REGULAR MEETING OF THE BIRMINGHAM PLANNING BOARD
WEDNESDAY AUGUST 25, 2021
7:30 PM
https://zoom.us/j/111656967 or dial: 877-853-5247 Toll-Free, Meeting Code: 111656967

The highly transmissible COVID-19 Delta variant is spreading throughout the nation at an alarming rate. As a result, the CDC is recommending that vaccinated and unvaccinated personnel wear a facemask indoors while in public if you live or work in a substantial or high transmission area. Oakland County is currently classified as a substantial transmission area. **The City has reinstated mask requirements for all employees while indoors. The mask requirement also applies to all board and commission members as well as the public attending public meetings.**

A. Roll Call
B. Review and Approval of the Minutes of the regular meeting of **August 11, 2021**
C. Chairpersons' Comments
D. Review of the Agenda

E. Unfinished Business

1. **525 E. Brown (Birmingham Roast)**, Request for Design Review for changes to existing outdoor dining area (postponed from July 28, 2021).

F. Courtesy Review

1. **Old Woodward Reconstruction Project, Phase 3 (Brown to Landon)**

G. Special Land Use Permit Reviews

1. **160 W. Maple (Dick O'Dows)**, Request for a Special Land Use Permit Amendment to consider approval of building design changes and a new outdoor dining plan.
2. **300 Hamilton Row (Commonwealth)**, Request for a Special Land Use Permit to consider an existing restaurant for approval as a bistro permitting the service of alcoholic liquors. **Application withdrawn by applicant.**

H. Final Site Plan & Design Review

1. **160 W. Maple (Dick O'Dows)**, Request for a Revised Final Site Plan and Design Review to consider approval of building design changes and a new outdoor dining plan.
2. **300 Hamilton Row (Commonwealth)**, Request for a Revised Final Site Plan and Design Review to consider an existing restaurant for approval as a bistro permitting the service of alcoholic liquors. **Application withdrawn by applicant.**

I. Community Impact Study Review

1. **245 – 325 S. Eton Street – District Lofts Phase III**, Request for approval of a CIS for a new four story mixed use building. **Applicant has requested postponement to September 9, 2021.**

J. Preliminary Site Plan Review

1. **245 – 325 S. Eton Street – District Lofts Phase III**, Request for approval of a Preliminary Site Plan Review for a new four story mixed use building. **Applicant has requested postponement to September 9, 2021.**

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 dia 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).

K. Extension of Final Site Plan & Design Review

1. **469 – 479 S. Old Woodward (Former Mountain King & Talmer Bank)** – Request to extend Final Site Plan expiring on September 23, 2021.

L. Miscellaneous Business and Communications:
1. Communications
2. Administrative Approval Correspondence
3. Draft Agenda for the next Regular Planning Board Meeting (**THURSDAY, September 9, 2021**)
4. Other Business

M. Planning Division Action Items
1. Staff Report on Previous Requests
2. Additional Items from tonight's meeting

N. Adjournment

City Of Birmingham
Regular Meeting Of The Planning Board
Wednesday, August 11, 2021
City Commission Room
151 Martin Street, Birmingham, Michigan

Minutes of the regular meeting of the City of Birmingham Planning Board held on August 11, 2021. Chair Clein convened the meeting at 7:33 p.m.

A. Roll Call

Present: Chair 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 Daniel Murphy

Absent: Student Representative Jane Wineman

Administration: Jana Ecker, Assistant City Manager ("ACM")
Brooks Cowan, City Planner ("CP")
Laura Eichenhorn, City Transcriptionist

08-109-21

B. Approval Of The Minutes Of The Regular Planning Board Meeting of July 28, 2021

Mr. Boyle recommended a change to the third paragraph under Special Land Use Permit Review and Final Site Plan and Design Review - 1. 325 S. Old Woodward (Adachi Restaurant).

Motion by Mr. Williams
Seconded by Ms. Whipple-Boyce to approve the minutes of the Regular Planning Board Meeting of July 28, 2021 as amended.

Motion carried, 6-0.

VOICE VOTE
Yeas: Williams, Boyle, Koseck, Jeffares, Clein, Whipple-Boyce
Nays: None
Abstain: Share

08-110-21

C. Chair's Comments

Chair Clein welcomed everyone to the meeting and reviewed the meeting's procedures.

08-111-21

D. Review Of The Agenda

DRAFT

08-112-21

E. Public Hearings

1. An Ordinance To Amend Chapter 126, Zoning, Of The Code Of The City Of Birmingham:

To Amend Article 7, Section 7.01, General, To Add General Public Notice Requirements.

And

To Amend Article 7, Section 7.29, Site Plan Review: Hearing On Review; Notice, To Remove Public Notice Requirements.

ACM Ecker presented the item.

Mr. Jeffares re-raised his previous concerns about the signs having enough detail to adequately inform the public.

Chair Clein noted that the content of the signs was an administrative policy separate from the focus of the present ordinance amendment discussion. He recommended Mr. Jeffares reach out to the City Manager to offer input on the content. He agreed that detail was useful as long the signage requirements did not also end up being excessively onerous to applicants.

Motion by Mr. Share
Seconded by Mr. Williams to recommend to the Commission ordinance amendments to Article 7, Sections 7.01 and 7.29 of the Zoning Ordinance as presented.

Motion carried, 6-0.

VOICE VOTE
Yeas: Share, Williams, Boyle, Koseck, Jeffares, Clein, Whipple-Boyce
Nays: None

08-113-21

F. Special Land Use Permit and Final Site Plan and Design Review

1. 260 N. Old Woodward – Outdoor Dining (The Morrie), Request for a Special Land Use Permit Amendment and Final Site Plan and Design Review to consider approval of a new outdoor dining plan for an existing restaurant.

ACM Ecker presented the item.

Kevin Biddison, architect, was present on behalf of the applicant.

DRAFT

In reply to Board comment, Mr. Biddison said the deck could likely be shortened to fit into four parking spaces. He stated that the applicant would work with the City to comply with departmental requirements. He said the applicant would likely be amenable to installing planters or something else per the Engineering Department's comments. He confirmed that he would submit revised plans to the City prior to the Commission's review.

While noting their general support of multi-modal transportation, both Mr. Jeffares and Chair Clein said bicycle racks should not be installed in the parking spaces abutting the deck. Both also commented that the deck should likely be reduced to fit into four parking spaces.

On the proposed patio street view plan Chair Clein noted that 'Willits' should be changed to 'Hamilton'.

Given the Board's ongoing study of the outdoor dining standards, the Board discussed the utility of including a sunset clause in the approval.

ACM Ecker said doing so was within the Board's right, though it had not been frequently done.

Mr. Boyle expressed consternation that the City was not giving applicants better guidance on outdoor dining at this time.

Chair Clein and Mr. Williams noted that short of a moratorium on outdoor dining requests enacted by the Commission, the Board is obligated to evaluate requests under the present ordinances until there is a change.

Chair Clein said it was worth considering whether allowing outdoor dining both against the building and on the street was too much.

In reply to Ms. Whipple-Boyce, ACM Ecker stated that there is nothing in the ordinance preventing a restaurant from having outdoor dining both against the restaurant and on the street.

Motion by Mr. Share
Seconded by Mr. Williams to recommend approval based on a review of the site plans submitted of the Special Land Use Permit Amendment to the City Commission with the following conditions: 1. The applicant must obtain an Outdoor Dining Permit and enter into a contract with the City for the SLUP Amendment; 2. All outdoor activity must cease at the close of business; 3. Comply with the requirements of all departments; and, 4. The Commission consider a sunset date with the possibility of amendment based on a change in ordinance, if it occurs, and on the advice of the City Attorney.

Mr. Koseck and Mr. Jeffares said they were supportive of the motion with the potential for the sunset date.

Motion carried, 7-0.

ROLL CALL VOTE
Yeas: Share, Williams, Boyle, Koseck, Jeffares, Clein, Whipple-Boyce
Nays: None

Motion by Mr. Share
Seconded by Mr. Williams to recommend approval based on a review of the site plans submitted of the Final Site Plan and Design Review to the City Commission with the following conditions: 1. The applicant will be required to reduce the length of the platform to be less than the storefront width to retain two unobstructed on street parking spaces between the platform and the corner to the south; 2. Obtain a favorable recommendation from the Advisory Parking Committee prior to City Commission review; 3. The Commission consider a sunset date with the possibility of amendment based on a change in ordinance, if it occurs, and on the advice of the City Attorney; 4. The applicant complies with the requirements of all departments; and, 5. The applicant submits an updated final site plan showing the reduced deck and clear relation to parking spaces on the site for administrative approval and submission to the Advisory Parking Committee.

Motion carried, 7-0.

VOICE VOTE
Yeas: Share, Williams, Boyle, Koseck, Jeffares, Clein, Whipple-Boyce
Nays: None

08-114-21

G. Study Session

1. Outdoor Dining

CP Cowan presented the item.

Discussion by the Board members noted:
- Keeping diners safe from traffic should be addressed;
- The reasons for seeking a change in the ordinances should be clarified;
- The difference between Class C and bistros should be preserved;
- The difference between wind breaks and walls should be clarified;
- The Board should review tickets issued under the Covid-19 expanded dining and photos of the outdoor dining during the same period;
- It would be most appropriate to design guidelines for a trial period since achieving a permanent solution during a shifting pandemic would be unlikely;
- Definitions should be provided for concepts such as enclosure, structure, roof and wall;
- Given the National Restaurant Association's focus on carryout more than outdoor dining, perhaps the APC or other City body should consider temporary parking zones on certain blocks to better facilitate carryout;
- DPS concerns would be included in the contracts on outdoor dining for restaurants but need not be part of the ordinance considerations;

DRAFT

- The desired relationship between the restrooms available and the number of exterior seats should be considered;
- The current ordinance should be evaluated for what should be changed or updated, and should be considered in terms of whether it should apply for eight months or year-round;
- Input from the restauranteurs and the BSD should be provided to the Board;
- The travel way, impacts on road, and pedestrian way are likely to be more code than ordinance issues;
- The permissions granted for outdoor dining might appropriately vary from zone to zone in the City.

2. Wall Art

CP Cowan presented the item.

It was clarified that:

- Maintenance issues with wall art would be a code issue;
- 'Content' is not something that can be regulated, but 'non-commercial', 'aesthetically appropriate' or 'compatible with the area' could work;
- It would be useful to have a brief statement in Article 7, Section 7.41 about the benefit and value of wall art;
- The intent of the word 'facing' should be made more clear in the proposed amendment to Article 9 - Definitions To Define Wall Art And Determine Permitted Locations For Wall Art;
- Wall art approval would be a standalone process and not subject to site plan approval, though site plan approval would be granted at the Planning Board contingent on the wall art's approval by the appropriate boards; and,
- This ordinance amendment does not intend to allow a new building to create a blank wall in excess of 20 feet with the intent of installing wall art; it intends to allow already-existing blank walls that qualify according to the ordinance amendments to consider installing wall art.

Mr. Share noted that often wall art in other cities is not painted directly on buildings, but on canvas-type features.

Staff said they would make the recommended revisions and return with the item.

08-115-21

H. Miscellaneous Business and Communications

a. Communications

ACM Ecker introduced a pre-application discussion request from the owner for 220 Park.

Chris Longe, architect, and Jeff Hutchinson, owner, were present on behalf of the potential application and walked through the proposal to convert and existing office building into a residential building.

DRAFT

A number of Board members offered supportive comments but also cautioned that the proposal would have to proceed according to the City's current ordinances and not according to presumed future changes to the ordinance.

b. Administrative Approval Correspondence
c. Draft Agenda for next meeting
d. Other Business

Motion by Mr. Williams
Seconded by Ms. Whipple-Boyce to hold a special meeting with a combined study session and land permit hearing on September 9, 2021 at 7:30 p.m in the City Commission Room.

Motion carried, 7-0.

VOICE VOTE
Yeas: Williams, Whipple-Boyce, Share, Boyle, Koseck, Jeffares, Clein
Nays: None

08-116-21

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

08-117-21

J. Adjournment

No further business being evident, the Chair adjourned the meeting at 9:53 p.m.

Jana L. Ecker

Assistant City Manager

DRAFT

City of Birmingham
A Walkable Community

MEMORANDUM

Planning Division

DATE: **August 25th, 2021**

TO: **Planning Board**

FROM: **Nicholas Dupuis, City Planner**

SUBJECT: **525 E. Brown – Birmingham Roast – Design Review**

Zoning: B4 (Business-Residential) & D4 (Downtown Overlay)
Existing Use: Food & Drink Establishment

Introduction

The subject site is located on the north side of Brown St. east of S. Old Woodward. The applicant has submitted a Design Review application for the addition of a freestanding awning over an existing outdoor dining area for an existing food and drink establishment, Birmingham Roast.

The applicant was previously approved in February 2021 for a freestanding awning pursuant to the Temporary Covid-19 Outdoor Dining Standards adopted by the City Commission on May 11th, 2020 and extended on March 8th, 2020. The applicant has submitted this Design Review application seeking permanent approval of the awning.

On July 28th, 2021, the Planning Board postponed consideration of the Design Review application citing a need for more dimensions as well as other necessary information regarding the patio.

Proposal

The applicant is proposing to install a new freestanding awning to offer relief from the elements over an existing 6 table, 24 chair outdoor dining patio on public property. Please see the following table for details on the proposed materials:

Material	Location	Color
Herculite Vinyl Fabric	Awning Cover	Black
Aluminum	Awning Support Structure	Black

As the awning is not attached to the building, the awning structure would be considered a temporary encroachment into the public right of way, and will be subject to the requirements of Article 4, Section 4.74 (D)(4)(d)(ii) which states that:

"Temporary encroachments that are seasonal in nature such as vestibules or storm enclosures may be approved by the Planning Board, Design Review Board and/or Historic District Commission through the site plan and design review process provided that an unobstructed 5' public pedestrian path is provided at all times and that the temporary encroachments are is subject to a rental fee rate as indicated by the Birmingham Schedule for Fees, Charges, Bonds and Insurance."

As indicated by the site plans, the new structure is contained within the existing outdoor ding area, which provides a 5 ft. clear path around the outdoor dining patio. Thus, **the applicant must either maintain or enter into a new rental agreement with the City for the use of the public property.**

Signage

The applicant has submitted specifications for a small sign on the valence of the freestanding awning that reads "Birmingham Roast" in white vinyl lettering. Awning signs are permitted at no more than 0.33 square feet for each linear foot of awning length of the awning upon which the sign will be placed. The proposed awning measures 31 ft. in length, which permits the applicant 10.2 sq. ft. of signage. The sign as proposed measures 4.2 sq. ft. and meets the sign area requirements of the Sign Ordinance. Additionally, the awning valence area may not be more than 9 in. in height. The plans submitted show the valence structure at 10 in. Thus, **the applicant must reduce the awning valence to 9 in., or obtain a variance from the Board of Zoning Appeals.**

Lighting

There are no new light fixtures proposed as a part of the Design Review application submitted.

Planning and Zoning

Because the existing building footprint it proposed to remain, there are no bulk, placement or height requirements that must be addressed as a part of this review.

Departmental Reports

1. Engineering Division – The Engineering Division has not provided any comments at this time. All comments received will be provided to the Planning Board on August 25th, 2021.

2. Department of Public Services – The Department of Public Services has no concerns at this time.

3. Fire Department – Please see the attached Fire Department comments.

4. Police Department – The Police Department has no concerns at this time.

5. Building Division – The Building Division has indicated that their comments reflect those of the Fire Department, and has no additional concerns at this time.

Design Standards

Article 7, Section 7.09 states that the Design Review Board shall review all documents submitted pursuant to this section and shall determine the following:

1. All of the materials required by this section have been submitted for review.
2. All provisions of this Zoning Ordinance have been complied with.
3. The appearance, color, texture and materials being used will preserve property values in the immediate neighborhood and will not adversely affect any property values.
4. The appearance of the building exterior will not detract from the general harmony of and is compatible with other buildings already existing in the immediate neighborhood.
5. The appearance of the building exterior will not be garish or otherwise offensive to the sense of sight.
6. The appearance of the building exterior will tend to minimize or prevent discordant and unsightly properties in the City.
7. The total design, including but not limited to colors and materials of all walls, screens, towers, openings, windows, lighting and signs, as well as treatment to be utilized in concealing any exposed mechanical and electrical equipment, is compatible with the intent of the urban design plan or such future modifications of that plan as may be approved by the City Commission.

Recommendation

Accordingly, the Planning Division recommends that the Planning Board **APPROVE** the Design Review application for 525 E. Brown – Birmingham Roast – with the following conditions:

1. The applicant must either maintain or enter into a new rental agreement with the City for the use of the public property;
2. The applicant must reduce the awning valence to 9 in., or obtain a variance from the Board of Zoning Appeals; and
3. The applicant must comply with the requests of all City Departments.

Sample Motion Language

Motion to **APPROVE** the Design Review application for 525 E. Brown – Birmingham Roast – with the following conditions:

1. The applicant must either maintain or enter into a new rental agreement with the City for the use of the public property;
2. The applicant must reduce the awning valence to 9 in., or obtain a variance from the Board of Zoning Appeals: and
3. The applicant must comply with the requests of all City Departments.

OR

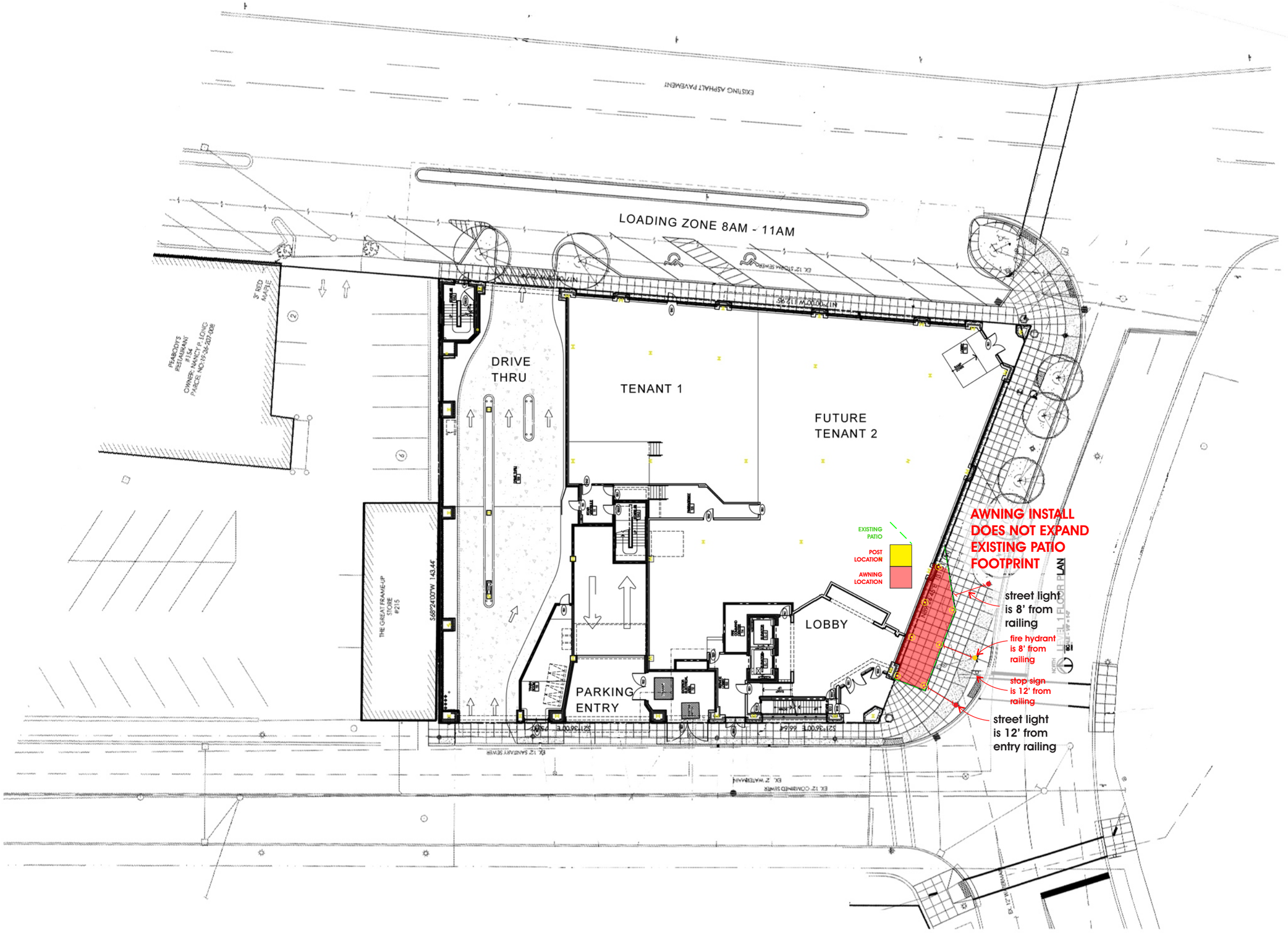
Motion to **POSTPONE** the Design Review application for 525 E. Brown – Birmingham Roast – pending receipt of the following:

1. _____
2. _____
3. _____

OR

Motion to **DENY** the Design Review application for 525 E. Brown – Birmingham Roast – for the following reasons:

1. _____
2. _____
3. _____



2013.12.05

© 2013 Hobbs + Black Architects, Inc.

DESIGN CRITERIA:
THE AWNING SUPPORTS
ARE DESIGNED FOR 115 MPH,
3 SEC. GUST ULTIMATE WIND SPEED
WIND UPLIFT @ 22 PSF & 30 PSF
GROUND SNOW LOADS FOR
EXPOSURE B, RISK CATEGORY II
AS PER 2019 - MBC AND ASCE 7-10

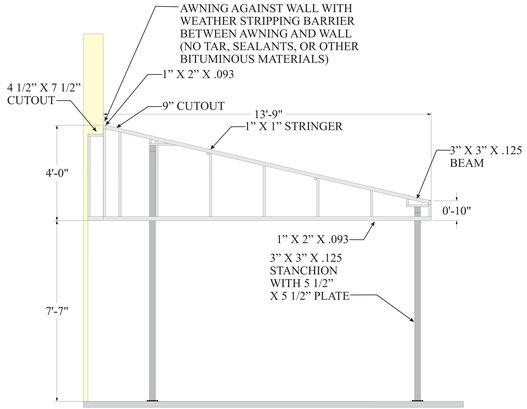
ALL MOUNTING HARDWARE SHALL
BE NON-CORROSIVE

ALL WELDING SHOULD BE
USING E70 ELECTRODES
AS PER AWS D 1.1 & D 1.2

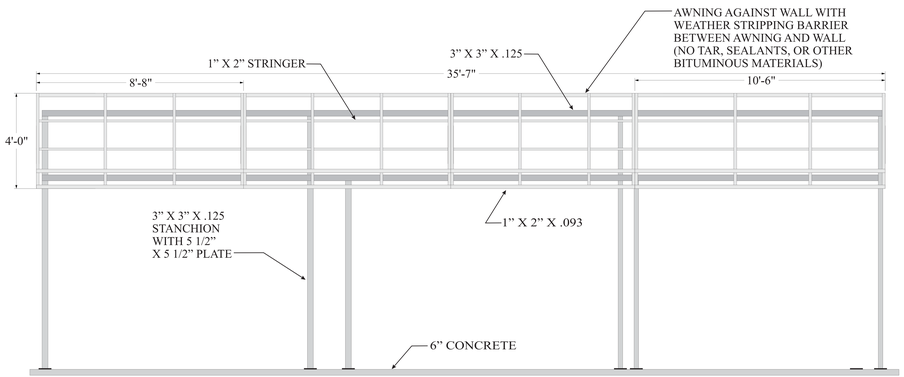
ALL ALUMINUM SECTIONS SHALL
BE 6063-T6 ALLOY

A PROTECTIVE BARRIER SHALL BE
PROVIDED BETWEEN ALL STEEL AND
ALUMINUM TO PREVENT CORROSION

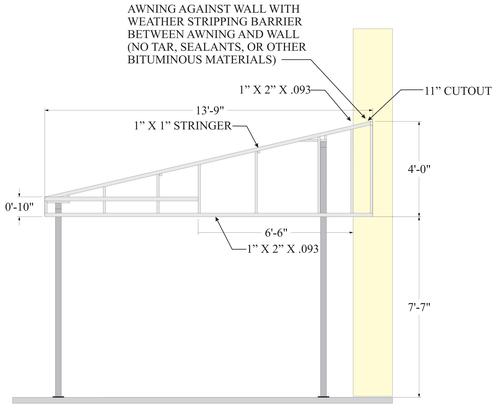
THIS PROJECT SHALL ADHERE TO THE
FOLLOWING CODES:
2015 MICHIGAN BUILDING CODE
2015 INTERNATIONAL FIRE PREVENTION CODE
2009 ANSI ACCESSIBILITY CODE



LEFT ELEVATION

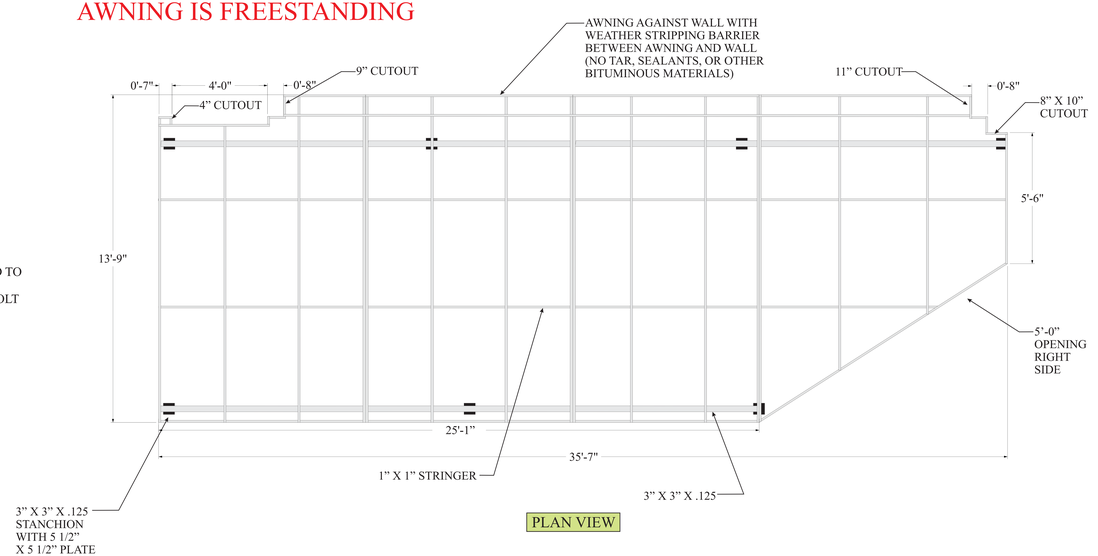


FRONT ELEVATION

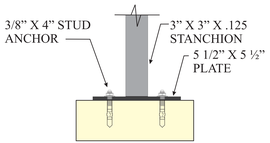


RIGHT ELEVATION

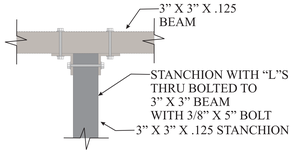
AWNING IS FREESTANDING



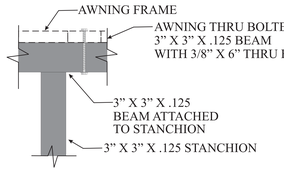
PLAN VIEW



STANCHION TO
CONCRETE ATTACHMENT
DETAIL



STANCHION TO
BEAM ATTACHMENT
DETAIL



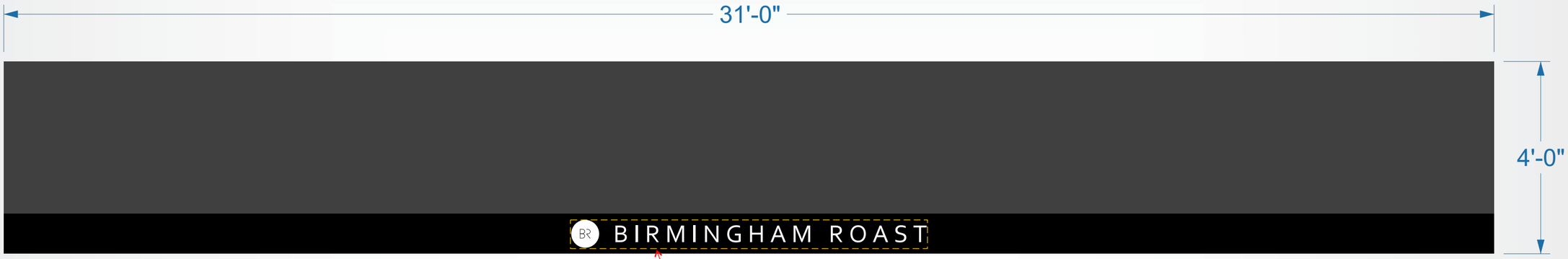
AWNING TO
SUBSTRUCTURE
ATTACHMENT
DETAIL

Marygrove AWNINGS
DALE BACHE
BIRMINGHAM ROAST
525 EAST BROWN STREET
BIRMINGHAM, MI 48009

1/13/21

NOTES:
ALL FRAMING ALUMINUM
1" X 1" X .093 UNLESS NOTED
FRAMES & SUBSTRUCTURE: BLACK
FABRIC: NATURA BLACK NT7745

Peabody
Marygrove
AWNINGS



BIRMINGHAM ROAST

GRAPHICS ARE 7’-4” WIDE BY 0’-7” HIGH WITH A TOTAL OF 4.2’ SQFT

Marygrove® AWNINGS

CITY OF BIRMINGHAM FIRE DEPARTMENT

572 SOUTH ADAMS • BIRMINGHAM, MICHIGAN 48009 • 248.530.1900 FAX 248.530.1950

Birmingham Roast

525 Brown

Plan Submittal – Awning

The following is a list of comments from the Birmingham Fire Department regarding the listed address and project.

1. If approved, this structure shall be fully protected with fire suppression sprinklers supplied from the main building system before occupying.
2. Submit sprinkler plans to the Building Department and AHJ for plan review and approval.
3. Mount a 5lb ABC (3A:40B:C) fire extinguisher inside the structure.
4. Provide flame retardant certificate to the AHJ.
5. Final site inspection required by the Building Department and AHJ prior to C of O.
6. Smoke alarm and carbon monoxide alarm required inside of tent structure.
7. Continuous flow of egress required inside of structure.
8. Supply an annual inspection report to the Fire Prevention Bureau of the structure. This report shall consist of: Maintenance records, anchors and fabric inspections (IFC 2015 Section 3103.7, 3103.7.1).

Please contact my office if you have any questions or concerns.

Sincerely,

Jack D. Pesha

Fire Marshal

Birmingham Fire Department

MATTHEW J. BARTALINO
ASSISTANT CHIEF / OPERATIONS

PAUL A. WELLS
FIRE CHIEF

JACK D. PESHA
FIRE MARSHAL

Mr. Williams suggested the City could notice neighbors when building permits are granted. He said that while it would require a departmental change, it might be worth considering.

David Lubin and Kim Raznik were present on behalf of the project.

The Chair asked the applicant team to commit to better communication with the neighbors. He said the applicant team would be given the contact information for the nearby neighborhood association, church and school to notify them when construction begins.

Motion by Mr. Williams
Seconded by Mr. Jeffares to approve the Final Site Plan and Design Review for 2425 E. Fourteen Mile Road (Clover Hill Cemetery) with the following condition: 1. The applicant must submit specifications sheets on the proposed rooftop unit to determine if additional screening will be necessary.

Motion carried, 7-0.

VOICE VOTE
Yeas: Williams, Jeffares, Clein, Ramin, Whipple-Boyce, Boyle, Koseck
Nays: None

07-104-21

G. Design Review

1. **525 E. Brown (Birmingham Roast),** Request for Design Review for changes to existing outdoor dining area.

CP Dupuis presented the item. He noted that the proposal would be located on public property. He stated that he was emailed revised design plans showing the awning structure with no sides after the agenda packet was sent out.

Jesse Dhillon, owner, was present on behalf of the project.

PD Ecker told Mr. Williams that the proposal would not go to the Commission since there would be no alcohol service and thus no SLUP required. The owner would enter into a license agreement with the City via the Clerk's Office through the outdoor dining licensing process.

Mr. Koseck and Chair Clein noted the plans were missing dimensions as well as other necessary information, and said consequently the Board did not presently have enough information to complete the requested review.

Mr. Boyle reiterated his previous comment that this review should be postponed until the Board has a better sense of its likely outdoor dining standards recommendations.

Mr. Koseck agreed with Mr. Boyle.

APPROVED

Mr. Jeffares noted the Board had the unusual opportunity to see this structure since it was up during the temporary outdoor dining allowances that occurred because of Covid-19. He said that these plans were simple enough that they could be moved forward without conflict with the future outdoor dining standard discussions. He also disagreed with Engineering's comments, saying the structure would be unlikely to be in a driver's vision in the intersection.

Chair Clein said that while he needed to see more complete plans, he did not think this and other applicants should be asked to wait on outdoor dining reviews until the Board has made its updated outdoor dining ordinance recommendations.

Mr. Dhillon stated that any future plans would be submitted with sufficient information.

Motion by Mr. Williams
Seconded by Mr. Boyle to postpone consideration of 525 E. Brown (Birmingham Roast) to August 25, 2021.

Ms. Whipple-Boyce echoed Mr. Boyle's comments. She said the Board would be unlikely to know its outdoor dining ordinance recommendations by the proposed postponement date. She noted that the applicant could avail itself of umbrellas and other shade options in the interim, and expressed concern that approving one project would invite others prior to the Board being sure of the standards it would be applying.

Chair Clein said that while he agreed with Ms. Whipple-Boyce and Mr. Boyle in theory, the City has a current ordinance and cannot require applicants to wait a number of months until the ordinances are updated.

Mr. Williams concurred with Chair Clein, noting that the applicants applying now would be operating under the existing ordinance.

Mr. Jeffares reiterated his contention that this proposal was relatively straightforward and reviewing and approving it would not conflict with the ongoing outdoor dining standard discussions. He said the only two questions this proposal might raise would be how long the structure could stay up and whether it could in some way be heated.

Motion carried, 5-2.

ROLL CALL VOTE
Yeas: Williams, Boyle, Koseck, Clein, Ramin
Nays: Jeffares, Whipple-Boyce

07-105-21

H. Preliminary Site Plan Review

APPROVED

City of Birmingham
A Walkable Community

Design Review Application
Planning Division

Form will not be processed until it is completely filled out

1. Applicant
Name: Birmingham Roast
Address: 525 E. Brown St.
Birmingham, MI 48009
Phone Number: 248-530-4314
Email address: info@birminghamroast.com

2. Property Owner
Name: Harvey Weiss
Address: 32820 Woodward Avenue, suite 200
Royal Oak, MI 48073
Phone Number: 248-549-3600
Email address: hweiss@simonaweiss.com

3. Project Contact Person
Name: Jesse Dhillon
Address: 2633 Invitational Dr.
Oakland, MI 48363
Phone Number: 248-342-5876
Email address: jdhillon@ljhaircuts.com

4. Project Designer/Developer
Name: Marygrove Awnings
Address: 12700 Merriman Rd.
Livonia, MI 48150
Phone Number: 734-338-7258
Email address: rfatahee@marygrove.com

5. Required Attachments

I. Two (2) paper copies and one (1) digital copy of all project plans including:
   i. A detailed and scaled Site Plan depicting accurately and in detail the proposed construction, alteration or repair;
   ii. Colored elevation drawings for each building elevation;
   iii. A Landscape Plan (if applicable);
   iv. A Photometric Plan (if applicable);

II. Specification sheets for all proposed materials, light fixtures and mechanical equipment;

III. Samples of all proposed materials;

IV. Photographs of existing conditions on the site including all structures, parking areas, landscaping and adjacent structures;

V. Current aerial photographs of the site and surrounding properties;

VI. Warranty Deed, or Consent of Property Owner if applicant is not the owner;

VII. Any other data requested by the Planning Board, Planning Department, or other City Departments.

6. Project Information
Address/Location of the property: 525 E. Brown St. Birmingham, MI 48009
Name of development: Belmont Building
Sidwell #:
Current Use: Outdoor dining
Proposed Use:
Area of Site in Acres:
Current zoning: Outdoor dining w awning

	Yes	No
Is the property located in a floodplain? ----------	☐	☑
Is the property within a Historic District? --------	☐	☑
→ If so, which?		
Will the project require a variance? ----------	☐	☑
→ If so, how many?		
Has the project been reviewed by another board?	☐	☑
→ If so, which?		

7. Details of the Proposed Development (attach separate sheet if necessary)

8. Required and Proposed Parking

Required number of parking spaces: N/A
Proposed number of parking spaces: N/A
Location of parking on site: N/A
Location of parking off site: N/A
Shared parking agreement? N/A
Size of surface parking lot: N/A

Number of underground parking levels: _____
Typical size of parking spaces: _____
Typical width of maneuvering lanes: _____
Number of handicap spaces: _____
Screenwall material: _____
Height of screenwall: _____

9. Landscaping

Location of landscape areas: Sidewalk railing

Proposed landscape material: _____

N/A

10. Streetscape

Sidewalk width: _____
Number of benches: _____
Number of planters: _____

Number of existing street trees: _____
Number of proposed street trees: _____
Number of waste receptacles: _____

11. Loading

Required number of loading spaces: _____
Proposed number of loading spaces: N/A
Location of loading spaces on site: _____

Typical size of loading spaces: _____
Screenwall material: _____
Height of screenwall: _____

12. Exterior Waste Receptacles

Required number of waste receptacles: 1
Proposed number of waste receptacles: 1
Location of waste receptacles: Open entry

Size of waste receptacles: _____
Screenwall material: _____
Height of screenwall: _____

13. Mechanical Equipment

Utilities and Transformers:

Number of ground mounted transformers: N/A
Location of all utilities & easements: _____

Size of transformers (L•W•H): _____
Screenwall material: _____
Height of screenwall: _____

Ground Mounted Mechanical Equipment:

Number of ground mounted units: N/A
Location of all ground mounted units: _____

Size of ground mounted units (L•W•H): _____
Screenwall material: _____
Height of screenwall: _____

Rooftop Mechanical Equipment:

Number of rooftop units: _____
Type of rooftop units: N/A
Location of all rooftop units: _____
Size of rooftop units (L•W•H): _____

Location of screenwall: _____
Screenwall material: _____
Height of screenwall: _____
Distance from rooftop units to all screenwalls: _____

14. Building & Site Lighting

Number of light fixtures on building: _____
Light level at each property line: _____
Type of light fixtures on building: N/A
Location of light fixtures on building: _____

Number of light fixtures on site: _____
Type of light fixtures on site: _____
Height from grade: _____
Location of light fixtures on site: _____

The undersigned states the above information is true and correct, and understands that it is the responsibility of the applicant to advise the Planning Division and / or Building Division of any additional changes made to an approved site plan. The undersigned further states that they have reviewed the procedures and guidelines for Site Plan Review in Birmingham, and have complied with the same. The undersigned will be in attendance at the Planning Board meeting when this application will be discussed.

