



AGENDA
REGULAR MEETING OF THE BIRMINGHAM PLANNING BOARD
WEDNESDAY JANUARY 25, 2023 – 7:30 PM
151 MARTIN ST., CITY COMMISSION ROOM 205, BIRMINGHAM MI*

The City recommends members of the public wear a mask if they have been exposed to COVID-19 or have a respiratory illness. City staff, City Commission and all board and committee members must wear a mask if they have been exposed to COVID-19 or actively have a respiratory illness. The City continues to provide KN-95 respirators and triple layered masks for attendees.

- A.** Roll Call
- B.** Review and Approval of the Minutes of the Regular Meeting of **January 11, 2023**
- C.** Chairpersons' Comments
- D.** Review of the Agenda
- E.** Unfinished Business
- F.** Rezoning Applications
- G.** Community Impact Studies
- H.** Special Land Use Permits
 - 1. **34350 Woodward – Fred Lavery Porsche – Request for Special Land Use Permit for New 3-Story Auto Sales Agency**
 - 2. **479 S. Old Woodward – Birmingham Tower – Request for Special Land Use Permit for New 5-Story Mixed-Use Building.**
- I.** Site Plan & Design Reviews
 - 1. **34350 Woodward – Fred Lavery Porsche – Request for Final Site Plan & Design Review for New 3-Story Auto Sales Agency**
 - 2. **479 S. Old Woodward – Birmingham Tower – Request for Final Site Plan & Design Review for New 5-Story Mixed-Use Building.**
- J.** Study Session
- K.** Miscellaneous Business and Communications:
 - 1. Pre-Application Discussions
 - i. **Lincoln Yard**
 - ii. **Eton Square Apartment Lighting**
 - 2. Communications
 - i. **Project Updates**
 - 3. Administrative Approval Correspondence
 - i. **January 6, 2023 – January 20, 2023**
 - 4. Draft Agenda – **February 8, 2023**
 - 5. Action List – **2022/2023**
 - 6. Other Business
- L.** Planning Division Action Items
 - 1. Staff Report on Previous Requests
 - 2. Additional Items from Tonight's Meeting
- M.** Adjournment

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Link to Access Virtual Meeting: [**https://zoom.us/j/111656967**](https://zoom.us/j/111656967)
Telephone Meeting Access: 877-853-5247 US Toll-Free
Meeting ID Code: 111656967

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City Of Birmingham
Regular Meeting Of The Planning Board
Wednesday, January 11, 2023
City Commission Room
151 Martin Street, Birmingham, Michigan

Minutes of the regular meeting of the City of Birmingham Planning Board held on January 11, 2023. Chair Clein convened the meeting at 7:30 p.m.

A. Roll Call

Present: Chair Scott Clein, Vice-Chair Bryan Williams; Board Members Stuart Jeffares, Bert Koseck, Daniel Share, Janelle Whipple-Boyce; Alternate Board Members Jason Emerine (not voting), Nasseem Ramin (voting)

Absent: Board Member Robin Boyle

Staff: Planning Director Dupuis; City Planner Blizinski, Senior Planner Cowan, City Transcriptionist Eichenhorn

DPZ: Matt Lambert

B. Approval Of The Minutes Of The Regular Planning Board Meeting of December 14, 2022

01-01-23

Motion by Mr. Williams

Seconded by Ms. Whipple-Boyce to approve the minutes of the Regular Planning Board meeting of December 14, 2022 as submitted.

Motion carried, 7-0

VOICE VOTE

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

Nays: None

C. Chair's Comments

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

D. Review Of The Agenda

E. Unfinished Business/Courtesy Review

F. Rezoning Applications

G. Community Impact Studies

H. Special Land Use Permits and Site Plan & Design Reviews

I. Site Plan and Design Reviews

J. Study Session

1. The Birmingham Plan 2040 – Final Draft & Review of Notice Period Comments

PD Dupuis provided an overview of the item.

The Chair thanked Oakland County Staff for their review of the City's draft 2040 Master Plan. He then explained that the purpose of the evening's study session was to determine whether the draft was ready to be advanced to a public hearing for discussion and review.

Public Comment

Denise Rumsey, Mary Miner, Larry Bertollini, Mary Grobbel, David Bloom, Pam Willis, Kevin Kozlowski, Mary Jaye, Peter O'Keefe, Ted Singer, Alex Perkins, Kristi Karimpour, Kamran Karimpour, and Greg Waddell provided comment on the draft.

Public comments were as follows:

- Parcels at the corner of Eton and Lincoln should be single-family;
- The northeast corner of Kenning Park should not have a commercial use;
- Multi-family housing should be built in the Rail District;
- Birth rates are down nationally, so building more housing to increase school enrollment is an attempt to deal locally with a national issue;
- The area around Lincoln and Eton has good homes for older residents looking to downsize;
- Adams between Lincoln and Maple should be developed at a lesser intensity;
- The 'Future Land Use Plan' should be clarified to be more of a guide;
- There is a lot of traffic congestion on Lincoln and Eton, which could be increased if slight upzoning is allowed on the parcels at the corner of Eton and Lincoln;
- The differences in map colors are somewhat difficult to discern;
- There may be discrepancies between the maps on pages eight and nine and the map on page 50;
- Buffer, activity, and access seams, as well as fine-grained, and sleeves, should be defined;
- Zoning designations in the draft Plan should either be defined via hyperlink to the ordinance or defined in the appendix;
- Providing a pad for temporary stands or food truck access in some of the parks would be preferable to allowing brick-and-mortar commercial destinations in the parks;
- Improvement of the Woodward pedestrian crossings and the \$50,000 avoidance mentioned on page 77 were both positive proposals;
- The draft aims to both protect the tree canopy and to expand sidewalks, and there may be a conflict between those goals;
- Proposed upzoning on Madison was a positive aspect of the first draft of the Plan that should be restored in the final draft;
- Upzoning is a wonderful thing and would truly give Birmingham the ability to truly become a walkable City;
- Having enough density and mixed-use is essential for walkability;
- Upzoning will increase property values and attract younger families to the City;
- Often the concerns about upzoning are not about the increase in residences, but a potential increase in traffic. Increased walkability and bikeability, however, would reduce traffic congestion and allow for more effective traffic calming measures;

- The six parcels along Oakland between Woodward and Euclid are potentially historic resources and neighbors in the past have requested that area remain as it is presently zoned;
- Unsubsidized affordable housing is unlikely to be feasible in Birmingham because of the City's taxes, especially when there are nearby districts with lower taxes and comparable schools;
- The City should determine whether it wants to prioritize the preservation of historic homes or new developments. The City should also recognize that the preservation of historic homes somewhat limits the rights of the owner of a historic home;
- Multi-family at Eton and Lincoln could pose aesthetic or ambiance issues relative to the surrounding area; and,
- Quality-of-life should be a greater planning priority over increased commercialization and density.

The Chair replied to public questions about Lincoln and Eton, Oakland between Woodward and Euclid, and S. Old Woodward and George. Seeing no further public comment, the Chair returned discussion to the Board.

Board comments were as follows:

- MUTCDs, as referenced on page 29, should be defined in parentheses;
- Internal circulators, as referenced on page 40, should be described in one sentence in the third paragraph;
- The parking table on page 44 should be replaced with a less-blurry table;
- The City should discuss how to address some of the more editorialized or outdated sections of the draft, such as references to a community foundation, social districts, or Friends of the Rouge;
- The draft was ready to go to a public hearing;
- The master priority list may have been different than what the Board requested;
- The reference to the Bates Street extension and Lot 6 on page 20 of the draft should be made to align with the reference to the same area on page 69 of the draft;
- The amount of additional traffic that would be generated by the slight upzoning of the parcels at the corner of Eton and Lincoln would be miniscule, which must be acknowledged whether or not one was in favor of the upzoning of those properties more generally;
- Duplexes can be done beautifully, as demonstrated by some Wallace Frost homes in the City;
- There is value to having walkable commercial destinations in a neighborhood, and could be located near parks if not in them;
- The park near Roeper should possibly be marked green on the maps;
- The section on ADUs that references external stairs could be struck because the ordinance already has guidance on external stairs;
- The Haynes Square proposal is good;
- The draft is very good;
- There were some minor changes that needed to be made to the draft, but no major ones;
- Given some of the public comments regarding the parcels at the corner of Eton and Lincoln, and that upzoning the parcels would not significantly affect the City overall, it might be worth considering leaving those parcels as-is;

- The necessary minor changes could be recommended during the public hearing on the draft and forwarded to the Commission. If a major, conceptual issue were to arise at the public hearing, then moving the draft forward at that time should be re-evaluated;
- The 2040 Plan will function as a set of recommendations and a guide. No part of the Plan would be implemented without extensive future study and consideration of appropriateness. Consequently, there was little risk in allowing the draft to move forward with certain ideas that individual Board members might be on the fence about, since none of those ideas would be implemented directly from the Plan;
- There is value in retaining some of the proposals that did not presently have unanimous support because said proposals may become more relevant in the future;
- Some of the proposals could be rephrased from 'should be' to 'may be' to leave more room for future discretion; and,
- Master plans are required by the State to be reviewed every five years, and the City is presently on year four of writing the master plan. This master planning process has been superlatively thorough.

Mr. Lambert stated that the master priority list was reflected in the Summary Table.

PD Dupuis cautioned the Board that spending more time reviewing and changing the draft could lead to additional demands that other proposals in the draft be changed.

Mr. Emerine concurred with PD Dupuis.

After further discussion of when to set a public hearing, the Chair directed Board members to each make a list of any remaining items they believed should be discussed before setting a public hearing in order to give the public time to review the items.

The Board also asked Staff to create a one-page written explainer for the public regarding what a master plan does and what occurs after its adoption.

K. Miscellaneous Business and Communications

1. Pre-Application Discussions

i. Community House Bates Street Society Dinner Event Lighting

PD Dupuis presented the request.

Board consensus was not to allow the request.

2. Communications

3. Administrative Approval Correspondence

4. Draft Agenda

5. Action List - 2023

PD Dupuis asked the Board to consider Action List items.

6. Other Business

The Board commended PD Dupuis on the project update.

Mr. Williams thanked Planning Staff for their work in 2022, and said the Planning Department was performing at a very high level.

Other Board members concurred.

L. Planning Division Action Items

a. Staff Report on Previous Requests

b. Additional Items from tonight's meeting

M. Adjournment

No further business being evident, the Chair adjourned the meeting at 9:29 p.m.



Nick Dupuis,
Planning Director



Laura Eichenhorn,
City Transcriptionist



MEMORANDUM

Planning Division

DATE: January 20th, 2023

TO: Planning Board

FROM: Brooks Cowan, Senior Planner

Approved: Nick Dupuis, Planning Director

SUBJECT: 34350 Woodward & 909-911 Haynes Street - Fred Lavery Porsche – SLUP Amendment and Final Site Plan and Design Review

The applicant is proposing to demolish both buildings at 34350 Woodward Ave and 909-911 Haynes Street and construct a three story auto sales agency spanning across both properties. Both parcels are zoned B-2, General Business. 34350 Woodward is zoned MU-7 in the Triangle Overlay District while 909-911 Haynes Street is zoned MU-5. Auto sales agencies require a Special Land Use Permit (SLUP) to operate in the B2 District as well as the MU-5 and MU-7 Districts. The applicant originally received a Special Land Use Permit in 2010 to operate a Porsche car dealership at 34350 Woodward Ave. Upon approval, the applicant will also be required to apply for a lot combination with the City Commission. The lot combination hearing with City Commission shall be held after the SLUP hearing.

In 2016, the applicant received a temporary SLUP amendment to use the building next door at 909-911 Haynes as an office for the Porsche sales and management team for one year while renovations were made to the Porsche dealership at 34350 Woodward Ave. Conditions of approval were that the applicant could not have cars for sale parked on 909-911 Haynes Street.

In [January 2020](#), the applicant appeared before the Planning Board for Final Site Plan review and SLUP amendment to demolish the building at 909-911 Haynes Street and expand the Porsche dealership's parking lot. After discussions regarding how the Triangle District Overlay requires expanding uses to bring the entire site into conformity, and that the Triangle District Urban Design Plan's Worth Street Extension is recommended to pass through the subject property, the owner withdrew their application.

In January, March, and April of 2021, the applicant appeared before City Commission to apply for a lot combination. It was determined that expanding the use through a lot combination meant that the site would not satisfy the requirements of the Zoning Ordinance, and therefore would not satisfy the requirements for a lot combination. It was recommended that the applicant appear

before the Planning Board and obtain Final Site Plan and SLUP approval before obtaining a lot combination. **City staff recommends that the Planning Board review the City Commission Memos from [January 25th, 2021](#), [March 22nd, 2021](#), and [April 26th, 2021](#) regarding the lot combination of the subject site and recommendations of the Triangle District Urban Design Plan.**

On [October 26th, 2022](#), the applicant appeared before the Planning Board for a Community Impact Study and Preliminary Site Plan Review. Upon review the Planning Board moved to accept the CIS with the following conditions:

1. The applicant resolve all issues related to the Transportation Impact Study as requested by the City's traffic consultants;
2. The applicant obtain site plan review and recommendation from the Multi-Modal Transportation Board (MMTB) related to vehicular and pedestrian traffic safety features for the intersection of Haynes Street, Elm Street, and Woodward Ave;
3. The applicant provide the Planning Department with copies of any existing due care plans, plans developed in connection with the construction of the project, information about the existence of any vapors during the process of construction, and plans for remediation of any hazardous vapors identified; and,
4. The applicant comply with all requests from City Departments.

The Planning Board also moved to recommend the Preliminary Site Plan with the following conditions:

1. The applicant obtain site plan review and recommendation from the MMTB related to vehicular and pedestrian traffic safety features for the intersection of Haynes Street, Elm Street, and Woodward Ave;
2. The applicant provide sidewalks along Elm Street, Woodward Ave, and Haynes Street that are a minimum of 12 feet wide;
3. The applicant comply with all department requests.

On [December 1st, 2022](#), the applicant appeared before the Multi-Modal Transportation Board to review recommendations of the Triangle District Plan's concepts for the intersection of Elm Street, Haynes Street, and Woodward Avenue. The Multi-Modal Transportation Board moved to recommend option C2 which is reducing Elm Street to one-way southbound between Bowers Street and Haynes Street. (Minutes are attached).

The applicant has addressed some of the recommendations of staff regarding Elm Street, while also providing a concept of their preferred Elm Street alignment with the updated Final Site Plan and SLUP review.

1.0 Land Use & Zoning

- 1.1 **Existing Land Use** – The existing land use is commercial with two buildings, one an auto sales agency and the other a two story office-retail use
- 1.2 **Zoning** – The subject site exists within the B2 (General Business), MU-5 (Mixed-Use 5), and MU-7 (Mixed-Use 7) Zoning Districts.
- 1.3 **Summary of Adjacent Land Use & Zoning** – The following chart summarizes existing land use and zoning classifications of the adjacent and/or nearby properties:

	North	South	East	West
Existing Land Use	Commercial/ Office	Commercial/ Office	Commercial/ Office	Commercial
Existing Zoning District	B2 (General Business)	B2 (General Business)	B2 (General Business) & O2 (Office-Commercial)	B2 (General Business)
Overlay Zoning District	MU-3 & MU-5	MU3 & MU-5	N/A	MU-5 & MU-7

2.0 Setback, Bulk, & Height Requirements

The attached zoning compliance summary analysis provides the required and proposed bulk, area, and placement regulations for the proposed project. The applicant appears to satisfy the bulk, area and placement requirements of the Triangle District with particular clarifications noted below.

Article 3, Sections 3.08(C) & 3.08(D) of the Triangle District Overlay requires building facades in the MU-5 and MU-7 Districts to be built within 0-5 feet of the front lot line for a minimum of 75% of the street frontage length which the applicant appears to satisfy. Furthermore, Article 3.08(F) allows frontyard building setback exceptions when additional sidewalk and landscaping enhancements have been provided which is the case for the proposed showroom entrance at the corner of Elm, Woodward Ave, and Haynes.

It is also of note that the Triangle District Overlay does not regulate the size of the third floor. Article 3, Sections 3.08(C) & 3.08(D) for the MU-5 and MU-7 Districts only require three floors as a minimum. The third floor is proposed to be 1,660 square feet. Obtaining a lot combination will bring both parcels into conformity.

3.0 Screening & Landscaping

- 3.1 **Dumpster Screening** – The dumpster is proposed to be located in the northeast corner of the property. The eastern elevation indicates the dumpster will consist of masonry and with a 6' minimum height, which is also concealed by the Haynes Street Façade.

- 3.2 Parking Lot Screening – Article 4, Section 4.54 (C) of the Zoning Ordinance requires screening to be placed along the front or side of any parking facility that abuts a street, alley, passage or mixed passage. The site plan indicates 7 ground level parking spaces accessible from Haynes Street. The ground level parking spaces are screened by the building's two-story metal façade along Haynes Street as indicated in the eastern elevation design.

The applicant has provided black metal louvers for the upper level parking facility in order prevent large blank walls from facing Haynes Street. The black metal louvers also provide adequate screening for the upper level parking.

- 3.3 Mechanical Equipment Screening – The site plan indicates rooftop and ground-mounted mechanical units that will require screening. The level 3 floor plan indicates five mechanical rooftop units screened by a black corrugated metal panel screen wall that is 5 feet in height and will match the building façade. The proposed rooftop mechanical units are 39 inches in height and therefore are completely concealed by the screenwall. The ground level transformer on the northeast corner of the building is screened by the building's façade along Haynes Street.

- 3.4 Landscaping – The applicant is proposing additional landscaping at the entrance of the building on the corner of Haynes, Woodward, and Elm. Article 4, Section 4.20(E) of the Zoning Ordinance does not require the applicant to provide landscaping on-site due to its location in a commercial zoning district. **The applicant must provide details regarding the species of landscaping proposed for the entrance to ensure that no prohibited species are being used.**

Streetscape Elements – The applicant has provided a number of street trees, street lights, and streetscape furnishings. In terms of street trees, Article 4, Section 4.20 (G) requires at least 1 street tree for each 40 linear feet of frontage along a street. The site plan indicates a total of 11 street trees which satisfies the ordinance requirements. A breakdown of the required and proposed street trees is provided below:

Street	Linear Frontage (ft.)	Required	Provided
Haynes	313'	8	8
Elm	89'	2	3
Woodward	25'	N/A	0
Total			11

The site plan indicates a total of 13 street lights which appear to be adequately spaces approximately 40 feet apart. All streetlights proposed are expected to meet the streetscape standards for the Triangle District.

In regards to streetscape furnishings, the applicant has proposed 3 benches, 3 trash receptacles, and 5 bike racks along Haynes Street. All benches, bike racks,

and trash receptacles are expected to meet the streetscape standards of the Triangle District.

To support an all electric fleet, the applicant is also providing two electric car charging kiosks for the public along Haynes Street on the eastern portion of the property.

Section 3, Article 3.12(B) requires sidewalks in the Triangle Overlay District to be a minimum of 12 feet wide. The sidewalk surrounding the building appears to be 12 feet along Haynes and Elm Street.

The northwest corner of the property has a congested sidewalk space transitioning from the subject site to the northern property on Elm Street. There is an electrical pole in the middle of the sidewalk and a city streetlight directly south of it which impedes pedestrian passage.

4.0 Parking, Loading & Circulation

- 4.1 Parking – Article 4, Section 4.46 of the Zoning Ordinance requires the applicant to provide the following off-street parking for the uses proposed in the site plans submitted:

Proposed Use	Requirements	Area or Units	Spaces
Sales Room	1 per 300 SF	6,800 SF	23
Office	1 per 300 SF	8,460 SF	4
Service Stalls	1 per Stall	12 Stalls	12
Other (Storage)	1 per 550 SF	4,269 SF	8
Total Required	-	-	47
Total Proposed	-	-	155

Article 4, Section 4.46(A) Table A Parking Standards of the Zoning Ordinance requires motor vehicle sales and service establishments to provide 1 space for each 300 square feet of floor area of sales room plus 1 space per each auto service stall, not to be used for new or used car storage.

The first floor sales room is 6,800 square feet, while the cumulative office space on floors one, two, and three is 8,460 square feet. There are 12 service stalls and 4,269 square feet of storage which is classified as "other" for parking. The applicant is required to provide 47 parking spaces on-site for the proposed uses.

The applicant is providing a total of 155 parking spaces that consist of 7 ground level surface parking spaces, 10 interior building service parking spaces on the first floor, 62 parking spaces on the second level parking facility, 64 parking spaces on the third floor, and 12 public on-street parking spaces. City staff did not count showroom spaces as open and accessible. The applicant satisfies the parking requirements.

Article 3, Section 3.08(G)(1)(b) of the Zoning Ordinance permits no more than 60 feet of parking lot frontage for corner lots. Given that all parking spaces are within the building façade, the applicant appears to satisfy this requirement.

Article 3, Section 3.08(G)(4) of the Zoning Ordinance enables the Planning Board to allow a multi-level parking facility above the first floor to occupy the frontage provided that the façade of the parking structure is integrally designed with the architecture of the overall building, utilizes the same building materials, and has wall openings that provide proportions and rhythm that are compatible with building upper story fenestration. The applicant has proposed a series of black metal louvers for the upper level parking facility that appears to be integrally designed with the architecture of the overall building.

- 4.2 Loading – Based on the habitable commercial space within the proposed development, the applicant is required to provide two off-street loading space with the following minimum dimensions: 40 feet long, 12 feet wide and 14 feet high. Article 4, Section 4.24(C)(4) requires that loading spaces be screened. The loading spaces are located within the interior elevations of the building and are screened by the front façade and garage door.

- 4.3 Vehicle Circulation & Access – The site plans indicate that the main vehicular access to the site will be from Hanyes Street on the east side of the property. The access drive is 24 feet wide and is regulated by a black anodized aluminum and glass overhead door. Vehicles may enter at the ground level parking lot and take the ramp to the second or third floor parking structure facility. The curb cut along Haynes Street also provides access to the ground level service shop.

Article 3, Section 3.09(A)(4) of the Zoning Ordinance does not allow garage doors on the front façade, however Architectural exemptions are available through the provisions of Article 3, Section 3.11 of the Zoning Ordinance. The Planning Board may wish to discuss the presence of an overhead door regulating access to on-site parking.

In regards to on-site vehicular circulation, the site plans indicate that employee parking will be on a portion of the the third level parking facility. A large portion of the second and third level parking facility will be used for vehicle inventory.

A second curb cut for vehicular ingress and egress is proposed on the northwest corner of the building facing Elm Street. The proposed curb cut will provide access to the interior of the building for the service shop. Access to the service area is also regulated by a black anodized and glass overhead door. A concern of City staff is that the proposed curb cut for vehicular ingress and egress is facing a pedestrian crosswalk connecting across Elm Street and Woodward Ave.

As discussed during the CIS & Preliminary Site Plan Review, the Triangle District Plan calls out the intersection of Elm Street, Bowers Street, and Woodward Ave as

an area unsafe for pedestrians and vehicle, and therefore recommends three different option for restructuring Elm Street.

On December 1st, 2022, the Multi-Modal Transportation Board (MMTB) reviewed the Triangle District Plan's recommendations for Elm Street in relation the applicant's proposed project. Upon discussion of the project and the three different options for Elm Street, the MMTB recommended option C2 which includes a bump out that cuts off Haynes Street from Elm Street and reduces Elm Street to one-way southbound. Option C2 also eliminates the right-turn action from northbound Woodward Ave onto Elm Street. The MMTB provided some commentary on the timeline of the project, however as an advisory board, that is not within their purview.

The applicant has provided two different concepts for updating the vehicular and pedetrian access to the intersection of Haynes Street, Elm Street, and Woodward Ave. One concept is option C2 from the Triangle District Plan as recommended by the MMTB. The other concept incorporates recommendations of option C1 of the Triangle District Plan where Elm Street remains a two-way street. The extended bumpout of option C1 would require northbound cars on Woodward Ave to slow down to complete the right turn onto northbound Elm Street.

It is also of note that City staff discussed the proposal of enhancing the intersection of Haynes Street, Elm Street, and Woodward Ave with MDOT. The representatives were in support of enhancing the intersection and indicated pulling a permit for review should only take 4-6 weeks.

The Planning Division requests that the Planning Board recommend a preference for the Triangle District Plan's recommendations for Elm Street in relation to the proposed project and provide direction for the applicant regarding options C1 or C2 with Elm Street being a one way or two way street.

- 4.4 Pedestrian Circulation & Access – The main pedestrian access to the building is at the corner of Elm Street, Woodward Ave, and Haynes Street which leads into the Porsche showroom. There are four additional pedestrian entrances to the site facing Haynes Street, and one facing Elm Street.

The updated site plan maintains a 12 foot sidewalk surrounding the entire frontage of the property. A concern of City staff is that there is an electrical pole in the sidewalk to the right of the proposed garage facing Elm Street. The Engineering Department comments from Preliminary Site Plan included requiring the applicant to move the electrical pole in the middle of the sidewalk. This concern has not been addressed in the updated site plans. **Therefore the applicant must provide updated site plans and surveys addressing concerns related to the electrical pole in the sidewalk on the northwest corner of the property.**

As previously mentioned, a concern of City staff is that there is a pedestrian crosswalk in the Elm Street location where the applicant is proposing a curb cut for a garage to the service area. Options C1 & C2 of the Triangle District Plan attempt to address issues of the vehicular speeds and pedestrian crossings at this intersection. The Planning Division recommends that the Planning Board discuss their preference of options for Elm Street in order to enhance the pedestrian safety of crossing Elm Street near Woodward Ave.

5.0 Lighting

The applicant is proposing twelve exterior light fixtures. Eight lights are proposed to face the street frontage of Elm and Haynes Street, two exterior lights will face the eastern parking lot, and one exterior light is proposed in the exterior. The exterior light fixtures pictured on the elevations labeled AS-1 appear to be cut-off fixtures and are labeled as Bega exterior lighting fixtures, however the plans do not appear to provide a detailed specification sheet regarding the type of light fixture. Information such as the watts and lumens have been provided though. **The applicant must provide staff specifications of the exterior lights to verify they are cut off fixtures.**

The applicant has also provided a detailed photometric plan of the site. The lumens do not exceed 1.5 foot candles at any property line. **City staff request that the applicant update the photometric plan to provide a table showing the range of lumen values for the parking circulation area on the east side of the building to verify the lighting requirements for parking lot circulation areas have been met.**

6.0 Departmental Reports

1. **Engineering Division** – Comments from the Engineering Division will be provided by the Planning Board meeting of January 25th, 2023.
2. **Department of Public Services** – Comments from DPS will be provided by the Planning Board meeting of January 25th, 2023.
3. **Fire Department** – Please see the attached Fire Department comments.
4. **Police Department** – The Police Department have no concerns and think either option for Elm Street is better than what currently exists.
5. **Building Division** – Please see the attached Building Department comments.
6. **Parking Manager** – The Parking Manager has no concerns at this time.

7.0 Design Review

The proposed building has frontage along Elm Street and Haynes Street where the first floor façade predominantly consists of glazing. The showroom entrance has a metallic design above that appears to be modeled after the Porsche 911 rear window louvers. The curved architectural reveals will be illuminated by red lighting. The Western elevation has a large "PORSCHE" sign in red with silver metal composite spanning most of the façade above the first floor glazing.

The southern elevation has a long stretch of glazing for the first floor parts and storage rooms facing Haynes Street. Levels two and three consist of ribbed metal with metal louvers where the multi-level parking facility is. As previously mentioned, Article 3, Section 3.08(G)(4) of the Zoning Ordinance enables the Planning Board to allow a multi-level parking facility above the first floor to occupy the frontage provided that the façade of the parking structure is integrally designed with the architecture of the overall building, utilizes the same building materials, and has wall openings that provide proportions and rhythm that are compatible with building upper story fenestration.

A portion of the first floor on the eastern elevation is exposed where the parking and charging kiosks are located. Behind the parking spaces are glass overhead doors for service station entry and access to the upper level parking facility. Levels two and three are exposed parking facility space with metal louvers and guard rail posts.

The northern elevation consists of architectural ribbed metal metal louvers and guard rail posts for the multi-level parking facility. There are no windows facing north along the 0' lot line.

In regards to ground floor glazing, the first floor of the Haynes Street elevation has a glazing percentage of 86.7% and the first floor of Elm street has a glazing percentage of 87.2%. Both street facing elevations satisfy the glazing requirement of 70% minimum between 1-8 feet from ground level. The applicant must provide staff with glass specification sheets to verify that the glazing meets the requirements of 66% visual light transmittance and reflectivity of 15% or less.

In regards to Article 3, Section 3.09 *Commercial/Mixed Use Architectural Requirements* of the Triangle District Overlay, there are a few issues with the proposed design. Article 3, Section 3.09(D)(1) requires that all walls exposed to public view or parking area shall be constructed of not less than 60% brick, stone, or glass. The proposed building does not satisfy the building material requirements of the Triangle District Overlay given that the exterior is predominantly metal.

Article 3, Section 3.09(B)(2) requires the front entranceway to be inset 3 feet from the front building wall. The curving front entranceway of the Porsche dealership does not appear to satisfy this requirement though.

It is also of note that the applicant is proposing two overhead doors on their front façade, one facing Elm Street and another facing Haynes Street. The garage doors consist of black

anodized aluminum and glass. However, Article 3, Section 3.09(A)(4) states that garage doors shall not be permitted on a front façade.

Article 3, Section 3.11 of the Triangle District Overlay requirements enables the Planning Board to approve deviations to the architectural requirements of Section 3.09 in order to allow for creativity and flexibility in design with the following standards:

The Planning Board may approve deviations to the architectural requirements of Section 3.09 and Section 3.10 in order to allow for creativity and flexibility in design. A front elevation drawing of the proposed building shall be provided superimposed on a color drawing or photograph of the entire block showing the relation of the proposed building design to other buildings along the block, which shall be utilized to evaluate the proposed building design based upon all of the following criteria:

- A. Demonstrates innovation in architectural design, provided the building design shall be in keeping with the desired character of the Triangle Overlay District, as articulated in the Triangle District Urban Design Plan.
- B. The building is oriented towards the front sidewalk with a functioning entrance and enhances the continuity of the pedestrian oriented environment. A modification shall not result in an increased dominance of vehicular parking or garage doors along the front of the building.
- C. The roof design shall not be out of character with other buildings along the block and shall be within the minimum and maximum height requirements of the district.
- D. The exterior finish materials shall be of equal or better quality and durability as those permitted herein, with the intent to allow for new technologies in building material while maintaining the desired character of the Triangle Overlay District.
- E. Ground floor windows shall be provided along the front sidewalk to maintain the pedestrian orientation of the streetscape and upper story windows shall not be incompatible with the rhythm and proportions of windows on other buildings along the block.

The Planning Division recommends that the Planning Board approve deviations to the architectural requirements of Section 3.09(D)(1), Section 3.09(B)(2), and Section 3.09(A)(4) to enable the applicant creativity and flexibility in design for a metal exterior, a non-inset front door, and a garage door on the front façade with the condition that the applicant provide a front elevation drawing of the proposed building superimposed on a color drawing or photograph of the entire block showing the relation of the proposed building design to other buildings along the block.

Signage

The Elm Street elevation has a red Porsche backlit sign 102 SF in dimension. The curved entryway at the corner of Elm and Haynes Street has two pylon ground signs that are both 24 SF in dimension. The Haynes Street elevation has a sign reading "Fred Lavery" 24 SF in dimension. The total signage square footage is 174 SF, which is less than the nearly 500 feet of total street frontage of the property.

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 7.36 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 plans submitted, the requirements outlined in Article 7, Section 7.27 of the Zoning Ordinance, and the SLUP requirements of Article 7, Section 7.36, the Planning Division recommends that the Planning Board recommend **APPROVAL** of the SLUP and Final Site Plan for 34350 Woodward Ave & 909-911 Haynes Street with the following conditions:

1. The applicant must provide details regarding the species of landscaping proposed for the entrance to ensure that no prohibited species are being used;
2. The applicant provide option (C1 or C2) as indicated in the submitted proposals of the Triangle District Plan's recommendations for Elm Street to be included in the site plan and proposed survey before the public hearing with City Commission;
3. the applicant provide updated site plans and surveys addressing concerns related to the electrical pole in the sidewalk on the northwest corner of the property;
4. The applicant provide updating lighting information regarding the light fixture specifications and the parking lot circulation area lumen values;
5. The Planning Board approve deviations to the architectural requirements of of Section 3.09(D)(1), Section 3.09(B)(2), and Section 3.09(A)(4) to enable the applicant creativity and flexibility in design for a metal exterior, a non-inset front door, and a garage door on the front façade with the condition that the applicant provide a front elevation drawing of the proposed building superimposed on a color drawing or photograph of the entire block showing the relation of the proposed building design to other buildings along the block; and
6. The applicant comply with all department requests.

11.0 Sample Motion Language

Motion to recommend **APPROVAL** to the City Commission of the Special Land Use Permit for 34350 Woodward Ave & 909-911 Haynes Street with the following conditions:

1. The applicant must provide details regarding the species of landscaping proposed for the entrance to ensure that no prohibited species are being used;
2. The applicant provide option (C1 or C2) as indicated in the submitted proposals of the Triangle District Plan's recommendations for Elm Street to be included in the site plan and proposed survey before the public hearing with City Commission;
3. the applicant provide updated site plans and surveys addressing concerns related to the electrical pole in the sidewalk on the northwest corner of the property;
4. The applicant provide updating lighting information regarding the light fixture specifications and the parking lot circulation area lumen values;
5. The Planning Board approve deviations to the architectural requirements of of Section 3.09(D)(1), Section 3.09(B)(2), and Section 3.09(A)(4) to enable the applicant creativity and flexibility in design for a metal exterior, a non-inset front door, and a garage door on the front façade with the condition that the applicant provide a front elevation drawing of the proposed building superimposed on a color drawing or photograph of the entire block showing the relation of the proposed building design to other buildings along the block; and
6. The applicant comply with all department requests.

OR

Motion to **POSTPONE** the Special Land Use Permit for 34350 Woodward Ave & 909-911 Haynes Street pending receipt of the following:

1. _____
2. _____
3. _____

OR

Motion to recommend **DENIAL** to the City Commission of the Special Land Use Permit for 34350 Woodward Ave & 909-911 Haynes for the following reasons:

1. _____
2. _____
3. _____

Motion to recommend **APPROVAL** to the City Commission of the Final Site Plan and Design Review for 34350 Woodward Ave & 909-911 Haynes Street with the following conditions:

7. The applicant must provide details regarding the species of landscaping proposed for the entrance to ensure that no prohibited species are being used;
8. The applicant provide option (C1 or C2) as indicated in the submitted proposals of the Triangle District Plan's recommendations for Elm Street to be included in the site plan and proposed survey before the public hearing with City Commission;
9. the applicant provide updated site plans and surveys addressing concerns related to the electrical pole in the sidewalk on the northwest corner of the property;
10. The applicant provide updating lighting information regarding the light fixture specifications and the parking lot circulation area lumen values;
11. The Planning Board approve deviations to the architectural requirements of of Section 3.09(D)(1), Section 3.09(B)(2), and Section 3.09(A)(4) to enable the applicant creativity and flexibility in design for a metal exterior, a non-inset front door, and a garage door on the front façade with the condition that the applicant provide a front elevation drawing of the proposed building superimposed on a color drawing or photograph of the entire block showing the relation of the proposed building design to other buildings along the block; and
12. The applicant comply with all department requests.

OR

Motion to **POSTPONE** the Final Site Plan and Design Review for 34350 Woodward Ave & 909-911 Haynes Street pending receipt of the following:

4. _____
5. _____
6. _____

OR

Motion to recommend **DENIAL** to the City Commission of the Final Site Plan and Design Review for 34350 Woodward Ave & 909-911 Haynes for the following reasons:

4. _____
5. _____
6. _____

**Zoning Compliance Summary Sheet
SLUP and Final Site Plan Review
34350 Woodward Ave & 909-911 Haynes**

Existing Site: 1 story auto sales agency & 2 story commercial building

Zoning: B2 (General Business) & MU-5/MU-7 (Triangle District Overlay)

Land Use: Retail/Office/ Auto Sales Agency

Existing Land Use and Zoning of Adjacent Properties:

	North	South	East	West
Existing Land Use	Commercial/ Office	Commercial/ Retail	Commercial/ Office	Commercial
Existing Zoning District	B2 (General Business)	B2 (General Business)	B2 (General Business) & O2 (Office-Commercial)	B2 (General Business)
Overlay Zoning District	MU3	MU-7 & MU-5	MU-5	MU3

Land Area: Existing: 42,875 SF
Proposed: 42,875 SF

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: N/A
Proposed: N/A

Min. Open Space: Required: N/A
Proposed: N/A

Max. Lot Coverage: Required: N/A

	Proposed:	N/A
Front Setback:	Required:	0-5 ft. for a minimum of 75% of the street frontage length
	Proposed:	Within 0-5 feet of the front lot line for greater than 75% of the street frontage length.
Side Setbacks	Required:	0 ft. with walls facing side lot line w/ no windows 10 ft. for walls with windows
	Proposed:	0 ft.
Rear Setback:	Required:	N/A
	Proposed:	N/A
Max. Bldg. Height:	Permitted:	66 ft., 5 stories (MU-5) 90 ft., 7 stories (MU-7)
	Proposed:	45 ft., 3 stories
Min. Bldg. Height:	Permitted:	34 ft., 3 stories (MU-5) 34 ft., 3 stories (MU-7)
	Proposed:	45 ft., 3 stories
Floor-Floor Height:	Required:	14 ft. minimum (1 st story)
	Proposed:	14 ft
Front Entry:	Required:	On frontage line
	Proposed:	On frontage line
Absence of Bldg. Façade:	Required:	N/A
	Proposed:	N/A
Opening Width:	Required:	N/A
	Proposed:	N/A
Parking:	Required:	35 off-street spaces
	Proposed:	47 off-street spaces available to workers and patrons 160 total on-site: accessible + inventory
Min. Parking Space Size:	Required:	180 sq. ft.
	Proposed:	180 sq. ft.
Parking in Frontage:	Required:	N/A
	Proposed:	N/A
Loading Area:	Required:	2 off-street loading space 40 ft. x 12 ft. x 14 ft.

Screening:

Proposed: 2 off-street loading space
40 ft. x 12 ft. x 14 ft.

Parking: Required: 6 ft. masonry screen wall
Proposed: Screened by building facade

Loading: Required: Screened from view
Proposed: Interior loading area screened by building

Rooftop Mechanical: Required: Screened from view
Proposed: 5 ft. screen wall

Elect. Transformer: Required: Obscured from public view
Proposed: Screened by building facade

Dumpster: Required: Masonry screen wall with wood gates
Proposed: Screened by building facade and masonry screen wall



CITY OF BIRMINGHAM FIRE DEPARTMENT

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

January 19th, 2023

RE: Final Site Plan Review Comments
34350 Woodward, Fred Lavery

- Follow International Fire Code 2015 for submitted plans.
- Sec. 54-32. - Emergency Power Shutdown Device
All commercial and residential structures/buildings constructed or having major renovations performed after the implementation of this ordinance shall provide a KNOX-VAULT 4500 Series Power Shutdown device, and installed as approved by the Fire Marshal, located on the exterior of the building. All required power shut down devices shall be installed and maintained at the building owner's expense. All required power shut down devices shall be installed by a qualified, licensed electrician.
- Knox Pad Locks required on construction fencing access gates
- Follow Chapter 33 of IFC 2015 edition "Fire Safety During Construction and Demolition"
- A Knox Box will be required
- Sprinkler System and Alarm Plans-Submit plans to AHJ for review and approval .
- CO Gas detection system and ventilation for parking garages as needed.
- FDC – facing the street within 100 feet of a Fire Hydrant.
- Construction phase of the project install a standpipe system with access to all floors
- Bi-Directional amplifier may be required. First responder radio signal strength will be assessed toward the end of the construction phase.
- All life safety requirements listed in International Fire Code and NFPA documents and standards shall be followed and enforced.

CITY OF BIRMINGHAM
Community Development – Building Department
151 Martin Street, Birmingham, MI 48009

January 19, 2023

RE: Final Site Plan Review Comments
34350 Woodward, Fred Lavery

As requested, the Building Department has examined the plans for the proposed project referenced above. The plans were provided to the Planning Department for site plan review purposes only and present conceptual elevations and floor plans. Although the plans lack sufficient detail to perform a code review, the following comments are offered for Planning Design Review purposes and applicant consideration:

Applicable Building Codes:

- **2015 Michigan Building Code.** Applies to all buildings other than those regulated by the *Michigan Residential Code*.
- **2015 Michigan Mechanical Code.** (Residential requirements for mechanical construction in all detached one and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories in height with a separate means of egress and their accessory structures are contained in the Michigan Residential Code)
- **2018 Michigan Plumbing Code.** (Residential requirements for plumbing construction in all detached one and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories in height with a separate means of egress and their accessory structures are contained in the Michigan Residential Code)
- **2017 National Electrical Code along with the Michigan Part 8 Rules.** (Residential requirements for electrical construction in all detached one and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories in height with a separate means of egress and their accessory structures are contained in the Michigan Residential Code)

Review Comments: (These comments remain from our initial review)

1. Exterior doors shall not open or project into the public right of way (Building Code Section 3202.2)
2. The proposed building is setback 0-feet from the north and east property lines. These walls will need to have a fire resistive rating in accordance with Table 601 of the MBC. Table 705.8 of the Building Code will not permit the proposed openings on the first floor and all parking levels.
3. The rooftop parking level will require access to two remote exit stairways (Building Code Section 406.5.7).

CITY OF BIRMINGHAM
Community Development – Building Department
151 Martin Street, Birmingham, MI 48009

4. The N/E exit stair will need to be enclosed with fire barriers in accordance with Chapter 10 of the Building Code and comply with item 3 above.
5. The office/storage area on level 3 has access to only 1 exit stair. Access to two exits is required in accordance with Section 1006 of the Building Code.
6. The exit stairs on level 2 in the office area are not remotely separated as required by Section 1007.1.1 of the Building Code.

