

VIRTUAL MEETING OF THE BIRMINGHAM PLANNING BOARD
WEDNESDAY, JANUARY 13, 2021
7:30 PM

<https://zoom.us/j/111656967> or dial: 877-853-5247 Toll-Free, Meeting Code: 111656967

- A. Roll Call
- B. Review and Approval of the Minutes of the regular meeting of **December 9, 2020**
- C. Chairpersons' Comments
- D. Review of the Agenda

- E. Study Session Items
Rules of Procedure for Study Sessions: Site Plan and Design Review, Special Land Use Permit Review and other review decisions will not be made during study sessions; Each person (member of the public) will be allowed to speak at the end of the study session; Each person will be allowed to speak only once; The length of time for each person to speak will be decided by the Chairman at the beginning of the meeting; Board members may seek information from the public at any time during the meeting.
 - 1. **Review of First Draft of 2040 Birmingham Plan**
 - **Neighborhood and Housing Policy
(Section B. Neighborhoods)**

- F. Pre-Application Discussion
 - 1. **Brown and Watkins – Portion of property facing Watkins**

- G. Miscellaneous Business and Communications:
 - a. Communications
 - b. Administrative Approval Correspondence
 - c. Draft Agenda for the next Regular Planning Board Meeting (**January 27, 2021**)
 - d. Other Business

- H. Planning Division Action Items
 - a. Staff Report on Previous Requests
 - b. Additional Items from tonight's meeting

- I. Adjournment

Notice: Due to Building Security, public entrance during non-business hours is through the Police Department—Pierce St. Entrance only.
Individuals with disabilities requiring assistance to enter the building should request aid via the intercom system at the parking lot entrance gate on Henrietta St.

Persons with disabilities that may require assistance for effective participation in this public meeting should contact the City Clerk's Office at the number (248) 530-1880, or (248) 644-5115 (for the hearing impaired) at least one day before the meeting to request help in mobility, visual, hearing, or other assistance.

Las personas con incapacidad que requieren algún tipo de ayuda para la participación en esta sesión pública deben ponerse en contacto con la oficina del escribano de la ciudad en el número (248) 530-1800 o al (248) 644-5115 (para las personas con incapacidad auditiva) por lo menos un día antes de la reunión para solicitar ayuda a la movilidad, visual, auditiva, o de otras asistencias.
(Title VI of the Civil Rights Act of 1964).

City Of Birmingham
Regular Meeting Of The Planning Board
Wednesday, December 9, 2020
Held Remotely Via Zoom And Telephone Access

Minutes of the regular meeting of the City of Birmingham Planning Board held on December 9, 2020. Chairman Scott Clein convened the meeting at 7:33 p.m.

A. Roll Call

Present: Chairman Scott Clein; Board Members Robin Boyle, Stuart Jeffares, Bert Koseck, Daniel Share, Janelle Whipple-Boyce, Bryan Williams; Alternate Board Members Jason Emerine, Nasseem Ramin; Student Representative Rachel Hesler (all located in Birmingham, MI, except for Bryan Williams who was located in Commerce Charter Twp.)

Absent: Student Representative June Lee

Administration: Jana Ecker, Planning Director ("PD")
Jamil Alawadi, IT Staff
Brooks Cowan, City Planner ("CP")
Nick Dupuis, City Planner ("CP")
Laura Eichenhorn, City Transcriptionist

12-141-20

B. Approval Of The Minutes Of The Regular Planning Board Meeting of November 11, 2020

Mr. Share said that on page three of the minutes, the fourth full paragraph, second line, "On Old Woodward" should be changed to "On Woodward in the south gateway".

Mr. Jeffares said that on page four, third full paragraph from the bottom, "conveniently" should be added between "to" and "get".

Motion by Mr. Boyle

Seconded by Mr. Share to approve the minutes of the Regular Planning Board Meeting of November 11, 2020 as amended.

Motion carried, 7-0.

ROLL CALL VOTE

Yeas: Boyle, Share, Williams, Whipple-Boyce, Clein, Jeffares, Koseck

Nays: None

12-142-20

C. Chairperson's Comments

Chairman Clein welcomed everyone to the virtual meeting. He stated the meeting was being held under the auspices of state legislation. Chairman Clein reviewed procedures for the meeting.

12-143-20

D. Review Of The Agenda

PD Ecker explained that while the Final Site Plan and Design Review for All Seasons Phase 2 at 219 Elm Street was properly noticed, the Special Land Use Permit for the same business was not. She suggested that the Planning Board hear the Final Site Plan and Design Review during the present meeting and that they postpone the SLUP review to a date certain.

The Board accepted PD Ecker's suggestion.

12-144-20

E. Special Land Use Permit and Final Site Plan Reviews

1. 856 N. Old Woodward – Fruition (New Building – The Pearl), Final Site Plan and Design Review for changes to the building for the operation of a new food and drink establishment (no alcohol) in an O2 zone district.

CP Cowan stated the applicant requested a postponement of the evening's hearing.

Motion by Mr. Williams

Seconded by Ms. Whipple-Boyce to postpone the SLUP request and Final Site Plan Review for Fruition at 856 N. Old Woodward to January 27, 2021.

Motion carried, 7-0.

ROLL CALL VOTE

Yeas: Williams, Whipple-Boyce, Boyle, Share, Clein, Jeffares, Koseck

Nays: None

2. 251 E. Merrill, Suite 236 – Tapper's Gold Exchange (Merrillwood Building), Final Site Plan and Design Review to permit a jewelry store including the buying and selling of precious metals in a second floor suite.

Chairman Clein recused himself from the item citing a potential conflict-of-interest.

Vice-Chairman Williams facilitated the item's discussion.

PD Ecker presented for the City and John Henke spoke as attorney for the applicant.

Mark Tapper, owner and applicant, was also available.

In reply to Board inquiries, PD Ecker stated:

- No other applicants have expressed interest in opening a business that would be a regulated use within 1,000 feet of 251 E. Merrill.
- This location would be selling new jewelry in addition to buying and selling precious metals and jewelry.
- If this approval were granted, the approval would stay with the applicant and not with the location.

In reply to an inquiry from Mr. Share, Mr. Tapper stated that some small percentage of the business would be collateralized loans.

Mr. Henke explained lending is authorized by a pawn license, which Tapper's will seek from the Birmingham Police Department in the event of a SLUP approval.

Motion by Mr. Share

Seconded by Mr. Jeffares to recommend approval of the Special Land Use Permit to the City Commission to permit the operation of Tapper's Gold Exchange in compliance with Article 7, Section 7.36 and Article 7, Section 7.21 of Birmingham Code as a regulated use at 251 E. Merrill, Suite 236.

Motion carried, 7-0.

ROLL CALL VOTE

Yeas: Share, Jeffares, Williams, Koseck, Whipple-Boyce, Ramin, Boyle

Nays: None

Motion by Mr. Share

Seconded by Ms. Whipple-Boyce to recommend approval of the Final Site Plan to the City Commission to permit the operation of Tapper's Gold Exchange at 251 E. Merrill, Suite 236.

Motion carried, 7-0.

ROLL CALL VOTE

Yeas: Share, Whipple-Boyce, Jeffares, Williams, Koseck, Ramin, Boyle

Nays: None

Mr. Tapper thanked the Board for their work on behalf of the City.

F. Final Site Plan Review

1. 219 Elm Street – All Seasons Phase 2 (vacant office building), Final Site Plan and Design Review for new construction of a multi-family independent senior living building.

Chairman Clein resumed facilitation of the evening's meeting.

CP Dupuis presented the item.

Mark Hyland of All Seasons, Sam Beznos of Beztak Companies, project engineer John Thompson, and project architect Xander Bogaerts were present on behalf of the applicant.

Mr. Hyland stated that:

- There are no doors on the north facade, only windows. All the windows on the north facade will be fire and blast resistant.
- As soon as the building's energy needs are finalized with DTE and the necessary electrical equipment determined his team will submit proposals for screening the electrical equipment that will be ordinance-compliant.
- The comments provided by the Fire and Engineering Departments will be accommodated. All Seasons Phase 2 is working on configuring a fire command room as required.
- No front step was added to the building because the grade is flat and they did not want to change it unnecessarily.

It was discussed by the Board that if All Seasons Phase 2 were sold in the future to an owner who wanted to convert the building from senior housing to regular residential that the parking requirements for the building would increase significantly.

Mr. Boyle noted that while an MX use was not required for this parcel, mixed uses in general are encouraged in the Triangle Plan. He said he just wanted to bring that fact to the Board's attention.

Chairman Clein asked the applicants to fix discrepancies between the various submitted plans and to fix the one area of the connectivity plan that has no pavement or sidewalks. He offered his support for the project as long as all City conditions are met.

Mr. Share noted that the last Board discussion of the master plan draft explored the idea of increasing residential density in the Triangle District. While noting that such a proposal is not binding until the City adopts it, he said there did seem to be some indication that increasing residential density in this area would be desirable and that this project moves towards that. He also asked how the City will approach the matter of the 'bonus' stories for this building, to be earned through presumptive LEED certification, if the LEED certification is either 1. not ultimately granted or 2. granted, but falls short of the City's expectations.

Mr. Jeffares expressed dismay at the amount of hardie board proposed for the building. He said it struck him that the Board had no authorization to impose architectural standards in this case, and said they may want to look into changing that for the future.

Mr. Koseck expressed aesthetic and functional concerns with the project. He said:

- He liked the density and infill.
- While he had no problem with the height of the building, he found the massing odd in its context. If it were situated midblock between other similar buildings he said the massing would not be as noticeable, but that here it stands out as excessively imposing.
- In bigger cities first floor bedrooms and living rooms are either usually up half a level from the street or other architectural elements like courtyards and stoops provide a buffer. In contrast this proposal puts bedrooms and living rooms directly next to sidewalks, which

he said creates an awkward and uncomfortable pedestrian-resident interface. The options for residents are either to leave the blinds drawn, which serves to deactivate the streetscape, or to leave them open, which leaves pedestrians unsure of whether they are actually being invited to gaze in or whether they are intruding on someone's privacy.

- He had asked the applicant at the last review to have All Seasons Phase 2 echo only some of the materials and design of All Seasons, while making it its own unique design. He was disappointed that suggestion was not more realized in the most recent plans.
- The applicant should consider pursuing a variance for the fire-rated glass on the north facade since the adjacent building has the same owner. He said it would be a better experience for residents looking out of those windows and would match the other windows on the building.
- His misgivings made him unenthusiastic about the project as a whole. The project, however, seemed ordinance-compliant.

Mr. Williams agreed it was worth pursuing a variance for the fire-rated glass on the north side, noting that the worse-case scenario is that the applicant is turned down and has to implement its current plan.

Mr. Beznos told the Board that the applicant team met with the president of the nearest homeowners association in June 2020 and that the president expressed his approval of the plans, materials and designs for All Seasons Phase 2.

Motion by Mr. Boyle

Seconded by Mr. Williams to recommend approval to the City Commission the Final Site Plan and Design Review for 219 Elm St. – All Seasons 2 – subject to the following conditions:

- 1. The Planning Board approves the projections into the right-of-way on the west side of the building fronting Elm Street and on the south side facing the public alley;**
- 2. The applicant must either remove the awnings, or provide an easement acceptable to the City Attorney with the neighboring property owner for the use of the air rights to the north of the building;**
- 3. The applicant must provide specification sheets for all rooftop and ground mounted mechanical units, and the applicant must provide screening for the ground-mounted mechanical units or obtain a variance from the Board of Zoning Appeals;**
- 4. The applicant must submit corrected landscaping plans showing the proposed locations of all planting material;**
- 5. The applicant must provide lighting for the parking facility that meets the requirements of Article 4, Section 4.21 (F) or obtain a variance from the Board of Zoning Appeals;**
- 6. The applicant must submit material specification sheets for all of the required materials; and,**
- 7. The applicant must comply with the requests of all City departments.**

Motion carried, 7-0.

ROLL CALL VOTE

Yeas: Boyle, Williams, Share, Whipple-Boyce, Jeffares, Clein, Koseck

Nays: None

Motion by Mr. Williams

Seconded by Mr. Share to schedule the SLUP request review for All Seasons Phase 2 at 219 Elm Street on January 27, 2021.

Motion carried, 7-0.

ROLL CALL VOTE

Yeas: Williams, Share, Whipple-Boyce, Boyle, Clein, Jeffares, Koseck

Nays: None

12-145-20

F. Miscellaneous Business and Communications:

a. Communications

The Board had a pre-application discussion with Jeffrey Atto, who expressed interest in potentially seeking a rezoning of his home from RZ1 to TZ3. He explained that since his business is mostly conducted through telecommuting, he would like the option to host one or two employees at his house at a time with the rest of his staff working remotely. He explained:

- His stretch of Lincoln is largely commercial, with an immense amount of on-street parking available.
- He took the proposal to his three closest neighbors, all of whom expressed approval of the idea.
- Converting his home to a home-office use would be mixed use, which is appropriate for TZ3, and the location fronts on a major road, which is another TZ3 requirement.
- He had this idea because of the Covid-19 pandemic, when he was re-evaluating the most optimal way to run his business.

Mr. Emerine and Mr. Jeffares confirmed there is a surplus of available parking near Mr. Atto's home.

Mr. Koseck, Ms. Whipple-Boyce and Chairman Clein noted that rezoning is a difficult bar to clear. Both Mr. Koseck and Ms. Whipple-Boyce noted that most of Lincoln is residential, and that a TZ3 rezoning would be out of place in that area.

Mr. Koseck added that, even if Mr. Atto's proposed use is low-intensity, once the parcel is rezoned it remains that way. This could allow a more intrusive business to occupy that parcel in the future and the City would have little recourse to prevent that.

Mr. Jeffares noted that while the City is trying to promote mixed uses in a number of areas, the City should pay attention to where mixed-use proposals arise organically. He cited the master plan draft's proposal for small commercial areas within neighborhoods, and said a business with one to three employees at a time could help promote that kind of activity. He also noted that, in

light of the pandemic, Mr. Atto is likely not the only resident reflecting on possible live-work options and said the City should be aware the matter is likely to come up again.