By providing your e-mail to the City, you agree to receive news notifications from the City. If you do not wish to receive these messages, you may unsubscribe at any time.

Signature of Owner: _____ Date: 7/15/2021

Print name: _____

Signature of Applicant: _____ Date: 7/8/21

Print Name: Jesse Dhillon

Signature of Architect: _____ Date: _____

Print Name: _____

Office Use Only

Application #: _____ Date Received: _____ Fee: _____

Date of Approval: _____ Date of Denial: _____ Accepted By: _____

City of Birmingham
A Walkable Community

Notice Sign Rental Application

Community Development

1. Applicant

Name: Birmingham Roast
Address: 525 E. Brown St.
Birmingham, MI 48009
Phone Number: 248-530-4314
Fax Number: n/a
Email address: info@birminghamroast.com

2. Property Owner

Name: Harvey Weiss
Address: 32820 Woodward Avenue, Suite 200
Royal Oak, MI 48073
Phone Number: 248-549-3600
Fax Number:
Email address: hweiss@samuelweiss.com

3. Project Information

Address/Location of Property: 525 E. Brown St.
Name of Development: Belmont Building
Area in Acres: .1 acres

Name of Historic District, if any:
Current Use: Outdoor Dining
Current Zoning: Outdoor dining

4. Date of Board/Commission Review

City Commission:
Planning Board:
Historic District Commission:
Design Review Board:

Board of Zoning Appeals:
Board of Building Trades Appeals:
Housing Board of Appeals:
Other:

The undersigned states the above information is true and correct, and understands that it is the responsibility of the applicant to post the Notice Sign(s) at least 15 days prior to the date on which the project will be reviewed by the appropriate board or commission, and to ensure that the Notice Sign(s) remains posted during the entire 15 day mandatory posting period. The undersigned further agrees to pay a rental fee and security deposit for the Notice Sign(s), and to remove all such signs on the day immediately following the date of the hearing at which the project was reviewed. The security deposit will be refunded when the Notice Sign(s) are returned undamaged to the Community Development Department. Failure to return the Notice Sign(s) and/or damage to the Notice Sign(s) will result in forfeiture of the security deposit.

Signature of Applicant: _____ **Date:** 7/8/21

Office Use Only

Application#: _____ Date Received: _____ Fee: _____

Date of Approval: _____ Date of Denial: _____ Reviewed By: _____

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April 2017

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TYPICAL PROPERTIES REPORT

PROPERTY		TEST METHOD	TYPICAL TEST RESULTS	
PHYSICAL PROPERTIES English	Metric		English	Metric
Weight, oz. per sq. yd.	g/m^2	ASTM D3776 Method C	18 oz. +/- 10%	610 g +/- 10%
Adhesion. (lbs./2 in.)	N/50 mm	ASTM D751 (Free Peel)	Cannot Separate	
Breaking Strength (lbs./in.)	N/25 mm	ASTM D5034	W 250 F 185	W 1112 F 823
Tear Strength (lbs.)	N	ASTM D2261/1	W 80 F 55	W 356 F 245
Hydrostatic Burst (PSI)	kPa	ASTM D751	370	2551
Waterproof			Yes	
Flame Resistance		ASTM 6413	Pass Meets Calif. State Fire Marshal	

Width: 60 inches
Roll Size: 50 Yards

The information contained in this report is believed to be reliable. It is offered in good faith and intended for use as a general guide. Herculite makes no guarantee of results and assumes no obligation or liability whatsoever in connection with the possible use of this information. This report, including any statements concerning the possible use of our products, is not a license to operate under, or intended to suggest infringement of any existing patents.

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FAX: (717) 764-5211
www.herculite.com customercare@herculite.com

City of Birmingham
A Walkable Community

MEMORANDUM

Engineering Dept.

DATE: **August 19, 2021**

TO: **Planning Board**

FROM: **James Surhigh, Consulting City Engineer**
Scott Zielinski, Assistant City Engineer

SUBJECT: **Phase 3 South Old Woodward Design Concept Presentation**

The City is currently working on plans for the design and reconstruction of Phase 3 of the Old Woodward project. MKSK was the lead concept designer for the previous two phases of the project (2018 for N. Old Woodward, and 2020 for Maple Road) and will be the lead designer for Phase 3 as well.

Design concepts were presented to the MMTB on June 3, July 8, and August 5, 2021. The design team also presented the initial concepts to the Advisory Parking Committee on June 16, 2021. A public information "open house" was held on August 3, 2021, and information has been presented to the central business district community at several BSD events. Considering the feedback obtained from the MMTB, APC and the public, along with continued conceptual design development, refinement of the concept plan has been a continual process.

The City's Traffic Consultant, Fleis & Vandenbrink, has performed analysis of recently collected traffic counts for both vehicle movements and pedestrian crossings. Police Department has provided recent meter usage data that has been evaluated by the design team. A survey was posted on Engage Birmingham to poll respondents on their experiences with Phase 1 and 2 of the project on Old Woodward and Maple.

Please see the attached presentation prepared by MKSK to review current conceptual design, representing refinements made to date, as well as preliminary results from the surveys presented to the business district and to the public through Engage Birmingham.

SUGGESTED ACTION:

No action required at this time; presentation intended to be an update on the progress of the project conceptual design, and to solicit feedback from Planning Board members.

SOUTH OLD WOODWARD AVE DESIGN

PUBLIC OPEN HOUSE INFORMATIONAL PRESENTATION

AUGUST 3, 2021

City of Birmingham
A Walkable Community

MKSK

FLEIS&VANDENBRINK
DESIGN. BUILD. OPERATE.

NF ENGINEERS

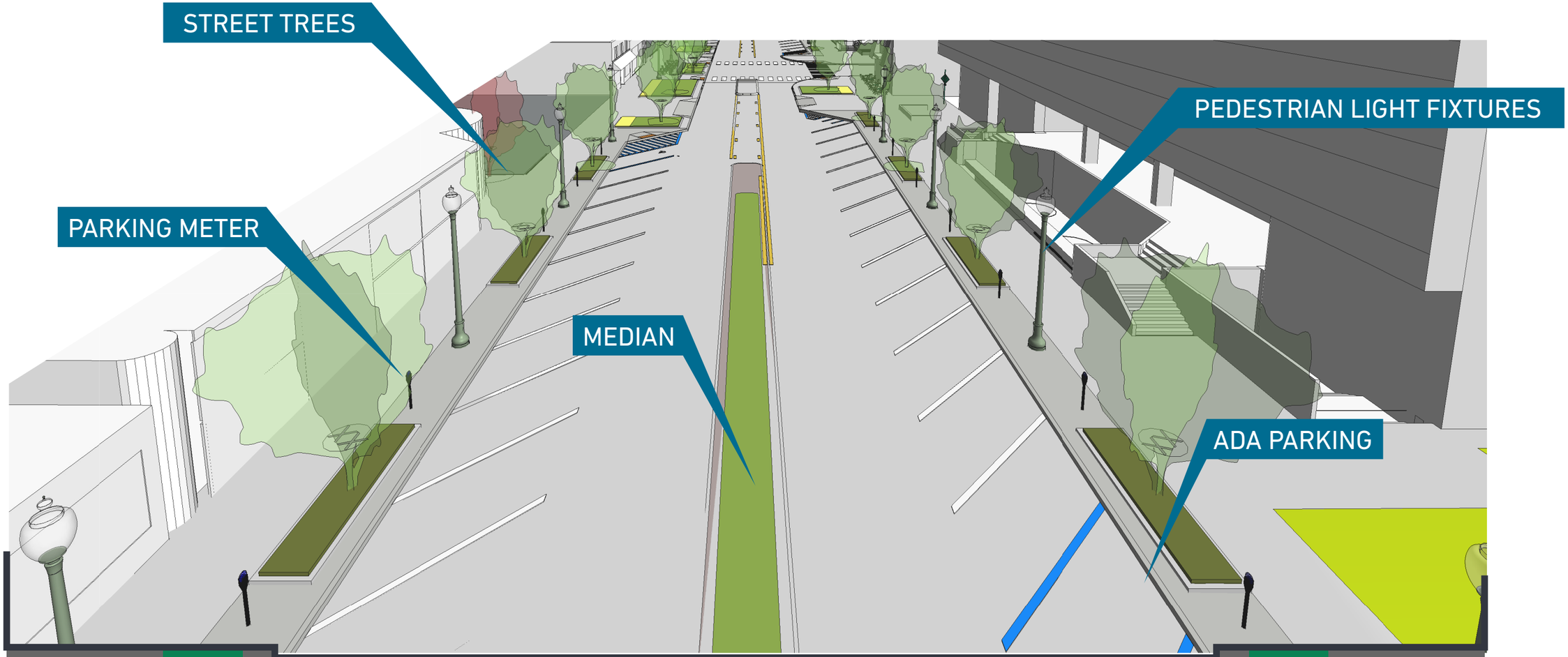
PROJECT PHASING

City of Birmingham A Walkable Community · MKSK · NF ENGINEERS · FLEIS&VANDENBRINK DESIGN. BUILD. OPERATE.

PROJECT GOALS

- Improve walkability and safety
- Add greenspace, seating areas, dining
- Reduce conflicts: parking across intersections, into crosswalks
- Provide parking, especially where most needed
- Reduce vehicle speeds
- Remove or relocate driveways
- Ease convenience for bus stops
- Provide parking for scooters and bicycles
- Consider electric vehicle parking, new mobility

TYPICAL STREET SECTION - NORTH OF HAYNES



PROPOSED

+/- 10'	5'	2'	15.5'	13'	9'	13'	15.5'	2'	5'	+/- 10'
WALKWAY	AMENITY ZONE	CURB	ANGLED PARKING	TRAVEL LANE	MEDIAN	TRAVEL LANE	ANGLED PARKING	CURB	AMENITY ZONE	WALKWAY

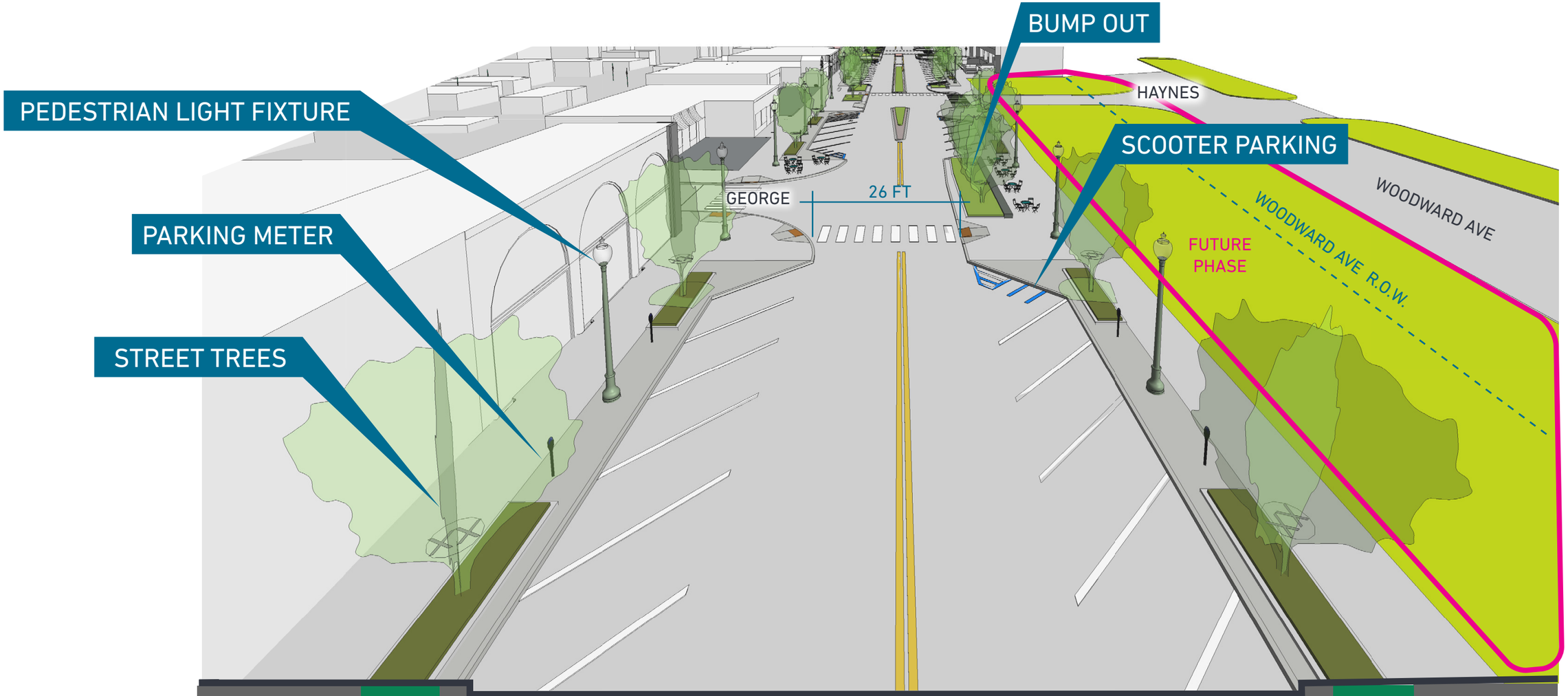
EXISTING

+/- 10'	15.5'	19'	19'	15.5'	+/- 10'
WALKWAY	ANGLED PARKING	TRAVEL LANE	TRAVEL LANE	ANGLED PARKING	WALKWAY

N

City of Birmingham · MKSK · NF ENGINEERS · FLEIS&VANDENBRINK

TYPICAL STREET SECTION - SOUTH OF HAYNES



PROPOSED

+/- 10'	5' AMENITY ZONE	2' CURB	15.5'	13'	13'	15.5'	2' CURB	5' AMENITY ZONE	+/- 8'
WALKWAY			ANGLED PARKING	TRAVEL LANE	TRAVEL LANE	ANGLED PARKING			WALKWAY

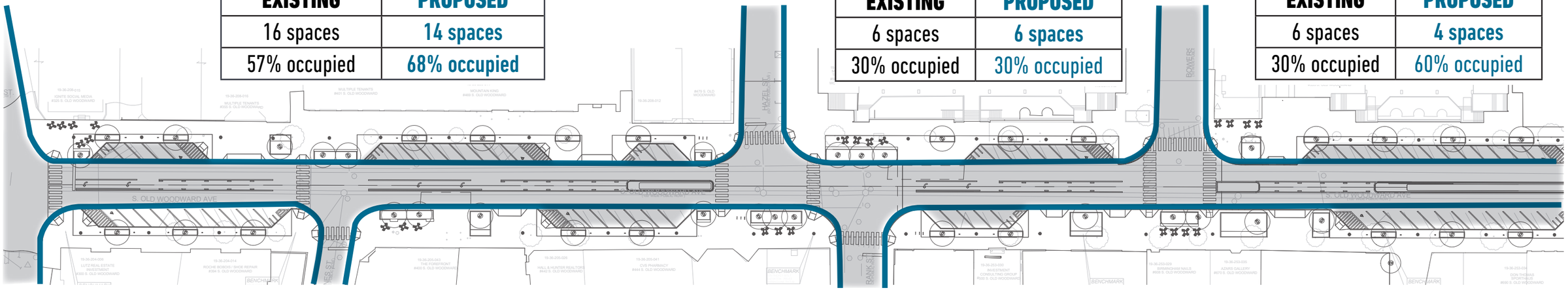
EXISTING

+/- 10'	15.5'	19'	19'	15.5'	+/- 10'
WALKWAY	ANGLED PARKING	TRAVEL LANE	TRAVEL LANE	ANGLED PARKING	WALKWAY

N

City of Birmingham A Walkable Community · MKSK · NF ENGINEERS · FLEIS&VANDENBRINK DESIGN. BUILD. OPERATE.

STREET PARKING SUMMARY



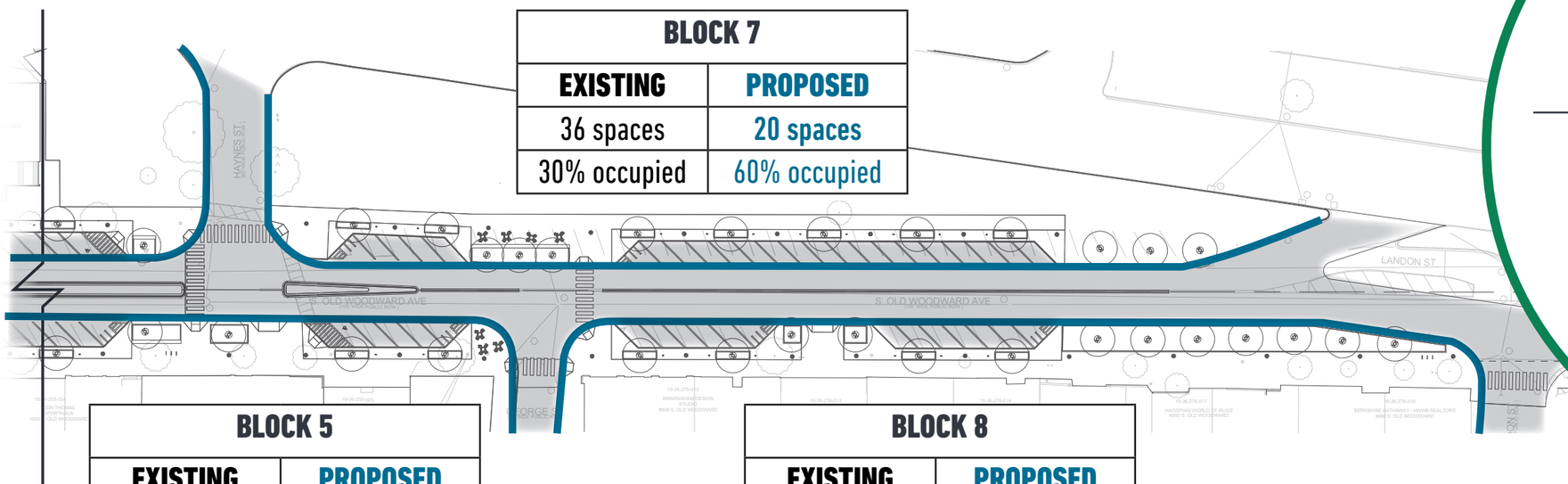
BLOCK 2	
EXISTING	**PROPOSED**
16 spaces	14 spaces
57% occupied	68% occupied

BLOCK 4	
EXISTING	**PROPOSED**
6 spaces	6 spaces
30% occupied	30% occupied

BLOCK 6	
EXISTING	**PROPOSED**
6 spaces	4 spaces
30% occupied	60% occupied

BLOCK 1	
EXISTING	**PROPOSED**
6 spaces	4 spaces
30% occupied	60% occupied

BLOCK 3	
EXISTING	**PROPOSED**
6 spaces	4 spaces
30% occupied	60% occupied



BLOCK 7	
EXISTING	**PROPOSED**
36 spaces	20 spaces
30% occupied	60% occupied

BLOCK 5	
EXISTING	**PROPOSED**
6 spaces	4 spaces
30% occupied	60% occupied

BLOCK 8	
EXISTING	**PROPOSED**
22 spaces	11 spaces
10% occupied	60% occupied

EXISTING SPACES: 154

PROPOSED SPACES: 98

EXISTING UTILIZATION:
36%*

PROPOSED UTILIZATION:
57%*

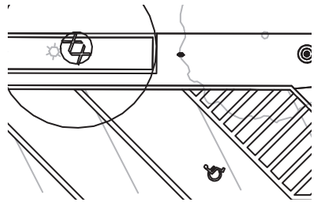
City of Birmingham — A Walkable Community · MKSK · NF ENGINEERS · FLEIS & VANDENBRINK

BENEFITS OF CHANGES IN PARKING

EXISTING SPACES: 154
EXISTING UTILIZATION: 36%*

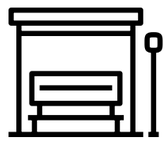
PROPOSED SPACES: 98
PROPOSED UTILIZATION: 57%*

**Optimum utilization is 85%*

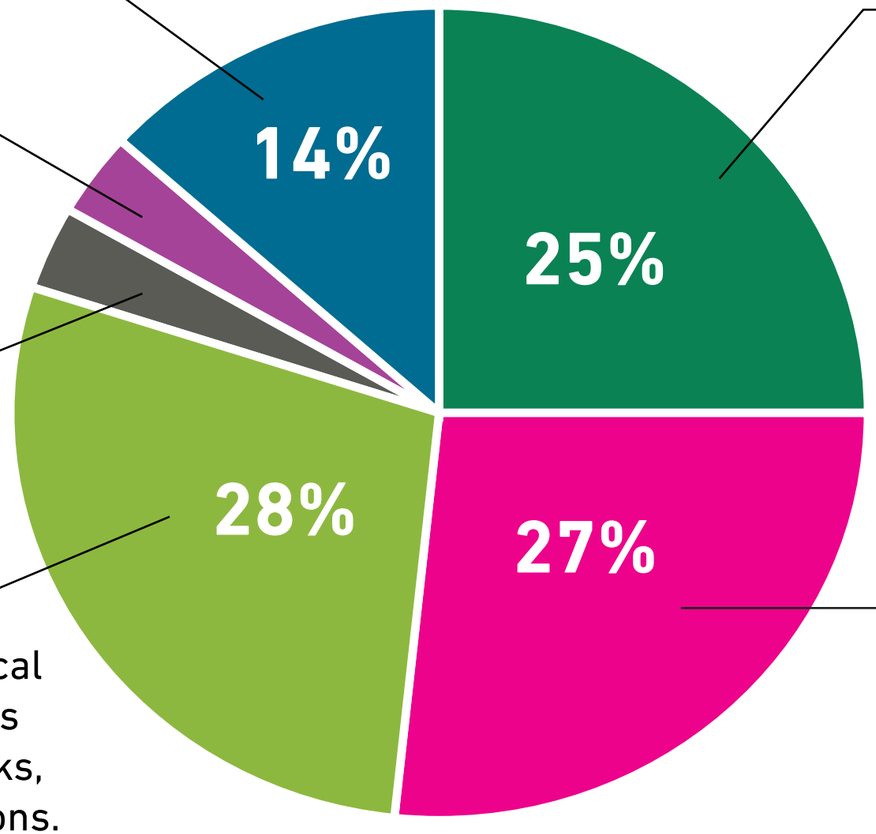


ADA SPACES

VALET FOR RESTORATION HARDWARE

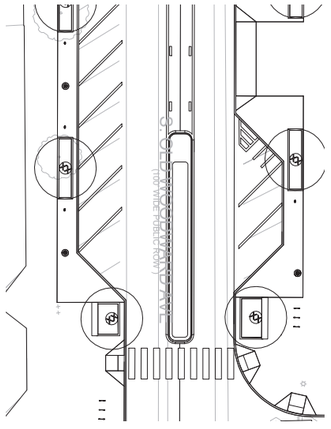


BUS STOP AT BOWERS



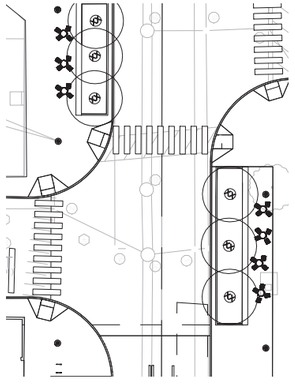
PROPOSED CROSSWALKS

Crosswalks proposed are necessary based on pedestrian counts and safety.



BUMP-OUTS

Assure sight and physical distance for pedestrians at driveways, crosswalks, parking, and intersections. Slows down vehicles because they create a narrowed visual corridor.

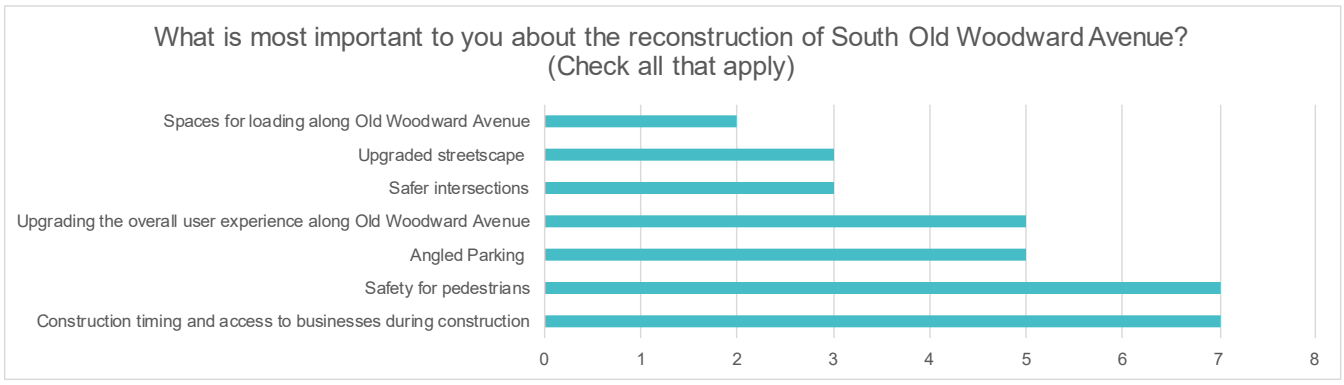


ANGLED PARKING MOVEMENT

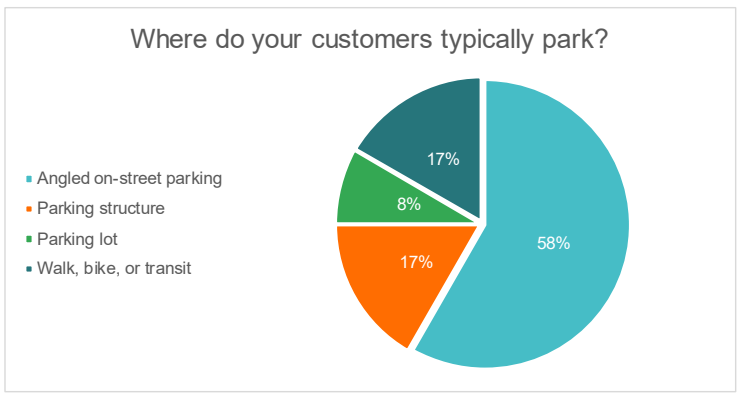
Angled parking which backs into an intersection or crosswalk is dangerous.

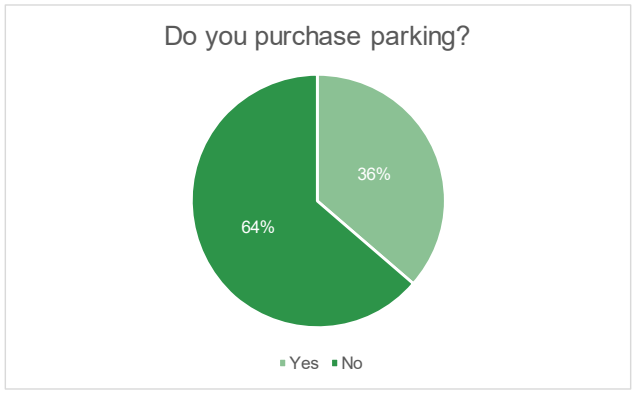
BUSINESS OWNER SURVEY RESPONSES	Source: Survey,32 respondents,Updated July 19, 2021

What is most important to you about the reconstruction of South Old Woodward Avenue? (Check all that apply)	Number of responses:
Construction timing and access to businesses during construction	7
Safety for pedestrians	7
Angled Parking	5
Upgrading the overall user experience along Old Woodward Avenue	5
Safer intersections	3
Upgraded streetscape	3
Spaces for loading along Old Woodward Avenue	2



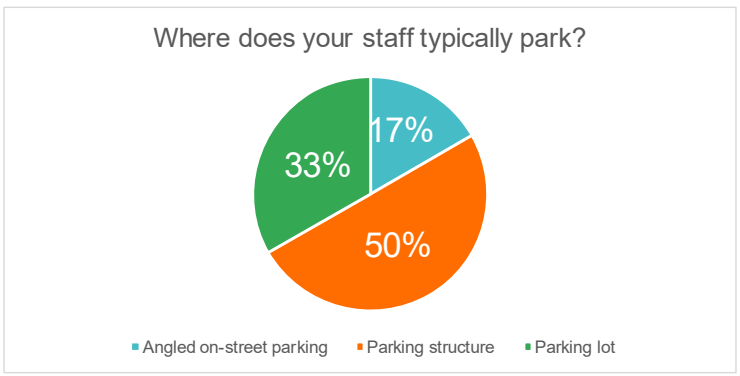
Where do your customers typically park?	Number of responses:
Angled on-street parking	7
Parking structure	2
Parking lot	1
Walk, bike, or transit	2





Do you purchase parking?	Number of responses:
Yes	4
No	7

Where does your staff typically park?	Number of responses:
Angled on-street parking	2
Parking structure	6
Parking lot	4



Do you have any other comments or suggestions about the South Old Woodward Avenue reconstruction project?
- Depending on the Master Plan approval the termination of Old Woodward at Lincoln may may not be there, possibly replaced by a new town square (Haynes Square). - A much bigger sidewalk in front of Bham Pub to slow turns and increase good outdoor dining in this part of town. -Some sort of sculpture or signage to indicate that you are entering the BSD. - Possibly a sign with where available parking is most abundant
Hopefully, when the South Old Woodward Avenue construction is completed the street will not have the issues of Maple Road. i.e Maple is too narrow and the sidewalks are too wide.
Main concern is parking for my customers.I am on lower level of the 555. They will not walk from the nearest structure off of Brown. It is too far. My building charges $1.75 for half hour in the structure. They will not pay that either. I need to have a way for them to park and walk a short distance in. They will take the summer off if it is a hassle. After being shut down last year for 6 months this could be detrimental to my business.

Business:	Address:
Birmingham Pub	555 S Old Woodward Ave, Birmingham, MI 48009
Found Objects	168 S Old Woodward Ave, Birmingham, MI 48009
Hagopian World of Rugs	850 S Old Woodward Ave, Birmingham, MI 48009
Studio M Pilates	555 S Old Woodward Ave Ste 26L, Birmingham, MI 48009
THE JEFFARES GROUP - Max Broock, Birmingham	275 S Old Woodward Ave, Birmingham, MI 48009
UnTied On Woodward	223 S Old Woodward Ave, Birmingham, MI 48009
Urban Wick Candle Bar	172 N Old Woodward Ave, Birmingham, MI 48009
Non-South Old Woodward Businesses:	**Address:**
Gazelle Sports	99 W Maple Rd, Birmingham, MI 48009
Teacups & Toys, a Pet Boutique	271 E Merrill St, Birmingham, MI 48009
TENDER	271 W Maple Rd, Birmingham, MI 48009
Tri Phase Construction	300 E Maple Rd, Birmingham, MI 48009

ENGAGE BIRMINGHAM

Provide Feedback on Past Projects

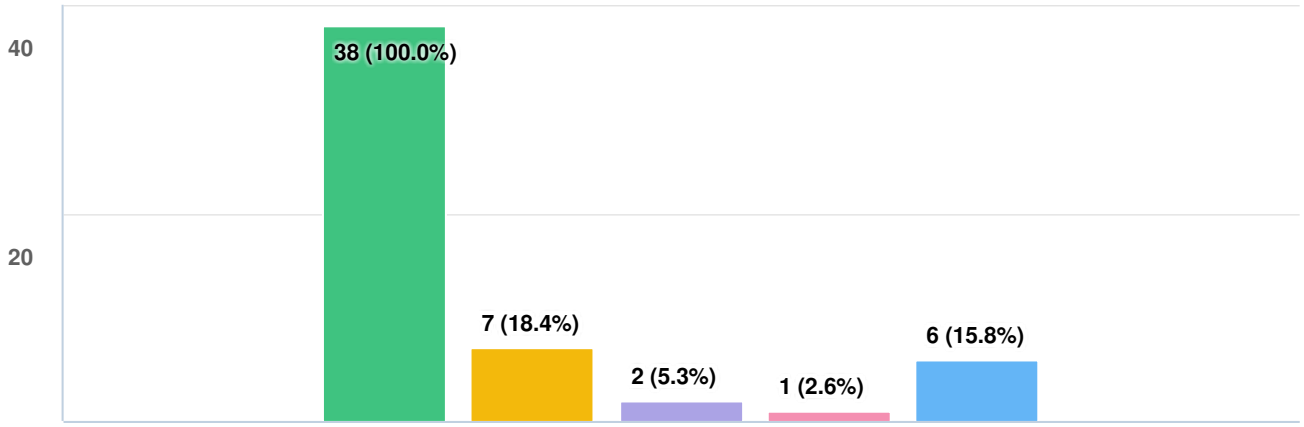
SURVEY RESPONSE REPORT
29 April 2021 - 29 July 2021

PROJECT NAME:
Old Woodward Reconstruction

BANG THE TABLE engagementHQ

REGISTRATION QUESTIONS

Q1 What best describes you? (check all that apply)

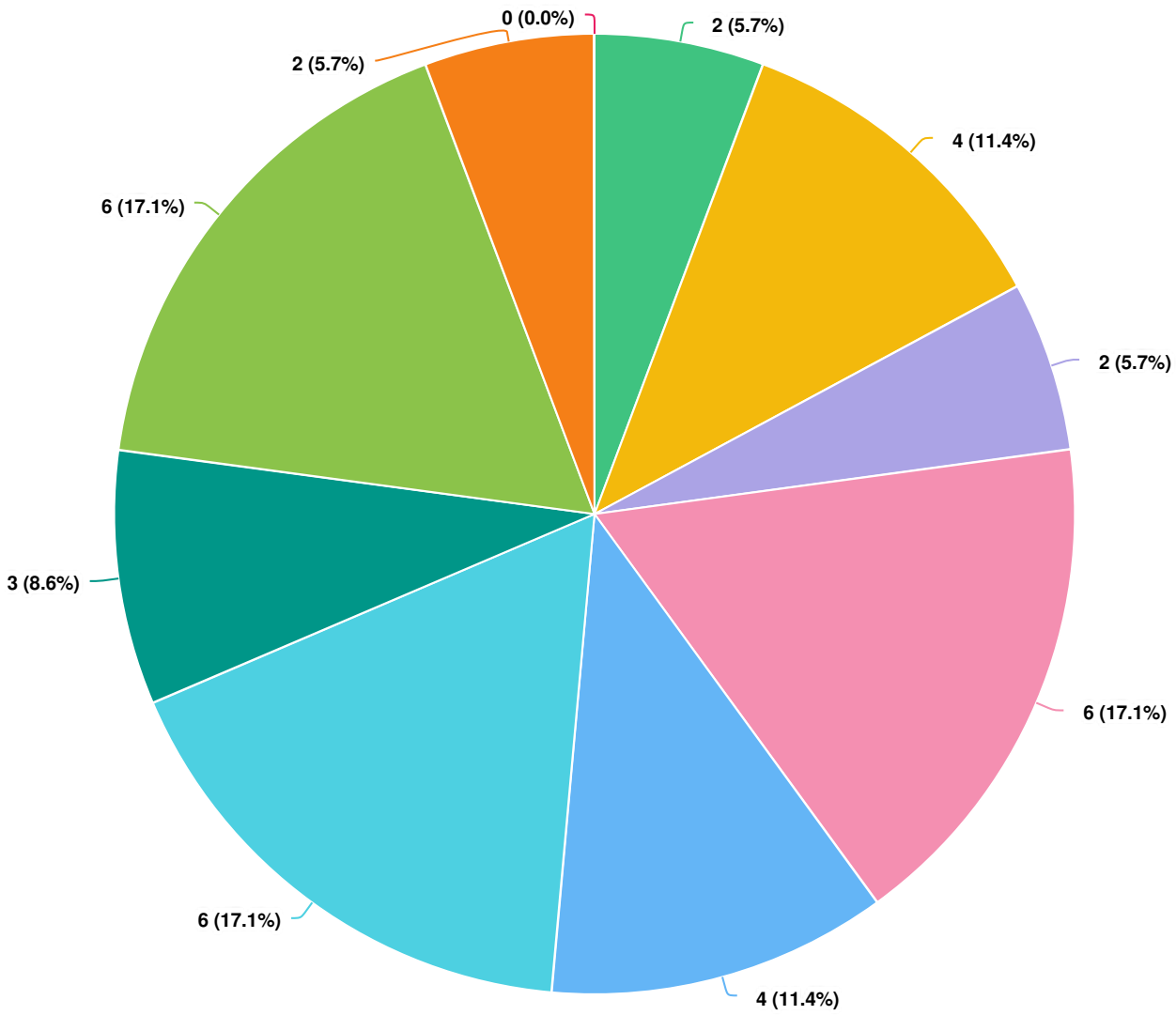


Question options

- I live in Birmingham.
- I work in Birmingham.
- I own a business in Birmingham.
- I am a student in Birmingham.
- I am a frequent visitor to Birmingham.

Mandatory Question (38 response(s))
Question type: Checkbox Question

Q2 Which section of Birmingham do you live in?