Fred Lavery Company - Porsche Woodward DID
34350 Woodward Ave, Birmingham, MI 48009

Date: JANUARY 25, 2023
FINAL SITE PLAN REVIEW

ARCHITECTURAL DRAWINGS:

					A 0.00	TITLE SHEET
					C 100	SURVEY
					C 110	SURVEY DIAGRAM -PROPERTIES WITHIN 200 FEET
					C 2	SITE PLAN C2 ELM - HAYNES - WOODWARD INTERSECTION CONFIGURATION "C2"
					C 21	SITE PLAN C21 ELM-HAYNES-WOODWARD INTERSECTION CONFIGURATION "C2.1"
					S 3	SITE PLAN S3 ELM - HAYNES - WOODWARD INTERSECTION CONFIGURATION "S3"
					A 100	ARCHITECTURAL SITE PLAN
					A/LA 100.1	SITE + LANDSCAPE PLAN
					A 100.2	SITE PHOTOS BUILDING MATERIAL IMAGES / SPECS
					A 201	FLOOR PLAN - LEVEL 1
					A 202	FLOOR PLAN - LEVEL 2
					A 203	NOT ISSUED THIS SET
					A 204	FLOOR PLAN - LEVEL 3
					A 205	ROOF PLAN
					A 400	BUILDING ELEVATIONS - SOUTH & WEST
					A 401	BUILDING ELEVATIONS - NORTH & EAST
					A 400 G	BUILDING ELEVATIONS - SOUTH & WEST FACADE GLASS & OPENINGS CALCULATIONS
					M 01	MECHANICAL ROOF PLAN
					L 01	EXTERIOR LIGHTING / PHOTOMETRICS
					L 011	PHOTOMETRICS PLAN DETAILS: AREAS 1 & 2
					L 012	PHOTOMETRICS PLAN DETAILS: AREA 3

Fred Lavery Company	Luckenbach Ziegelman Gardner Architects PLLC	Porsche Woodward DID 34350 Woodward Ave, Birmingham, MI 48009	Cover Sheet Sheet Schedule Site Data	Project No. 21063	10/26/2022 CIS / PRELIMINARY SITE PLAN APPROVAL 12/5/2023 FINAL SITE PLAN APPROVAL	A 0.00
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*SBM 200



LEGAL DESCRIPTION
(Per Survey Oakland)

19-36-281-030
T2N, R10E, SEC 36 BOWERS ADD ELY PART OF LOT 6 BEG AT NE LOT COR, TH
WLY 1.35 FT ALG N LOT LINE, TH S 01-00-00 W 65.50 FT PARA TO E LOT LINE,
TH SELY 52.89 FT TO SE LOT COR, TH NLY 118.42 FT ALG E LOT LINE TO BEG,
ALSO ALL OF LOTS 7, 8 & 9, ALSO WLY PART OF LOT 10 MEAS 10.14 FT ALG N
LOT LINE & 10.58 FT ALG S LOT LINE

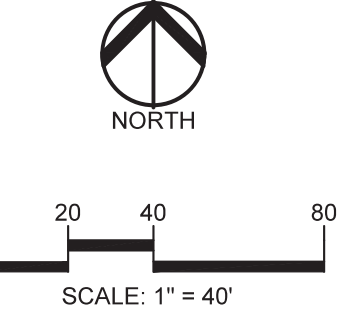
LEGAL DESCRIPTION
(Per Survey Oakland)

19-36-281-022
T2N, R10E, SEC 36 BOWERS ADD LOT 3 EXC THAT PART TAKEN FOR HWY, ALL OF
LOTS 4 & 5, ALSO LOT 6 EXC ELY PART BEG AT NE LOT COR, TH W 1.35 FT ALG
N LOT LINE, TH SELY 65.50 FT PARA TO E LOT LINE, TH SELY 52.89 FT TO SE LOT
COR, TH NLY ALG LOT LINE TO BEG

LEGEND

- IRON FOUND
 - IRON SET
 - NAIL FOUND
 - NAIL & CAP SET
 - BRASS PLUG SET
 - MONUMENT FOUND
 - MONUMENT SET
 - RECORDED
 - MEASURED
 - CALCULATED
- EXISTING
- ELEC. PHONE OR CABLE TV OH LINE, POLE & GUY WIRE
 - UNDERGROUND CABLE TV GUY PEDESTAL
 - TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE
 - ELECTRIC U.G. CABLE, MANHOLE, METER & MAIN
 - GAS MAIN, VALVE & GAS LINE MARKER
 - WATERMAIN, HYD. GATE VALVE, TAPPING BLEEDER & VALVE
 - SANITARY SEWER, CLEANOUT & MANHOLE
 - STORM SEWER, CLEANOUT & MANHOLE
 - COMBINED SEWER & MANHOLE
 - SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN
 - POST INDICATOR VALVE
 - WATER VALVE BODY/DRANT VALVE BOX, SERVICE SHUTOFF
 - MAN BOX, TRANSFORMER, IRRIGATION CONTROL VALVE
 - UNIDENTIFIED STRUCTURE
- SPOT ELEVATION
- CONTOUR LINE
- FENCE
- GUARD RAIL
- STREET LIGHT
- BEN
- ROCK
- CONCRETE
- ASPHALT
- GRAVEL
- GRAVEL SHOULDER

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CAUTION!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND
UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY
APPROXIMATE. NO GUARANTEE OF ACCURACY THEREOF.
THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR
DETERMINING THE EXACT UTILITY LOCATION AND ELEVATIONS
PRIOR TO THE START OF CONSTRUCTION.



CLIENT
**LAVERY MICHIGAN
DEALERSHIP
PROPERTIES
NO. 1, LLC**
34802 WOODWARD AVENUE
BIRMINGHAM, MICHIGAN 48209

PROJECT TITLE
**PORSCHÉ
WOODWARD**
34350 WOODWARD AVENUE
BIRMINGHAM, MICHIGAN 48209

REVISIONS
10.26.2022 CIS / Preliminary
Site Plan Review
/11.1.25.2023
Final Site Plan Review

ORIGINAL ISSUE DATE:
SEPTEMBER 22, 2022

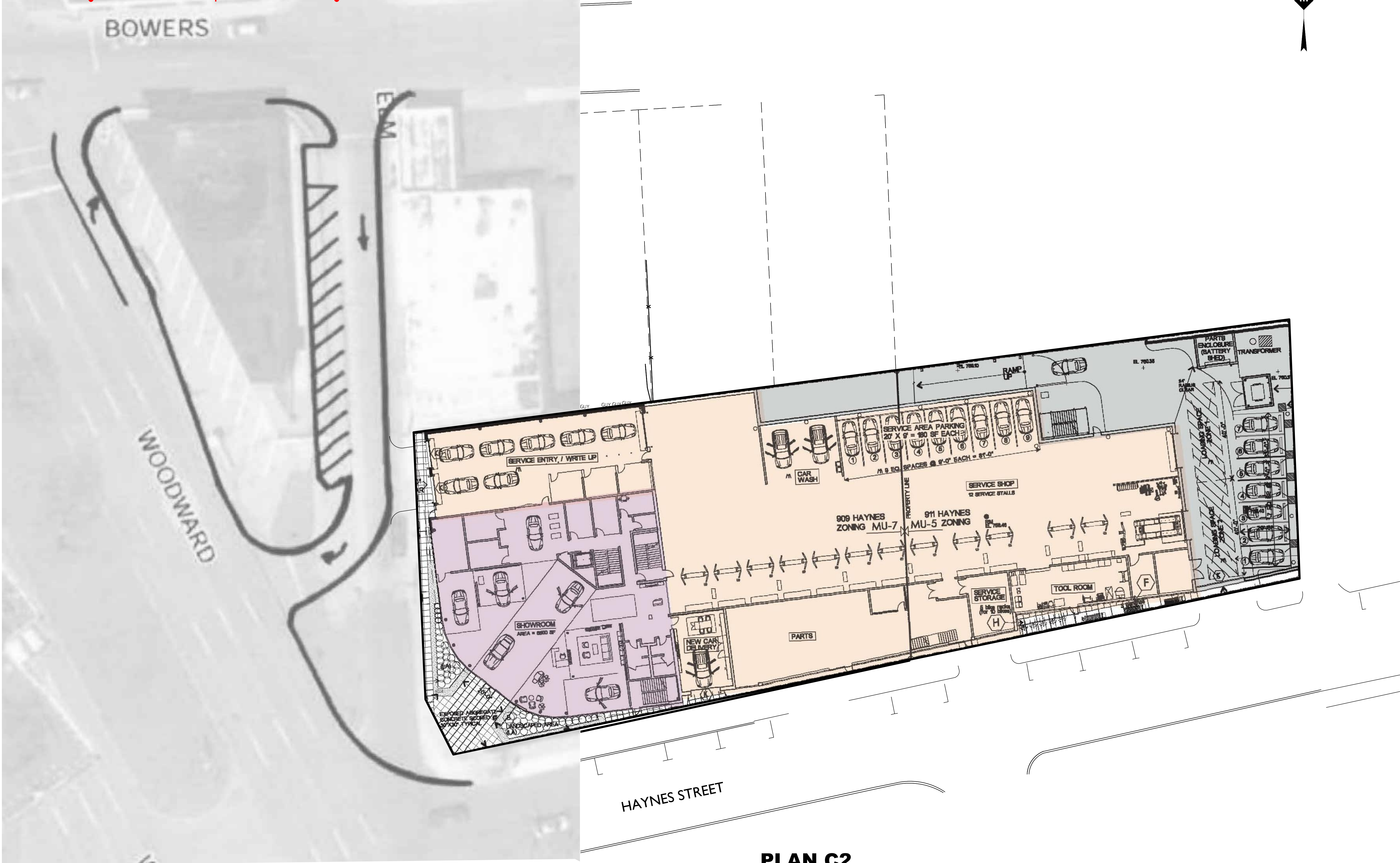
DRAWING TITLE
**TOPOGRAPHIC
SURVEY**

PEA JOB NO. 2019-344
P.M. JPB
DN. GWC
DES. LKP

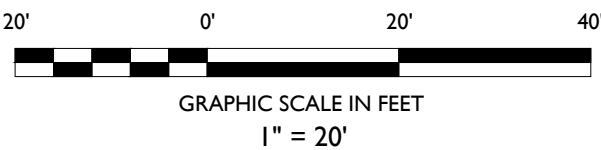
DRAWING NUMBER:

C-1.0

Triangle District Plan - Option C2 Rendering for Elm Street



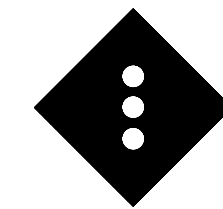
PLAN C2
Elm, Haynes and Woodward Intersection
(from Triangle District Master Plan)



Z:\MICHIGAN\DET220179\DET220179.PSD LAYER: PONDSCHE - 34350 WOODWARD AVENUE, BIRMINGHAM, MI CAD\BCH\DET220179.dwg ELM STREET EXHIBIT C2.DWG

DATE	BY	DESCRIPTION
01/20/2023	NK	PER CITY COMMENTS
01/16/2023	NK	FOR MULTI-MODAL TRANSPORTATION BOARD
11/28/2022	NK	FOR MULTI-MODAL TRANSPORTATION BOARD
ISSUE		

NOT APPROVED FOR CONSTRUCTION

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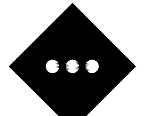
Headquarters: 92 Park Avenue, Rutherford, NJ 07070
Phone 201.340.4468 · Fax 201.340.4472

ELM STREET MITIGATIONS

**PROPOSED CAR
DEALERSHIP DEVELOPMENT**

34350 WOODWARD AVENUE
CITY OF BIRMINGHAM
OAKLAND COUNTY, NEW JERSEY

CHARLES D. OLIVO, P.E.
MICHIGAN LICENSE No. 6201058003
LICENSED PROFESSIONAL ENGINEER

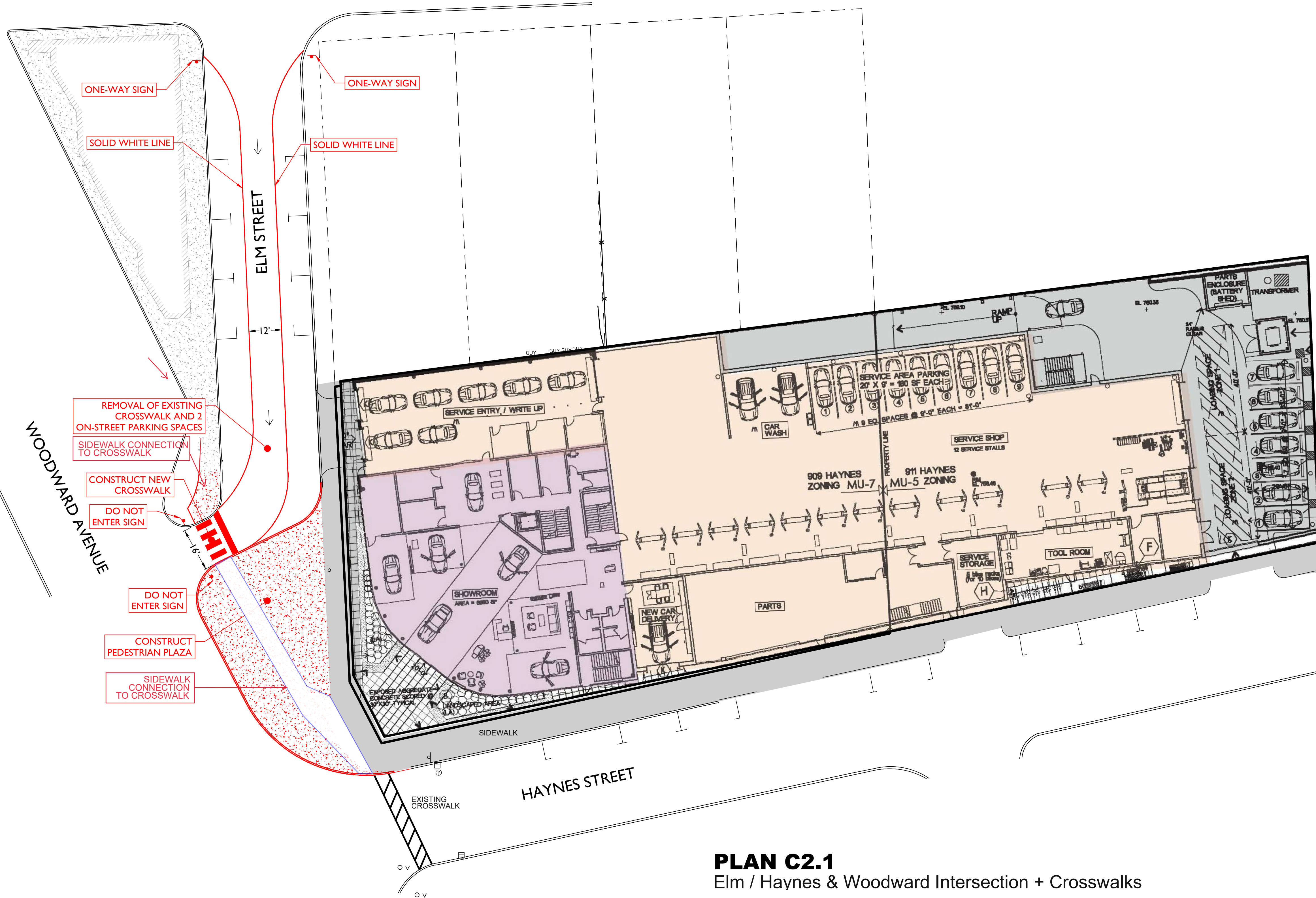
**STONEFIELD**
engineering & design

SCALE: 1" = 20' PROJECT ID: DET-220179

TITLE: **ELM STREET/HAYNES
STREET/WOODWARD
AVENUE INTERSECTION
CONFIGURATION**

DRAWING:
C2.00

Option C2 of the Triangle District Plan Elm Street Concept



PLAN C2.1
Elm / Haynes & Woodward Intersection + Crosswalks

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Phone 201.340.4468 · Fax 201.340.4472

ELM STREET MITIGATIONS

**PROPOSED CAR
DEALERSHIP DEVELOPMENT**

CHARLES D. OLIVO, P.E.
MICHIGAN LICENSE No. 6201058003
LICENSED PROFESSIONAL ENGINEER

STONEFIELD
engineering & design

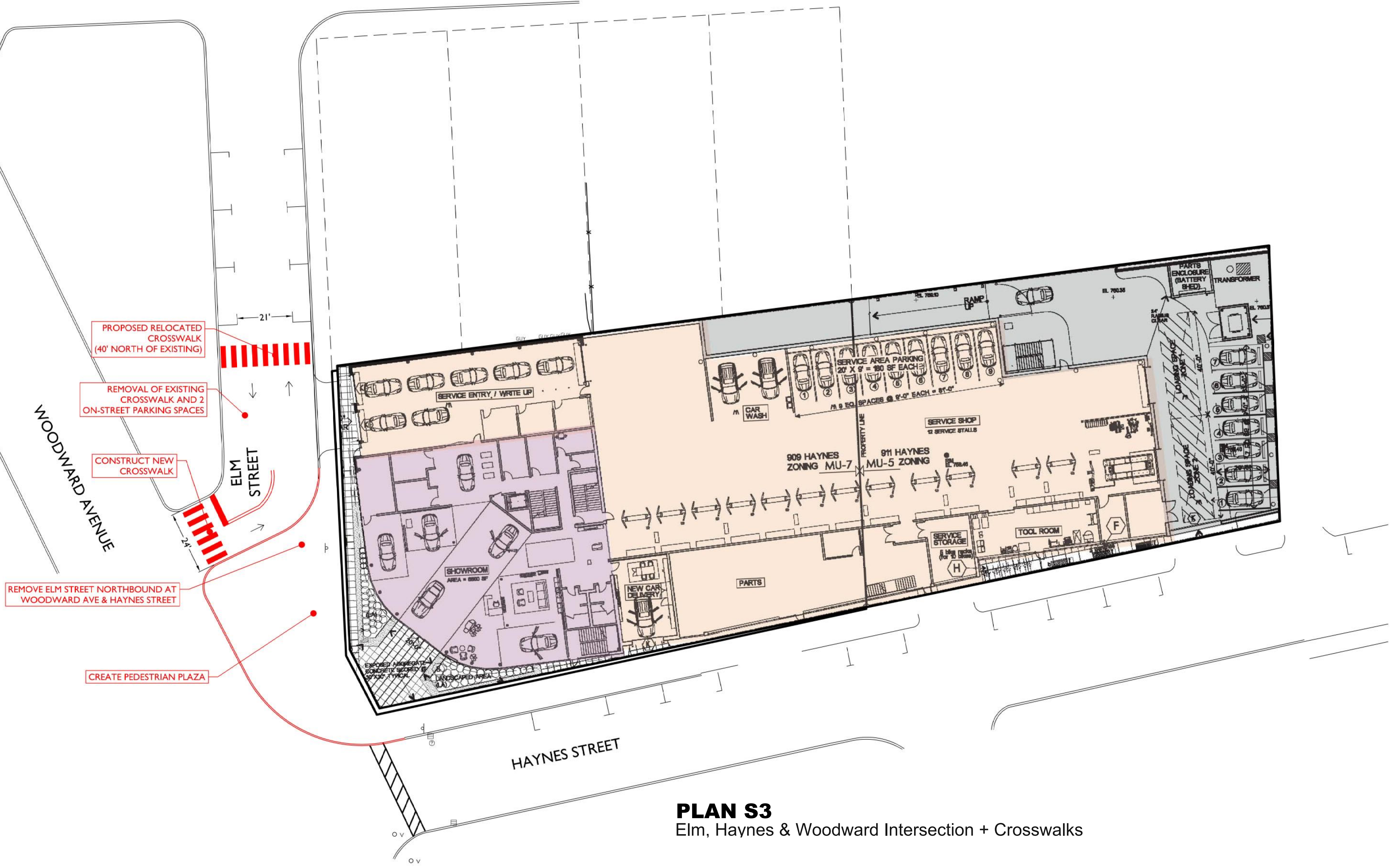
SCALE: 1" = 20' PROJECT ID: DET-220179

TITLE: **ELM STREET/HAYNES
STREET/WOODWARD
AVENUE INTERSECTION
CONFIGURATION (ALT)**

DRAWING:

C2.10

Option C1 of Triangle District Plan Elm Street Concept



PLAN S3
Elm, Haynes & Woodward Intersection + Crosswalks

FOR MULTI-MODAL TRANSPORTATION BOARD		FOR MULTI-MODAL TRANSPORTATION BOARD	
01/16/2023	NK	01/16/2023	NK
1	11/28/2022	1	11/28/2022
2	1	2	1
ISSUE	DATE	ISSUE	DATE
NOT APPROVED FOR CONSTRUCTION			

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Headquarters: 92 Park Avenue, Rutherford, NJ 07070
Phone 201.340.4468 · Fax 201.340.4472

ELM STREET MITIGATIONS

PROPOSED CAR DEALERSHIP DEVELOPMENT

34350 WOODWARD AVENUE
CITY OF BIRMINGHAM
OAKLAND COUNTY, NEW JERSEY

CHARLES D. OLIVO, P.E.
MICHIGAN LICENSE No. 6201058003
LICENSED PROFESSIONAL ENGINEER

STONEFIELD
engineering & design

SCALE: 1" = 20' PROJECT ID: DET-220179

TITLE: ELM STREET/HAYNES STREET/WOODWARD AVENUE INTERSECTION CONFIGURATION (ALT)

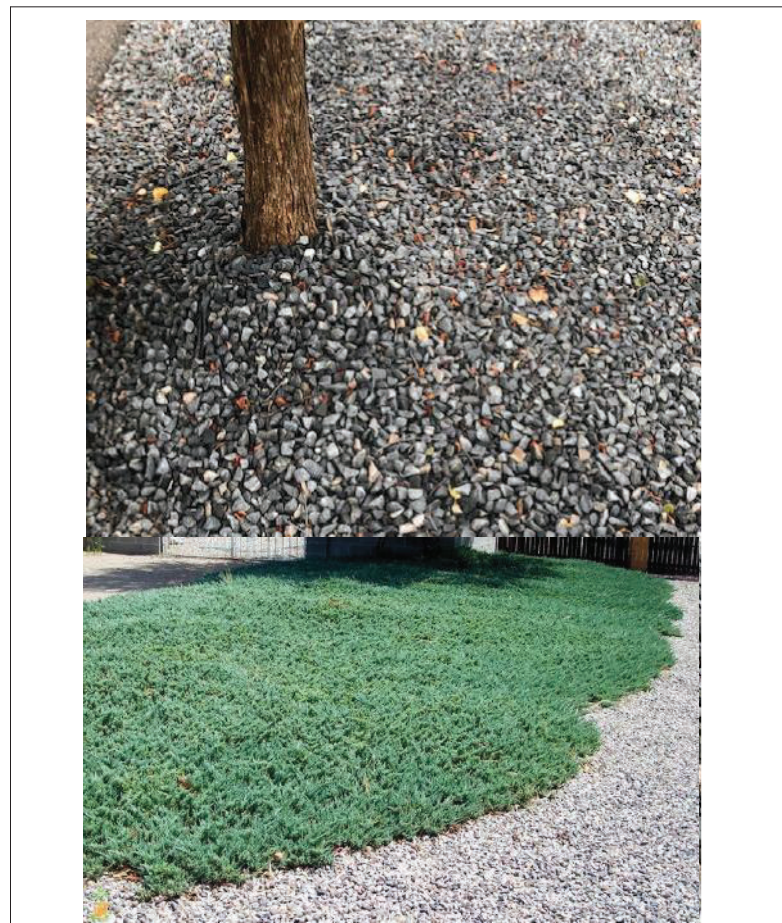
DRAWING: **S 3.00**



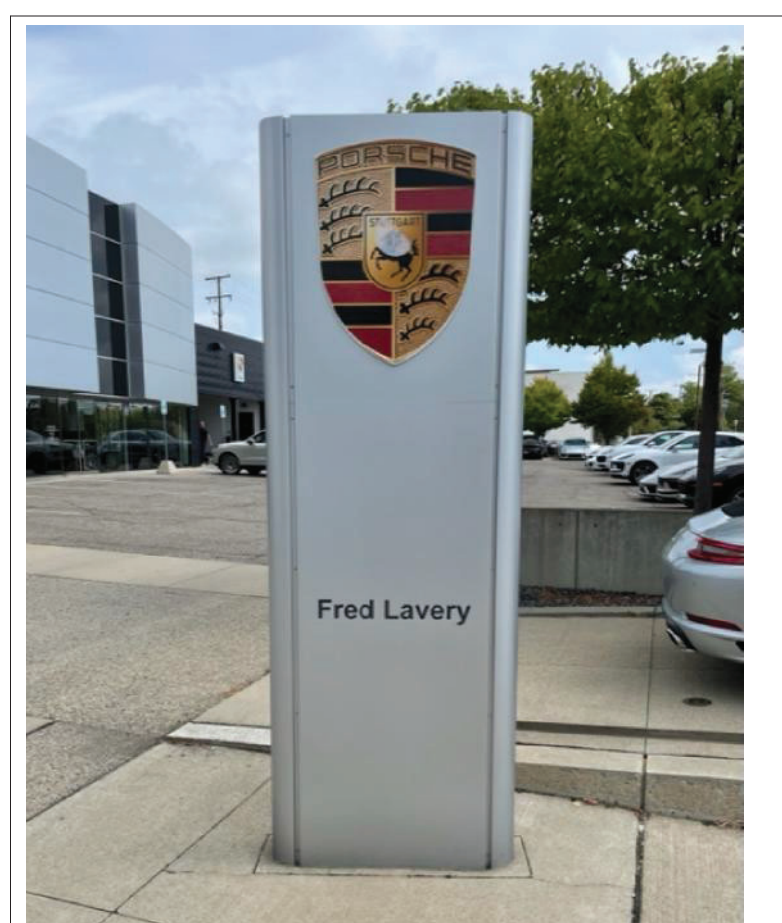
SITE: KEY + PHOTOGRAPHS



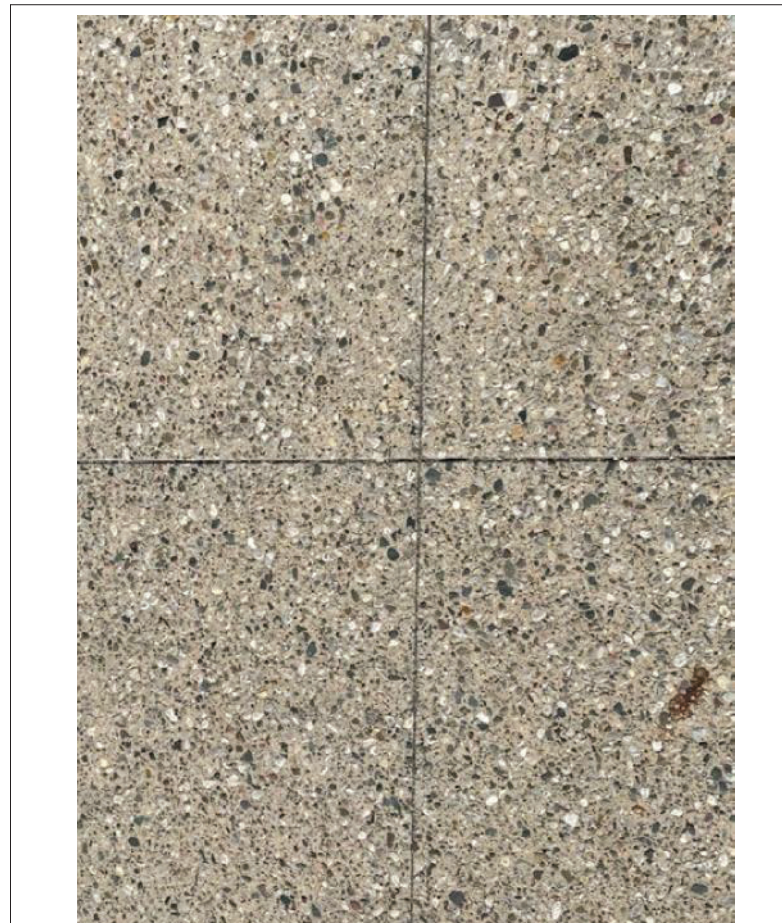
A GINKGO TREE (Ginkgo biloba - Autumn Gold)
Existing Trees + New Replacement Trees
Note: Male Tree - Non Fruit Bearing



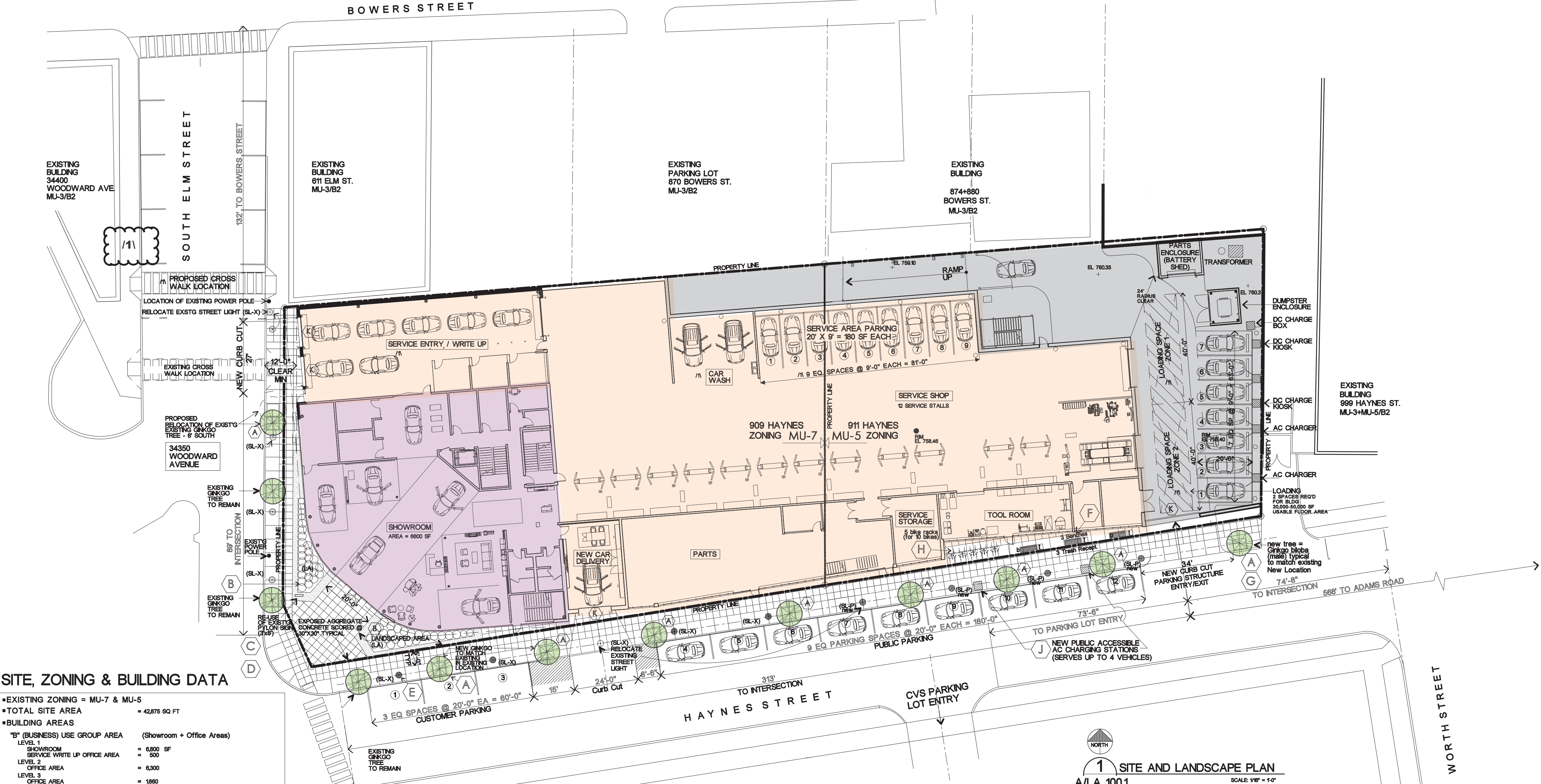
B LANDSCAPED AREA
EXPOSED AGGREGATE STONE - Re-Use of Existing Located on Site
MANSHEIT GRANITE VOLCANIC STONE +
BLUE FLAG CREEPING JUNIPER (Landscape Horizontal) Proposed



C PYLON GROUND SIGN
Re-use Existing. Sign Dimensions = W 3'-0" x H 8'-0" x D 1'-0"



D EXPOSED AGGREGATE CONCRETE PAVING
30"x30" Scoring Pattern Typical



SITE, ZONING & BUILDING DATA

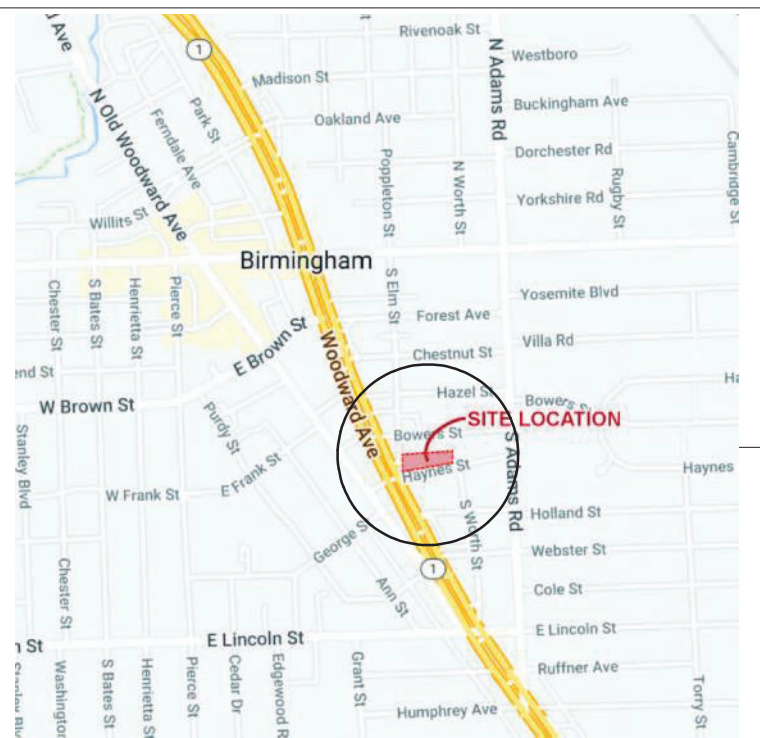
■EXISTING ZONING = MU-7 & MU-5	
■TOTAL SITE AREA	= 42,875 SQ. FT.
■BUILDING AREAS	
1 ST (BUSINESS) USE GROUP AREA (Showroom + Office Areas)	
LEVEL 1	
SHOWROOM	= 6,000 SF
SERVICE WRITE UP OFFICE AREA	= 900
LEVEL 2	
OFFICE AREA	= 6,300
LEVEL 3	
OFFICE AREA	= 1,900
TOTAL 1 ST USE GROUP AREA	= 15,200 SF
2 ND (LOW HAZARD STORAGE) USE GROUP AREA (Parking Garage / Service / Storage / Non Habitable Spaces)	
LEVEL 1	
SERVICE WRITE UP SERVICE PARTS	= 30,000 SF
SERVICE WRITE UP OFFICE	= 500
LEVEL 1B	
PARTS MEZZANINE	= 2,400
LEVEL 2	
PARTS STRUCTURE	= 28,900
TOTAL 2 ND USE GROUP AREA	= 64,800 SF
■BUILDING FOOTPRINT AREA	= 35,000 SF
■PARKING REQUIRED	
MOTOR VEHICLE SALES AND SERVICE ESTABLISHMENT	
1 SPACE FOR EACH 300 SF OF FLOOR AREA OF SALES ROOM PLUS 1 SPACE FOR EACH AUTO SERVICE STALL, NOT TO BE USED FOR NEW CAR STORAGE	
SHOWROOM AREA = 6,000 SF / 300 SF PER SPACE = 20 SPACES REQUIRED	
SERVICE STALLS = 12 TOTAL / 1 SPACE PER STALL = 12 SPACES REQUIRED	
TOTAL SPACES REQUIRED = 32 SPACES	
■PARKING PROVIDED	
1 ST LEVEL 1 - 18 SERVICE AREA PARKING	
LEVEL 2 - 61 PARKING STRUCTURE SPACES	
LEVEL 3 - 48 PARKING STRUCTURE SPACES	
16 PARKING STRUCTURE SPACES	
MIN. NUMBER OF ACCESSIBLE PARKING SPACES PER ADA - SECTION 5, TABLE 208.2 FOR 100-500 PARKING SPACES:	
4 MINIMUM HANDICAP ACCESSIBLE PARKING SPACES	
+ 1 VAN HANDICAP ACCESSIBLE PARKING SPACE	
5 TOTAL ACCESSIBLE SPACES	
HAYNES STREET	
12 SPACES	
132 SPACES TOTAL - INCLUDING HAYNES STREET & ACCESSIBLE PARKING	
■BICYCLE RACKS REQUIRED / PROVIDED	
1 FOR EVERY 200 SF OF BUILDING AREA	
USE GROUP B INHABITABLE AREA	
= 15,200 SF	
15,200 SF / 2,000 SF PER BIKE RACK = 8 BIKE RACKS	
BICYCLE RACKS PROVIDED	
= 5 RACKS @ STREET LEVEL PROVIDED FOR 10 BICYCLES	
■BUILDING HEIGHT	
3 STOREYS / HEIGHT = 45'-0"	

- KEY:
- GOLLING ALFA ROMEO FIAT 1
 - TODD'S ROOM 2
 - T-MOBILE 3
 - 611 ELM ST. 4
 - PARMLEY'S PAINT & BODY WORK 5
 - 999 HAYNES ST. 6
 - 1008 BOWERS ST. 7
 - 555 S. OLD WOODWARD AVE 8
 - WALGREENS 9
 - CITIZENS BANK 10

ADJACENT PROPERTIES (200FT FROM SITE)



SITE LOCATION MAP

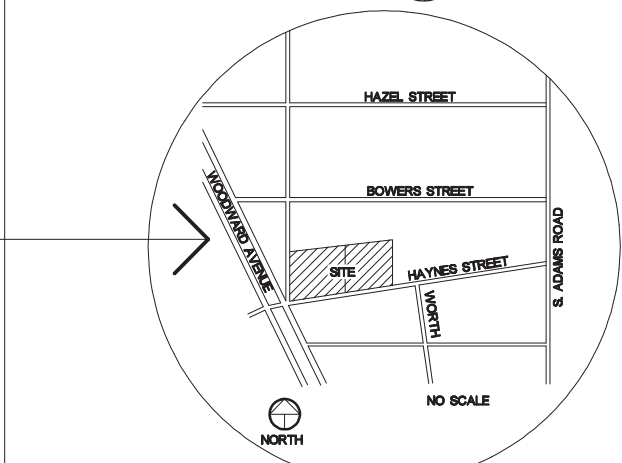


1 SITE AND LANDSCAPE PLAN
A/LA 100.1
SCALE: 1/8" = 1'-0"



LEGEND

- NEW STREET LIGHT (SL-P)
- EXISTING STREET LIGHT (SL-X)
- STREET TREE



LOCATION

E EXISTING & NEW STREETLIGHTS (SL-X & SL-P)
Lumenation Street Light Model PT90-42W
To conform with Triangle District Standards

F BENCHES AND TRASH RECEPTACLES
Re-use Existing which conform with Triangle District Standards
(3 benches + 3 receptacles on Haynes Street)

G NEW IRON TREE GRATES Add &/or Replace as Necessary
East Jordan Iron Works - East Jordan, Michigan
with Ginkgo Leaf Pattern

H BICYCLE RACKS
RING by Landscapeforms, Kalamazoo, Michigan
Conforms with Triangle District Standard

J CHARGING STATION (AC)
2 Public Accessible located on Haynes Street

K OVERHEAD DOORS

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Gardner
Architects
PLLC

Porsche Woodward DID
34350 Woodward Ave, Birmingham, MI 48009

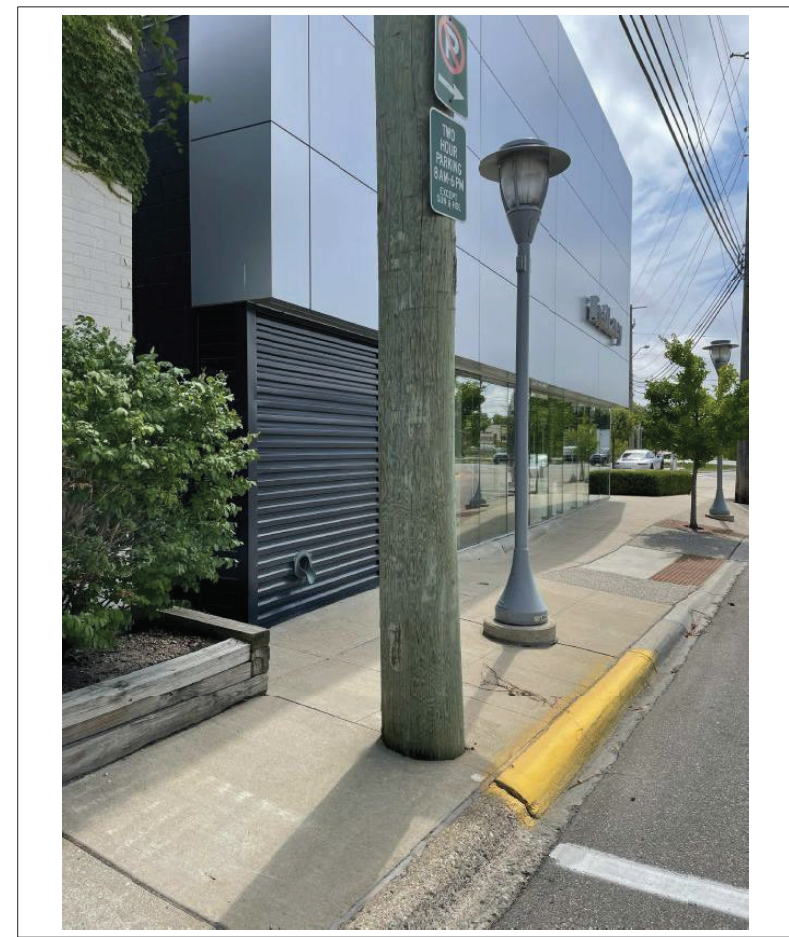
Preliminary Site Plan | Landscape Plan | Location Map
Adjacent Properties within 200 feet