In response to a suggestion that he could have one or two employees over more informally without a zoning change, Mr. Atto noted that RZ1 specifically prohibits that option and that he is trying to operate lawfully.

Chairman Clein added that when residents express concerns about 'businesses intruding into neighborhoods' this kind of proposed configuration, rightly or wrongly, is what they are likely referring to.

Chairman Clein and Mr. Williams both expressed skepticism that rezoning would be likely in this case.

Chairman Clein thanked Mr. Atto for his thoughtful presentation and for bringing his ideas to the Board.

b. Administrative Approval Correspondence

c. Draft Agenda for the next Regular Planning Board Meeting (January 13, 2021)

- **Master Plan Draft Discussion**

d. Other Business

In reply to Mr. Jeffares, PD Ecker confirmed the City has been notifying the public about each master plan draft discussion meeting via City social media channels, packets sent out to neighborhoods, and City e-newsletters. She noted the pandemic is likely affecting attendance.

Mr. Jeffares suggested the City consider posting ground signs with the information about the master plan draft discussions around the City.

Mr. Williams added that discussion of these topics on the social media website Nextdoor indicates residents are at least thinking about the master planning topics. He said the City should continue to promote the master plan draft discussions on Nextdoor. He added that the City Commission should also continue to promote the master plan draft discussions at their meetings.

12-146-20

G. Planning Division Action Items

a. Staff Report on Previous Requests

b. Additional Items from tonight's meeting

12-147-20

H. Adjournment

No further business being evident, the Chairman adjourned the meeting at 9:35 p.m.

Jana L. Ecker

Planning Director

DRAFT



MEMORANDUM

Planning Division

DATE: January 8, 2021

TO: Planning Board

FROM: Jana L. Ecker, Planning Director

SUBJECT: Birmingham 2040 Master Plan

Residents of Birmingham have recognized the value of planning since 1929, when Birmingham was still a village. In 2021, as we continue to engage in comprehensive planning for Birmingham, we are again asking for input from residents on the concepts and recommendations developed during the City-wide master planning effort.

At the January 13, 2021 meeting of the Planning Board, the City's master planning consultants will conduct a presentation outlining overarching neighborhood and housing policies considered in the first draft of the Birmingham 2040 Plan.

Please find attached the following documents designed to highlight the particular findings and recommendations related to neighborhood and housing policies for review and consideration:

- Transmittal Letter from DPZ outlining the key themes of the Birmingham 2040 Plan, a summary of the remaining steps in the master planning process, and an estimated schedule of the process through adoption;
- Presentation slides that outline the components of the presentation to the Planning Board on January 13, 2021; and
- A compilation of related sections taken directly from the first draft of the Birmingham 2040 Plan on the Neighborhood Seams concepts to assist in the review and discussion.

At the February 10, 2021 meeting of the Planning Board, the City's master planning consultants will conduct a presentation outlining specific neighborhood plans and shared neighborhood elements considered in the first draft of the Birmingham 2040 Plan.

*******As a reminder for any members of the public who are unable to attend in person, all Planning Board meetings are broadcast on the BCTV government access channel and posted to the City's website, and full information on the plan and the planning process can be found on the project's website at www.thebirminghamplan.com. The site includes relevant data, surveys and documents and an email communication option that allows residents to send comments directly to the planning team.***



January 8, 2021

Planning Board Members
City of Birmingham
151 Martin St.
Birmingham, MI 48012

1st Draft Master Plan Workshop, January 13, 2021 Planning Board Meeting

Dear Planning Board Members,

Enclosed you will find the brief presentation concerning the following Master Plan topics our team has assembled for your meeting on January 13th, during which you will discuss the plan's proposals for the City's future direction for housing and zoning policy.

These review topics are based on the approved process that City Commission and Planning Board spent considerable time formulating during the early summer months of 2020.

MASTER PLAN THEMES

Please continue to review the subject sections of the draft Master Plan through the lens of the agreed-upon "key themes", which the Planning Board pared down from 11 to six during your August meeting (below).

1. Connect the City

Major roadways and the region's focus on automobiles over other modes of movement have divided many of Birmingham's neighborhoods. Recent efforts, such as crossings and lane reductions along Maple, have proven success in re-connecting neighborhoods. "Big" Woodward (M-1) is the most substantial of barriers, carving a divide that is extremely unsafe for all roadway users, in effect cutting off eastern neighborhoods from downtown. Yet Big Woodward is not alone;

many smaller barriers exist along busy streets and even neighborhood streets that are missing sidewalks, crossings, and suffer from poor surfaces. Street improvements across the City should be prioritized to establish safe and convenient walking and biking routes, safely connecting Birmingham.

- A. Advocate for and fund (as necessary) a reduction of travel lanes, lane widths, and speeds along Big Woodward
- B. Improve the Big Woodward streetscape, especially in the South Woodward Gateway
- C. Invest in the Triangle district to grow a downtown area that spans Big Woodward
- D. Increase safe crossings of larger roads such as Maple's recent pedestrian refuges and future safe Big Woodward crossings
- E. Prioritize pedestrian and bike improvements along the neighborhood loop, and continue improvements throughout the City, especially to schools and civic buildings
- F. Ensure bike routes have adequate facilities and connect to routes and trails in surrounding communities
- G. Ensure public facilities, spaces, and sidewalks are accessible to people of all abilities
- H. Participate in regional transit planning and programs, and improve existing transit stops

2. Embrace Managed Growth

The region is growing and pressure to grow is felt in Birmingham. How and to what extent that growth is accommodated is a key decision for the City's future. Should little or no new housing be provided, housing costs will surely increase.

Should unrestricted housing development be allowed everywhere, the character of neighborhoods will likely suffer. Well managed growth can preserve neighborhood character and diversity while providing housing opportunities for our teachers, first responders, and other community members who are increasingly priced out. Managed growth can also increase lifestyle choice, expanding housing options as requested by seniors, young families, and singles in the community.

- A. Retain neighborhood character and stability by ensuring new housing is located and designed to enhance neighborhood identity

- B. Retain age, family structure, and income diversity with a variety of housing types and sizes
- C. Concentrate most growth in mixed-use districts, increasing multi-family housing in a downtown-like setting
- D. Carefully add Missing Middle housing along major and secondary thoroughfares
- E. Adjust zoning regulations to retain neighborhood scale and intensity
- F. Incentivize renovation of existing homes as well as additions which retain the neighborhood scale
- G. Allow accessory dwelling units where they align with neighborhood character, adding housing and secondary income
- H. Invest in a high-quality senior center to retain and attract older adults

3. Retain Neighborhood Quality

Neighborhoods are organizational touchstones for the community, helping to orient and relate households, institutions, amenities like parks and schools, and businesses. Together, the fabric of neighborhoods coalesce, making Birmingham a wonderful place to live. Still, improvements are needed across the community, small and large. Residents in each area of Birmingham should have safe and convenient access to parks, schools, and services; walking, biking, and driving routes; and well-maintained streets, sewers, and stormwater systems.

- A. Reinforce neighborhood identity
- B. Focus land-use on neighborhood structure
- C. Evaluate regulations, City programs, and amenities per-neighborhood
- D. Improve streets and sidewalks to encourage walking and biking to neighborhood destinations
- E. Encourage small neighborhood retail destinations
- F. Evaluate flooding and stormwater solutions per-neighborhood
- G. Evaluate streets, sidewalks, and crossings per-neighborhood

4. Invest in Civic Spaces and Programs

Parks, plazas, and civic programs bring the City to life. While many parks are within neighborhoods, they are intended for use by all residents, offering a variety of programming opportunities. Similarly, civic programs connect people from across the City.

All residents should have a park and playground nearby, and easy access to civic functions. The City should invest in parks, provide or help fund inexpensive space for organizations, and host numerous civic events throughout the year, solidifying the community as a whole.

- A. Invest in park programming, accessibility, maintenance, equipment, and plantings
- B. Improve the edges and access through the Rouge River corridor and attached parks
- C. Provide a centrally located senior center with space for use by other local organizations
- D. Support existing civic organizations in the community
- E. Add more civic events like the Hometown Parade and summer concert series

5. Support Mixed-use Areas

Birmingham's downtown is a shining jewel in the region, yet its edges and the other mixed-use areas are underperforming. Each district would benefit from increased housing, street improvements, and parking management. Yet each district is unique, requiring different solutions in their specific context. Investments in each mixed-use district should be aimed to deliver multiple experiences across the city, retaining customers throughout the week and providing additional options to attract more. With more housing and active businesses, the tax base in these areas can better contribute to citywide programs.

- A. Reinforce or establish unique identities for Birmingham's mixed-use districts.
- B. Establish different standards for each mixed-use district, diversifying intensity, character, and businesses.
- C. Incentivize housing to increase activity, district tax-base, and to absorb future growth.
- D. Ensure each district has amenities like parks and public art.
- E. Promote private development in underperforming mixed-use districts through public investments in parking and streetscapes.

6. Advance Sustainability Practices

Birmingham's natural resources and beauty are assets to all residents. The City should protect these assets, especially the Rouge River watershed, through sustainable development practices on the part of the City, residents, businesses, and developers.

- A. Repair degraded river banks along the Rouge River and take measures to reduce chemical and other damage from run-off.
- B. Reduce stormwater run-off affecting homes and the watershed with neighborhood-scale treatment and stricter standards for new construction.
- C. Improve recycling availability, investigate composting.
- D. Incentivize sustainable business practices such as compostable containers, recycling, and composting.
- E. Improve municipal practices both in facilities and operations.

SCHEDULE SUMMARY

To position this meeting in terms of future review efforts, below is a snapshot of the Draft 1 Review schedule approved by City Commission in June, 2020. Please see the attached publicity flyer for the prior and remaining draft 1 review meetings summary.

Master Plan Review and Adoption, 2020 - 2022		
Action	Meeting(s) / Time Period	Outcome(s)
1st Draft Review: - Affirm and continue process for completing review of 1st draft - Prepare neighborhood packets for additional	- PB study session 6/10/20 - CC / PB joint meeting 6/15/20	Broad consensus on Themes and Key Objectives revisions to draft plan by PB and CC

public input on neighborhood proposals • Focus on themes and key objectives	3. PB review meetings 3 – 8 (1 - 5 completed), 8/20 through 3/21 6. CC review meeting for direction on proposed revisions to 1st draft per PB recommendation, 3/21	
Prepare 2nd Draft: • Consultant team prepare revisions to draft Master Plan	• 1 month	• 2nd Draft Master Plan, delivered to City approx. 5/1/21
Option - Conduct Additional Public Engagement: • Interactive draft 2 website • Neighborhood meetings • Report	• 2 months	• City receives additional public input related to revised draft plan to use in reviewing 2nd draft
2nd Draft Review: • Focus on outstanding strategic issues concerning themes and key objectives	1. PB review meetings 1 - 4 5. CC / PB joint meeting	• City finalize 2nd draft and distribute to adjoining and other entities consistent with MI Planning Enabling Act for their review



MEETING PROCESS

The Planning Board meeting process was approved to be conducted as follows:

- Consultants will briefly summarize the Key Objectives, 10 – 15 minutes.
- The Planning Board will welcome public comment on Key Objectives, approximately 30 minutes or so.
- The Planning Board will discuss recommendations concerning the Key Objectives.

Please let us know if you have any questions; thank you.

Regards,

Matthew Lambert

Cc: Jana Ecker, Planning Director
Bob Gibbs, Gibbs Planning Group
Sarah Traxler, McKenna

Additional Public Engagement Opportunities

THE BIRMINGHAM PLAN: A CITYWIDE MASTER PLAN FOR 2040

PLANNING BOARD MEETINGS

The draft Master Plan will be reviewed and discussed during the following upcoming Planning Board meetings, which residents and stakeholders are encouraged to attend.

MEETING DATE AND TIME	DISCUSSION TOPICS
WEDNESDAY August 12, 2020 7:30 PM	• Review Master Plan Themes
WEDNESDAY September 9, 2020 7:30 PM	• Mixed Use Districts • Maple and Woodward • Market North
WEDNESDAY November 11, 2020 7:30 PM	• Haynes Square • South Woodward Gateway • Rail District
WEDNESDAY January 13, 2021 7:30 PM	• Neighborhood and Housing Policy
WEDNESDAY February 10, 2021 7:30 PM	• Neighborhood Plans and Shared Neighborhood Elements
WEDNESDAY March 10, 2021 7:30 PM	• Review Public Input and Proposed Summary Recommendations for 2nd Draft

Upcoming regularly scheduled City meetings for the City of Birmingham will be conducted virtually (online and/or by phone) until further notice, due to health concerns surrounding Coronavirus/COVID-19.

To participate in these meetings, please visit www.bhamgov.org for Zoom meeting instructions.