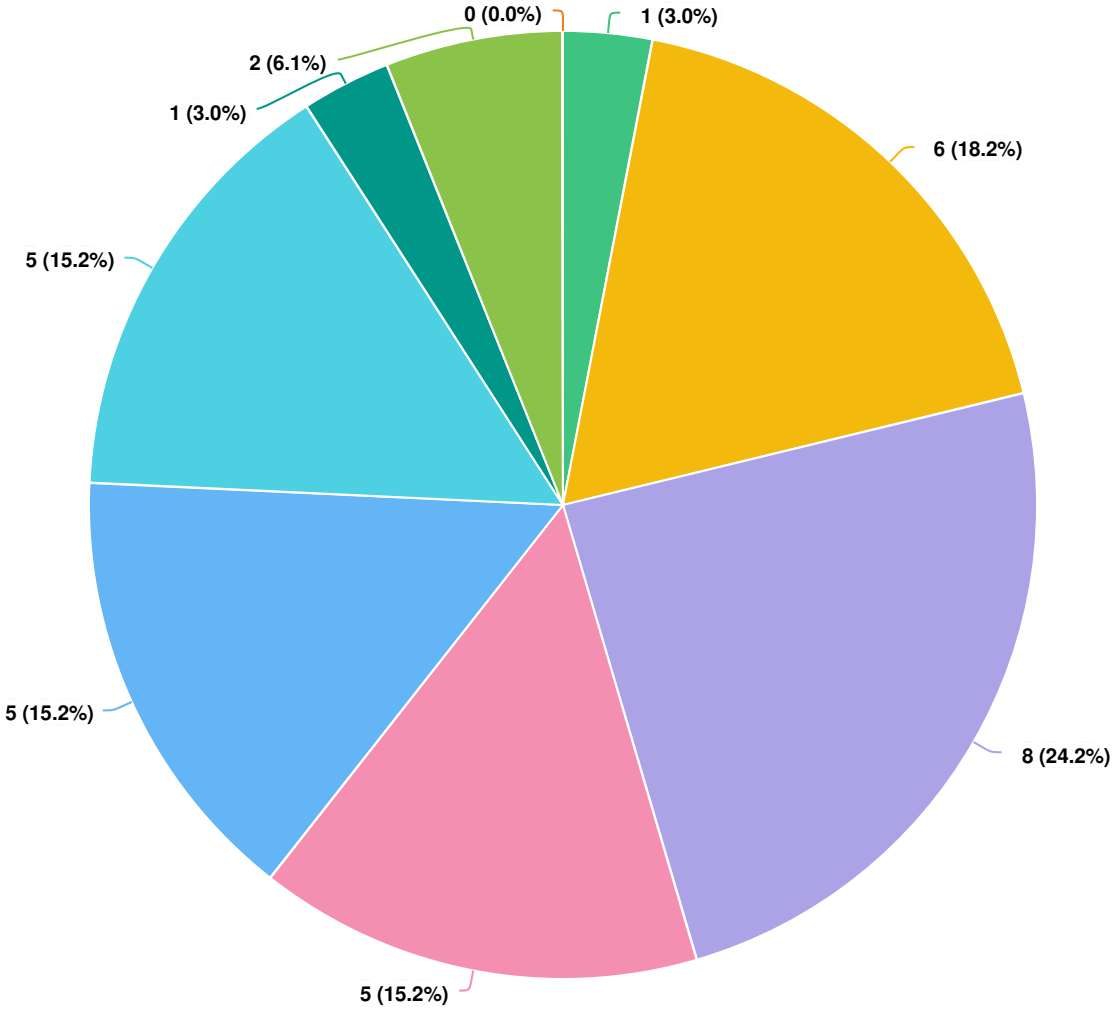


Question options

1 2 3 4 5 6 7 8 9 N/A

Optional question (35 response(s), 3 skipped)
Question type: Dropdown Question

Q3 In which decade were you born?



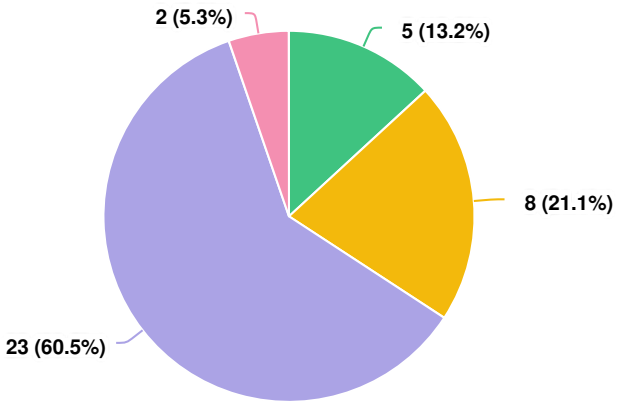
Question options

1931-1940 1941-1950 1951-1960 1961-1970 1971-1980 1981-1990 1991-2000
After 2000 Before 1931

Optional question (33 response(s), 5 skipped)
Question type: Dropdown Question

SURVEY QUESTIONS

Q1 How have you primarily experienced the improvements on Old Woodward and Maple?

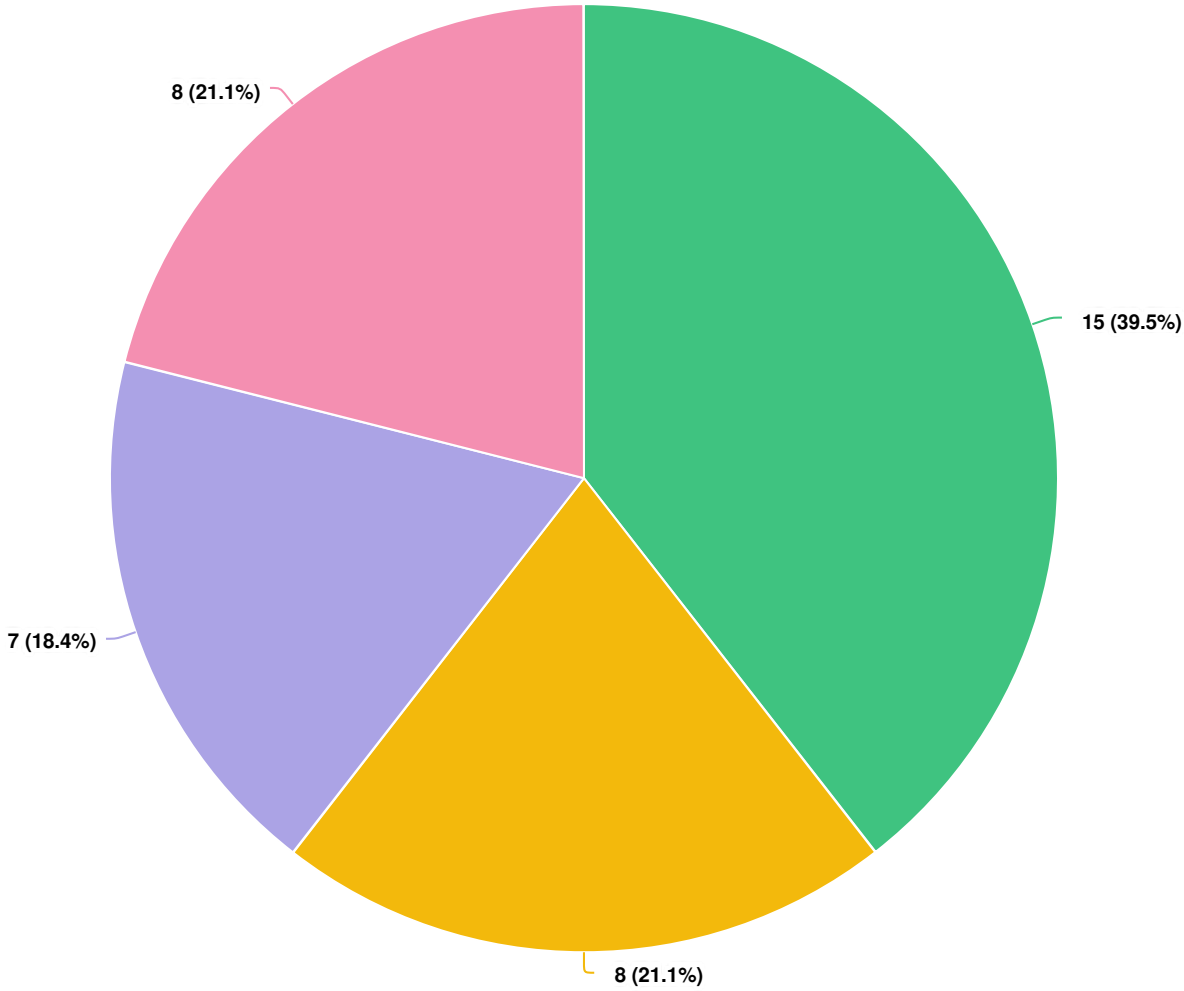


Question options

As a pedestrian | As a driver | Equally as a pedestrian and driver | Other (please specify)

Optional question (38 response(s), 0 skipped)
Question type: Radio Button Question

Q2 How do you rate your satisfaction with the reconstruction projects of Maple and Old Woodward (north and south of Maple)?

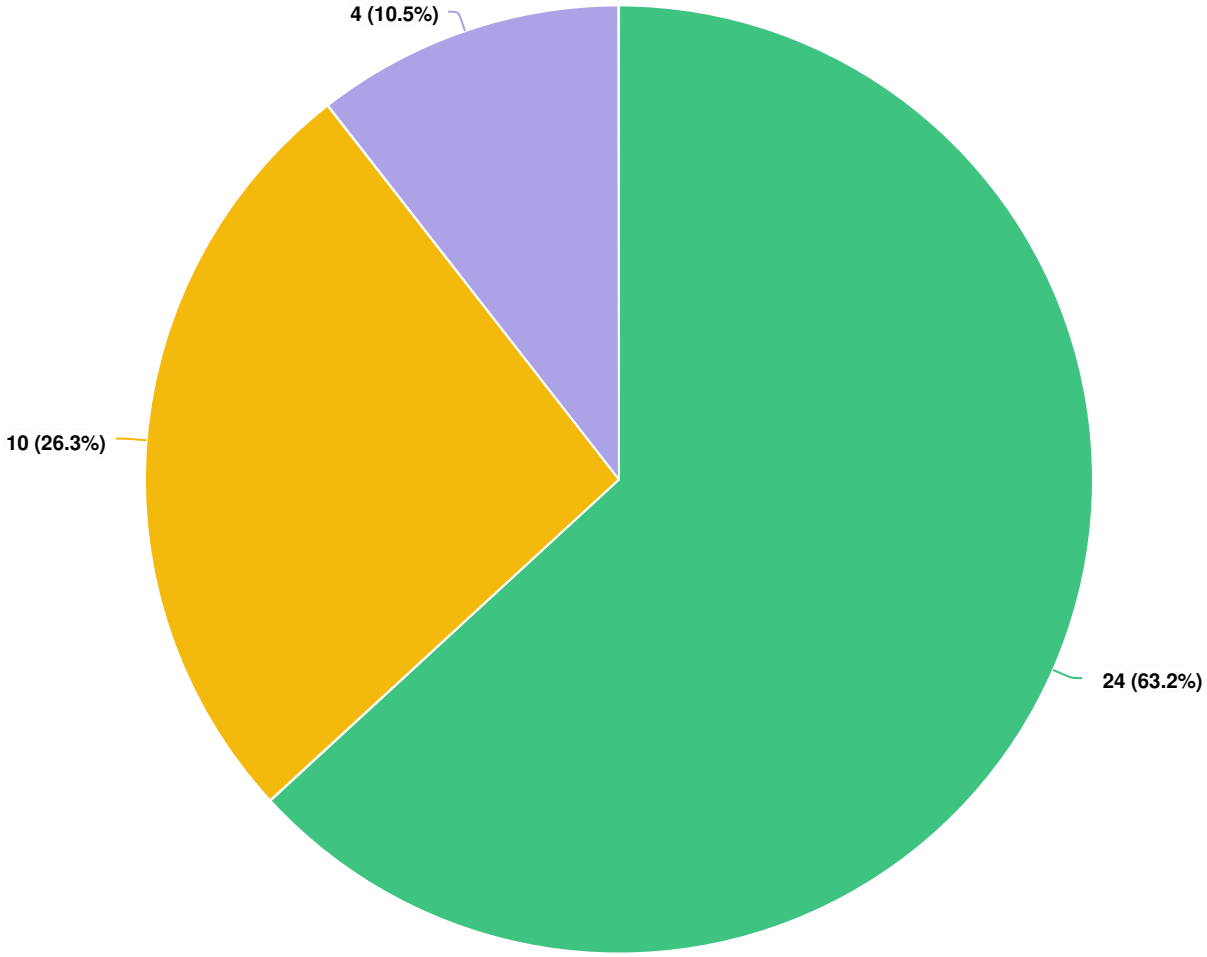


Question options

- Well done!
- Great improvement but it took too long to complete.
- The improvement was not worth the effort.
- Other (please specify)

Optional question (38 response(s), 0 skipped)
Question type: Radio Button Question

Q3 Do you feel that you were well informed about the project's progress?

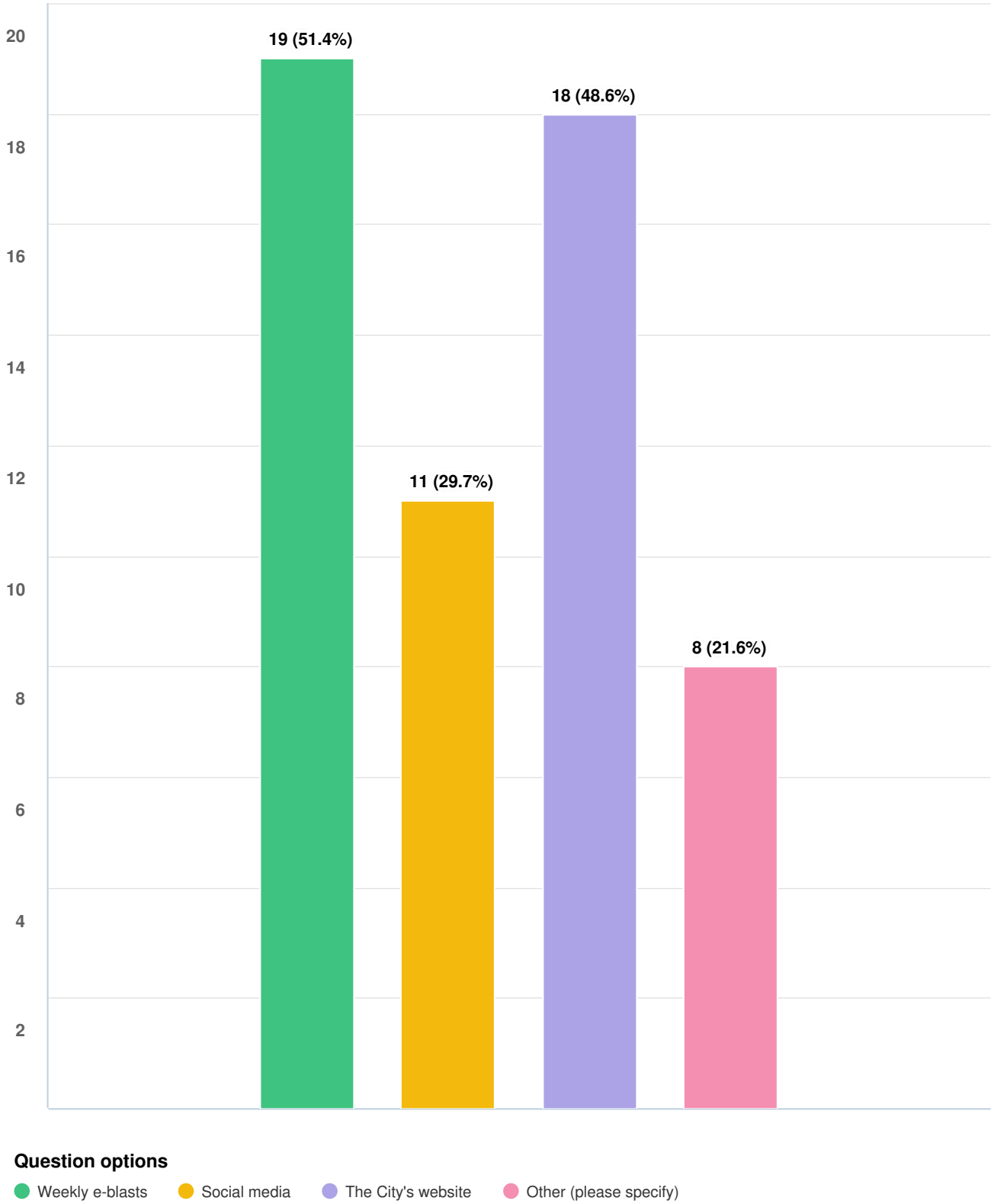


Question options

Yes Fairly well No

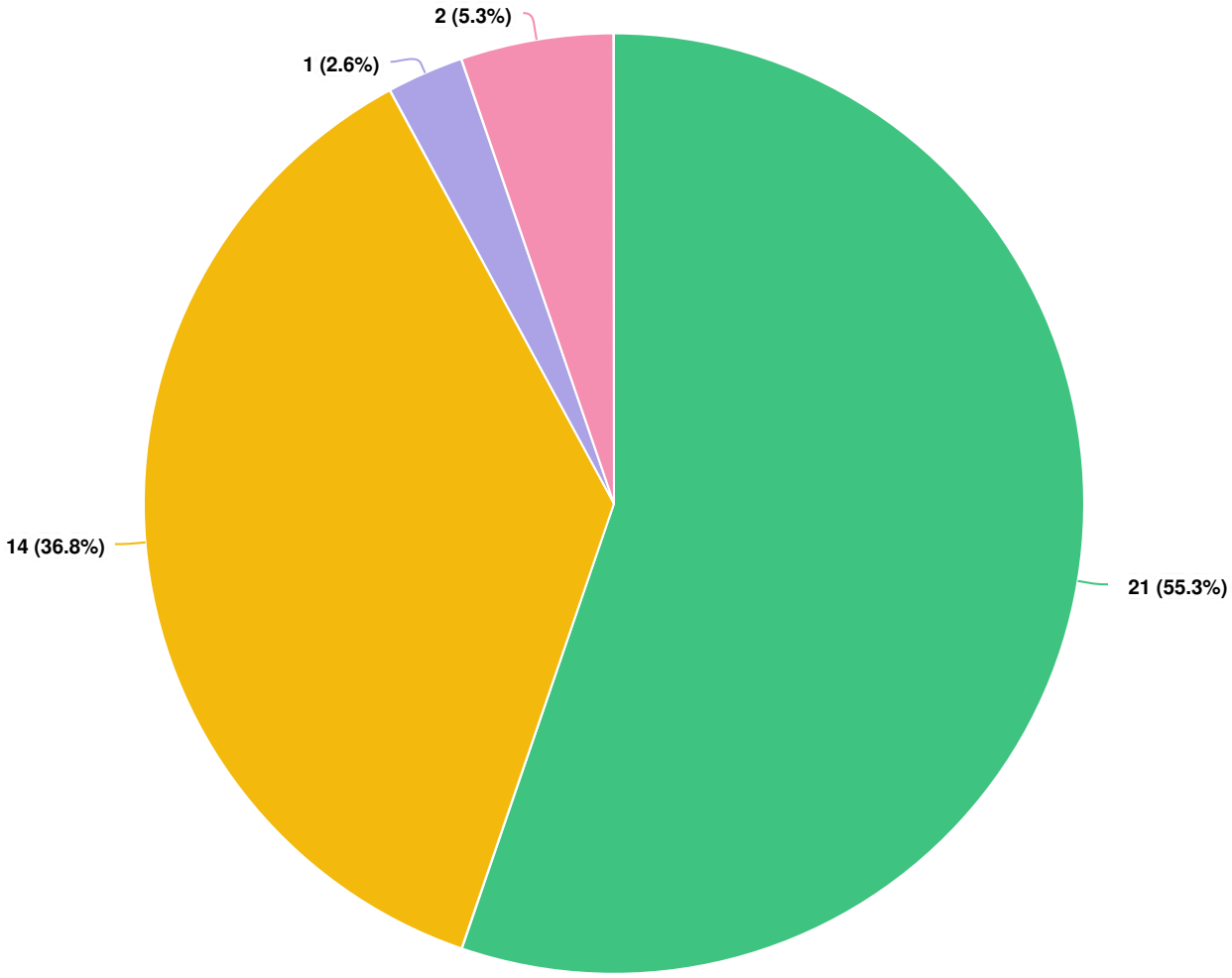
Optional question (38 response(s), 0 skipped)
Question type: Radio Button Question

Q4 How did you receive information from the City during the Maple and Old Woodward projects?



Optional question (37 response(s), 1 skipped)
Question type: Checkbox Question

Q5 The Maple and Old Woodward projects featured widened sidewalks. What has been your experience with the widened sidewalks?

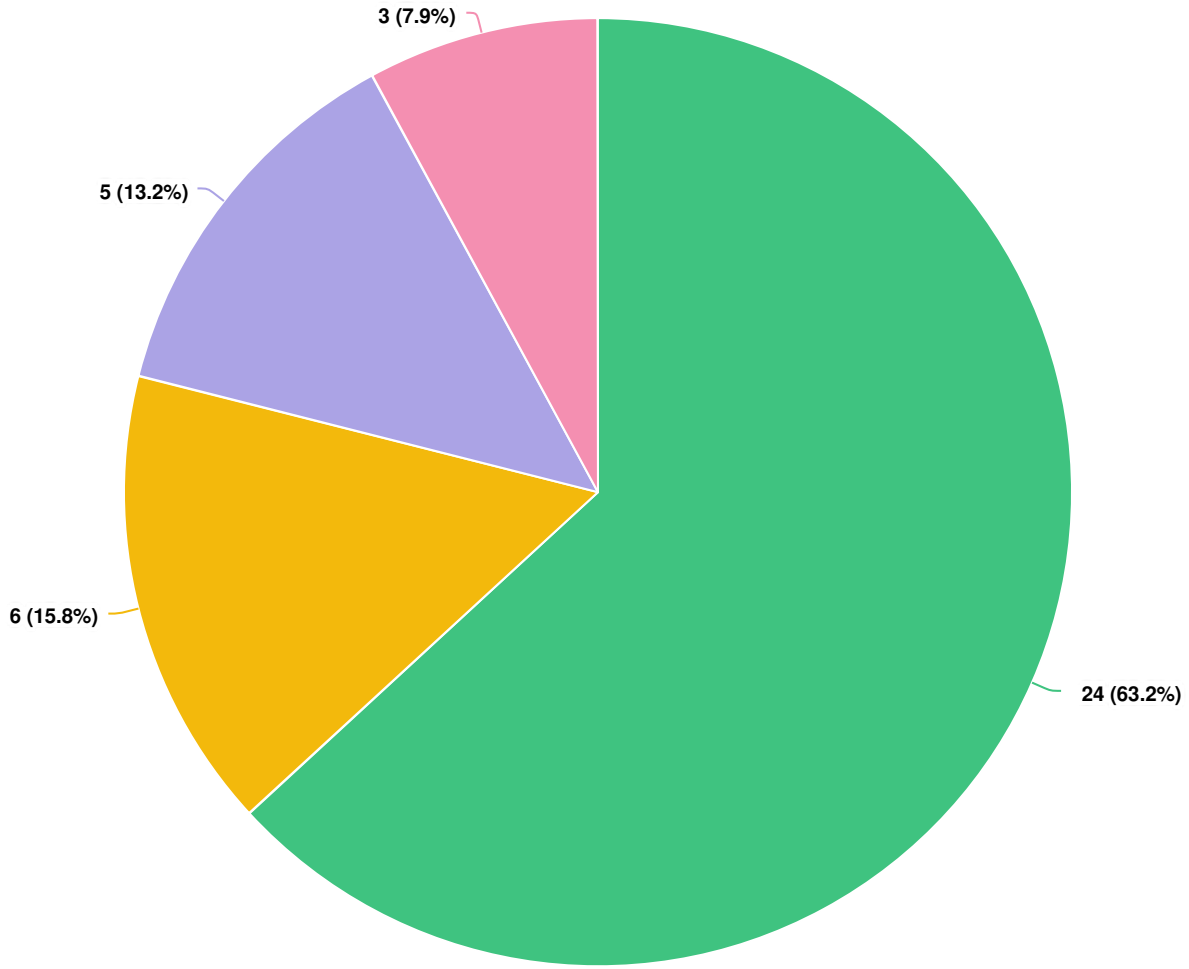


Question options

- I like the widened sidewalks and feel they have increased the streets' walkability.
- I have not noticed a difference while using the sidewalks on Maple Road and Old Woodward.
- I do not care for the widened sidewalks.
- Other (please specify)

Optional question (38 response(s), 0 skipped)
Question type: Radio Button Question

Q6 The Maple and Old Woodward projects featured bumpouts at each intersection to improve crosswalks for pedestrians. What has been your experience with the bumpouts?

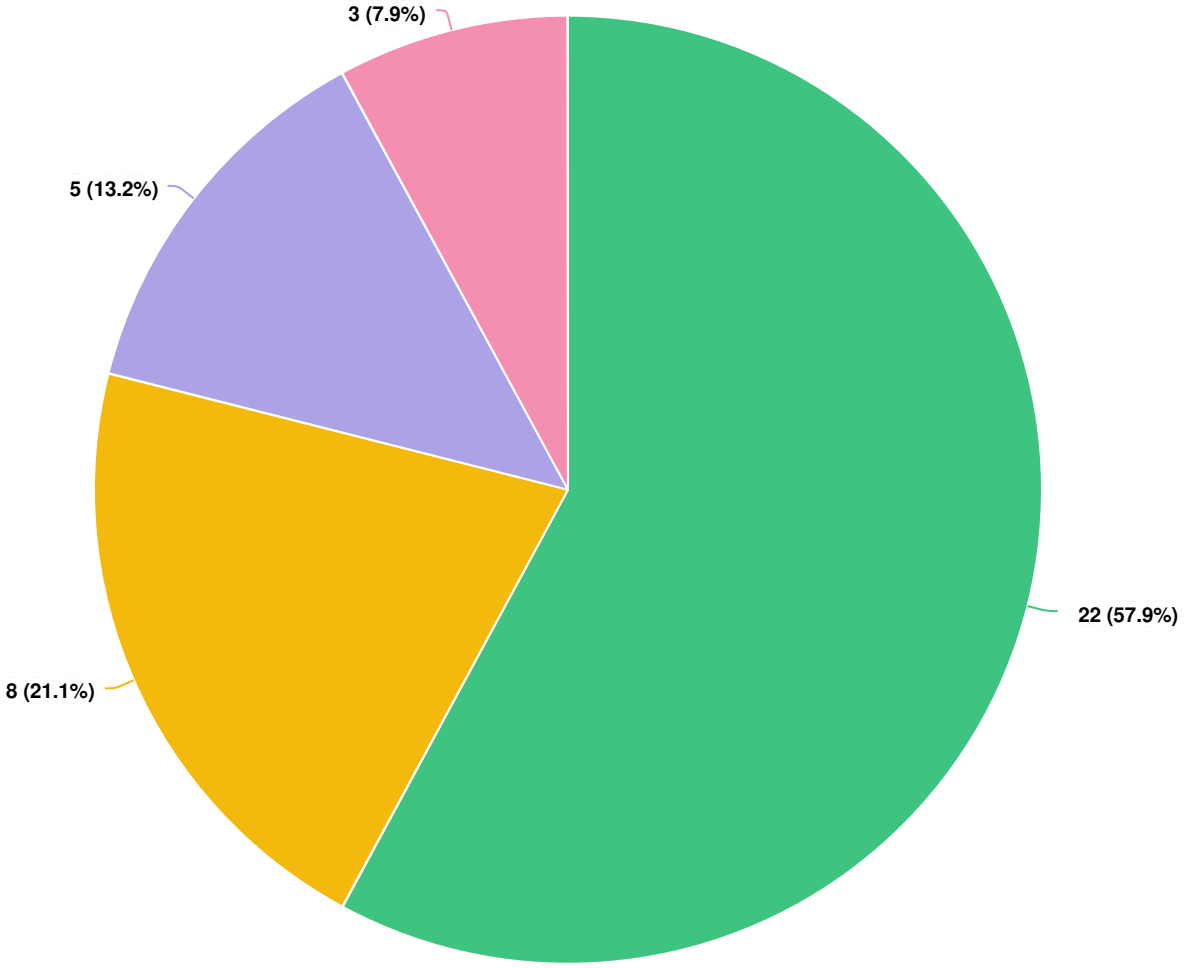


Question options

- I like the bumpouts and feel that they have improved pedestrian safety at the crosswalks.
- I have not noticed a difference while using the crosswalks.
- I do not care for the bumpouts.
- Other (please specify)

Optional question (38 response(s), 0 skipped)
Question type: Radio Button Question

Q7 The Maple and Old Woodward projects featured mid-block crosswalks. What has been your experience using a mid-block crosswalk?

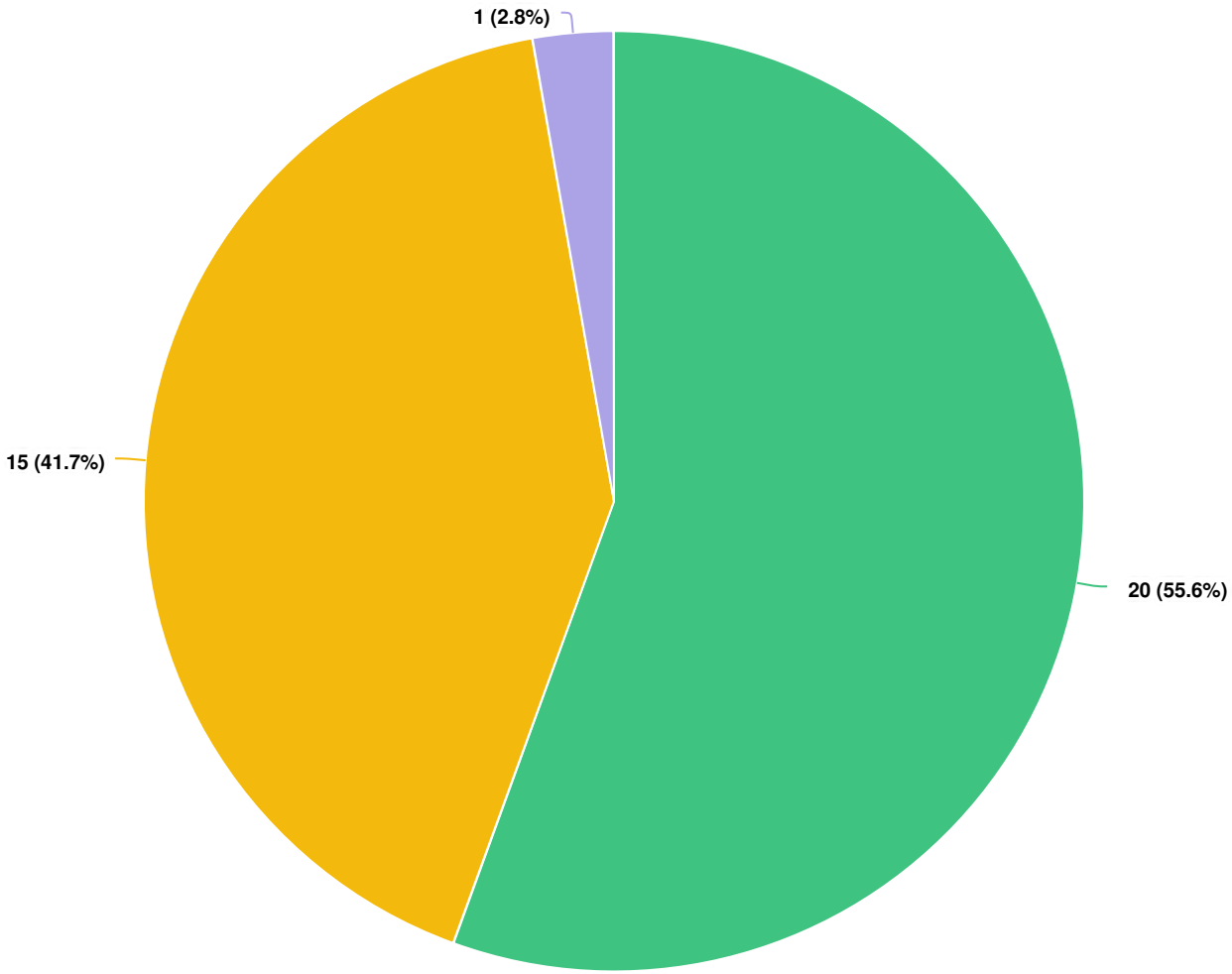


Question options

- I have used a mid-block crosswalk and feel it has improved my experience as a pedestrian.
- I have used a mid-block crosswalk and do NOT feel that it has improved my experience as a pedestrian.
- I have not used a mid-block crosswalk.
- Other (please specify)

Optional question (38 response(s), 0 skipped)
Question type: Radio Button Question

Q8 **Design enhancements from the Maple and Old Woodward projects include exposed aggregate concrete, granite bench seating areas, new street lights, new landscaping, and cell phone charging stations. What is your opinion about the look and feel of Mapl...**



Question options

- I love it! The previous projects were great improvements.
- I like some of the enhancements but not all.
- I do not like the previous designs enhancements.

Optional question (36 response(s), 2 skipped)
Question type: Radio Button Question

Q9 What do you like about the design?

Screen Name Redacted
7/06/2021 11:12 AM

I think the larger sidewalks are a good idea. With that said, I feel that neighborhood restaurants should be able to keep their outside areas intact. The pandemic is still not over and these businesses are still not out of danger. The city should be doing what it can to promote the use of restaurants and still keep people safe. Many people prefer eating outside in a covered shelter. I think the city officials including Tom Markus need to wake up. Give these businesses a change to come back. Also, I'm not sure how useful these outdoor charging stations are.

	Seems like they weren't needed. I have never had a parking problem in Birmingham. I go to Birmingham regularly either as a pedestrian or a driver. If a street space isn't available, I use one of the parking structures. The only thing I will say about the structures is that I think people should have the option of paying for a space with cash. Not everyone wants to use a credit card. I also believe that Birmingham has not put enough emphasis on bicycle lanes. When I am riding my bicycle I feel like I'm in the way on the sidewalk and the street. Bicycle lanes should definitely be under consideration as part of any future improvement to city streets.
Screen Name Redacted 7/06/2021 11:51 AM	The mid-block crosswalks and wider sidewalks add a level of safety for my family that I am very pleased with.
Screen Name Redacted 7/06/2021 01:58 PM	The design not only improved walkability, but enhanced the appearance of the downtown.
Screen Name Redacted 7/08/2021 04:27 AM	I like the inclusion of green spaces and the care of them.
Screen Name Redacted 7/09/2021 05:34 AM	Both the aesthetically and functionally improved for pedestrians but my experience has been no difference for how people drive in town.
Screen Name Redacted 7/12/2021 05:05 AM	VISUALLY APPEALING. CONTEMPORARY DESIGN - IT LOOKED DATED BEFORE. THE CITY PUTS INTO PRACTICE WHAT IT PREACHES - A WALKABLE COMMUNITY MADE MORE SO BY THESE DESIGN IMPROVEMENT. ALSO, THE UNSEEN. OUT OF SIGHT INFRASTRUCTURE UPGRADES WILL PREVENT FUTURE DISRUPTIONS - BURST

	PIPES, WATER MAINS, ETC.
Screen Name Redacted 7/13/2021 12:43 PM	The median planting strips are a great visual enhancement. I also believe that they have calmed the traffic.
Screen Name Redacted 7/13/2021 02:32 PM	The flowers and trees.
Screen Name Redacted 7/21/2021 03:31 PM	Love it how vehicle traffic slowed down!, love the design
Screen Name Redacted 7/22/2021 07:12 AM	Could have used more interesting and/or artistic benches

Optional question (10 response(s), 28 skipped)
Question type: Essay Question

Q10 What elements of the design could be improved in the next phase?

Screen Name Redacted 7/06/2021 11:04 AM	Remove the cars
Screen Name Redacted 7/06/2021 01:57 PM	Wider streets for cars.
Screen Name Redacted 7/13/2021 03:11 PM	eliminate bump-outs, mid block crossings, anything concrete above ground. Concrete is hostile material to my sense of place.
Screen Name Redacted 7/13/2021 04:32 PM	Make the low-level planter smaller
Screen Name Redacted 7/13/2021 07:33 PM	Do not do construction during summer. Focus on less concrete and more greenery.
Screen Name Redacted 7/21/2021 01:35 PM	I like the widened sidewalks but the street parking is very, very narrow. If a person is not parked properly or if they have a large vehicle (SUVs especially), it is extremely tight driving along Maple. I've even seen an instant where a truck could not pass. I'm not sure what size vehicle

	was used in planning but it certainly wasn't the Suburbans, Navigators, etc. that are all over Birmingham. I'd park in a lot over Maple any day.
Screen Name Redacted 7/24/2021 06:04 AM	I don’t think we need the phone charging stations
Screen Name Redacted 7/29/2021 05:35 AM	The changes on Maple as aesthetically pleasing. But they caused poor traffic flow, and with that bumper to bumper traffic, Pedestrians are still having trouble with crossings. Maple Road is very narrow for Vehicle Traffic and that makes driving thru Birmingham very disconcerting. If Pedestrian Safety was the issue, the plan should have closed Maple and rerouted the traffic to either side of the City.

Optional question (8 response(s), 30 skipped)
Question type: Essay Question

Q11 What suggestions do you have for future phases?

Screen Name Redacted 7/06/2021 11:04 AM	Solicit, listen to, and act on suggestions from the residents in advance rather than after the fact. This is half the job to take feedback afterward. The southern end project is adjacent to residential neighborhoods. The opportunity to reduce the congestion noise and commercial traffic impact on the neighborhood is now. Southbound traffic from old Woodward needs to exit just south of the 555 building. Traffic behavior south of that exit is on monitored and out of control. Create huge noise problems. A sound barrier needs to be installed along the grassy triangular area east of the open space. The high dB noise level renders that entire area unusable for human banks. Put in

	some sound barriers, hard scape. Block the freaking noise
Screen Name Redacted 7/06/2021 11:12 AM	see above.
Screen Name Redacted 7/06/2021 11:51 AM	Phase 3- It is very difficult to turn onto Old Woodward, both north and south, from Frank Street (CVS corner). The plans appear to address some of this issue by slowing down traffic but please review this corner to improve visibility and safety for the homeowners in this area. I couldn't be happier with the news that the construction on the south part of Old Woodward will soon begin. Thank you so much! -Jacob
Screen Name Redacted 7/06/2021 01:58 PM	Take the time to examine every detail, and insist on adherence tothe design.
Screen Name Redacted 7/07/2021 04:24 PM	Listen to people that ride bikes for transportation not as a 50 person spandex mob taking over the street.
Screen Name Redacted 7/08/2021 04:27 AM	I'm worried about visibility and safety turning from bowers onto old Woodward.
Screen Name Redacted 7/09/2021 05:34 AM	While other cities all over the country including neighboring ones are improving accessibility for bicycling this design is going in the opposite direction. Phase 1 made it worse for riding a bicycle into town on Old Woodward as there is no way to safely share the road with traffic without dominating the lane. Riding on the sidewalk is dangerous for pedestrians and not really an option. Extending this design further south on Old Woodward is reducing accessibility to town on bicycle. The improvements while very good in some dimensions made it worse for bicycles to travel. On a positive note I do like that there are more

	fixtures/racks to lock a bicycle up on Old Woodward which is very bicycle friendly; the issue is how to safely ride to one. My suggestion is to include pavement markings and signage to recognize that bicycles have the right to travel on the street. As a tax payer of Birmingham I would like the plan to be more inclusive of bicycling on Old Woodward.
Screen Name Redacted 7/12/2021 05:05 AM	I CANNOT WAIT UNTIL SOUTH OLD WOODWARD IS REDONE THUS COMPLETING THE ENTIRE PROJECT. ROLL ON 2022!
Screen Name Redacted 7/13/2021 12:43 PM	South Old Woodward needs the same careful attention to detail as the previous two projects. especially bumpouts and median planting strips The current pedestrian and driving experiences are dreadful. As the southern "gateway" to Birmingham, the existing condition is excedingly ordinary and is basically a raceway to more interesting sections of town. As residents who regularly walk this area, we look forward to these desperately needed improvements.
Screen Name Redacted 7/13/2021 04:18 PM	Walkability is paramount
Screen Name Redacted 7/13/2021 04:32 PM	Don't make any roadway as narrow as Maple now is
Screen Name Redacted 7/13/2021 07:33 PM	Do not take out the greenery on north old Woodward. Be careful not to change the look and feel from today.
Screen Name Redacted 7/21/2021 05:12 PM	Don’t use to much grey and consider historic elements to keep the charms
Screen Name Redacted 7/22/2021 11:51 AM	The city should take more consideration for the safety of the pedestrians when landscaping
Screen Name Redacted	There is a crosswalk near Leo’s and

7/24/2021 06:04 AM	lots of landscaping in the middle which blocks the view of pedestrians if you are a driver. If there is a mid street walkway, it needs to be clear to see pedestrians. Also crossing Woodward Avenue at Bowers, crosswalk time is not enough to get across the street. I would love to see a bridge to unite both sides.
Screen Name Redacted 7/29/2021 05:35 AM	Birmingham is VERY Bike un friendly. Families and Seniors are now riding their bikes. I am one of them, I can ride to and thru town, but it is not safe, I have to ride on the street in B'ham or walk my bike on the sidewalks. The city is not user friendly. Since the residents pay over 80% of the taxes there should have been more family friendly thoughts in the development. The changes are strictly, esthetic and for the Commercial Customers. In my Opinion.