Project No. 21063

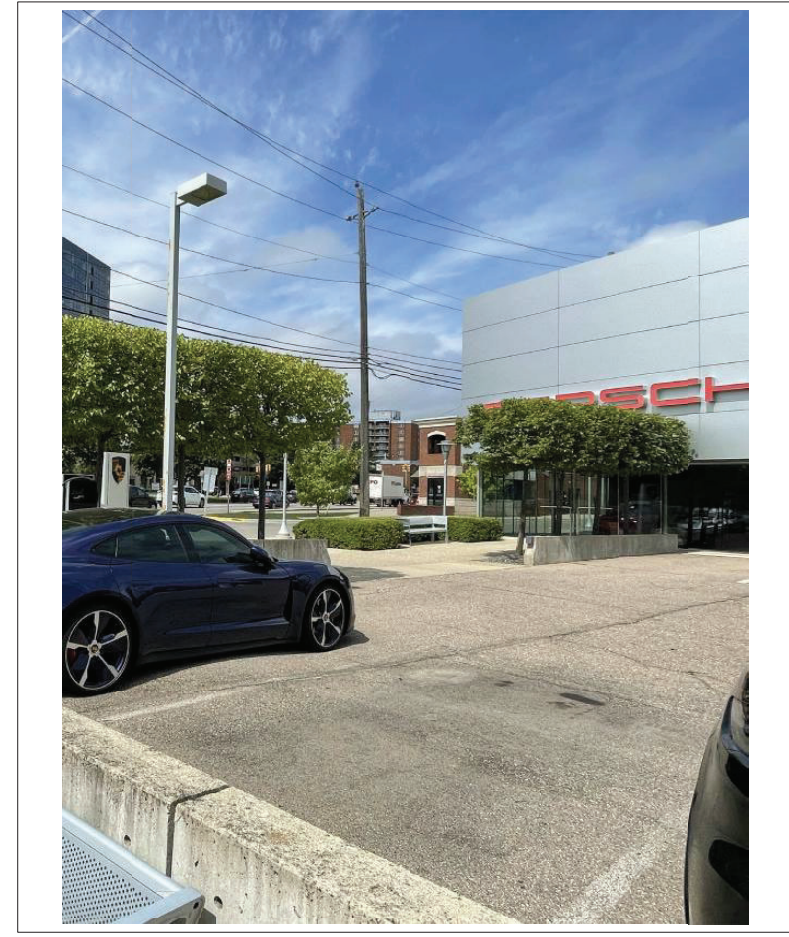
10.26.2022 CIS / Preliminary
Site Plan Review
1/11.25.2023
Final Site Plan Review

A/LA 100.1

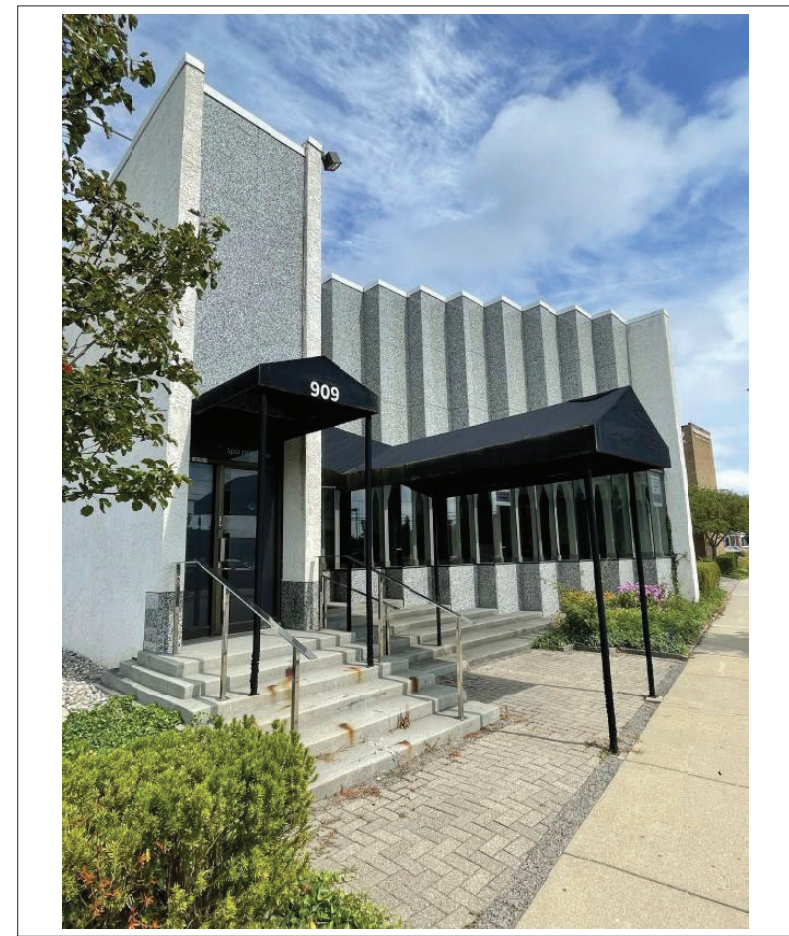
EXISTING CONDITIONS



1 S. ELM ST. (NW CORNER) LOOKING SOUTH - EXISTING TO BE REMOVED

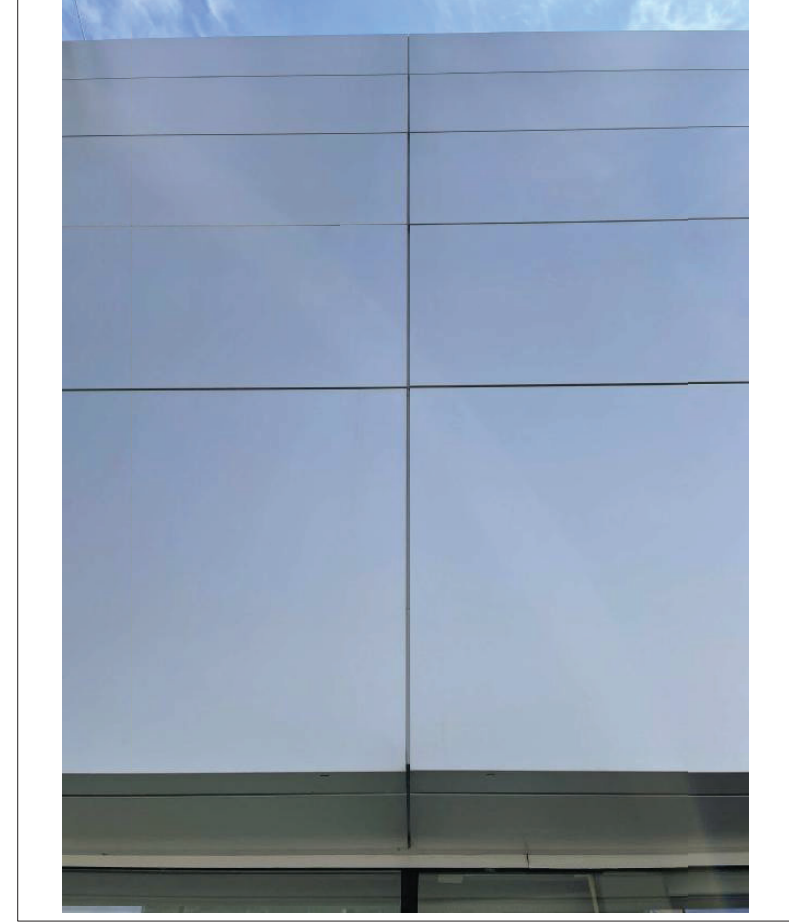


2 HAYNES ST. (SW CORNER) LOOKING WEST - EXISTING TO BE REMOVED

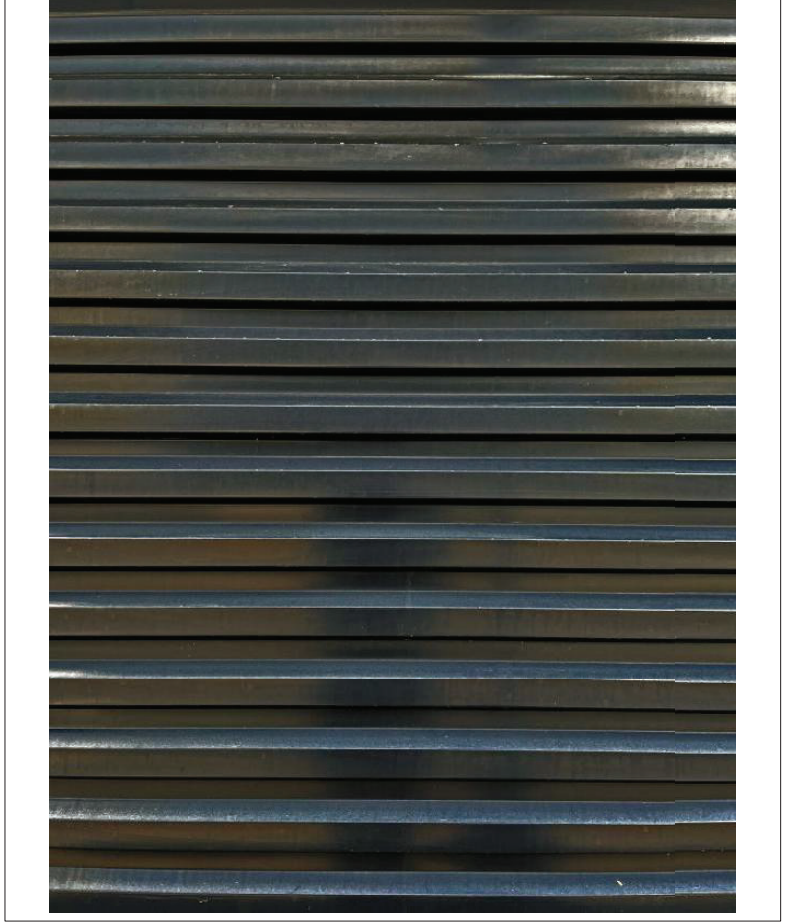


3 HAYNES ST. (SOUTH SIDE) LOOKING EAST - EXISTING TO BE REMOVED

PROPOSED MATERIALS



4 TYPICAL METAL COMPOSITE WALL PANELING (CP-1)



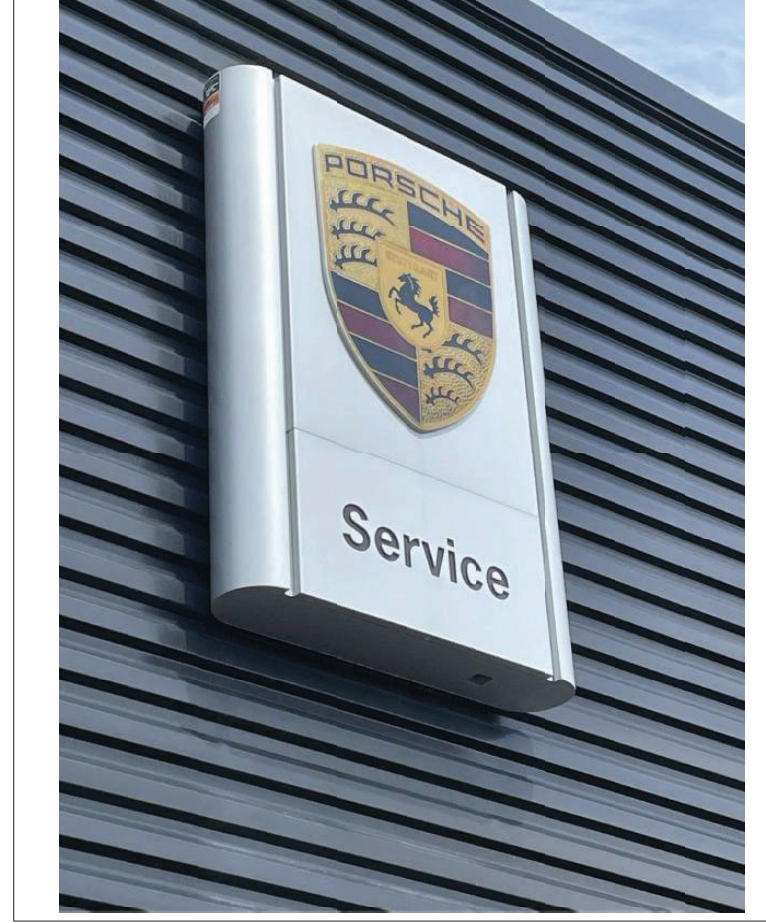
5 TYPICAL RIBBED METAL WALL PANELING (MP-1)



6 EXISTING PYLON GROUND SIGN - To Be Reused



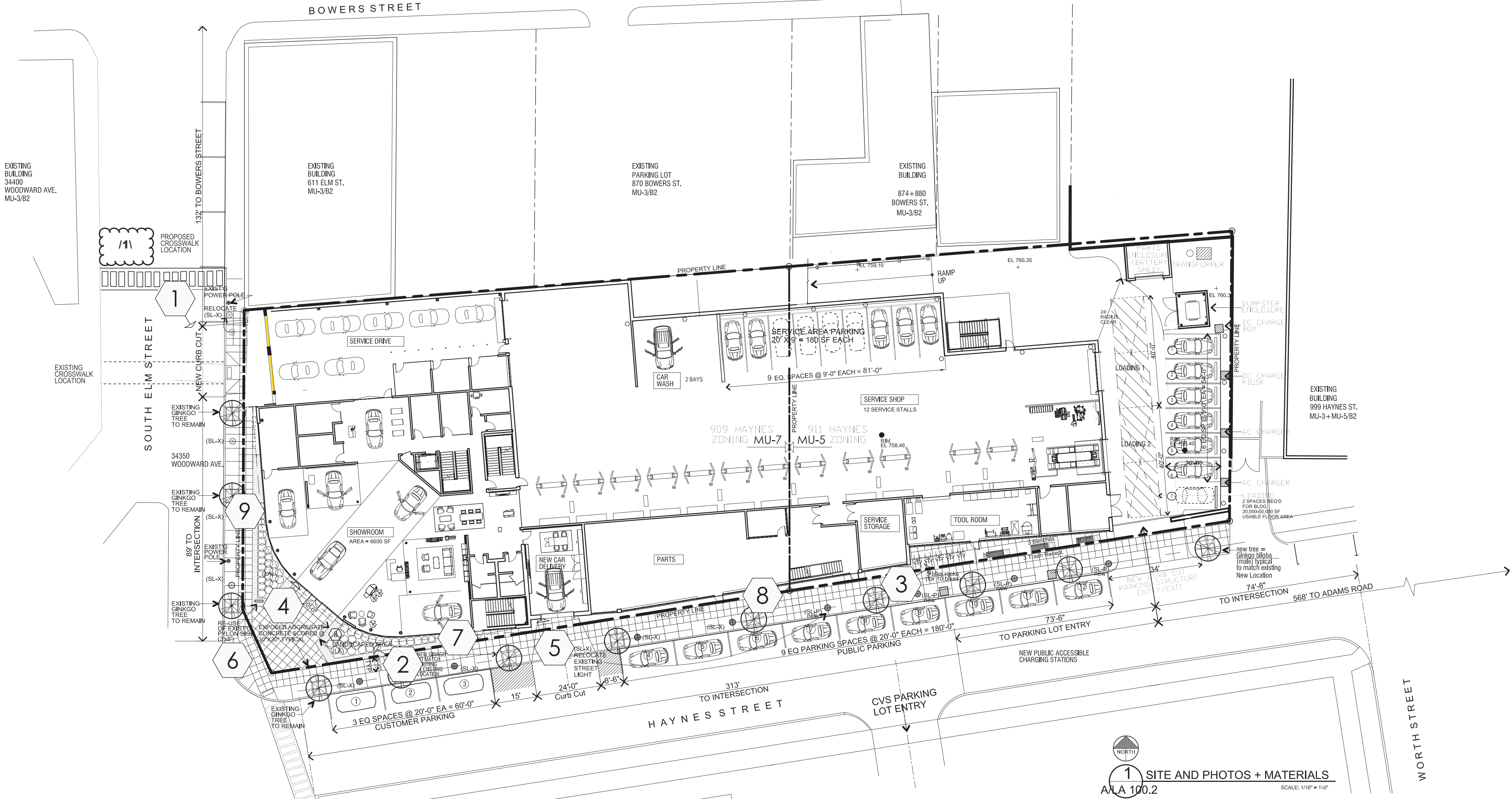
7 TYPICAL PORSCHE WALL SIGNAGE



8 TYPICAL PORSCHE SERVICE SIGNAGE

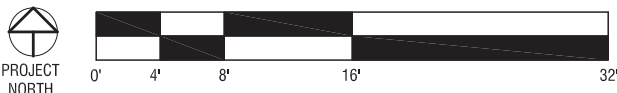


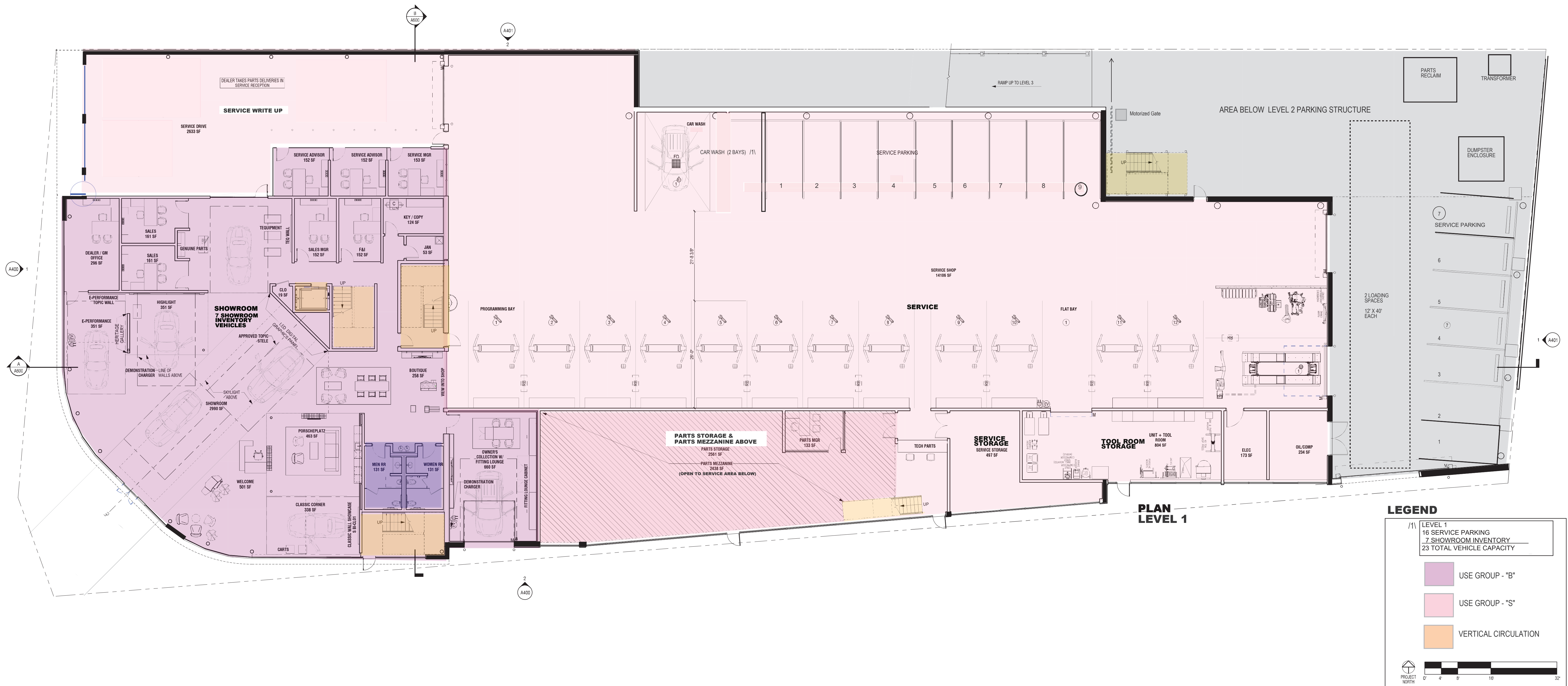
9 TYPICAL WALL SIGNAGE



1 SITE AND PHOTOS + MATERIALS
ALA 100.2
SCALE: 1/16" = 1'-0"

Exterior Finish Schedule		
TAG	MATERIAL	MANUFACTURER DESCRIPTION/COMMENTS
CP-1	MCM METAL COMPOSITE MATERIAL WALL PANEL (RIG. ALU/COLORED SUNBURST SILVER)	SOROTEC; STRATUS OR AGI
MP-1	ARCHITECTURAL RIBBED METAL (ARM) WALL PANEL	ATAS RIGID WALL ATAS TARGA BLACK (RAL 7021) SMOOTH TEXTURE
MC-2	PRE-FINISHED METAL COPING TO MATCH MP-1	
CW-1	STRUCTURAL CURTAIN WALL GLAZING AT SHOWROOM	OLD CASTLE FRAMELESS WITH FINIS. BLACK SEALANT AT VERTICAL JOINTS
CW-1	IMPACT RESISTANT STRUCTURAL CURTAIN WALL GLAZING AT SHOWROOM	SLIMPACT FRAMELESS, BLACK SEALANT AT VERTICAL JOINTS
CW-2	STRUCTURAL CURTAIN WALL GLAZING	OLD CASTLE 7-1/2" DEEP SYSTEM; CLEAR ANODIZED
BF-1	ALUMINUM STOREFRONT	OLD CASTLE 4-1/2" DEEP SYSTEM; BLACK ANODIZED
SL-1	ALUMINUM FRAMED SKYLIGHT	SUPERSKY OR OLD CASTLE LOW SLOPE; CLEAR ANODIZED
EP-2	EXTERIOR PANTELASTOMERIC COATING	SHERWIN WILLIAMS SW 6990 CAVAR; SEMI-GLOSS SHEEN
EP-3	EXTERIOR PAINT	ALL EXPOSED STRUCTURAL STEEL; MATCH RAL 6007 SEMI-GLOSS SHEEN
CN-1	CONCRETE	SITE HARDCAPES/SIDEWALKS AT SHOWROOM; LIGHT BROOM FINISHED
CN-2	INTEGRALLY COLORED SEALED STAMPED CONCRETE	SITE HARDCAPES/SIDEWALKS AT SHOWROOM; (RAL 7021) DARK GREY
CN-7	INTEGRALLY COLORED CONCRETE	SITE HARDCAPES/RETAINING WALLS (RAL 7021) DARK GREY
PV-2	CONCRETE PAVERS	SITE HARDCAPES/SIDEWALKS AT SHOWROOM; (RAL 7021) DARK GREY; TIGHT JOINTS





PRAXIS3

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Gardner
Architects PLLC

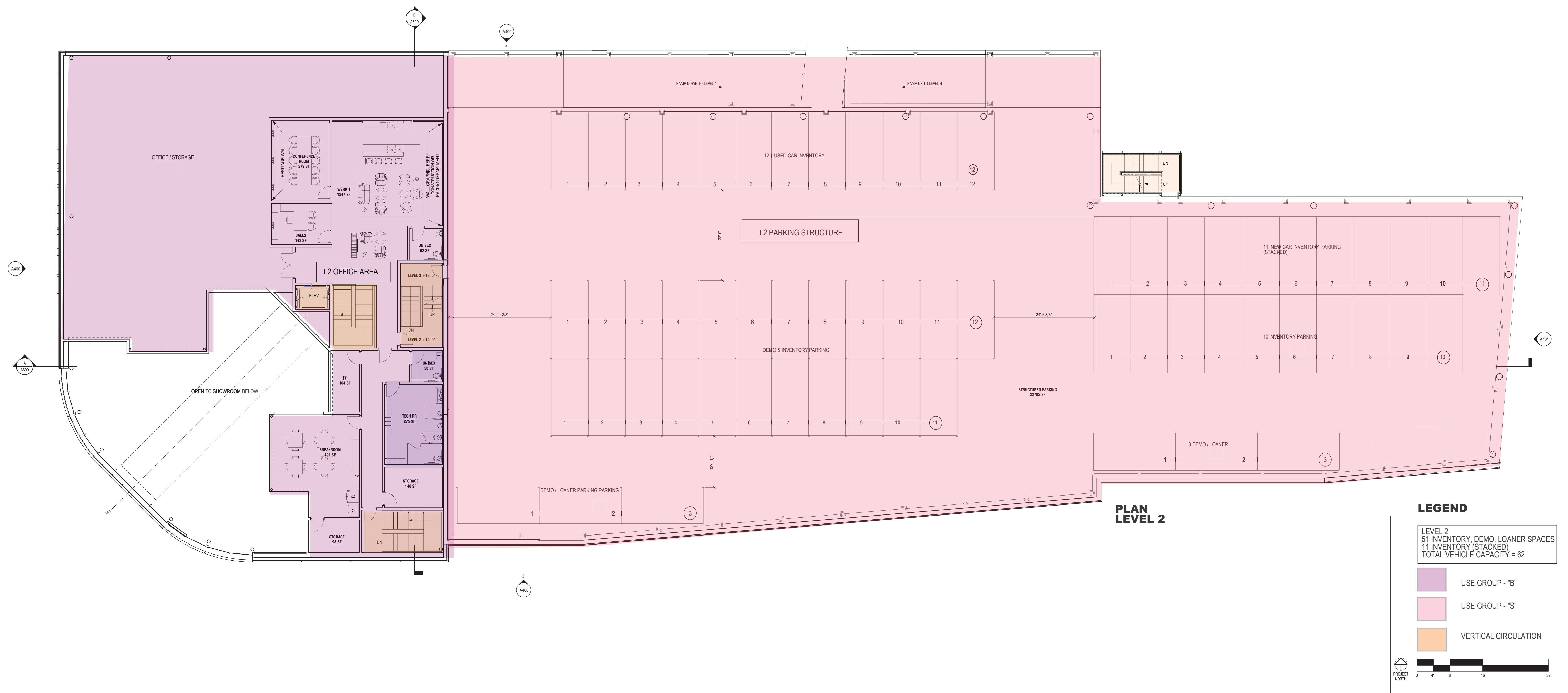
Porsche Woodward DID
34350 Woodward Ave, Birmingham, MI 48009

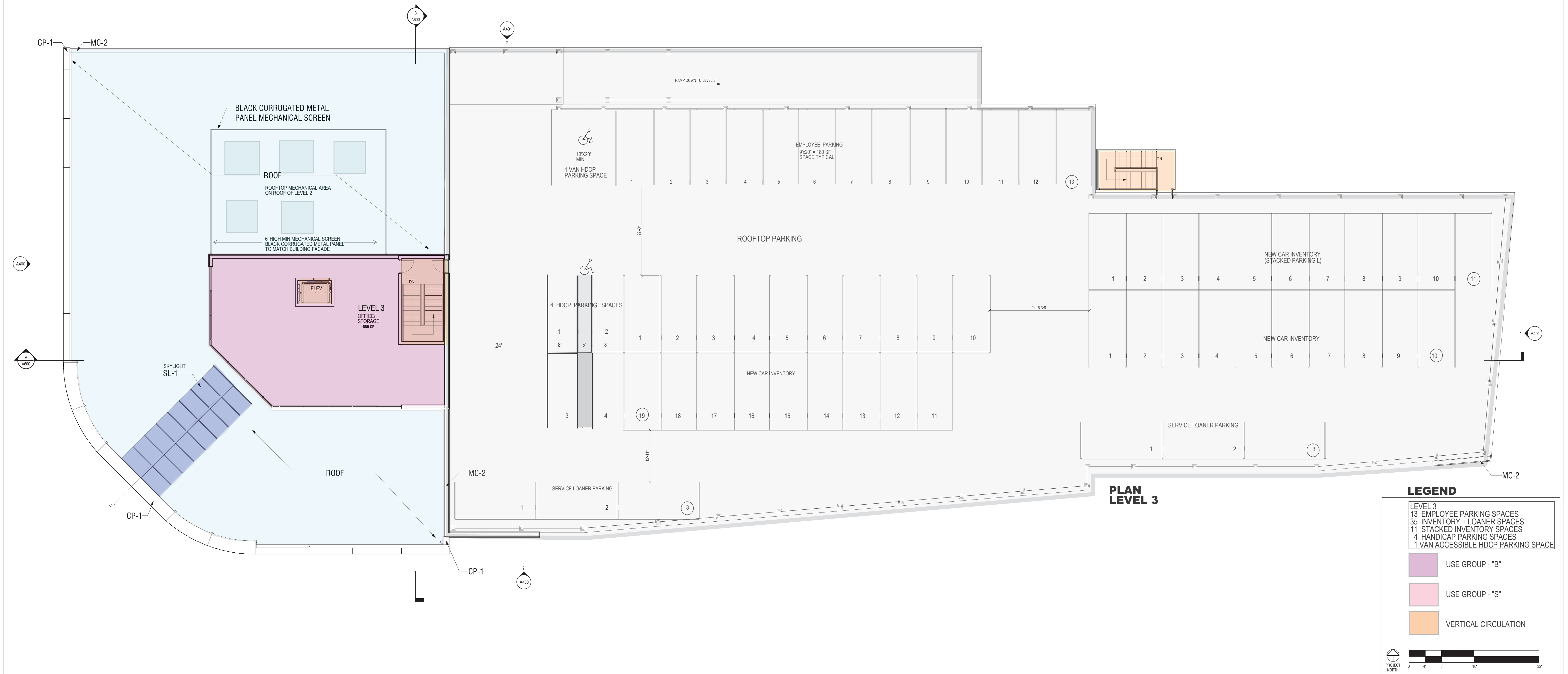
Floor Plan - Level 1

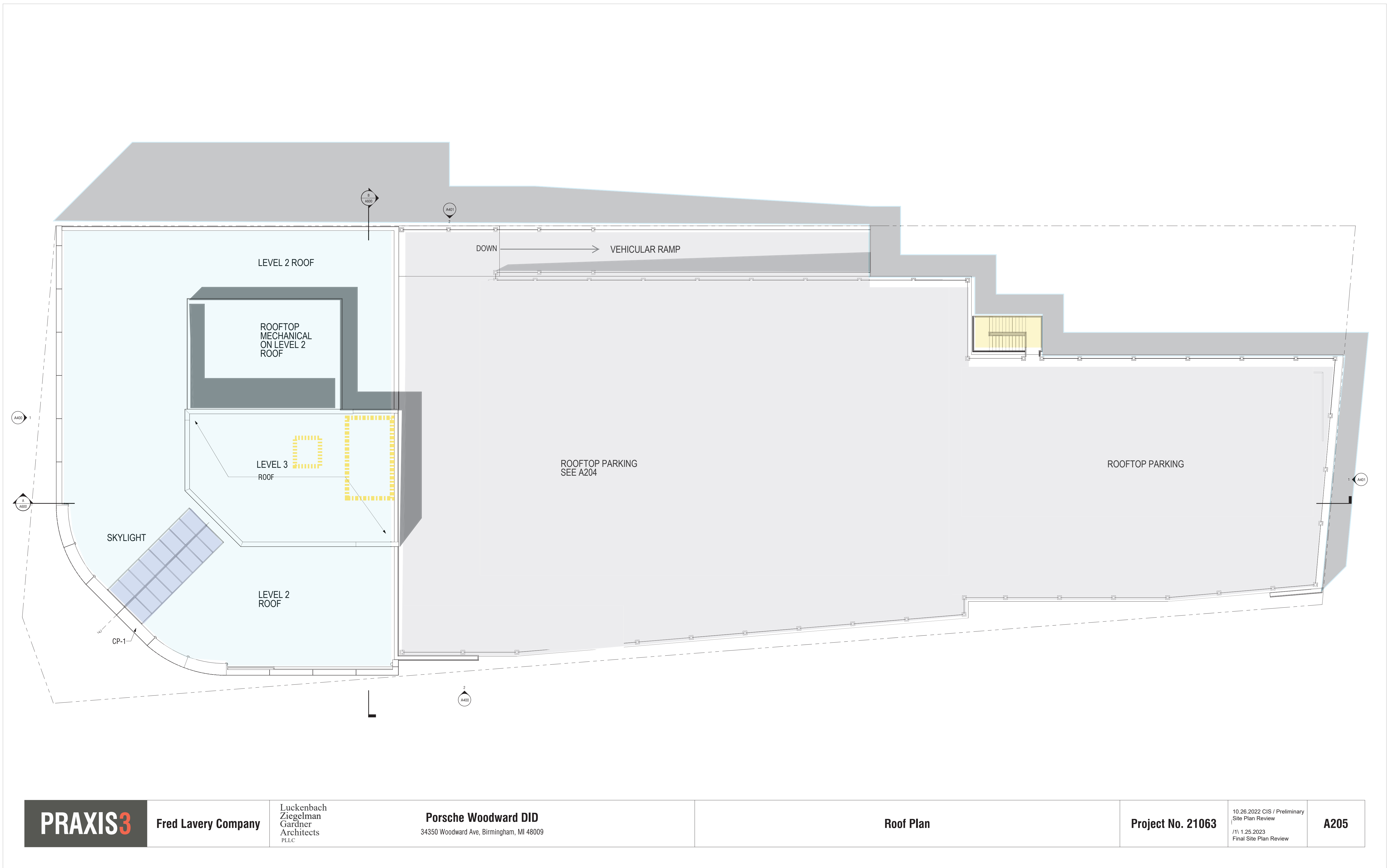
Project No. 21063

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A201







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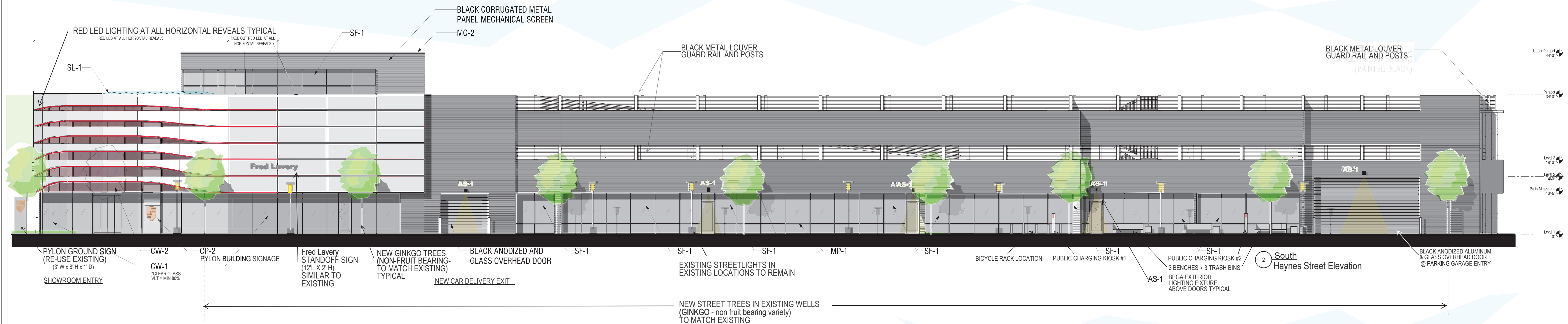
Porsche Woodward DID
34350 Woodward Ave, Birmingham, MI 48009

Roof Plan

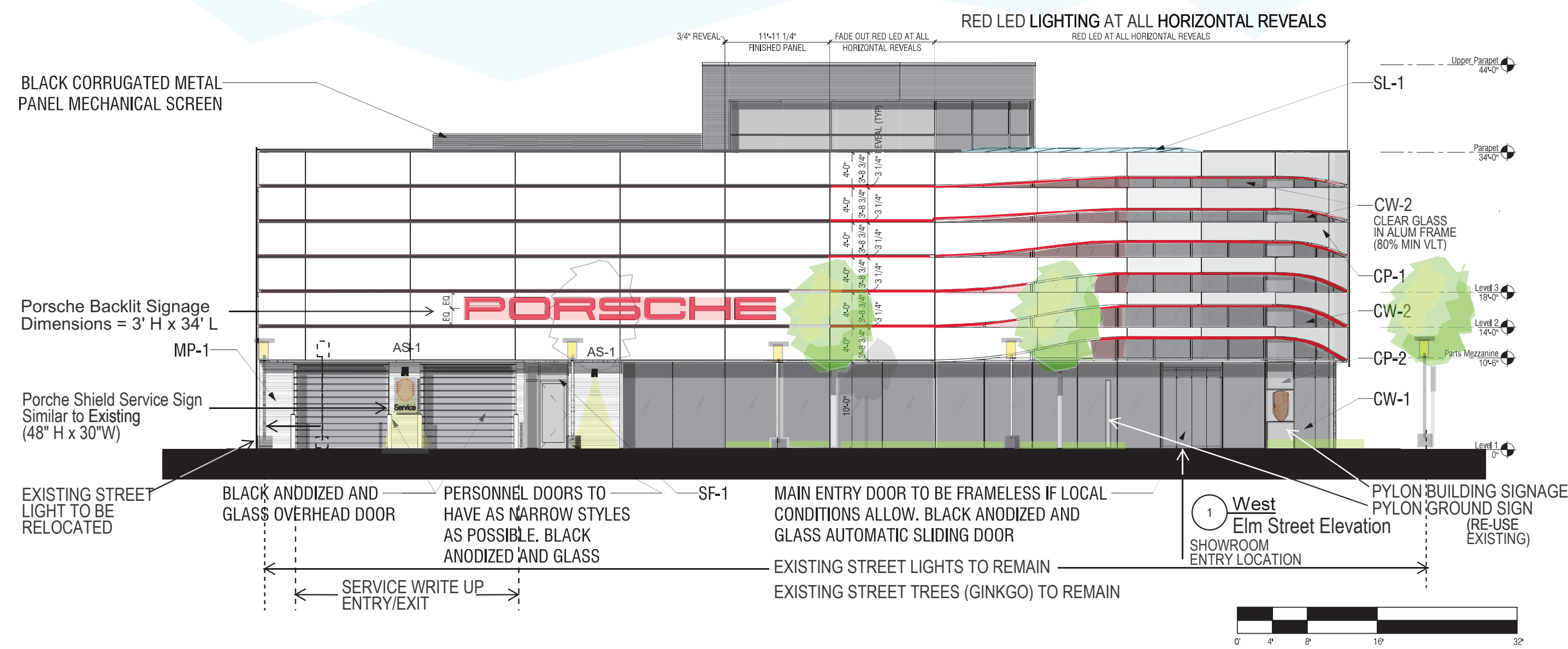
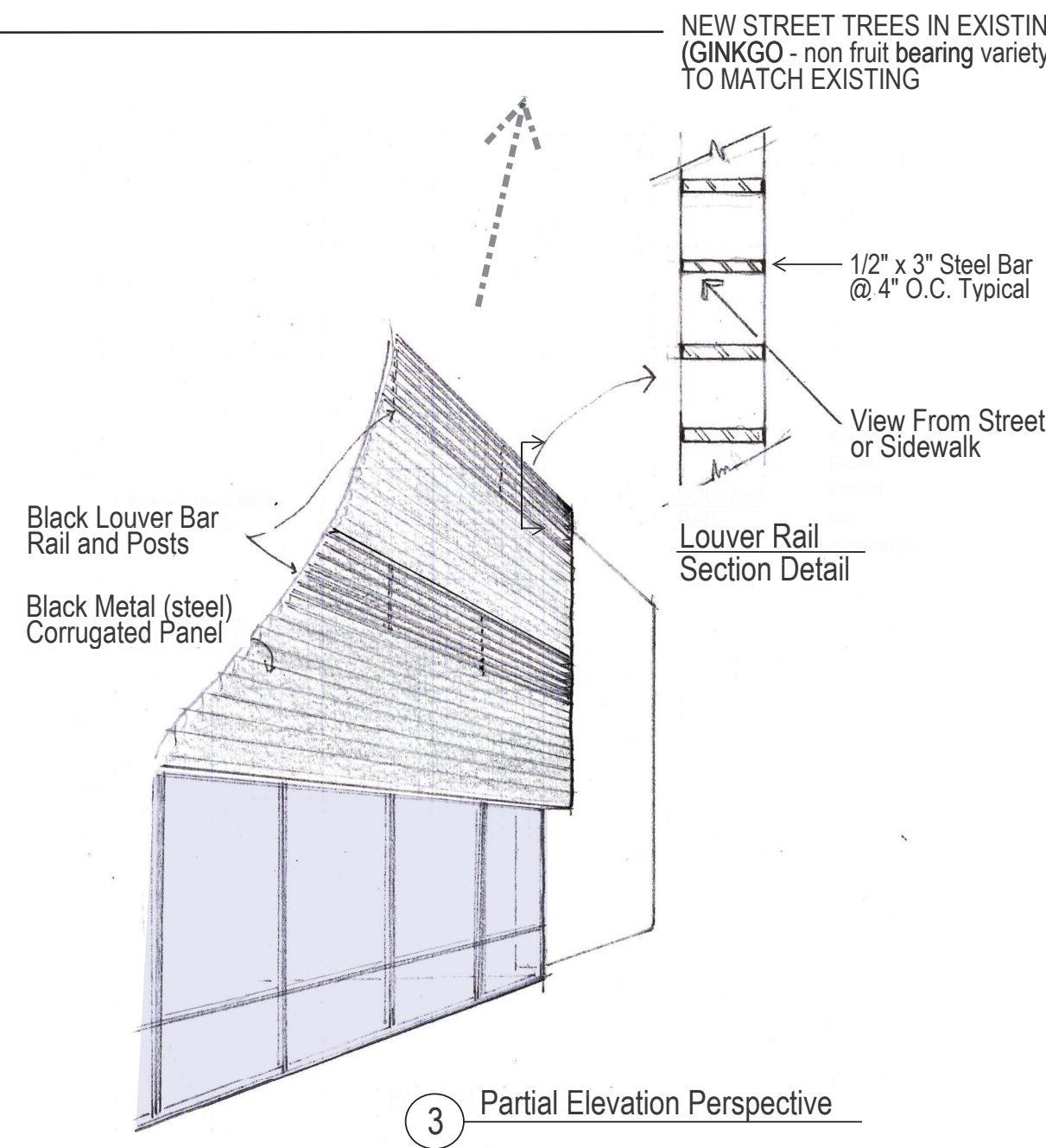
Project No. 21063

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/1/ 1.25.2023
Final Site Plan Review