THE
BIRMINGHAM
PLAN

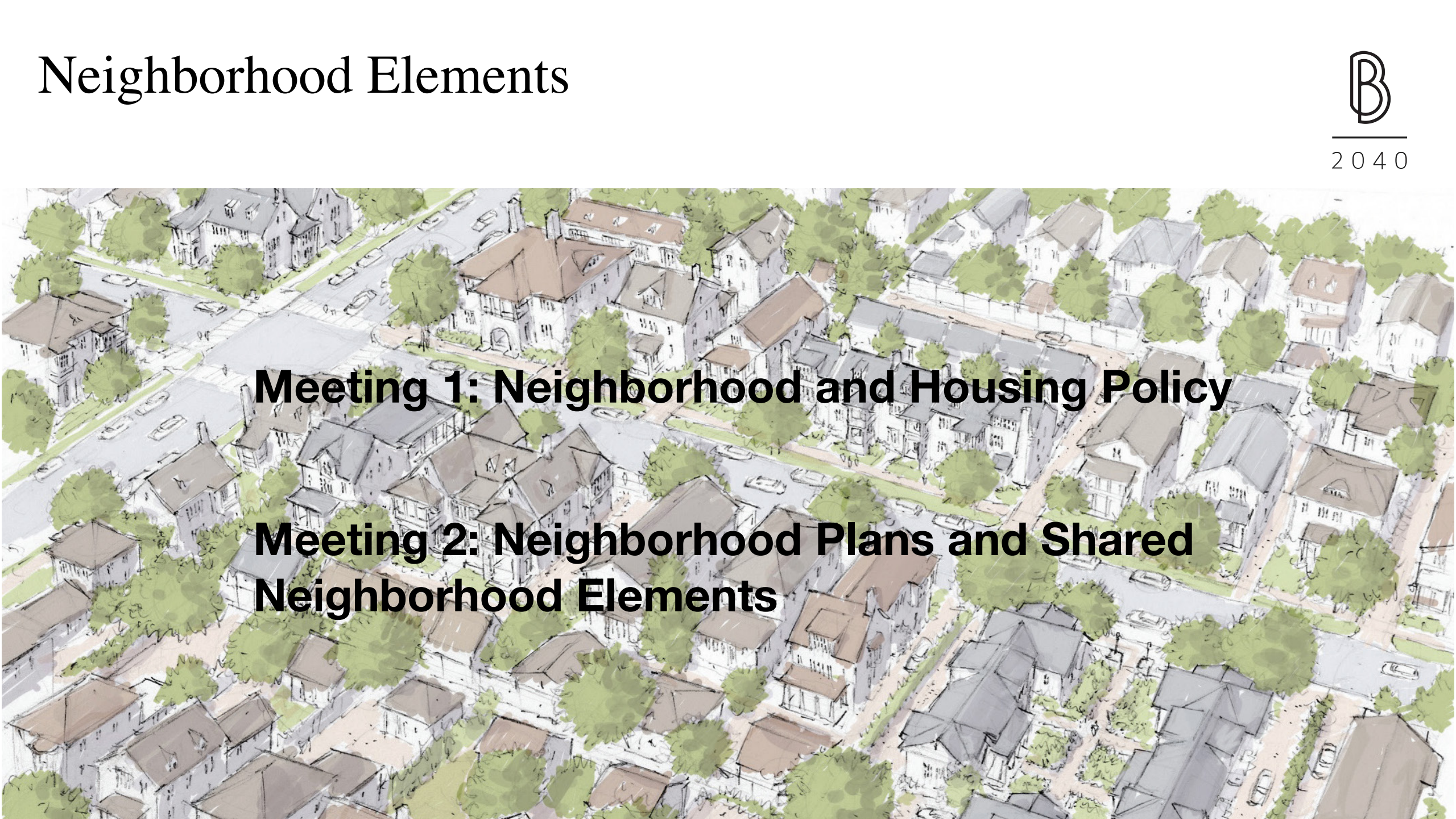
2040

Neighborhood and Housing Policy

PLANNING BOARD MEETING · JANUARY 13, 2021

DPZ GIBBS MCKENNA

Neighborhood Elements

An aerial sketch of a neighborhood, showing a dense arrangement of houses with brown roofs and green trees interspersed throughout. The drawing style is loose and artistic, with visible pencil or pen strokes. The houses are mostly two or three stories high, and the streets are narrow and winding.

Meeting 1: Neighborhood and Housing Policy

**Meeting 2: Neighborhood Plans and Shared
Neighborhood Elements**

The numbers

Age of Householder	2017 Birmingham			2040 Birmingham			Percent Change		
	Own	Rent	Total	Own	Rent	Total	Own	Rent	Total
15-24	40	70	110	20	50	70	-50.0%	-28.6%	-36.4%
25-34	670	650	1,320	600	1,030	1,630	-10.4%	58.5%	23.5%
35-44	1,190	400	1,590	800	20	820	-32.8%	-95.0%	-48.4%
45-54	1,560	470	2,030	1,670	530	2,200	7.1%	12.8%	8.4%
55-64	1,490	340	1,830	1,490	940	2,430	0.0%	176.6%	32.8%
65-74	1,080	150	1,230	1,800	290	2,090	66.7%	93.1%	69.9%
75-84	440	120	560	180	720	900	-59.1%	500.0%	60.7%
85+	240	80	320	320	240	560	33.3%	200.0%	75.0%
Total	6,710	2,280	8,990	6,880	3,820	10,700	2.5%	67.6%	19.0%

AMI Thresholds	Median Incomes	Number of Owner Households	Fee Simple Home Price	Owner-Occupied Units	Surplus/Deficit
30% AMI	\$20,780	84,710	\$72,788	209,039	124,329
50% AMI	\$31,950	75,339	\$111,915	115,610	40,271
80% AMI	\$51,050	133,980	\$178,819	203,591	69,611
120% AMI	\$76,575	165,128	\$268,228	168,197	3,049
200% AMI	\$127,625	214,666	\$447,046	137,149	-77,517
Greater than 200% AMI	\$127,626	214,264	\$447,047	54,501	-159,763

Source: HUD, ACS, and RKG Associates



MSHDA

REGIONAL
DEFICIT OF
237,280
HOMES VALUED
OVER
\$460,000



CITY EMPLOYEE

\$63,300

MEDIAN INCOME

\$950 / MO

REASONABLY PRICED RENT

\$185,000

REASONABLY PRICED FOR-SALE

Figure B.1-31. Attainable housing based upon the median salary of City employees.



CITYWIDE

\$114,500

MEDIAN HH INCOME

\$1,750 / MO

REASONABLY PRICED RENT

\$405,000

REASONABLY PRICED FOR-SALE

Figure B.1-32. Attainable housing based upon the median household income citywide.

MISSING MIDDLE DEMAND

+570 UNITS

310 moderate priced units

\$950 / MO \$185,000

FOR RENT FOR-SALE

260 reasonably priced units

\$2,450 / MO \$450,000

FOR RENT FOR-SALE

Neighborhood Seams Proposal

- 1. To allocate space where housing that is not single family detached or large multi-family buildings may be developed in the future. *(discussed further)*
- 2. To establish a diagrammatic structure that allows for *some* change within all districts of the City but in its core definition retains the single family character of nearly all neighborhood properties.
- 3. To mitigate incompatible adjacency between housing and busy streets.

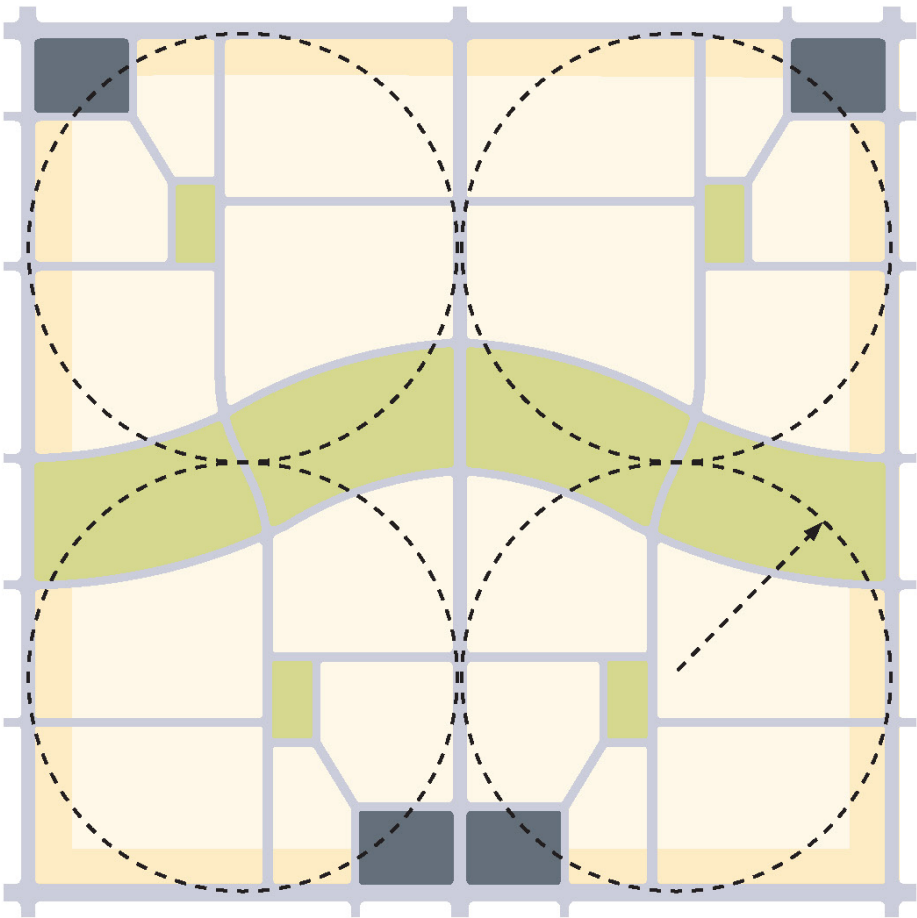


Figure B.1-01. Multiple neighborhood units together forming a larger fabric of the city.

When? Implementation Timeline

1. Adopt the Master Plan Future Land Use - Year 1
2. Establish design controls for seams - Years 2-4
3. Overhaul the zoning ordinance - Years 3-6
4. Adopt updated ordinance and rezone properties - Years 6-7
5. Redevelopments may incrementally begin - Year 8+

B
2040

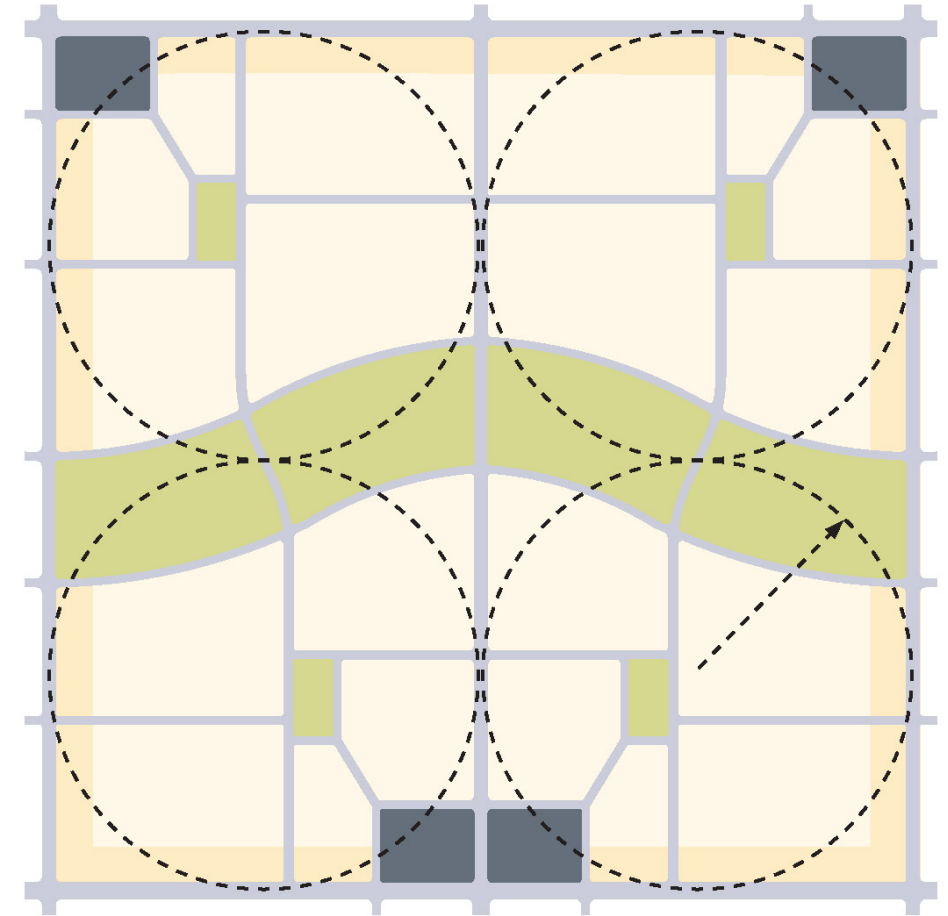


Figure B.1-01. Multiple neighborhood units together forming a larger fabric of the city.

Neighborhood Fabric	Neighborhood Destination
Neighborhood Seam	Recreational Destination

Why? Housing Options

- Fast-paced price acceleration
- Lack of competitive cities regionally
- Inability to downsize within one's neighborhood
- Tear downs changing neighborhood character
- Decreasing school attendance
- Lack of affordability for young families and in-town and public sector workers

COTTAGE COURTS



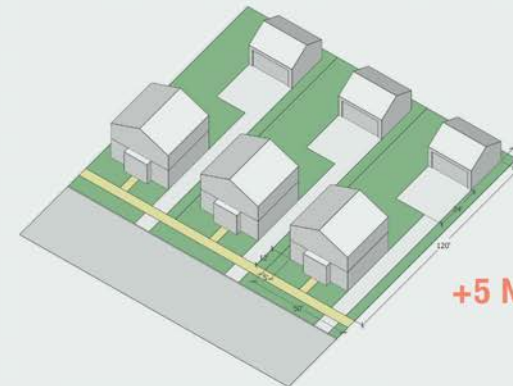
Image B.1-47. Example of a Court Court.



Image B.1-48. Example of a Cottage Court - Danielson Grove, WA.

