



Putting the Pieces Together

Farmington's Great American Main Street Marathon



CATALYST STRATEGY

Place-Based Community Development

Placemaking has proven to be a successful strategy for our district. Investing in public place infrastructure has yielded significant return in community support and private investment.



Click to view GAMSA Farmington Video





WHY WE INVEST IN PUBLIC SPACE

These improvements are designed to enhance the walkability and livability of Farmington, thereby supporting property values within the community. They also support the business environment by strengthening the downtown market.

Research has found that public amenities such as parks and open spaces increase property values, up to a 23.3 percent premium, to live within one-fifth of a mile from such a space.

- National Association of Realtors, 2019



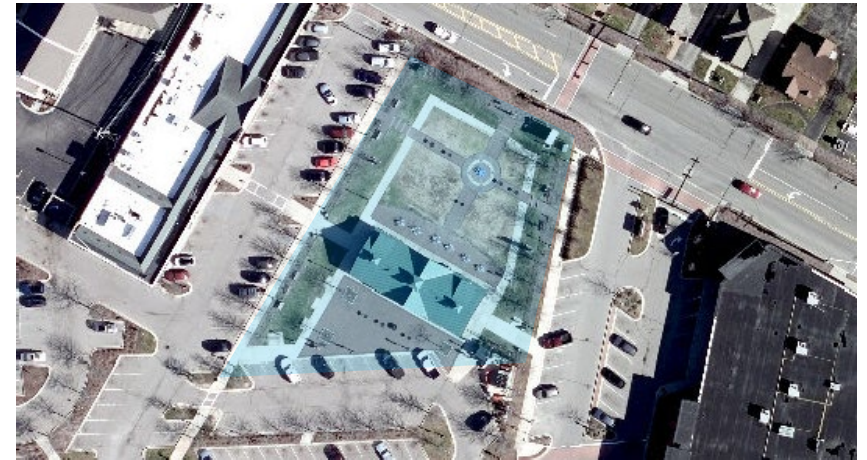
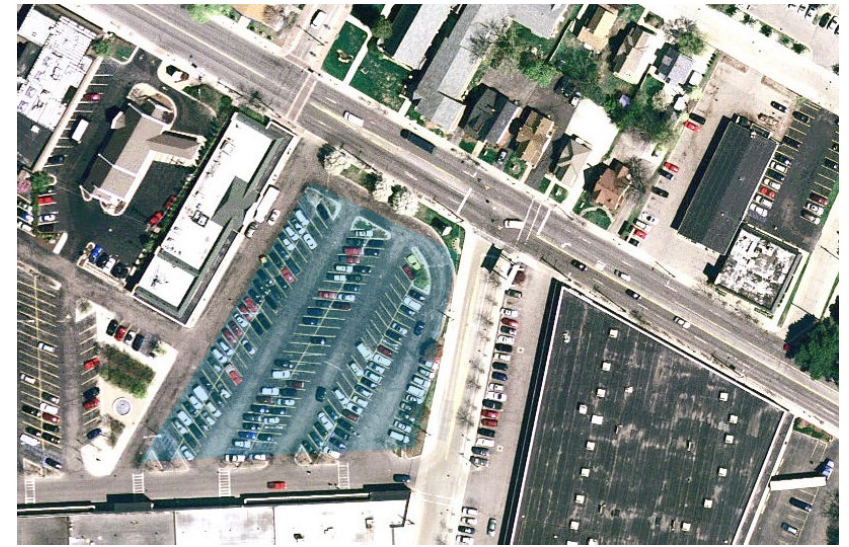


Riley Park – 2005

The First Catalyst



Before



After





WALTER E. SUNIQUIST

FARMINGTON PAVILION

FARMINGTON PAVILION HARVEST MOON CELEBRATION
SEPTEMBER 16-17, 2022
SPONSORED BY
www.downtownfarmington.org



RILEY PARK ICE RINK
DAILY PUBLIC SKATING DECEMBER FEBRUAR

Edward Jones

BIRMINGHAM CIVIC THEATER

Farmington Public Library



CHECK
OUT
CREDIT
CARD
GOETZ
GREENH

FARMINGTON ROAD STREETScape 2022



Rendering is
for illustrative
purposes
only.