A205



Exterior Finish Schedule			
TAG	MATERIAL	MANUFACTURER	DESCRIPTION/COMMENTS
CP-1	MCM METAL COMPOSITE MATERIAL WALL PANEL B&D ALUCOBOND (SUNRISE SILVER)	SOBOTEC STRATUS OR AGI	
CP-2	MCM METAL COMPOSITE MATERIAL WALL PANEL B&D ALUCOBOND (TRAFFIC WHITE RAL 9016)	SOBOTEC STRATUS OR AGI	
MP-1	ARCHITECTURAL RIBBED METAL (ARM) WALL PANEL	ATAS	RIBB WALL ATAS TARGA BLACK (RAL 7021) SMOOTH TEXTURE
MC-2	PRE-FINISHED METAL COPING TO MATCH MP-1		
CW-1	STRUCTURAL CURTAIN WALL GLAZING AT SHOWROOM W/ CLEAR GLASS - VLT = MIN 80%	OLD CASTLE	FRAMELESS WITH FINIS. BLACK SEALANT AT VERTICAL JOINTS
CW-1	IMPACT RESISTANT STRUCTURAL CURTAIN WALL GLAZING AT SHOWROOM	SIMPACT	FRAMELESS. BLACK SEALANT AT VERTICAL JOINTS
CW-2	STRUCTURAL CURTAIN WALL GLAZING W/ CLEAR GLASS - MIN VLT = 80%	OLD CASTLE	7-1/2" DEEP SYSTEM. CLEAR ANODIZED
SF-1	ALUMINUM STOREFRONT	OLD CASTLE	4-1/2" DEEP SYSTEM. BLACK ANODIZED
SL-1	ALUMINUM FRAMED SKYLIGHT	SUPERSKY OR OLD CASTLE	LOW SLOPE. CLEAR ANODIZED
EP-2	EXTERIOR PAINT/ELASTOMERIC COATING	SHERWIN WILLIAMS	SW 6690 CAVALR. SEMI-GLOSS SHEEN
EP-3	EXTERIOR PAINT		ALL EXPOSED STRUCTURAL STEEL MATCH RAL 9007. SEMI-GLOSS SHEEN
CN-1	CONCRETE		SITE HARDSCAPES/SIDEWALKS AT SHOWROOM. LIGHT BROOM FINISHED
CN-2	INTEGRALLY COLORED SEALED STAMPED CONCRETE		SITE HARDSCAPES/SIDEWALKS AT SHOWROOM. (RAL 7021) DARK GREY
CN-7	INTEGRALLY COLORED CONCRETE		SITE HARDSCAPES/RETAINING WALLS. (RAL 7021) DARK GREY
PV-2	CONCRETE PAVERS		SITE HARDSCAPES/SIDEWALKS AT SHOWROOM. (RAL 7021) DARK GREY. TIGHT JOINTS



Fred Lavery Company

Luckenbach
Ziegelman
Gardner
Architects
PLLC

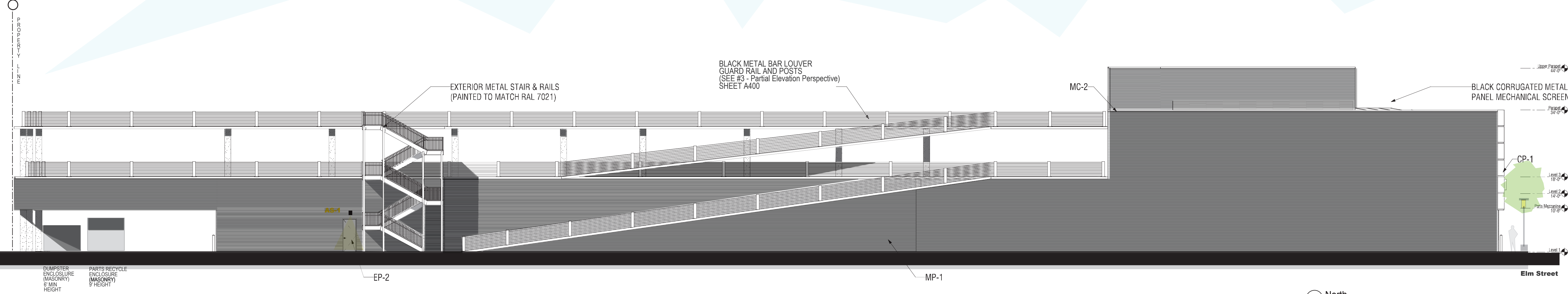
Porsche Woodward DID
34350 Woodward Ave, Birmingham, MI 48009

Elevations

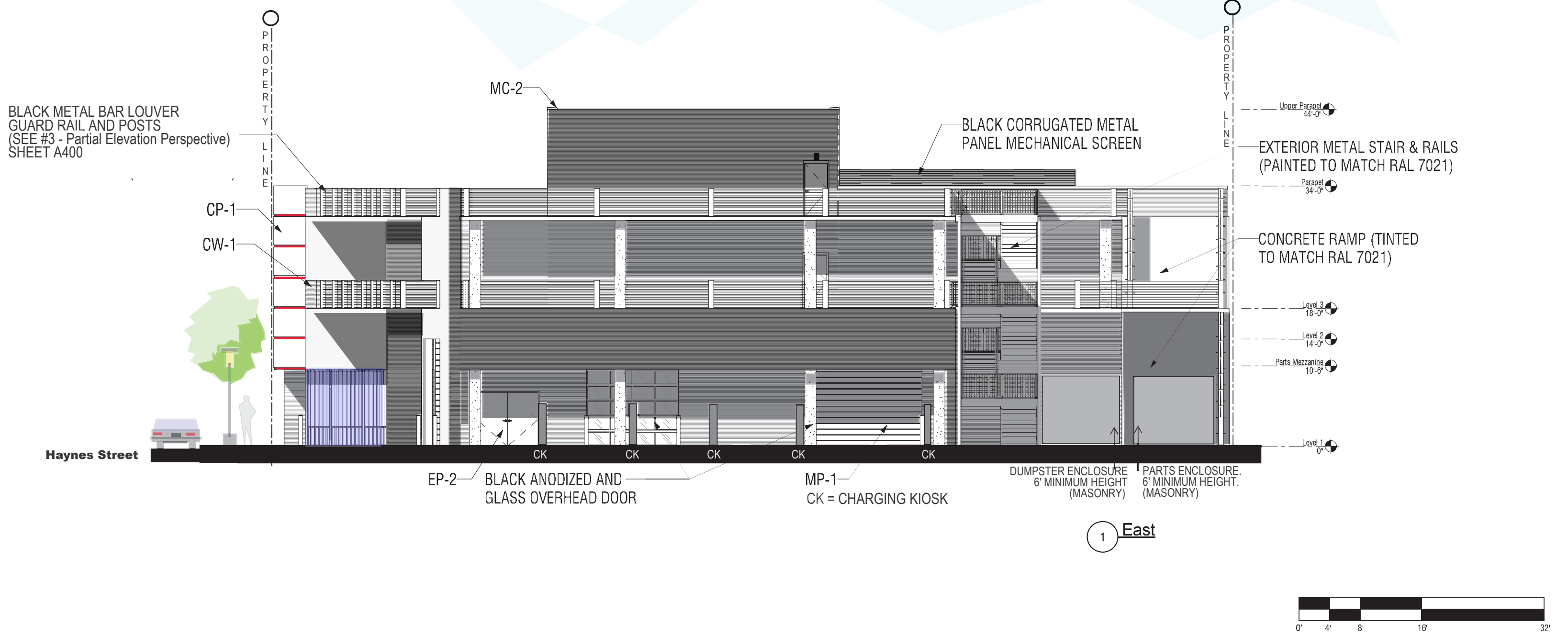
Project No. 21063

1.25.2023

A400



Exterior Finish Schedule			
TAG	MATERIAL	MANUFACTURER	DESCRIPTION/COMMENTS
CP-1	MCM METAL COMPOSITE MATERIAL WALL PANEL (B&D ALLUCOBOND (SUNRISE SILVER))	SOBOTEC, STRATUS OR AGI	
CP-2	MCM METAL COMPOSITE MATERIAL WALL PANEL (B&D ALLUCOBOND (TRAFFIC WHITE RAL 9016))	SOBOTEC, STRATUS OR AGI	
MP-1	ARCHITECTURAL RIBBED METAL (ARM) WALL PANEL	ATAS	RIGID WALL ATAS TARGA BLACK (RAL 7021) SMOOTH TEXTURE
MC-2	PRE-FINISHED METAL COPING TO MATCH MP-1		
CW-1	STRUCTURAL CURTAIN WALL GLAZING AT SHOWROOM	OLD CASTLE	FRAMELESS WITH FINIS, BLACK SEALANT AT VERTICAL JOINTS
CW-1	IMPACT RESISTANT STRUCTURAL CURTAIN WALL GLAZING AT SHOWROOM	SLIMPACT	FRAMELESS, BLACK SEALANT AT VERTICAL JOINTS
CW-2	STRUCTURAL CURTAIN WALL GLAZING	OLD CASTLE	7-1/2" DEEP SYSTEM, CLEAR ANODIZED
SF-1	ALUMINUM STOREFRONT	OLD CASTLE	4-1/2" DEEP SYSTEM, BLACK ANODIZED
SL-1	ALUMINUM FRAMED SKYLIGHT	SUPERSKY OR OLD CASTLE	LOW SLOPE, CLEAR ANODIZED
EP-2	EXTERIOR PAINT/ELASTOMERIC COATING	SHERWIN WILLIAMS	SW 6990 CAVIAR, SEMI-GLOSS SHEEN
EP-3	EXTERIOR PAINT		ALL EXPOSED STRUCTURAL STEEL MATCH RAL 9007, SEMI-GLOSS SHEEN
CN-1	CONCRETE		SITE HARDSCAPES/SIDEWALKS AT SHOWROOM. LIGHT BROOM FINISHED
CN-2	INTEGRALLY COLORED SEALED STAMPED CONCRETE		SITE HARDSCAPES/SIDEWALKS AT SHOWROOM (RAL 7021) DARK GREY
CN-7	INTEGRALLY COLORED CONCRETE		SITE HARDSCAPES/RETAINING WALLS (RAL 7021) DARK GREY
PV-2	CONCRETE PAVERS		SITE HARDSCAPES/SIDEWALKS AT SHOWROOM (RAL 7021) DARK GREY, TIGHT JOINTS



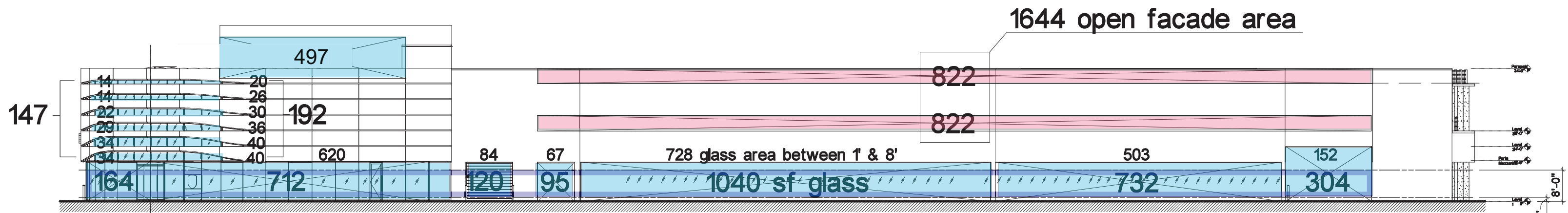
Fred Lavery Company	Luckenbach Ziegelman Gardner Architects PLLC	Porsche Woodward DID 34350 Woodward Ave, Birmingham, MI 48009	Elevations	Project No. 21063	10.26.2022 CIS / Preliminary Site Plan Review	A401
					1/11.1.25.2023 Final Site Plan Review	

SOUTH FACADE GLASS AREA =	4,003 SF
TOTAL SOUTH FACADE AREA =	12,668 SF
PERCENTAGE GLASS =	4,003 / 12,668 (100) = 31.5%

SOUTH FACADE OPEN AREA =	1,644 SF
TOTAL SOUTH FACADE AREA =	12,668 SF
PERCENTAGE OPEN AREA =	1,644 / 12,668 (100) = 13%

SOUTH FACADE GLASS & OPEN AREA =	5,647 SF
TOTAL SOUTH FACADE AREA =	12,668 SF
PERCENTAGE GLASS + OPEN AREA =	5,647 / 12,668 (100) = 44.5%

HAYNES STREET ELEVATION
FACADE OPEN AREA AND GLASS AREA CALCULATIONS



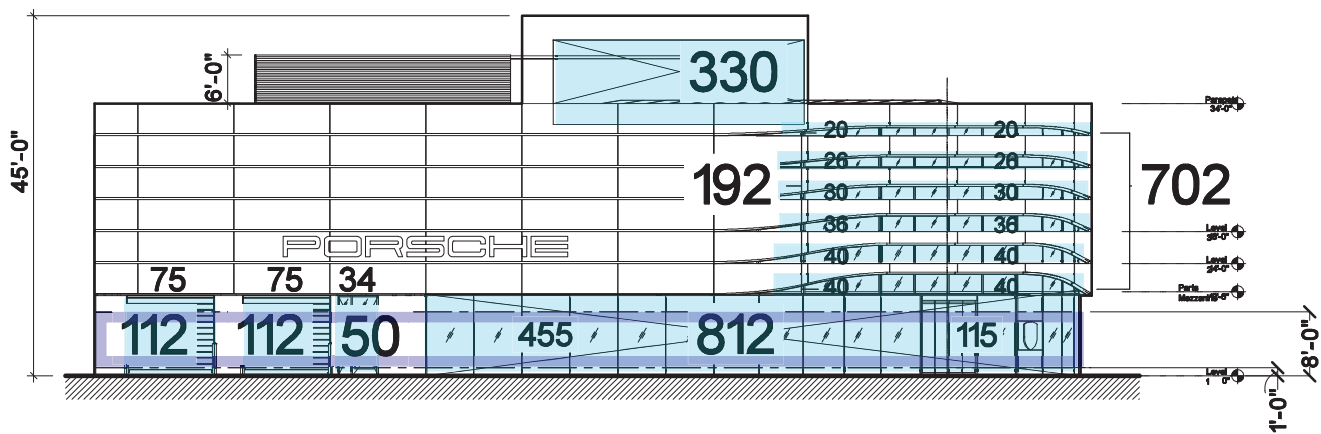
HAYNES STREET ELEVATION (SOUTH)

TOTAL GLASS AREA =	2,154 SF
TOTAL AREA BETWEEN 1' & 8' =	2,484 SF
% GLASS BETWEEN 1' & 8' =	2,154 / 2,484 (100)
TOTAL PERCENT GLASS =	86.7% (MIN. REQ'D = 70%)

HAYNES STREET ELEVATION
GLASS PERCENTAGE BETWEEN 1 & 8 FEET

WEST FACADE GLASS AREA =	2,310 SF
TOTAL SOUTH FACADE AREA =	4,740 SF
PERCENTAGE GLASS AREA =	2,310 / 4,740 (100) = 46.4%

ELM STREET ELEVATION
FACADE GLASS CALCULATIONS

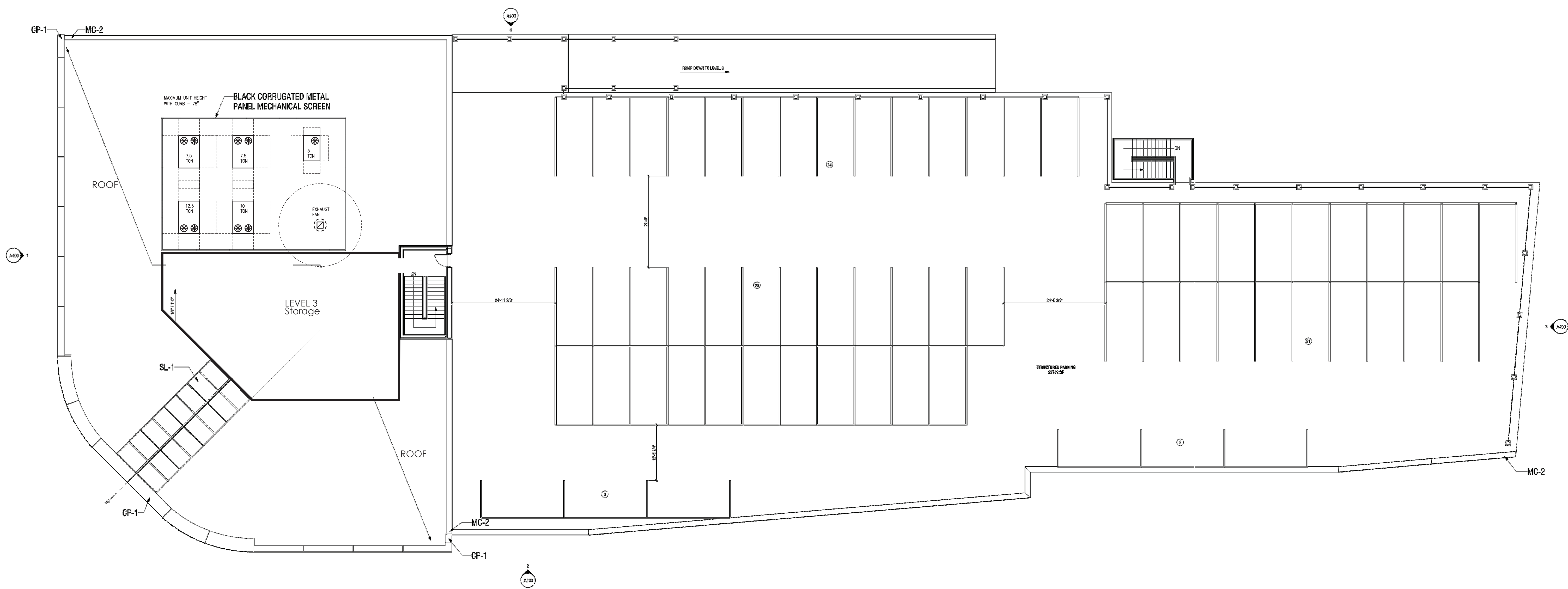


ELM STREET ELEVATION (WEST)

TOTAL GLASS AREA =	754 SF
TOTAL AREA BETWEEN 1' & 8' =	865 SF
% GLASS BETWEEN 1' & 8' =	754 / 865 (100)
TOTAL PERCENT GLASS =	87.2% (MIN. REQ'D = 70%)

ELM STREET ELEVATION
% GLASS BETWEEN 1' & 8'





PRAXIS3

Fred Lavery Company

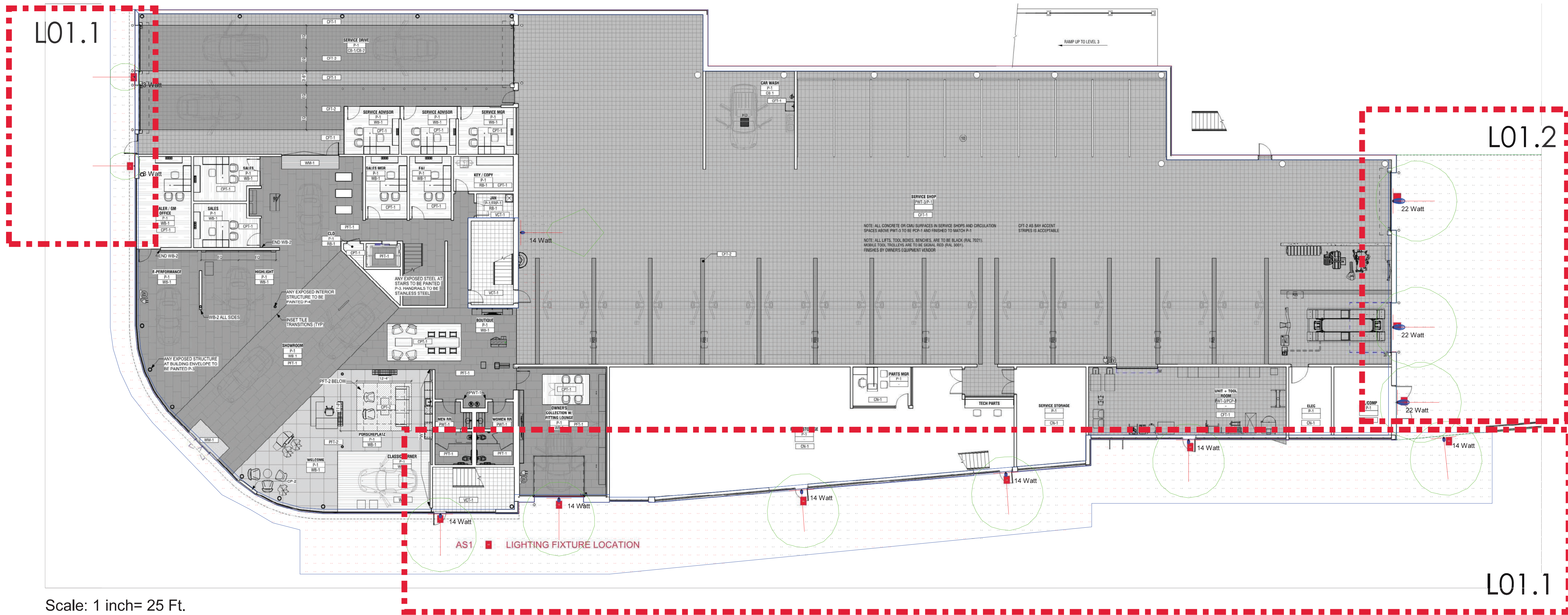
Porsche Woodward DID
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Mechanical Roof Plan

Project No. 21063

10.26.2022 CIS / Preliminary
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/1/ 1.25.2023
Final Site Plan Review

M01



LIGHTING FIXTURE SCHEDULE				
SYMBOL	TYPE	QTY	WATTS	LUMENS
⊙	22 Watt	3	26	2023
⊙	14 Watt	7	17	1217
⊙	3 Watt	2	5	145

CALCULATION SUMMARY					
LABEL	UNITS	AVG	MAX	MIN	MAX/MIN
Garage Area_Floor	Fc	1.72	42.6	0.0	N.A.
Sidewalk_Planar	Fc	1.09	11.6	0.0	N.A.
Upper Garage Entry	Fc	4.71	34.9	0.0	N.A.

NOTES:

1. STANDARD LIGHT REFLECTANCE VALUES: 80% CEILING, 50% WALLS, 20% FLOORS.
2. TYPICAL CALCULATION PLANE HEIGHTS ARE INDICATED BY FLOOR BEING AT 0'-0" AND WORKPLANE BEING AT 2'-6".
3. LUMINAIRES SHOWN ARE BASIS OF DESIGN.

date

REVISION
X

5145 Livernois, Suite 100
Troy, Michigan 48068-3275
T: 248-879-5666 F: 248-879-007
www.PeterBassoAssociates.com
PBA Project #


Peter Basso Associates Inc.
CONSULTING ENGINEERS

PROJECT TITLE
LAVERE PORSCHE EXTERIOR LIGHTING

SHEET TITLE
EXTERIOR LIGHTING CALCULATIONS

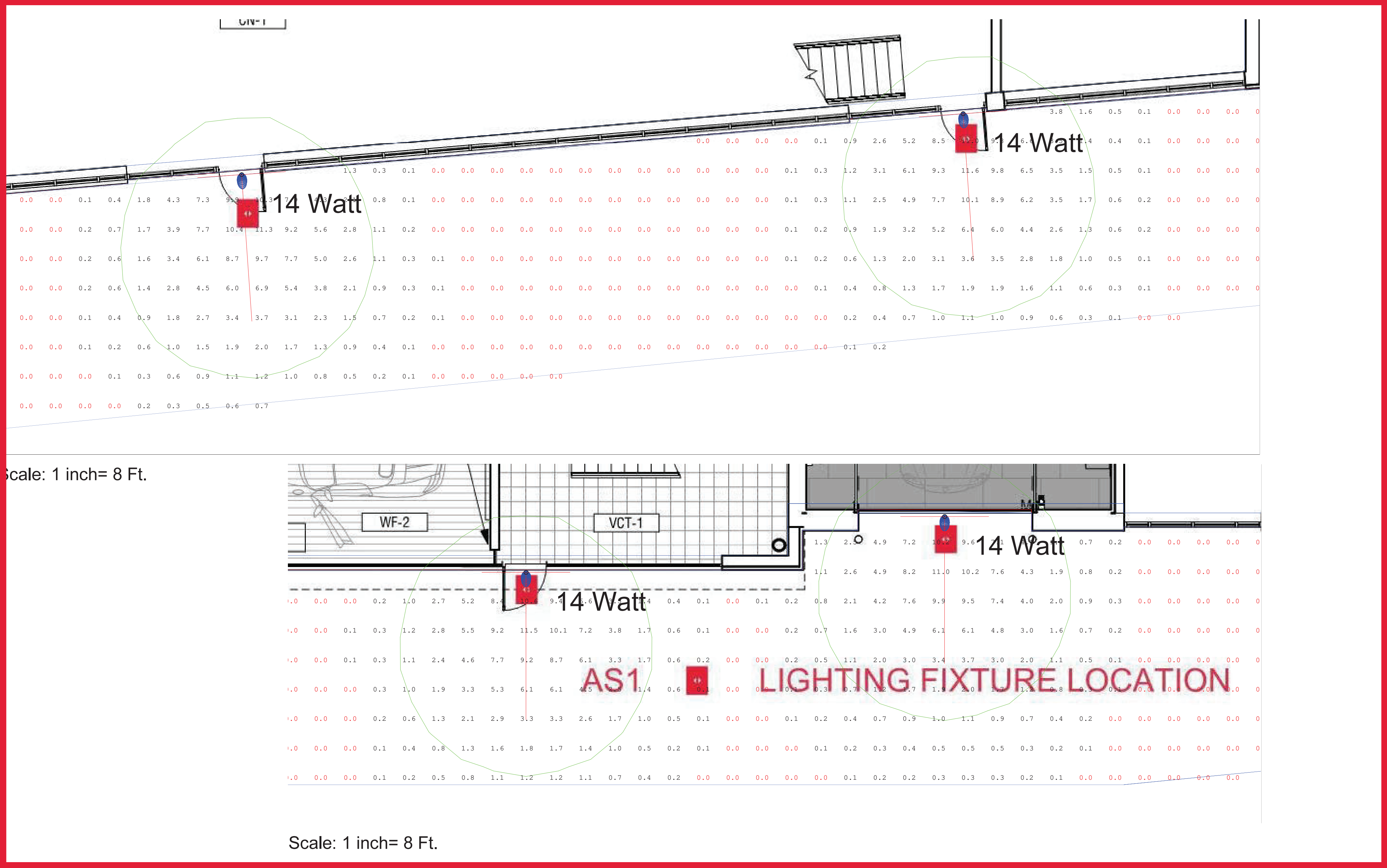
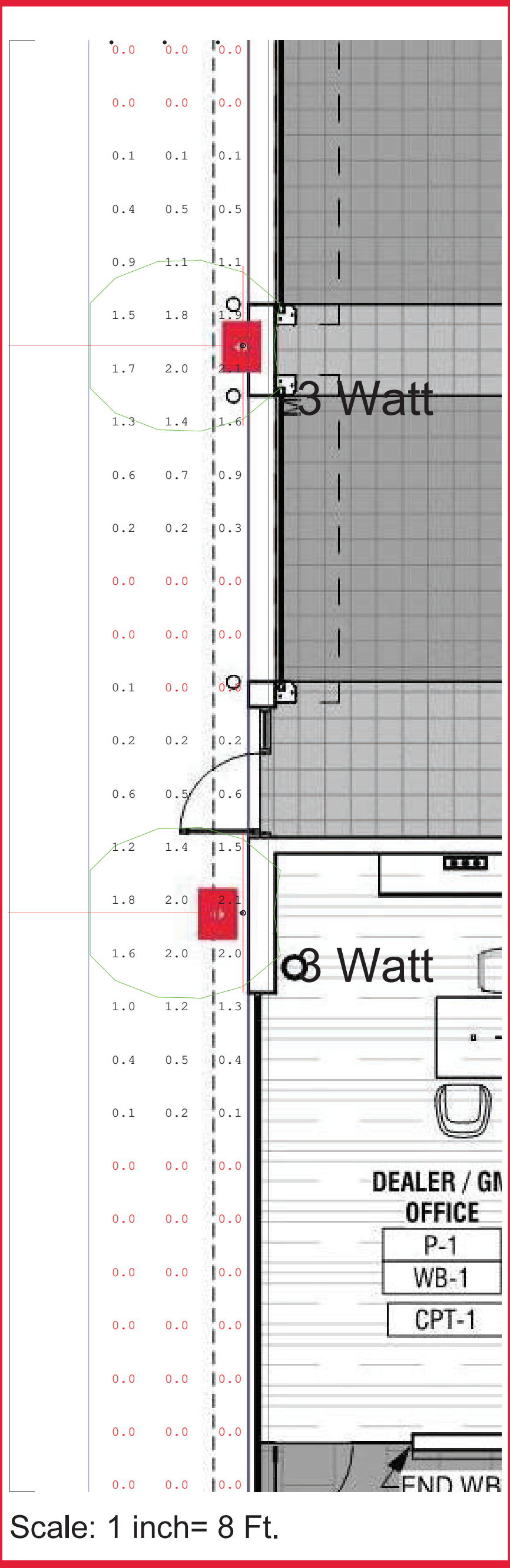
DATE
2022-08-26

10.26.2022 CIS / Preliminary
Site Plan Review

BY:
AS/KD

SHEET No.

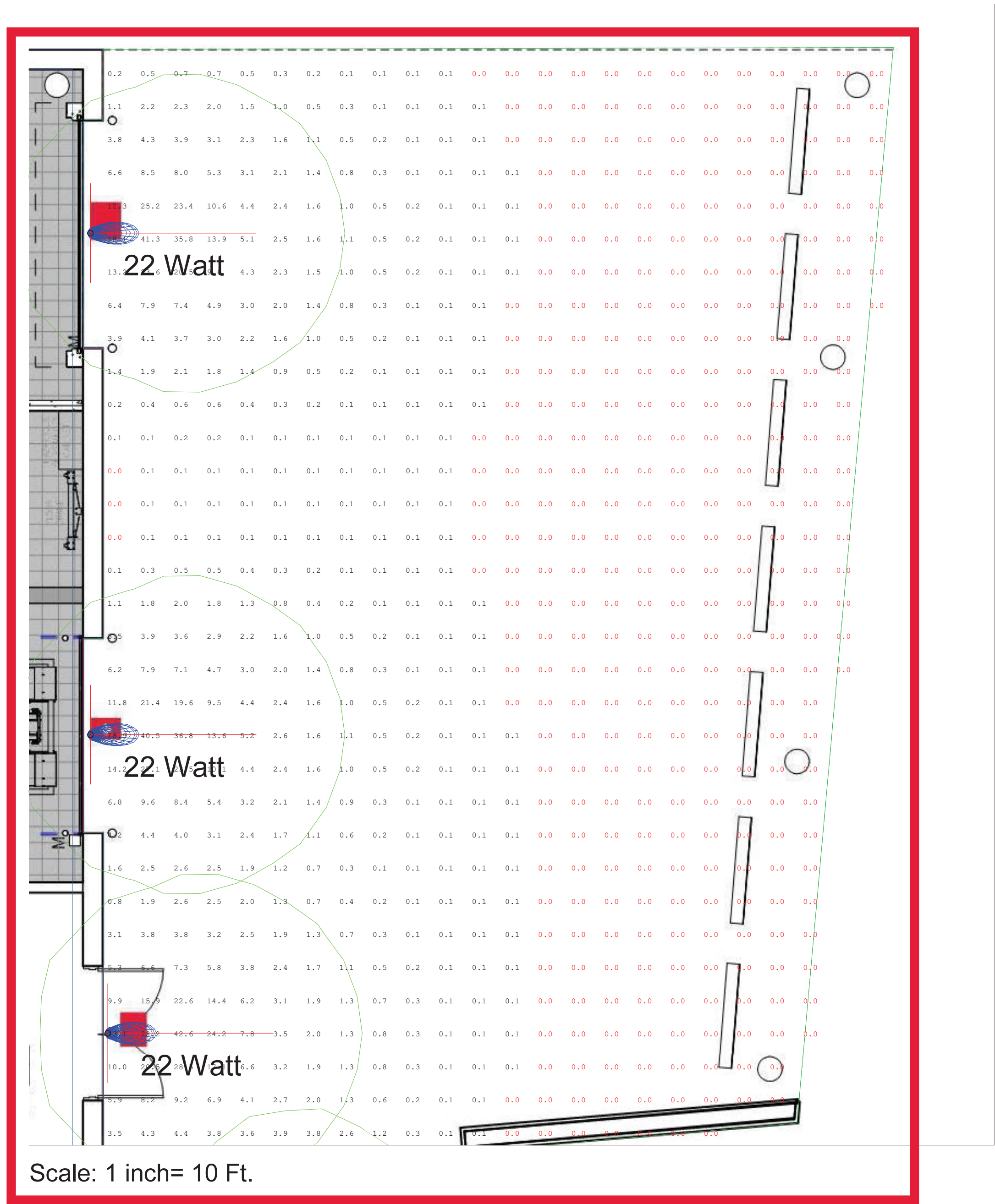
L01



LIGHTING FIXTURE SCHEDULE					
SYMBOL	TYPE	QTY	WATTS	LUMENS	DESCRIPTION / NOTES
⊙	22 Watt	3	26	2023	
⊙	14 Watt	7	17	1217	
⊙	3 Watt	2	5	145	

CALCULATION SUMMARY					
LABEL	UNITS	AVG	MAX	MIN	MAX/MIN
Garage Area_Floor	Fc	1.72	42.6	0.0	N.A.
Sidewalk_Planar	Fc	1.09	11.6	0.0	N.A.
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- NOTES:**
1. STANDARD LIGHT REFLECTANCE VALUES: 80% CEILING, 50% WALLS, 20% FLOORS.
 2. TYPICAL CALCULATION PLANE HEIGHTS ARE INDICATED BY FLOOR BEING AT 0'-0" AND WORKPLANE BEING AT 2'-6".
 3. LUMINAIRES SHOWN ARE BASIS OF DESIGN.



LIGHTING FIXTURE SCHEDULE					
SYMBOL	TYPE	QTY	WATTS	LUMENS	DESCRIPTION / NOTES
⊙	22 Watt	3	26	2023	
⊕	14 Watt	7	17	1217	
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CALCULATION SUMMARY					
LABEL	UNITS	AVG	MAX	MIN	MAX/MIN
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Sidewalk_Planar	Fc	1.09	11.6	0.0	N.A.
Upper Garage Entry	Fc	4.71	34.9	0.0	N.A.

NOTES:

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2. TYPICAL CALCULATION PLANE HEIGHTS ARE INDICATED BY FLOOR BEING AT 0'-0" AND WORKPLANE BEING AT 2'-6".
3. LUMINAIRES SHOWN ARE BASIS OF DESIGN.

10.26.2022 CIS / Preliminary
Site Plan Review
/1/1 1.25.2023
Final Site Plan Review

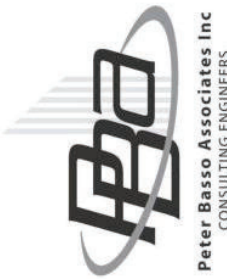
DATE
2022-08-26

BY:
AS/KD

SHEET No.

SHEET TITLE
EXTERIOR LIGHTING CALCULATIONS

PROJECT TITLE
LAVERY PORSCHE EXTERIOR LIGHTING



5145 Livernois, Suite 100
Troy, Michigan 48068-3275
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PBA Project #

REVISION
X

date

DRAFT - Fred Lavery Relevant Minutes

City Of Birmingham Multi-Modal Transportation Board

Thursday, December 1st, 2022

151 Martin Street, City Commission Room 205, Birmingham, MI

CP Blizinski, ACE Zielinski, and Ms. Kroll presented the item. Fred Lavery, applicant, and John Corak, traffic engineer for the applicant, spoke on behalf of the application. Staff and members of the applicant team answered brief informational questions from the Board.

Mr. Zane said option C2 was a reasonable compromise between options C1 and C3, noting that it would provide road access to the dealership and nearby businesses while also reducing cut-through traffic to Woodward. He noted that there were other ways of accessing Elm as necessary.

VC Peard and Ms. Polichicchio concurred with Mr. Zane.

Mr. Lavery contended that option C1 would be most beneficial for him and for development in the Triangle District overall.

Ms. Polichicchio said that option C1 seemed somewhat more dangerous than option C2 since it would slow traffic less than option C2.

Motion by Mr. Zane

Seconded by VC Peard to recommend to the Planning Board that the applicant incorporate option C2 into their Final Site Plan and SLUP application, with the understanding that until option C2 is fully implemented the crosswalk should be allowed to be moved 40 feet to the north.

It was summarized that the Board was supportive of option C2, while the Board also acknowledged that option C2 may not be able to be fully implemented as part of this project due to the time constraints on the applicant.

The Board agreed that moving the crosswalk further away from the intersection would be an acceptable interim step. The Board agreed that the long term goal for this intersection should be option C2.

Mr. Hillberg noted that the Board did not know whether implementation of option C2 would take a significant amount of time.

Staff confirmed that it was not known whether implementation of C2 would take a significant amount of time. Staff added that it was not yet known whether moving the crosswalk north was an acceptable interim step from the City's perspective since the City's traffic engineer had not evaluated that as an option.

Public Comment

Mr. Lavery noted that option C2 would require visitors to his parking structure to go drive around the block in order to access the entrance. He said that would inconvenience his visitors.

Motion carried, 6-0.

ROLL CALL VOTE

Yeas: Hocker, Policicchio, Peard, Doolittle, Zane, Hillberg

Nays: None



MEMORANDUM

Planning Division

DATE: January 20th, 2023

TO: Planning Board Members

FROM: Brooks Cowan, Senior Planner

APPROVED: Nick Dupuis, Planning Director

SUBJECT: 479 S. Old Woodward – Project M1 – Special Land Use Permit and Final Site Plan & Design Review Amendment

Introduction

The subject site, 479 S. Old Woodward, is located at the south end of Downtown Birmingham in the B3 (Office-Residential) and D4 (Downtown Overlay) zoning districts. Presently, the subject area consists of two single story commercial buildings and a small parking area at the rear facing Woodward Avenue. The site is directly adjacent to the existing Birmingham Place mixed-use building to the north, and is across Hazel Street from the 555 mixed-use building to the south.

On [June 24th, 2020](#), the Planning Board accepted the Community Impact Study and Preliminary Site Plan.

On [September 23rd, 2020](#), the applicant obtained Final Site Plan approval from the Planning Board. The approved plans had 50 residential units, two levels of underground parking for residents, and ground level parking for ground level retailers for a total of 84 parking spaces on-site. The Planning Board moved to approve the proposed Final Site Plan with the following conditions:

1. The applicant's revised and submitted plans clarifying the projection of all terraces and the dimensions of the sidewalk to ensure the canopies meet the projection standards and shall be approved administratively by the Planning Division;
2. The applicant must provide a 20 ft. minimum setback for the parking facility located on the first floor along the Hazel frontage, or obtain a variance from the Board of Zoning Appeals;
3. The applicant must submit revised plans showing 2 off-street loading spaces measuring 40 feet long, 12 feet wide and 14 feet high and in compliance with Section 4.25 of the Zoning Ordinance or obtain a variance from the Board of Zoning Appeals;

4. The applicant's submitted specifications on the types and placement of all proposed light fixtures shall be approved administratively by the Planning Division;
5. The applicant must submit revised elevations and glazing calculations that show 70% glazing on each first floor facade, a maximum of 35% glazing on the upper floors, as well as material specifications for all new glass, or obtain a variance from the Board of Zoning Appeals;
6. The applicant's Existing Conditions Plan and material specifications shall be approved administratively by the Planning Division;
7. That the second floor use be designated as residential, per the submitted plans, with the appropriate parking requirements; and,
8. The applicant must comply with the requests of all City departments.

During the September 23rd, 2020 Planning Board hearing, the applicant indicated they would be applying to be within the Parking Assessment District. The subject property has since been denied such admittance. It was determined that all assessments for public parking structures have been paid and a retroactive fee may not be assessed given the City's 20 year timeline expiration from the initial assessment.

On [January 12, 2021](#) the applicant obtained a variance to allow 7 parking spaces within 20 feet of the ground level building frontage along Hazel Street and to have two loading spaces less than 40 feet long (35 feet) facing Woodward Avenue.

On [August 25th, 2021](#), the Planning Board approved a request for a Final Site Plan extension.

On [September 28th, 2022](#), the applicant appeared before the Planning Board for an amended Final Site Plan. The updated plans were 74 parking spaces short of the the Zoning Ordinance requirement. The Planning Board moved to deny the Final Site Plan by a vote of 4-2.

On [November 8th, 2022](#) the applicant appeared before the Board of Zoning Appeals to request a variance of 74 parking spaces, though the applicant's request was denied.

On [September 28th, 2022](#), the applicant also appeared before the Planning Board for an Ordinance amendment to allow parking requirements of D4 Overlay zoned properties outside of the former parking assessment districts to be waived through a SLUP. The Planning Board recommended approval to the City Commission by a vote of 4-2.

On [December 3rd, 2022](#), the City Commission approved the ordinance amendment to allow parking requirements of D4 Overlay zoned properties outside of the former parking assessment districts to be waived through a SLUP by a vote of 5-2. Therefore it is now possible for the applicant to have parking requirements waived by City Commission through the provisions of a SLUP.

The applicant is now applying to amend their Final Site Plan for a 5 story mixed-use building under the provisions of a SLUP. The amended site plan has eliminated ground floor parking to accommodate for additional first floor retail as well as eliminating a second level of underground parking. The reduction of on-site parking has created a shortage of 58 parking spaces as required by the Zoning Ordinance, thus the applicant is pursuing a waiver of the 58 parking spaces through the provisions of their SLUP.

1.0 Land Use and Zoning

- 1.1 Existing Land Use – The existing land use is commercial, and currently contains two vacant 1-story commercial buildings.
- 1.2 Zoning – The subject site exists within the B3 (Office-Residential) and D4 (Downtown Overlay) Zoning Districts.
- 1.3 Summary of Adjacent Land Use and Zoning – The following chart summarizes existing land use and zoning classifications of the adjacent and/or nearby properties:

	North	South	East	West
Existing Land Use	Mixed-Use	Mixed-Use	Commercial	Commercial
Existing Zoning District	B3 (Office-Residential)	B3 (Office-Residential)	B2 (General Business)	B2B (General Business)
Overlay Zoning District	D5	D5	MU5	D2

2.0 Setback, Bulk and Height Requirements

The attached zoning compliance summary analysis provides the required and proposed bulk, area, and placement regulations for the proposed project. There are no major issues regarding the bulk, area, and placement of the building.