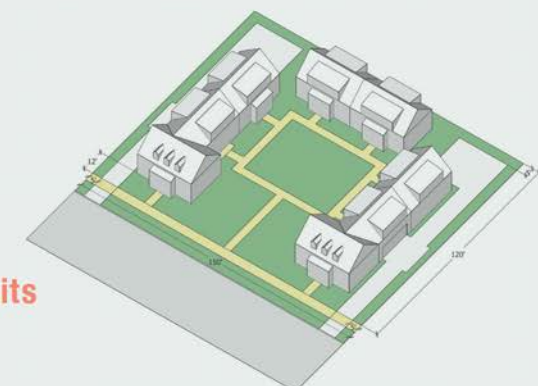
TYPICAL CONDITION

- 1 individual 50' lots



PROPOSED CONDITION

- 2 combining three lots to build a cottage court



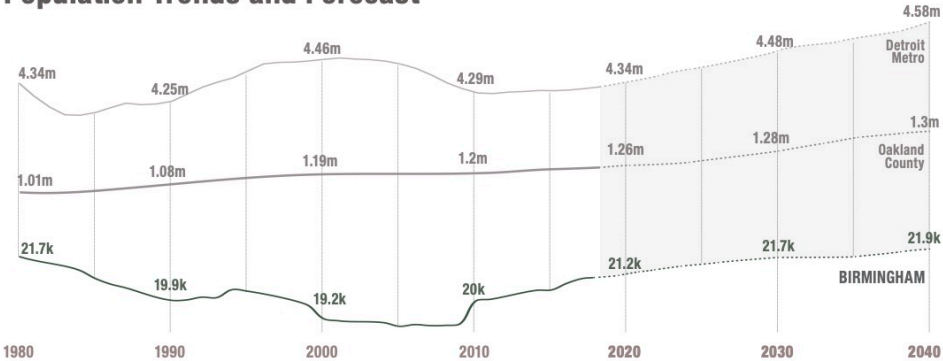
+5 Net Units

Growth, how much and where?

- **SEMCOG anticipated growth:** approx. 1,700 people by 2040
- **Downtown:** solely multi-family due to land value
- **Triangle District / Haynes Square:** principally multi-family due to land value
- **Seams:** able to accommodate townhomes and cottages
- **Accessory Dwellings**



Population Trends and Forecast



Population Change Forecast by Age Group, Birmingham 2010-2040



Source: 2017 ACS 5-year Estimate, U.S. Census Bureau and SEMCOG 2040 Forecast; 2010 ACS 5-year Estimate, U.S. Census Bureau; U.S. Census Bureau and SEMCOG 2040 Forecast produced in 2010

The seams proposal



	ADUs	Duplexes	Triplexes	Quadplexes	Six packs	Townhouses	Cottage Courts
High Intensity							
Medium Intensity							
Low Intensity							
Lot Combination Allowed							



Image B.1-25. Danielson Grove, WA: Cottage Court



Image B.1-26. East Beach, VA: 4-Pack



Image B.1-27. Hampstead, AL: Townhomes



Image B.1-28. Habersham, SC: Townhouses

Lot Combinations



	ADUs	Duplexes	Triplexes	Quadplexes	Six packs	Townhouses	Cottage Courts
High Intensity							
Medium Intensity							
Low Intensity							
Lot Combination Allowed							



Image B.1-25. Danielson Grove, WA: Cottage Court



Image B.1-26. East Beach, VA: 4-Pack



Image B.1-27. Hampstead, AL: Townhomes



Image B.1-28. Habersham, SC: Townhouses

Existing Multi-family and Townhomes



	ADUs	Duplexes	Triplexes	Quadplexes	Six packs	Townhouses	Cottage Courts
High Intensity	■	■	■	■	■	■	■
Medium Intensity	■	■	■	■	■	■	■
Low Intensity	■	■	■	■	■	■	■
Lot Combination Allowed	■	■	■	■	■	■	■



Image B.1-25. Danielson Grove, WA: Cottage Court



Image B.1-26. East Beach, VA: 4-Pack



Image B.1-27. Hampstead, AL: Townhomes



Image B.1-28. Habersham, SC: Townhouses

High Intensity Seams



	ADUs	Duplexes	Triplexes	Quadplexes	Six packs	Townhouses	Cottage Courts
High Intensity	■	■	■	■	■	■	■
Medium Intensity	■	■	■	■	■	■	■
Low Intensity	■	■	■	■	■	■	■
Lot Combination Allowed	■	■	■	■	■	■	■



Image B.1-25. Danielson Grove, WA: Cottage Court



Image B.1-26. East Beach, VA: 4-Pack



Image B.1-27. Hampstead, AL: Townhomes



Image B.1-28. Habersham, SC: Townhouses

Medium Intensity Seams



	ADUs	Duplexes	Triplexes	Quadplexes	Six packs	Townhouses	Cottage Courts
High Intensity	■	■	■	■	■	■	■
Medium Intensity	■	■	■	■	■	■	■
Low Intensity	■	■	■	■	■	■	■
Lot Combination Allowed	■	■	■	■	■	■	■



Image B.1-25. Danielson Grove, WA: Cottage Court



Image B.1-26. East Beach, VA: 4-Pack



Image B.1-27. Hampstead, AL: Townhomes



Image B.1-28. Habersham, SC: Townhouses

Low Intensity Seams



	ADUs	Duplexes	Triplexes	Quadplexes	Six packs	Townhouses	Cottage Courts
High Intensity	■	■	■	■	■	■	■
Medium Intensity	■	■	■	■	■	■	■
Low Intensity	■	■	■	■	■	■	■
Lot Combination Allowed	■	■	■	■	■	■	■



Image B.1-25. Danielson Grove, WA: Cottage Court



Image B.1-26. East Beach, VA: 4-Pack



Image B.1-27. Hampstead, AL: Townhomes



Image B.1-28. Habersham, SC: Townhouses

The seams proposal



	ADUs	Duplexes	Triplexes	Quadplexes	Six packs	Townhouses	Cottage Courts
High Intensity							
Medium Intensity							
Low Intensity							
Lot Combination Allowed							



Image B.1-25. Danielson Grove, WA: Cottage Court



Image B.1-26. East Beach, VA: 4-Pack



Image B.1-27. Hampstead, AL: Townhomes



Image B.1-28. Habersham, SC: Townhouses

Accessory Dwelling Units

- Allow ADUs by right in MX, Seams, and R4 - R8
- Consider where else to allow ADUs. Recommendations suggest additional setbacks if allowed in R1A, R1, and R2.
- Require that the property owner lives on site in order to have an occupied ADU
- Allow 2 story accessory structures if an ADU is within the structure.
- Require additional landscape screening between ADUs and adjacent properties.

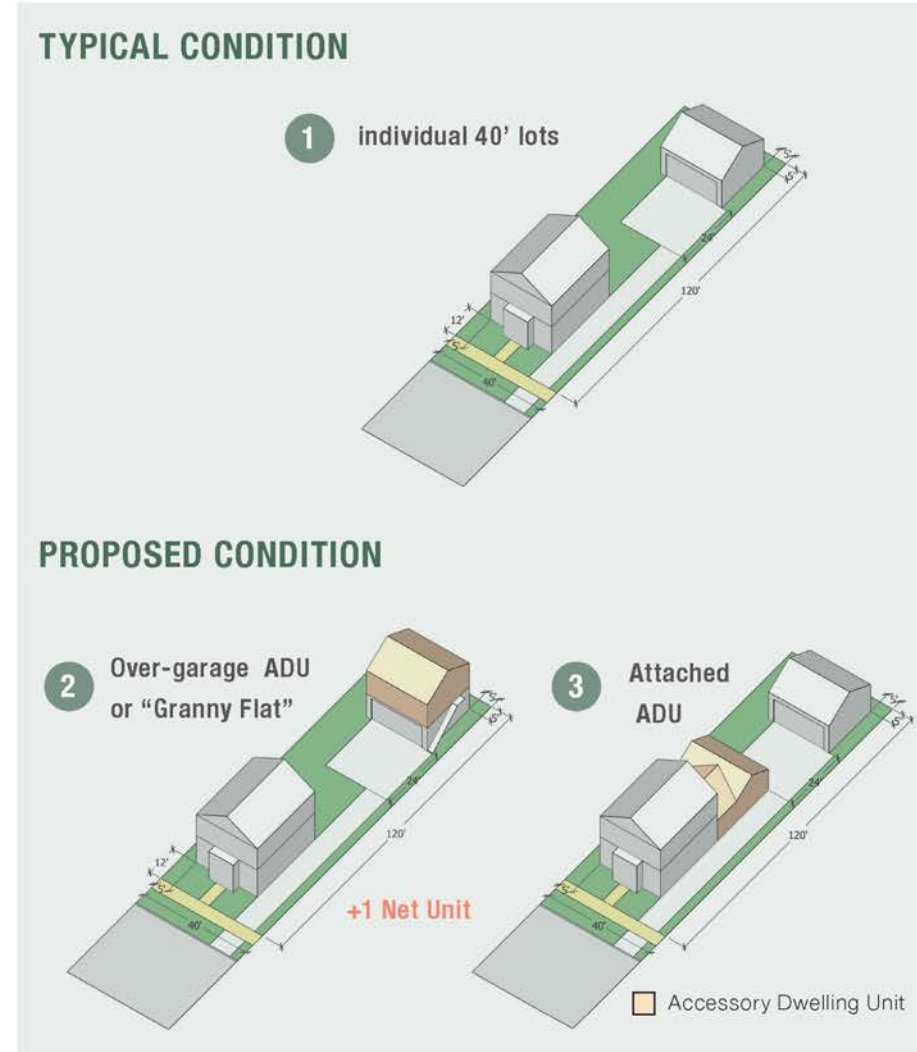


Figure B.1-23. Proposed ADU conditions.

Zoning and New Housing

ID	Pattern	Current Zoning District	City Division	Private Frontage Type	Principle Building Height	Outbuilding Height	First Floor Above Grade	Building Disposition	Lot Width	Lot Depth	Lot Coverage	Frontage Buildout	Front Setback	Side Setback
1a	Large Single Family	R1	District 1	Common Lawn/ Porch	2 stories	2 stories	14 in.	Edgeyard	215 ft.	340 ft.	5%	20%	50 ft.	20 ft.
12a	Large Single Family	R1	District 2	Common Yard	2 stories	2 stories	12 in.	Sideyard	75 ft.	240 ft.	11%	53%	40 ft.	6 ft.
1b	Medium Single Family	R1	District 1	Common Lawn / Porch	2 stories	2 stories	20 in.	Edgeyard	70 ft.	152 ft.	26%	50%	35 ft.	20 ft.
4a	Medium Single Family	R1	District 4	Common Lawn / Porch	2 stories	2 stories	14 in.	Edgeyard	76 ft.	140 ft.	25%	45%	40 ft.	6 ft.
5a	Medium Single Family	R1	District 4	Common Lawn / Porch	2 stories	2 stories	21 in.	Edgeyard	80 ft.	142 ft.	20%	62%	35 ft.	5 ft.
7a	Medium Single Family	R1	District 5	Common Lawn / Porch	1 stories	1 stories	20 in.	Edgeyard	100 ft.	140 ft.	31%	75%	40 ft.	5 ft.
11b	Medium Single Family	R1	District 2	Common Yard	2 stories	2 stories	24 in.	Sideyard	110 ft.	120 ft.	25%	50%	35 ft.	7 ft.
10b	Medium Single Family	R1	District 2	Common Yard	2.5 stories	2 stories	24 in.	Sideyard	80 ft.	135 ft.	33%	60%	30 ft.	7 ft.
11c	Small Single Family	R1	District 2	Common Yard	2.5 stories	2 stories	24 in.	Sideyard	65 ft.	130 ft.	30%	75%	40 ft.	7 ft.
10a	Large Single Family	R1-A	District 2	Common Yard	2 stories	2 stories	18 in.	Sideyard	112 ft.	450 ft.	15%	40%	75 ft.	15 ft.
2b	Medium Single Family	R2	District 1	Common Lawn / Porch	2 stories	2 stories	21 in.	Edgeyard	102 ft.	122 ft.	27%	58%	40 ft.	9 ft.
3a	Medium Single Family	R2	District 1	Common Lawn / Porch	2 stories	2 stories	35 in.	Edgeyard	94 ft.	137 ft.	43%	58%	22 ft.	8 ft.
6a	Medium Single Family	R2	District 4	Common Lawn / Porch	2 stories	2 stories	14 in.	Edgeyard	75 ft.	139 ft.	15%	40%	38 ft.	5 ft.
12b	Medium Single Family	R2	District 3	Common Yard	2 stories	1 stories	18 in.	Sideyard	100 ft.	230 ft.	22%	65%	40 ft.	10 ft.
14a	Medium Single Family	R2	District 5	Common Yard	2 stories	1 stories	18 in.	Edgeyard	54 ft.	135 ft.	28%	65%	24 ft.	5 ft.
1c	Small Single Family	R2	District 1	Common Lawn / Porch	2 stories	1 stories	14 in.	Edgeyard	50 ft.	125 ft.	40%	70%	35 ft.	6 ft.
2c	Small Single Family	R2	District 1	Common Lawn / Porch	2 stories	2 stories	14 in.	Edgeyard	60 ft.	100 ft.	37%	50%	33 ft.	5 ft.
3b	Small Single Family	R2	District 1	Common Lawn / Porch	2 stories	1 stories	35 in.	Sideyard/ Edgeyard	50 ft.	120 ft.	36%	70%	20 ft.	3 ft.
4b	Small Single Family	R2	District 4	Common Lawn / Porch	2.5 stories	1 stories	28 in.	Edgeyard	54 ft.	135 ft.	23%	60%	32 ft.	6 ft.
6b	Small Single Family	R2	District 4	Common Lawn / Porch	1.5 stories	1 stories	28 in.	Edgeyard	50 ft.	149 ft.	20%	55%	30 ft.	5 ft.
8a	Small Single Family	R2	District 5	Common Lawn / Porch	2.5 stories	2 stories	14 in.	Edgeyard	50 ft.	120 ft.	34%	56%	34 ft.	3 ft.
9c	Small Single Family	R2	District 3	Common Yard	2.5 stories	2 stories	24 in.	Sideyard	50 ft.	143 ft.	38%	70%	30 ft.	5 ft.
12c	Small Single Family	R2	District 3	Common Yard	2.5 stories	2 stories	18 in.	Sideyard	40 ft.	110 ft.	40%	66%	20 ft.	2 ft.

Image B.1-20. Synoptic Survey - Excerpt of summary data, organized by current zoning district.