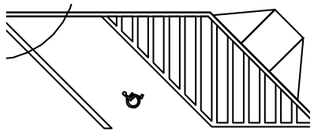
Optional question (16 response(s), 22 skipped)
Question type: Essay Question

BENEFITS OF CHANGES TO PARKING

Existing parking: **154**
Existing parking utilization: **36%***

Proposed parking: **94**
Proposed parking utilization: **60%***

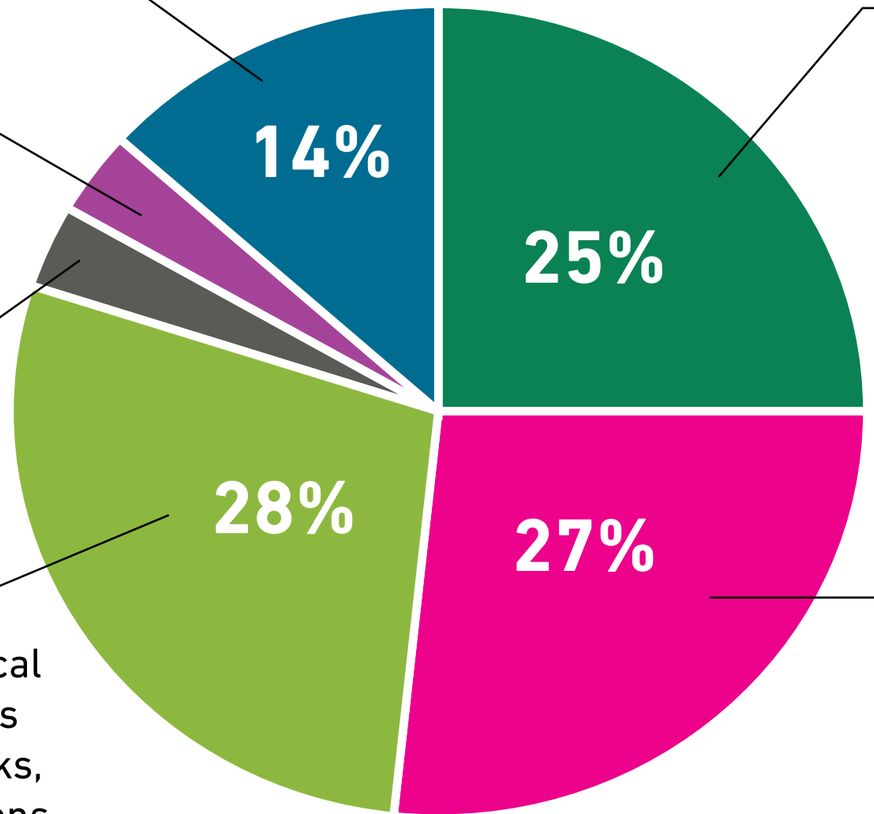
*Goal is 85% Occupancy



ADA SPACE CONFIGURATION

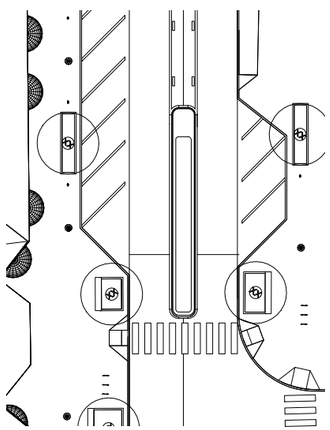
VALET FOR RESTORATION HARDWARE

BUS STOP AT BOWERS



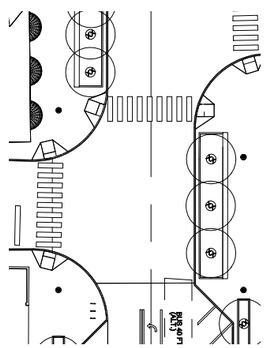
PROPOSED CROSSWALKS

Crosswalks proposed are necessary based on updated pedestrian counts and safety.



BUMP-OUTS

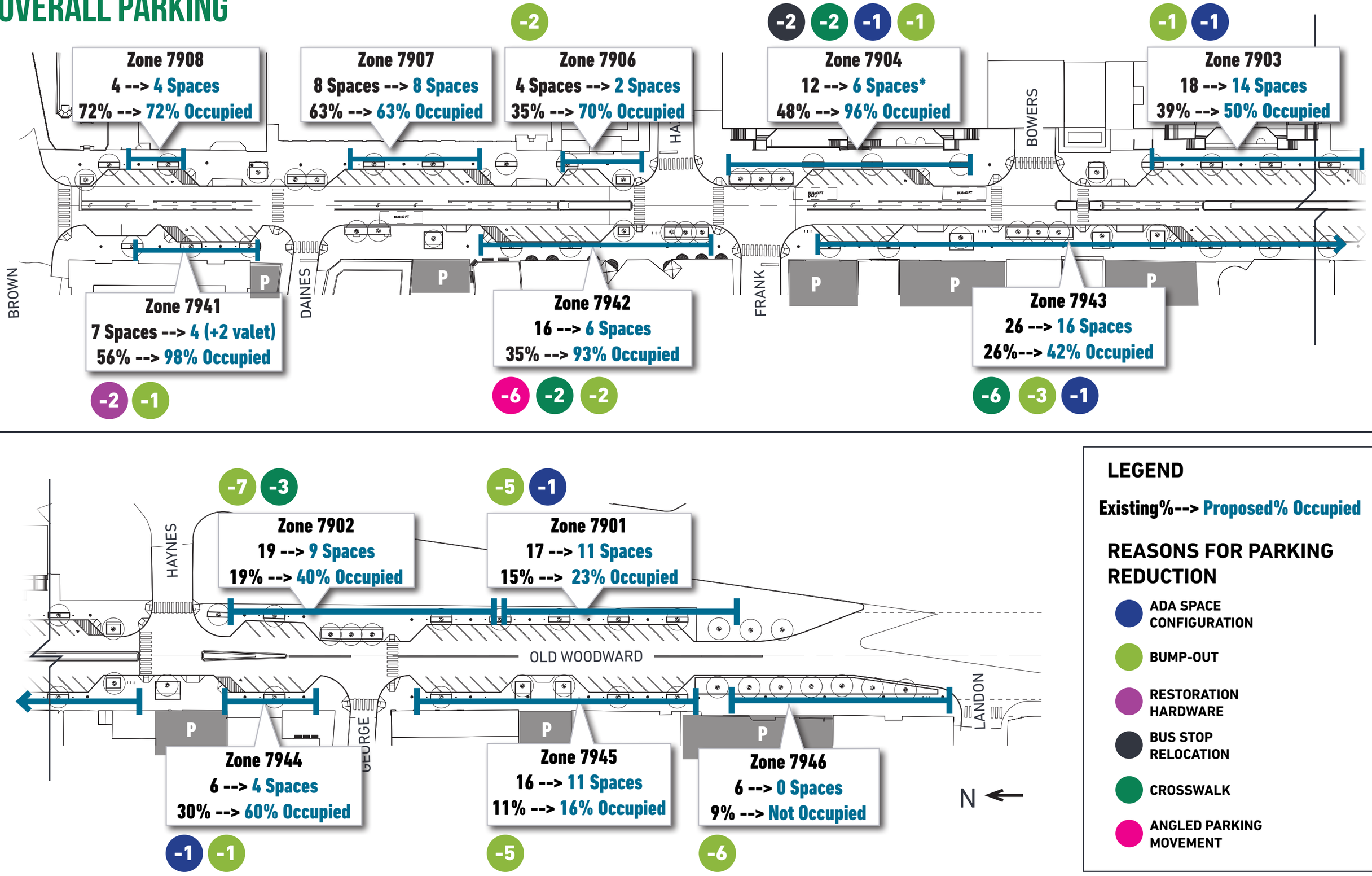
Assure sight and physical distance for pedestrians at driveways, crosswalks, parking, and intersections. Slows down vehicles because they create a narrowed visual corridor.



ANGLED PARKING MOVEMENT

Angled parking which backs into an intersection or crosswalk is dangerous.

OVERALL PARKING



LEGEND

Existing%--> Proposed% Occupied

REASONS FOR PARKING REDUCTION

- ADA SPACE CONFIGURATION
- BUMP-OUT
- RESTORATION HARDWARE
- BUS STOP RELOCATION
- CROSSWALK
- ANGLED PARKING MOVEMENT

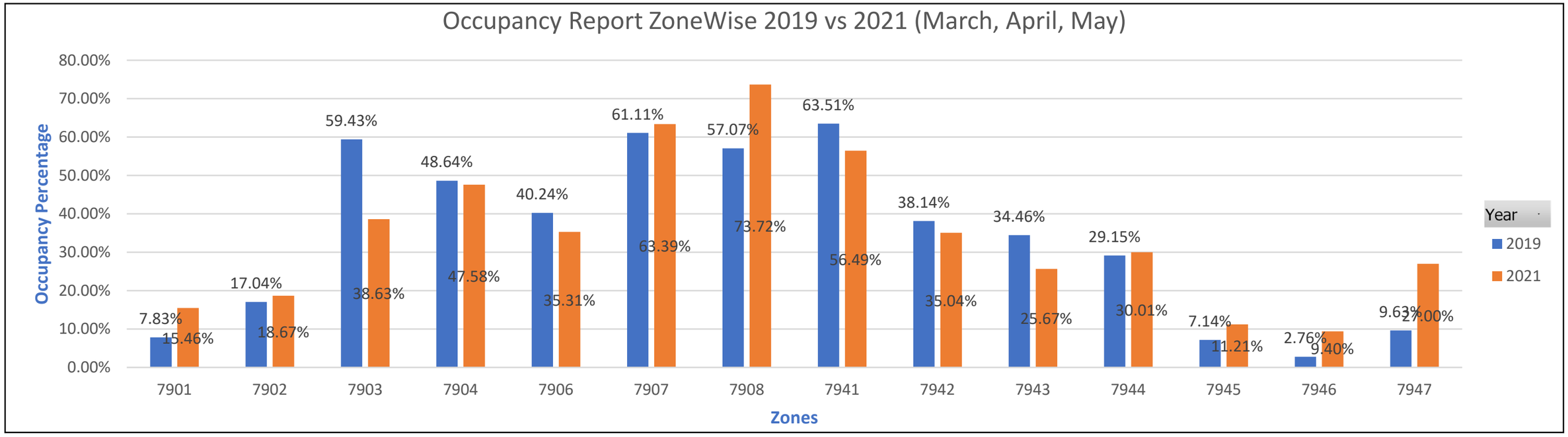
OVERALL 2021 PARKING ANALYSIS

2021 Parking Occupancy Takeaways:

- » Much higher occupancy at north end of study corridor near Brown St.
- » Very low occupancy south of Haynes
- » Zero zones averaged optimal occupancy rate of 85%.

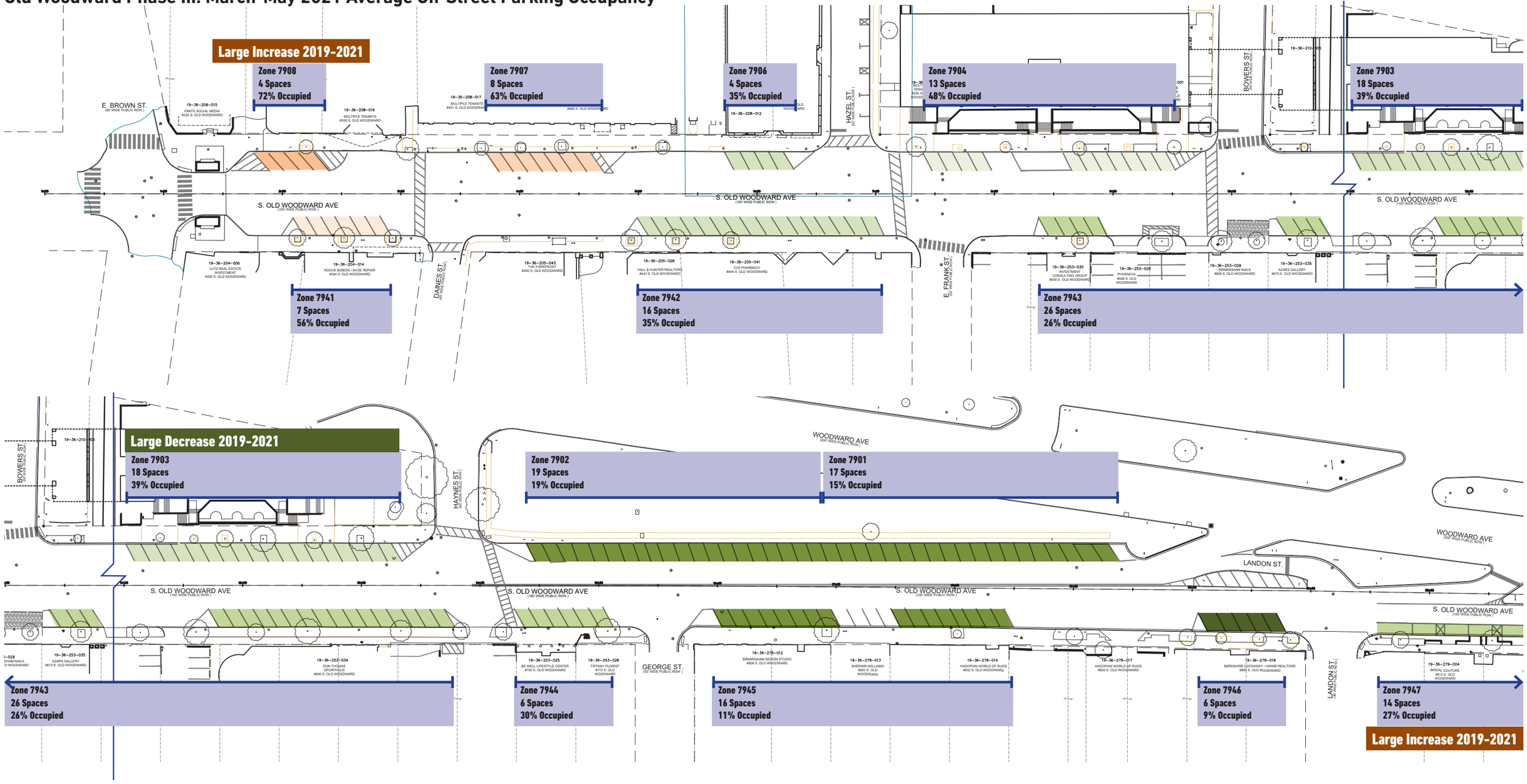
2019-2021 Change Takeaways:

- » 11 zones changed by less than +/- 10%
- » 2 zones increased occupancy by >10%
- » 1 zone decreased occupancy by >10%



OVERALL 2021 PARKING ANALYSIS

Old Woodward Phase III: March-May 2021 Average On-Street Parking Occupancy



Frequently Asked Questions regarding South Old Woodward Reconstruction Phase 3

When and where will the South Old Woodward Reconstruction Phase 3 Project take place?
Phase 3 of downtown infrastructure improvements will span South Old Woodward between Brown and Landon. The project will begin in the spring/summer of 2022 and is expected to be complete within four-five months.

What improvements are planned for the project?
The reconstruction project will result in new underground infrastructure and new streetscape between Brown and Landon. Similar to the award winning 2018 Old Woodward Reconstruction Project and 2020 Maple Road Reconstruction projects, design features will include:

- Curb bumpouts at each intersection to improve crosswalks for pedestrians. Mid-block crosswalks, raised planter beds and landscape features will also be added.
- Enhancements such as: exposed aggregate concrete, granite bench seating areas, new street lights, and cell phone charging stations.
- Improved on-street accessible parking spaces, each served with an individual sidewalk ramp to improve conditions for those needing accommodations.

Will there be changes to parking along this section of South Old Woodward?
Yes. This project area has "tee" intersections at Daines, Hazel, East Frank, Bowers, Haynes and George. At these intersections, bump-outs will be incorporated to improve crosswalk conditions and driver safety, and thereby eliminating some parking spaces that are located opposite of the street approach. Other factors that will contribute to a reduction in parking spaces include ADA accessibility improvements and moving the bus stop for northbound Old Woodward from its current location on Bowers (under the elevated parking deck for the 555 building), to a safer location on South Old Woodward, north of Bowers.

Recent parking meter data was reviewed to see the current utilization of parking spaces in the project area. There are currently 154 current parking spaces in the project area, with an average utilization of 36% (approximately 55 vehicles occupying spaces). Based on the concept plan being developed, 94 parking spaces are proposed (net reduction of 60 spaces). Using the current parking meter data, the proposed parking utilization would be 60% for the conceptual configuration. Our goal for parking space utilization is typically 85% occupancy, so even with the reduced spaces in the proposed concept, the overall utilization shows some excess parking capacity will remain.

How can I share feedback with the city regarding the first two phases of downtown infrastructure improvements?
The city's public engagement platform, Engage Birmingham (engage.bhamgov.org), offers the community an opportunity to share feedback about their experiences as a pedestrian and driver on the previous phases of the project.

How can residents and businesses learn more about the project?
Residents and businesses are encouraged to sign up for the South Old Woodward Reconstruction Phase 3 Constant Contact group at bit.ly/bhamnews to receive updates throughout the project. More information about the project can also be found at www.bhamgov.org/oldwoodwardphase3.

City of Birmingham
A Walkable Community

MEMORANDUM

Planning Division

DATE: **August 25th, 2021**

TO: **Jana Ecker, Planning Director**

FROM: **Nicholas Dupuis, City Planner**

SUBJECT: **160 W. Maple – Dick O' Dows – Special Land Use Permit Amendment, Final Site Plan & Design Review**

The subject site, 160 W. Maple, is currently used as a restaurant within an existing one-story commercial building fronting W. Maple. The applicant has submitted a Special Land Use and Final Site Plan/Design Review application requesting changes to the front façade, the outdoor dining patio in the front of the building, and the rear dining area in the Willits Alley.

As far as the rear dining patio, the applicant was approved by the City Commission on April 6, 2020 for a 5-table, 20-chair patio on private property in the Willits Alley to replace their front dining deck that was interrupted by the Maple Rd. construction project. This patio was approved on a temporary basis from April 1 through November 15, 2020 during construction on Maple. In June, 2020, the applicant was approved for a temporary COVID-19 outdoor dining expansion which increased the dining platform to 9 tables and 36 chairs. The applicant has submitted the Special Land Use Permit amendment application, in part, seeking approval on a permanent basis for the 9-table patio in the Willits Alley.

At the front of the building, the applicant installed a newly redesigned outdoor dining platform in the W. Maple right-of-way through Administrative Approval on July 12th, 2021. The new platform is within the same area (one parking space) as it previously existed, and contains 6 tables and 24 chairs.

The new proposal for the front of the restaurant is a remodel that brings the storefront back roughly 12 ft. to create a new recessed outdoor dining patio with 5 tables, 20 chairs, a ventless fireplace, television, and new façade materials. A full review of ordinances and design is provided in the relevant sections below.

Finally, due the subject sites location within the Central Business Historic District, the applicant is required to submit a Design Review application to the Historic District Commission for approval of these changes. The applicant went before the Historic District Commission on August 4th, 2021 and was postponed to September 1st, 2021 pending the receipt of some outstanding information.

The Birmingham Code of Ordinances states that a contract for transfer and a Special Land Use Permit are required for all licenses approved under Chapter 10 – Alcoholic Liquors. The licensee must comply with all provisions of the contract and Special Land Use Permit, and any amendments thereto as a condition of granting of a requested transfer. Accordingly, the applicant must obtain a recommendation from the Planning Board on the Special Land Use and Final Site Plan/Design Review application, which is then reviewed for final consideration by the City Commission.

1.0 Land Use and Zoning

1. Existing Land Use – One-story commercial building.

2. Zoning – B4 (Business-Residential) and D4 (Downtown Overlay)

3. Summary of Adjacent Land Use and Zoning –

	North	South	East	West
Existing Land Use	Mixed Use	Commercial	Commercial	Commercial
Existing Zoning District	B4 (Business-Residential)	B4 (Business-Residential)	B4 (Business-Residential)	B4 (Business-Residential)
Overlay Zoning District	D4	D4	D4	D4

2.0 Setback and Height Requirements

Please see the attached zoning compliance summary sheet for details on setback and height requirements. There are currently no issues with bulk, height or placement with the Special Land Use Permit, Final Site Plan/Design Review application submitted.

3.0 Screening and Landscaping

1. Dumpster Screening – There are no changes proposed to the dumpster or screening on site.

2. Parking Lot Screening – There are no changes proposed to the parking lot or associated screening.

3. Mechanical Equipment Screening – There are no changes proposed to the mechanical equipment or screening on site.

4. Landscaping – There are no changes proposed to landscaping on site.

5. Streetscape – There are no changes proposed to the streetscape along W. Maple.

4.0 Parking, Loading and Circulation

1. Parking – There are no changes to the parking requirements on site.

2. Loading – There are no changes to the loading requirements.

3. Vehicular Circulation and Access – There are no changes proposed to the vehicular circulation and access.

4. Pedestrian Circulation and Access – There are no changes proposed to pedestrian access on site.

5.0 Lighting

The applicant is proposing two new light fixtures at the entry columns along Maple Rd. and two of the same fixtures on the feature wall on the north side of the recess. The applicant has submitted specification sheets for the proposed fixtures, and it appears as though the fixtures will not significantly alter the light distribution or illuminance on a site. Thus, a photometric plan was not required by the Planning Division pursuant to Article 4, Section 4.21 (C) of the Zoning Ordinance. Additionally, these lighting elements appear to be fully cutoff as defined by Article 9, Section 9.02.

6.0 Departmental Reports

1. Engineering Division – The Engineering Division has not provided any comments at this time. All comments received will be provided to the Planning Board on August 25th, 2021.

2. Department of Public Services – The Department of Public Services has not provided any comments at this time. All comments received will be provided to the Planning Board on August 25th, 2021.

3. Fire Department – The Fire Department has not provided any comments at this time. All comments received will be provided to the Planning Board on August 25th, 2021.

4. Police Department – The Police Department has not provided any comments at this time. All comments received will be provided to the Planning Board on August 25th, 2021.

5. Building Division – The Building Division has no concerns at this time.

7.0 Design Review

The proposed façade renovations include a removal of a portion of the existing storefront and interior dining area to create a new outdoor dining area in a recessed entryway. The building would retain the existing façade above 9 ft. 3 in., although the existing sign is proposed to be restored and relocated and an awning is proposed above the storefront. In general, the applicant is proposing to match the existing style and color of the existing façade. Please see the following table for a list of all proposed materials:

Material	Location	Color
Sunbrella Canvas	Awning above storefront	Black
Wood & Glass Bi-Fold Doors	Storefront	Black Magic
Wood & Glass Entry Door	New storefront	Black Magic
Glass	New storefront	Clear 66% VLT
Limestone	Feature wall (north)	Natural
Mosaic Wall Tile	Feature wall (north)	White
Ventless fireplace	North side of recess	-
Wood	Column enclosure	Black Magic

As the building is located in the Downtown Overlay, there are specific architectural standards that must be met in regards to façade materials and design:

1. At least 90% of the exterior finish material on all facades that face a street shall be limited to the following: glass, brick, cut stone, cast stone, coarsely textured stucco, or wood. Dryvit or E.F.I.S is prohibited.
2. Storefronts shall be directly accessible from public sidewalks. Each storefront must have transparent areas, equal to 70% of its portion of the facade, between one and eight feet from the ground. The wood or metal armature (structural elements to support canopies or signage) of such storefronts shall be painted, bronze, or powder-coated.
3. Facade openings, including porches, windows, and colonnades, shall be vertical in proportion.
4. Sliding doors and sliding windows are prohibited along frontage lines.
5. Facades may be supplemented by awnings, which shall be straight sheds without side flaps, not cubed or curved. Awnings shall be between 8 and 12 feet above sidewalk grade at the lower drip edge.

At this time, it appears as though the applicant meets the majority of the Downtown Overlay Architectural Standards. The façade is predominantly wood and glass, the proposal contains façade openings that are vertically proportioned, and the awning is are straight shed with no side flaps and is 8 ft. above grade.

Additionally, the design plans submitted contain a note at the new window system indicating that they could be sliding or swing doors. Slider doors are not permitted in

the Downtown Overlay along frontage lines. Frontage line is defined as "all lot lines that abut a public street." The applicant has submitted specification sheets for bi-fold sliding doors located at the recessed storefront roughly 12 ft. from the frontage line. Thus, the applicant meets the requirements.

Signage

As noted above, the applicant is proposing to restore and relocate the existing signage, which reads "Dick O' Dows" with the words "Irish Pub" flanking either side. The principle building frontage measures 24 ft. wide, which permits 24 sq. ft. of signage. The existing sign measures roughly 48.3 sq. ft. in area. However, because the applicant is proposing a restoration of the sign and not a new sign, the applicant may maintain this nonconformity pursuant to Article 2, Section 2.01 (B) of the Sign Ordinance, which states "the maintenance and/or repair of a properly licensed sign shall not require a sign permit, unless changing the advertising material and/or copy." Additionally, the applicant is proposing to utilize the existing four gooseneck light fixtures to illuminate the sign, which is permitted within the Central Business Historic District.

Glazing

As the applicant is proposing to renovate the existing storefront, which includes new windows within the recess, the applicant will be required to meet the Glazing standards outlined in Article 3, Section 3.04 of the Zoning Ordinance which requires transparent areas equal to 70% of its portion of the facade, between one and eight feet from the ground. Additionally, only clear glazing is required on the first floor, which is currently defined as 80% Visual Light Transmittance.

The applicant has not submitted glazing calculations for the new storefront at this time. Additionally, the applicant has noted on the storefront elevation that the glass will contain a Visual Light Transmittance of 66% minimum, which does not meet the current ordinance of 80%. **Thus, the applicant must submitted glazing calculations and specification sheets with clarity figures for the new storefront glazing.**

Projections into the Right-of-Way

The applicant is proposing an awning that projects 3 ft. 4 in. into the W. Maple right-of-way. Article 4, Section 4.74 (D)(4)(c)(i) states that removable architectural elements such as awnings, canopies, marquees may be approved by the Historic District Commission to project into the right of way provided that they are constructed to support applicable loads without any ground mounted supports on public property. Encroachments with less than 15 ft. of clearance above the sidewalk shall not extend into or occupy more than two-thirds of the width of the sidewalk or 5 ft., whichever is less, and must not interfere with any existing or planned streetscape elements or infrastructure. The sidewalk in front of Dick O' Dows is 6 ft. wide, which permits a 4 ft. awning projection. The proposed awning meets the requirements and applicant obtained approval from the Historic District Commission for the projections into the right-of-way.

Outdoor Dining

As the applicant is proposing to add a new outdoor dining area, the requirements of Article 4, Section 4.44 must be met, including the following:

- Outdoor dining areas shall provide and service refuse containers within the outdoor dining area and maintain the area in good order.
- All outdoor activity must cease at the close of business.
- All tables and chairs provided in the outdoor dining area shall be constructed primarily of metal, wood, or material of comparable quality.
- In order to safeguard the flow of pedestrians on the public sidewalk, such uses shall maintain an unobstructed sidewalk width as required by the Planning Board, but in no case less than 5 ft.

In the front of the building, the outdoor dining plan shows a trash receptacle located behind the entry column within the patio. Furthermore, the site plan contains a dimension of the sidewalk, as well as the width of the clear walking path between the existing approved dining platform and the chairs that encroach upon the sidewalk at 5 ft. as required. Finally, the applicant has submitted specification sheets for the proposed tables and chairs to ensure their construction meets the outdoor dining standards of wood and metal.

As for the rear, the plans submitted show a trash receptacle at the north end of the patio, and the existing patio line versus the new patio line. The applicant submitted a document with the dimensions of the alley with the new patio installed showing a dimension of 16 ft. 4 in. at the slimmest. The proposed expansion from the originally approved 5-table temporary patio will extend 4 ft. beyond the property line into the Willits Alley. Article 3, Section 3.16 (D)(1) states that "to maintain access for service vehicles, a 10 foot wide clear zone (extending 22 feet in height), must be maintained for all Active Vias." The proposed 16 ft. 4 in. travel lane meets this requirement. As for tables and chairs, the applicant has submitted specification sheets detailing a wood and metal construction, meeting the requirements.

The Willits Alley is classified as an Active Via. An Active Via is defined as an alley with a mix of uses and activities used by pedestrians/bicyclists for travel, some commercial activities, pausing for respite, outdoor dining, etc. with shared use by service vehicles (deliveries, trash removal, etc.). However, Article 3, Section 3.16 (A) states that the following uses are permitted within Active, Connecting and Destination Vias:

1. Retail sales and display;
2. Public plazas and informal gathering spaces;
3. Art display; and
4. Community Gardens.

In addition, the following uses are also permitted within Connecting and Destination Vias:

1. Outdoor dining: and
2. Special Events.

It would appear as though there is a conflict between the definition of Active Via, which includes outdoor dining, and the permitted uses of each classification of Via, which seems to preclude outdoor dining in Active Vias. **The Planning Board should discuss this inconsistency in the context of the original intent of the Activation Overlay District.**

8.0 Required Attachments

	Submitted	Not Submitted	Not Required
Existing Conditions Plan	☐	☐	☒
Detailed and Scaled Site Plan	☒	☐	☐
Certified Land Survey	☐	☐	☒
Interior Floor Plans	☐	☐	☒
Landscape Plan	☐	☐	☒
Photometric Plan	☐	☐	☒
Colored Elevations	☒	☐	☐
Material Specification Sheets	☒	☐	☐
Material Samples	☐	☒	☐
Site & Aerial Photographs	☒	☐	☐

9.0 Approval Criteria

In accordance with Article 7, section 7.27 of the Zoning Ordinance, the proposed plans for development must meet the following conditions:

(1) The location, size and height of the building, walls and fences shall be such that there is adequate landscaped open space so as to provide light, air and access to the persons occupying the structure.
(2) The location, size and height of the building, walls and fences shall be such that there will be no interference with adequate light, air and access to adjacent lands and buildings.
(3) The location, size and height of the building, walls and fences shall be such that they will not hinder the reasonable development of adjoining property nor diminish the value thereof.
(4) The site plan, and its relation to streets, driveways and sidewalks, shall be such as to not interfere with or be hazardous to vehicular and pedestrian traffic.
(5) The proposed development will be compatible with other uses and buildings in the neighborhood and will not be contrary to the spirit and purpose of this chapter.
(6) The location, shape and size of required landscaped open space is such as to provide adequate open space for the benefit of the inhabitants of the building and the surrounding neighborhood.

In addition, Article 7, Section 7.26 requires applications for a Special Land Use Permit to meet the following criteria:

(1) The use is consistent with and will promote the intent and purpose of this Zoning Ordinance.
(2) The use will be compatible with adjacent uses of land, the natural environment, and the capabilities of public services and facilities affected by the land use.
(3) The use is consistent with the public health, safety and welfare of the city.
(4) The use is in compliance with all other requirements of this Zoning Ordinance.
(5) The use will not be injurious to the surrounding neighborhood.
(6) The use is in compliance with state and federal statutes.

10.0 Recommendation

Based on a review of the site plan submitted, the Planning Division recommends that the Planning Board recommend **APPROVAL** to the City Commission the Special Land Use and Final Site Plan/Design Review application for 160 W. Maple – Dick O' Dows – with the following conditions:

1. The applicant must submit glazing calculations and specification sheets with clarity figures for the new storefront glazing;
2. The Planning Board approves outdoor dining in the Willits Alley Active Via;
3. All outdoor activity must cease at the close of business;
4. The applicant must comply with the requests of all City Departments.

11.0 Sample Motion Language (*Final Site Plan & Design Review*)

Motion to recommend **APPROVAL** to the City Commission the Final Site Plan & Design Review for 160 W. Maple – Dick O' Dows – with the following conditions:

1. The applicant must submit glazing calculations and specification sheets with Visual Light Transmittance figures for the new storefront glazing;
2. The Planning Board approves outdoor dining in the Willits Alley Active Via;
3. All outdoor activity must cease at the close of business;
4. The applicant must comply with the requests of all City Departments.

OR

Motion to **POSTPONE** the Final Site Plan & Design Review for 160 W. Maple – Dick O' Dows – pending receipt of the following:

1. The applicant must submit glazing calculations and specification sheets with Visual Light Transmittance figures for the new storefront glazing;

OR

Motion to recommend the **DENIAL** to the City Commission the Final Site Plan & Design Review for 160 W. Maple – Dick O' Dows – for the following reasons:

1. _____
2. _____
3. _____

12.0 Sample Motion Language (*Special Land Use Permit*)

Motion to recommend **APPROVAL** to the City Commission the Special Land Use Permit for 160 W. Maple – Dick O' Dows – subject to the conditions of Final Site Plan & Design Review approval.