The following bulk, area and placement requirements were analyzed for issues:

1. The applicant has reduced the number of residential units from 50 down to 31 (The site plan in September of 2022 contained 33 residential units, however it was denied by the Planning Board). The updated site plan indicates 16 x 1 bedroom units, 12 x 2 bedroom units, and 3 x 3 bedroom units. The residential units appear to satisfy the minimum floor areas.
2. The site plans submitted show various features on the building façade that project into the right-of-way on all three street frontages. Article 4, Section 4.74 (4)(C) requires permanent architectural features that encroach into the right-of-way above 8 ft. to be approved by the Planning Board provided that they do not extend 2 ft. or more into the right of way or create an obstruction and that the encroachment complies with the design review standards set forth in Article 07 of the Birmingham Chapter 126 - Zoning. Encroachments that extend more than 2 ft. into the right of way will also require the approval of the City Commission through a lease agreement.

The Planning Board previously approved the balconies that project into the right-of-way. **The existing balconies project 4 feet into the right-of-way, thus the applicant must obtain approval of the projection into the right-of-way from the City Commission through a lease agreement.**

3. Article 3, Section 3.04 (3)(D) permits a fifth story if it is used for residential. All buildings containing a fifth story should be designed harmoniously with adjacent structures in terms of mass, scale and proportion, to the best extent possible. The fifth story shall continue in a different plane, beginning at the eave line, no greater than 45 degrees measured to the horizontal or set back 10 feet from any building facade. The site plans submitted show a 5th floor that is setback 10 ft. from the building façade.
4. The applicant is proposing a rooftop use as a part of the proposed development. Rooftop amenities such as pergolas, trellises and other similar items are permitted on a rooftop, provided:
 - a. They are set back at least 5 feet from the eave line.
 - b. They are of sufficient weight or anchored to the building to resist anticipated wind loads.
 - c. They do not have full enclosures.
 - d. They do not include eisenglass or similar enclosure materials.

Additionally, rooftop structures and amenities may not contain habitable space. The applicant has submitted a rooftop plan showing a canopy that is fixed to the building. The shade structure for the rooftop use is set back over 11ft. from the eave line, meeting the requirements of the zoning ordinance.

3.0 Screening and Landscaping

- 3.1 Dumpster Screening – The applicant is proposing a trash and recycling room in a receiving area located along the Woodward frontage. The waste receptacle is fully screened by the building.
- 3.2 Parking Lot Screening – The proposed development has one level of underground parking and two ground level parking spaces that are within the building envelope. Due to their locations, the proposed off-street parking facilities are fully screened from public view by the building. A full analysis of the parking requirements and off-street facility locations are discussed in the parking section below.
- 3.3 Mechanical Equipment Screening – The site plans submitted show one ground mounted transformer at the Woodward frontage within the buildings mechanical room and fully screened by the building.
- 3.4 Landscaping – The applicant has not submitted a landscaping plan for the proposed development, as it appears as though there will be no landscaping

areas included in the proposed development aside from the planter areas on the rooftop patio.

- 3.5 Streetscape – The proposed development contains 80 ft. of frontage on S. Old Woodward, which requires 2 street trees and streetlights. The Hazel frontage measures 211 ft., requiring 5 street trees and streetlights. The Woodward Ave frontage is 87 ft., and therefore requires 2 street trees.

The original application approved in September of 2020 provided each of the required streetscape elements on the architectural renderings on each frontage for a total of 10 street trees and 8 streetlights. **At that time, the applicant did not provide a detailed sidewalk and streetscape survey which became a required condition of approval for the September 2020 plans.**

Since September of 2020, the City of Birmingham approved a new design for S. Old Woodward's right-of-way between Brown and Landon which included the right of way in front of the subject site. Road construction for this area has since been completed.

The applicant has submitted an updated survey to reflect the changes on S. Old Woodward. In regards to the right of way along Hazel Street, the survey indicates a 5' pedestrian sidewalk and a variable width of aggregate from 1' to 2.5' between the sidewalk and the curb along Hazel Street. The proposed distance between the sidewalk and the curb is not adequate for the required city trees and city standard tree grates. Nor does the updated site plan provide city standard street lights along Hazel Street.

Article 4, Section 4.20(G) of Landscaping Standards requires 1 street tree for each 40 linear feet of frontage. This provision of the Zoning Ordinance does allow the staff arborist to waive the requirement if there is not adequate green space in the right-of-way. City standards tree grates are requires to be 5' wide, therefore 10' of right-of-way is required to accommodate proper pedestrian passage and city standard street trees.

The Planning Division recommends that the applicant provide the required street trees along Hazel Street and Woodward Avenue. The City's staff arborist is only willing to waive the street tree requirement if the Planning Board determines that doing so is merited. **If the Planning Board determines that the street trees are not merited, the staff arborist will waive the street tree requirements. If the Planning Board determines that the street trees along Hazel Street and Woodward Ave are merited, the applicant must either update the streetscape plan to satisfy the street tree requirement, or obtain a variance from the Board of Zoning Appeals.**

The Planning Division also recommends that the applicant provide city standard street lamps along Hazel Street. Providing city standard street trees and street lights may require adjusting the curb and street width of Hazel Street. The City's Engineering Department is willing to coordinate wit the applicant on reducing

the street width of Hazel to accommodate for required streetscape elements. It is also of note that the updated site plan does not indicate streetscape elements such as bike racks or benches. **Therefore, the Planning Division recommends that the applicant coordinate with the City's Planning and Engineering Departments to provide required city standard street trees, street lights, benches and bike racks for Hazel Street and Woodward Ave before the public hearing with City Commission.**

4.0 Parking, Loading and Circulation

- 4.1 Parking – The previously approved plans of two underground levels of parking have been reduced to one level of underground parking. Ground level spaces have also been removed to accommodate for additional retail space. The previously approved plans from 2020 had 87 parking spaces total with 73 underground and 14 on the ground level. The amended plans now have 37 underground parking spaces and 2 ground level spaces.

It is of note that the applicant has 31 residential units requiring 35 parking spaces, and the applicant is proposing 37 parking spaces underground, thereby providing adequate parking on-site for the residential requirement.

Article 3, section 3.04(D)(5) states that off-street parking contained in the first story shall not be permitted within 20 feet of any building facade on a frontage line or between the building facade and the frontage line. The site plan indicates two parking spaces on the ground level within 20 feet of the building frontage of Woodward Ave which does not satisfy the Zoning Ordinance. Nor do the two ground level parking spaces satisfy the Zoning Ordinance requirement parking size requirement of 180 square feet, the current spaces appear to be 173 square feet in area.

The applicant must amend the site plan to provide a 20 ft. minimum setback from the building frontage for the parking spaces located on the first floor and adjust the parking spaces to be a minimum of 180 square feet, or obtain a variance from the Board of Zoning Appeals.

The Planning Division would like to note that Article 4, section 4.50(D) of the Zoning Ordinance allows developments in the B3 Zoning District to reduce their parking when office, residential, and restaurant uses are within the same building:

Office, Residential and Restaurant Parking: Where there is combined within a single building, an office use, a residential use and a commercial restaurant, up to 40% of the parking supplied to meet the requirement for office use may also be used to meet the requirement for residential use and up to 30% of the remaining parking requirement for office use may be used to meet the requirement for the commercial restaurant.

The Planning Division would also like to note that if the applicant wishes to count the 2 on-street parking spaces in their parking requirements, they must obtain approval from City Commission to do so.

Below is the parking breakdown for off-street parking requirements from Article 4, Section 4.46 Table A of the Zoning Ordinance for the proposed site plan amendment.

Retail	1 per 300 sq. ft.	8,817 sq. ft.	29 spaces
Lobby	1 per 550 sq. ft.	1,636 sq. ft.	3 spaces
Restaurant	1 per 75 sq. ft.	746 sq. ft.	10 spaces
Office	1 per 300 sq. ft.	11,065 sq. ft.	37 spaces
Other (warehouse)	1 per 550 sq. ft.	2,997 sq. ft.	5 spaces
Residential	1 per 2 or less rooms	16 units	16 spaces
Residential	1.25 per 3 or more rooms	15 units	19 spaces
Office & Residential	40% reduction of office spaces	37 spaces	-15 spaces
Office, Residential & Restaurant	30% reduction of remaining office spaces	22 spaces	- 7 spaces
Total Required	-	-	97 spaces
Provided On-Site	-	-	39 spaces
*On-Street	-	-	*2 spaces
Difference *(With On-Street)	-	-	58 spaces *56 spaces

*Requires City Commission approval

The applicant is required to provide a total of 97 off-street parking spaces. The applicant is proposing 39 parking spaces on-site with one level of underground parking, therefore creating a shortage of 58 parking spaces. This shortage has been reduced from the 74 parking space discrepancy that the site plan proposed in September of 2022 had. A variance of 74 parking spaces for the previous site plan from 2022 was denied by the Board of Zoning Appeals in November of 2022, however a substantial change has been made to the proposed site plan and the parking requirement. **Therefore, the applicant may apply for a variance of 58 parking spaces from the Board of Zoning Appeals once again.**

The applicant is requesting that the City Commission waive the requirement of 58 off-street parking spaces through a provision of their SLUP. This SLUP provision is enabled by the recently amended

Zoning Ordinance Section 3.04(D)(3)(a) in December of 2022 stating the following:

3. For all sites located outside of the former parking assessment district, off-street parking must be provided in accordance with the requirements of Article 4 for parking, loading and screening.

a) For all nonresidential uses in the D4 Zone located outside of the former parking assessment district, the off-street parking requirements of Article 4 may be reduced or eliminated under the provisions of a Special Land Use Permit.

By requesting to waive 58 off-street parking spaces, the applicant is asking to shift the burden of off-street parking provisions from a private site to a public system. Birmingham's off-street public parking system consists of five public parking structures throughout the downtown. As discussed in previous City Commission study sessions, the parking structures have been funded by a series of special assessments and parking structure user fees. Nearby properties in the former parking assessment districts have paid assessments for public parking lots and structures on six different occasions from the 1950s up to 2009. The subject property has never paid an assessment related to the provision of a public parking lot or structure, and therefore does not receive the benefit allowed by the Zoning Ordinance of being exempt for off-street parking requirements.

The applicant is requesting that a public good, the City's parking system, be used to offset their requirement of private off-street parking provisions. If the applicant wishes to request that the burden of parking provisions be placed on the City's public system, City staff recommends that the applicant be provided the option to pay a fee-in-lieu of parking to the City for each required parking space waived by City Commission. Given that the parking requirements of Table A of Section 4.46 specifies "Required Off-Street Parking Spaces", City staff recommends that the fee-in-lieu of parking be roughly proportional to the value of an off-street parking deck space in Birmingham's public parking system.

There are several examples of Birmingham's City Commission adopting a policy that assigns a value to the public good of a public parking structure space. Such an example is Article 3, Section 3.08(E)(1)(a) & (b) of the Zoning Ordinance's Triangle District Overlay where requirements for additional height may be satisfied by a payment-in-lieu of public parking in the amount of \$30,951 per space (July 1st, 2022 value) for every additional 300 square feet of building floor area allowed in the additional stories.

Another example would be the City's Updated CIA Development & TIF Plan for the Triangle District which was adopted by City Commission in February of 2022. The document was required to project the cost of a parking structure, where the City agreed upon \$40,000 per space as a reasonable value after considering local projects that have occurred in Royal Oak as well as discussions with industry professionals regarding current market conditions.

The most recent public parking structure built in Birmingham is the Chester Street structure in 1989. The structure's cost was \$11,475,261 for 880 parking spaces which is \$13,040 per space. After adjusting for inflation with the Bureau of Labor Statistics most recent data, the 1989 Chester Street cost per space has a value of \$31,207 in today's dollars (November 2022). This value is less than a 1% difference of what the Zoning Ordinance's Triangle District Overlay payment-in-lieu of parking requires per space.

If the City of Birmingham were to provide the applicant with an option to pay a fee-in-lieu of parking instead of providing all required parking spaces on-site as a condition of their SLUP, the Planning Division recommends that the fee per parking space be equal to the value of a parking space adopted in the Zoning Ordinance's Triangle District Overlay Article 3, Section 3.08(E)(1)(a) & (b) which as of January 2023 would be an amount of \$30,951 per space.

It is important to note that the applicant has claimed that structural engineering issues regarding digging next to Birmingham Place have arisen since the 2020 plans were approved. The applicant has claimed that two levels of underground parking were prohibitive on a structural basis, not a cost basis. As a result, the site plan has been modified to have one level of underground parking. The applicant has also claimed that a large anchor retailer has indicated interest in the site and would like to occupy the majority of the first floor. Thus, the applicant has also removed the ground level parking to accommodate for additional 1st floor retail space.

In coordinating with other Birmingham developers who are proposing parking below ground level, underground parking spaces are estimated to cost between \$60,000 to \$80,000 per space, depending on the depth. Using these estimates as an example, a second level of underground parking with 37 spaces would cost approximately \$2.2 to \$2.9 million dollars. As previously stated, the applicant was approved for a second level of underground parking with 37 spaces, though this second level has since been eliminated due to structural concerns.

City staff does not recommend that the City outright waive 58 parking spaces as a condition of the applicant's SLUP. City staff's recommendation is that the applicant provide all off-street parking as required by the Zoning Ordinance, obtain a parking variance from the Board of Zoning Appeals, OR, pay the City a fee-in-lieu of parking for an amount of \$30,951 per required parking space waived by City Commission as a condition of their Special Land Use Permit.

- 4.2 Loading – Article 4, Section 4.25 requires developments in the B3 Zoning District used for mixed commercial and residential use to supply, on the site of the building, a minimum of 2 off-street loading zones. The loading zones shall be easily accessible from a public right-of-way and convenient to the principal building. All areas used for storage of refuse materials and areas used for loading

and unloading of materials must be screened from the tenants of the building, adjacent residential areas and the public right-of-way. Loading spaces are required to be a minimum of 40 feet long, 12 feet wide and 14 feet high.

The site plan indicates two loading spaces facing Woodward Avenue that are less than 40 feet long. **On January 12th, 2021, the applicant obtained a variance for two loading space less than 40 feet in length thereby satisfying the loading requirements.**

Article 4, Section 4.25(A)(1) of the Zoning Ordinance also requires two refuse storage areas for properties in the B3 Zone. The applicant has provided one on the eastern end of the property. **The applicant must provide a second refuse storage area on-site or obtain a variance from the Board of Zoning Appeals.**

- 4.3 Vehicular Circulation and Access – The site plans submitted show vehicle access to the site is available via a garage door on Hazel. The entry door appears to measure 20 ft. wide. Article 3, Section 3.04 states that parking access on a frontage line shall be an opening a maximum of 25 feet wide. The applicant appears to meet this requirement.
- 4.4 Pedestrian Circulation and Access – Pedestrian access to the site will be through one of 6 entrances: a main entryway on the S. Old Woodward frontage which has access to the lobby and retail space, a main entry on the Hazel frontage that has access to the retail space, two entrances from the ground level parking facility into the retail spaces, and two entrances on the Woodward frontage accessing the retail space. As required in Article 3, Section 3.04 of the Zoning Ordinance, all buildings shall have their principal pedestrian entrance on a frontage line. The applicant meets this requirement.

City staff has concerns regarding the width of the sidewalk at the southeast corner of the property. The sidewalk is proposed to be between 6-7 feet at the corner of Hazel and Woodward Ave where there is a restaurant use proposed. The first floor uses of retail and restaurant may attract more foot traffic to the subject corner. Typically, the City of Birmingham has a 10' right of way or more where pedestrians may pass each other in the aggregate space where street trees and street lights are located. As a comparison of requirements, the Triangle District requires 12' for all sidewalks.

5.0 Lighting

The applicant has indicated the placement of 16 first floor wall sconces, 8 facing Hazel Street, 4 facing S. Old Woodward and 4 facing Woodward Ave. Article 4, Section 4.21 (C) of the Zoning Ordinance requires the location, specifications and photometric details of all new construction or new lighting that may significantly alter the light distribution or illuminance on a site, *as deemed necessary* by the Planning Division, Planning Board, Design Review Board or Historic District Commission. At this time, the

proposed light fixtures do not appear as though it will significantly alter the light distribution on site enough to warrant a photometric plan.

The 16 lights are proposed to be Cambridge LED wall luminaires. The lights appear to be cut off with a shield on top, and the specification sheet indicates the lights are dark sky compliant. **The Planning Board may wish to consider whether or not a photometric plan showing illumination levels at all property lines shall be required.**

6.0 Departmental Reports

- 6.1 Engineering Division – See attached for Engineering Division comments.
- 6.2 Department of Public Services – Comments will be provided for the Planning Board meeting on January 25th, 2023.
- 6.3 Fire Department – See attached for Fire Department comments.
- 6.4 Police Department – The Police Department has indicated that they would like to remain apprised of the parking requirements and proposals as the site plan review process continues.
- 6.5 Building Division – See attached for Building Division comments.
- 6.6 Parking Management – No Comments or issues with the proposed site plan.

7.0 Design Review

The building façade is proposed to be comprised of three main materials for facades facing a street. The first floor exterior will be a cast stone veneer in amalfi coastal swan color with a black granite base on all sides. The two pedestrian entrances facing S. Old Woodward, and the westernmost entrance along Hazel Street are proposed to have metal sun shade awnings.

An empire gray colored brick veneer is proposed for floors two, three, and four. The applicant is proposing rieling colored cast stone bands above the first floor, fourth floor, and beneath the 3rd floor and 4th floor balconies. The balconies on floors three, four, and five will have dark bronze colored aluminum railing. Upper floor windows without balconies will have dark bronze paneling to match the window frames. The 5th floor will be comprised of a burnished slate colored metal paneling, topped with a glass guardrail for the rooftop patio. The rooftop patio will be covered by a metal canopy that will match the dark bronze color of the balconies and window framing below.

The applicant appears to meet the requirements of Article 3, Section 3.04 (E)(1) which requires at least 90% of the exterior finish material on all facades that face a street to be limited to the following: glass, brick, cut stone, cast stone, coarsely textured stucco, or wood. **The applicant must verify that the metal paneling on the 5th floor does not exceed 10% of the buildings finish material.**

The applicant is required to submit window specification sheets to ensure that the windows meet the clarity requirements in Article 4, Section 4.90 of the Zoning Ordinance. The recently updated requirements for clear glazing now require a minimum visual light transmittance of 66% and a reflectivity of 15% or less. The windows are proposed to be surrounded with aluminum frames dark bronze in color. The applicant has however submitted full glazing calculations for the building. The glazing requirements and provisions are as follows:

Location	Proposed	Required
S. Old Woodward 1st Floor - Upper Floors	79.7% 34.5%	>70% ≤35%
Hazel St. 1st Floor - Upper Floors	84.4% 34.6%	70% ≤35%
Woodward Ave. 1st Floor - Upper Floors	86% 30.1%	>70% ≤35%

Finally, there is no signage proposed on the building, nor any indication as to where future tenant signage would be placed. **At this time, the applicant is not required to provide any details on future signage, but it is worth noting at this early stage that the current design may provide some challenges when the time comes to adding signage.**

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 7.36 requires applications for a Special Land Use Permit to meet the following criteria:

The Planning Division has provided an in-depth analysis of the Zoning Ordinance's Special Land Use Permit criteria as a response to the applicant's request to waive 58 parking spaces as a condition of their SLUP.

- (1) The use is consistent with and will promote the intent and purpose of this Zoning Ordinance.

Article 1, Section 1.04 "Purpose" of the Zoning Ordinance states that the Zoning Ordinance is intended to guide the growth and development of the City in accordance with the goals, objectives, and strategies stated within the Birmingham Master Plan and Downtown Birmingham 2016 Plan. Each of the aforementioned plans have been longstanding documents in the City of Birmingham, the Master Plan being adopted in 1980 while the Downtown 2016 Plan adopted in 1996.

The general ethos of the Birmingham Master Plan is preventing "commercial creep" into the single family residential neighborhoods, while the overarching theme of the Downtown Birmingham 2016 Plan is to promote the downtown as a mixed-use, commercial and residential district for people to live, work, and play. Downtown regulations of the current Zoning Ordinance attempt to balance the aspirations of these two plans.

The proposed five story mixed-use building appears to satisfy goals of the Downtown Birmingham 2016 Plan which calls for 1st floor retail, up to two stories of office, and the remaining upper floors to be residential. However,

the proposed building fails to meet the realities of parking requirements imposed by the Zoning Ordinance which is meant to enforce the goals of our master plans while attempting to minimize the impact of nuisances and burdens created by neighboring properties.

The proposed uses appear to be consistent with and promote the intent and purpose of the Zoning Ordinance's guiding master plans, though the development is not consistent with the intent and purpose of the Zoning Ordinance's actual requirements that have been adopted to regulate the City's growth and development.

- (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.

The uses appear to be compatible with adjacent uses of land and the natural environment. The proposed building has a nine story mixed-use building to the north and a thirteen story mixed use building to the south. To the east is an eight lane state highway and to the west are commercial one and two-story buildings. The subject site does also have single family residential homes within 400 feet to the west.

However, it is the Planning Division's position that we cannot determine if the proposed uses will be compatible with the capabilities of public services and facilities affected by the land use at this time. The applicant is passing the burden of off-street parking requirements onto the public parking facilities. The City has yet to conduct an updated comprehensive review nor adopted a comprehensive plan recommending how to handle waiving parking requirements for properties outside of the former parking assessment districts.

- (3) The use is consistent with the public health, safety and welfare of the city.

The retail, office, and residential uses in Birmingham's downtown appears to be consistent with the public health, safety and welfare of the City by adding additional residents and commercial activity to the downtown. However, the Planning Division is concerned that the scale of the parking shortage and the request to waive 58 parking spaces may create a precedent that could erode the value of the City's Zoning Ordinance requirements which are meant to protect the health safety and welfare of the city.

- (4) The use is in compliance with all other requirements of this Zoning Ordinance.

The uses are not in compliance with all other requirements of this Zoning Ordinance. The five stories of retail, office, restaurant and residential uses creates an off-street parking requirement of 58 parking spaces more than what is being proposed on site. Thus, the uses are not in compliance with with all other requirements of this Zoning Ordinance.

- (5) The use will not be injurious to the surrounding neighborhood.

The Planning Division considers the downtown to be a neighborhood, particularly in the subject area where there is the highest concentration of multi-family residential units within the downtown. The proposal of 31 additional residential units would be a positive contribution to the downtown neighborhood. If approved, Birmingham's downtown will have over 500 residential units which is similar to the amount of single family homes in the Pembroke Park neighborhood.

However, the City has maintained its Zoning Ordinance parking requirements due to concerns from residents, property owners, and tenants about being burdened by other properties' vehicular parking demand. The Planning Division does not find that the use will be injurious to the surrounding neighborhood, however the shortage of parking is a cause for concern.

- (6) The use is in compliance with state and federal statutes.

The proposed uses appear to be in compliance with state and federal statutes.

10.0 Recommendation

The proposed structure and uses appear to satisfy a portion of the Zoning Ordinance's Final Site Plan and SLUP criteria for approval, however the discrepancy between the Zoning Ordinance parking requirements and the site plan's parking provisions also appears to conflict with elements of the criteria for Final Site Plan and SLUP approval. The current Zoning Ordinance regulations balance trade-offs between promoting a vibrant downtown and managing the effects of growth and development on surrounding properties. The Planning Division finds that the applicant can either manage this balance by satisfying requirements of the Zoning Ordinance, or by reaching an agreement with the City through the provisions of its SLUP. **Therefore the Planning Division recommends APPROVAL to the City Commission of the proposed Final Site Plan and SLUP with the following conditions:**

1. The applicant provide all off-street parking as required by the Zoning Ordinance, obtain a parking variance from the Board of Zoning Appeals, OR, pay the City a fee-in-lieu of parking for an amount of \$30,951 per required parking space waived by City Commission as a condition of their Special Land Use Permit allowed under Article 3, Section 3.04(D)(3)(a);
2. The applicant coordinate with the City's Planning and Engineering Department to provide required city standard street trees, street lights, benches and bike racks for Hazel Street and Woodward Ave before the Public Hearing with City Commission;
3. The applicant obtain approval for the balcony projections into the right-of-way from the City Commission through a lease agreement;
4. The applicant provide a 20 ft. minimum setback from the building frontage for ground level parking spaces, or obtain a variance from the Board of Zoning Appeals;

5. The applicant amend the plans to provide a second refuse storage area, or obtain a variance from the Board of Zoning Appeals;
6. The applicant submit window specification sheets to ensure that the windows meet the clarity requirements in Article 4, Section 4.90 of the Zoning Ordinance;
7. The applicant must comply with the requests of all City departments.

11.0 Sample Motion Language for Special Land Use Permit (SLUP)

Motion to recommend **APPROVAL** to the City Commission for the Special Land Use Permit of 479 S. Old Woodward subject to the following conditions:

1. The applicant provide all off-street parking as required by the Zoning Ordinance, obtain a parking variance from the Board of Zoning Appeals, OR, pay the City a fee-in-lieu of parking for an amount of \$30,951 per required parking space waived by City Commission as a condition of their Special Land Use Permit allowed under Article 3, Section 3.04(D)(3)(a);
2. The applicant coordinate with the City's Planning and Engineering Department to provide required city standard street trees, street lights, benches and bike racks for Hazel Street and Woodward Ave before the Public Hearing with City Commission;
3. The applicant obtain approval for the balcony projections into the right-of-way from the City Commission through a lease agreement;
4. The applicant provide a 20 ft. minimum setback from the building frontage for ground level parking spaces, or obtain a variance from the Board of Zoning Appeals;
5. The applicant amend the plans to provide a second refuse storage area, or obtain a variance from the Board of Zoning Appeals;
6. The applicant submit window specification sheets to ensure that the windows meet the clarity requirements in Article 4, Section 4.90 of the Zoning Ordinance;
7. The applicant must comply with the requests of all City departments.

OR

Motion to recommend **DENIAL** to the City Commission for the Special Land Use Permit of 479 S. Old Woodward for the following reasons:

1. _____
2. _____
3. _____

OR

Motion to **POSTPONE** the Special Land Use Permit for 479 S. Old Woodward pending receipt of the following:

1. _____
2. _____
3. _____

12.0 Sample Motion Language for Final Site Plan & Design Review

Motion to recommend **APPROVAL** to the City Commission for the Final Site Plan and Design Review of 479 S. Old Woodward subject to the following conditions:

1. The applicant provide all off-street parking as required by the Zoning Ordinance, obtain a parking variance from the Board of Zoning Appeals, OR, pay the City a fee-in-lieu of parking for an amount of \$30,951 per required parking space waived by City Commission as a condition of their Special Land Use Permit allowed under Article 3, Section 3.04(D)(3)(a);
2. The applicant coordinate with the City's Planning and Engineering Department to provide required city standard street trees, street lights, benches and bike racks for Hazel Street and Woodward Ave before the Public Hearing with City Commission;
3. The applicant obtain approval for the balcony projections into the right-of-way from the City Commission through a lease agreement;
4. The applicant provide a 20 ft. minimum setback from the building frontage for ground level parking spaces, or obtain a variance from the Board of Zoning Appeals;
5. The applicant amend the plans to provide a second refuse storage area, or obtain a variance from the Board of Zoning Appeals;
6. The applicant submit window specification sheets to ensure that the windows meet the clarity requirements in Article 4, Section 4.90 of the Zoning Ordinance;
7. The applicant must comply with the requests of all City departments.

OR

Motion to recommend **DENIAL** to the City Commission for the Final Site Plan and Design Review of 479 S. Old Woodward for the following reasons:

4. _____
5. _____
6. _____

OR

Motion to **POSTPONE** the Final Site Plan and Design Review for 479 S. Old Woodward
pending receipt of the following:

1. _____
2. _____
3. _____

**Zoning Compliance Summary Sheet
SLUP & Final Site Plan & Design Review (5-Story)
479 S. Old Woodward**

Existing Site: Two 1-Story Commercial Buildings

Zoning: B3 (Office-Residential) & D4 (Downtown Overlay)

Land Use: Commercial, Office

Existing Land Use and Zoning of Adjacent Properties:

	North	South	East	West
Existing Land Use	Mixed-Use	Mixed-Use	Commercial	Commercial
Existing Zoning District	B3 (Office-Residential)	B3 (Office-Residential)	B2 (General Business)	B2B (General Business)
Overlay Zoning District	D5	D5	MU5	D2

Land Area:	Existing:	0.423 ac.
	Proposed:	0.423 ac. (no changes proposed)
Dwelling Units:	Existing:	0 units
	Proposed:	31 units
Minimum Lot Area/Unit:	Required:	N/A
	Proposed:	N/A
Min. Floor Area /Unit:	Required:	400 sq. ft. (efficiency) 500 sq. ft. (one bedroom) 700 sq. ft. (two bedroom) 900 sq. ft. (three or more bedroom)
	Proposed:	954 sq. ft. (one bedroom) 1,240 sq. ft. (two bedroom) 2,343 sq. ft. (three bedroom)
Max. Total Floor Area:	Required:	N/A
	Proposed:	N/A
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.
Side Setbacks	Required:	0 ft.
	Proposed:	0 ft.
Rear Setback:	Required:	Equal to that of an adjacent, preexisting building
	Proposed:	Equal to the adjacent Birmingham Place building
Min. Front+Rear Setback	Required:	N/A
	Proposed:	N/A
Min. Bldg. Height:	Permitted:	2 stories
	Proposed:	5 stories
Max. Bldg. Height:	Permitted:	80 ft., 5 stories
	Proposed:	80 ft., 5 stories
Min. Eave Height:	Permitted:	20 ft.
	Proposed:	58 ft.
Max. Eave Height:	Required:	58 ft.
	Proposed:	58 ft.
Parking:	Required:	97 off-street
	Proposed:	39 off-street
		*See Parking section of report
Min. Parking Space Size:	Required:	180 sq. ft.
	Proposed:	173 sq. ft.
Loading Area:	Required:	2 off-street loading spaces, 40x12x14
	Proposed:	2 off-street loading spaces
		The applicant obtained a variance for two loading spaces less than 40 feet in length.
Screening:		
	<u>Parking:</u>	
	Required:	32 in. capped masonry wall or Evergreen
	Proposed:	Fully within the building envelope
	<u>Loading:</u>	
	Required:	Completely enclosed within a building or 6 ft. minimum
	Proposed:	None
	<u>Rooftop Mechanical:</u>	
	Required:	Fully screened from public view

	Proposed:	10 ft. metal panels
<u>Elect. Transformer:</u>	Required:	Fully screened from public view
	Proposed:	N/A
<u>Dumpster:</u>	Required:	6 ft. masonry screenwall with wood gates
	Proposed:	Fully screened within building



MEMORANDUM

Engineering Department

DATE: January 20, 2023

TO: Brooks Cowan, Senior Planner

FROM: Melissa A. Coatta, City Engineer

SUBJECT: 469-479 S. Old Woodward Final Site Plan

The Engineering Department has completed a review of the Final Site Plan Amendment, with plans issued on January 3, 2023, with respect to conformance with City ordinances and engineering standards. [Comments that have been addressed have been crossed out, additional comments are in BLUE.](#) The Engineering Department has the following comments:

GENERAL:

- It is recommended the design team requests to meet with Engineering Department to coordinate the newly renovated S. Old Woodward with the proposed development plans. Topographic Survey needs to include a date when the topo was taken [as the information shown on sheet C-1.0 does not match the current conditions of the newly renovated S. Old Woodward project.](#)
- No removal and replacement of concrete pavement on S. Old Woodward Avenue is allowed. Any sidewalk and streetscape removed and replaced shall match conditions from the S. Old Woodward Avenue project.
- Elevation on design plans shall be based on the City's datum, this must be clearly noted on the plans. Please note that the City's datum is not NAVD88.
- Sight distance calculations need to be provided at Hazel Street at Woodward Avenue when a truck/vehicle is located in the loading zone.
- The City is open to discussion of the closing Hazel Street to be used as a construction staging area, with the understanding that repaving the road will be required as part of this project.
- An agreement with the City for the construction of City streetscape features and City utilities on Hazel Street must be established with the developer prior to the construction of the development.
- [Sheet C-4.1: Grading Plan was included in the previous submittal and is missing in this submission.](#)

SIDEWALK:

- On Hazel Street, the proposed variable exposed aggregate needs to be solid concrete sidewalk. [See Planning's report for additional information on streetscaping.](#)
- A minimum of 5' sidewalk needs to be maintained along Woodward Ave. The proposed loading zone on Woodward Avenue will be blocking the 5' sidewalk access.

SEWER:

- The proposed 6" sewer lead needs to connect to the newly installed 6" sewer lead from the S. Old Woodward Project. It is located approximately 13' north of Hazel Street right of way and 27' west of S. Old Woodward right of way. The existing 6" sewer lead connection is upstream of the wye for an existing 4" lead. During this plan revision, contact Engineering Department for sewer lead information.

STORM WATER RUNOFF:

- The proposed impervious area has increased from existing conditions. The allowable runoff needs to equal or less than existing.
- Provide storm sewer calculations including any outlet restrictors.
- Plans do not indicate how roof drainage will be handled. Note that City Ordinance prohibits downspouts from being directly connected to the sewer system.
- Connections to existing storm sewer need to occur on Hazel Street or Woodward Avenue.

WATER SYSTEM:

- All proposed water main connections need to occur on Hazel Street.
- The existing 6" water main on Hazel Street will require upsizing to the existing hydrant south of Hazel Street and west of Woodward Avenue in order to accommodate the proposed 4" water lead and 8" fire lead.

PERMITS FOR CONSTRUCTION:

- City Right of Way Permit for any excavation or work in Hazel Street and S. Old Woodward.
- City Street Obstruction Permit for any temporary traffic interference on any surrounding road, or for pedestrian traffic interference on public sidewalks.
- City Sidewalk/Drive Approach Permit for any pavement installed in the public right-of-way.
- MDOT Right of Way Permit for any work in Woodward Avenue.

GENERAL CONSTRUCTION:

- Inspections will be required for planned Streetscape work, including sidewalk preparation and concrete placement.
- Power System plans for the building must be shown on the final plans (we do not anticipate the use of City ROW space for power)

Please note these are our initial comments and the City should be provided an opportunity to review any design changes completed for engineered drawings prior to final submission. Engineering design changes could impact the Engineering Department's comments, which could impact design requirements.



CITY OF BIRMINGHAM FIRE DEPARTMENT

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

January 19th, 2023

RE: FSP Review Comments
479 S. Old Woodward

- Follow International Fire Code 2015 for reference on submitted plans.
- An Emergency Power Shutdown Device is required per ordinance. Sec. 54-32. - Emergency Power Shutdown Device
- Knox Pad Locks required on construction fencing access gates.
- During the construction phase of the project install a standpipe system with access to all floors.
- Follow Chapter 33 of IFC 2015 edition "Fire Safety During Construction and Demolition".
- A Knox Box will be required.
- Submit Sprinkler system and Alarm Plans to AHJ for review and approval.
- Submit Kitchen Suppression and Hood information to AHJ for review and approval.
- CO Gas detection system and ventilation for parking garages as needed.
- Bi-Directional amplifier may be required. First responder radio signal strength will be assessed at the end of the construction phase.
- Roof Access required.
- All life safety requirements listed in International Fire Code and NFPA documents and standards shall be followed and enforced.
- Ensure all egress and access requirements are met. The doors to both lower level mechanical rooms have potential to be blocked by parked vehicles. Only 1 exit provided for the second floor retail warehouse, confirm travel distance requirements.
- Rooftop Garden requirements, IFC Chapter 317 and Sec. 905.3.8

CITY OF BIRMINGHAM
Community Development – Building Department
151 Martin Street, Birmingham, MI 48009

January 12, 2023

RE: Final Site Plan Review Comments
479 S. Old Woodward, New 5-Story Mixed Use Building

As requested, the Building Department has examined the plans for the proposed project referenced above. The plans were provided to the Planning Department for site plan review purposes only and present conceptual elevations and floor plans. Although the plans lack sufficient detail to perform a code review, the following comments are offered for Planning Design Review purposes and applicant consideration:

Applicable Building Codes:

- **2015 Michigan Building Code.** Applies to all buildings other than those regulated by the *Michigan Residential Code*.
- **2015 Michigan Mechanical Code.** (Residential requirements for mechanical construction in all detached one and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories in height with a separate means of egress and their accessory structures are contained in the Michigan Residential Code)
- **2018 Michigan Plumbing Code.** (Residential requirements for plumbing construction in all detached one and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories in height with a separate means of egress and their accessory structures are contained in the Michigan Residential Code)
- **2017 National Electrical Code along with the Michigan Part 8 Rules.** (Residential requirements for electrical construction in all detached one and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories in height with a separate means of egress and their accessory structures are contained in the Michigan Residential Code)

Review Comments:

1. One of the two parking accessible spaces in the lower level will need to be van accessible.
2. A second exit will be required from the retail warehouse area on the second floor.
3. Exit doors on all elevations are not permitted to swing over the property line or sidewalk.

SITE PLAN APPROVAL DRAWINGS

BIRMINGHAM TOWERS MIXED USE

OLD WOODWARD AVENUE AT HAZEL STREET

CITY OF BIRMINGHAM, OAKLAND COUNTY, MICHIGAN

PEA
GROUP
t: 844.813.2949
www.peagroup.com



CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

CLIENT
**MARKUS
MANAGEMENT
GROUP, LLC**
251 EAST MERRILL STREET
SUITE #205
BIRMINGHAM, MI, 48009

PROJECT TITLE
**BIRMINGHAM
TOWERS
MIXED USE**
OLD WOODWARD AT HAZEL STREET
CITY OF BIRMINGHAM, OAKLAND COUNTY, MICHIGAN

REVISIONS	
SCHEMATIC DESIGN	04/26/21

ORIGINAL ISSUE DATE:
JANUARY 03, 2023

DRAWING TITLE
COVER SHEET

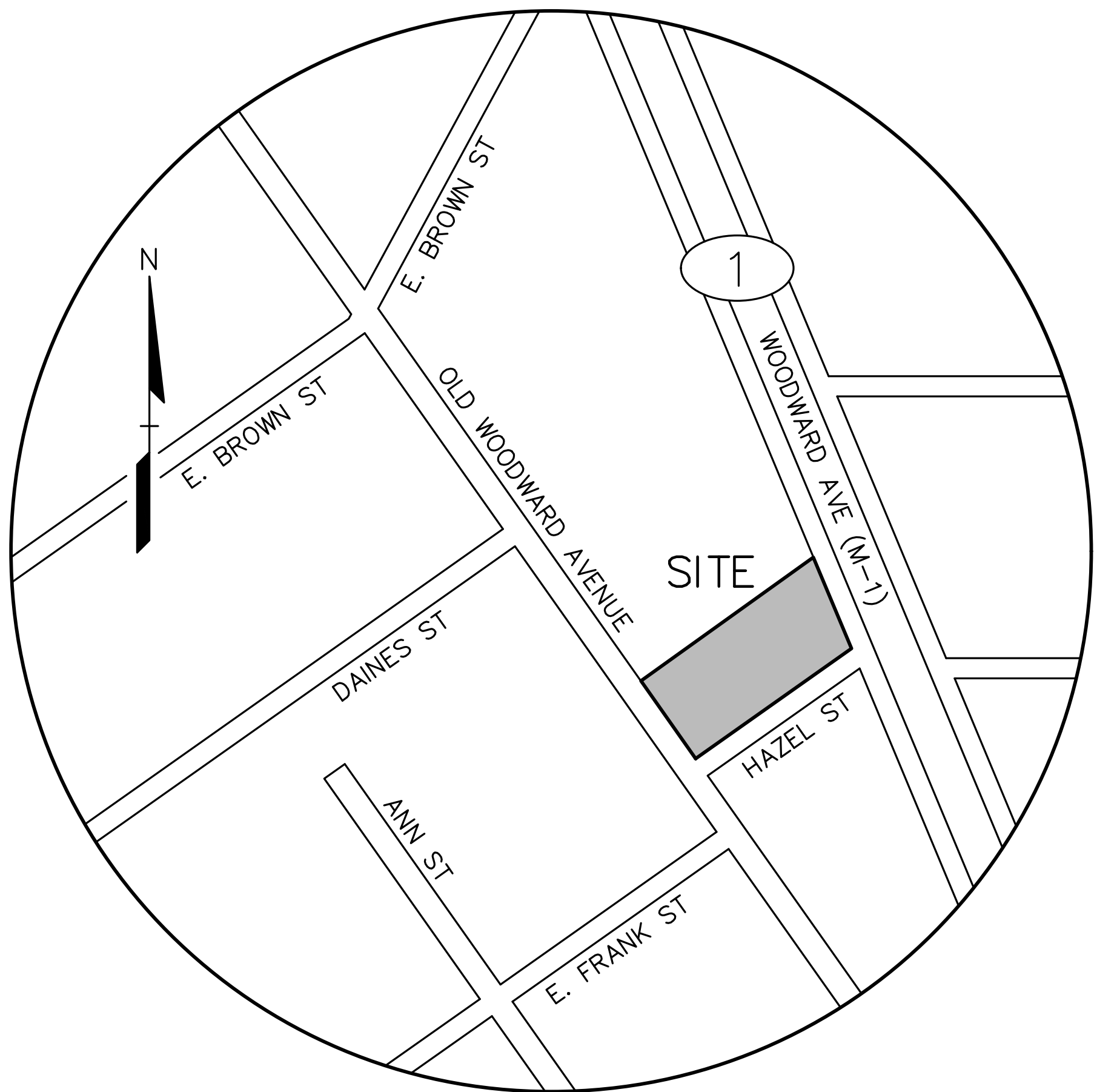
PEA JOB NO.	2017-093
P.M.	JPB
DN.	PB
DES.	PB

DRAWING NUMBER:

COVER

NOT FOR CONSTRUCTION

XREF: S:\PROJECTS\2017\2017093\DWG\17093-TOPOBASE.DWG
XREF: S:\PROJECTS\2017\2017093\DWG\SITE PLAN\BASE-17093.DWG
XREF: S:\PROJECTS\2017\2017093\DWG\SITE PLAN\TBK-17093.DWG



LOCATION MAP
NO SCALE

DEVELOPER:

MARKUS MANAGEMENT GROUP
251 EAST MERRILL STREET, SUITE #205
BIRMINGHAM, MICHIGAN 48009
CONTACT: DORAI MARKUS
PHONE: (248) 203-9090
EMAIL: DMARKUS@MARKUSLLC.COM

ARCHITECT:

BOWERS AND ASSOCIATES
2400 SOUTH HURON PARKWAY
ANN ARBOR, MICHIGAN 48104
CONTACT: SCOTT BOWERS
PHONE: (734) 975-2400
FAX: (734) 975-2410

CIVIL ENGINEER:

PEA GROUP
1849 POND RUN
AUBURN HILLS, MICHIGAN 48326
CONTACT: JAMES P. BUTLER, PE
PHONE: (248) 689-9090 EXT. 1133
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EMAIL: JBUTLER@PEAGROUP.COM

LANDSCAPE ARCHITECT:

PEA GROUP
7927 NEMCO WAY, SUITE 115
BRIGHTON, MI 48116
CONTACT: JEFF SMITH, R.L.A., LEED AP
PHONE: (517) 546-8583
FAX: (517) 546-8973
EMAIL: JSMITH@PEAGROUP.COM

BENCHMARKS
(GPS DERIVED — NAVD88)

BM #300
BENCH TIE IN NORTH FACE OF U-POLE, SOUTHWEST CORNER HAZEL STREET AND WOODWARD AVENUE (HUNTER BOULEVARD)
ELEV = 765.98

BM #301
TOP OF NORTHEAST ANCHOR BOLT OF LIGHT POLE BASE, NORTHEAST CORNER OF HAZEL STREET AND OLD WOODWARD AVENUE
ELEV = 766.58

FLOODPLAIN NOTE:
BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE "X", AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 26125C0537F (PANEL 537 OF 704), DATED SEPTEMBER 29, 2006.