2 0 4 0

DPZ GIBBS MCKENNA

THE BIRMINGHAM PLAN

Neighborhood Seams

Neighborhood Seams



Identified as low, medium, and high intensity, neighborhood seams consist of a variety of single-family and multi-family housing types, limited according to intensity, home-based businesses, and some size-limited businesses in high intensity seams. High intensity seams occur where non-residential uses have already established neighborhood edges. These require limitations on the size and type of business, and restrictions on the amount of parking that can be provided. Moderate intensity seams are located along regionally significant streets with high traffic, in locations where a primarily multi-family housing stock can be absorbed. Low intensity seams are located where nearby neighborhood fabric is most sensitive, defining a neighborhood edge but limiting the increase of intensity at the seam.

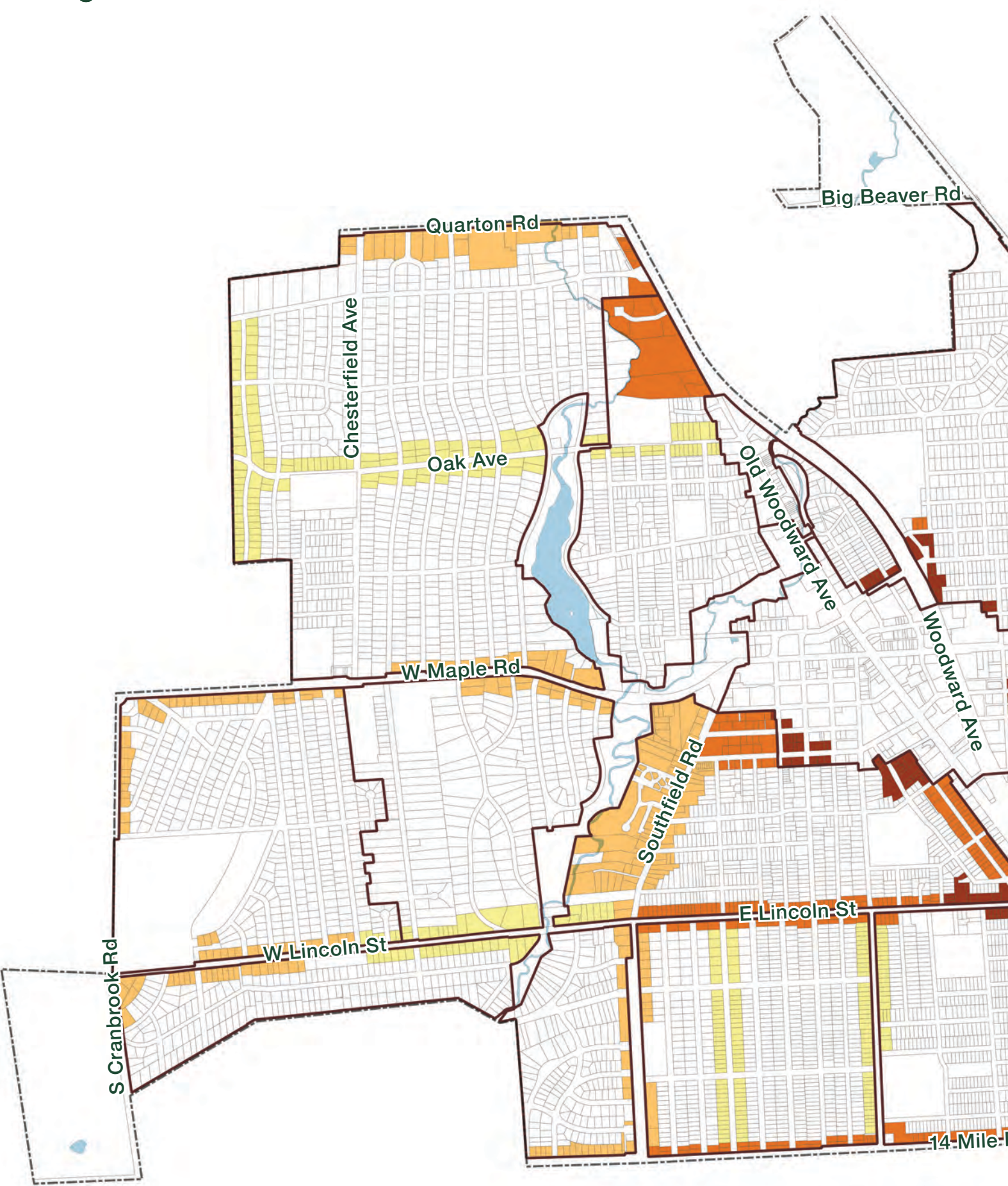
High intensity seams include the TZ-3 zoning district; medium intensity seams include the TZ-2 zoning district;

and low intensity seams include the TZ-1 zoning district, as amended in the plan. Multifamily is limited to the number of units on each property to 6 in high intensity seams, 4 in medium intensity seams, and 2 in low intensity seams. Cottage courts are an exception, which require a minimum site area per unit.

	ADUs	Duplexes	Triplexes	Quadruplexes	Six packs	Townhouses	Cottage Courts
High Intensity	■	■	■	■	■	■	■
Medium Intensity	■	■	■	■	□	■	■
Low Intensity	■	■	□	□	□	□	■
Lot Combination Allowed	■	□	□	□	□	□	□

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Neighborhood Seams

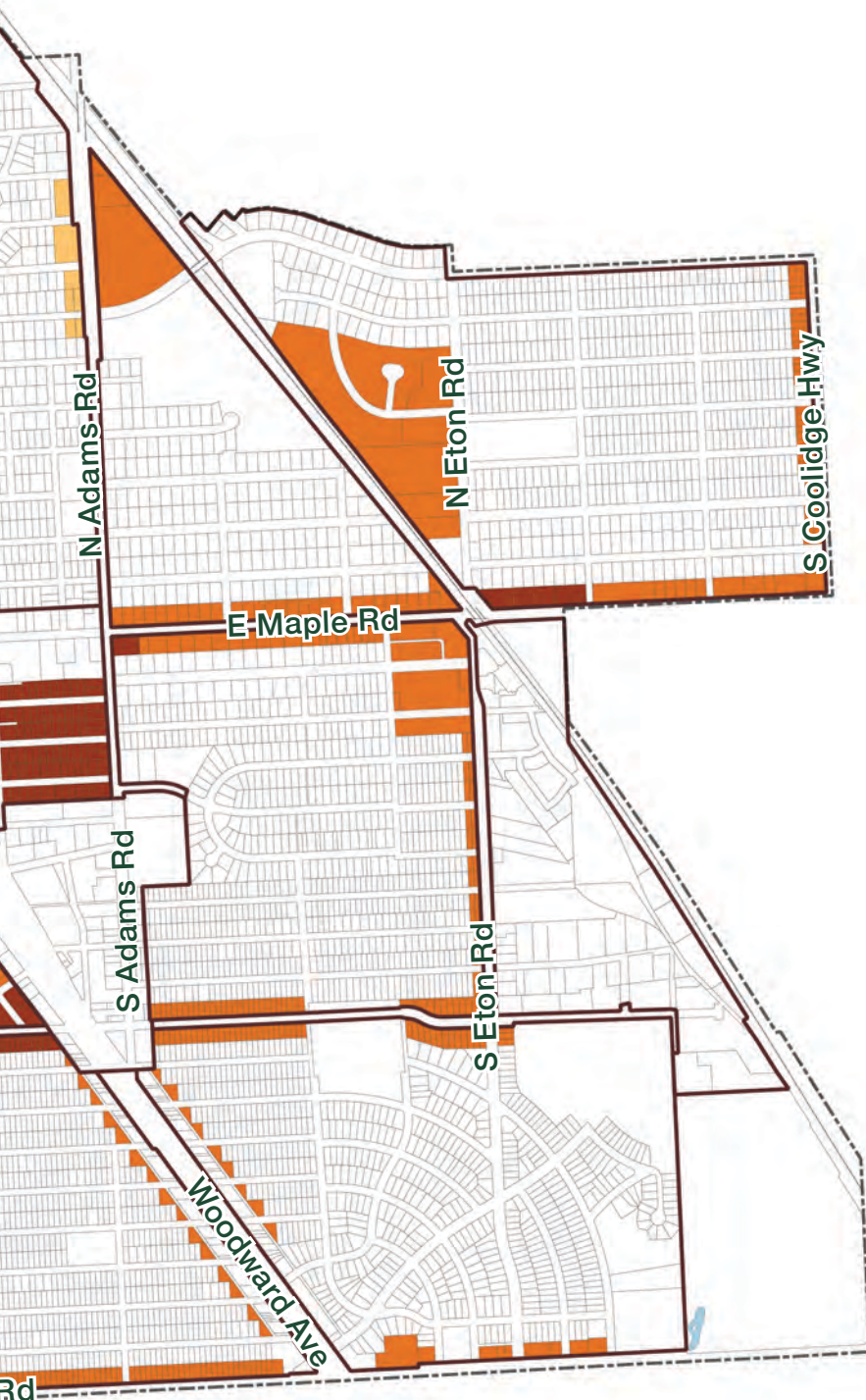


Neighborhood Seams

Neighborhood Seams

Identified as low, medium, and high intensity, neighborhood seams consist of a variety of single-family and multi-family housing types, limited according to intensity, home-based businesses, and some size-limited businesses in high intensity seams. High intensity seams occur where non-residential uses have already established neighborhood edges. These require limitations on the size and type of business, and restrictions on the amount of parking that can be provided. Moderate intensity seams are located along regionally significant streets with high traffic, in locations where a primarily multi-family housing stock can be absorbed. Low intensity seams are located where nearby neighborhood fabric is most sensitive, defining a neighborhood edge but limiting the increase of intensity at the seam.

High intensity seams include the TZ-3 zoning district; medium intensity seams include the TZ-2 zoning district; and low intensity seams include the TZ-1 zoning district, as amended in the plan. Multifamily is limited to the number of units on each property to 6 in high intensity seams, 4 in medium intensity seams, and 2 in low intensity seams. Cottage courts are an exception, which require a minimum site area per unit.



	ADUs	Duplexes	Triplexes	Quadplexes	Six packs	Townhouses	Cottage Courts
High Intensity	■	■	■	■	■	■	■
Medium Intensity	■	■	■	■	■	■	■
Low Intensity	■	■	■	■	■	■	■
Lot Combination Allowed	□	□	□	□	□	□	□

Neighborhood Seams

Neighborhood Seams



Figure B.1-24. A diversity of housing types that can help support appropriate neighborhood seams while enriching a neighborhood's distinction.

Birmingham's neighborhoods are surprisingly diverse in population age and family composition. This type of diversity supports neighborhood longevity, where the population overall is at different points in their life cycle. Housing is always available and children span school classes rather than concentrate within a few years. Increasing housing costs threatens future age and family diversity. This is evident in recent Birmingham public school enrollment, which has been dropping. That has both to do with reducing family diversity and an increasing affluence of residents who may be inclined to select private education. Continuing to out-pace surrounding communities with an increasing gap in property value, Birmingham could lock itself into a primarily aging population and eventually

significant declines in value. As with other markets, a slow and steady increase is healthy while rapid increases lead to rapid decline.

Most major and secondary metropolitan areas in the country are currently facing affordability crises. Metro-Detroit is a rare and complicated condition in this regard, retaining a significant stock of housing that is reasonably priced. But

Increased housing diversity is necessary, but it should be allocated to strengthen cities and their neighborhoods...

Neighborhood Seams

the area also demonstrates a less known trend, which is a change in housing preference towards walkable communities. In Metro-Detroit, there are very few walkable communities that have retained an active downtown, parks, and good schools. Birmingham is a rare commodity, increasingly unaffordable as a result.

Affordability solutions beyond subsidy is a subject being dealt with across the country. Just this year public policy has begun to hone-in on a need for greater housing diversity. Increasing townhouses, duplexes, and small multi-family buildings with smaller units reduces the construction and land cost for each unit individually, and as a result increases public tax revenue. These housing types are described as Missing Middle Housing (See Img.'s B.1-25-28). However the solutions being pursued elsewhere aim to eliminate single family neighborhoods; they are overreaching. Increased

housing diversity is necessary, but it should be allocated to strengthen cities and their neighborhoods, not divide them. Neighborhood seams are ideal receivers of housing diversification, which further define neighborhood identity.

By 2040, Birmingham needs to grow by nearly 2,000 homes. Half of this can be accommodated in the Downtown, Triangle, and Rail Districts, limited by the speed of construction and regional demand for downtown development. The remaining 1,000 homes need to be accommodated elsewhere in the community. Cost is an important consideration, often debated. We recommend defining “reasonably priced” housing by the average salary of municipal employees. At present there is demand for about 600 reasonably priced homes in Missing Middle formats; that is beyond the additional demand of 2,000 homes.

MIDDLE MISSING HOUSING



Image B.1-25. Danielson Grove, WA: Cottage Court



Image B.1-26. East Beach, VA: 4-Pack



Image B.1-27. Hampstead, AL: Townhomes



Image B.1-28. Habersham, SC: Townhouses

Neighborhood Seams

Age of Householder	2017 Birmingham			2040 Birmingham			Percent Change		
	Own	Rent	Total	Own	Rent	Total	Own	Rent	Total
15-24	40	70	110	20	50	70	-50.0%	-28.6%	-36.4%
25-34	670	650	1,320	600	1,030	1,630	-10.4%	58.5%	23.5%
35-44	1,190	400	1,590	800	20	820	-32.8%	-95.0%	-48.4%
45-54	1,560	470	2,030	1,670	530	2,200	7.1%	12.8%	8.4%
55-64	1,490	340	1,830	1,490	940	2,430	0.0%	176.6%	32.8%
65-74	1,080	150	1,230	1,800	290	2,090	66.7%	93.1%	69.9%
75-84	440	120	560	180	720	900	-59.1%	500.0%	60.7%
85+	240	80	320	320	240	560	33.3%	200.0%	75.0%
Total	6,710	2,280	8,990	6,880	3,820	10,700	25%	67.6%	19.0%

Figure B.1-29. Projected housing change by age group, 2017-2040.