OR

Motion to **POSTPONE** the Special Land Use Permit for 160 W. Maple – Dick O' Dows – pending receipt of the following:

1. _____
2. _____
3. _____

OR

Motion to recommend **DENIAL** to the City Commission the Special Land Use Permit for 160 W. Maple – Dick O' Dows – for the following reasons:

1. _____
2. _____
3. _____

Zoning Compliance Summary Sheet
Final Site Plan Review
160 W. Maple – Dick O' Dows

Existing Site: 1-Story Commercial Building

Zoning: B4 (Business-Residential) & D4 (Downtown Overlay)

Land Use: Commercial

Existing Land Use and Zoning of Adjacent Properties:

	North	South	East	West
Existing Land Use	Mixed Use	Commercial	Commercial	Commercial
Existing Zoning District	B4 (Business-Residential)	B4 (Business-Residential)	B4 (Business-Residential)	B4 (Business-Residential)
Overlay Zoning District	D4	D4	D4	D4

Land Area:	Existing:	0.02 ac.
	Proposed:	0.02 ac.
Dwelling Units:	Existing:	0 units
	Proposed:	0 units
Minimum Lot Area/Unit:	Required:	N/A
	Proposed:	N/A
Min. Floor Area /Unit:	Required:	N/A
	Proposed:	N/A
Max. Total Floor Area:	Required:	100% for commercial, office
	Proposed:	100% Commercial (900 sq. ft.)
Min. Open Space:	Required:	N/A
	Proposed:	N/A
Max. Lot Coverage:	Required:	N/A
	Proposed:	N/A

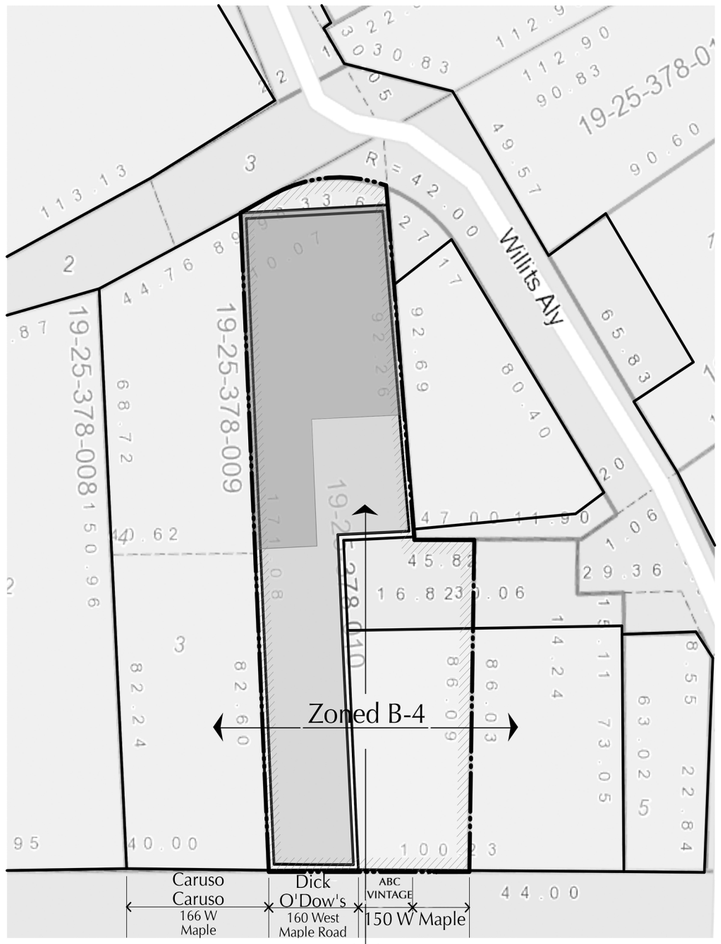
Front Setback:	Required:	0 ft.
	Proposed:	0 ft. (no changes proposed)
Side Setbacks	Required:	0 ft.
	Proposed:	0 ft. (no changes proposed)
Rear Setback:	Required:	Equal to adjacent buildings
	Proposed:	5 ft. (no changes proposed)
Min. Front+Rear Setback	Required:	N/A
	Proposed:	N/A
Max. Bldg. Height:	Permitted:	80 ft., 5 stories
	Proposed:	16 ft., 1 story (no changes proposed)
Min. Eave Height:	Required:	58 ft.
	Proposed:	14 ft. (no changes proposed)
Floor-Ceiling Height:	Required:	12 ft.
	Proposed:	None listed
Front Entry:	Required:	On frontage line
	Proposed:	On frontage line (no changes proposed)
Absence of Bldg. Façade:	Required:	32 in. screenwall
	Proposed:	N/A
Opening Width:	Required:	25 ft.
	Proposed:	N/A
Parking:	Required:	0 spaces
	Proposed:	0 spaces (no changes proposed)
Min. Parking Space Size:	Required:	180 sq. ft.
	Proposed:	N/A
Parking in Frontage:	Required:	Off-street parking contained in the first story shall not be permitted within 10 feet of any building facade on a frontage line or between the building facade and the frontage line.
	Proposed:	No parking in 1st story (no changes proposed)
Loading Area:	Required:	None
	Proposed:	None

Screening:

Parking:	Required:	32 in. masonry screen wall
	Proposed:	N/A
Loading:	Required:	Minimum 6 ft. screen wall
	Proposed:	N/A
Rooftop Mechanical:	Required:	Fully screened from public view
	Proposed:	None (no changes proposed)
Elect. Transformer:	Required:	Obscured from public view
	Proposed:	N/A
Dumpster:	Required:	6 ft. masonry w/ wood gate
	Proposed:	None (no changes proposed)

Dick O'Dows
160 West Maple
Birmingham, Michigan 48009

Loacation Map



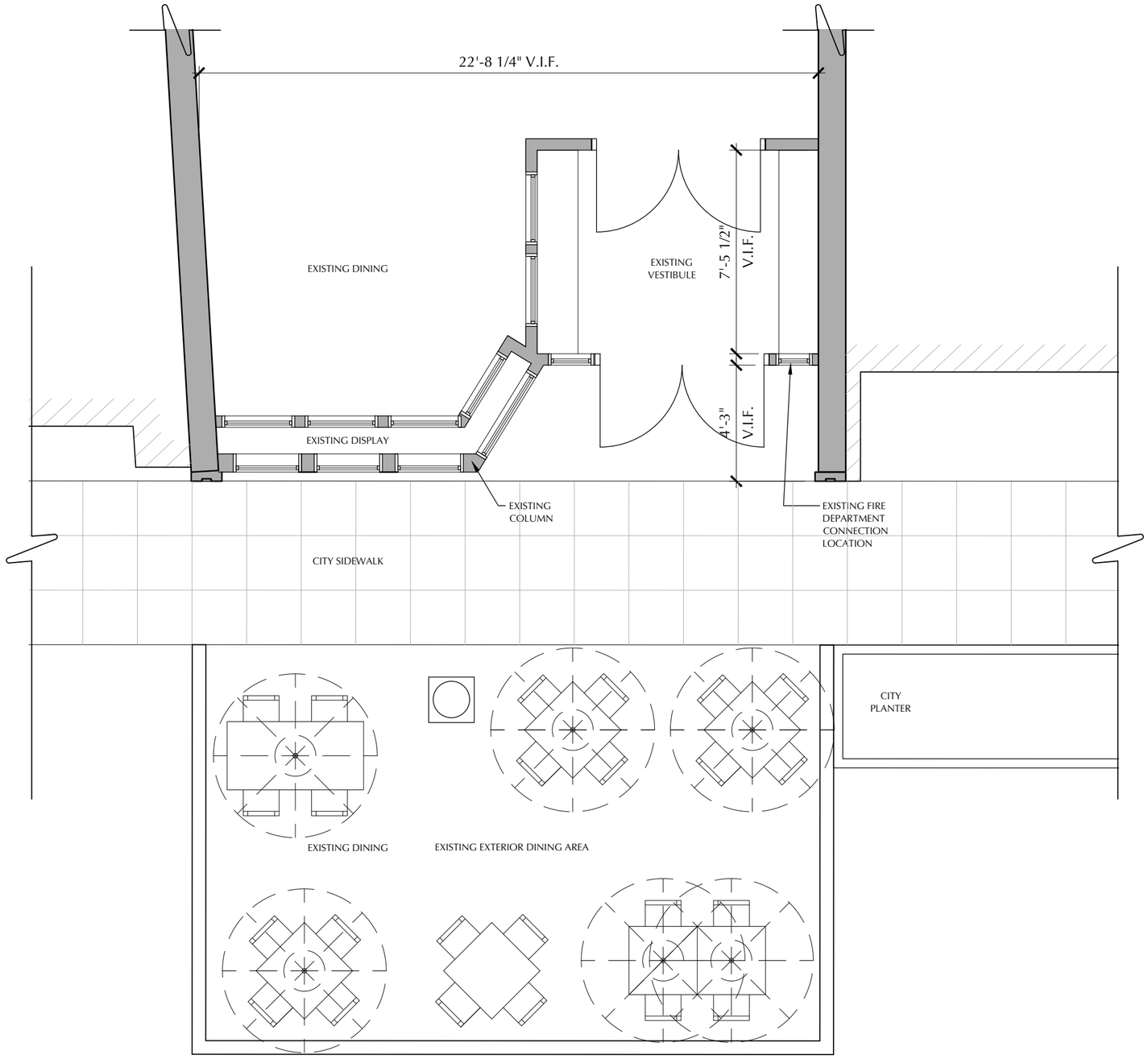
Site Plan

CHRISTOPHER J LONGE AIA
ARCHITECTURE
INTERIORS
124 Peabody, Birmingham, Michigan 48009 248.258.6940

07.15.2021

SD.1

Dick O'Dows
160 West Maple
Birmingham, Michigan 48009



EXISTING PLAN

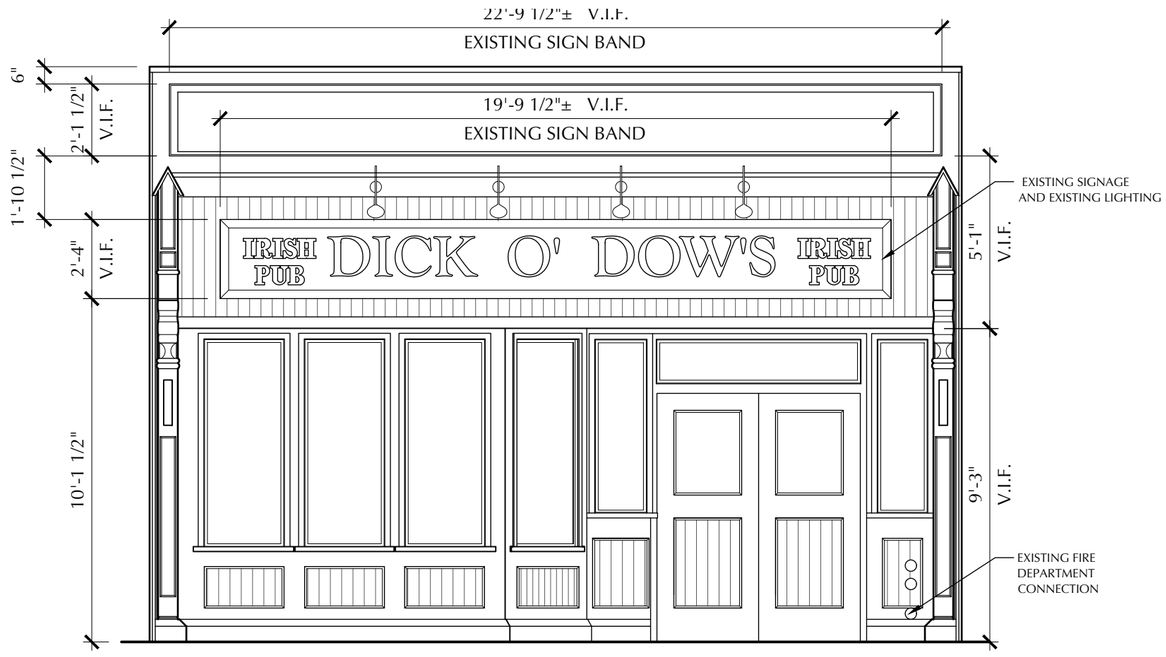
SCALE: 1/4" = 1'-0"

CHRISTOPHER J LONGE AIA
ARCHITECTURE
INTERIORS
124 Peabody, Birmingham, Michigan 48009 248.258.6940

07.15.2021

SD.2

Dick O'Dows
160 West Maple
Birmingham, Michigan 48009



EXISTING ELEVATION

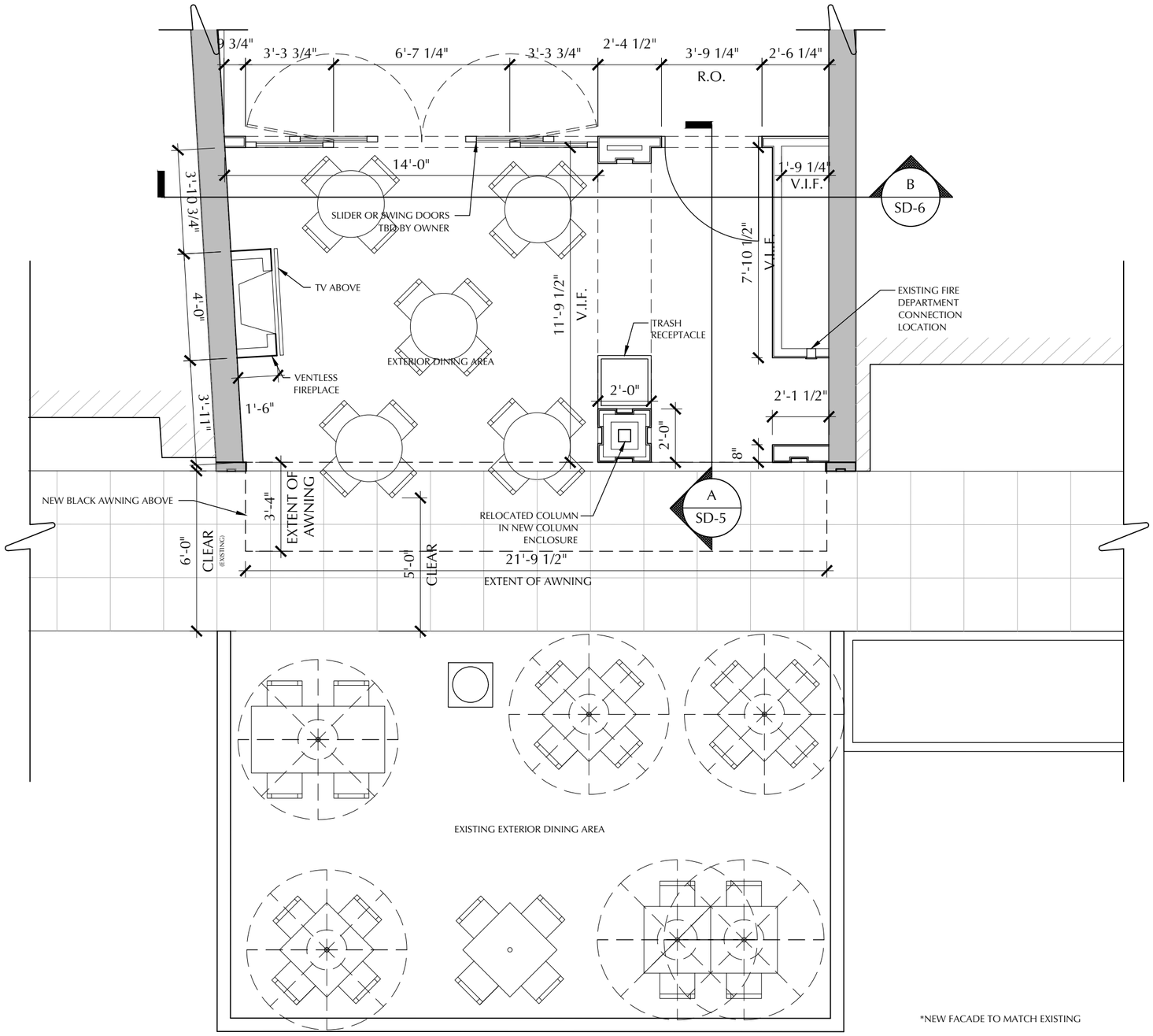
SCALE: 1/4" = 1'-0"

CHRISTOPHER J LONGE AIA
ARCHITECTURE
INTERIORS
124 Peabody, Birmingham, Michigan 48009 248.258.6940

07.15.2021

SD.3

Dick O'Dows
160 West Maple
Birmingham, Michigan 48009



PROPOSED FLOOR PLAN

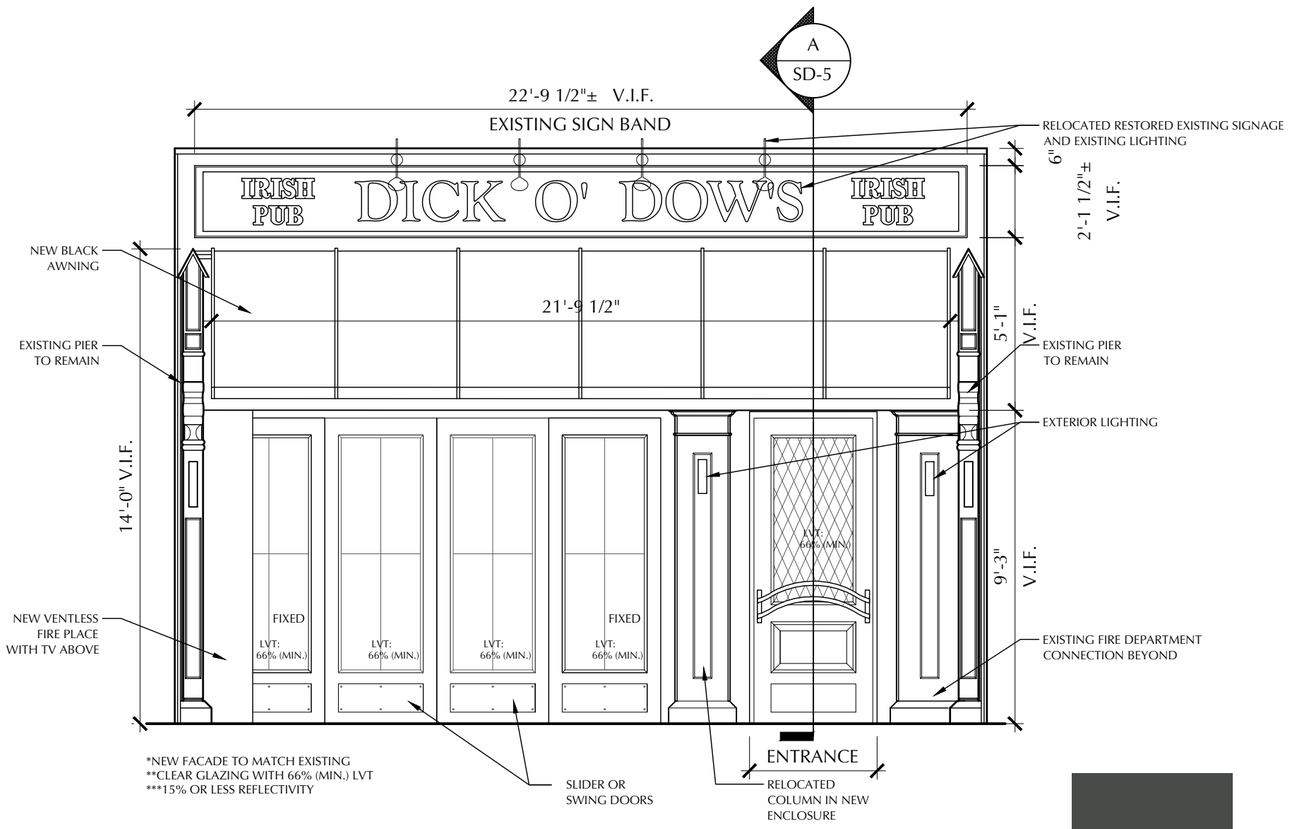
SCALE: 1/4" = 1'-0"

CHRISTOPHER J LONGE AIA
ARCHITECTURE
INTERIORS
124 Peabody, Birmingham, Michigan 48009 248.258.6940

08.03.2021

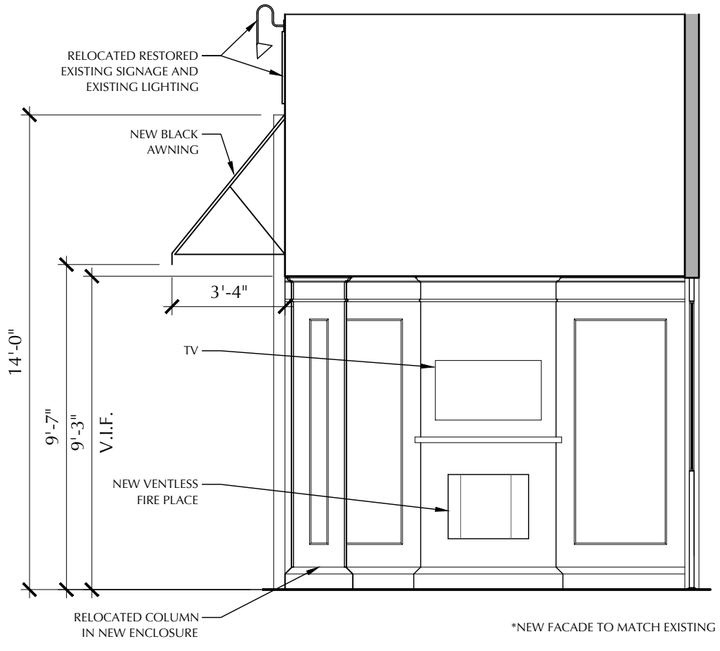
SD.4

Dick O'Dows
160 West Maple
Birmingham, Michigan 48009



ELEVATION: A

EXISTING COLOR SAMPLE FOR NEW FACADE



SECTION: A

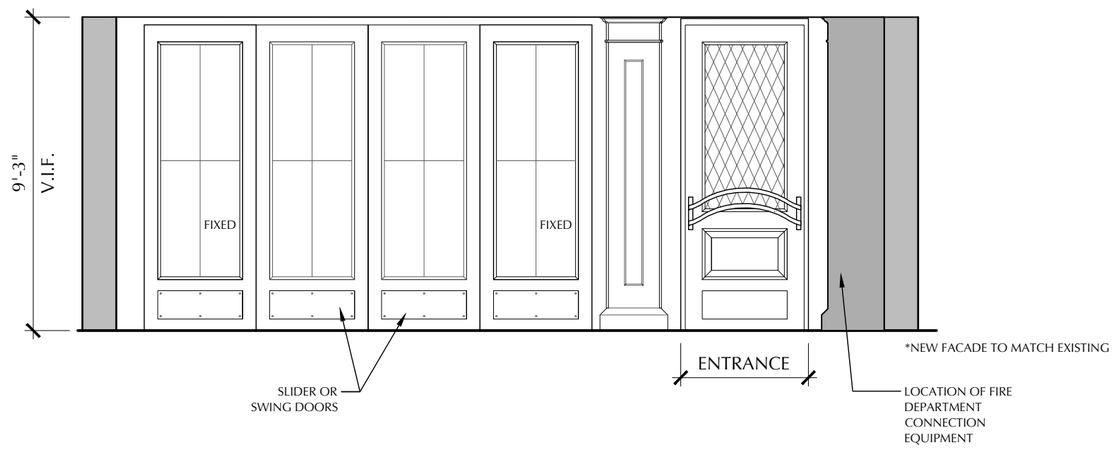
SCALE: 1/4" = 1'-0"

CHRISTOPHER J LONGE AIA
ARCHITECTURE
INTERIORS
124 Peabody, Birmingham, Michigan 48009 248.258.6940

08.03.2021

SD.5

Dick O'Dows
160 West Maple
Birmingham, Michigan 48009



SECTION: B

SCALE: 1/4" = 1'-0"

CHRISTOPHER J LONGE AIA
ARCHITECTURE
INTERIORS
124 Peabody, Birmingham, Michigan 48009 248.258.6940

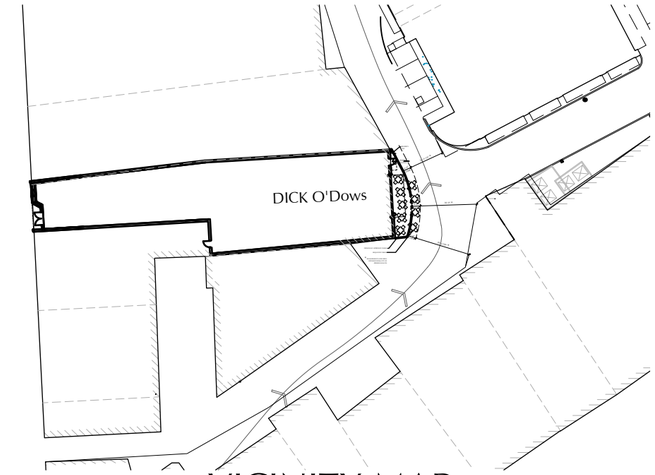
07.15.2021

SD.6

Dick O'Dows
160 West Maple
Birmingham, Michigan 48009

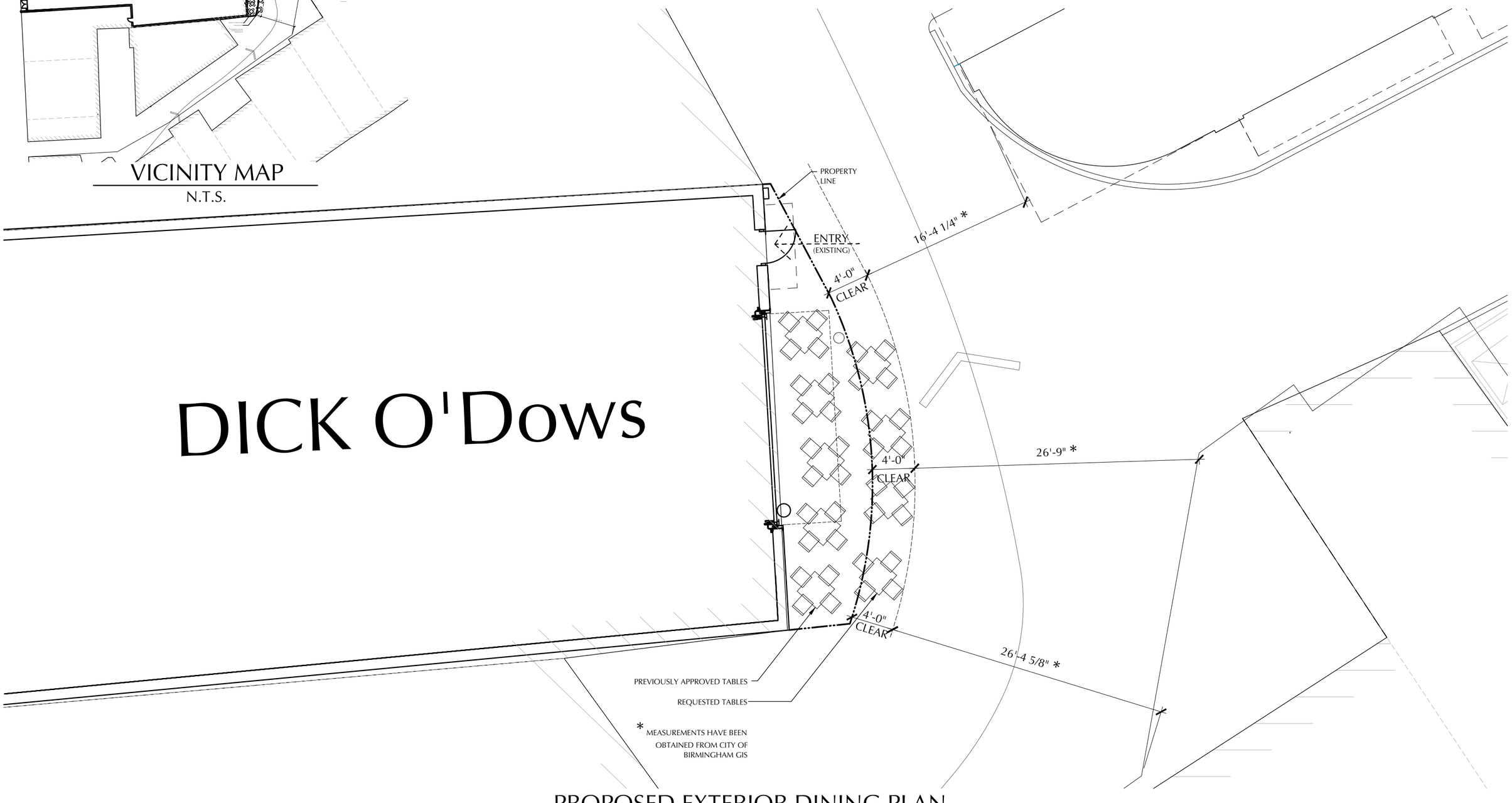
SEAT COUNT:

TABLE TYPE	No. OF TABLES	No. OF SEATS
4-TOP TABLE	5 (PREVIOUSLY APPROVED)	20 SEATS
	4 (REQUESTED)	16 SEATS
TOTAL	9	36 SEATS



VICINITY MAP

N.T.S.



DICK O'Dows

PROPOSED EXTERIOR DINING PLAN

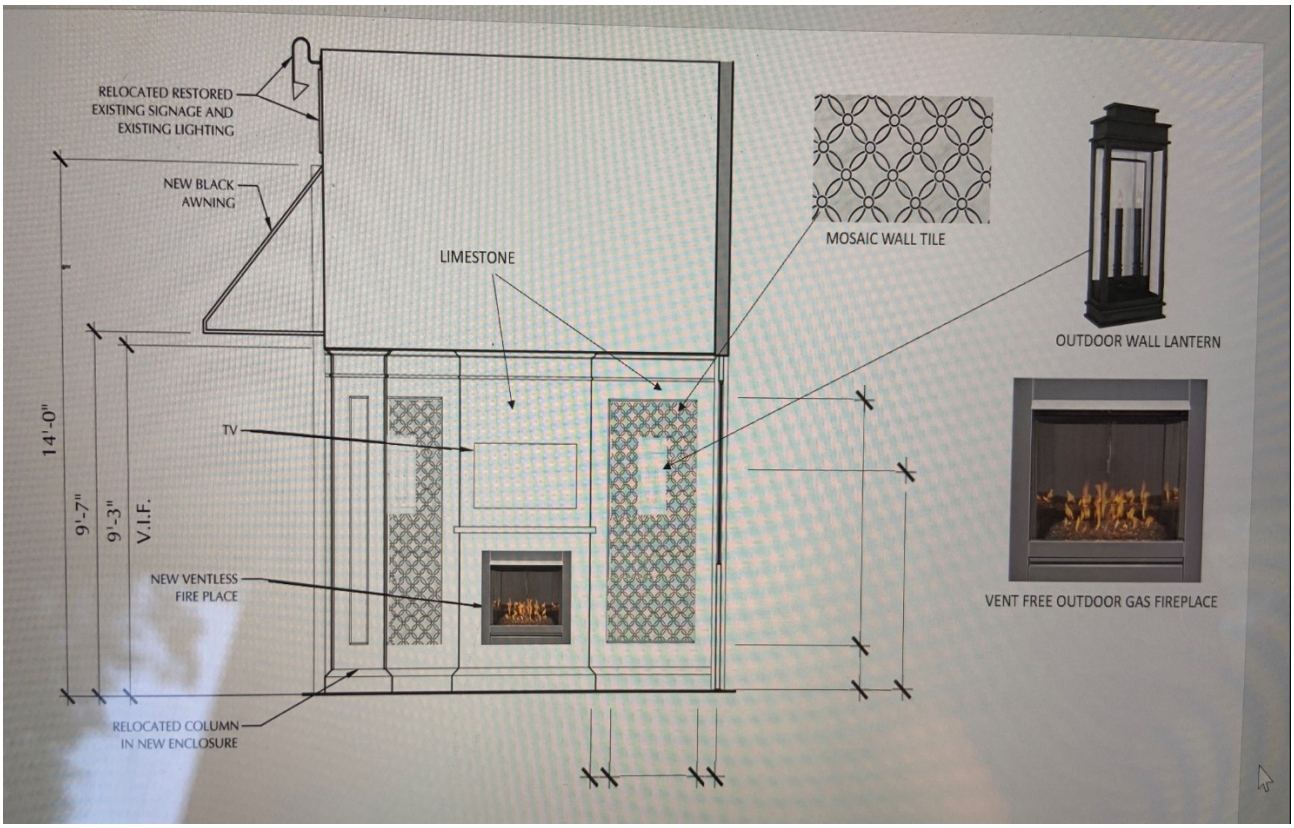
SCALE: 1/8" = 1'-0"

CHRISTOPHER J LONGE AIA
ARCHITECTURE
INTERIORS
124 Peabody, Birmingham, Michigan 48009 248.258.6940

08.20.2021

SD.1

FEATURE WALL



FIREPLACE-FEATURE WALL

Bluegrass Living Vent Free Stainless Outdoor Gas Fireplace Insert With Reflective Crystal Glass Media - 24,000 BTU, Manual Control - Model# BL450SS-G

The Bluegrass Living ventless outdoor stainless steel gas fired fireplace insert is the first affordable fireplace designed to resist the elements for outdoor use. The outdoor zero clearance fireplace insert uses parts and materials that are made from 304 grade stainless steel sourced in the USA. This assures a long and reliable life in the outdoor environment.

The beautiful and alluring fire glass burner meets almost every need for a classy, modernized element to any outdoor space. The most stunning effect is created as the reflective glass emits a mesmerizing sparkle

throughout the fireplace insert. The sloped H-burner is made from 304 stainless steel and produces 24,000 BTU.

The fireplace front panel has a brushed stainless finish that will enhance any patio or outdoor living room. The inner firebox panels are made from a bright reflective stainless steel that “mirror” the flames on all sides of the firebox allowing you to enjoy your outdoor gas fireplace from various angles.

You and your family members can relax and enjoy your new outdoor living space while you watch the flames dancing through the large bed of reflective crystal fire glass media that comes standard with your fireplace.

This Product Is Proudly Assembled in the USA Using Parts Manufactured in the USA!

- Designed, Engineered, Assembled and Tested in the USA.
- Skilled American workers manufacture parts, assemble and test our products.
- Only high-quality materials and parts are used in the manufacturing of our products.
- Our factory features state of the art manufacturing equipment.
- Product ships from our domestic warehouse in Kentucky, USA.

Product Features:

- 24,000 Maximum Btu/hr.
- Configured for Natural Gas Operation
- Liquid Propane (LP) Conversion Kit Included
- Manual On/Off Gas Control Valve
- 304 Stainless Steel Sloped H-Burner
- Zero Clearance Fireplace Insert Design
- Stainless Steel Draw Screen Barrier
- Viewing Area: 25 3/4" W x 20 3/8" H
- Venting Type: Vent-Free
- No chimney or venting required
- Reflective Stainless Steel Firebox Panels
- Glass media burner pan creates a beautiful, large bed of flames

- Space saving design - the slim profile of the firebox inserts takes up less living space
- Includes a drain tray to help direct any water or moisture that collects beneath the firebox
- Fuel saving design - less BTUs while maintaining an ideal flame effect
- Easy start ignition with a battery assisted Piezo igniter
- ANSI Z21.97 listed / PFS Certified
- Product Dimensions: 31 9/16" Front Width (with front panel installed) x 26 1/8” Rear Width x 31 9/16" Height x 13 1/4" Depth
- Product Weight: 5 lbs.
- Outdoor Vent-Free Fireplace Model Number: BL450SS-G
- Some assembly required
- Manufactured in the USA
- 1 Year Limited Warranty

10 lb. Bag, Premium Reflective Emerald Green - Model# 14REMGM

**Comes Standard with model BL450SS-G Outdoor Fireplace

LOG & GRATE UPGRADE

7 pcs. Concrete Log Set for 450 Stainless Outdoor Fireplace with Stainless Steel Log Grate - Model# LS450SS-G

FIBER BRICK LINERS

Fiber Liner, Vintage Red - Model# FLB450-VR

Fiber Liner, Sandstone - Model# FLB450-S

Fiber Liner, Slate Gray - Model# FLB450-SG

FEATURE WALL LIGHTING

SPECIFICATIONS

HEIGHT	22.5"
WIDTH	9"
EXTENSION	5"
BACKPLATE	9" x 20" Rectangle

SOCKET	2 - E12 Candelabra
WATTAGE	2 - 60 C

FEATURE WALL TILE

- **APPROX SIZE**
- 11 x 11

- **BRAND**
- Rush River

- **EDGE**
- Rectified

- **FINISH**
- Polished

- **MATCHING TRIM**
- No

- **MATERIAL TYPE**
- Marble

- PIECE PER BOX
- 10

C

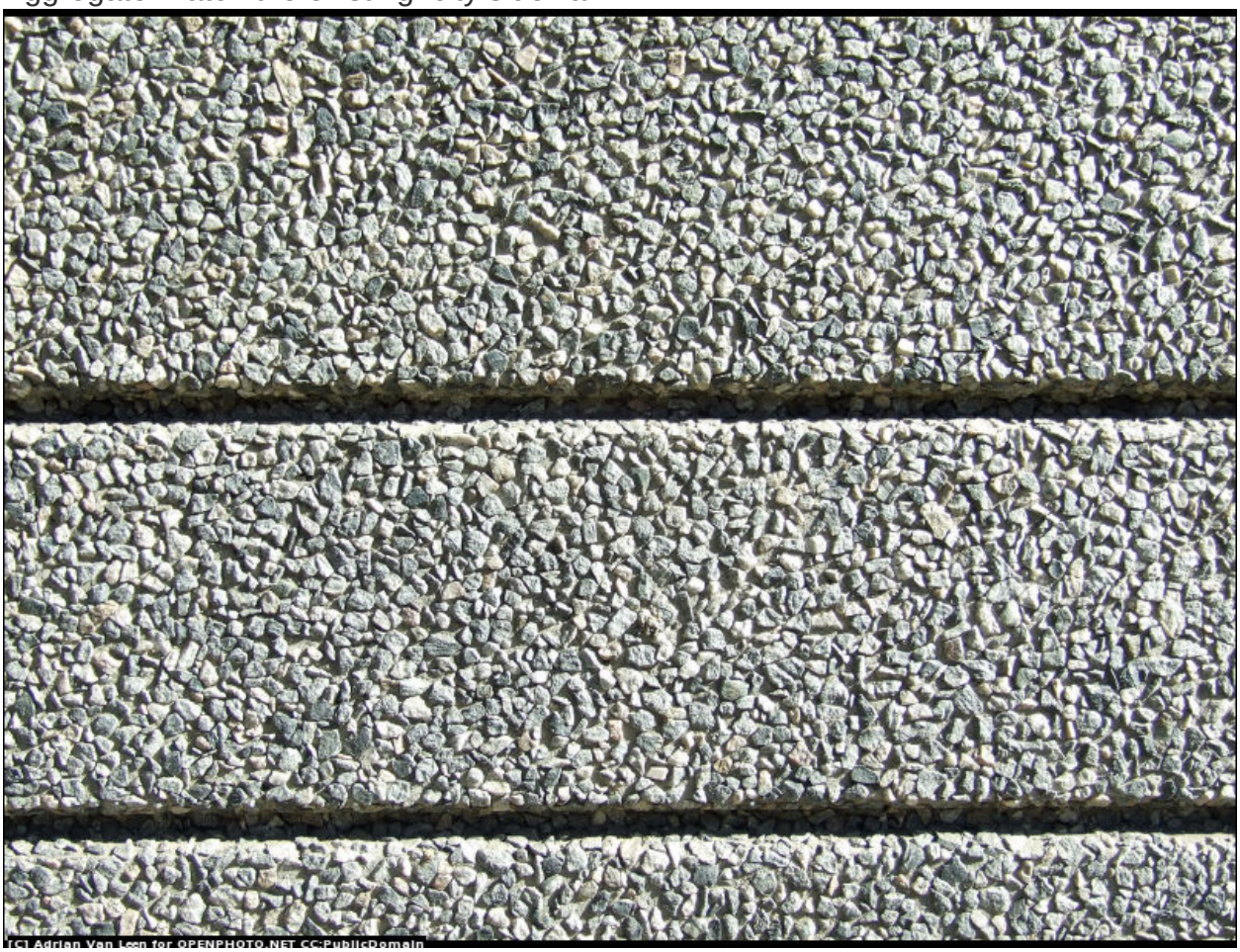
CEILING AND SECOND WALL

98-INCH W X 38-INCH H X 1-INCH D ROUGH SAWN ENDURATHANE FAUX WOOD SIDING PANEL, WEATHERED MAHOGANY

by Ekena Millwork

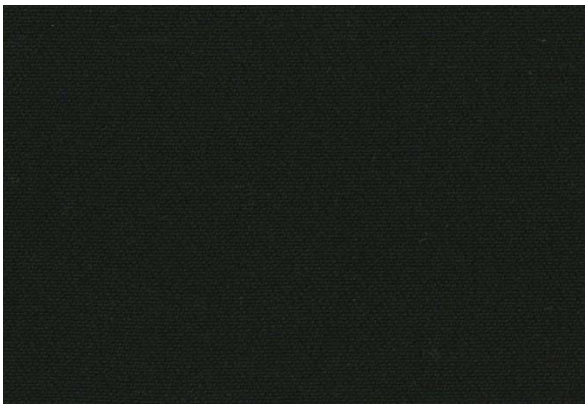
FLOOR

Aggregate-match the existing city sidewalk



AWNING

Sunbrella Canvas Black 5408-0000 Elements Collection Upholstery Fabric



- This fabric has passed liquid resistance testing in accordance with AATCC 42 and 127.

Level	Test	Liquid Challenge	Result	
1	AATCC 42 Impact Penetration	Water	≤4.5g	M
2	AATCC 42 Impact PenetrationAATCC 127 Hydrostatic Pressure	WaterWater	≤1.0g ≥20cm	L
3	AATCC 42 Impact PenetrationAATCC 127 Hydrostatic Pressure	WaterWater	≤1.0g≥50cm	M

DOOR WALL ORIGIN BI FOLD DOOR 3+3

Origin Bi-Fold Door

Unlike any other door, our bi-folds provide a completely uninterrupted view when open, and the flexibility to enjoy your indoor and outdoor space as one. The large expanses of glass sit within an ultra-strong aluminium profile.