PARCEL "A" LEGAL DESCRIPTION
(per Fidelity National Title Insurance Company, Commitment No. 17-110744, dated January 5, 2017)

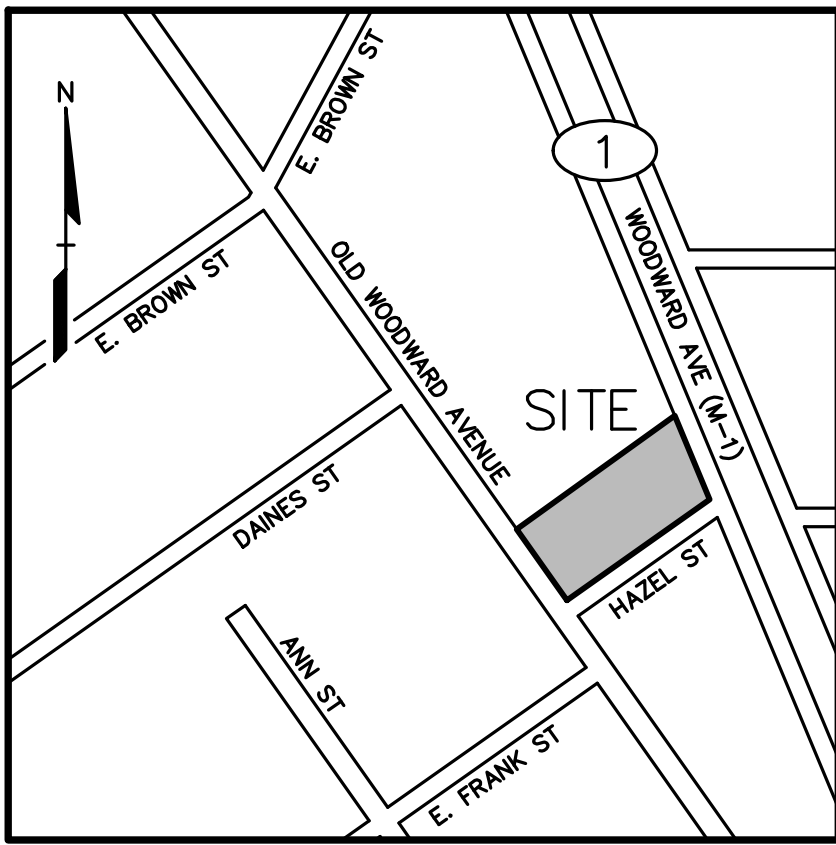
LAND SITUATED IN THE CITY OF BIRMINGHAM, COUNTY OF OAKLAND, AND STATE OF MICHIGAN, DESCRIBED AS:

SOUTH PART OF LOT 7 OF ASSESSOR'S PLAT NO. 13, CITY OF BIRMINGHAM, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN LIBER 51 OF PLATS, PAGE 15, OAKLAND COUNTY RECORDS, DESCRIBED AS BEGINNING AT SOUTHWEST CORNER LOT 7; THENCE NORTHERLY ON WEST LINE SAID LOT, 40.28 FEET; THENCE EASTERLY 58.9 FEET; THENCE NORTHERLY AT RIGHT ANGLE 14.96 FEET; THENCE EASTERLY AT RIGHT ANGLE 65.37 FEET; THENCE NORTHERLY AT RIGHT ANGLE 8.4 FEET; THENCE EASTERLY AT RIGHT ANGLE 104.44 FEET TO EAST LINE SAID LOT; THENCE SOUTHERLY ALONG EAST LOT LINE, 66.25 FEET TO SOUTHEAST CORNER SAID LOT; THENCE WESTERLY ALONG SOUTH LOT LINE 211.66 FEET TO POINT OF BEGINNING.

PARCEL "B" LEGAL DESCRIPTION
(per First American Title Insurance Company, Commitment No. TC13-69882, dated February 9, 2017)

LAND SITUATED IN THE CITY OF BIRMINGHAM, COUNTY OF OAKLAND, AND STATE OF MICHIGAN, DESCRIBED AS:

THE NORTHERLY PART OF LOT 7 OF ASSESSOR'S PLAT NO. 13, ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 51 OF PLATS, PAGE 15, OAKLAND COUNTY RECORDS, CITY OF BIRMINGHAM, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS BEGINNING AT THE NORTHWESTERLY CORNER OF SAID LOT 7 ON THE EASTERLY LINE OF 100 FOOT WOODWARD AVENUE; THENCE EASTERLY ALONG NORTHERLY LINE OF SAID LOT, A DISTANCE OF 234.96 FEET TO THE WESTERLY LINE OF 200 FOOT HUNTER BLVD. OF THE NORTHEAST CORNER OF SAID LOT 7; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID HUNTER BLVD. OR EASTERLY LINE OF SAID LOT 7, A DISTANCE OF 21.15 FEET TO EXTENSION OF NORTH FACE OF WALL OF GARAGE BUILDING LOCATED ON SOUTHERLY PART OF SAID LOT 7; THENCE WESTERLY ALONG SAID EXTENSION OF NORTH FACE OF WALL AND ALONG SAID NORTH FACE OF WALL 104.44 FEET TO A CORNER OF SAID GARAGE BUILDING; THENCE SOUTHERLY AT RIGHT ANGLES ALONG WESTERLY FACE OF WALL OF SAID GARAGE BUILDING 8.40 FEET TO A CORNER OF SAID GARAGE BUILDING; THENCE WESTERLY AT RIGHT ANGLES ALONG NORTH FACE OF WALL OF SAID GARAGE BUILDING 65.37 FEET TO A CORNER OF SAID GARAGE BUILDING; THENCE SOUTHERLY AT RIGHT ANGLES ALONG WEST FACE OF WALL OF SAID GARAGE BUILDING 14.96 FEET TO A CORNER OF SAID GARAGE BUILDING; THENCE WESTERLY AT RIGHT ANGLES ALONG NORTH FACE OF WALL OF SAID GARAGE BUILDING AND EXTENSION OF SAME 58.90 FEET TO WESTERLY LINE OF SAID LOT 7; THENCE NORTHERLY ALONG SAID WESTERLY LINE 40.28 FEET TO THE POINT OF BEGINNING.



LOCATION MAP — NOT TO SCALE

LEGEND

- | | | |
|------------------|------------------|---------------------|
| ● IRON FOUND | ⊗ BRASS PLUG SET | ⊙ SEC. CORNER FOUND |
| ⊗ IRON SET | ⊗ MONUMENT FOUND | R RECORDED |
| ■ NAIL FOUND | ⊗ MONUMENT SET | M MEASURED |
| ⊗ NAIL & CAP SET | | C CALCULATED |
- EXISTING
- | | |
|---------------|---|
| —OH-ELEC—W—O— | ELEC. PHONE OR CABLE TV OH. LINE, POLE & BUY WIRE |
| —UG-CATV— | UNDERGROUND CABLE TV, CATV PEDESTAL |
| —UG-PHONE— | TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE |
| —UG-ELEC— | ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE |
| ⊗ | GAS MAIN, VALVE & GAS LINE MARKER |
| ⊗ | WATER MAIN, HYD. GATE VALVE, TAPPING SLEEVE & VALVE |
| ⊗ | SANITARY SEWER, CLEANOUT & MANHOLE |
| ⊗ | STORM SEWER, CLEANOUT & MANHOLE |
| ⊗ | COMBINED SEWER & MANHOLE |
| ⊗ | SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN |
| ⊗ | WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF |
| ⊗ | MALIBOX, TRANSFORMER, IRRIGATION CONTROL VALVE |
| ⊗ | UNIDENTIFIED STRUCTURE |
| ⊗ | SPOT ELEVATION |
| — | CONTOUR LINE |
| — | FENCE |
| — | GUARD RAIL |
| — | STREET LIGHT |
| — | SIGN |
| —CONC.— | CONCRETE |
| —ASPH.— | ASPHALT |

REFERENCE DRAWINGS

WATER MAIN	NOT RECEIVED AT TIME OF SURVEY
SANITARY SEWER	NOT RECEIVED AT TIME OF SURVEY
STORM SEWER	NOT RECEIVED AT TIME OF SURVEY
COMBINED SEWER	NOT RECEIVED AT TIME OF SURVEY
ELECTRIC	NOT RECEIVED AT TIME OF SURVEY
TELEPHONE	NOT RECEIVED AT TIME OF SURVEY
GAS	NOT RECEIVED AT TIME OF SURVEY
PETROLEUM	NOT RECEIVED AT TIME OF SURVEY
CATV	NOT RECEIVED AT TIME OF SURVEY
FLOOD PLAIN	ZONE X, FEMA FIRM 26125C0537F, DATED 09-29-06

PEA GROUP
t: 844.813.2949
www.peagroup.com



0 10 20 40
SCALE: 1" = 20'



CAUTION!!
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CLIENT

MARKUS MANAGEMENT GROUP, LLC
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PROJECT TITLE

BIRMINGHAM TOWERS MIXED USE
OLD WOODWARD AT HAZEL STREET
CITY OF BIRMINGHAM, OAKLAND COUNTY, MICHIGAN

REVISIONS

ORIGINAL ISSUE DATE:
JANUARY 03, 2023

DRAWING TITLE
TOPOGRAPHIC SURVEY

PEA JOB NO. 2017-093

P.M. JPB

DN. PB

DES. PB

DRAWING NUMBER:

C-1.0

NOT FOR CONSTRUCTION

XREF: S:\PROJECTS\2017\2017093\DWG\17093-TOPOBASE.DWG
S:\PROJECTS\2017\2017093\DWG\SITE PLAN\BASE-17093.DWG
S:\PROJECTS\2017\2017093\DWG\SITE PLAN\TBX-17093.DWG

BENCHMARKS
(GPS DERIVED - NAVD88)

BM #300
BENCH TIE IN NORTH FACE OF U-POLE, SOUTHWEST CORNER HAZEL STREET AND WOODWARD AVENUE (HUNTER BOULEVARD)
ELEV = 765.98

BM #301
TOP OF NORTHEAST ANCHOR BOLT OF LIGHT POLE BASE, NORTHEAST CORNER OF HAZEL STREET AND OLD WOODWARD AVENUE
ELEV = 766.58

FLOODPLAIN NOTE:
BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE "X" AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 26125C0537F (PANEL 537 OF 704), DATED SEPTEMBER 29, 2006.

PARCEL "A" LEGAL DESCRIPTION
(per Fidelity National Title Insurance Company, Commitment No. 17-110744, dated January 5, 2017)

LAND SITUATED IN THE CITY OF BIRMINGHAM, COUNTY OF OAKLAND, AND STATE OF MICHIGAN, DESCRIBED AS:

SOUTH PART OF LOT 7 OF ASSESSOR'S PLAT NO. 13, CITY OF BIRMINGHAM, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN LIBER 51 OF PLATS, PAGE 15, OAKLAND COUNTY RECORDS, DESCRIBED AS BEGINNING AT SOUTHWEST CORNER LOT 7; THENCE NORTHERLY ON WEST LINE SAID LOT, 40.28 FEET; THENCE EASTERLY 58.9 FEET; THENCE NORTHERLY AT RIGHT ANGLE 14.96 FEET; THENCE EASTERLY AT RIGHT ANGLE 65.37 FEET; THENCE NORTHERLY AT RIGHT ANGLE 8.4 FEET; THENCE EASTERLY AT RIGHT ANGLE 104.44 FEET TO EAST LINE SAID LOT; THENCE SOUTHERLY ALONG EAST LOT LINE, 66.25 FEET TO SOUTHEAST CORNER SAID LOT; THENCE WESTERLY ALONG SOUTH LOT LINE 211.66 FEET TO POINT OF BEGINNING.

PARCEL "B" LEGAL DESCRIPTION
(per First American Title Insurance Company, Commitment No. TC13-69882, dated February 9, 2017)

LAND SITUATED IN THE CITY OF BIRMINGHAM, COUNTY OF OAKLAND, AND STATE OF MICHIGAN, DESCRIBED AS:

THE NORTHERLY PART OF LOT 7 OF ASSESSOR'S PLAT NO. 13, ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 51 OF PLATS, PAGE 15, OAKLAND COUNTY RECORDS, CITY OF BIRMINGHAM, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS BEGINNING AT THE NORTHWESTERLY CORNER OF SAID LOT 7 ON THE EASTERLY LINE OF 100 FOOT WOODWARD AVENUE; THENCE EASTERLY ALONG NORTHERLY LINE OF SAID LOT, A DISTANCE OF 234.98 FEET TO THE WESTERLY LINE OF 200 FOOT HUNTER BLVD. OF THE NORTHEAST CORNER OF SAID LOT 7; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID HUNTER BLVD. OR EASTERLY LINE OF SAID LOT 7, A DISTANCE OF 21.15 FEET TO EXTENSION OF NORTH FACE OF WALL OF GARAGE BUILDING LOCATED ON SOUTHERLY PART OF SAID LOT 7; THENCE WESTERLY ALONG SAID EXTENSION OF NORTH FACE OF WALL AND ALONG SAID NORTH FACE OF WALL 104.44 FEET TO A CORNER OF SAID GARAGE BUILDING; THENCE SOUTHERLY AT RIGHT ANGLES ALONG WESTERLY FACE OF WALL OF SAID GARAGE BUILDING 8.40 FEET TO A CORNER OF SAID GARAGE BUILDING; THENCE WESTERLY AT RIGHT ANGLES ALONG NORTH FACE OF WALL OF SAID GARAGE BUILDING 65.37 FEET TO A CORNER OF SAID GARAGE BUILDING; THENCE SOUTHERLY AT RIGHT ANGLES ALONG WEST FACE OF WALL OF SAID GARAGE BUILDING 14.96 FEET TO A CORNER OF SAID GARAGE BUILDING; THENCE WESTERLY AT RIGHT ANGLES ALONG NORTH FACE OF WALL OF SAID GARAGE BUILDING AND EXTENSION OF SAME 58.90 FEET TO WESTERLY LINE OF SAID LOT 7; THENCE NORTHERLY ALONG SAID WESTERLY LINE 40.28 FEET TO THE POINT OF BEGINNING.

- GENERAL NOTES:**
- THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.
- ALL DIMENSIONS SHOWN ARE TO BACK OF CURB, FACE OF SIDEWALK, OUTSIDE FACE OF BUILDING, PROPERTY LINE, CENTER OF MANHOLE/CATCH BASIN OR CENTERLINE OF PIPE UNLESS OTHERWISE NOTED.
 - REFER TO SHEET C-8.1 FOR ON-SITE PAVING DETAILS.
 - REFER TO M.D.O.T. STANDARD PLAN R-28-J FOR SIDEWALK RAMP DETAILS.
 - 'NO PARKING-FIRE LANE' SIGNS SHALL BE POSTED ALONG ALL FIRE LANES AT 100 FOOT INTERVALS OR AS DIRECTED BY THE FIRE OFFICIAL.
 - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF BIRMINGHAM CURRENT STANDARDS AND REGULATIONS.
 - THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER AND/OR THE AUTHORITY HAVING JURISDICTION 3 BUSINESS DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION.
 - ANY WORK WITHIN THE STREET OR HIGHWAY RIGHTS-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE AGENCIES HAVING JURISDICTION AND SHALL NOT BEGIN UNTIL ALL NECESSARY PERMITS HAVE BEEN ISSUED FOR THE WORK.
 - IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ADJUST THE TOP OF ALL EXISTING AND PROPOSED STRUCTURES (MANHOLES, CATCH BASINS, INLETS, GATE WELLS ETC.) WITHIN GRADED AND /OR PAVED AREAS TO FINAL GRADE SHOWN ON THE PLANS. ALL SUCH ADJUSTMENTS SHALL BE INCIDENTAL TO THE JOB AND WILL NOT BE PAID FOR SEPARATELY.

SIDEWALK RAMP LEGEND:

SIDEWALK RAMP 'TYPE D'

SIDEWALK RAMP 'TYPE R'

CURB DROP ONLY

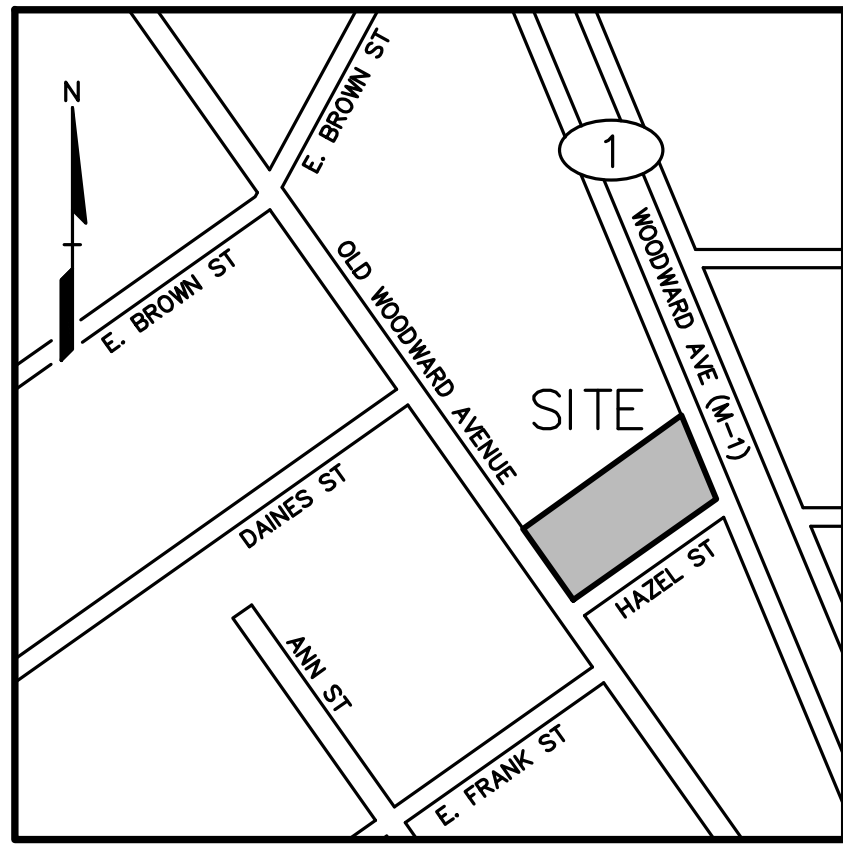
REFER TO LATEST M.D.O.T. R-28 STANDARD RAMP AND DETECTABLE WARNING DETAILS AND CITY OF BIRMINGHAM CBD STREETSCAPE DETAILS FOR SIDEWALK RAMP DETAILS

SIGN LEGEND:

'NO PARKING LOADING ZONE' SIGN

'STOP' SIGN

REFER TO SHEETS C-8.1 FOR SIGN DETAILS



PEA GROUP
t: 844.813.2949
www.peagroup.com

LEGEND

EXISTING

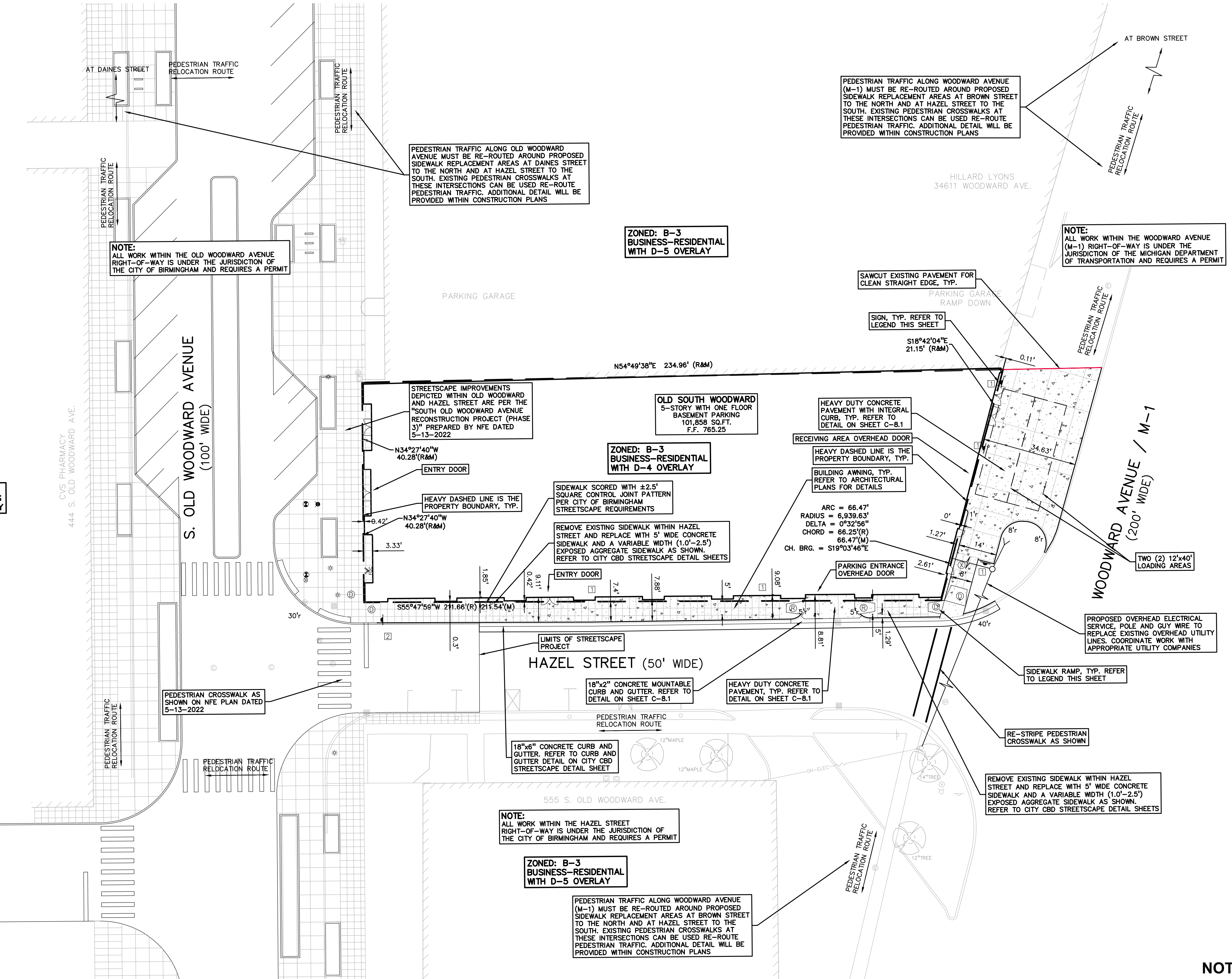
- IRON FOUND
- IRON SET
- NAIL FOUND
- NAIL & CAP SET
- UG-ELEC- ELEC. PHONE OR CABLE TV OH. LINE, POLE & GUY WIRE
- UG-CATV- UNDERGROUND CABLE TV, CATV PEDESTAL
- UG-PHONE- TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE
- UG-ELEC- ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE
- GAS MAIN, VALVE & GAS LINE MARKER
- WATERMAIN, HD, GATE VALVE, TAPPING SLEEVE & VALVE
- SANITARY SEWER, CLEANOUT & MANHOLE
- STORM SEWER, CLEANOUT & MANHOLE
- COMBINED SEWER & MANHOLE
- SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN
- WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF
- MALBOX, TRANSFORMER, IRRIGATION CONTROL VALVE
- IDENTIFIED STRUCTURE
- SPOT ELEVATION
- CONTOUR LINE
- FENCE
- GUARD RAIL
- STREET LIGHT
- SIGN
- CONC. CONCRETE
- ASPH. ASPHALT

PROPOSED

- BRASS PLUG SET
- MONUMENT FOUND
- MONUMENT SET
- SEC. CORNER FOUND
- R RECORDED
- M MEASURED
- C CALCULATED
- WALK HEAVY M.D.O.T. DUTY R.O.W.
- ASPHALT PATCHING

REFERENCE DRAWINGS

WATER MAIN	NOT RECEIVED AT TIME OF SURVEY
SANITARY SEWER	NOT RECEIVED AT TIME OF SURVEY
STORM SEWER	NOT RECEIVED AT TIME OF SURVEY
COMBINED SEWER	NOT RECEIVED AT TIME OF SURVEY
ELECTRIC	NOT RECEIVED AT TIME OF SURVEY
TELEPHONE	NOT RECEIVED AT TIME OF SURVEY
GAS	NOT RECEIVED AT TIME OF SURVEY
PETROLEUM	NOT RECEIVED AT TIME OF SURVEY
CATV	NOT RECEIVED AT TIME OF SURVEY
FLOOD PLAN	ZONE X, FEMA FIRM 26125C0537F, DATED 09-29-06



SITE DATA TABLE:

SITE AREA: 0.423 ACRES, NET AND GROSS

ZONING: B-3, BUSINESS-RESIDENTIAL, D-4 OVERLAY

PROPOSED USE: FIRST FLOOR: LOBBY, RETAIL AND COMMERCIAL
SECOND FLOOR: WAREHOUSE, OFFICE & SUPPORT
THIRD-THRU-FIFTH FLOORS: APARTMENTS (31 UNITS)
ONE BASEMENT FLOOR: PARKING

BUILDING INFORMATION:
MAXIMUM ALLOWABLE BUILDING HEIGHT = 60 FEET (5 STORIES)
PROPOSED BUILDING HEIGHT = 80'-0" (INC. MECH. SCREEN)
BUILDING FOOTPRINT AREA = 18,175 SQ.FT.
GROSS BUILDING AREA = 101,858 SQ.FT. (INC. BASEMENT PARKING)

SETBACK REQUIREMENTS:
B-4 ZONING DISTRICT:
FRONT SETBACK (SOUTH, WEST, EAST): 0 FEET REQUIRED 0' PROVIDED (MIN)
SIDE SETBACK (NORTH): 0 FEET REQUIRED 0' PROVIDED

PARKING CALCULATIONS:
APARTMENTS = 1.0 PER 1 AND 2 BEDROOMS; 1.25 SPACES PER 3 BEDROOM UNIT
RETAIL = 1 SPACE PER 300 SQ FT
OFFICE = 1 SPACE PER 300 SQ FT
WAREHOUSE = 1 SPACE PER 500 SQ FT
COMMERCIAL = 1 SPACE PER 50 SQ FT

REQUIRED PARKING SPACES:
APARTMENTS = 28 X 1.0 + 3 X 1.25 = 32 SPACES
RETAIL = 10,484 / 300 = 35 SPACES
OFFICE = 11,065 / 300 = 37 SPACES
WAREHOUSE = 2,997 / 500 = 6 SPACES
COMMERCIAL = 746 / 50 = 15 SPACES

PARKING REDUCTION = 37 SPACES X 0.40 = 15 SPACES

TOTAL PARKING REQUIRED = 142 SPACES

PARKING PROVIDED IN FIRST AND SECOND GARAGE FLOORS = 39 SPACES
ON-STREET PARKING SPACES = 4 SPACES
TOTAL PROVIDED PARKING = 43 SPACES

LOADING CALCULATIONS:
LOADING REQUIRED = TWO LOADING SPACES REQUIRED
TWO LOADING SPACES PROVIDED

CLIENT

MARKUS MANAGEMENT GROUP, LLC
251 EAST MERRILL STREET
SUITE #205
BIRMINGHAM, MI, 48009

PROJECT TITLE

BIRMINGHAM TOWERS MIXED USE
OLD WOODWARD AT HAZEL STREET
CITY OF BIRMINGHAM, OAKLAND COUNTY, MICHIGAN

REVISIONS

ORIGINAL ISSUE DATE:
JANUARY 03, 2023

DRAWING TITLE
SITE PLAN

PEA JOB NO.	2017-093
P.M.	JPB
DN.	PB
DES.	PB

DRAWING NUMBER:

C-3.0

NOT FOR CONSTRUCTION

XREF: S:\PROJECTS\2017\2017093\DWG\17093-TOPOBASE.DWG
XREF: S:\PROJECTS\2017\2017093\DWG\SITE PLAN\BASE-17093.DWG
XREF: S:\PROJECTS\2017\2017093\DWG\SITE PLAN\TBLK-17093.DWG

GENERAL NOTES:

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF BIRMINGHAM AND M.D.O.T.
2. THE CONTRACTOR MUST CONTACT THE ENGINEER SHOULD THEY ENCOUNTER ANY DESIGN ISSUES DURING CONSTRUCTION. IF THE CONTRACTOR MAKES DESIGN MODIFICATIONS WITHOUT THE WRITTEN DIRECTION OF THE DESIGN ENGINEER, THE CONTRACTOR DOES SO AT HIS OWN RISK.
3. ALL NECESSARY PERMITS, TESTING, BONDS AND INSURANCES ETC., SHALL BE PAID FOR BY THE CONTRACTOR. THE OWNER SHALL PAY FOR ALL CITY INSPECTION FEES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL DURING THE PERIODS OF CONSTRUCTION. THIS SHALL BE CONSIDERED INCIDENTAL TO THE JOB.
5. THE CONTRACTOR SHALL NOTIFY MISS DIG (811) AND REPRESENTATIVES OF OTHER UTILITIES IN THE VICINITY OF THE WORK A MINIMUM OF 72 HOURS PRIOR TO START OF CONSTRUCTION (EXCLUDING WEEKENDS AND HOLIDAYS) FOR LOCATION AND STAKING OF ON-SITE UTILITY LINES. IF NO NOTIFICATION IS GIVEN AND DAMAGE RESULTS, SAID DAMAGE WILL BE REPAIRED AT SOLE EXPENSE OF THE CONTRACTOR. IF EXISTING UTILITY LINES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.
6. CONTRACTOR TO VERIFY THAT THE PLANS AND SPECIFICATIONS ARE THE VERY LATEST PLANS AND SPECIFICATIONS AND FURTHERMORE, VERIFY THAT THESE PLANS AND SPECIFICATIONS HAVE BEEN APPROVED. ALL ITEMS CONSTRUCTED BY THE CONTRACTOR PRIOR TO RECEIVING FINAL APPROVAL, HAVING TO BE ADJUSTED OR RE-DONE, SHALL BE AT THE CONTRACTORS EXPENSE. SHOULD THE CONTRACTOR ENCOUNTER A CONFLICT BETWEEN THESE PLANS AND/OR SPECIFICATIONS, THEY SHALL SEEK CLARIFICATION IN WRITING FROM THE ENGINEER BEFORE COMMENCEMENT OF CONSTRUCTION. FAILURE TO DO SO SHALL BE AT SOLE EXPENSE TO THE CONTRACTOR.
7. ALL PROPERTIES OR FACILITIES IN THE SURROUNDING AREAS, PUBLIC OR PRIVATE, DESTROYED OR OTHERWISE DISTURBED DUE TO CONSTRUCTION, SHALL BE REPLACED AND/OR RESTORED TO THE ORIGINAL CONDITION BY THE CONTRACTOR.
8. MANHOLE, CATCH BASIN, GATE VALVES AND HYDRANT FINISH GRADES MUST BE CLOSELY CHECKED AND APPROVED BY THE ENGINEER BEFORE THE CONTRACTOR'S WORK IS CONSIDERED COMPLETE.
9. CONTRACTOR SHALL REMOVE AND DISPOSE OF OFF-SITE ANY TREES, BRUSH, STUMPS, TRASH OR OTHER UNWANTED DEBRIS AT THE OWNER'S DIRECTION, INCLUDING OLD BUILDING FOUNDATIONS AND FLOORS. BURNING OF TRASH, STUMPS OR OTHER DEBRIS SHALL NOT BE PERMITTED.
10. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BARRICADING, SIGNAGE, LIGHTS AND TRAFFIC CONTROL DEVICES TO PROTECT THE WORK AND SAFELY MAINTAIN TRAFFIC IN ACCORDANCE WITH LOCAL REQUIREMENTS AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (LATEST EDITION). THE DESIGN ENGINEER, OWNER, CITY AND STATE SHALL NOT BE HELD LIABLE FOR ANY CLAIMS RESULTING FROM ACCIDENTS OR DAMAGES CAUSED BY THE CONTRACTOR'S FAILURE TO COMPLY WITH TRAFFIC AND PUBLIC SAFETY REGULATIONS DURING THE CONSTRUCTION PERIOD.
11. ALL EXCAVATIONS SHALL BE SLOPED, SHORED OR BRACED IN ACCORDANCE WITH MI-OSHA REQUIREMENTS. THE CONTRACTOR SHALL PROVIDE AN ADEQUATELY CONSTRUCTED AND BRACED SHORING SYSTEM FOR EMPLOYEES WORKING IN AN EXCAVATION THAT MAY EXPOSE EMPLOYEES TO THE DANGER OF MOVING GROUND.

PAVING NOTES:

1. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF BIRMINGHAM AND M.D.O.T.
2. IN AREAS WHERE NEW PAVEMENTS ARE BEING CONSTRUCTED, THE TOPSOIL AND SOIL CONTAINING ORGANIC MATTER SHALL BE REMOVED PRIOR TO PAVEMENT CONSTRUCTION.
3. ON-SITE FILL CAN BE USED IF THE SPECIFIED COMPACTION REQUIREMENTS CAN BE ACHIEVED. IF ON-SITE SOIL IS USED, IT SHOULD BE CLEAN AND FREE OF FROZEN SOIL, ORGANICS, OR OTHER DELETERIOUS MATERIALS.
4. THE FINAL SUBGRADE/EXISTING AGGREGATE BASE SHOULD BE THOROUGHLY PROOFROLLED USING A FULLY LOADED TANDEM AXLE TRUCK OR FRONT END LOADER UNDER THE OBSERVATION OF A GEOTECHNICAL/PAVEMENT ENGINEER. LOOSE OR YIELDING AREAS THAT CANNOT BE MECHANICALLY STABILIZED SHOULD BE REINFORCED USING GEOGRIDS OR REMOVED AND REPLACED WITH ENGINEERED FILL OR AS DICTATED BY FIELD CONDITIONS.
5. SUBGRADE UNDERCUTTING, INCLUDING BACKFILLING SHALL BE PERFORMED TO REPLACE MATERIALS SUSCEPTIBLE TO FROST HEAVING AND UNSTABLE SOIL CONDITIONS. ANY EXCAVATIONS THAT MAY BE REQUIRED BELOW THE TOPSOIL IN FILL SECTIONS OR BELOW SUBGRADE IN CUT SECTIONS, WILL BE CLASSIFIED AS SUBGRADE UNDERCUTTING.
6. SUBGRADE UNDERCUTTING SHALL BE PERFORMED WHERE NECESSARY AND THE EXCAVATED MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR. ANY SUBGRADE UNDERCUTTING SHALL BE BACKFILLED WITH SAND OR OTHER SIMILAR APPROVED MATERIAL. BACKFILL SHALL BE COMPACTED TO 95% OF THE MAXIMUM UNIT WEIGHT (PER ASTM D-1557) UNLESS OTHERWISE SPECIFIED.
7. BACKFILL UNDER PAVED AREAS SHALL BE AS SPECIFIED ON DETAILS.
8. ANY SUB-GRADE WATERING REQUIRED TO ACHIEVE REQUIRED DENSITY SHALL BE CONSIDERED INCIDENTAL TO THE JOB.
9. FINAL PAVEMENT ELEVATIONS SHOULD BE SO DESIGNED TO PROVIDE POSITIVE SURFACE DRAINAGE. A MINIMUM SURFACE SLOPE OF 1.0 PERCENT IS RECOMMENDED.
10. CONSTRUCTION TRAFFIC SHOULD BE MINIMIZED ON THE NEW PAVEMENT. IF CONSTRUCTION TRAFFIC IS ANTICIPATED ON THE PAVEMENT STRUCTURE, THE INITIAL LIFT THICKNESS COULD BE INCREASED AND PLACEMENT OF THE FINAL LIFT COULD BE DELAYED UNTIL THE MAJORITY OF THE CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED. THIS ACTION WILL ALLOW REPAIR OF LOCALIZED FAILURE, IF ANY DOES OCCUR, AS WELL AS REDUCE LOAD DAMAGE ON THE PAVEMENT SYSTEM.

GENERAL UTILITY NOTES:

11. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CITY OF BIRMINGHAM.
12. ALL TRENCHES UNDER OR WITHIN THREE (3) FEET OR THE FORTY-FIVE (45) DEGREE ZONE OF INFLUENCE LINE OF EXISTING AND/OR PROPOSED PAVEMENT, BUILDING PAD OR DRIVE APPROACH SHALL BE BACKFILLED WITH SAND COMPACTED TO AT LEAST NINETY-FIVE (95) PERCENT OF MAXIMUM UNIT WEIGHT (ASTM D-1557). ALL OTHER TRENCHES TO BE COMPACTED TO 90% OR BETTER.
13. WHENEVER EXISTING MANHOLES OR SEWER PIPE ARE TO BE TAPPED, DRILL HOLES 4" CENTER TO CENTER, AROUND PERIPHERY OF OPENING TO CREATE A PLANE OF WEAKNESS JOINT BEFORE BREAKING SECTION OUT.
14. THE LOCATIONS AND DIMENSIONS SHOWN ON THE PLANS FOR EXISTING UTILITIES ARE IN ACCORDANCE WITH AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING. THE DESIGN ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION OR THAT ALL EXISTING UNDERGROUND FACILITIES ARE SHOWN. CONTRACTOR TO FIELD VERIFY UTILITIES.
15. THE CONTRACTOR MUST COORDINATE TO ENSURE ALL REQUIRED PIPES, CONDUITS, CABLES AND SLEEVES ARE PROPERLY PLACED FOR THE INSTALLATION OF GAS, ELECTRIC, PHONE, CABLE, IRRIGATION, ETC. IN SUCH A MANNER THAT WILL FACILITATE THEIR PROPER INSTALLATION PRIOR TO THE PLACEMENT OF THE PROPOSED PAVEMENT AND LANDSCAPING.
16. REFER TO CITY OF BIRMINGHAM, STANDARD DETAILS FOR PIPE BEDDING DETAILS.
17. REFER TO CITY OF BIRMINGHAM STANDARD DETAIL SHEETS FOR ADDITIONAL INFORMATION.

STORM SEWER NOTES:

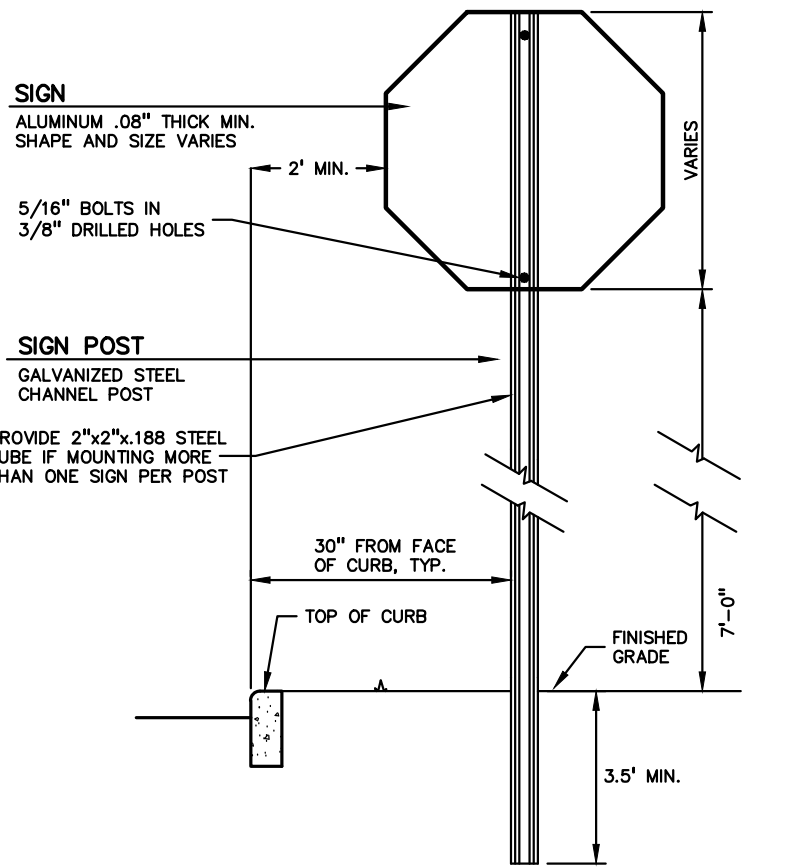
1. ALL STORM SEWER 12" AND LARGER SHALL BE RCP CLASS IV UNLESS OTHERWISE NOTED. REFER TO CITY STANDARD DETAILS SHEETS FOR STANDARD BEDDING DETAILS.
2. JOINTS FOR ALL STORM SEWER 12" AND LARGER SHALL BE MODIFIED TONGUE AND GROOVE JOINT WITH RUBBER GASKETS UNLESS SPECIFIED OTHERWISE (ASTM C-443)
3. ALL STORM SEWER LEADS SHALL BE CONSTRUCTED OF PVC SCHEDULE 40 PIPE AT 1.00% MINIMUM SLOPE WITH GLUED JOINTS, UNLESS OTHERWISE NOTED.