Each time residents brought up new housing formats we asked them where they should go. Allocating housing at an increased intensity will always anger the immediate neighbors, yet the community overall needs this type of housing to maintain diversity and future population. Neighborhood seams are a reasonable target for new housing types which preserves the overall character of the neighborhood while allocating change towards its edges. Together, accessory dwelling units and neighborhood seams could easily absorb Birmingham's growth for the coming decades while helping to control cost and strengthening neighborhood identity.

This plan maps neighborhood seams along the edges of neighborhoods, principally at major roadways, transitioning to protect the lower-intensity single-family neighborhood fabric. This is an important decision which is politically difficult, yet it is necessary. The present set of transition zone standards illustrate this need: because the zone mappings were not adopted by the City Commission, transition zones have become a political football. Neighborhood Seams are very similar to transition zones, except that the term specifies definite location, along the edges of neighborhoods,

Neighborhood seams are a reasonable target for new housing types which preserves the overall character of the neighborhood...

not within them. Certainty of the location and extent is established by the following location criteria: seams are located along the edges of neighborhood that coincide with highly trafficked streets and commercial districts. This is embedded in the Future Land Use category definition.

Figure B.1-30. Neighborhood Seams on the following page includes the recommended seams, further differentiating them by their need for neighborhood compatibility. High intensity seams occur where non-residential uses have already established neighborhood edges. These require limitations on the size and type of business, and restrictions on the amount of parking that can be provided. Moderate intensity seams are located along regionally significant streets with high traffic, in locations where a primarily multi-family housing stock can be absorbed. Low intensity seams are located where nearby neighborhood fabric is most sensitive, defining a neighborhood edge but limiting the increase of intensity at the seam.

Neighborhood Seams



CITY EMPLOYEE

\$63,300

MEDIAN INCOME

\$950 / MO

REASONABLY PRICED RENT

\$185,000

REASONABLY PRICED FOR-SALE

Figure B.1-31. Attainable housing based upon the median salary of City employees.



CITYWIDE

\$114,500

MEDIAN HH INCOME

\$1,750 / MO

REASONABLY PRICED RENT

\$405,000

REASONABLY PRICED FOR-SALE

Figure B.1-32. Attainable housing based upon the median household income citywide.

HOUSING CHANGE

Projections anticipate significant growth in the older adult population with a significant decline of the 35-44 age bracket. This reflects a decline in family households which is a threat to Birmingham's character. Providing reasonably priced housing can help young families locate in Birmingham. Getting to this price point will require more modestly sized housing and diverse housing types.

REASONABLY PRICED HOUSING

The terms affordable and attainable housing have been endlessly debated, a distraction from solving real problems. We recommend using "reasonably priced" housing,

defined by the average salary of city employees, and "moderately priced" housing, defined by the city's median income. Available housing for rent and sale for both ranges is needed to retain a diverse population. To achieve this, policies must address both the types of housing that can be built and incentives that the City may offer to keep costs down.

MEETING PROBLEMS OF REGIONAL ORIGIN

Regional housing demand puts pressure on Birmingham's existing market position at the higher end of the region. This pressure is at odds with the need to provide reasonably priced housing. The region has a significant deficit of housing in the range that Birmingham currently

Neighborhood Seams

provides. As a result, housing values have been rising quickly due to a lack of supply. This is a regional problem whose only solution is for Birmingham to have more high quality competition. Historically, Metro-Detroit had numerous neighborhoods, villages, towns, and cities that were similar in character to Birmingham. Unfortunately most were severely damaged during Detroit’s suburban expansion.

Figure B.1-35 illustrates a number of surrounding communities that could grow to absorb this regional demand. Until more of these communities grow their downtowns and main streets, and diversify their housing, Birmingham will receive significant housing pressure which threatens its future diversity, a direct link to long term success.

AMI Thresholds	Median Incomes	Number of Owner Households	Fee Simple Home Price	Owner-Occupied Units	Surplus/Deficit
30% AMI	\$20,780	84,710	\$72,788	209,039	124,329
50% AMI	\$31,950	75,339	\$111,915	115,610	40,271
80% AMI	\$51,050	133,980	\$178,819	203,591	69,611
120% AMI	\$76,575	165,128	\$268,228	168,197	3,049
200% AMI	\$127,625	214,666	\$447,046	137,149	-77,517
Greater than 200% AMI	\$127,626	214,264	\$447,047	54,501	-159,763

Source: HUD, ACS, and RKG Associates

Figure B.1-33. Owner households and housing units falling under HUD levels, 2016.



Figure B.1-34. Michigan Homeowners study.

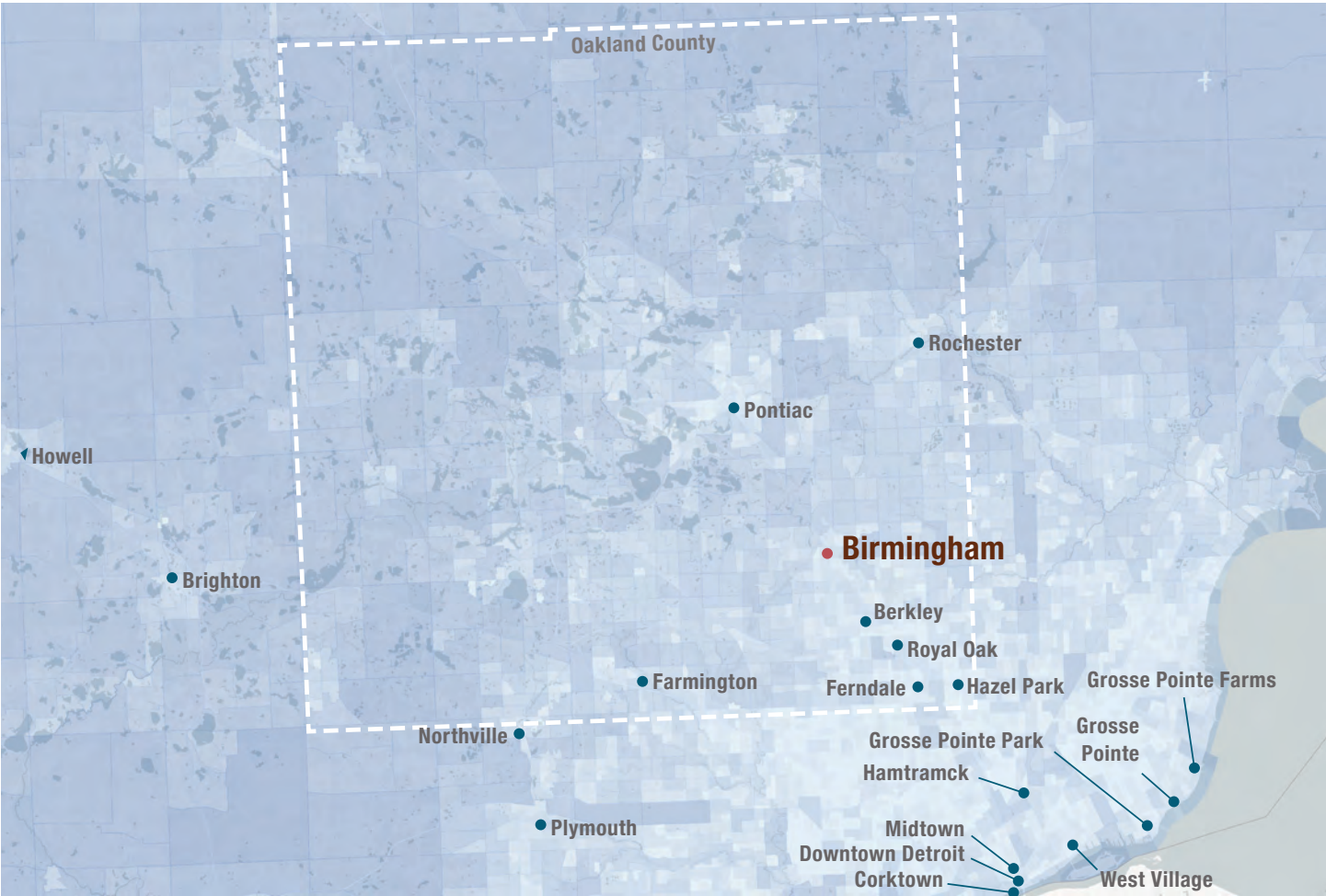


Figure B.1-35. Regional communities

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Neighborhood Seams

Housing Types and Diversity

OBSERVATIONS

Current demand for diverse housing types is significant and will continue to grow into the future, with a current deficit of 570 units of moderate and reasonably priced housing (See Fig. B.1-36).

DISCUSSION

Birmingham once provided more diverse housing, which was halted following poor quality townhouse and multi-family construction in the 1970's and increasing zoning restrictions. Beautiful historic examples of each Missing Middle Housing type can be found throughout the community. Presently there is a deficit of 570 moderately and reasonably priced housing units in the community, based upon current household incomes in Birmingham. This does not account for projected growth in Birmingham and the region overall. Permitting more of this housing is important for the future of the community. To meet the current and future demand, the following types should specifically be allowed and allocated:

- Accessory Dwelling Units
- Duplexes
- Triplexes
- Quadplexes
- Six packs
- Townhouses
- Cottage Courts

Beautiful historic examples of each Missing Middle Housing type can be found throughout the community.

The design of higher intensity housing within Neighborhood Seams has a significant impact on their ability to integrate. The 6-unit (six pack) multi-family building designed by Wallace Frost in the Poppleton neighborhood demonstrates how design and massing can work to integrate higher intensity housing with minimal impact to neighborhood character (See Img. B.1-37). While stylistic requirements are not palatable locally, a few minor, style-agnostic, requirements may be added to avoid the problems of the 1970's. Design review should also be required for new housing within Neighborhood Seams, to ensure character and massing are compatible with the neighborhood, that high quality materials are used, and that parking is appropriately located and screened.

Concern among residents is understood as many multi-family housing complexes in the City are impactful to the surrounding neighborhood in negative ways. These occur in two formats: very large multi-family complexes, endless rows of multi-family housing. The first issue is solved by limiting the number of units on each property to 6 in High Intensity Neighborhood Seams, 4 in Medium Intensity Neighborhood Seams, and 2 in Low Intensity Neighborhood Seams. Cottage courts are an exception, which require a minimum site area per unit. These limitations will ensure large complexes are not built.

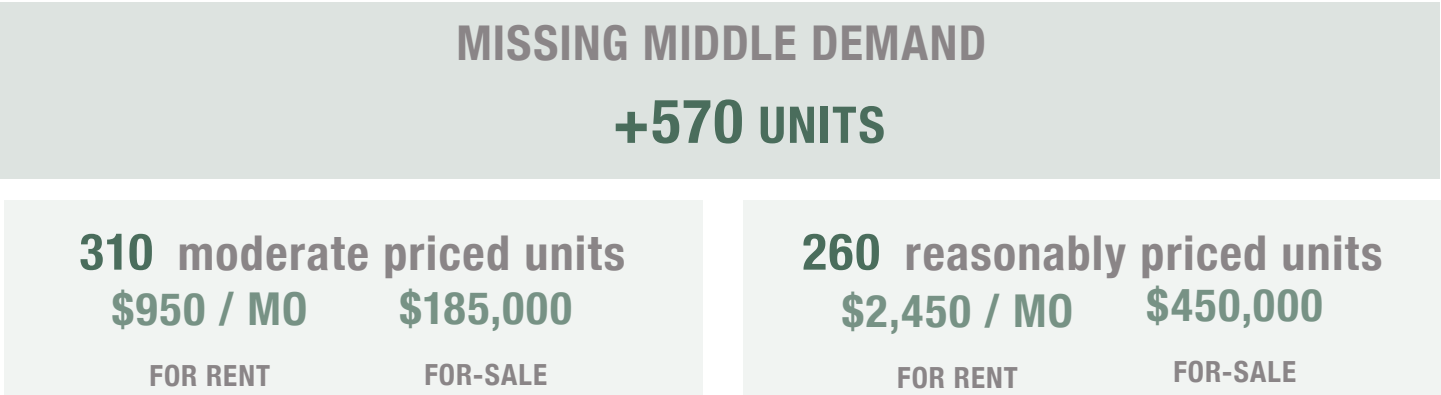


Figure B.1-36. Under-served local demand.

Neighborhood Seams



Image B.1-37. Contextually appropriate multi-family housing in the Poppleton neighborhood, designed by Wallace Frost.

Endless rows of single character housing is the next potential issue. A number of these conditions already exist in Birmingham. Initially, this condition is naturally discouraged due to the existing ownership patterns. While Neighborhoods Seams increase the intensity of housing, the increase, especially for Low Intensity Neighborhood Seams, is not that substantial so mass reconstruction is unlikely. Rather, change is likely to occur more slowly over time as properties are put up for sale. Because different types of housing units are allowed, the result should be a mix. But the design review process should also be employed to restrict repetitiveness.

RECOMMENDATIONS

1. Permit six packs in high intensity neighborhood seams.
2. Permit quadplexes in high and medium intensity neighborhood seams.

3. Permit triplexes in high and medium intensity neighborhood seams.
4. Permit duplexes in all neighborhood seams.
5. Permit cottage courts in all neighborhood seams, requiring a minimum site area per unit to ensure a gentle intensity.
6. Permit townhouses in high and medium intensity neighborhood seams.
7. Require design review for new housing within neighborhood seams to ensure compatibility and diversity of character.

Samples of potential property redevelopment are provided on the following pages, illustrating the potential increase in housing units by different types of Missing Middle Housing, and how they align according to lot width.