Profile Specification Features Options and extras Outer Frame Depth 75mm Sash Depth 59mm Individual Sash Sightline 49mm Hingestile Glass to Glass Sightline 110mm Track Height (not including rebate) 50mm Weathered Threshold Height (including 18mm upstand) 67mm (including rebate) Non-weathered Threshold Height 50mm Mobility Threshold Height 20mm Up to a 20-year guarantee** Hafi stainless steel handle as standard The doors are bottom running and incorporate a unique free glide carriage

assembly, which uses acetal rollers with sealed SKF stainless steal bearings on an 8mm hardened stainless steel axle Square bead internally Packaged in kit form for easy transportation and installat

Exterior paint color : See below Black Magic

https://www.sherwin-williams.com/homeowners/color/find-and-explore-colors/paint-colors-by-family/SW6991-black-magic

Recessed outdoor heater x 4 on ceiling:

E18R Outdoor Electric 43-Inch Patio Heater by RADtec

$780.00

Wattage: 1800W
Voltage: 220-240V
Amps: 7.8Amp
Plug Type: Pigtailed (Hard Wired)
No glow / zero light emission
IPX4 water-resistant (protected against splashing water)
Remote control included
Mounting kit materials included
*Only Available in Black

FURNITURE-SAME AS EXSITING ON MAPLE PATIO

New England Collection Outdoor Side Chair with Barn Wood-Inspired Poly Slats

East Coast Chair & Barstool

(No reviews yet) Write a Review
SKU: W-NEWEN-SCH-BLK-BARN
Shipping: LTL Freight
Usage: Outdoor

Spec Sheet

- Black Powder Coated Frame
- Barn Wood-Inspired Poly Lumber Slats
- Ribbed Legs Offer Additional Support

New England Collection Outdoor Round Table Top with Barn Wood-Inspired Poly Slats

East Coast Chair & Barstool

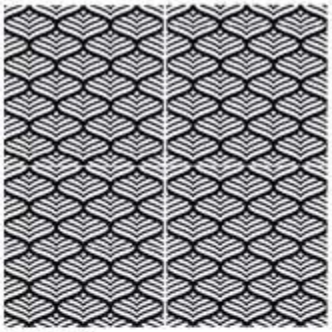
(No reviews yet) Write a Review
SKU: W-NEWEN-R-BLK-BARN
Shipping: LTL Freight
Usage: Outdoor

Spec Sheet

- Black Powder Coated Frame
- Barn Wood-Inspired Poly Lumber Slats
- Umbrella Hole Optional for 36" Table Top

DICK O DOWS TILE ACCENT WALL _ORIGINAL C

ACCENTS (*Shown as a group of 4 pieces*)



Feathers
Black & White
ELO DEBW FEATHERS

Original B
Black, Grey & White
ELO DEBG ORIGINALB

Original B
Light Blue
ELO DELB ORIGINALB

Original C
Grey
ELO DEGR ORIGINALC

Original D
Grey
ELO DEGR ORIGINALD

Original D
Taupe
ELO DETA ORIGINALD

Original Z
Black & White
ELO DEBW ORIGINALZ

Restored M
Black, Grey & White
ELO DEBG RESTOREDM

TECHNICAL INFORMATION

V2 Slight Variation

Suitable for all residential applications as well as medium commercial and light institutional.

Full Cartons Only

Frost Resistant

DCOF: ≥ 0.42

Value Priced Product

FINISH

Matte

See for full collection. Lead times may vary.

DECO ANTHOLOGY STOCK PORCELAINCERAMIC TILES INTERNATIONAL

CTI.DECO-ANTHOLOGY.PORCELAIN.MAIN.jpg

TECHNICAL INFORMATION

V1 Uniform Appearance

Black is suitable for countertops, walls and floors for normal foot traffic.

Grey, Light Blue, Taupe and all decos are suitable for all residential applications as well as medium commercial and light institutional.

White is suitable for all residential and heavy commercial and institutional foot traffic.

Full Cartons Only

Frost Resistant

DCOF: ≥ 0.42

SIZE/DESCRIPTION

8" x 8"

ACCENTS

8" x 8" Feathers

8" x 8" Original B

8" x 8" Original C

8" x 8" Original D

8" x 8" Original Z

8" x 8" Restored M

8" x 8" Starlight

FINISH

Matte

See for full collection. Lead times may vary

INDIANA GEOLOGICAL SURVEY
611 N. Walnut Grove Ave., Bloomington, IN 47405-2208 · (812) 855-7636
http://igs.indiana.edu · IGSinfo@indiana.edu

July 23, 2015

Tim Sproull

Indiana Limestone Company

The Indiana Geological Survey performed standard ASTM test C97 Absorption and Bulk Specific Gravity, C99 Modulus of Rupture, C170 Compressive Strength, C241 Abrasion Resistance of Stone Subjected to Foot Traffic, and C880 Flexural Strength of Dimension Stone on specimens of stone known as Salem Limestone originating from the Indiana Limestone Company Central (Victor) quarry. Analysis of stone in this report was completed on July 23 2015. The results are included below.

C99, C170, and C880 specimens were tested with a model 60 BTE Baldwin-Satec hydraulic press using the required fixtures and ASTM procedures for these tests. Standard ASTM E4 is used to calibrate this press on a yearly basis. The required balance and water bath were used for ASTM C-97 specimens. The accuracy of load values for test specimens was +/- 0.5% for C99, C170, and C880.

Sincerely,

Drew M. Packman

Materials Testing Facility Coordinator

Indiana Geological Survey

INDIANA GEOLOGICAL SURVEY
611 N. Walnut Grove Ave., Bloomington, IN 47405-2208 · (812) 855-7636
http://igs.indiana.edu · IGSinfo@indiana.edu

BUFF

C97 –Absorption and Bulk Specific Gravity

	Absorption (%)	Bulk Specific Gravity
001	4.91	2.27
002	4.79	2.28
003	4.84	2.27
	AVG=4.84	AVG= 2.27
	Low=4.79	Low= 2.27
	High=4.91	High= 2.28

C99 – Modulus of Rupture

	Wet Perpendicular (psi)
004	663
005	712
006	609
007	634
008	648
AVG	653
	Wet Parallel (psi)
009	704
010	744
011	764
012	658
013	763
AVG	727
	Dry Perpendicular (psi)
014	776
015	806
016	832
017	797
018	1004
AVG	843
	Dry Parallel (psi)
019	809
020	776
021	794
022	743
023	801
AVG	784

INDIANA GEOLOGICAL SURVEY
611 N. Walnut Grove Ave., Bloomington, IN 47405-2208 · (812) 855-7636
http://igs.indiana.edu · IGSinfo@indiana.edu

C170 – Compressive Strength

	Wet Perpendicular (psi)
024	6317
025	4612
026	6745
027	5527
028	5476
AVG	5735
	Wet Parallel (psi)
029	4257
030	4423
031	6243
032	3396
033	5150
AVG	4693
	Dry Perpendicular (psi)
034	4325
035	7615
036	7261
037	7083
038	6622
AVG	6581
	Dry Parallel (psi)
039	6552
040	3155
041	6366
042	6184
043	6972
AVG	5845

C241 – Abrasion Resistance to Foot Traffic

	Dry Perpendicular (%)
047	6.7
048	7.2
049	7.1
AVG	7.0
	Dry Parallel (%)
044	7.0
045	7.1
046	7.2
AVG	7.1

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C880 – Flexural Strength

	Wet Perpendicular (psi)
050	462
051	611
052	489
053	564
054	598
AVG	544
	Wet Parallel (psi)
055	562
056	555
057	577
058	521
059	569
AVG	556
	Dry Perpendicular (psi)
060	745
061	702
062	562
063	728
064	816
AVG	716
	Dry Parallel (psi)
065	682
066	661
067	708
068	791
069	692
AVG	706

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GRAY

C97 –Absorption and Bulk Specific Gravity

	Absorption (%)	Bulk Specific Gravity
001	4.62	2.31
002	4.57	2.32
003	4.60	2.32
	AVG=4.60	AVG= 2.32
	Low=4.57	Low= 2.32
	High=4.62	High= 2.32

C99 – Modulus of Rupture

	Wet Perpendicular (psi)
004	819
005	808
006	816
007	769
008	752
AVG	793
	Wet Parallel (psi)
009	729
010	814
011	778
012	747
013	750
AVG	764
	Dry Perpendicular (psi)
014	966
015	932
016	859
017	857
018	867
AVG	793
	Dry Parallel (psi)
019	940
020	943
021	946
022	913
023	871
AVG	922

INDIANA GEOLOGICAL SURVEY
611 N. Walnut Grove Ave., Bloomington, IN 47405-2208 · (812) 855-7636
http://igs.indiana.edu · IGSinfo@indiana.edu

C170 – Compressive Strength

	Wet Perpendicular (psi)
024	6254
025	5962
026	5677
027	5410
028	5009
AVG	5662
	Wet Parallel (psi)
029	4230
030	4339
031	3995
032	3862
033	3649
AVG	4015
	Dry Perpendicular (psi)
034	6431
035	7550
036	4763
037	7115
038	7060
AVG	6583
	Dry Parallel (psi)
039	5414
040	6297
041	5969
042	4801
043	3892
AVG	5274

C241 – Abrasion Resistance to Foot Traffic

	Dry Perpendicular (%)
047	10.1
048	10.6
049	10.5
AVG	10.4
	Dry Parallel (%)
044	8.5
045	9.0
046	8.7
AVG	8.7

INDIANA GEOLOGICAL SURVEY
611 N. Walnut Grove Ave., Bloomington, IN 47405-2208 · (812) 855-7636
http://igs.indiana.edu · IGSinfo@indiana.edu

C880 – Flexural Strength

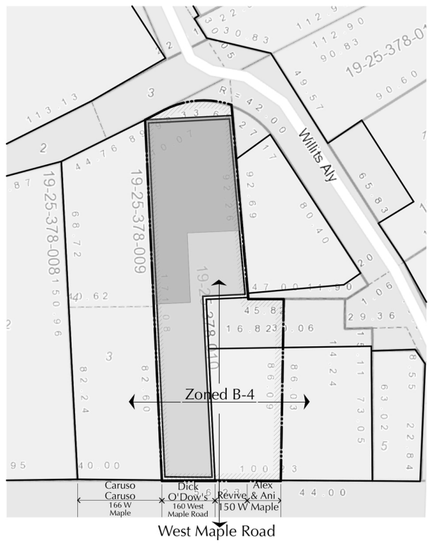
	Wet Perpendicular (psi)
050	648
051	573
052	552
053	548
054	605
AVG	585
	Wet Parallel (psi)
055	614
056	635
057	539
058	589
059	579
AVG	591
	Dry Perpendicular (psi)
060	672
061	648
062	616
063	683
064	727
AVG	669
	Dry Parallel (psi)
065	844
066	800
067	838
068	745
069	742
AVG	793

Patio Cafe

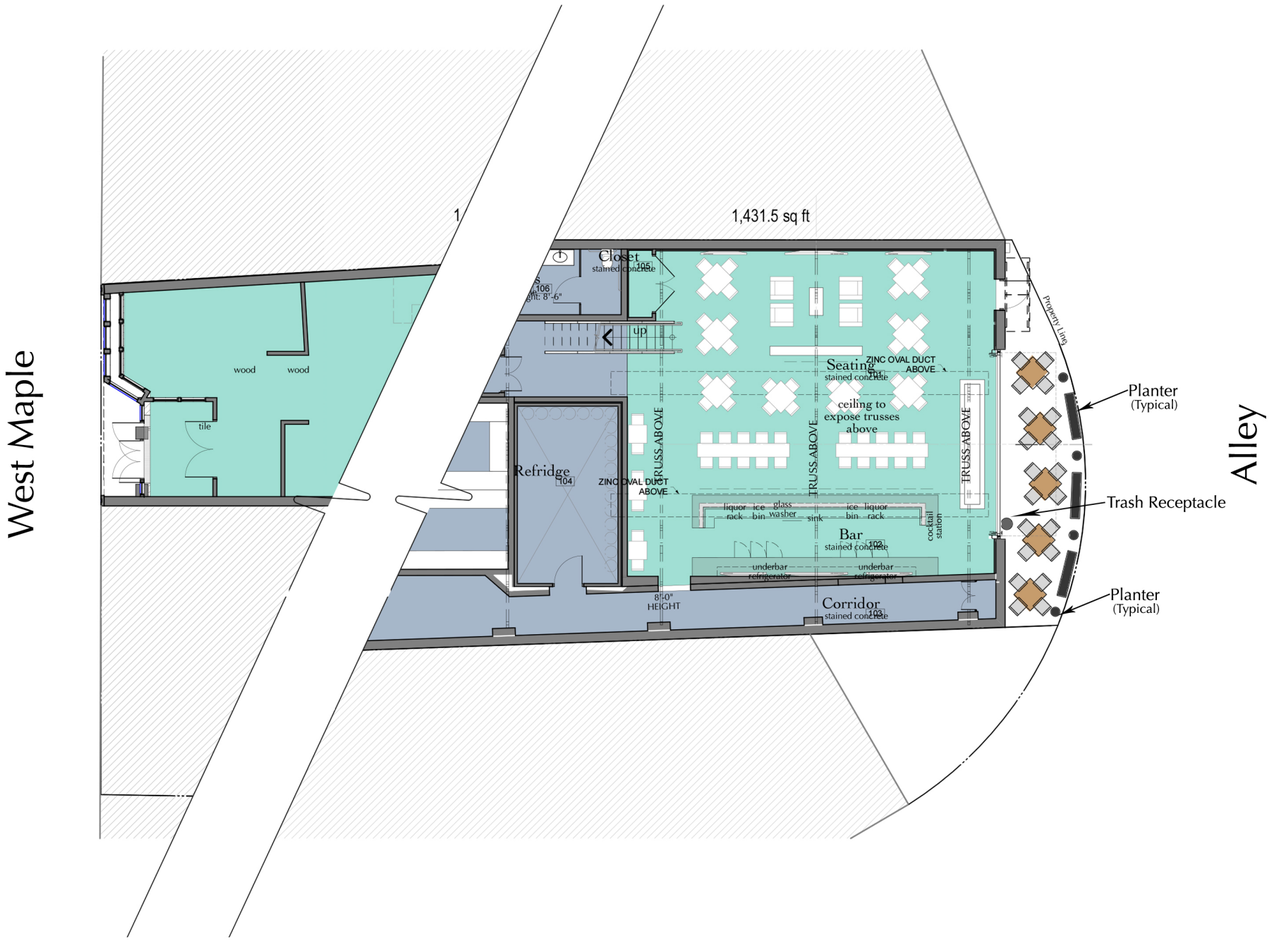
O' Dow's Exchange

160 West Maple Road / Willits Alley
Birmingham, Michigan 48009

Loacation Map



Site Plan



1st Floor - Proposed

1/8" = 1'-0"

CHRISTOPHER J. LONGE AIA
ARCHITECTURE
INTERIORS
124 Peabody, Birmingham, Michigan 48009 248.258.6940

2/21/2020

CITY OF BIRMINGHAM
Date 07/12/2021 3:43:51 PM
Ref 00161516
Receipt 593460
Amount $2,700.00

City of Birmingham
A Walkable Community

Special Land Use Permit Application

Planning Division

Form will not be processed until it is completely filled out.

1. Applicant
Name: Mitchell Block
Address: 160 W. Maple Rd
Birmingham MI 48009
Phone Number:
Fax Number:
Email address:

2. Property Owner
Name: Dave Levinson
Address: 2816 Fiddlers Cove
Beverly Hills MI.
Phone Number: 248-766-2226
Fax Number:
Email address: N/A

3. Applicant's Attorney/Contact Person
Name:
Address: N/A
Phone Number:
Fax Number:
Email address:

4. Project Designer/Developer
Name: Chris Long
Address:
Birmingham MI 48009
Phone Number: 248-330-9595
Fax Number:
Email address: Cjlonge@cjlong9919.com

5. Required Attachments

I. Two (2) paper copies and one (1) digital copy of all project plans including:
   i. A detailed Existing Conditions Plan including the subject site in its entirety, including all property lines, buildings, structures, curb cuts, sidewalks, drives, ramps and all parking on site and on the street(s) adjacent to the site, and must show the same detail for all adjacent properties within 200 ft. of the subject site's property lines;
   ii. A detailed and scaled Site Plan depicting accurately and in detail the proposed construction, alteration or repair;
   iii. A certified Land Survey;
   iv. Interior floor plans;
   v. A Landscape Plan;
   vi. A Photometric Plan;
   vii. Colored elevation drawings for each building elevation;
II. Specification sheets for all proposed materials, light fixtures and mechanical equipment;
III. Samples of all proposed materials;
IV. Photographs of existing conditions on the site including all structures, parking areas, landscaping and adjacent structures;
V. Current aerial photographs of the site and surrounding properties;
VI. Warranty Deed, or Consent of Property Owner if applicant is not the owner;
VII. Any other data requested by the Planning Board, Planning Department, or other City Departments.

6. Project Information

Address/Location of the property: 160 W. Maple Birmingham MI 48009
Name of development: Dick O Rows
Sidwell #:
Current Use:
Proposed Use: patio
Area of Site in Acres: 900 sq ft
Current zoning:
Is the property located in the floodplain?
Name of Historic District Site is located in:
Date of Historic District Commission Approval:
Date of Application for Preliminary Site Plan:
Date of Preliminary Site Plan Approval:

Date of Application for Final Site Plan:
Date of Final Site Plan Approval:
Date of Application for Revised Final Site Plan:
Date of Revised Final Site Plan Approval:
Date of Design Review Board Approval:
Is there a current SLUP in effect for this site?
Date of Application for SLUP:
Date of SLUP Approval:
Date of Last SLUP Amendment:
Will proposed project require the division of platted lots?
Will proposed project require the combination of platted lots?

7. Details of the Proposed Development (attach separate sheet if necessary)

We would like to add an addition 4 tables with an addition 22 seats. We are requesting to use 5ft of city property in the Willits Alley which we used the same area during COVID

8. Buildings and Structures

Number of Buildings on Site: 1
Height of Buildings & # of Stories: 1

Use of Buildings:
Height of Rooftop Mechanical Equipment:

9. Floor Use and Area (in Square Feet)

Proposed Commercial Structures:

Total basement floor area:
Number of square feet per upper floor:
Total floor area:
Floor area ratio (total floor area ÷ total land area):
Open space:
Percent of open space:

Office Space:
Retail Space:
Industrial Space:
Assembly Space:
Seating Capacity:
Maximum Occupancy Load:

Proposed Residential Structures:

Total number of units:
Number of one bedroom units:
Number of two bedroom units:
Number of three bedroom units:
Open space:
Percent of open space:

Rental units or condominiums?
Size of one bedroom units:
Size of two bedroom units:
Size of three bedroom units:
Seating Capacity:
Maximum Occupancy Load:

Proposed Additions:

Total basement floor area, if any, of addition:
Number of floors to be added:
Square footage added per floor:
Total building floor area (including addition):
Floor area ratio (total floor area ÷ total land area):
Open Space:
Percent of open space:

Use of addition:
Height of addition:
Office space in addition:
Retail space in addition:
Industrial space in addition:
Assembly space in addition:
Maximum building occupancy load (including addition):

10. Required and Proposed Setbacks

Required front setback:
Required rear setback:
Required total side setback:
Side setback:

Proposed front setback:
Proposed rear setback
Proposed total side setback:
Second side setback:

11. Required and Proposed Parking

Required number of parking spaces:
Typical angle of parking spaces:
Typical width of maneuvering lanes:
Location of parking on site:
Location of parking off site:
Number of light standards in parking area:
Screenwall material:

Proposed number of parking spaces:
Typical size of parking spaces:
Number of spaces <180 sq. ft.:
Number of handicap spaces:
Shared parking agreement?
Height of light standards in parking area:
Height of screenwall:

12. Landscaping

Location of landscape areas:_____

Proposed landscape material:_____

13. Streetscape

Sidewalk width:_____
Number of benches:_____
Number of planters:_____
Number of existing street trees:_____
Number of proposed street trees:_____
Streetscape plan submitted? _____

Description of benches or planters:_____
Species of existing trees:_____
Species of proposed trees:_____

14. Loading

Required number of loading spaces:_____
Typical angle of loading spaces:_____
Screenwall material:_____
Location of loading spaces on site:_____

Proposed number of loading spaces:_____
Typical size of loading spaces:_____
Height of screenwall:_____
Typical time loading spaces are used:_____

15. Exterior Waste Receptacles

Required number of waste receptacles:_____
Location of waste receptacles:_____
Screenwall material:_____

Proposed number of waste receptacles:_____
Size of waste receptacles:_____
Height of screenwall:_____

16. Mechanical Equipment

Utilities and Transformers:

Number of ground mounted transformers:_____
Size of transformers (L•W•H):_____
Number of utility easements:_____
Screenwall material:_____

Location of all utilities & easements:_____
Height of screenwall:_____

Ground Mounted Mechanical Equipment:

Number of ground mounted units:_____
Size of ground mounted units (L•W•H):_____
Screenwall material:_____

Location of all ground mounted units:_____
Height of screenwall:_____

Rooftop Mechanical Equipment:

Number of rooftop units:_____
Type of rooftop units:_____
Screenwall material:_____
Location of screenwall:_____

Location of all rooftop units:_____
Size of rooftop units (L•W•H):_____
Percentage of rooftop covered by mechanical units:_____
Height of screenwall:_____
Distance from rooftop units to all screenwalls:_____

17. Accessory Buildings

Number of accessory buildings:_____
Location of accessory buildings:_____

Size of accessory buildings:_____
Height of accessory buildings:_____

18. Building Lighting

Number of light standards on building:_____

Type of light standards on building:_____

Size of light fixtures (L•W•H):_____
Maximum wattage per fixture:_____
Light level at each property line:_____

Height from grade:_____
Proposed wattage per fixture:_____

19. Site Lighting

Number of light fixtures:_____
Size of light fixtures (L•W•H):_____
Maximum wattage per fixture:_____
Light level at each property line:_____

Type of light fixtures:_____
Height from grade:_____
Proposed wattage per fixture:_____
Holiday tree lighting receptacles:_____

20. Adjacent Properties

Number of properties within 200 ft.:_____

Property #1

Number of buildings on site:_____
Zoning district:_____
Use type:_____
Square footage of principal building:_____
Square footage of accessory buildings:_____
Number of parking spaces:_____

Property Description:_____
_____
_____
_____
_____
North, south, east or west of property? _____

Property #2

Number of buildings on site:_____
Zoning district:_____
Use type:_____
Square footage of principal building:_____
Square footage of accessory buildings:_____
Number of parking spaces:_____

Property Description:_____
_____
_____
_____
_____
North, south, east or west of property? _____

Property #3

Number of buildings on site:_____
Zoning district:_____
Use type:_____
Square footage of principal building:_____
Square footage of accessory buildings:_____
Number of parking spaces:_____

Property Description:_____
_____
_____
_____
_____
North, south, east or west of property? _____

Property #4

Number of buildings on site:_____
Zoning district:_____
Use type:_____
Square footage of principal building:_____
Square footage of accessory buildings:_____
Number of parking spaces:_____

Property Description:_____
_____
_____
_____
_____
North, south, east or west of property? _____

Property #5

Number of buildings on site:_____
Zoning district:_____
Use type:_____
Square footage of principal building:_____
Square footage of accessory buildings:_____
Number of parking spaces:_____

Property Description:_____
_____
_____
_____
_____
North, south, east or west of property? _____

The undersigned states the above information is true and correct, and understands that it is the responsibility of the applicant to advise the Planning Division and / or Building Division of any additional changes made to an approved site plan. The undersigned further states that they have reviewed the procedures and guidelines for Site Plan Review in Birmingham, and have complied with same. The undersigned will be in attendance at the Planning Board meeting when this application will be discussed.

By providing your e-mail to the City, you agree to receive news notifications from the City. If you do not wish to receive these messages, you may unsubscribe at any time.

Signature of Owner: David C Levinson Date: 7/1/2021

Print Name: DAVID LEVINSON

Signature of Applicant: _____ Date: _____

Print Name: _____

Signature of Architect: _____ Date: _____

Print Name: _____

Office Use Only

Application #: _____ Date Received: _____ Fee: _____

Date of Approval: _____ Date of Denial: _____ Accepted by: _____

BIRMINGHAM TOWER PARTNERS, LLC
251 E. MERRILL, SUITE 205
BIRMINGHAM, MI 48009

August 9, 2021

Jana Ecker, Planning Director
City of Birmingham
151 Martin Street
Birmingham, Michigan 48009

Re: Request for Final Site Plan Approval Extension
469 & 479 South Old Woodward Redevelopment
Birmingham, Michigan 48009

Dear Mrs. Ecker;

We are requesting an extension of the Final Site Plan Approval (Planning Board approved September 23, 2020) for the properties referenced above.

The construction financing, associated construction costs, DTE service issues and Covid (to a lesser extent) have all contributed to the project delay.

We are fully committed to the project as designed. Please let us know what the process is for maintaining the FSPA so that we may formally address those requirements.

Can you kindly confirm that the extension has been granted?

Thank You,

Doraid Markus
Managing Partner
Birmingham Tower Partners, LLC

APPROVED
8/19/21
PTU21-0006

City of Birmingham
A Walkable Community

Temporary Use Permit Application
Planning Division

1. Applicant
Name: Lutz Financial Services
Address: 300 S. Old Woodward
Birmingham, MI 48009
Phone Number: 248-432-3200
Fax Number: 248-432-3201

Property Owner
Name: Bowen Broock
Address:
Phone Number:
Fax Number:

2. Project Information
Address/Location of Property: 300 S. Old Woodward Birmingham, MI 48009
Name of Development:
Parcel ID #: 08-19-36-204-006
Current Use: Business / office
Area in Acres:
Current Zoning: office

Name of Historic District site is in, if any:
Date of HDC Approval, if any:
Date of Application for Preliminary Site Plan:
Date of Preliminary Site Plan Approval:
Date of Application for Final Site Plan:
Date of Final Site Plan Approval:
Date of Revised Final Site Plan Approval:

4. Attachments
- Three (3) folded copies of site plan including location and type of temporary use and other site amenities (buildings, accessory structures, parking spaces, right-of-way, property lines, etc.)
- Authorization from Owner(s) (if applicant is not owner)
- Letter detailing temporary use

5. Details of the Request for Temporary Use Permit
Lutz Financial Services is hosting a Dream Cruise event on August 21, 2021. We will have a tent (already approved for permit), lawn games, tables, and a food truck. Tent set up will be Friday August 20, 2021 and pickup will be no later than Monday August 23, 2021.

The undersigned states the above information is true and correct, and understands that it is the responsibility of the applicant to advise the Planning Division and / or Building Division of any additional changes to the approved site plan.

Signature of Applicant: Kathleen Chase Date: 8.4.2021
Kathleen Chase 248-432-3212 - Controller

Office Use Only

Application #: PTU21-0006 Date Received: 8/18/21 Fee: $100.00

Date of Approval: 8/19/21 Date of Denial: N/A Reviewed by:

City of Birmingham
A Walkable Community

CONSENT OF PROPERTY OWNER

I, Bowen Broock (Name of property owner), OF THE STATE OF MI AND COUNTY OF Oakland STATE THE FOLLOWING:

1. That I am the owner of real estate located at 300 S. Old Woodward, Birmingham, MI 48009 (Address of affected property)

2. That I have read and examined the Application for Administrative Approval made to the City of Birmingham by: Lutz Financial Services (Name of applicant);

3. That I have no objections to, and consent to the request(s) described in the Application made to the City of Birmingham.

Dated: 8.18.2021

Bowen Broock
Owner's Name (Please Print)

Owner's Signature

30x50
0 8' 16' 32'
Tent
BBQ/Food Truck
132.48' PROPERTY LINE
EXISTING GARAGE
Tables
Various yard games
Inflatable game
Kona Ice Truck
Photo booth
PROPERTY LINE
100'
S. Old Woodward Ave.
100 FT. R.O.W.
E Brown St
66 FT R.O.W

Inside Tent Layout

Tent
30 x 50

↳ Exit sign
& fire
extinguisher

↳ Exit sign
& fire
extinguisher

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ESTATE

CANVAS SPECIALTY
Fabric Technology Solutions™
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ISO 9001 Registered
www.can-spec.com
DESCRIPTION
CSI T
MANUFACTURE DATE
REGISTERED STATE OF CALIFORNIA STATE FIRE MARSHAL FLAME RETARDANT
REGISTERED APPLICATION CONCERN No
MADE IN USA

IMPORTANT DOCUMENT

Certificate of Flame Resistance

ISSUED BY

Date of Shipment
07/10/13

Registration Number
F140.1

ANCHOR INDUSTRIES INC.®

Sales Order #
15200463

EVANSVILLE, INDIANA 47725

MANUFACTURERS OF THE FINISHED TENT PRODUCTS DESCRIBED HEREIN

This is to certify that the materials described are inherently flame retardant and were supplied to:

C N PARTY RENTALS INC
5140 MEIJER DR
ROYAL OAK, MI 48073

REGISTERED STATE OF CALIFORNIA STATE FIRE MARSHAL FLAME RETARDANT

Certification is hereby made that:
The articles described on this Certificate have been treated with a flame-retardant approved chemical and that the application of said chemical was done in conformance with California Fire Marshall Code. All fabric has been tested and passes NFPA 701-04, ULC 109.

Serial # 8026000 (1)

Description of item certified: FIESTA EXPANDABLE TOP 30WX30
SNYDER WHITE VINYL

Flame Retardant Process Used Will Not Be Removed By Washing And Is Effective For The Life Of The Fabric

SNYDER MFG NEW PHILADELPHIA,OH
Name of Applicator of Flame Resistant Finish

Signed: **ANCHOR INDUSTRIES INC**

IMPORTANT DOCUMENT

Certificate of Flame Resistance

ISSUED BY

Date of Shipment
07/10/13

Registration Number
F140.1

ANCHOR INDUSTRIES INC.®

Sales Order #
15200463

EVANSVILLE, INDIANA 47725

MANUFACTURERS OF THE FINISHED TENT PRODUCTS DESCRIBED HEREIN

This is to certify that the materials described are inherently flame retardant and were supplied to:

C N PARTY RENTALS INC
5140 MEIJER DR
ROYAL OAK, MI 48073

REGISTERED STATE OF CALIFORNIA STATE FIRE MARSHAL FLAME RETARDANT

Certification is hereby made that:
The articles described on this Certificate have been treated with a flame-retardant approved chemical and that the application of said chemical was done in conformance with California Fire Marshall Code. All fabric has been tested and passes NFPA 701-04, ULC 109.

Serial # 8026300 (1)

Description of item certified: FIESTA EXPANDABLE MIDDLE
30WX10 SNYDER WHITE VINYL

Flame Retardant Process Used Will Not Be Removed By Washing And Is Effective For The Life Of The Fabric

SNYDER MFG NEW PHILADELPHIA,OH
Name of Applicator of Flame Resistant Finish

Signed: **ANCHOR INDUSTRIES INC**

City of Birmingham

APPROVED
8-19-21

Administrative Approval Application
Planning Division
Form will not be processed until it is completely filled out

1. Applicant
Name: Sam Surnow
Address: 320 Martin Street, Suite 100
Birmingham, mi 48009
Phone Number: 248.877.4000
Fax Number:
Email: sam@surnow.com

Property Owner
Name: Chester Street Partners, LLC
Address: 320 Martin Street, Suite 100
Birmingham, mi 48009
Phone Number: 248.877.4000
Fax Number:
Email:

2. Applicant's Attorney/Contact Person
Name: Kevin Biddison, AIA
Address: 320 Martin Street, Suite 10
Birmingham, mi 48009
Phone Number: 248.554.9500
Fax Number:
Email: kb@biddison-ad.com

Project Designer
Name: Kevin Biddison, AIA
Address: 320 Martin Street, Suite 10
Birmingham, mi 48009
Phone Number: 248.554.9500
Fax Number:
Email: kb@biddison-ad.com

3. Project Information
Address/Location of Property: 191 North Chester Street
Name of Development: The Jeffrey
Parcel ID #:
Current Use: Office-Commercial Building
Area in Acres: 0.40 Acres
Current Zoning: TZ2

Name of Historic District site is in, if any:
Date of HDC Approval, if any:
Date of Application for Preliminary Site Plan:
Date of Preliminary Site Plan Approval:
Date of Application for Final Site Plan:
Date of Final Site Plan Approval:
Date of Revised Final Site Plan Approval:

4. Attachments
- Warranty Deed with legal description of property
- Authorization from Owner(s) (if applicant is not owner)
- Completed Checklist
- Material Samples
- Digital Copy of plans
- Two (2) folded copies of plans including an itemized list of all changes for which administrative approval is requested, with the changes marked in color on all elevations

5. Details of the Request for Administrative Approval
Proposed Rooftop Patio west-end of building 2nd floor. (see attached drawings)

The undersigned states the above information is true and correct, and understands that it is the responsibility of the applicant to advise the Planning Division and / or Building Division of any additional changes to the approved site plan.

Signature of Applicant: _____ Date: 4/26/21

Office Use Only

Application #: 21-0036 Date Received: Fee:

Date of Approval: 8-19-21 Date of Denial: Reviewed by:

City of Birmingham

CONSENT OF PROPERTY OWNER

I, SAM SURNOW (Name of Property Owner), OF THE STATE OF MICHIGAN AND

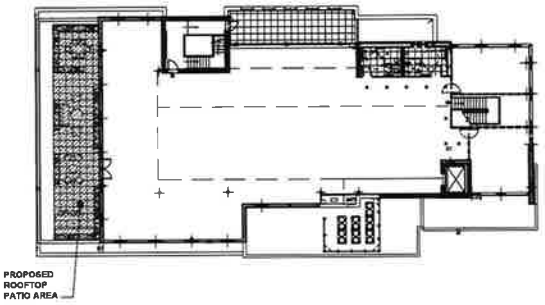
COUNTY OF OAKLAND COUNTY STATE THE FOLLOWING:

1. That I am the owner of real estate located at 191 North Chester Street, Birmingham MI (Address of Affected Property);
2. That I have read and examined the Application for Administrative Approval made to the City of Birmingham by: SAM SURNOW (Name of Applicant);
3. That I have no objections to, and consent to the request(s) described in the Application made to the City of Birmingham.

By providing your e-mail to the City, you agree to receive news notifications from the City. If you do not wish to receive these messages, you may unsubscribe at any time.

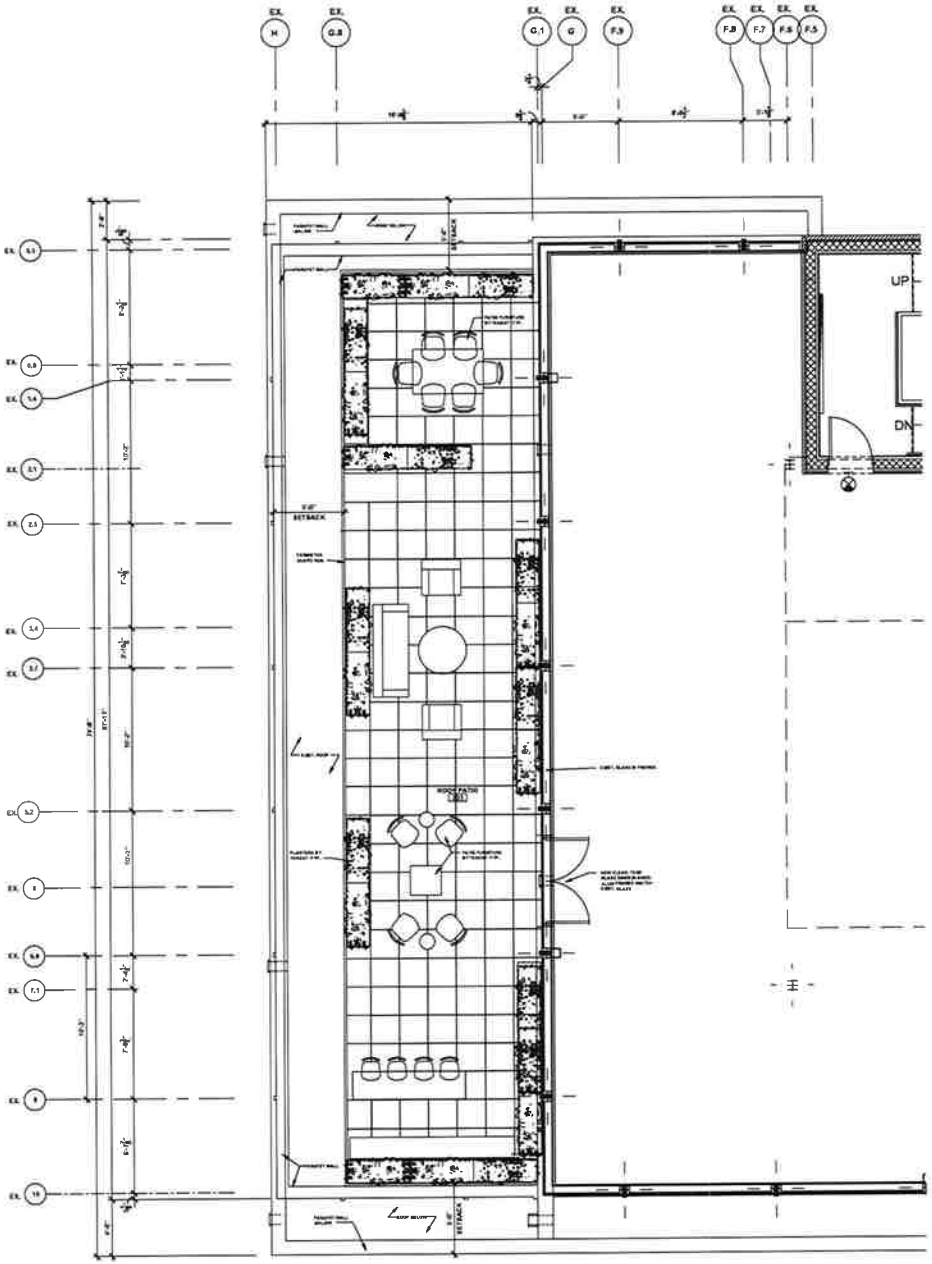
Name of Owner (Printed): SAM SURNOW

Signature of Owner: _____ **Date:** 04.26.2021



NORTH

2nd FLOOR KEY PLAN



NOTE:
ALL EXISTING DIMENSIONS
TO BE VERIFIED IN FIELD

NORTH

403.01
INT.201

ENLARGED 2ND FLOOR PATIO PLAN

SCALE: 1/4"=1'-0"

biddison | architecture + design

Consultants

Project title

PROPOSED BUILDING RENOVATION FOR:

THE JEFFREY

191 N Chester St
Birmingham, Michigan 48009

Issued d/t/h

ADMIN. APPROVAL 04.26.21

Sheet title

ENLARGED 2ND FL.
PATIO PLAN

Project no.

1997.17

Sheet no.

INT.403

April 23, 2021

Jana Ecker
Planning Department
151 Martin Street
Birmingham, MI 48009

RE: Rooftop Patio/Balcony at 191 N. Chester Street

Dear Jana:

As the adjacent resident to the property at 191 N Chester, I am very supportive of the developer converting the western facing rooftop located on the top floor of the building into a balcony/patio use for a future office tenant. Please let me know if I can assist any further. Thank you!