WATER MAIN NOTES:

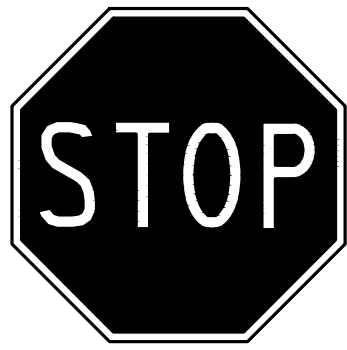
1. ALL WATER MAIN SHALL BE INSTALLED WITH A MINIMUM COVER OF 5.5' BELOW FINISH GRADE. WHEN WATER MAINS MUST DIP TO PASS UNDER A STORM SEWER OR SANITARY SEWER, THE SECTIONS WHICH ARE DEEPER THAN NORMAL SHALL BE KEPT TO A MINIMUM LENGTH BY THE USE OF VERTICAL TWENTY TWO AND A HALF (22.5°) DEGREE BENDS, PROPERLY ANCHORED.
2. ALL TEE'S, BENDS, CONNECTIONS, ETC. ARE CONSIDERED INCIDENTAL TO THE JOB.
3. PHYSICAL CONNECTIONS SHALL NOT BE MADE BETWEEN EXISTING AND NEW WATER MAINS UNTIL TESTING IS SATISFACTORILY COMPLETED.
4. MAINTAIN 10' HORIZONTAL CLEARANCE BETWEEN OUTER EDGE OF WATERMAIN AND ANY SANITARY SEWER OR STRUCTURE.
5. ALL WATER MAIN SHALL BE DUCTILE IRON CLASS 54 WITH POLYETHYLENE WRAP.

SANITARY SEWER NOTES:

1. DOWNSPOUTS, WEEP TILE, FOOTING DRAINS OR ANY CONDUIT THAT CARRIES STORM OR GROUND WATER SHALL NOT BE ALLOWED TO DISCHARGE INTO A SANITARY SEWER.
2. ALL SANITARY LEADS SHALL BE CONSTRUCTED OF PVC SDR 23.5 AT 1.00% MINIMUM SLOPE.
3. JOINTS FOR P.V.C. SOLID WALL PIPE SHALL BE ELASTOMERIC (RUBBER GASKET) AS SPECIFIED IN A.S.T.M. DESIGNATION D-3212.



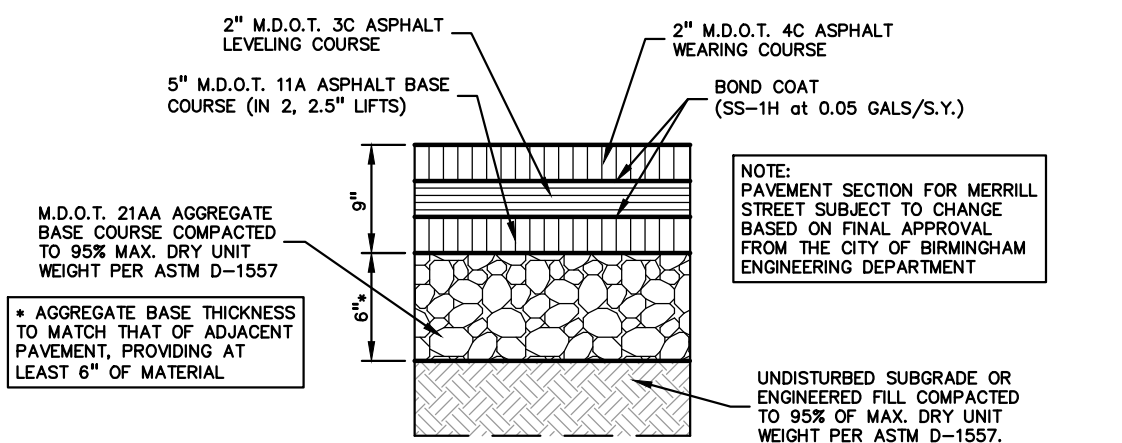
SIGN AND POST INSTALLATION



STOP SIGN DETAIL

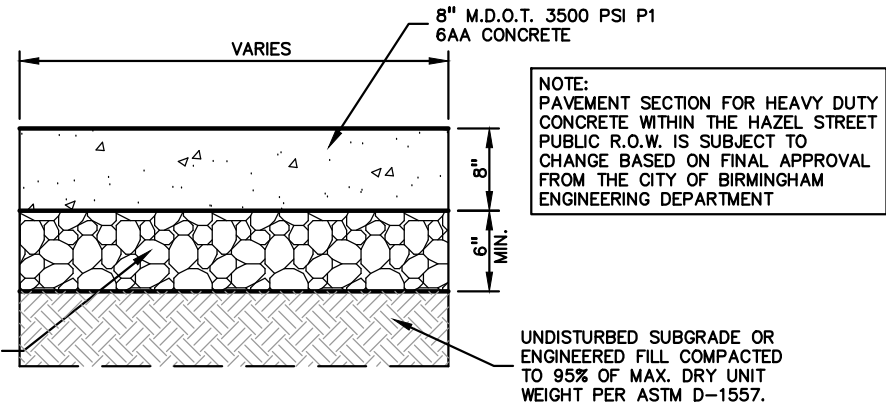


NO PARKING LOADING ZONE SIGN



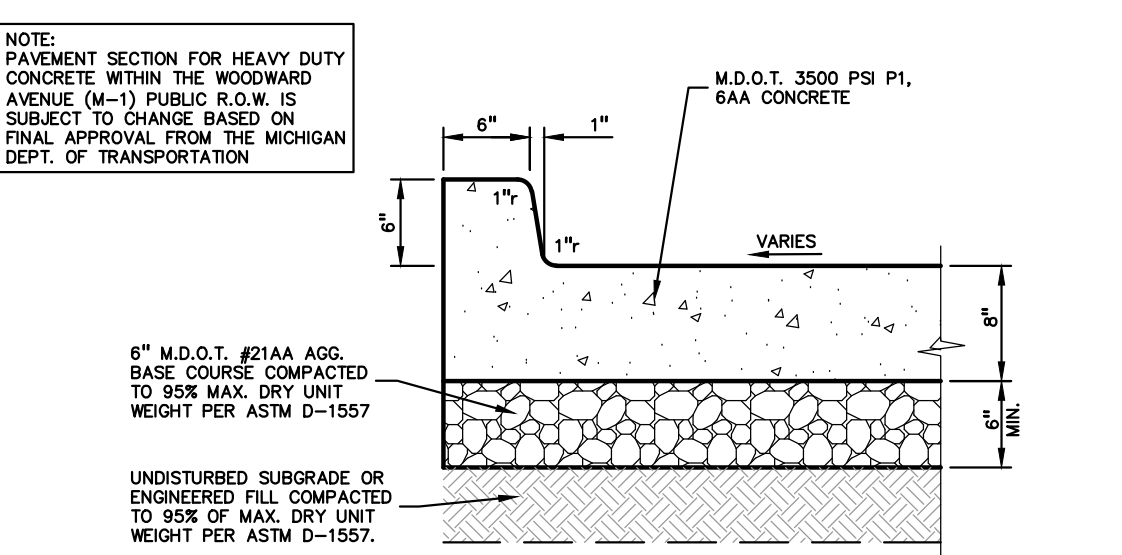
R.O.W. ASPHALT PAVEMENT DETAIL

(FOR OLD WOODWARD & HAZEL ST.)



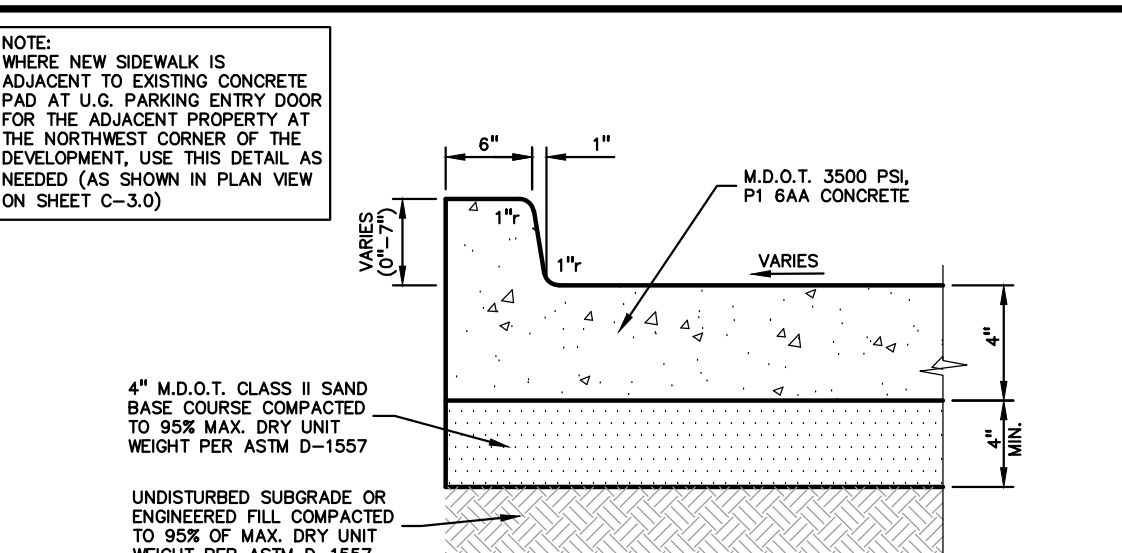
HEAVY DUTY CONCRETE DETAIL

(FOR USE AT HAZEL STREET ENTRANCE)

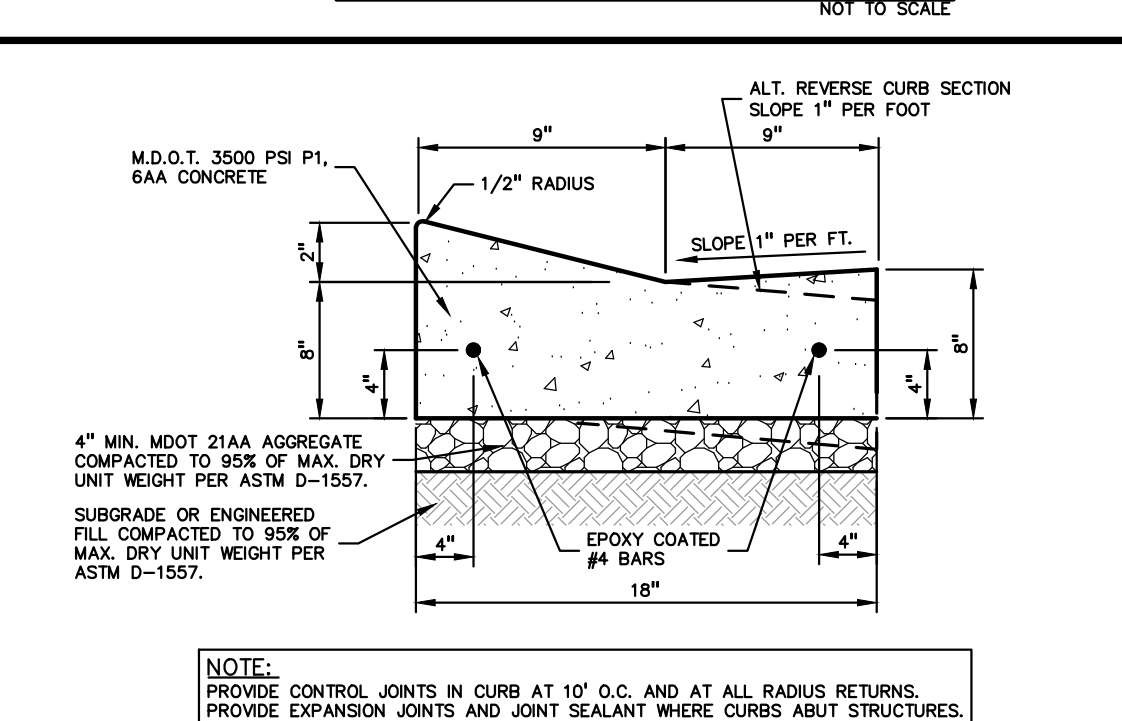


H.D. CONCRETE PAVEMENT WITH INTEGRAL CURB

(FOR USE WITHIN M.D.O.T. R.O.W.)



INTEGRAL CURB AT SIDEWALK



18"x2" MOUNTABLE CURB AND GUTTER DETAIL

NOT TO SCALE



CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE OR OTHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

CLIENT
MARKUS MANAGEMENT GROUP, LLC
251 EAST MERRILL STREET
SUITE #205
BIRMINGHAM, MI, 48009

PROJECT TITLE
BIRMINGHAM TOWERS MIXED USE
OLD WOODWARD AT HAZEL STREET
CITY OF BIRMINGHAM, OKLAHOMA COUNTY, MICHIGAN

REVISIONS

ORIGINAL ISSUE DATE:
JANUARY 03, 2023

DRAWING TITLE

NOTES AND DETAILS

PEA JOB NO.	2017-093
P.M.	JPB
D.N.	PB
DES.	PB

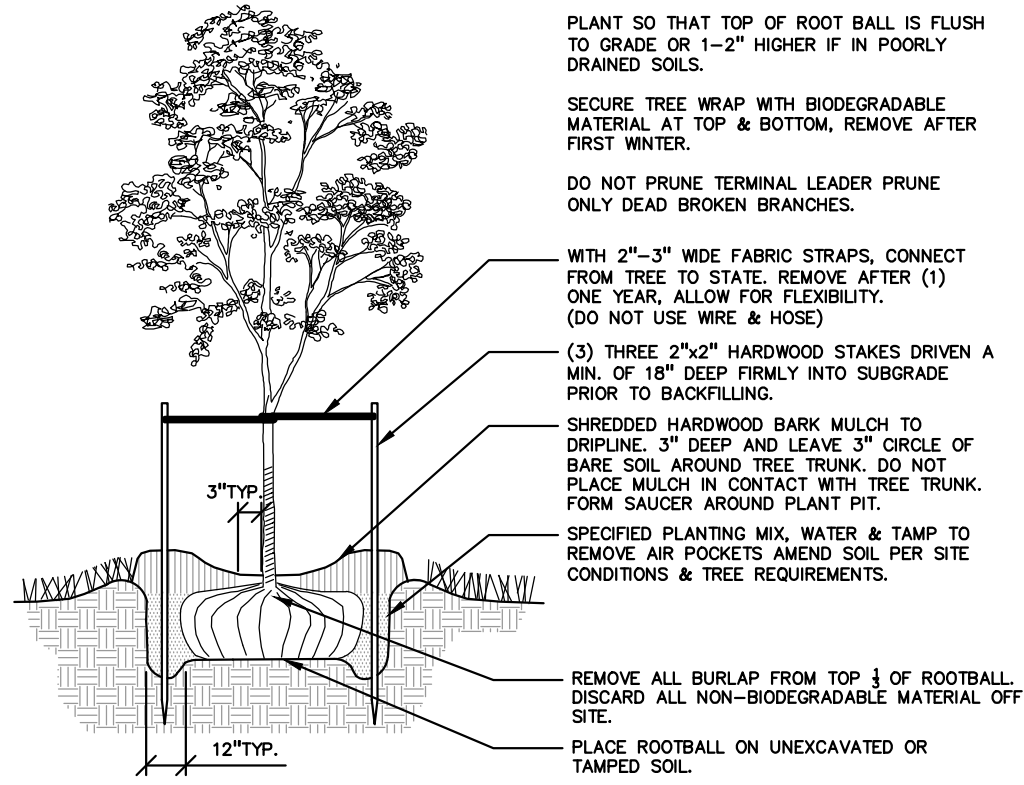
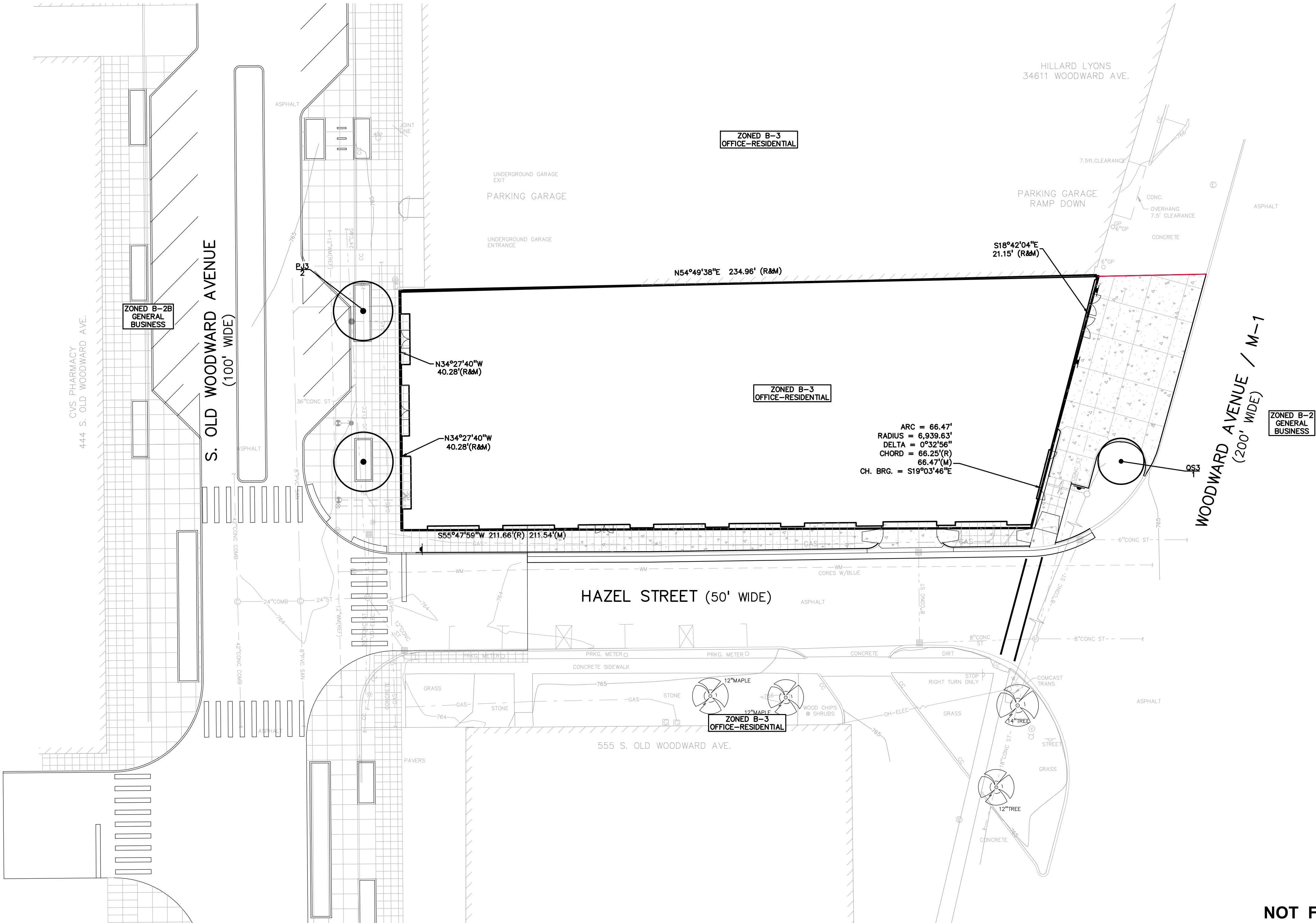
DRAWING NUMBER:

NOT FOR CONSTRUCTION

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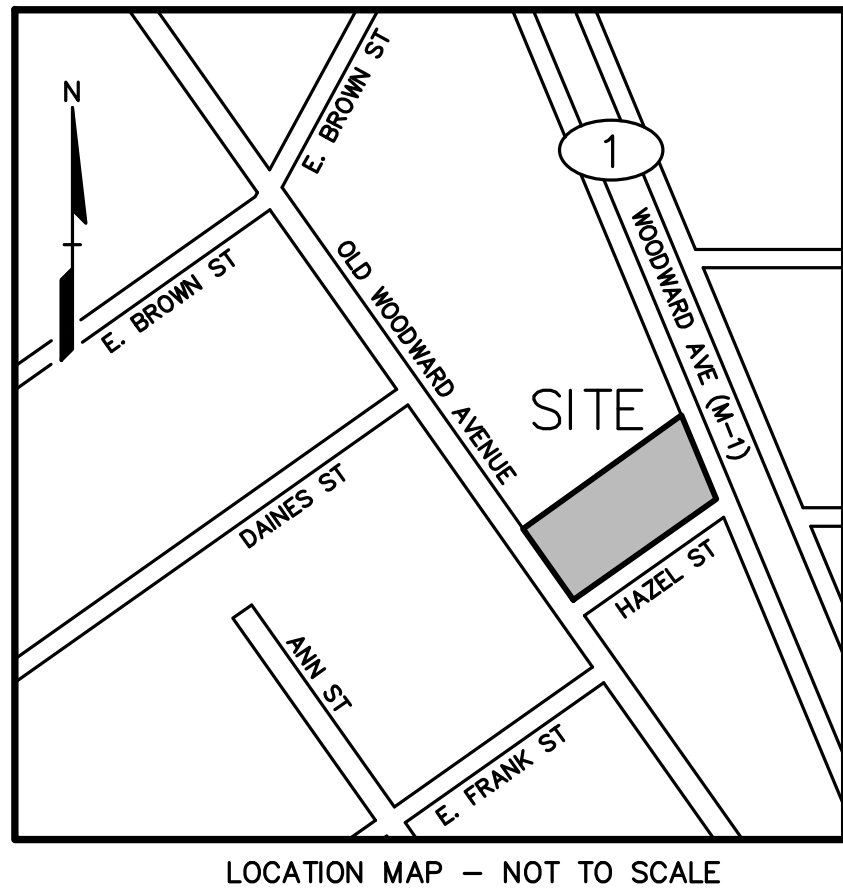
C-8.1

S:\PROJECTS\2017\2017-093 HAZEL STREET & WOODWARD AVE - 4890.dwg\LANDSCAPE\17093- LANDSCAPE PLANNING



DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

TREE PLANT LIST:					
QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
2	PJ3	Jack Select Pear	<i>Pyrus calleryana 'Jazzcam'</i>	3" Cal.	B&B
1	QS3	Streetspire Oak	<i>Quercus alba 'JFS-KW1QX' (columnar)</i>	3" Cal.	B&B



PEAGROUP
t: 844.813.2949
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SCALE: 1" = 20'

CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

LANDSCAPE REQUIREMENTS PER CITY OF BIRMINGHAM:

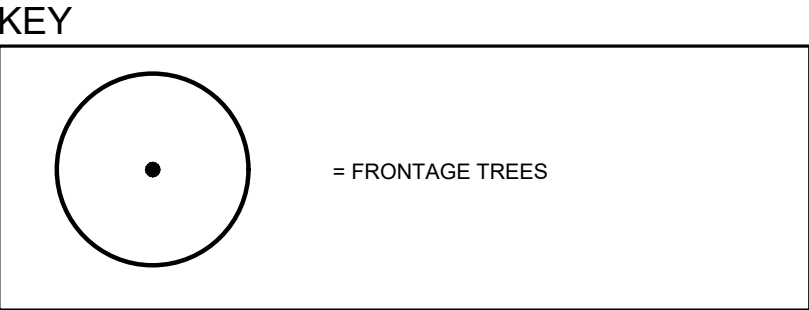
STANDARD LANDSCAPE REQUIREMENTS
PER 4.20 LA-01 B3.-FOR PARKING 20 OR MORE SPACES
PER 4.20 LA-01 F.-FOR PARKING LOTS 7500 SF OR GREATER
5% OF INTERIOR PARKING LOT AREA SHALL BE
LANDSCAPED WITH 1 TREE/150 SF OF REQ.D AREA

PROPOSED:
PARKING AREA IS LESS THAN 20 CARS,THEREFORE REQUIREMENTS
ABOVE ARE **NOT APPLICABLE**.

FRONTAGE TREES:
1 TREE PER 40 LF OF FRONTAGE REQUIRED

S. OLD WOODWARD AVENUE: 81 LF/40 = 2 TREES
HAZEL STREET: 212 LF/40 = 5 TREES
WOODWARD AVENUE: 88 LF/40 = 2 TREES

PROPOSED:
S. OLD WOODWARD AVENUE: 2 TREES
HAZEL STREET: 0 TREES DUE TO LACK OF SPACE
WOODWARD AVENUE: 1 TREES DUE TO LACK OF SPACE



- GENERAL PLANTING NOTES:**
- LANDSCAPE CONTRACTOR SHALL VISIT SITE, INSPECT EXISTING SITE CONDITIONS AND REVIEW PROPOSED PLANTING AND RELATED WORK. IN CASE OF DISCREPANCY BETWEEN PLAN AND PLANT LIST, PLAN SHALL GOVERN QUANTITIES. CONTACT LANDSCAPE ARCHITECT WITH ANY CONCERNS.
 - CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ON SITE UTILITIES PRIOR TO BEGINNING CONSTRUCTION ON HIS/HER PHASE OF WORK. ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION MAY BE LOCATED BY CALLING MISS DIG 1-800-482-7171. ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF CONTRACTOR. CONTRACTOR SHALL COORDINATE ALL RELATED ACTIVITIES WITH OTHER TRADES ON THE JOB AND SHALL REPORT ANY UNACCEPTABLE JOB CONDITIONS TO OWNER'S REPRESENTATIVE PRIOR TO COMMENCING.
 - ALL PLANT MATERIAL TO BE PREMIUM GRADE NURSERY STOCK AND SHALL SATISFY AMERICAN ASSOCIATION OF NURSERYMEN STANDARD FOR NURSERY STOCK. ALL LANDSCAPE MATERIAL SHALL BE NORTHERN GROWN, NO. 1, GRADE.
 - CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON LANDSCAPE PLAN PRIOR TO PRICING THE WORK.
 - THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING SPECIFICATIONS.
 - ALL SINGLE STEM SHADE TREES TO HAVE STRAIGHT TRUNKS AND SYMMETRICAL CROWNS.
 - ALL SINGLE TRUNK SHADE TREES TO HAVE A CENTRAL LEADER, TREES WITH FORKED OR IRREGULAR TRUNKS WILL NOT BE ACCEPTED.
 - ALL MULTI STEM TREES SHALL BE HEAVILY BRANCHED AND HAVE SYMMETRICAL CROWNS. ONE SIDED TREES OR THOSE WITH THIN OR OPEN CROWNS SHALL NOT BE ACCEPTED.
 - ALL EVERGREEN TREES SHALL BE HEAVILY BRANCHED AND FULL TO THE GROUND, SYMMETRICAL IN SHAPE AND NOT SHEARED FOR THE LAST FIVE GROWING SEASONS.
 - ALL TREES TO HAVE CLAY OR CLAY LOAM BALLS, TREES WITH SAND BALLS WILL BE REJECTED.
 - NO MACHINERY IS TO BE USED WITHIN THE DRIP LINE OF EXISTING TREES; HAND GRADE ALL LAWN AREAS WITHIN THE DRIP LINE OF EXISTING TREES.
 - ALL TREE LOCATIONS SHALL BE STAKED BY LANDSCAPE CONTRACTOR AND ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF THE PLANT MATERIAL.
 - IT IS MANDATORY THAT POSITIVE DRAINAGE IS PROVIDED AWAY FROM ALL BUILDINGS.
 - ALL PLANTING BEDS SHALL RECEIVE 3" SHREDDED HARDWOOD BARK MULCH WITH PRE EMERGENT, SEE SPECIFICATIONS. SHREDDED PALETTE AND DYED MULCH WILL NOT BE ACCEPTED.
 - ALL LANDSCAPED AREAS SHALL RECEIVE 3" COMPACTED TOPSOIL.
 - SEE SPECIFICATIONS FOR ADDITIONAL COMMENTS, REQUIREMENTS, PLANTING PROCEDURES AND WARRANTY STANDARDS.
 - FOR NON-LAWN SEED MIX AREAS, AS NOTED ON PLAN, BRUSH MOW ONCE SEASONALLY FOR INVASIVE SPECIES CONTROL.

CLIENT

MARKUS MANAGEMENT GROUP, LLC
251 EAST MERRILL STREET
SUITE #205
BIRMINGHAM, MI, 48009

PROJECT TITLE

BIRMINGHAM TOWERS MIXED USE
OLD WOODWARD AT HAZEL STREET
CITY OF BIRMINGHAM, OAKLAND COUNTY, MICHIGAN

REVISIONS

ORIGINAL ISSUE DATE:
JANUARY 03, 2023

DRAWING TITLE

PRELIMINARY LANDSCAPE PLAN

PEA JOB NO.	2017-093
P.M.	JPB
DN.	PB
DES.	PB

DRAWING NUMBER:

L-1.0

NOT FOR CONSTRUCTION XREF: S:\PROJECTS\2017\2017093\DWG\17093-TOP\BASE.DWG
XREF: S:\PROJECTS\2017\2017093\DWG\17093-SITE\PLAN\BASE-17093.DWG
XREF: S:\PROJECTS\2017\2017093\DWG\17093-SITE\PLAN\TLK-17093.DWG

BIRMINGHAM TOWERS (MIXED USE)

469-479 SOUTH OLD WOODWARD

BIRMINGHAM, MI 48009

OWNER/DEVELOPER:

BIRMINGHAM TOWER PARTNERS LLC
251 EAST MERRILL ST, STE 204
BIRMINGHAM, MI 48009

ARCHITECT

BOWERS + ASSOCIATES, INC.
2400 S. HURON PARKWAY
ANN ARBOR, MICHIGAN 48104
T: 734.975.2400
F: 734.975.2410

SHEET INDEX:

ARCHITECTURAL

T1.00	SHEET INDEX, GENERAL NOTES
SP1.00	SITE PLAN
A1.00	LOWER LEVEL PARKING PLAN
A1.01	FIRST LEVEL (GROUND) FLOOR PLAN
A1.02	2ND LEVEL FLOOR PLAN
A1.03	3RD LEVEL FLOOR PLAN
A1.04	4TH LEVEL FLOOR PLAN
A1.05	5TH LEVEL FLOOR PLAN
A1.06	ROOF PLAN
A5.00	EXTERIOR ELEVATIONS
A5.01	EXTERIOR ELEVATIONS
A5.02	EXTERIOR ELEVATIONS
A5.03	EXTERIOR 3D RENDERINGS

ABBREVIATIONS:

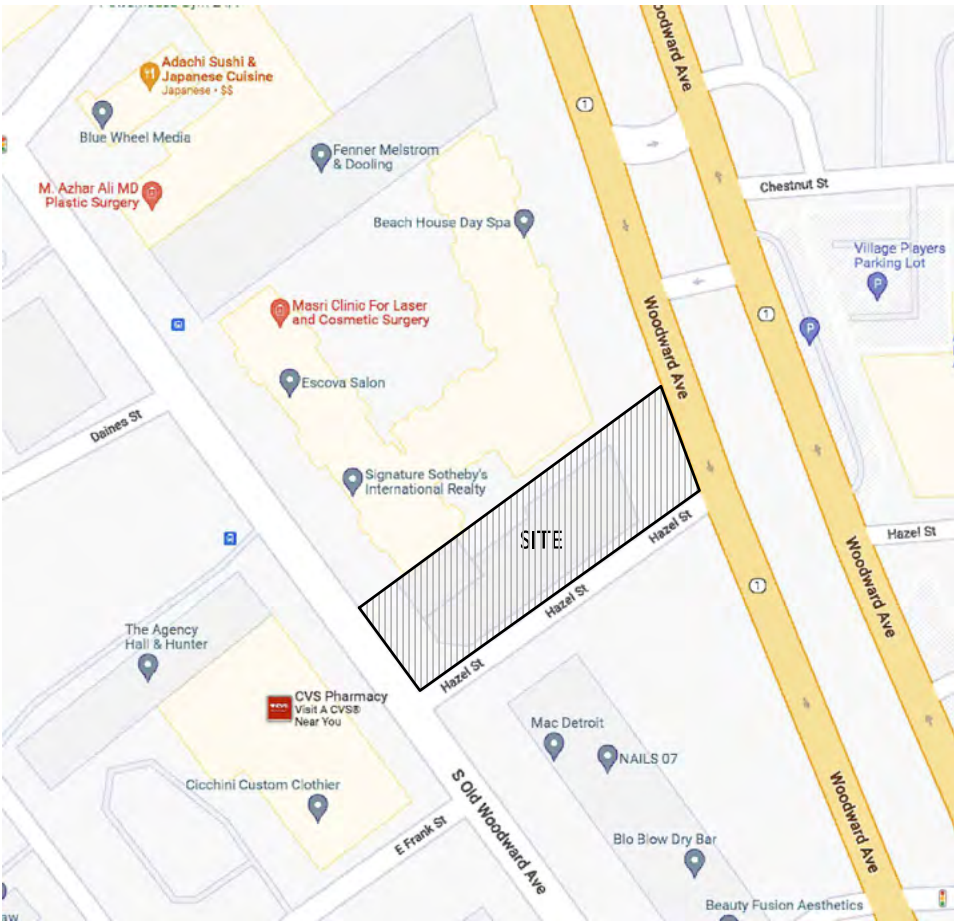
AFF	ABOVE FINISH FLOOR
ADJ	ADJUSTABLE
ALUM	ALUMINUM
ANOD	ANODIZED
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
APPROX	APPROXIMATE
ARCH	ARCHITECT
BD	BOARD
BDRM	BEDROOM
BF	BARRIER FREE
BFF	BELOW FINISH FLOOR
BLDG	BUILDING
BLKG	BLOCKING
BO	BOTTOM OF
BTWN	BETWEEN
CAB	CABINET
CF	COMMUNICATIONS FEATURE
CJ	CONTROL JOINT
CL	CLOSET
CLG	CEILING
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONSTR	CONSTRUCTION
CONT	CONTINUOUS
CPT	CARPET
CT	CERAMIC TILE
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DN	DOWN
DR	DOOR
DS	DOWNSPOUT
DWG	DRAWING
EA	EACH
EJ	EXPANSION JOINT
ELEC	ELECTRICAL
ELEV	ELEVATION
EQ	EQUAL
E.W.	EACH WAY
EWV	ELECTRIC WATER COOLER
EXP	EXPOSED
EX	EXISTING
EXT	EXTERIOR
FD	FLOOR DRAIN
FDN	FOUNDATION
FIN	FINISH
FIXT	FIXTURE
FL	FLASHING
FLR	FLOOR
FRP	FIBERGLASS REINFORCED
FS	FLOOR SINK
FT	FOOT/FEET
FTG	FOOTING
GA	GAUGE
GALV	GALVANIZED
GB	GYPSUM BOARD
GFI	GROUND FAULT INTERRUPTER
GL	GLASS/GLAZING
GYP	GYPSUM
HD	HARDWOOD
HGT	HEIGHT
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HP	HIGH POINT
IN	INCHES
INCL	INCLUDES/INCLUDING
INSUL	INSULATION/INSULATED
INT	INTERIOR
ISOL	ISOLATION
JC	JANITOR'S CLOSET
KIT	KITCHEN
LAV	LAVATORY
LIV	LIVING ROOM
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
MANUF	MANUFACTURER
MAR	MARBLE
MAS	MASONRY
MATL	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
MEMB	MEMBRANE
MEZZ	MEZZANINE
M.O.	MASONRY OPENING
MR	MOISTURE RESISTANT
MTD	MOUNTED
MTL	METAL
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
O.C.	ON CENTER
OD	OVERFLOW DRAIN
OH	OVERHEAD DOOR
OPG	OPENING
OPP	OPPOSITE

ABBREVIATIONS:

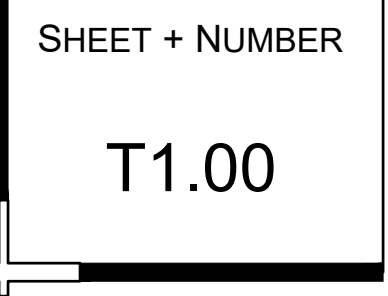
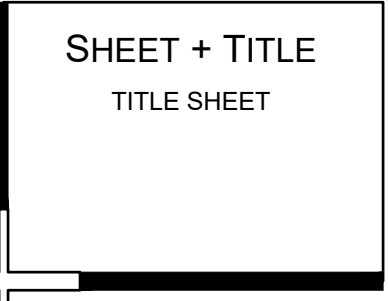
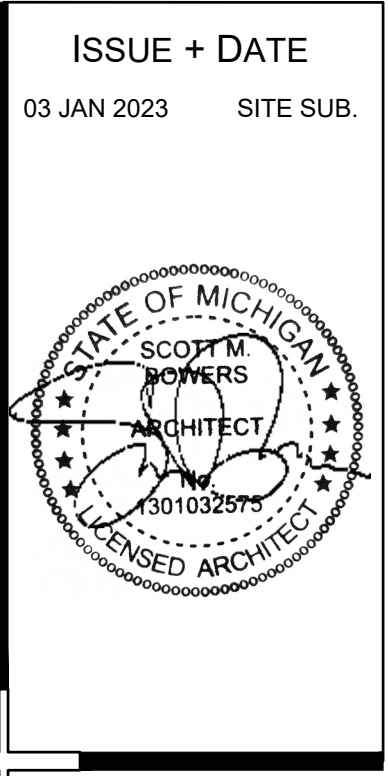
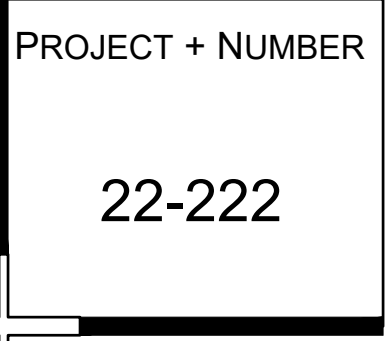
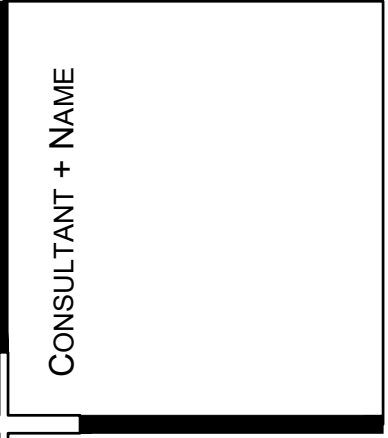
PL	PLATE
PLAM	PLASTIC LAMINATE
PLYWD	PLYWOOD
PPT	PRESERVATIVE PRESSURE TREATED
PR	PAIR
PRE-ENG	PRE-ENGINEERED
PREFAB	PREFABRICATED
PREFIN	PREFINISHED
PROP	PROPERTY
PART	PARTITION
P	PAINT
PT	PORCELAIN TILE
QT	QUARRY TILE
R+S	ROD AND SHELF
RB	RUBBER BASE
RC	ROOF CONDUCTOR
RD	ROOF DRAIN
REF	REFRIGERATOR
REINF	REINFORCED
REQ'D	REQUIRED
RET	RETARDER
RF	RESILIENT FLOORING
RM	ROOM
RT	RESILIENT TILE
RS	ROOF SUMP
SAC	SUSPENDED ACOUSTICAL CEILING
SAF	SPRAY ON FIREPROOFING
SC	SEALED CONCRETE
SCH	SCHEDULE
SCWD	SOLID CORE WOOD DOOR
SHWR	SHOWER
SHT	SHEET
SIM	SIMILAR
SPEC	SPECIFICATION
SQ	SQUARE
SS	STAINLESS STEEL
STD	STANDARD
STL	STEEL
STR	STRUCTURE/STRUCTURAL
SUPP	SUPPORT/SUPPORTED
SUSP	SUSPENDED
SV	SHEET VINYL
T+G	TONGUE AND GROOVE
THR	THRESHOLD
TEL	TELEPHONE
TH	THICK
T.C.	TOP OF
TYP	TYPICAL
UNO	UNLESS OTHERWISE NOTED
UR	URINAL
VB	VINYL BASE
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VWC	VINYL WALL COVERING
WC	WATER CLOSET
WD	WOOD
WVF	WELDED WIRE FABRIC
WWW	WELDED WIRE MESH

GENERAL NOTES

1. ALL WORK SHALL BE IN FULL COMPLIANCE WITH APPLICABLE NATIONAL, STATE, AND LOCAL CODES.
2. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF COMPLIANCE WITH CODES AND ORDINANCES APPLICABLE TO ALL PHASES OF THE WORK.
3. GENERAL CONTRACTOR TO VERIFY EXISTING CONSTRUCTION AND DIMENSIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH WORK.
4. GENERAL CONTRACTOR SHALL COORDINATE SHUT OFF/START UP OF ALL UTILITIES AND SHALL NOTIFY OWNER'S REPRESENTATIVE OF UTILITIES TO BE SHUT OFF AND EXPECTED DURATION OF UTILITIES DOWN TIME. NOTIFICATION SHALL BE GIVEN IN WRITING A MINIMUM OF 48 HOURS PRIOR TO SCHEDULING UTILITY SHUT OFF/START UP.
5. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND FURNISHING ALL REQUIRED PERMITS AND INSPECTIONS.
6. GENERAL CONTRACTOR SHALL PROVIDE TEMPORARY ENCLOSURES, BARRICADES, ETC. AS REQUIRED TO PROTECT ADJACENT OCCUPIED SPACES, COMMON AREAS, ETC. FROM DUST, NOISE, AND DEBRIS ASSOCIATED WITH PERFORMING THE WORK.
7. GENERAL CONTRACTOR SHALL MAINTAIN ALL REQUIRED EGRESS ROUTES FREE OF CONSTRUCTION MATERIALS AND DEBRIS. PROVIDE TEMPORARY CLOSURE OF ALL OPENINGS INTO THE REQUIRED EGRESS ROUTES OF EQUAL FIRE RATED CONSTRUCTION DURING WORK AFFECTING REQUIRED EGRESS ROUTES.
8. GENERAL CONTRACTOR SHALL PROVIDE AND MAINTAIN FACILITIES FOR COLLECTION AND STORAGE OF CONSTRUCTION DEBRIS. ALL CONSTRUCTION DEBRIS SHALL BE REMOVED FROM COMMON AREAS AT THE END OF EACH WORK DAY.
9. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL CONSTRUCTION DEBRIS AND CLEANING OF INTERIOR SURFACES. CARPETS TO BE 'VACUUM' CLEAN, 'HARD' FLOORING TO BE MOPPED, WALLS TO BE 'WIPE'D' CLEAN, AND WINDOWS TO BE CLEANED.
10. GENERAL CONTRACTOR SHALL COORDINATE WORK OF ALL TRADES.