DOWNTOWN



FARMINGTON
Downtown Development Authority

Farmington Road Streetscape 2022

MAIN
STREET
Now
2026



Farmington Road Transformation | 2023

Major investments in public space with rehabilitation of cornerstone buildings has provided a once in a century opportunity to maximize economic impact in our Main Street district.



Dinan Park – 2023

300+ donors | \$95K raised | \$75K
MEDC match | Oakland County
Parks Grant



DINAN PARK

DOWNTOWN
FARMINGTON
Downtown Development Authority



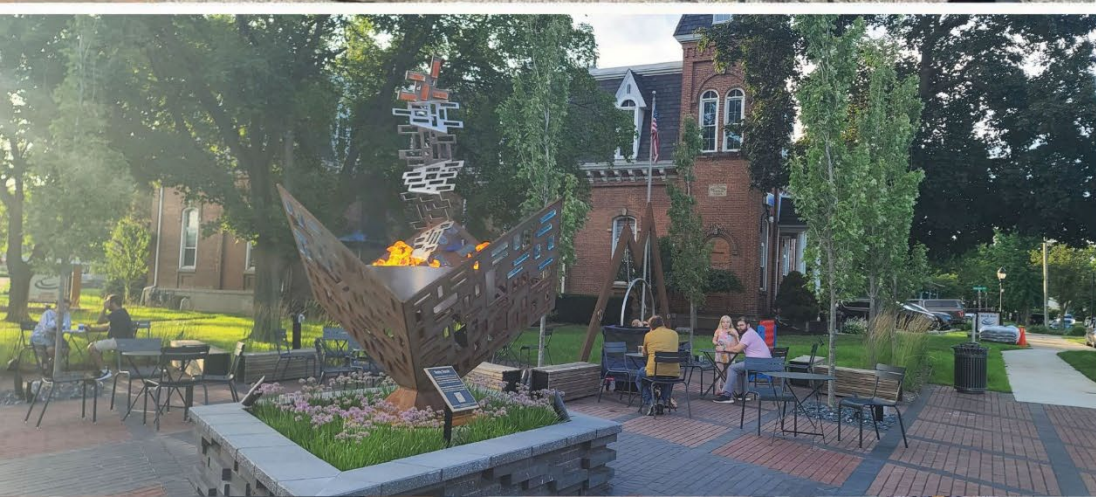
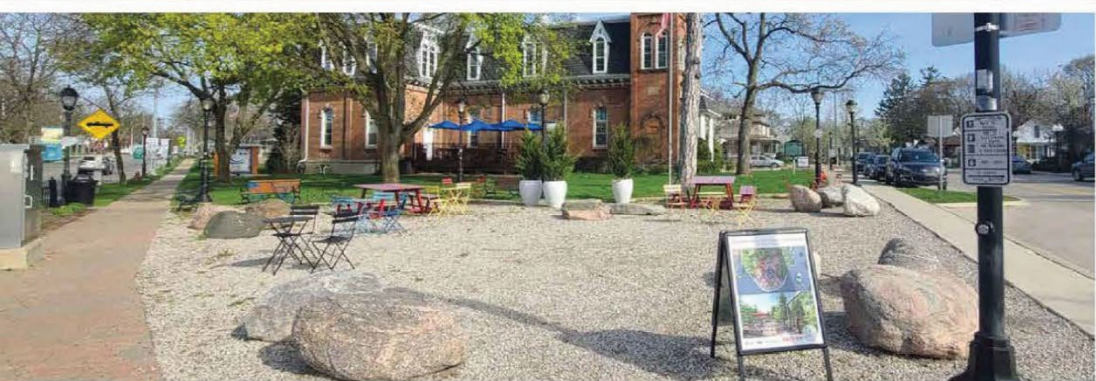