Sincerely,

Susan Martin
487 Willits Street

301.02 / A.301 **WEST RENDERING -PATIO**
SCALE: NTS

301.01 / A.301 **SOUTH RENDERING -PATIO**
SCALE: NTS

biddison
architecture + design
[redacted]

Consultants

Project title
PROPOSED BUILDING RENOVATION FOR
THE JEFFREY

Suite 100
151 N Chester St
Birmingham, Michigan 48009

Issued date
ADMIN. APPROVAL 04.26.21

Sheet title
PATIO RENDERINGS

Project no.
1997.17

Sheet no.
A.301

City of Birmingham

Administrative Approval Application
Planning Division
Form will not be processed until it is completely filled out

1. Applicant
Name: Sam Surnow
Address: 320 Martin Street, Suite 100
Birmingham, mi 48009
Phone Number: 248.877.4000
Fax Number:
Email: sam@surnow.com

Property Owner
Name: Chester Street Partners, LLC
Address: 320 Martin Street, Suite 100
Birmingham, mi 48009
Phone Number: 248.877.4000
Fax Number:
Email:

2. Applicant's Attorney/Contact Person
Name: Kevin Biddison, AIA
Address: 320 Martin Street, Suite 10
Birmingham, mi 48009
Phone Number: 248.554.9500
Fax Number:
Email: kb@biddison-ad.com

Project Designer
Name: Kevin Biddison, AIA
Address: 320 Martin Street, Suite 10
Birmingham, mi 48009
Phone Number: 248.554.9500
Fax Number:
Email: kb@biddison-ad.com

3. Project Information
Address/Location of Property: 191 North Chester Street

Name of Development: The Jeffrey
Parcel ID #:
Current Use: Office-Commercial Building
Area in Acres: 0.40 Acres
Current Zoning: TZ2

Name of Historic District site is in, if any:
Date of HDC Approval, if any:
Date of Application for Preliminary Site Plan:
Date of Preliminary Site Plan Approval:
Date of Application for Final Site Plan:
Date of Final Site Plan Approval:
Date of Revised Final Site Plan Approval:

4. Attachments
- Warranty Deed with legal description of property
- Authorization from Owner(s) (if applicant is not owner)
- Completed Checklist
- Material Samples
- Digital Copy of plans
- Two (2) folded copies of plans including an itemized list of all changes for which administrative approval is requested, with the changes marked in color on all elevations

5. Details of the Request for Administrative Approval
Proposed Rooftop Patio west-end of building 2nd floor. (see attached drawings)

The undersigned states the above information is true and correct, and understands that it is the responsibility of the applicant to advise the Planning Division and / or Building Division of any additional changes to the approved site plan.

Signature of Applicant: _____ Date: 4/26/21

Office Use Only

Application #: _____ Date Received: _____ Fee: _____

Date of Approval: _____ Date of Denial: _____ Reviewed by: _____

RECEIVED
APR 29 2021
CITY OF BIRMINGHAM
COMMUNITY DEVELOPMENT DEPARTMENT

City of Birmingham

CONSENT OF PROPERTY OWNER

I, SAM SURNOW (Name of Property Owner), OF THE STATE OF MICHIGAN AND

COUNTY OF OAKLAND COUNTY STATE THE FOLLOWING:

1. That I am the owner of real estate located at 191 North Chester Street, Birmingham MI (Address of Affected Property);
2. That I have read and examined the Application for Administrative Approval made to the City of Birmingham by: SAM SURNOW (Name of Applicant);
3. That I have no objections to, and consent to the request(s) described in the Application made to the City of Birmingham.

By providing your e-mail to the City, you agree to receive news notifications from the City. If you do not wish to receive these messages, you may unsubscribe at any time.

Name of Owner (Printed): SAM SURNOW

Signature of Owner: _____ **Date:** 04.26.2021

April 23, 2021

Jana Ecker
Planning Department
151 Martin Street
Birmingham, MI 48009

RE: Rooftop Patio/Balcony at 191 N. Chester Street

Dear Jana:

As the adjacent resident to the property at 191 N Chester, I am very supportive of the developer converting the western facing rooftop located on the top floor of the building into a balcony/patio use for a future office tenant. Please let me know if I can assist any further. Thank you!

Sincerely,

Susan Martin
487 Willits Street

April 23, 2021

Jana Ecker
Planning Department
151 Martin Street
Birmingham, MI 48009

RE: Rooftop Patio/Balcony at 191 N. Chester Street

Dear Jana:

As the adjacent resident to the property at 191 N Chester, I am very supportive of the developer converting the western facing rooftop located on the top floor of the building into a balcony/patio use for a future office tenant. Please let me know if I can assist any further. Thank you!

Sincerely,

Susan Martin
487 Willits Street

April 23, 2021

Jana Ecker
Planning Department
151 Martin Street
Birmingham, MI 48009

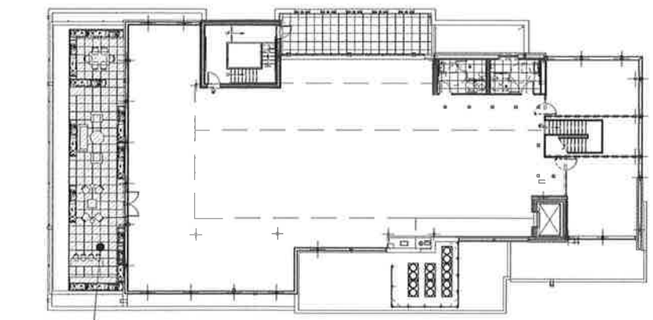
RE: Rooftop Patio/Balcony at 191 N. Chester Street

Dear Jana:

As the adjacent resident to the property at 191 N Chester, I am very supportive of the developer converting the western facing rooftop located on the top floor of the building into a balcony/patio use for a future office tenant. Please let me know if I can assist any further. Thank you!

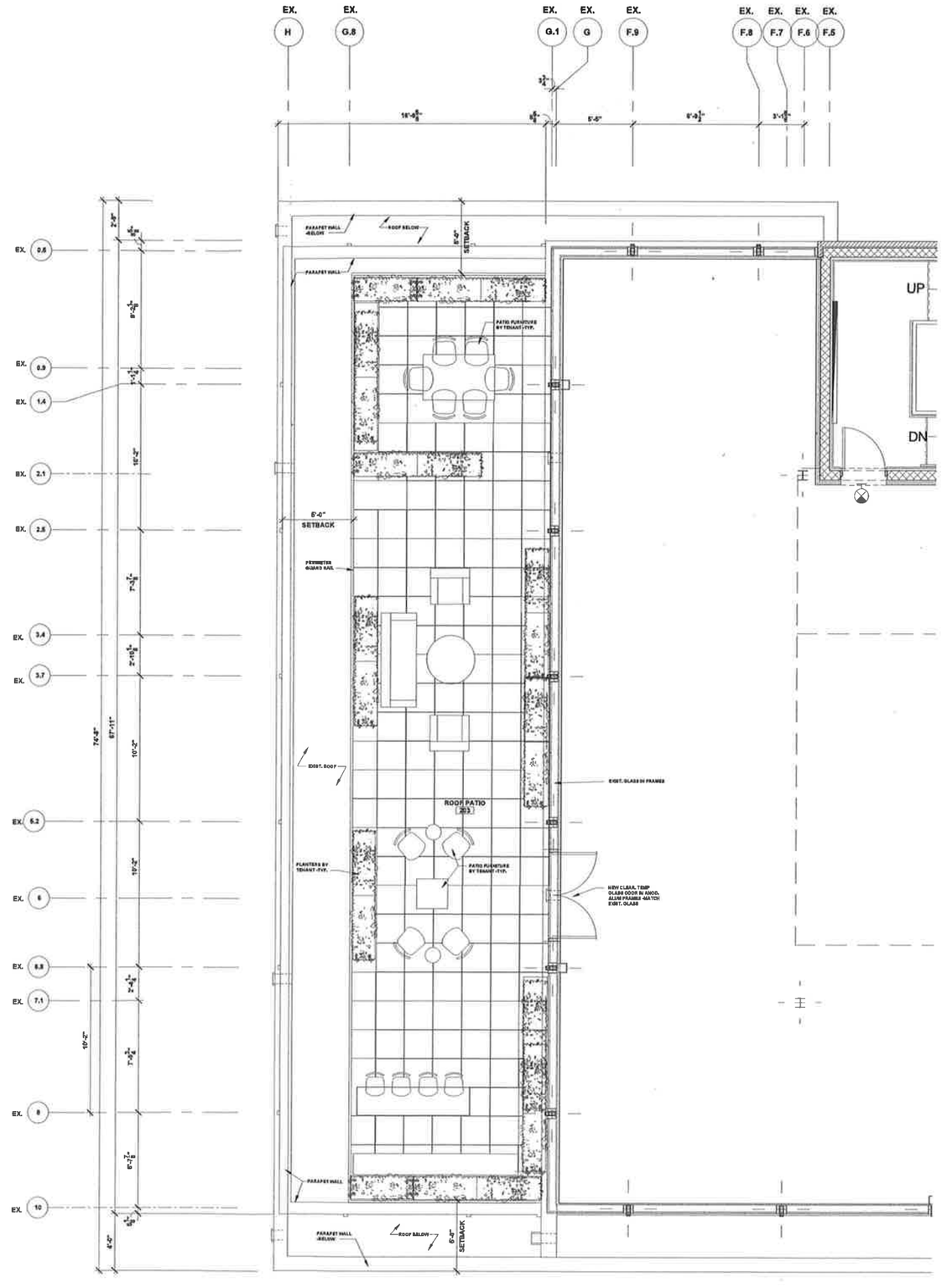
Sincerely,

Susan Martin
487 Willits Street



NORTH

2nd FLOOR KEY PLAN



NOTE:
ALL EXISTING DIMENSIONS TO BE VERIFIED IN FIELD

NORTH

403.01
INT.201

ENLARGED 2ND FLOOR PATIO PLAN

SCALE: 1/4"=1'-0"

biddison | architecture + design
320 Martin St. Suite 10
Birmingham, MI 48009
1 248.554.9500

Consultants

Project title

PROPOSED BUILDING RENOVATION FOR:

THE JEFFREY

191 N Chester St
Birmingham, Michigan 48009

Issued dr/ch

ADMIN. APPROVAL 04.26.21

Sheet title

ENLARGED 2ND FL. PATIO PLAN

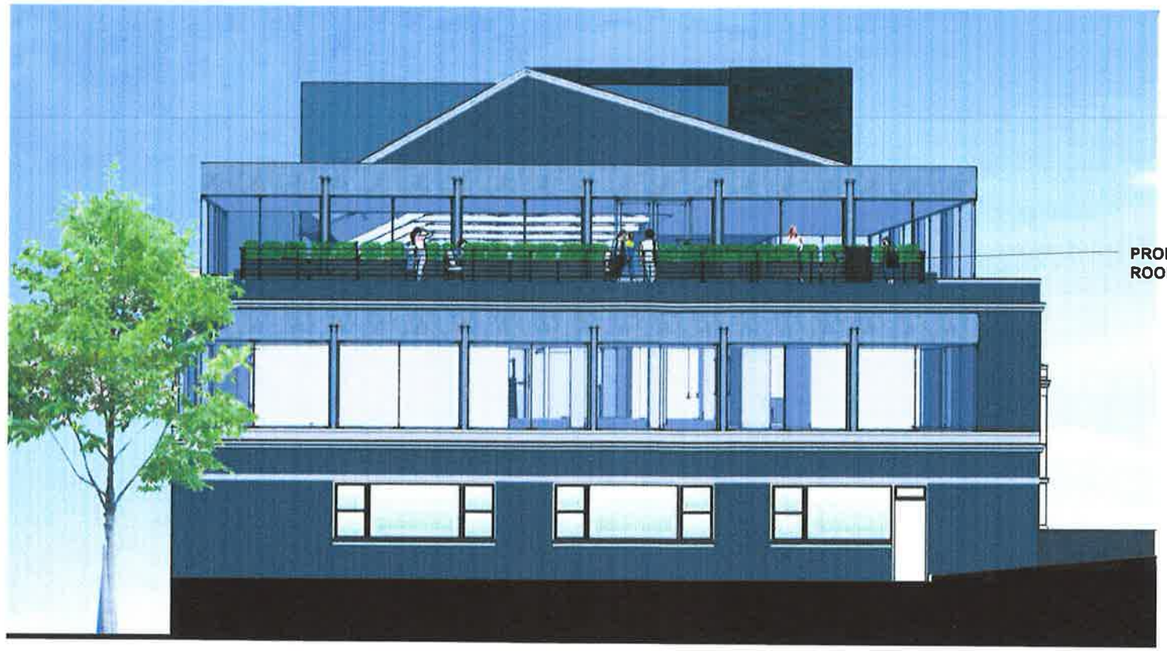
STATE OF MICHIGAN KEVIN L. BIDDISON ARCHITECT REGISTERED ARCHITECT

Project no.

1997.17

Sheet no.

INT.403



PROPOSED
ROOFTOP PATIO

301.02
A.301

WEST RENDERING -PATIO

SCALE: NTS

PROPOSED
ROOFTOP PATIO

301.01
A.301

SOUTH RENDERING -PATIO

SCALE: NTS

biddison | architecture + design

320 Martin St. Suite 10
Birmingham, MI. 48009
1.248.554.9500

Consultants

Project title

PROPOSED BUILDING RENOVATION FOR:

THE JEFFREY

Suite 100
191 N Chester St
Birmingham, Michigan 48009

Issued dr/ch

ADMIN. APPROVAL 04.26.21

Sheet title

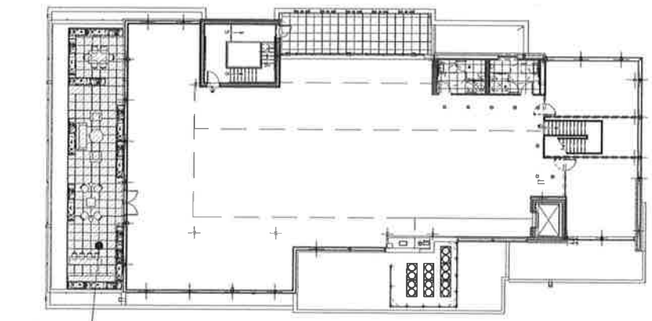
PATIO RENDERINGS

Project no.

1997.17

Sheet no.

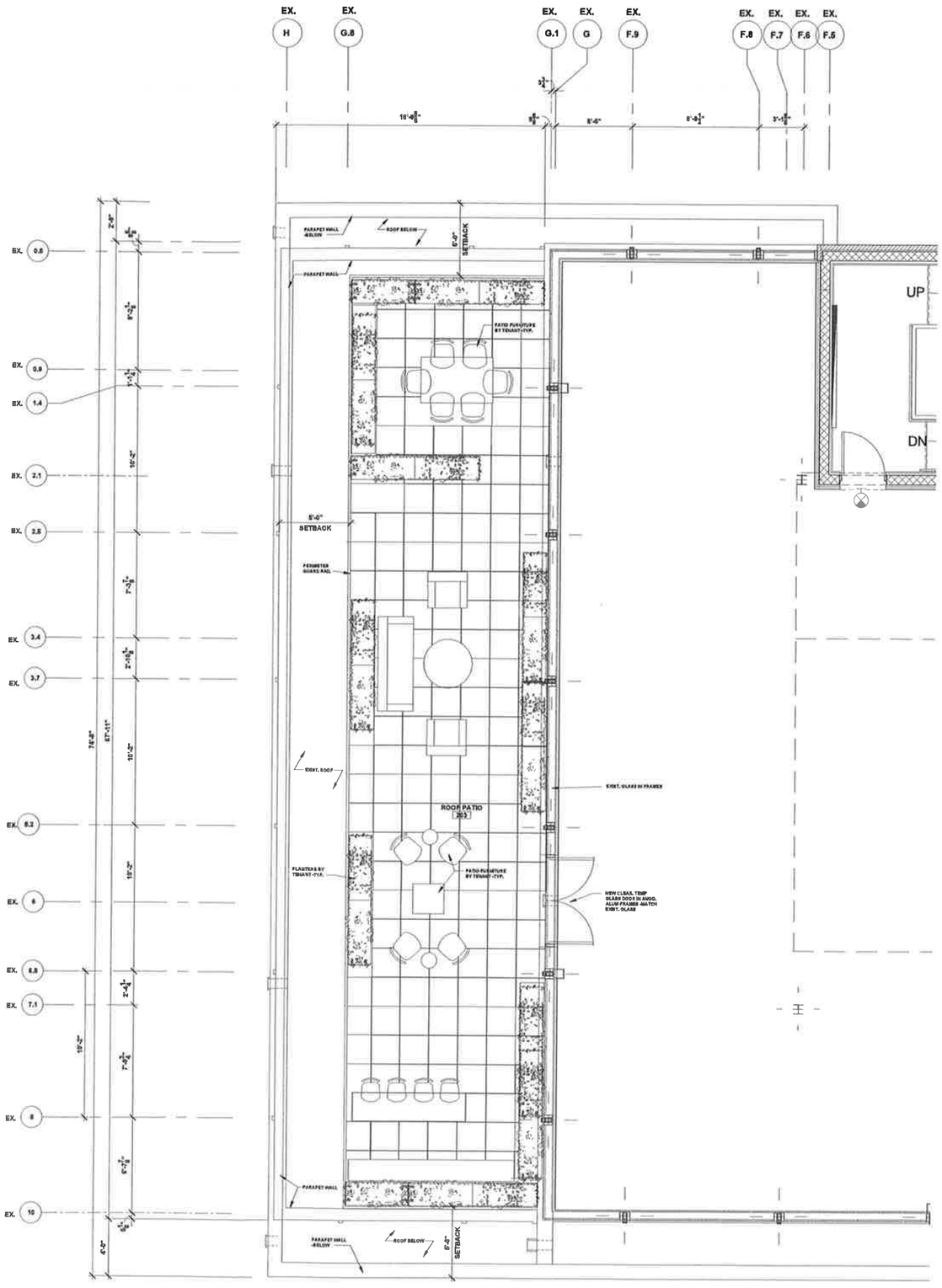
A.301



PROPOSED
ROOFTOP
PATIO AREA

NORTH

2nd FLOOR KEY PLAN



NOTE:
ALL EXISTING DIMENSIONS
TO BE VERIFIED IN FIELD

NORTH

403.01
INT.201

ENLARGED 2ND FLOOR PATIO PLAN

SCALE: 1/8"=1'-0"

biddison | architecture + design

320 Martin St. Suite 10
Birmingham, MI 48009
t 248.554.9500

Consultants

Project title

PROPOSED BUILDING RENOVATION FOR:

THE JEFFREY

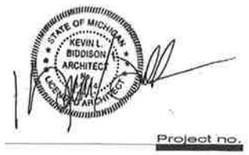
191 N Chester St
Birmingham, Michigan 48009

Issued dr/oh

ADMIN. APPROVAL 04.26.21

Sheet title

ENLARGED 2ND FL. PATIO PLAN



Project no.

1997.17

Sheet no.

INT.403

301.02
A.301
WEST RENDERING -PATIO
SCALE: NTS

301.01
A.301
SOUTH RENDERING -PATIO
SCALE: NTS

biddison
architecture + design
320 Martin St. Suite 10
Birmingham, MI 48009
t 248.554.9500

Consultants

Project title

PROPOSED BUILDING RENOVATION FOR:

THE JEFFREY

Suite 100
191 N Chester St
Birmingham, Michigan 48009

Issued dr/ch

ADMIN. APPROVAL	04.26.21

Sheet title

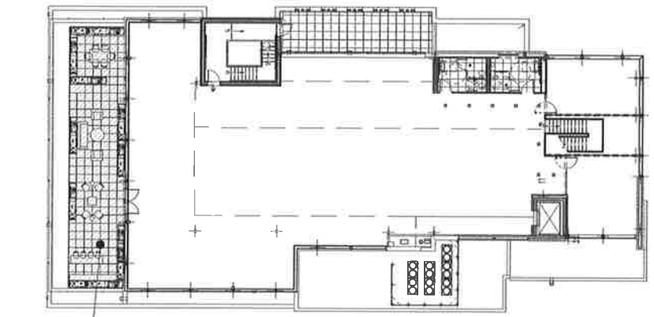
PATIO RENDERINGS

Project no.

1997.17

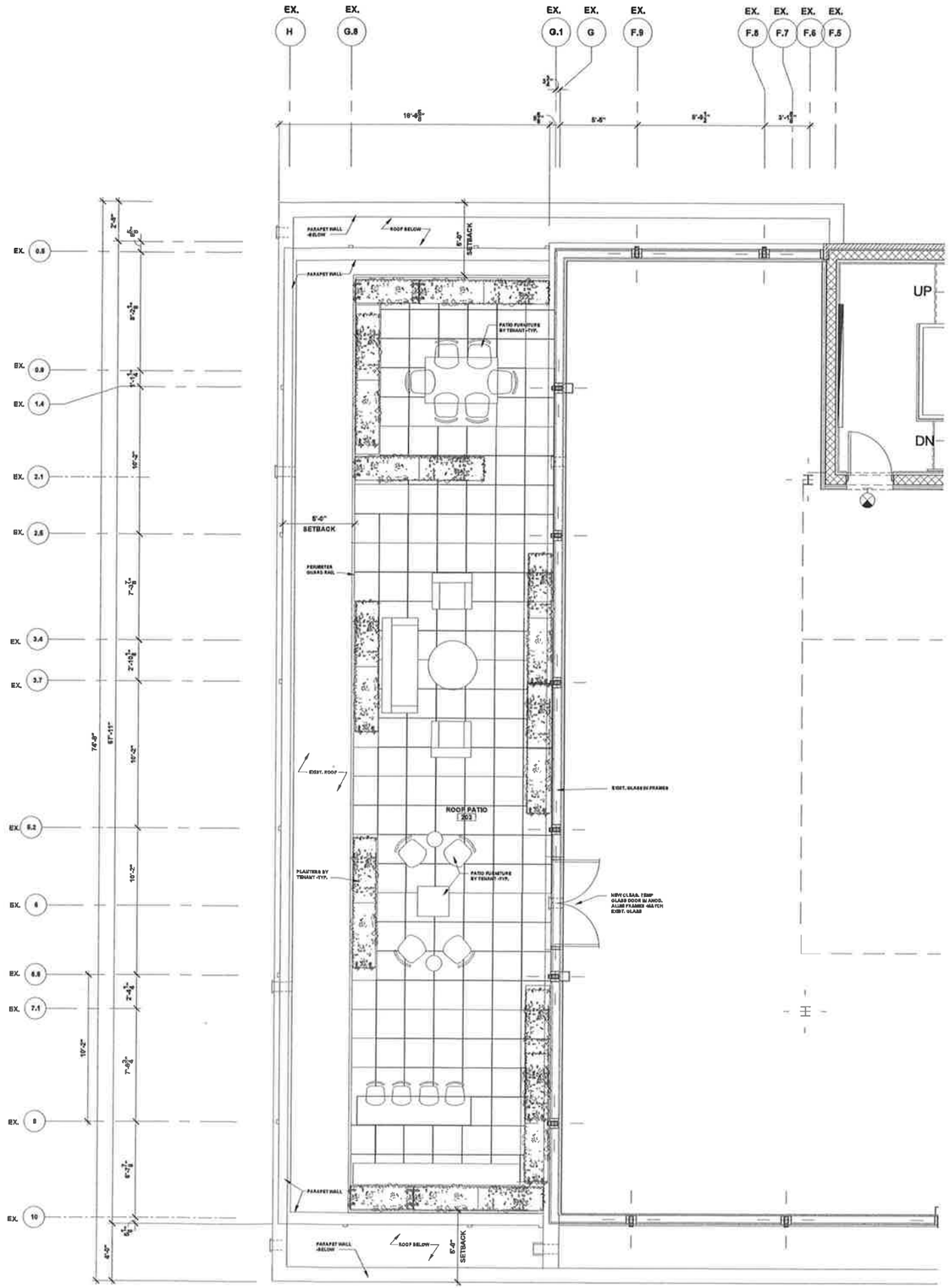
Sheet no.

A.301



NORTH

2nd FLOOR KEY PLAN



NOTE:
ALL EXISTING DIMENSIONS
TO BE VERIFIED IN FIELD

NORTH

403.01
INT.201

ENLARGED 2ND FLOOR PATIO PLAN

SCALE: 1/4"=1'-0"

biddison | architecture + design
320 Martin St. Suite 10
Birmingham, MI 48009
t 248.554.9509

Consultants

Project title

PROPOSED BUILDING RENOVATION FOR:

THE JEFFREY

191 N Chester St
Birmingham, Michigan 48009

Issued dr/ch

ADMIN. APPROVAL 04.26.21

Sheet title

ENLARGED 2ND FL.
PATIO PLAN

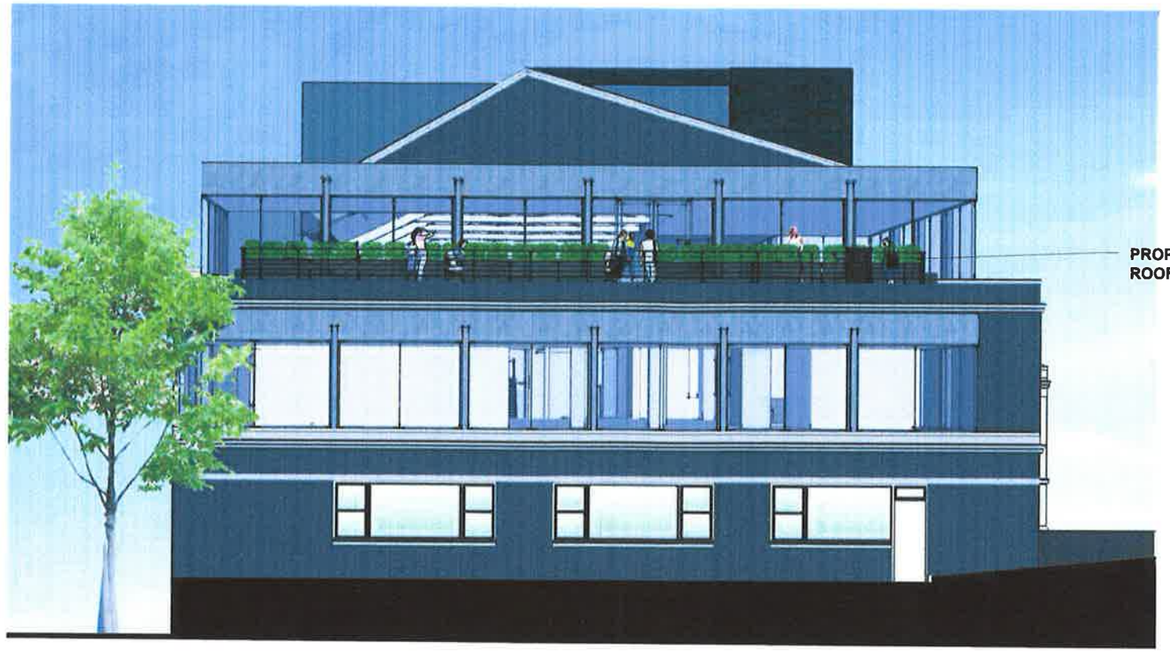
STATE OF MICHIGAN
KEVIN L. BIDDISON
ARCHITECT
REGISTERED ARCHITECT

Project no.

1997.17

Sheet no.

INT.403



301.02
A.301
WEST RENDERING -PATIO
SCALE: NTS

301.01
A.301
SOUTH RENDERING -PATIO
SCALE: NTS

biddison |
architecture + design

320 Martin St. Suite 10
Birmingham, MI 48009
t 248.554.9500

Consultants

Project title

PROPOSED BUILDING RENOVATION FOR:

THE JEFFREY

Suite 100
191 N Chester St
Birmingham, Michigan 48009

Issued dr/ch

ADMIN. APPROVAL	04.26.21

Sheet title

PATIO RENDERINGS

Project no.

1997.17

Sheet no.

A.301

City of Birmingham
A Walkable Community

APPROVED
8/18/21
PAA21-0078

Administrative Approval Application
Planning Division

Form will not be processed until it is completely filled out.

1. Applicant
Name: SAMY EID
Address: 588 S. OLD WOODWARD

Phone Number: 248-840-8127
Email: SAMYEID@MAC.COM

2. Property Owner
Name: SAMEER EID
Address: 3280 BROOKDALE RD.
BLOOMFIELD HILLS, MI 48304
Phone Number: 248-646-5695
Email: SAMYEID@GMAIL.COM

3. Project Contact Person
Name: SAMY EID
Address: 588 S. OLD WOODWARD

Phone Number: 248-840-8127
Email: SAMYEID@MAC.COM

4. Project Designer/Developer
Name: SAMY EID
Address:

Phone Number:
Email:

5. Required Attachments
- Two (2) folded copies of project plans including an itemized list of all changes for which Administrative Approval is requested, with the changes marked in color on all elevations
- One (1) digital copy of project plans
- Warranty Deed with legal description of property
- Photographs of existing conditions on the site where changes are proposed
- Material samples
- Specification sheets for all proposed materials, fixtures, and/or mechanical equipment
- Completed Administrative Approval checklist

6. Project Information
Address/Location of Property: 588 S. OLD WOODWARD
Name of Development: PHOENICIA LLC
Parcel ID#: 20-27-29-119
Current Use: RESTAURANT
Proposed Use: "
Area of Site in Acres: 1/2 MORE
Current Zoning: COMMERCIAL

	Yes	No
Is the property located in a floodplain? -----	☐	☑
Is the property within a Historic District? ---	☐	☑
→ If so, which?		
Will the project require a variance? ---------	☐	☑
→ If so, how many?		
Has the project been reviewed by a Board?	☐	☑
→ If so, which?		

7. Details of the Request for Administrative Approval
DIMENSION CHANGE TO PATIO. AND ADDING THREE UMBRELLAS.

RECEIVED
AUG 09 2021
CITY OF BIRMINGHAM
COMMUNITY DEVELOPMENT DEPT.

The undersigned states the above information is true and correct, and understands that it is the responsibility of the applicant to advise the Planning Division and/or Building Division of any additional changes to the approved site plan. By providing your e-mail to the City, you agree to receive news notifications from the City. If you do not wish to receive these messages, you may unsubscribe at any time.

Signature of Applicant: Samy Eid Date: 7-27-21

Office Use Only

Application #: 21-0078 Date Received: 8-9-21 Fee: $ 100.00

Date of Approval: 8/18/21 Date of Denial: N/A Reviewed By:

City of Birmingham
A Walkable Community

CONSENT OF PROPERTY OWNER

I, SAMEER EIN, OF THE STATE OF MICHIGAN AND
(Name of Property Owner)

COUNTY OF OAKLAND STATE THE FOLLOWING:

1. That I am the owner of real estate located at 588 S. OLD WOODWARD;
(Address of Affected Property)

2. That I have read and examined the Application for Administrative Approval made to the City of Birmingham by: SAMEER EIN;
(Name of Applicant)

3. That I have no objections to, and consent to the request(s) described in the Application made to the City of Birmingham.

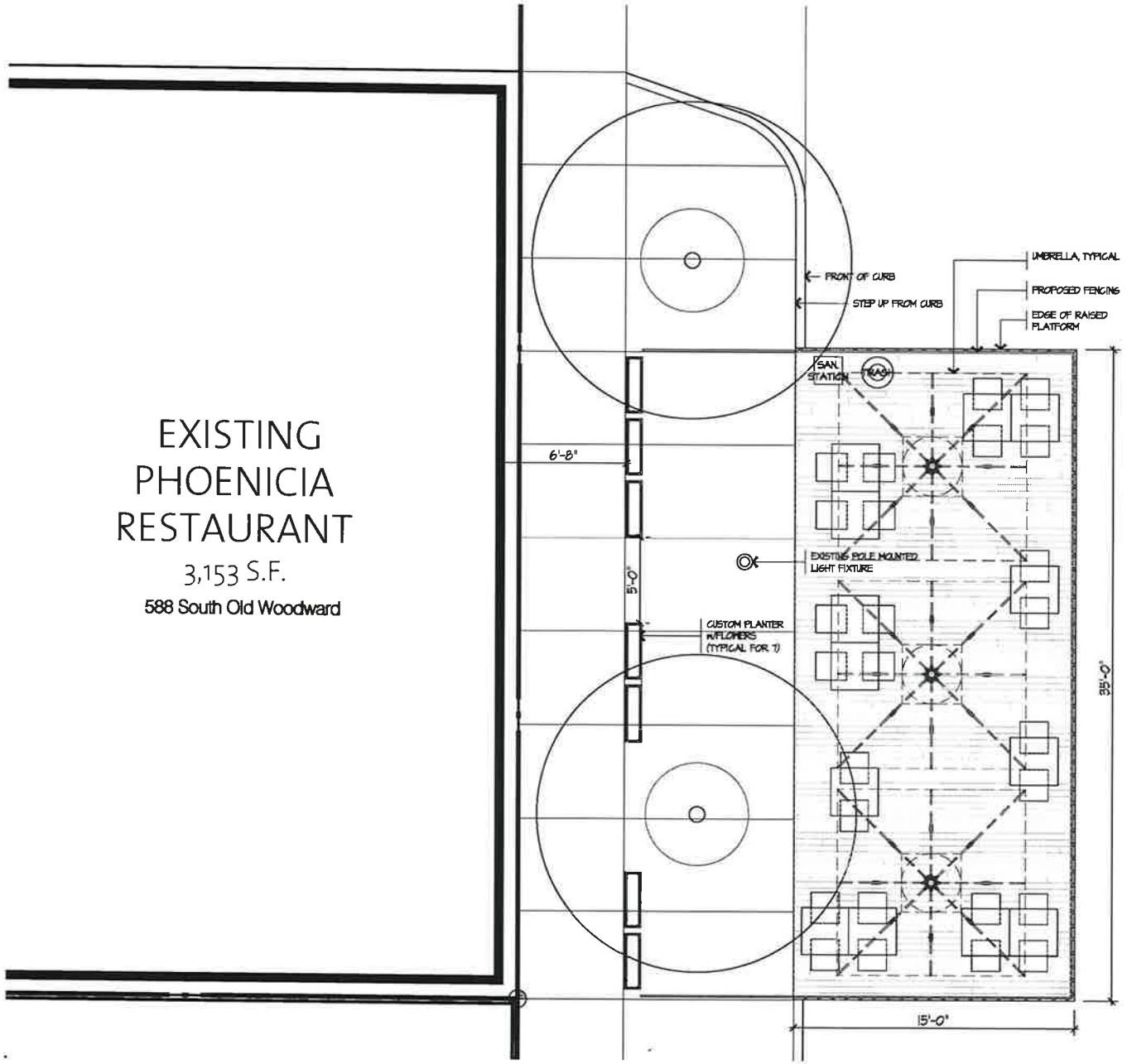
Name of Owner (Printed): SAMEER EIN

Signature of Owner: Samer Ein **Date:** 7-27-21

EXISTING
PHOENICIA
RESTAURANT

3,153 S.F.

588 South Old Woodward



SOUTH OLD WOODWARD

APPROVED
8/18/21
PA21-078

Proposed Outdoor Seating
SCALE: 3/16"= 1'-0"

SAROKI
ARCHITECTURE
430 N. OLD WOODWARD
BIRMINGHAM, MI 48009
P. 248.258.5707
F. 248.258.5515
SarokiArchitecture.com

Project:
Phoenicia
588 South Old Woodward
Birmingham, MI 48009

Date:	Issued For:
07-29-2021	OWNERS REVIEW

Sheet No.:

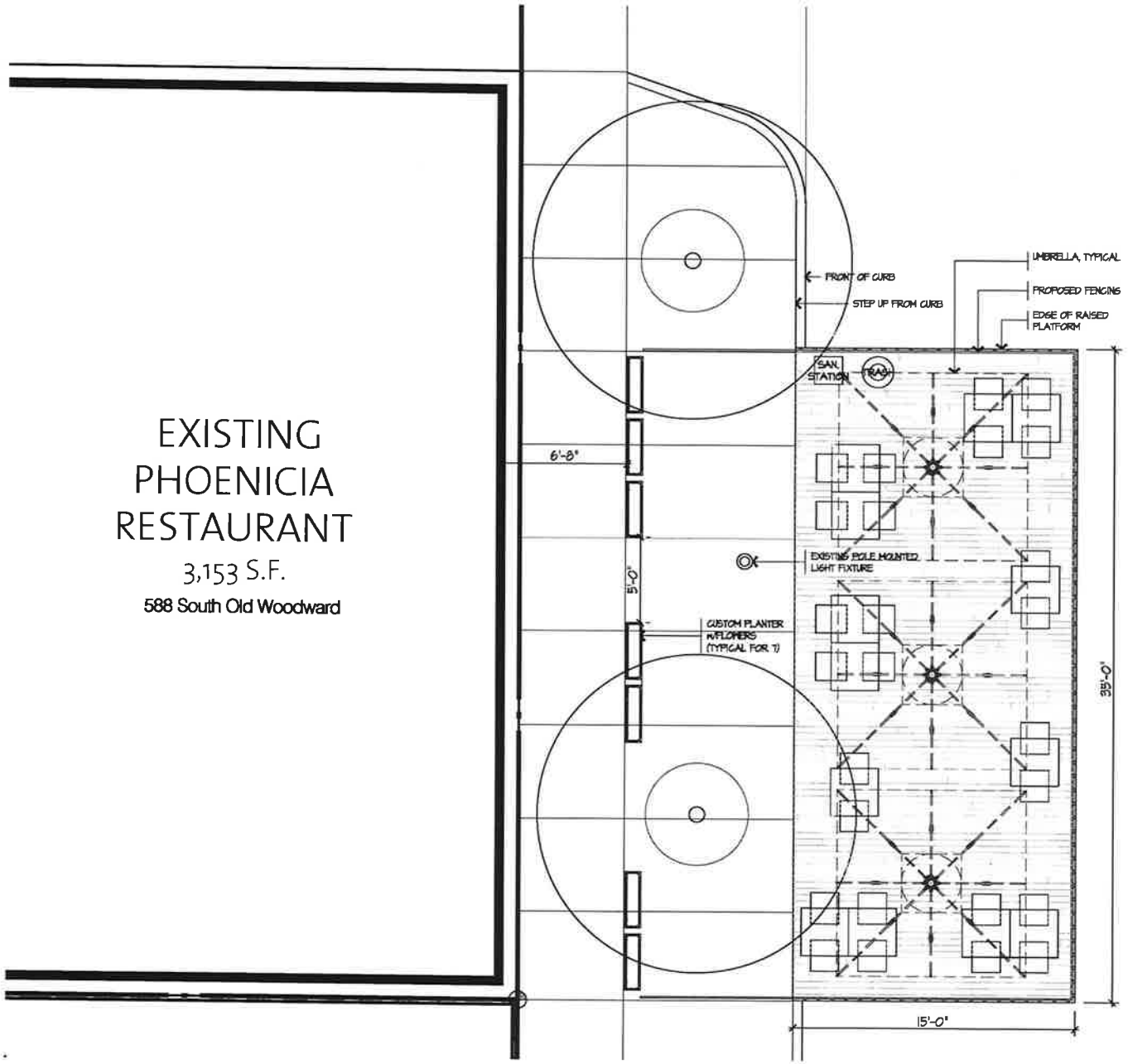
SK-01

PROPOSED OUTDOOR SEATING

EXISTING
PHOENICIA
RESTAURANT

3,153 S.F.