Neighborhood Seams

SMALL MULTI-FAMILY BUILDINGS

- 1. Multi-family at 6 and fewer units per lot have little impact
- 2. Significant amounts of rental housing already exists in every neighborhood
- 3. Design standards are required to ensure compatibility

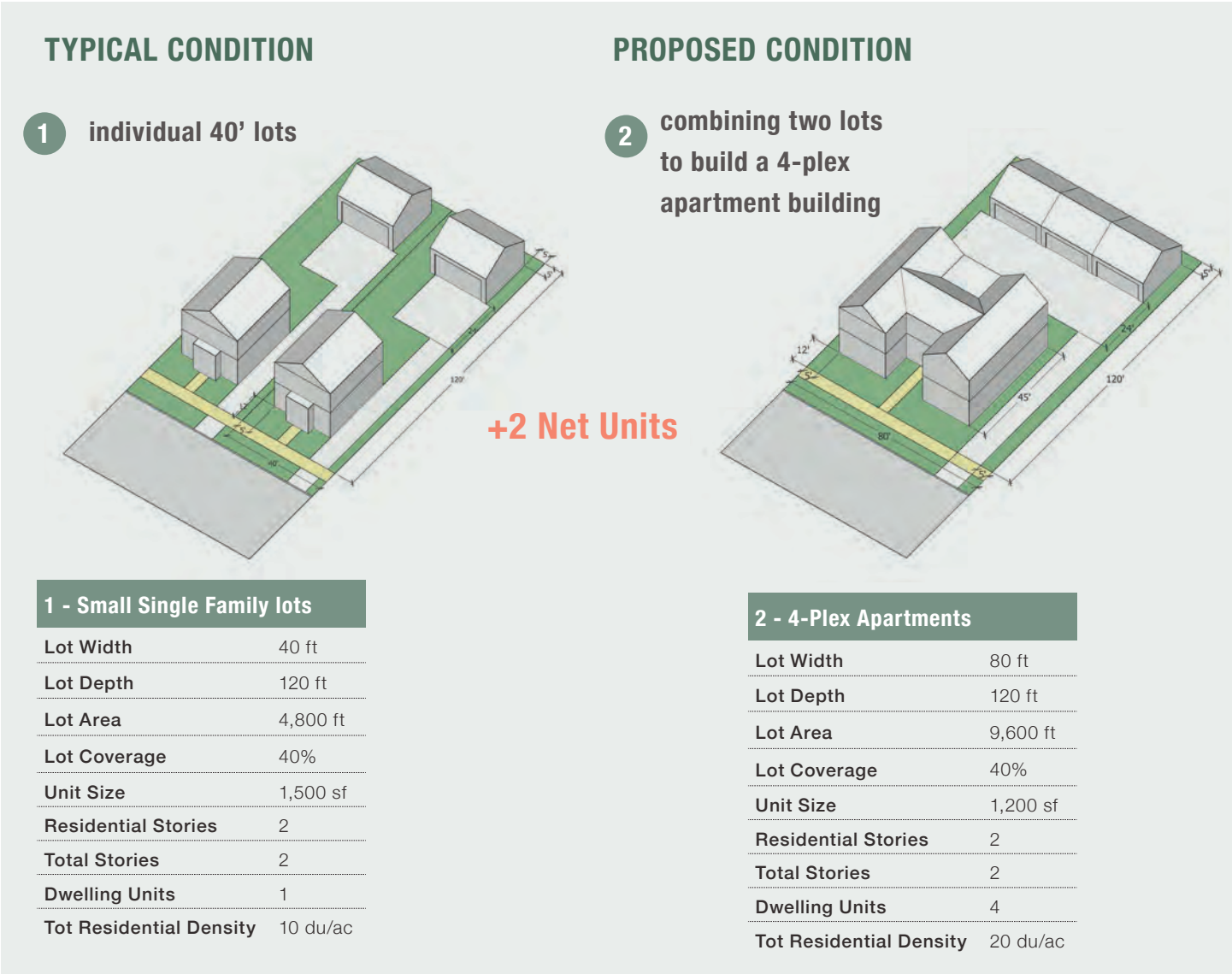


Figure B.1-38. Proposed Small Multi-family buildings.

Neighborhood Seams

SMALL MULTI-FAMILY BUILDINGS



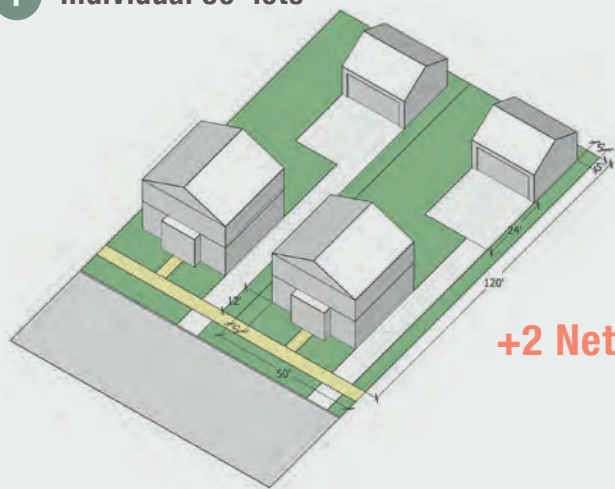
Image B.1-39. Example of a 4-Plex.



Image B.1-40. Example of a Duplex / 4-Plex.

TYPICAL CONDITION

1 individual 50' lots

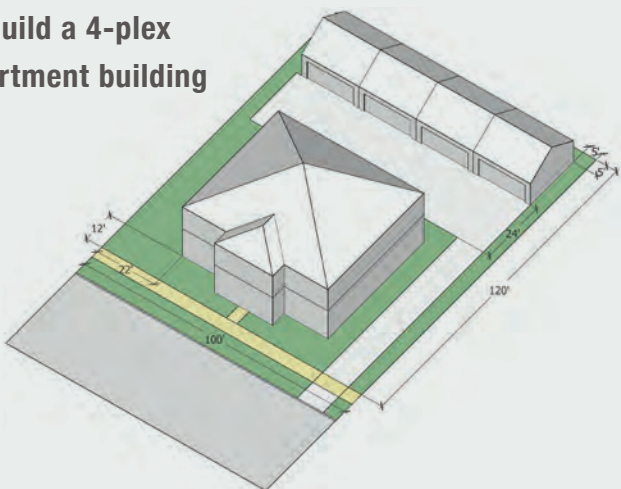


+2 Net Units

1 - Medium Single Family lots	
Lot Width	50 ft
Lot Depth	120 ft
Lot Area	6,000 ft
Lot Coverage	30%
Unit Size	2,000 sf
Residential Stories	2
Total Stories	2
Dwelling Units	1
Tot Residential Density	9 du/ac

PROPOSED CONDITION

2 combining two lots to build a 4-plex apartment building



2 - 4-Plex Apartments	
Lot Width	80 ft
Lot Depth	120 ft
Lot Area	9,600 ft
Lot Coverage	40%
Unit Size	1,200 sf
Residential Stories	2
Total Stories	2
Dwelling Units	4
Tot Residential Density	18 du/ac

Figure 1-41. Proposed Small Multi-family buildings.

Neighborhood Seams

TOWNHOUSES AND DUPLEXES

- 1. Increases housing with very little overall impact
- 2. Creates beautiful streetscapes
- 3. Existing townhouses near the Community House provide a model
- 4. Duplexes exist in many neighborhoods already
- 5. Design standards are required to ensure compatibility

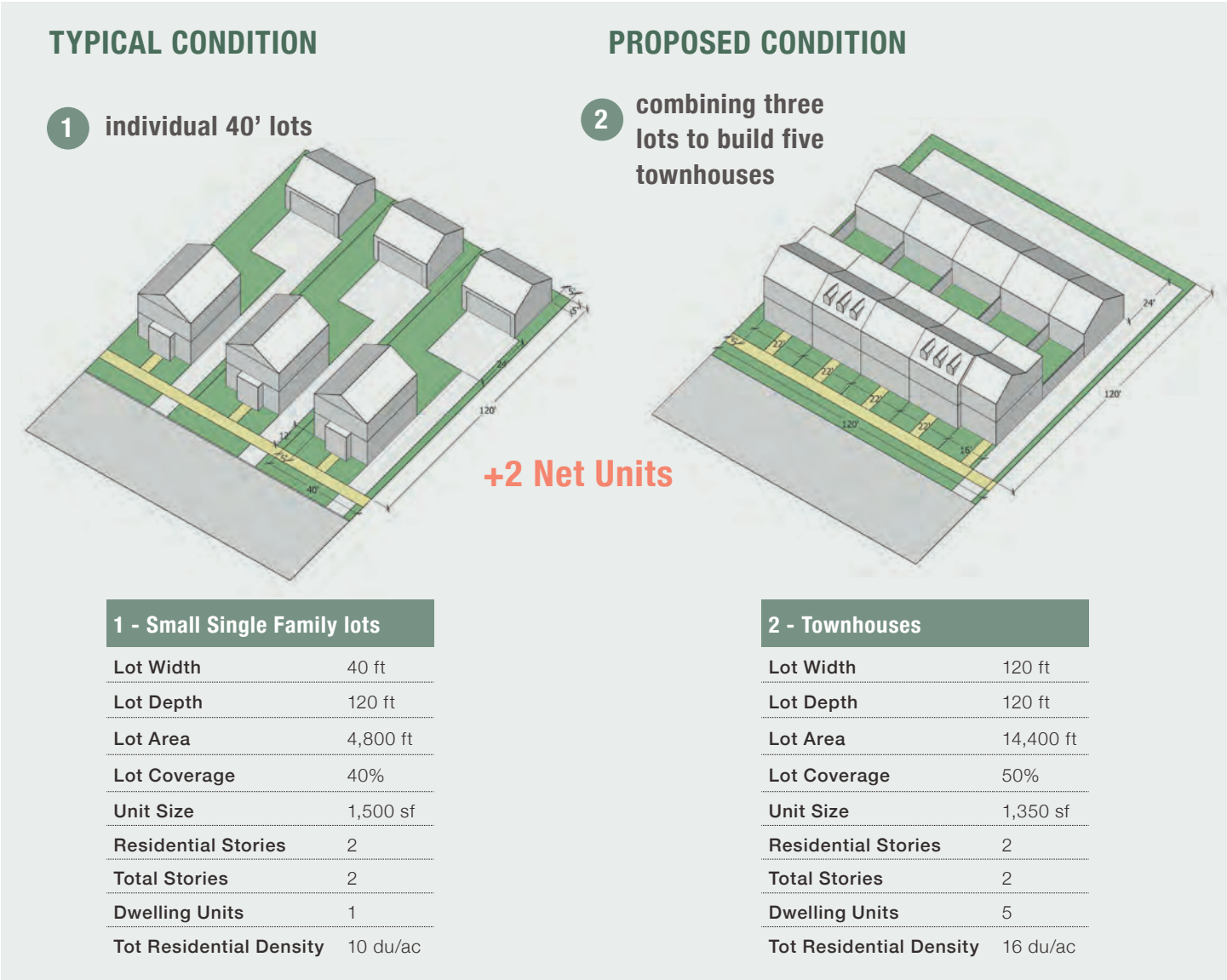


Figure B.1-42. Proposed Townhouses and Duplexes.

Neighborhood Seams

TOWNHOUSES AND DUPLEXES



Image B.1-43. Example of Townhouses - Hampstead, AL.



Image B.1-44. Example of Townhouses - Prospect, CO.