Masons Corner - 2024

**400+ donors | \$88K raised | \$75K MEDC match
Main Street Oakland County Placemaking Grant |
City partnership | Private Commission Unity Torch**





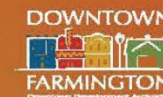
MASONS CORNER

**Designed, funded, and built in 2024,
a second consecutive public space
in two years**

In 2023 we successfully crowdfunded Dinan Park, where over 300 donors answered the call to build a beautiful, universally accessible pocket park.

In 2024, in celebration of our Bicentennial year, we had the opportunity to repeat this success with the help of over 400 donors to create a new gathering space at Masons Corner. This project reestablishes the history of this original town hall corner with welcoming amenities and accessibility.

Patronicity



Downtown Farmington 2024 Year in Review





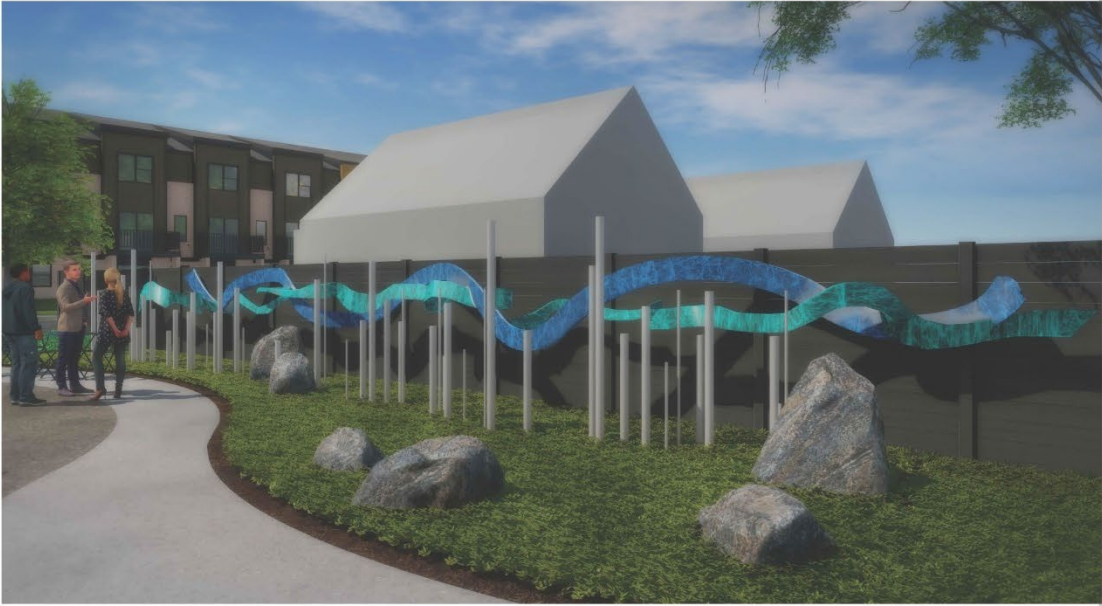
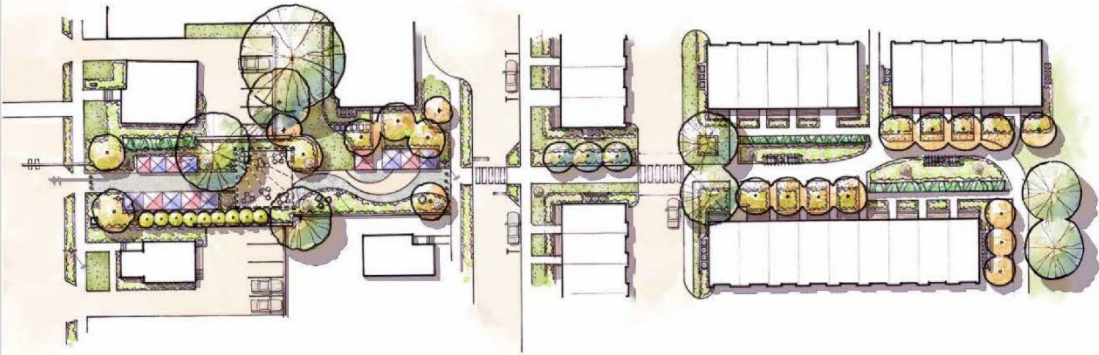
Art Park Promenade 2026