588 South Old Woodward



SOUTH OLD WOODWARD

Proposed Outdoor Seating

SCALE: 3/16" = 1'-0"

SAROKI
ARCHITECTURE

430 N. OLD WOODWARD
BIRMINGHAM, MI 48009

P. 248.258.5707
F. 248.258.5515

SarokiArchitecture.com

Project:

Phoenicia
588 South Old Woodward
Birmingham, MI 48009

Date:	Issued For:
07-29-2021	OWNERS REVIEW

Sheet No.:

SK-01

PROPOSED OUTDOOR SEATING

APPROVED
8/18/21
PTU21-0005

City of Birmingham
A Walkable Community

Temporary Use Permit Application
Planning Division

1. Applicant
Name: MVP Collaborative
Address: 1751 East Lincoln
Madison Heights, MI 48071
Phone Number: 248 496-6048
Fax Number:

Property Owner
Name: The Auto Club Group (of Michigan)
Address: 34802 Woodward Avenue
Birmingham, MI 48009
Phone Number: 248 433-8200
Fax Number:

2. Project Information
Address/Location of Property: 34802 Woodward Avenue
Birmingham, MI 48009
Name of Development:
Parcel ID #:
Current Use: Commercial
Area in Acres:
Current Zoning:

Name of Historic District site is in, if any: N/A
Date of HDC Approval, if any: N/A
Date of Application for Preliminary Site Plan:
Date of Preliminary Site Plan Approval:
Date of Application for Final Site Plan:
Date of Final Site Plan Approval:
Date of Revised Final Site Plan Approval:

4. Attachments
- Three (3) folded copies of site plan including location and type of temporary use and other site amenities (buildings, accessory structures, parking spaces, right-of-way, property lines, etc.)
- Authorization from Owner(s) (if applicant is not owner)
- Letter detailing temporary use

5. Details of the Request for Temporary Use Permit
Dream Cruise 2021 Event at AAA Woodward branch office. MVP will be setting up: (7) 10'x10'Tents, (1) 15'x15' Tents, (2) 10x16' Tents All 10 tents will be secured to tent weights.
Set up date is scheduled for Friday, August 20th from 6:00 -10:00pm.
Final set up is 5:00-9:00am on Saturday, August 21, 2021.
Event breakdown is from 5;00-9;00pm Saturday, August 21, 2021.

The undersigned states the above information is true and correct, and understands that it is the responsibility of the applicant to advise the Planning Division and / or Building Division of any additional changes to the approved site plan.

Signature of Applicant: [signature] Date: 8-16-2021
248.496.6048 Cell

Office Use Only

Application #: PTU21-0005 Date Received: 8/16/21 Fee: $100.00

Date of Approval: 8/18/21 Date of Denial: N/A Reviewed by:

City of Birmingham
A Walkable Community

CONSENT OF PROPERTY OWNER

I, The Auto Club Group (Name of property owner), OF THE STATE OF Michigan AND COUNTY OF Wayne STATE THE FOLLOWING:

1. That I am the owner of real estate located at 34802 Woodward Avenue Birmingham, MI 48009 (Address of affected property);

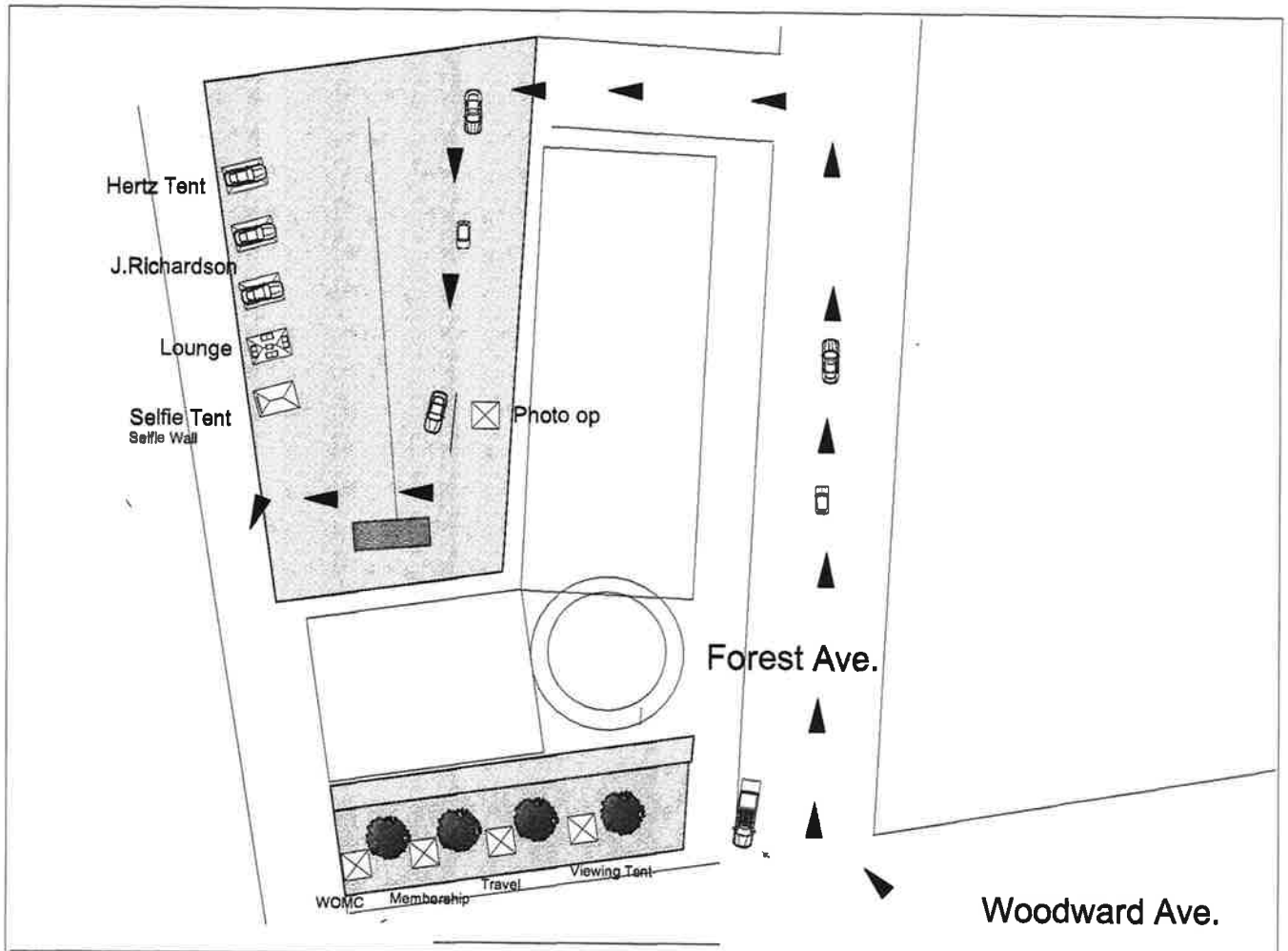
2. That I have read and examined the Application for Administrative Approval made to the City of Birmingham by: The Auto Club Group (Name of applicant);

3. That I have no objections to, and consent to the request(s) described in the Application made to the City of Birmingham.

Dated: 8/16/21

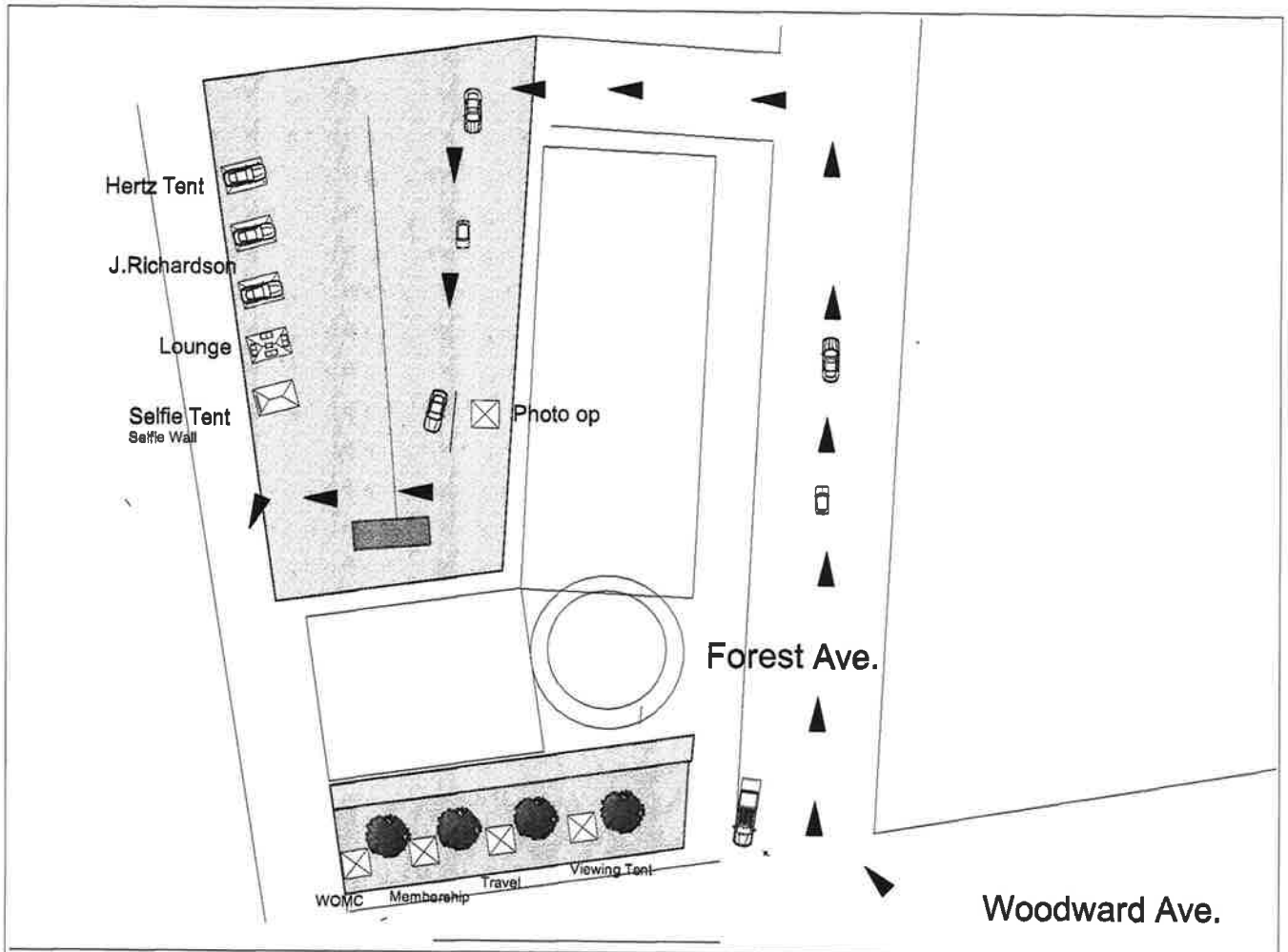
The Auto Club Group
Owner's Name (Please Print)

Lisa E Durocher
Owner's Signature



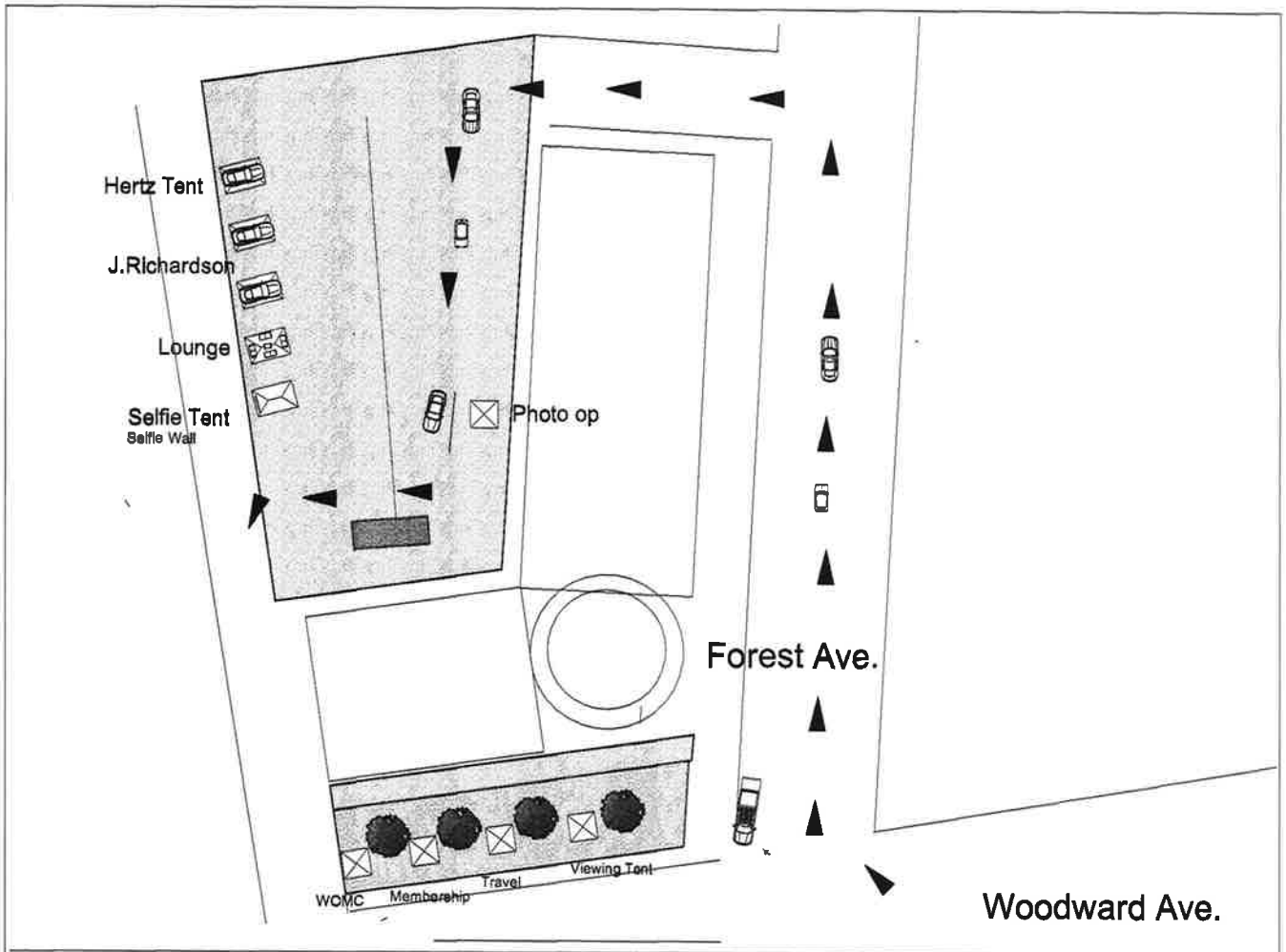
Client: AAA MI.

Project: Woodward Dream Cruise Branch Office
Location: 34802 Woodward Ave.Birmingham MI.



Client: AAA MI.

Project: Woodward Dream Cruise Branch Office
Location: 34802 Woodward Ave.Birmingham MI.



Client: AAA MI.

Project: Woodward Dream Cruise Branch Office
Location: 34802 Woodward Ave.Birmingham MI.

City of Birmingham

RECEIVED
AUG 05 2021
CITY OF BIRMINGHAM
COMMUNITY DEVELOPMENT DEPT.

Administrative Approval Application
Planning Division

Form will not be processed until it is completely filled out.

1. Applicant
Name: RH, INC.
Address: 15 KOCH ROAD
CORTE MADERA, CA 94925
Phone Number: (415) 209-4151
Fax Number: N/A
Email Address: mavellone@rh.com

2. Property Owner
Name: TROTT PROPERTIES 294, LLC
Address: 266 ELM STREET, SUITE 100
BIRMINGHAM, MI 48009
Phone Number: N/A
Fax Number: N/A
Email Address: DTROTT@ATATITLE.COM

3. Applicant's Attorney/Contact Person
Name: RISHI DIWAN
Address: 15 KOCH ROAD
CORTE MADERA, CA 94925
Phone Number: (415) 329-5194
Fax Number: N/A
Email Address: rdiwan@rh.com

4. Project Designer/Developer
Name: VICTOR SAROKI, FAIA
Address: 430 N OLD WOODWARD AVE, FLOOR 3
BIRMINGHAM, MI 48009
Phone Number: 248-258-5707
Fax Number: N/A
Email Address: VSAROKI@SAROKIARCHITECTURE.COM

5. Project Information
Address/Location of Property: 294 E. BROWN STREET
BIRMINGHAM, MI 48009
Name of Development: COLDWELL BANKER WEIR MANUAL REATORS
Parcel ID#: 19-36-204-021
Current Use: OFFICE
Area in Acres: .78 ACRES
Current Zoning: B2 / D2 ZONE IN THE DOWNTOWN BIRMINGHAM OVERLAY DISTRICT

Name of Historic District if any: N/A
Date of HDC Approval, if any: N/A
Date of Application for Preliminary Site Plan: 2/18/2021
Date of Preliminary Site Plan Approval: 4/28/2021
Date of Application for Final Site Plan: 5/4/2021
Date of Final Site Plan Approval: 5/28/2021
Date of Revised Final Site Plan Approval: N/A

6. Required Attachments
- Warranty Deed with legal description of property
- Authorization from Owner(s) (if applicant is not owner)
- Completed Checklist
- Material Samples
- Specification sheets for all proposed materials, fixtures, and/or mechanical equipment
- One (1) digital copy of plans
- Two (2) folded copies of plans including an itemized list of all changes for which administrative approval is requested, with the changes marked in color on all elevations
- Photographs of existing conditions on the site where changes are proposed

7. Details of the Request for Administrative Approval
PROPOSED LANDSCAPE IMPROVEMENTS TO THE SURFACE LOT AT THE EAST OF THE PROPERTY.

The undersigned states the above information is true and correct, and understands that it is the responsibility of the applicant to advise the Planning Division and/or Building Division of any additional changes to the approved site plan.

Signature of Applicant: [signature] Date: 08/04/2021

Office Use Only

Application #: 21-0077 Date Received: _____ Fee: _____
Date of Approval: 8-9-21 Date of Denial: _____ Reviewed By: [signature]

APPROVED
8-9-21
[signature]

City of Birmingham
A Walkable Community

CONSENT OF PROPERTY OWNER

I, Trott Properties 294, LLC, OF THE STATE OF Michigan AND
(Name of Property Owner)

COUNTY OF Oakland STATE THE FOLLOWING:

1. That I am the owner of real estate located at 294 E. Brown Street;
(Address of Affected Property)

2. That I have read and examined the Application for Administrative Approval made to the City of Birmingham by: RH, INC.;
(Name of Applicant)

3. That I have no objections to, and consent to the request(s) described in the Application made to the City of Birmingham.

Name of Owner (Printed): Trott Properties 294, LLC

Signature of Owner: _____ **Date:** 8-4-21

100-

JTNT21-0009
PTU21-0003

City of Birmingham
A Walkable Community

Temporary Use Permit Application
Planning Division

1. Applicant
Name: Diane M. Shiros
Address: 294 E. Brown
Birmingham, MI 48009
Phone Number: 248-321-4480
Fax Number: 248-731-1258

Property Owner
Name: Coldwell Banker
Address: Weir Manuel
Phone Number: 248-644-6300
Fax Number:

2. Project Information
Address/Location of Property: Above
Name of Historic District site is in, if any:
Name of Development: CBWM
Parcel ID #: 1936204021
Current Use: Real Estate office
Area in Acres:
Current Zoning:

Need Payment?

4. Attachments
- Three (3) folded copies of site plan including location and type c ssory structures, parking spaces, right-of-way, property lines, etc.)
- Authorization from Owner(s) (if applicant is not owner)
- Letter detailing temporary use

5. Details of the Request for Temporary Use Permi
Client Appreciation Party
Dream Cruise 2021

The undersigned states the above information is true and correct, and understands that it is the responsibility of the applicant to advise the Planning Division and / or Building Division of any additional changes to the approved site plan.

Signature of Applicant: Diane M. Shiros Date: 8-16-21

Office Use Only

Application #: Date Received: Fee:

Date of Approval: 8-18-21 Date of Denial: Reviewed by:

APPROVED
8/18/21

City of Birmingham
A Walkable Community

CONSENT OF PROPERTY OWNER

I, Coldwell Banker Weir Manvd (Name of property owner), OF THE STATE OF MI AND COUNTY OF Oakland STATE THE FOLLOWING:

1. That I am the owner of real estate located at 394 E. Brown Street (Address of affected property);

2. That I have read and examined the Application for Administrative Approval made to the City of Birmingham by: Diane M. Shires (Name of applicant);

3. That I have no objections to, and consent to the request(s) described in the Application made to the City of Birmingham.

Dated: 8-16-21

Diane M. Shires
Owner's Name (Please Print)

Agent for Owner
Diane M. Shires
Owner's Signature

100

City of Birmingham
A Walkable Community

APPROVED
5-18-21

Administrative Sign Approval Application
Planning Division

Form will not be processed until it is completely filled out.

1. Applicant
Name: Diane M. Shires
Address: 344 E. Brown Street
Phone Number: 248-321-4480
Fax Number:
Email Address: dshires@cbwm.com

2. Property Owner
Name: CBWM
Address:
Phone Number: 248-644-6300
Fax Number:
Email Address:

3. Applicant's Attorney/Contact Person
Name:
Address:
Phone Number:
Fax Number:
Email Address:

4. Project Designer/Developer
Name:
Address:
Phone Number:
Fax Number:
Email Address:

5. Project Information
Address/Location of Property: 2021 Dream Cruise
Above - private party
Name of Development:
Parcel ID#:
Current Use:
Area in Acres:
Current Zoning:

Name of Historic District if any:
Date of HDC Approval, if any:
Date of Application for Preliminary Site Plan:
Date of Preliminary Site Plan Approval:
Date of Application for Final Site Plan:
Date of Final Site Plan Approval:
Date of Revised Final Site Plan Approval:

6. Required Attachments
- Two (2) folded paper copies of plans including details of the following:
  - Dimensions of proposed sign(s)
  - Dimensions of building frontage
  - Illumination
  - Height from grade
  - Location of proposed sign(s)
  - Colors and materials
- Authorization from Property Owner(s) (if applicant is not the owner)
- Material Samples
- Digital Copy of Plans

7. Details of the Request for Administrative Approval

8. Location of Proposed Sign(s)
1- On tent
2- on bushes in front of property along Brow

9. Type of Proposed Sign(s)
Wall: See Attached
Ground: temp signs
Name Letter:
Canopy:
Projecting (Post-Mounted):
Projecting (Wall-Mounted)
Building Identification:
Other:

10. Size of Proposed Sign

Width: ① 2 x 20
Depth: ② 2 x 15
Height of Lettering:
Overall Height:
Extension from Wall:
Total Square Feet:

11. Existing Signs Currently on Property

Number:
Square Feet per Sign:
Sign Type(s):
Total Square Feet:

12. Materials/Style of Proposed Sign(s)

Metal:
Plastic: see attached
Wood:
Glass:
Other:
Color #1:
Color #2:
Additional Colors:

13. Content of Proposed Sign(s)

14. Proposed Sign Lighting

Type of Lighting:
Size of Fixtures (LxWxH):
Maximum Wattage per Fixture:
Proposed Wattage per Fixture:
Location:
Number of Lights Proposed:
Height from Grade:
Lighting Style:

15. Landscaping (Ground Signs Only)

Location of Landscape Areas:
Proposed Landscape Material:

The undersigned states the above information is true and correct, and understands that it is the responsibility of the applicant to advise the Planning Division and / or Building Division of any additional changes to the approved site plan.

Signature of Applicant: Diane M. Ghiss Date: 8-16-21

Office Use Only

Application # 21-0079 Date Received: Fee:

Date of Approval: 8-18-21 Date of Denial: Reviewed By:

City of Birmingham

CONSENT OF PROPERTY OWNER

I, CBWM (Name of Property Owner), OF THE STATE OF Michigan AND COUNTY OF Oakland STATE THE FOLLOWING:

1. That I am the owner of real estate located at Agent for owner (Address of Affected Property);
2. That I have read and examined the Application for Administrative Approval made to the City of Birmingham by: Diane M. Shires (Name of Applicant);
3. That I have no objections to, and consent to the request(s) described in the Application made to the City of Birmingham.

By providing your e-mail to the City, you agree to receive news notifications from the City. If you do not wish to receive these messages, you may unsubscribe at any time.

Name of Owner (Printed): Diane M. Shires

Signature of Owner: Diane M. Shires **Date:** 8-16-21

BROWN STREET

COLDWELL BANKER
WEIR MANUAL REALTORS
294 E. BROWN ST.

LOT 11

PARCEL I

ZONED B2
PARCEL II

LARGE FLOWERING SHRUBS
(3) LIMELIGHT HYDRANGEA (30-36")

EVERGREEN GROUNDCOVER
(60) GREEN CARPET PACHYSANDRA
(1 GAL.) 12" o.c.

SEATING SPACE
DECOMPOSED GRANITE

ADMINISTRATIVE
APPROVAL REQUIRED
PLANTINGS WEST OF
PROPERTY LINE (TYP.)

GARDEN SPACE
DECOMPOSED GRANITE

CLIPPED EVERGREEN HEDGE
(109) HATFIELD YEW (30-36")
18" o.c.

SMALL FLOWERING SHRUBS
(4) BOBO HYDRANGEA (3 GAL.)

MEDIUM FLOWERING SHRUBS
(32) INCREDIBALL HYDRANGEA
(3 GAL.)-48" o.c.

COLUMNAR ORNAMENTAL TREES
(8) FRANS FONTAINE HORNBEAM
(2-1/2-3" CAL.)-12' o.c.

STONE BORDER
18" WD. CRUSHED STONE

SEATING SPACE
DECOMPOSED GRANITE

LARGE FLOWERING SHRUBS
(8) LIMELIGHT HYDRANGEA (30-36")

ALL SITE FURNISHINGS TO BE RH

RH

OLD WOODWARD AVENUE

DAINES STREET

APPROVED

LANDSCAPE
ARCHITECTURE

MICHAEL J. DUL
& ASSOCIATES, INC

212 DAINES STREET
BIRMINGHAM
MICHIGAN 48009

P 248 644 3410
F 248 644 0819

STATE OF MICHIGAN
MICHAEL J. DUL
LANDSCAPE ARCHITECT
NO. 781
REGISTERED LANDSCAPE ARCHITECT

SAROKI
ARCHITECTURE
430 N. OLD WOODWARD
BIRMINGHAM, MI
48009

P. 248.258.5707
F. 248.258.5515

SarokiArchitecture.com

Project:
WEST VIA
LANDSCAPE PLAN
294 E. BROWN ST.
Birmingham, MI 48009

Date:	Issued For:
07-15-2021	Administrative App.

RECEIVED
AUG 05 2021
CITY OF BIRMINGHAM
COMMUNITY DEVELOPMENT DEPT.

Sheet No.:
L1A
Administrative Approval
Landscape Plan

NEWS > POLITICS

St. Paul eliminates parking minimums

By **FREDERICK MELO** | fmelo@pioneerpress.com | Pioneer Press
PUBLISHED: August 18, 2021 at 5:44 p.m. | UPDATED: August 19, 2021 at 8:27 a.m.

Real estate developers looking to build new housing, retail or office buildings in St. Paul will no longer have to read the fine print of city zoning ordinances to determine how much off-street parking to provide.

The answer is none.

St. Paul on Wednesday became one of the first cities in the country to completely eliminate minimum off-street parking requirements as a zoning restriction.

Many other cities have reduced or eliminated parking minimums in specific neighborhoods, such as their downtowns, or relaxed them for certain property types such as affordable housing, but few have gone quite as far as St. Paul in lifting them entirely. Buffalo, New York did so in 2017, followed by San Francisco in 2018, and Minneapolis, Sacramento and Berkeley, Calif. in 2021.

In a written statement following the council vote, St. Paul Mayor Melvin Carter noted that roughly 36 percent of the city's land mass was dedicated to moving or storing cars. "Our rapidly growing population demands forward facing public policy," Carter said. "This simple step will help add much needed housing and jobs as we seek to maximize this period of historic economic expansion in St. Paul."

CITY OFFICIALS HOPING IT WILL SPUR HOUSING

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St. Paul officials hope that tossing out parking mandates will open the door to new housing and businesses while moving the city closer to its goal of reducing vehicle miles traveled by 40 percent by the year 2040, and achieving carbon neutrality by 2050.

In St. Paul, developers will still be free to install off-street parking to meet customer demand as they see fit, and providing parking is often requisite to obtain financing from lenders. Nonetheless, there's no expectation within City Hall that a new apartment building or commercial space be erected with parking attached. Large developments will be required to offer users transit cards, traffic calming or other alternatives.

But "they wouldn't need to acquire land to build more parking," said Council Member Dai Thao, praising the proposal. Added Council Member Mitra Jalali, "31 percent of our city's emissions can be attributed to vehicle travel. .. If you build a new bar, under our current zoning rules, nearly two-thirds of the land would need to be parking. That makes no sense."

ONE CITY COUNCIL MEMBER OPPOSED

The proposal, which previously won the support of the city Planning Commission, was approved by the city council on Wednesday 6-1, with Council Member Jane Prince opposed. The council rejected an alternate plan that would have simply relaxed parking requirements, and then further relaxed them if property owners invest in transit passes and other incentives to avoid car travel.

Critics have called lifting parking requirements burdensome and impractical, especially in areas with limited or no public transit.

There's also been some concern that the city might lose leverage in negotiations with developers over other public benefits attached to new real estate projects, such as installing bike racks.

"I think we should be doing a (parking minimum) reduction and not an elimination," said Prince, noting transit is not highly available on the East Side and the city's bike plan is underdeveloped there. "The reduction … meets all of the city's policy goals and all of the city's climate goals."

EACH SURFACE PARKING STALL COSTS ROUGHLY $5,000

Debate over parking minimums has at times created odd bedfellows.

Progressive advocates, including many members of the cycling community, have long criticized government-driven off-street parking requirements as an unnecessary regulatory burden that drives up housing and business costs. They've called the elimination of parking minimums a free-market approach that opponents of government regulation should

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Each surface parking stall costs roughly $5,000 to install at a new development, according to the city's recent parking study, and structured parking can exceed $25,000 to $50,000 per stall.

Downtown St. Paul has never imposed off-street parking minimums, and the city eliminated parking minimums along the Green Line light rail corridor a decade ago. In both cases, the private sector has still found ways to steer visitors and employees of new establishments toward parking, be it parking ramps, on-street and off-street parking stalls or valet services.

Still, plenty of critics call parking along the Green Line and downtown difficult, especially when multiple events take place at the Xcel Energy Center, CHS Field, Rice Park and other venues simultaneously.

Tags: **Business**, **Housing**, **St. Paul**, **St. Paul City Council**, **St. Paul development**, **Transportation**

Frederick Melo | St. Paul reporter

Frederick Melo was once sued by a reader for $2 million but kept on writing. He came to the Pioneer Press in 2005 and brings a testy East Coast attitude to St. Paul beat reporting. He spent nearly six years covering crime in the Dakota County courts before switching focus to the St. Paul mayor's office, city council, and all things neighborhood-related, from the city's churches to its parks and light rail. A resident of Hamline-Midway, he is married to a Frogtown woman. He Tweets with manic intensity at @FrederickMelo.

fmelo@pioneerpress.com

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Commentary: Palo Alto Needs to House People, Not Cars

The Peninsula city's parking laws are a recipe for high rents and homelessness. Let's fix them

By Patrick Siegman | Jul 8, 2021 | 1 COMMENT

Minimum parking regulations don't just raise rents. They've also given Palo Alto some remarkably ugly buildings. Photo: Patrick Siegman

My mom and dad bought their first house in Palo Alto for about $16,000. At the time, it cost about five cents per hour to park downtown. Today, that same house would cost nearly $3 million and it's free to park downtown. In the space of a generation, we have completely solved our affordable housing problem – for our cars.

In 2019, surveyors counted 313 homeless people in Palo Alto, up 99 percent from 2013.

They found no homeless cars.

How did Palo Alto become a city of expensive housing and free parking? In 1951, Palo Alto adopted a new zoning ordinance. The new law limited housing and required parking. In subsequent years, Palo Alto passed strict laws demanding more and more parking at more and more land uses. By 2004, a two-bedroom apartment could not be built unless it included 2.2 parking spaces.

When Palo Alto first adopted minimum parking laws, Ronald Reagan and Diana Lynn were starring in Bedtime for Bonzo. Like Bedtime for Bonzo, Palo Alto's minimum parking regulations were surely well-intentioned, and considered modern at the time. Unfortunately, minimum parking laws haven't aged as well as Bedtime for Bonzo. Minimum parking laws have turned out to be a tragedy. A large body of research has now shown that minimum parking regulations

increase housing costs, harm low-income families, damage our economy, and increase vehicle trips and pollution.

The cost of building, operating, and maintaining a parking garage in Palo Alto typically exceeds $300 per month per parking space, every year for the expected 35-year useful life of the structure. At first, builders bear this cost, but they pass the costs along in the form of higher rents. A study of Seattle-area apartments concluded that parking costs increase rents by approximately 15 percent, or $246 per month for each occupied apartment.

Research by Santa Clara University's C.J. Gabbe and UCLA's Gregory Pierce found that nationwide, bundling the cost of a garage space into rents "adds about 17 percent to a unit's rent." "Minimum parking requirements create a major equity problem for carless households," they write. The regulations force carless – generally low-income – people to pay higher rents for parking they don't need and can't use.

For many, a 17 percent rent increase is the difference between a roof over your family's head and an eviction notice.

Conversely, removing minimum parking regulations lowers rents and home prices. UC Berkeley researchers Wenyu Jia and Martin Wachs found that in San Francisco, 20 percent more households could qualify for loans on condominiums without parking.

To make housing more affordable, many cities have adopted three reforms:

1. Manage curb parking, using prices and/or residential parking permits, to ensure that residents of new buildings can't overcrowd on-street spots. For example, Tucson allows each property to have no more than one residential parking permit for each legal curb parking space in front it – regardless of how many homes are added to the property.
2. Return any revenue generated by pricing curb parking to the neighborhood where it is generated, to pay for public improvements. Local revenue return helps make parking pricing popular.
3. Follow the advice given by Institute of Transportation Engineers International President Bruce Belmore: "Eliminate mandatory minimum parking requirements." Berkeley, Emeryville, Fremont, Hayward, Lancaster, Los Angeles, Mountain View, Oakland, Sacramento, San Diego, San Francisco, and Santa Monica have already removed minimum parking regulations in some or all neighborhoods.

Removing minimum parking laws makes housing more affordable and sustainable. For example, at Berkeley's Gaia Building the developer built 42 parking spaces to serve 91 apartments, a theater, a café, and office space. The Gaia Building's car-free homes rent for substantially less than comparable apartments nearby that come with parking included. For those who want it, parking is available, for $230 per space per month. The result? 237 adult residents with just 20 cars.

Legalizing car-free homes lets people who cannot afford a car save money on parking. In return, they spare all of us from traffic congestion and pollution.

Minimum parking laws have been a planning disaster. They have raised rents and worsened homelessness. They are unfair, inequitable, economically damaging, and environmentally destructive. By repealing these misguided laws, some cities have done their part to solve our shared regional crises: homelessness, traffic jams, dirty air, and climate change. But too many haven't – including Palo Alto.

That's why the state legislature should step in, by passing Assembly Bill 1401. AB 1401 prohibits minimum parking regulations within half a mile of transit stations, with the exception of spaces for electric car charging and people with disabilities. The law would apply to all public agencies in counties with a population of 600,000 or more. In counties with a population of less than 600,000, it would apply only to cities with a population of 75,000 or more.

AB 1401 will let individuals decide whether they want to rent a home with parking, or without. My friend Bill, who is blind, will no longer be forced to pay higher rents for parking spaces he doesn't want and can't use. Or consider the 19 percent of California community college students who suffered from homelessness in 2019. For many of them, being allowed to rent a more affordable car-free apartment will mean sleeping in a safe bed instead of on the streets.

AB 1401 lets individuals decide whether they want to rent a home with parking, or without. That's fair. People who cannot afford or choose not to own a car should not have to pay anything for parking.

***

Patrick Siegman is a transportation planner and economist. He was born and raised in Palo Alto. He tweets at @PatrickSiegman

Filed Under: Architecture, Parking, Promoted

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kroykah! • a month ago

The price of housing is whatever the market will bear, not the costs of construction. Your vaunted market is signaling that it values housing with parking at a premium. Why might this be? Because that is how the demand profile plays out. People who want to live in housing will pay a premium for parking. Off-street parking is a symptom of demand. Your task is not to diminish the supply of parking, driving up its price, rather to make it irresistible for people to shift mode from cars to something else. There are reasons why transit sucks and the rate of improvement is imperceptible if not negative. Rarely are those reasons discussed on these pages.

Cars parked in free parking are homeless, no different than homeless people sleeping in tents on the sidewalk.

Expansive, sweeping statements that, under scrutiny, just don't hold up.

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ALSO ON STREETSBLOG

Palo Alto, Choked By Famously Free Parking, May Consider Pricing the Curb

By Bryan Goebel | Jul 30, 2012

For the first time in 15 years, Palo Alto's outdated parking policies are being reviewed, and planners will consider recommending sustainable parking principles in the downtown core to better manage the supply. The affluent Silicon Valley city has not had a comprehensive examination of its parking strategies since 1997, when it installed four color-coded parking [...]

STREETSBLOG USA

A Misguided Fix for Traffic Congestion in Silicon Valley

By Angie Schmitt | Sep 22, 2015

According to a recent study of transit riders in Denver covered by CityLab, people who work within a 15-minute walk of a rail station are more likely to commute by train than people who live close to transit but don't work by a station. Network blog Peninsula Transportation Alternatives says the study underscores how a proposal aimed at reining in traffic in Palo [...]

Palo Alto Forum: Parking Management for Smart Growth

By Aaron Bialick | Jun 10, 2015

From Palo Alto Forward: We seem to want a lot of it, but never seem to get enough of it – What is it? PARKING! Let's find a better way to manage our parking issues. How can we make it more convenient to get to downtown Palo Alto (and Mountain View, Menlo Park, Mountain View, [...]

Divided By a Highway, East Palo Alto Looks to Reconnect Its West Side

By Bryan Goebel | Oct 25, 2012

This is the first in a series of stories on East Palo Alto's proposed bicycle and pedestrian overcrossing. It takes Maria del Socorro Macias about 40 minutes to walk from her neighborhood on the west side of East Palo Alto to her kids' schools on the east side of Highway 101. To get there, she [...]

STREETSBLOG USA

If People Can't Afford to Live Near Work, They Probably Won't Bike Commute

By Angie Schmitt | Aug 11, 2016

How out of control are Bay Area housing prices? It costs so much to live in Palo Alto that Kate Vershov Downing — a lawyer who served on the Planning and Transportation Commission — announced this week that she and her husband — a software developer — are moving to Santa Cruz. She resigned her seat on the commission. Before her resignation, Downing had [...]

Commentary: Parking Spaces for People

By Mario Tanev | May 3, 2019

Could parking be used for modular housing for the homeless?