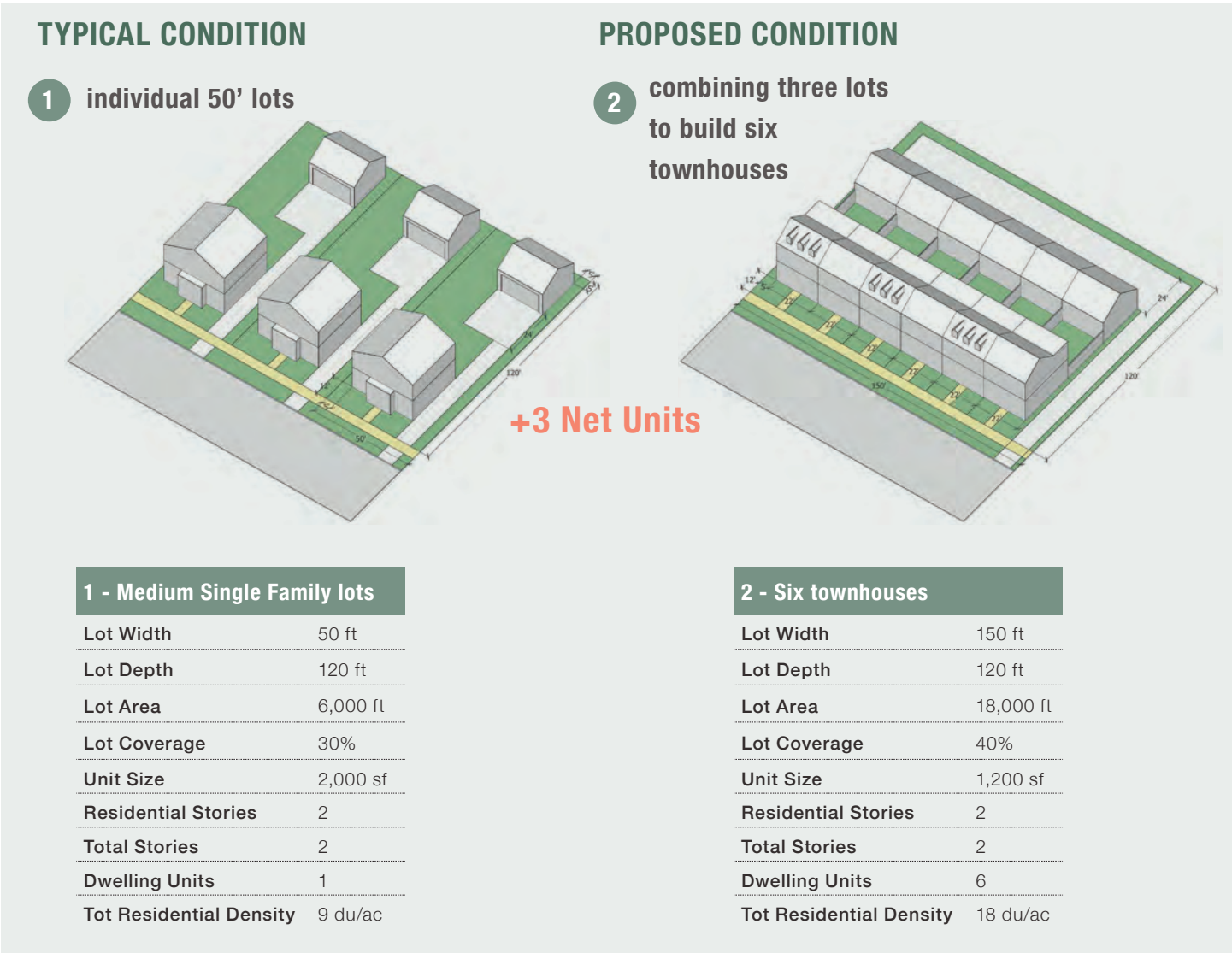
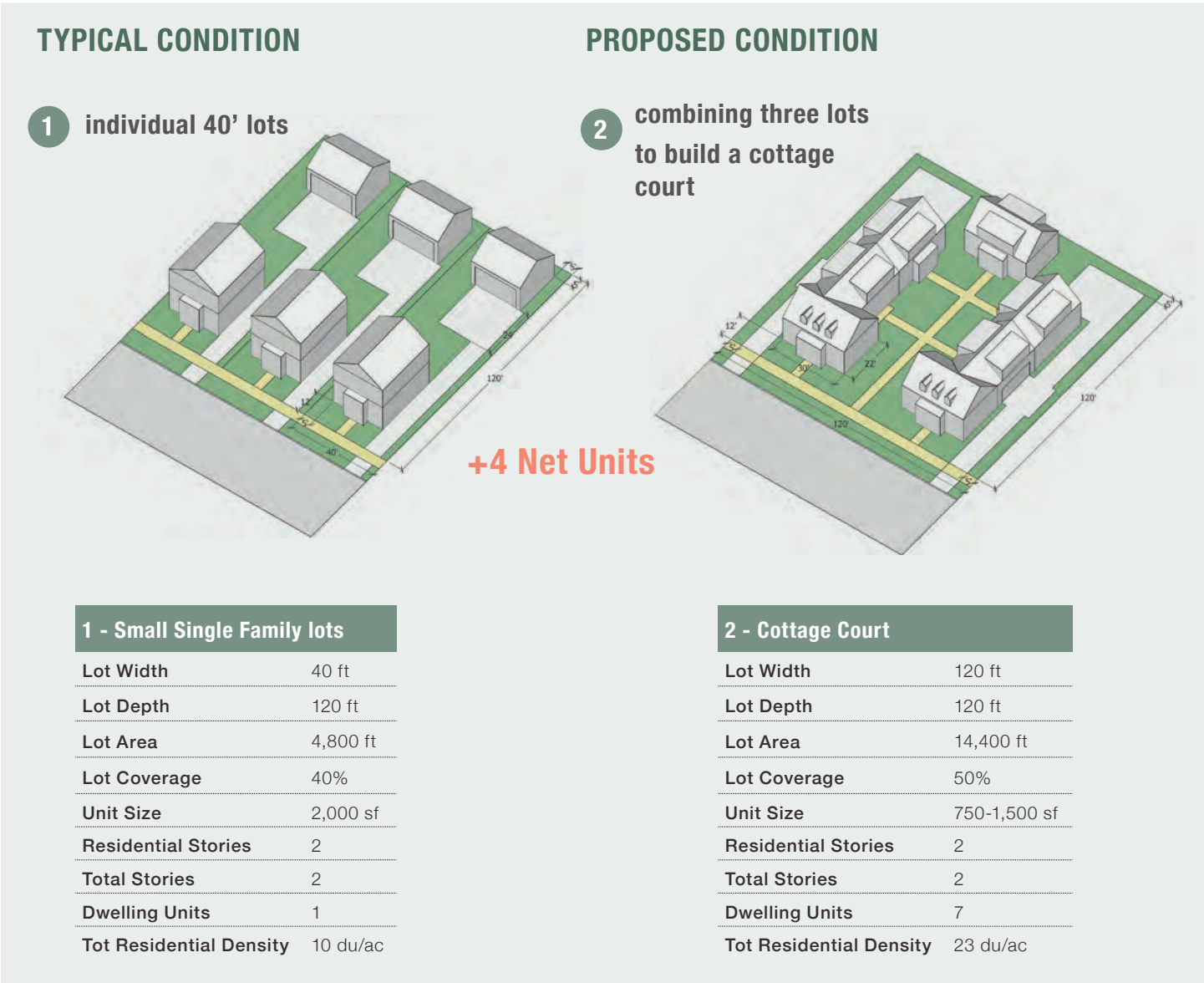


Figure B.1-45. Proposed Townhouses and Duplexes.

Neighborhood Seams

COTTAGE COURTS

- 1. Significant increase in housing with very low impact
- 2. Severely under-served category of small single family
- 3. Current housing cluster allowances are overly complicated
- 4. Design standards are required to ensure compatibility



Neighborhood Seams

COTTAGE COURTS



Image B.1-47. Example of a Court Court.



Image B.1-48. Example of a Cottage Court -Danielson Grove, WA.

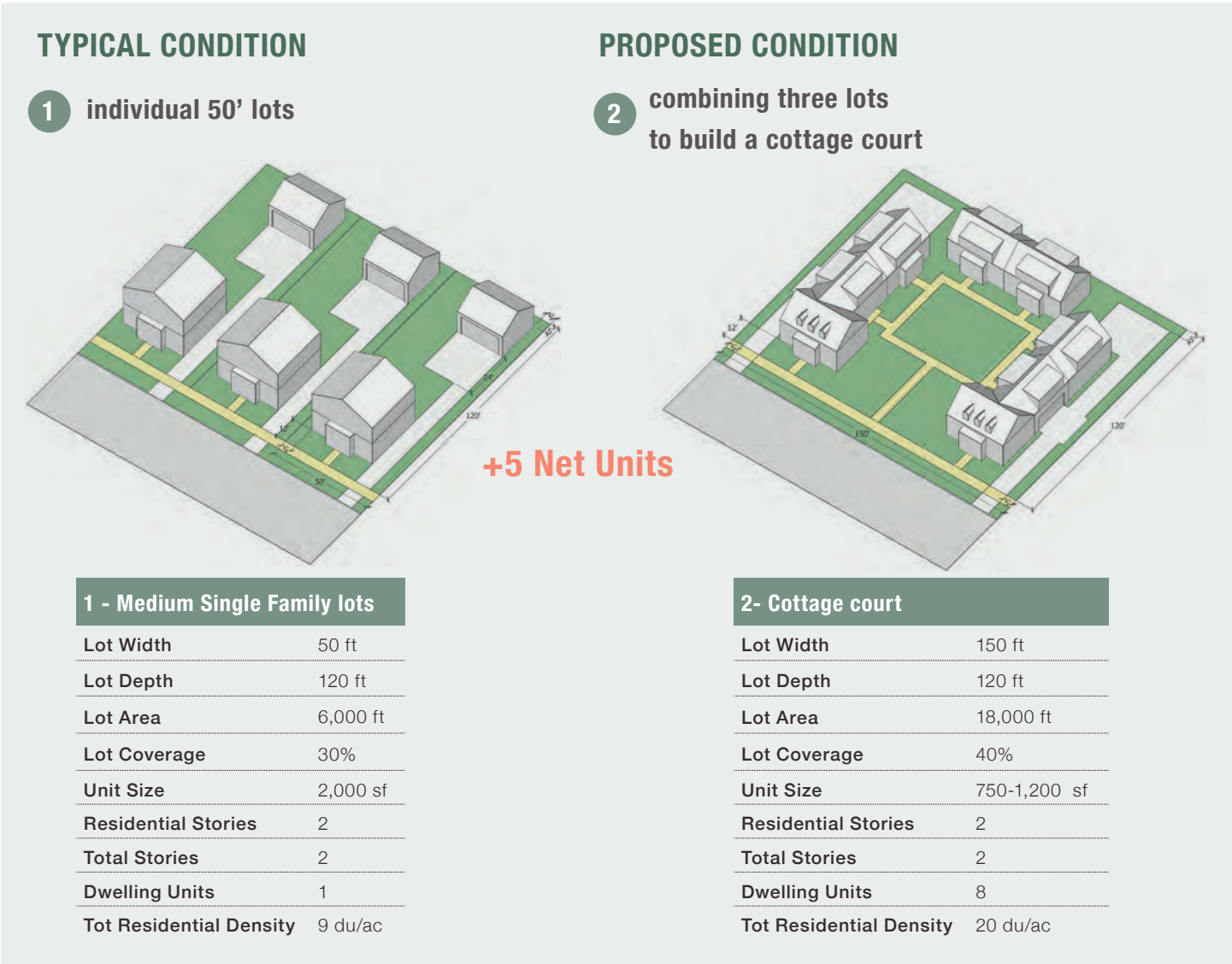


Figure B.1-49. Proposed Cottage Courts.

Neighborhood Seams

Accessory dwelling units

OBSERVATIONS

Accessory Dwelling Units (ADUs) are a low impact way to provide additional housing, particularly for older adults and lower income individuals. The City currently allows accessory structures but has restrictions to prohibit their use as dwellings.

DISCUSSION

Accessory Dwelling Units (ADUs) are small homes typically located in the rear yard of a single-family or attached townhouse lot, frequently over a garage but often a small secondary unit within the primary home. ADUs can provide housing sought by many young renters, single-person households, and older adults. Birmingham has had historic ADUs for decades.

Presently, there is considerable market demand for ADUs in the city, but accessory structures are not permitted to include kitchens and bathrooms, and if they include bedrooms, they must be used by a relative of the primary household. The primary advantage of an ADU, if properly regulated, is that the property owner must also live on the property, providing oversight by the owner. For older adults looking to downsize but avoid a spike in property tax by selling, they can build an at-grade ADU to live in and rent their primary home.

ADUs should be permitted in the City broadly, provided the restrictions are added as specified in the following Recommendations.

Accessory Dwelling Units (ADUs) are a low impact way to provide additional housing, particularly for older adults and lower income individuals.



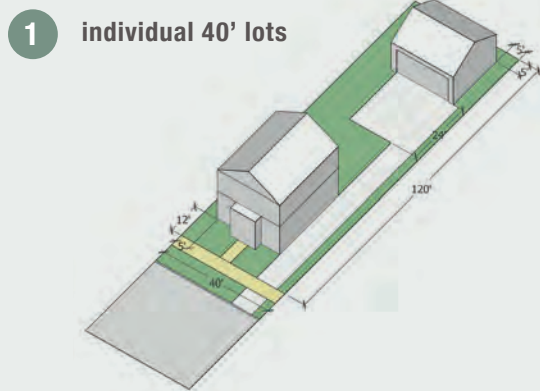
Image B.1-22. An existing ADU equivalent in Birmingham.

Neighborhood Seams

RECOMMENDATIONS

1. Permit ADUs where the property owner lives on-site, in the primary home or ADU.
2. Prohibit two-rental structures on any single-family property.
3. Require ADUs to be designed and built to match or exceed the quality of the primary structure.
4. Require adequate landscape screening between ADUs and adjacent properties
5. Do not require parking for ADUs.
6. Increase accessory structure setback requirements when there is a dwelling within it to 5 feet in R2 and above, 10 feet in R1, and 15 feet in R1A.
7. Increase the allowable height for accessory structures to allow 2 stories when there is a dwelling within it above a garage.
8. Exempt the area of interior staircases from the maximum area of accessory structures when there is a dwelling within it.
9. Allow accessory structures when there is a dwelling within it by right in MX, TZ1, TZ2, TZ3, and R4 through R8.

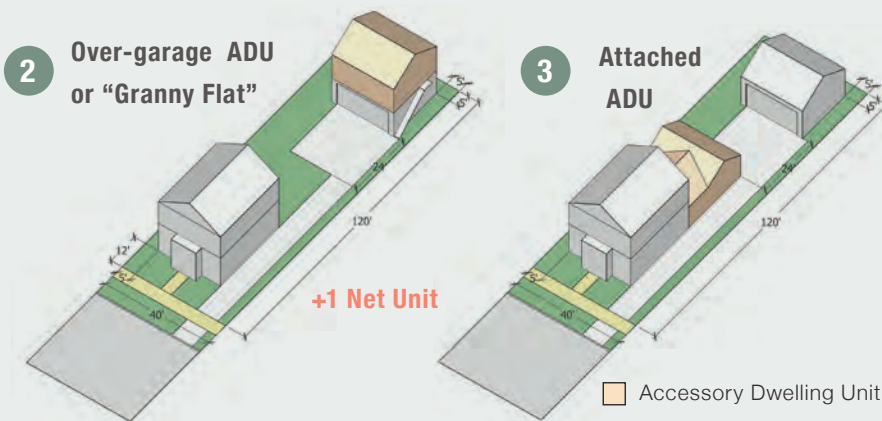
TYPICAL CONDITION



1 - Small Single Family lots

Lot Width	40 ft
Lot Depth	120 ft
Lot Area	4,800 ft
Lot Coverage	40%
Unit Size	1,500 sf
Residential Stories	2
Total Stories	2
Dwelling Units	1
Tot Residential Density	10 du/ac

PROPOSED CONDITION



2: Over-garage ADU & 3: Attached ADU

Lot Width	40 ft
Lot Depth	120 ft
Lot Area	4,800 ft
Lot Coverage	2: 40% 3: 60%
Unit Size	1,500 sf
Residential Stories	2
Total Stories	2
Dwelling Units	1
Tot Residential Density	10 du/ac

Figure B.1-23. Proposed ADU conditions.