672 contributions

Main Street Oakland
County Placemaking
Grant

ART PARK PROMENADE

Connecting Riley Park to the new residential neighborhood, Hillside Townes, and eventually to Shiawassee Park and the regional trail across Southern Oakland County.



Art Park Promenade... in progress



COMMUNITY MURAL

**Make a wave.
Leave your mark.**

**672 Individual
Waves.**

**One Collective
Mural.**

**Funding to support
art and furnishings.**



**Transforming
hundreds of
individual acts of
creativity into one
shared downtown
landmark.**

**Creating a sense of
ownership through
individual investment.**



Oakland County Placemaking Award 2026: Make A Wave Mural

The 3rd consecutive year
winning the county-wide District
Placemaking Award!





INCUBATION



Business Cultivation - From concept to reality

- Farmers Market - a launchpad for small businesses
- Downtown Farmington Incubator - "The Retail LAB" (Launch and Build)





The Retail LAB

(Launch And Build)

Activating an underused
storefront + cultivating retail
entrepreneurs = Win + Win.





The Farmington (2027)

- 4 story mixed use, coming soon to Downtown Farmington
 - 33 condos
 - 6 retail spaces
- YIMBY!



How?

- Market Study
- Parking Study
- Master Plan
- DDA TIF

THOMAS & WARNER

Overview

The Thomas & Warner focus area occupies a highly visible site along Grand River Avenue, extending north toward Thomas Street and south toward Warner Street. Today, the site is characterized by a mix of older, single-story commercial buildings, including the long-standing Village Shoe Inn, along with some more recent one-story retail investment to the south. While these uses contribute to downtown's retail mix, the overall development pattern remains low-density and auto-oriented relative to the site's potential. Parking is limited and often insufficient, creating circulation and access challenges for businesses and visitors.

Given its prominent frontage, proximity to other key downtown destinations, and existing commercial character, the site presents a significant opportunity for reinvestment. Redevelopment can address long-term parking needs, introduce additional density and activity, and better align this block with the scale and energy of the broader downtown core.

Thomas & Warner Existing Condition



Existing Conditions



Thomas & Warner Concept Plan



Development Details

- A** 8,000 sq. ft. ground-level restaurant/retail, 2nd floor retail (2nd, 3rd, and 4th floors)
- B** 110 parking spaces (50 surface, 60 structured)



First United
Methodist Church

Thomas Street

Community Monument
Sign

Private
Residences

Farmington
Garage

School Street

Farmington Place
Apartments





YIMBY
"Yes in My Backyard"



**City
of
Farmington**



**LEADERSHIP IN HOUSING
ADVOCACY AWARDS**

2025

Finalist

Mayor Joe LaRussa
City of Farmington

YIMBY "YES IN MY BACKYARD"



