Make a Change Wellness, 23629 Liberty Street.

MOTION by Westendorf, supported by Crutcher to approve the special land use application for Make a Change Wellness for the use of existing offices for a business medical office for the building located at 23629 Liberty Street, located in the OS Office Service district. This motion is based upon the following findings in fact:

1. Regarding the zoning ordinance, Section 35-152 Standards of for Approval of Special Land Uses: the project is compatible with the goals, objectives, and policies of the city, of the master plan's proposed use for the medical business office for the purpose of providing community focused mental health and wellness services to children and adolescent teens and the existing office space is compatible with the objective of increasing commercial opportunities in the city of Farmington.
2. The project will promote the intent of the zoning district in which the use is proposed. The intent of the O office and OS office service district is to encourage the office uses of a business and professional nature. The OS district in particular serves as a transitional area between the residential and commercial districts or as a buffer between the residential neighborhoods and arterial roadways. In this case the subject parcel will provide an office use that is professional in nature while also serving as a transitional area between residential and commercial and providing a buffer between residential neighborhoods and arterial roads.

3. The project will be constructed, operated, and maintained so as to be compatible with the existing or intended character of the general vicinity and so as not to change the essential character of the area in which it is proposed. The property has been used for professional services in the past and as such will not change the essential character in the area in which it is proposed. The parking demands will be unaffected.
4. The project will be served adequately by public facilities and services such as traffic operations along streets, police and fire protection, drainage structures, water and sewage facilities, and primary and secondary schools. The existing office building is adequately served by public services and the proposed medical-like business use will not affect its needs and traffic patterns will be unaffected.
5. The project will not involve uses, activities, processes, materials or equipment or condition of operations that in comparison to permitted uses in the district will be detrimental to the natural environment, public health, safety or welfare, by reason of access, production of traffic, noise, smoke, odor or other nuisance. We find no indication that the special land use would have a negative impact on the above items through the excessive production of traffic, noise, etc.

This motion is subject to the following conditions:

1. Any site deficiencies of the current site are brought up to current standards as identified by the Building Official.
2. Review and approval of the final interior and exterior plans by the Building Official when any changes to the building are proposed.
3. Ownership of the parcel is clarified
4. A site plan is submitted for approval within the next 12 months.

Motion carried, all ayes.

G. Site Plan Approval – First Baptist Church of Farmington, 33400 Shiawasse

Chairperson Perrot introduced this item and turned it over to staff. Assistant City Manager Weber stated that the First Baptist Church of Farmington is proposing a modification to the southwest corner of the building, including a small addition to the existing vestibule and a barrier-free ramp to improve access to the building and to allow caskets to safely be maneuvered in and out during funerals. This building is located in the Historic District and therefore subject to Historical Commission review and comment. At the Historical Commission's December 17th, 2025 meeting, the Commission voted unanimously to recommend approval of the plan. Site plan review is required under Section 35-162, Building renovations, modifications to building facade or

other architectural features that do not result in additions to floor area or increased building height. Section 35-53 of the city zoning ordinance sets the requirements for non-residential design requirements. The applicant has submitted plans prepared by Wakely Associates, Inc. Architects for the proposed building facade modification. The plans for the modification have been reviewed by the Building Official for the site elements and no issues have been identified.

On behalf of the applicant, Dan Waters, Joe White, and Tyler Waters of Wakely Associates, Inc. Architects provided an overview of the project, highlighting the church's trouble with maneuvering caskets and parishioners falling on steps. Waters mentioned the project included a barrier free ramp, a second staircase, a landing area at the top of the ramp, and the addition of a vestibule of just under 250 square feet. Waters mentioned that the intent is to use all the same materials for the addition, including matching the existing brick, the same white, metal, and soffit. They are adding a couple trees out in the boulevard and also screening the new air conditioning condenser with some arborvitaes in the back.

Crutcher then asked where the second stair was located. Clarification was provided.

Westendorf then asked if this part of the building was historic. Clarification was made that only the white portion of the building was historic.

MOTION by Kmetzo, supported by Crutcher to approve the building facade modifications for 33400 Shiawassee Road, First Baptist Church of Farmington because the proposed modifications to the southwest corner of the building, including a small addition to the existing vestibule and a barrier-free ramp to improve the access to the building, meet the requirements of section 35-53 of the zoning ordinance.

Motion carried, all ayes.

UPDATE CURRENT DEVELOPMENT PROJECTS

Weber and Bowdell offered the following updates:

The Legion Square project is starting today.

Dominos received a certificate of occupancy.

A cold cuts place opened on Orchard Lake.

Quite a few units have now received occupancy at Hillside Townes.

The gas station at Orchard Lake and Grand River is restoring their site to how it existed before changes were recently made.

PUBLIC COMMENT

None heard.

PUBLIC COMMENT

None heard.

PLANNING COMMISSION COMMENT

None heard.

ADJOURNMENT

MOTION by Crutcher, supported by Gray to adjourn the meeting.

Motion carried, all ayes.

The meeting was adjourned at 9:10 p.m.

Respectfully submitted,

Secretary