G R A N D R I V E R A V E N U E

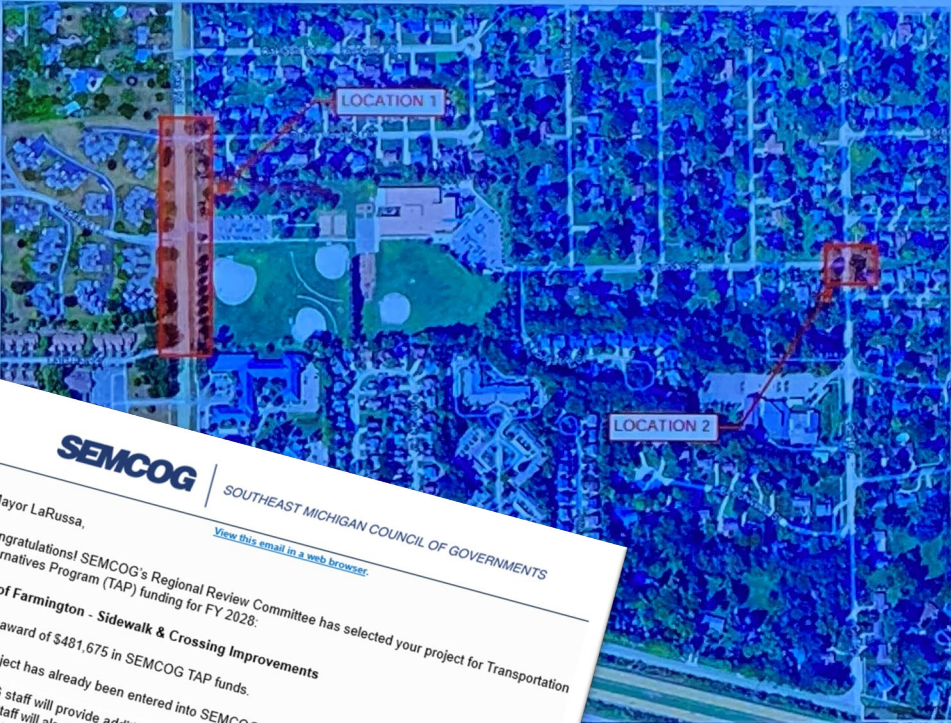
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- GOVERNOR WARNER MANSION
EVENT CENTER PROPOSED
MASTER PLAN**
- MCD
ARCHITECTS**
- TRANSFORM
MICHIGAN
COMMUNITY
SINCE 193

GOVERNOR WARNER MANSION EVENT CENTER PROPOSED MASTER PLAN

MCD
ARCHITECTS

TRANSFORMING
MICHIGAN
COMMUNITIES
SINCE 1930

C. Farmington- Sidewalk + Crossing Improvements



SEMCOG | SOUTHEAST MICHIGAN COUNCIL OF GOVERNMENTS

Mayor LaRossa,
View this email in a web browser.

Congratulations! SEMCOG's Regional Review Committee has selected your project for Transportation Alternatives Program (TAP) funding for FY 2028.

City of Farmington - Sidewalk & Crossing Improvements

A total award of \$481,675 in SEMCOG TAP funds.

Your project has already been entered into SEMCOG's TIP as Job Number 226075.

SEMGOG staff will provide additional information in the coming weeks, including setting up a kick-off meeting. Staff will also be contacting you and your team periodically to check on your project's progress. Bookmark the [quarterly progress report form](#).

If you have any questions regarding the award or the development of your project, please contact [Brian Pawlik](#) at (313) 324-3426 and [Ally Racisz](#) at (313) 654-1518.

Federal Grant Funding Disclaimer
The above-described award may be contingent upon the continued availability of federal grant funding. If an award is contingent upon federal grant funding and there is a substantial reduction in that funding or the funding ceases or is delayed, the award may be terminated, reduced, or delayed by the grantor. This disclaimer applies to any award that is: (i) initially funded in whole or in part by federal grant funds; (ii) advertised as funded by federal grant funds and, therefore, not guaranteed; or (iii) specified to the current applicant as funded by federal grant funds and, therefore, not guaranteed. Note that a grant administered by a State of Michigan agency may be funded by one or more federal grants.

Thanks,
Amy O'Leary
Executive Director
SEMGOG



WWW.THEFCT.COM





Thank you!