LOCATION MAP
NO SCALE



S. OLD WOODWARD AVENUE
(100' WIDE)

WOODWARD AVENUE / M-1
(200' WIDE)

HAZEL STREET (50' WIDE)



OCCUPANCY AREAS

OCCUPANCY	LOCATION IN BUILDING	NET USABLE AREA
RETAIL + LOBBY + COMMERCIAL	FLOOR 1	11,199 SF
WAREHOUSE + OFFICE + ELECTRICAL	FLOOR 2	14,062 SF
RESIDENTIAL UNITS	FLOORS 3-5	37,335 SF

PARKING TABULATION

		REQUIRED	PROVIDED
RESIDENTIAL APARTMENTS	31 APARTMENTS (28) 2&1-BEDROOM x 1 SPACE (3) 3-BEDROOMS x 1.25 SPACES	32.0 SPACES 28.0 SPACES 4.0 SPACES	39.0 SPACES
RETAIL			
RETAIL + LOBBY	10,484 SF / 300 SF	35.0 SPACES	
OFFICE	11,065 SF / 300 SF	37.0 SPACES	
WAREHOUSE	2,997 SF / 500 SF	6.0 SPACES	
COMMERCIAL	746 SF /50 SF	15.0 SPACES	
*PARKING REDUCTION (37.0 SPACES x 40%)		-15 SPACES	
TOTAL			39.0 SPACES
TOTAL (WITH 4 STREET PARKING SPACES)		142 SPACES	43.0 SPACES

* M CITY OF BIRMINGHAM ZONING ORDINANCE PARKING STANDARD ARTICLE 4.50/PK-06/ITEM C: OFFICE AND RESIDENTIAL PARKING: WHERE THERE IS COMBINED WITHIN A SINGLE BUILDING, AN OFFICE USE AND A RESIDENTIAL USE, UP TO 40% OF THE PARKING SUPPLIED TO MEET THE REQUIREMENT FOR THE OFFICE USE MAY ALSO BE USED TO MEET THE REQUIREMENT FOR RESIDENTIAL USE, PROVIDED THAT THE NUMBER OF SPACES REQUIRED FOR RESIDENTIAL PARKING SHALL NEVER BE LESS THAN 1 PARKING SPACE PER DWELLING UNIT.

CURRENT ADDRESS			
STREET ADDRESS		SIDWELL NUMBER	ZONING
469 SOUTH OLD WOODWARD		19-36-208-011	B3/D4
479 SOUTH OLD WOODWARD		19-36-208-012	B3/D4
BUILDING CALCULATIONS			
LOCATION	SPACES/UNITS	NET USABLE AREA	GROSS AREA
PARKING LEVEL P1	37 PARKING SPACES	14,837 SF	18,175 SF
MAIN FLOOR	RETAIL/LOBBY/COMMERCIAL 2 PARKING SPACES	11,621 SF	18,175 SF
2ND FLOOR	RETAIL/OFFICE/MECH.	14,062 SF	18,175 SF
3RD FLOOR	11 APARTMENT UNITS	13,218 SF	17,059 SF
4TH FLOOR	11 APARTMENT UNITS	13,218 SF	17,059 SF
5TH FLOOR	9 APARTMENT UNITS	10,899 SF	13,215 SF
TOTAL	-	77,855 SF	101,858 SF

RESIDENT UNIT MATRIX						
	FLOOR 1	FLOOR 2	FLOOR 3	FLOOR 4	FLOOR 5	TOTAL
UNIT A (3 BEDROOM)	0	0	1	1	0	2
UNIT B (2 BEDROOM)	0	0	4	4	0	8
UNIT C (1 BEDROOM)	0	0	1	1	0	2
UNIT D (1 BEDROOM)	0	0	1	1	0	2
UNIT E (1 BEDROOM)	0	0	4	4	0	8
UNIT F (3 BEDROOM)	0	0	0	0	1	1
UNIT G (2 BEDROOM)	0	0	0	0	3	3
UNIT H (1 BEDROOM)	0	0	0	0	1	1
UNIT J (1 BEDROOM)	0	0	0	0	4	4
TOTAL	0	0	11	11	9	31

1 BEDROOM		6	6	5	17
2 BEDROOM		4	4	3	11
3 BEDROOM		1	1	1	3
TOTAL		11	11	9	31

BOWERS+ASSOCIATES
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WWW.BOWERSARCH.COM

CONSULTANT + NAME

PROJECT + INFORMATION

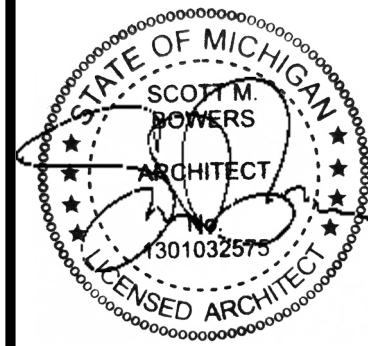
BIRMINGHAM TOWERS
MIXED USE
OLD WOODWARD AVE
BIRMINGHAM, MICHIGAN

PROJECT + NUMBER

22-222

ISSUE + DATE

03 NOV 2022 TENANT REV
20 DEC 2022 OWN. REV
23 DEC 2022 PKG CALC
03 JAN 2023 SITE SUB.

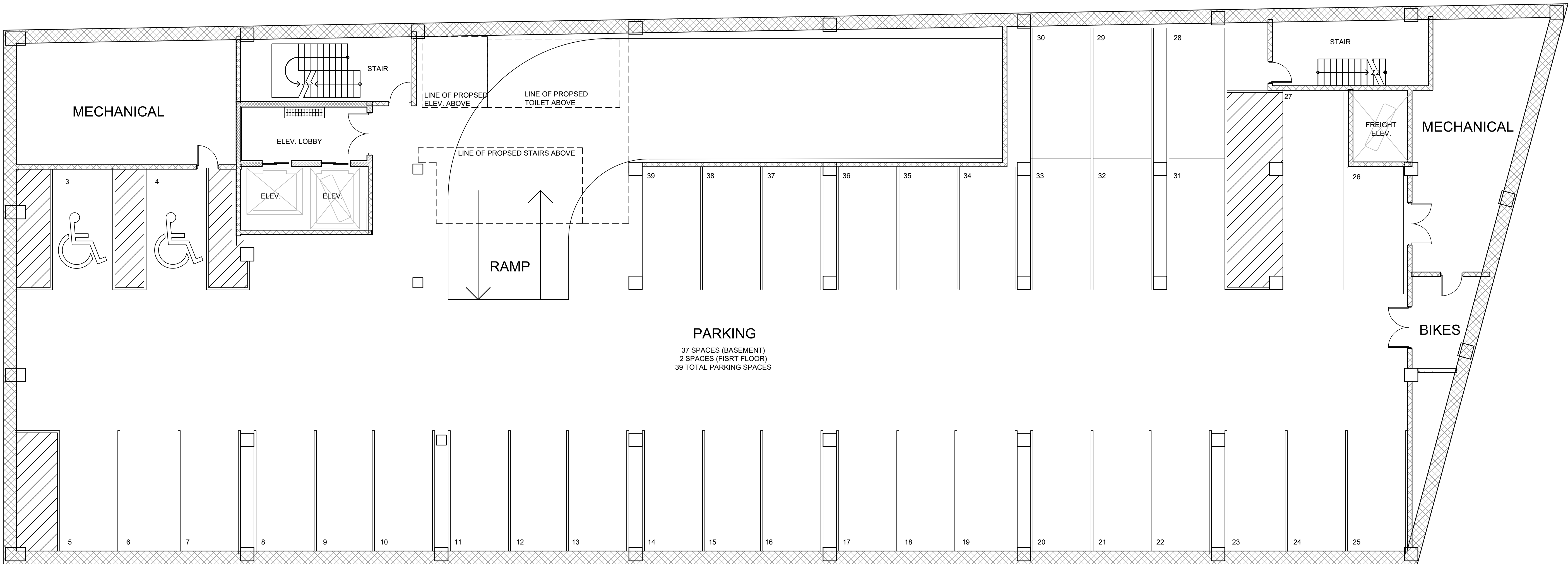


SHEET + TITLE

SITE PLAN
FIRST FLOOR PLAN

SHEET + NUMBER

SP1.00



PARKING
37 SPACES (BASEMENT)
2 SPACES (FISRT FLOOR)
39 TOTAL PARKING SPACES

TOTAL BUILDING : 18175 SQ.F

LOWER LEVEL PARKING
SCALE: 1/8" = 1'-0"

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PROJECT + INFORMATION
BIRMINGHAM TOWERS
MIXED USE
479 S OLD WOODWARD AVE
BIRMINGHAM, MICHIGAN

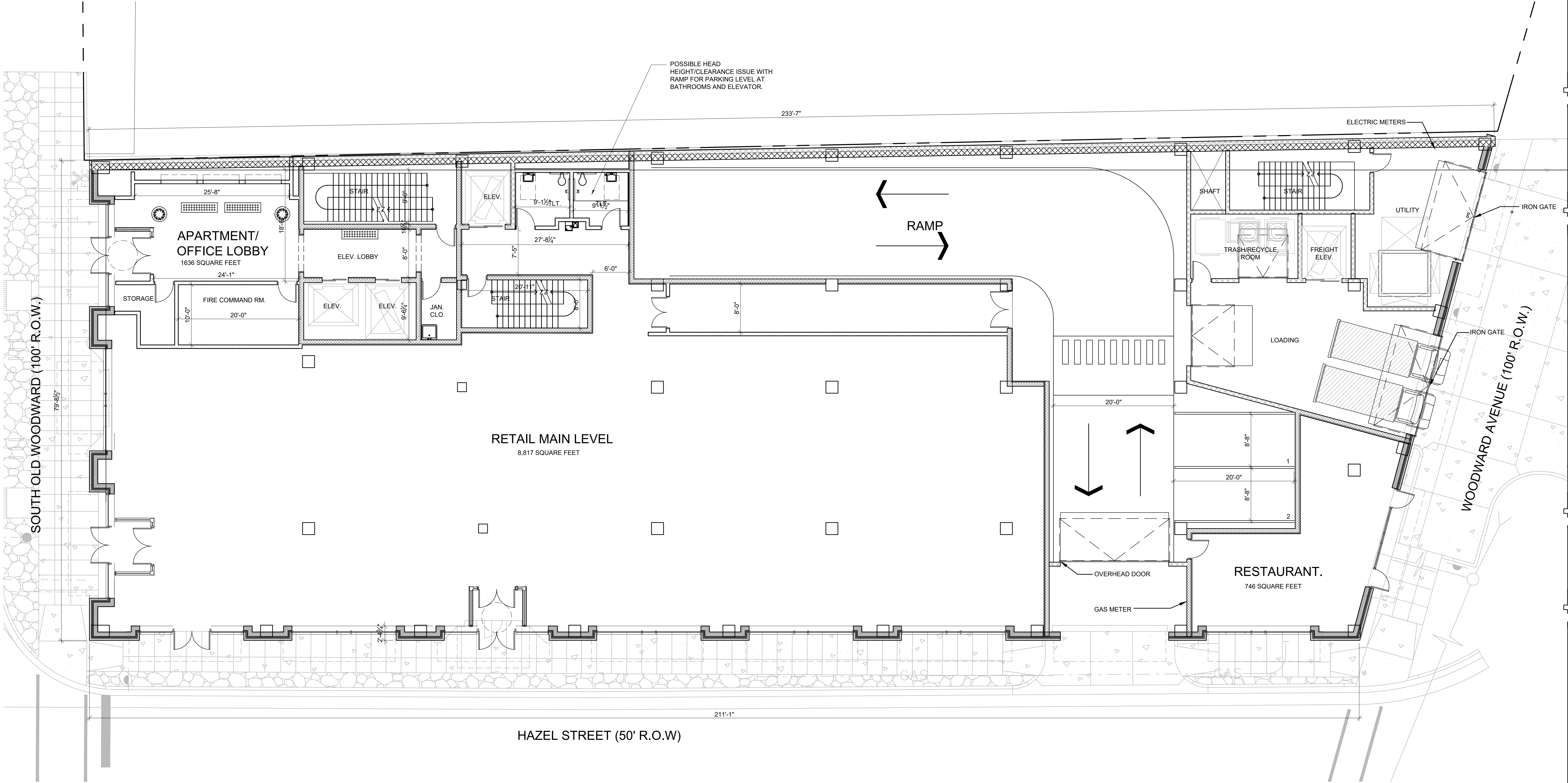
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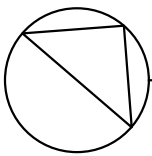
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20 DEC 2022 OWN. REV
23 DEC 2022 PKG CALC
03 JAN 2023 SITE SUB.

SHEET + TITLE
LOWER LEVEL
PARKING PLAN

SHEET + NUMBER
A1.00

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 **FIRST (GROUND) LEVEL FLOOR PLAN**
SCALE: 1/8" = 1'-0"

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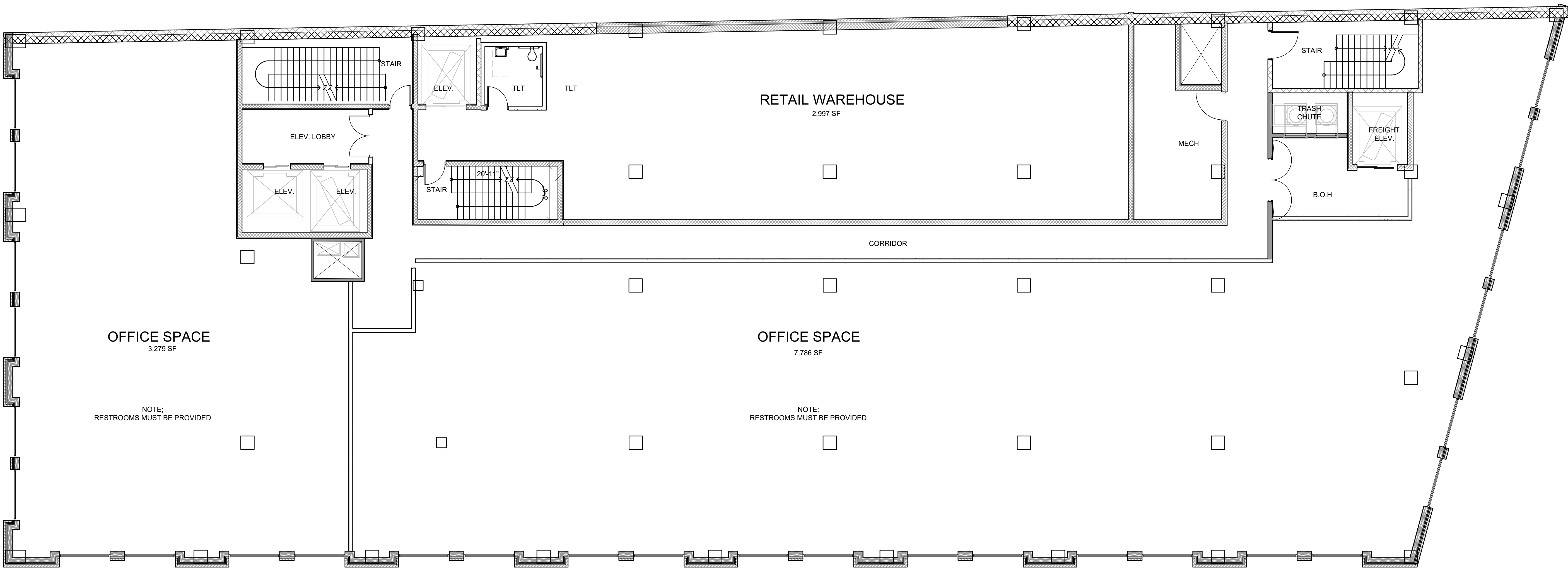
PROJECT + INFORMATION
BIRMINGHAM TOWERS
MIXED USE
OLD WOODWARD AVE
BIRMINGHAM, MICHIGAN

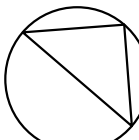
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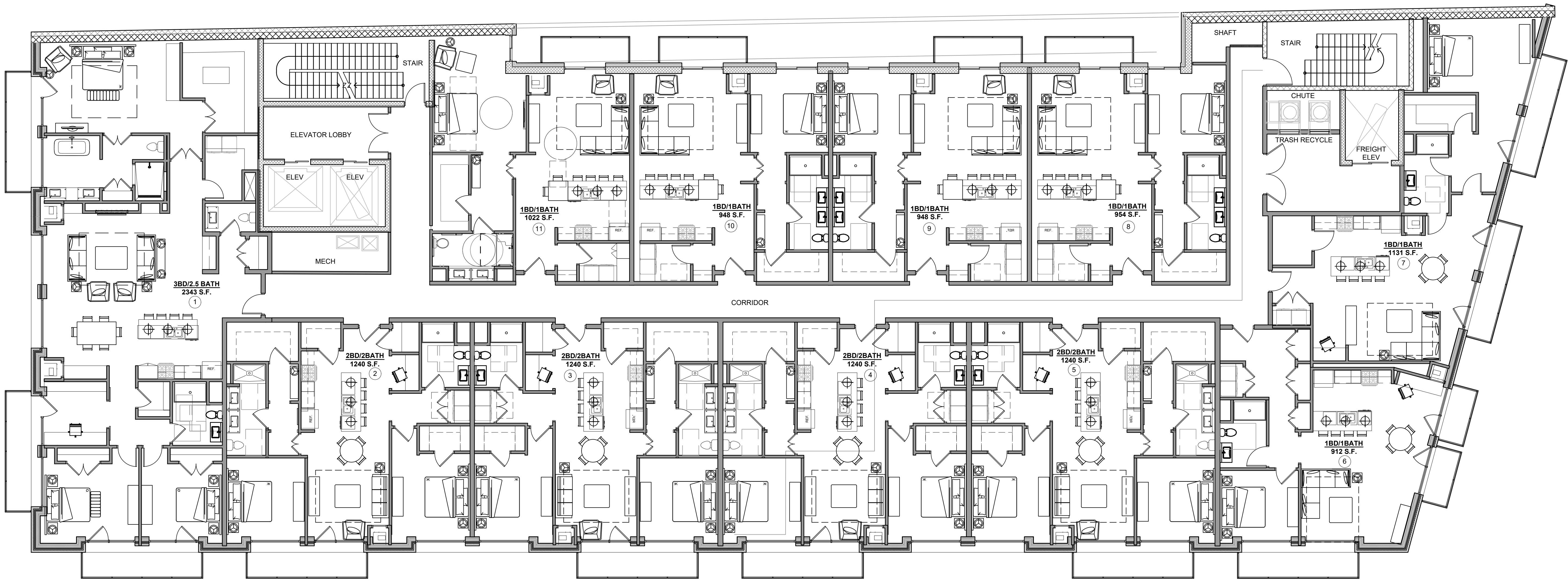
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20 DEC 2022 OWN. REV
23 DEC 2022 PKG CALC
03 JAN 2023 SITE SUB.
20 JAN 2023 GLAZ

SHEET + TITLE
FIRST (GROUND) LEVEL
FLOOR PLAN

SHEET + NUMBER
A1.01



 **SECOND LEVEL FLOOR PLAN**
SCALE: 1/8" = 1'-0"



TOTAL BUILDING : 18175 SQ.F

THIRD LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"

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P: 734.975.2400 • F: 734.975.2410
WWW.BOWERSARCH.COM

CONSULTANT + NAME

PROJECT + INFORMATION
BIRMINGHAM TOWERS
MIXED USE
OLD WOODWARD AVE
BIRMINGHAM, MICHIGAN

PROJECT + NUMBER
22-222

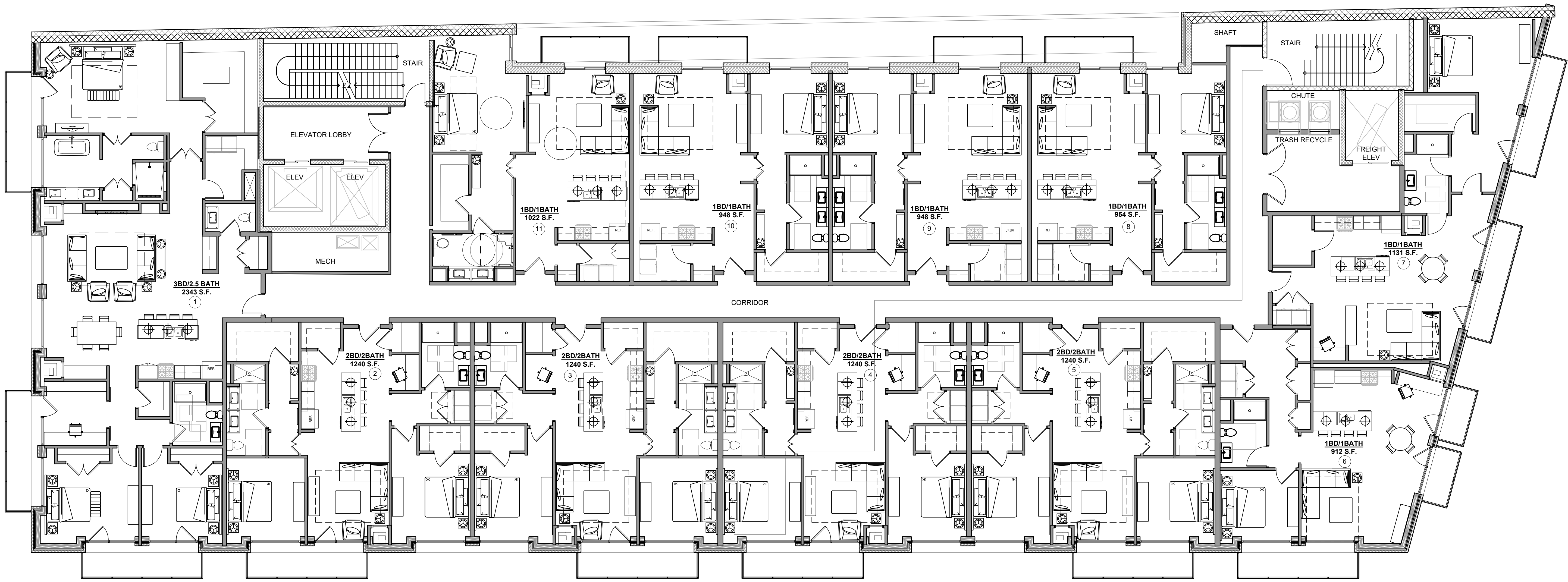
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03 JAN 2023 SITE SUB.

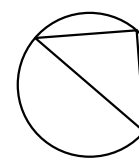
STATE OF MICHIGAN
SCOTT M. BOWERS
ARCHITECT
201032575
LICENSED ARCHITECT

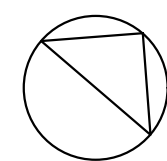
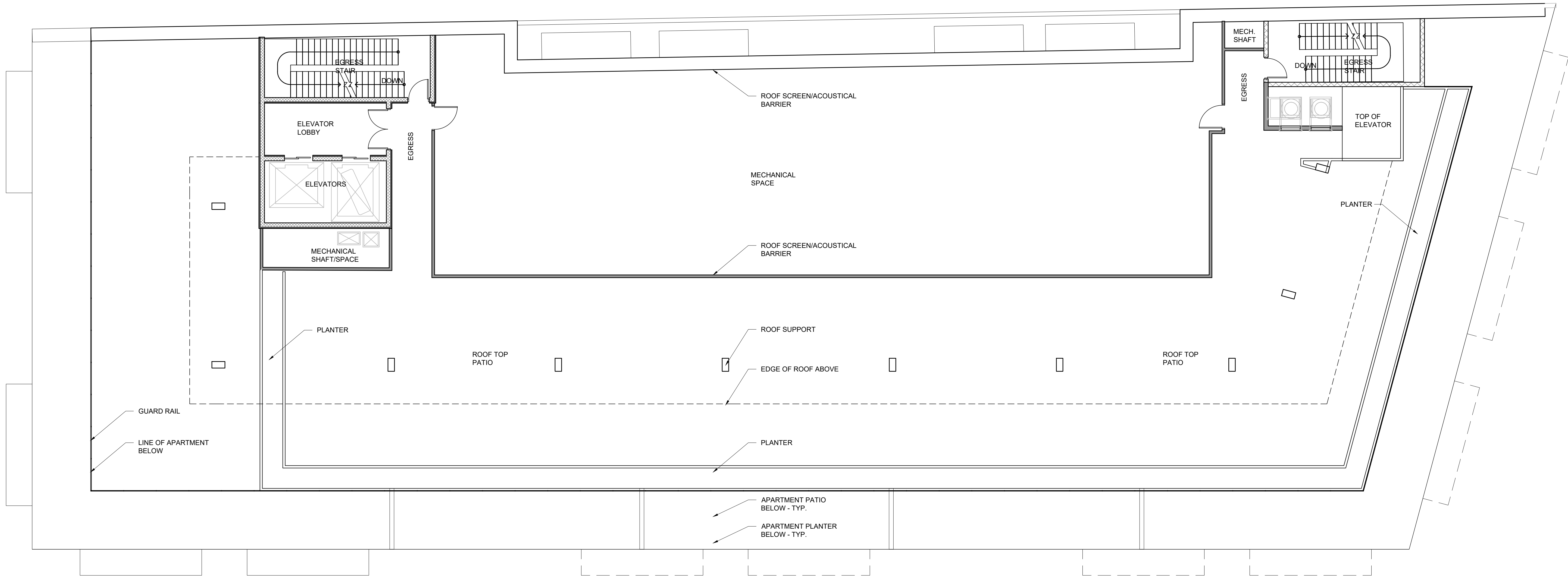
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THIRD LEVEL
FLOOR PLAN

SHEET + NUMBER
A1.03

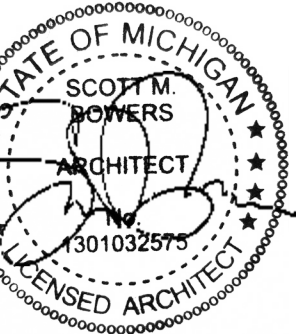
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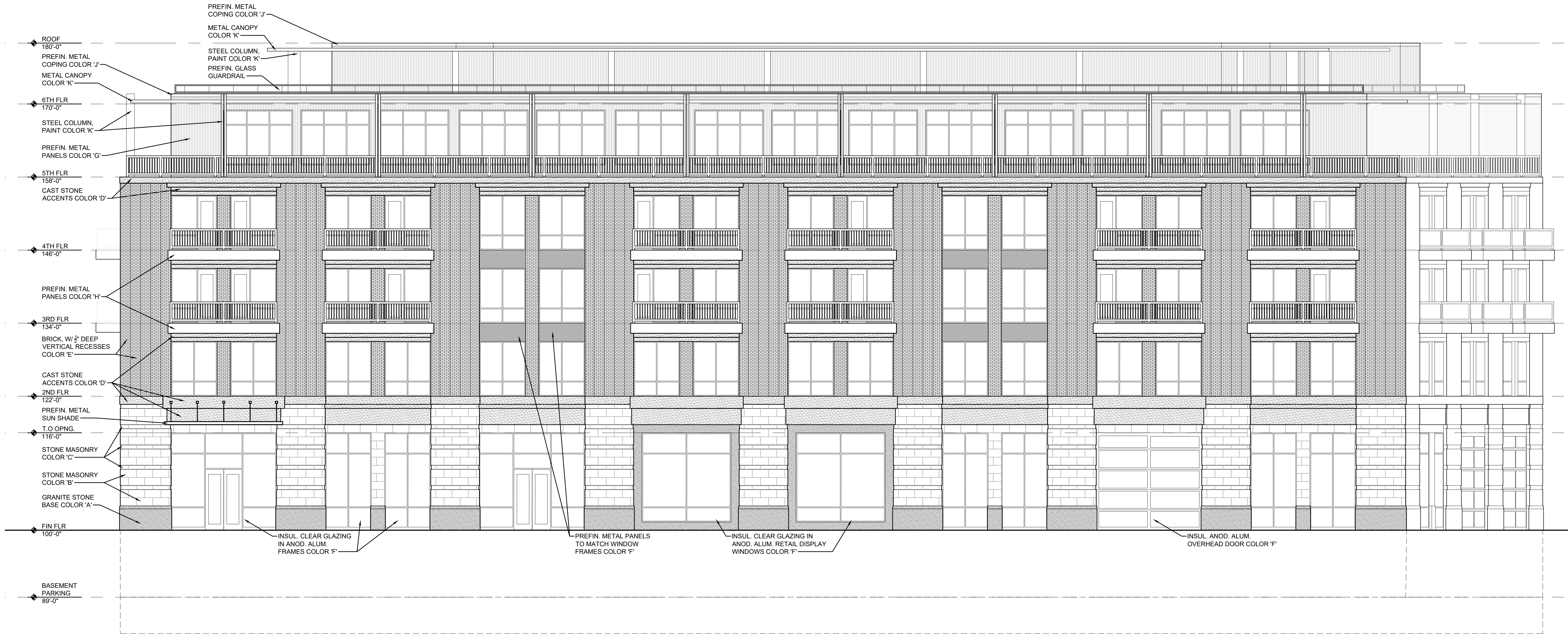


 **FOURTH LEVEL FLOOR PLAN**
SCALE: 1/8" = 1'-0"



SIXTH LEVEL PLAN (TERRACE) - 6,629 SF
SCALE: 1/8" = 1'-0"



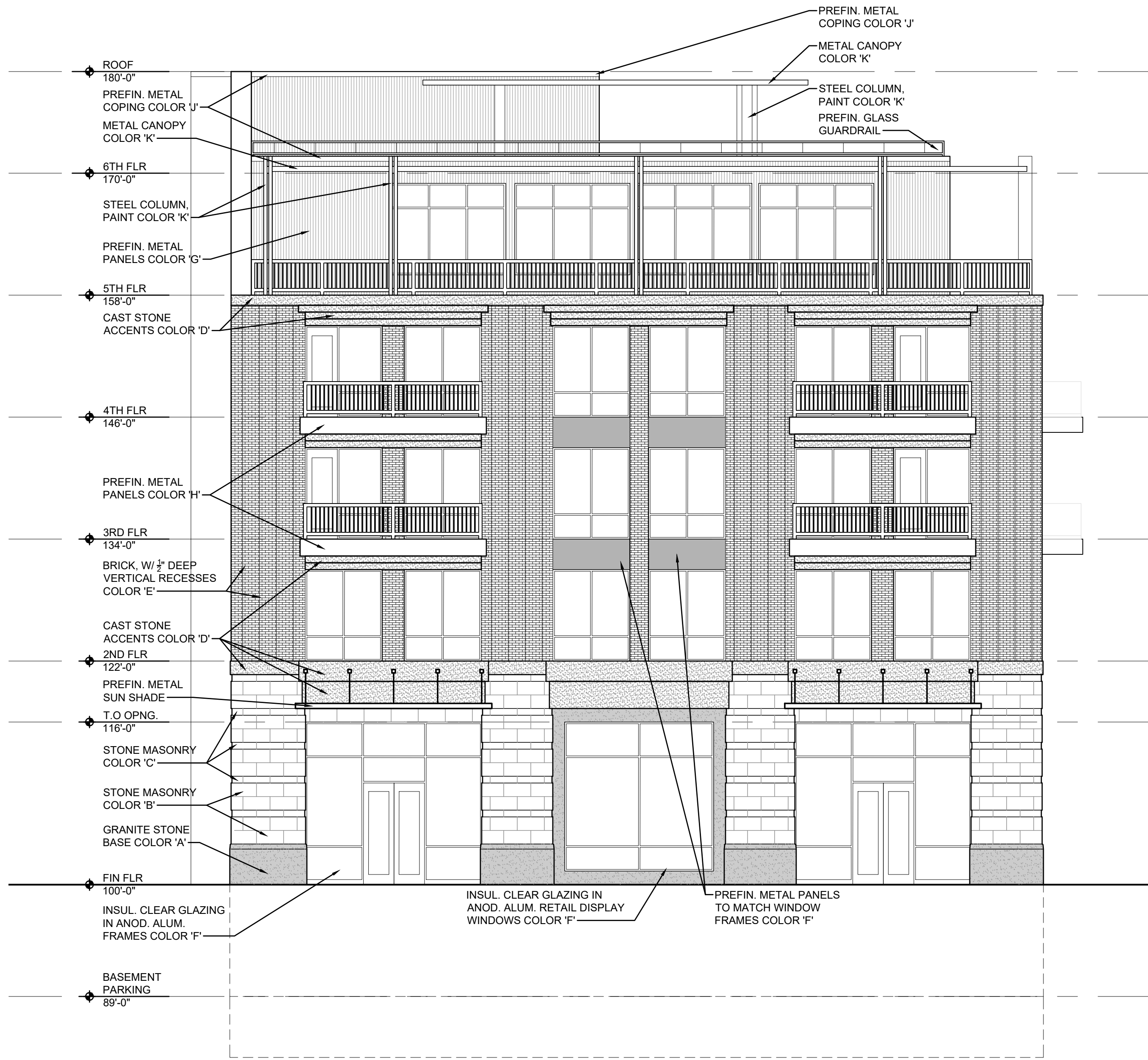


SOUTH EXTERIOR ELEVATION

SCALE: $\frac{1}{8}" = 1'-0"$

1'-8" GLAZ / STOREFRONT = 706.2SF = 84.4%
35+ GLAZ / TOTAL = 4028.4SF = 34.6%

TAG	MATERIAL	MANUFACTURER	COLOR
A	GRANITE STONE BASE	TBD	BLACK GRANITE
B	STONE MASONRY 16x32	ARRISCRAFT	ALMAFI COASTAL SWAN
C	STONE MASONRY 8x32	ARRISCRAFT	ALMAFI COASTAL SWAN
D	CAST STONE ACCENTS	ROCKCAST	RIESLING
E	BRICK	TBD	EMPIRE GRAY
F	ALUM WINDO FRAMES / TR	TBD	DARK BRONZE
G	VERTICAL METAL PANELS	TBD	BURNISHED SLATE
H	BALCONY METAL PANELS	TBD	DARK BRONZE
J	METAL COPING	TBD	TO MATCH ADJACENT
K	PAINT	TBD	TO MATCH COLOR 'F'

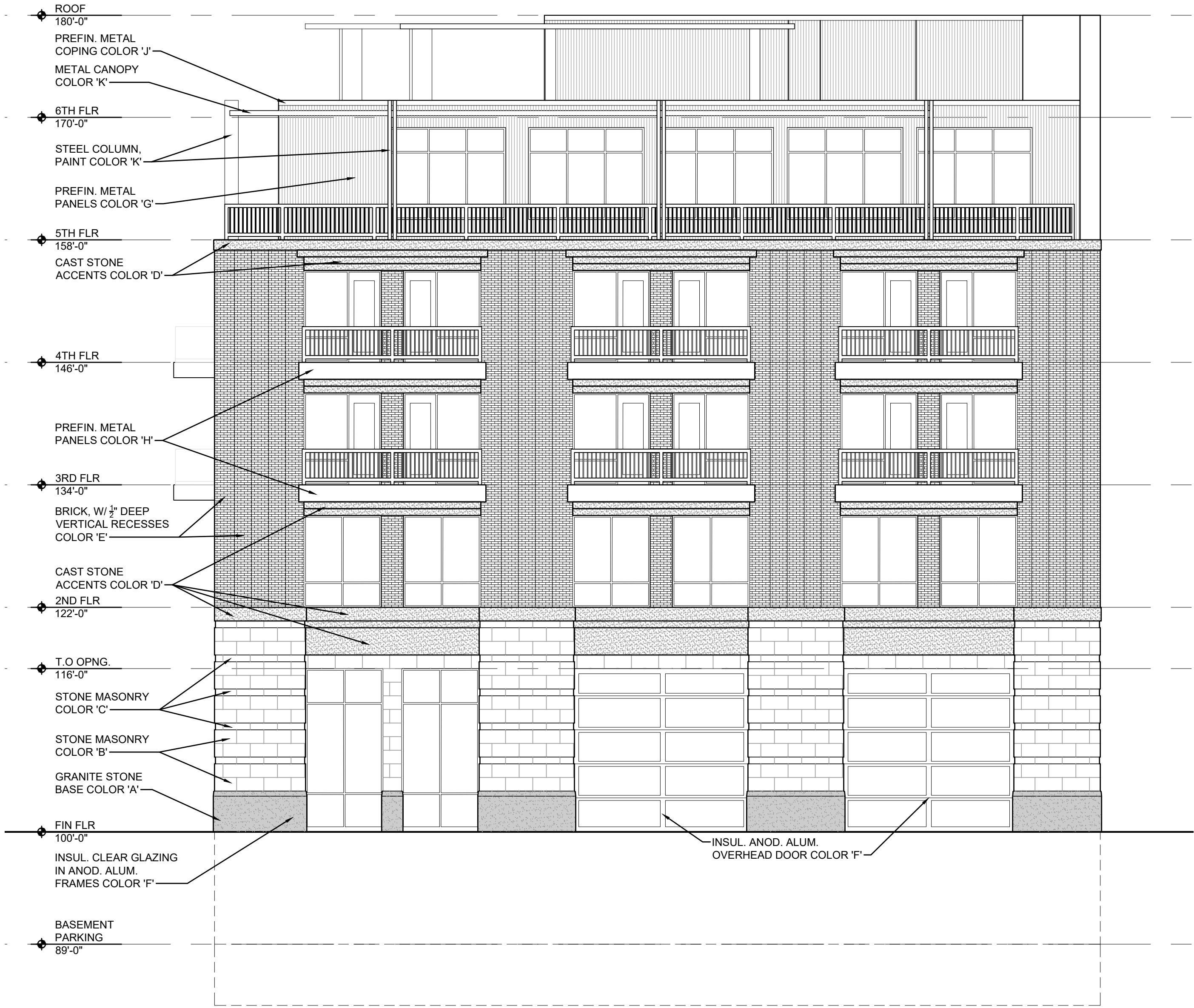


WEST EXTERIOR ELEVATION

SCALE: $\frac{1}{8}" = 1'-0"$

1'-8" GLAZ / STOREFRONT = 317.8SF = 79.7%
35+ GLAZ / TOTAL = 1432.3SF = 34.5%

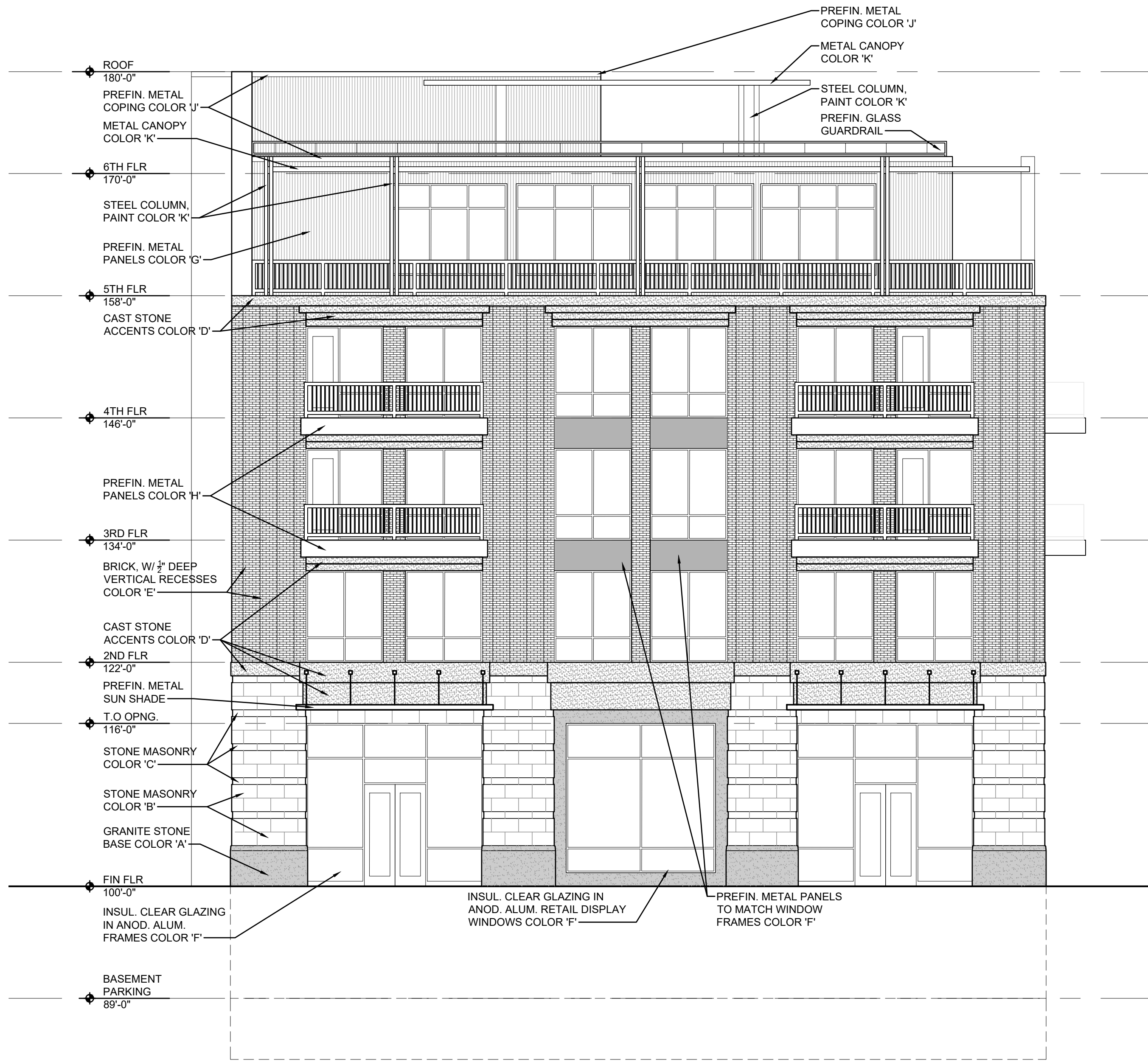
TAG	MATERIAL	MANUFACTURER	COLOR
A	GRANITE STONE BASE	TBD	BLACK GRANITE
B	STONE MASONRY 16x32	ARRISCRAFT	ALMAFI COASTAL SWAN
C	STONE MASONRY 8x32	ARRISCRAFT	ALMAFI COASTAL SWAN
D	CAST STONE ACCENTS	ROCKCAST	RIESLING
E	BRICK	TBD	EMPIRE GRAY
F	ALUM WINDO FRAMES / TR	TBD	DARK BRONZE
G	VERTICAL METAL PANELS	TBD	BURNISHED SLATE
H	BALCONY METAL PANELS	TBD	DARK BRONZE
J	METAL COPING	TBD	TO MATCH ADJACENT
K	PAINT	TBD	TO MATCH COLOR 'F'



EAST EXTERIOR ELEVATION

SCALE: $\frac{1}{8}" = 1'-0"$

1'-8" GLAZ / STOREFRONT = 104.3SF = 86.0%
35+ GLAZ / TOTAL = 1408.9SF = 30.1%



WEST EXTERIOR ELEVATION

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

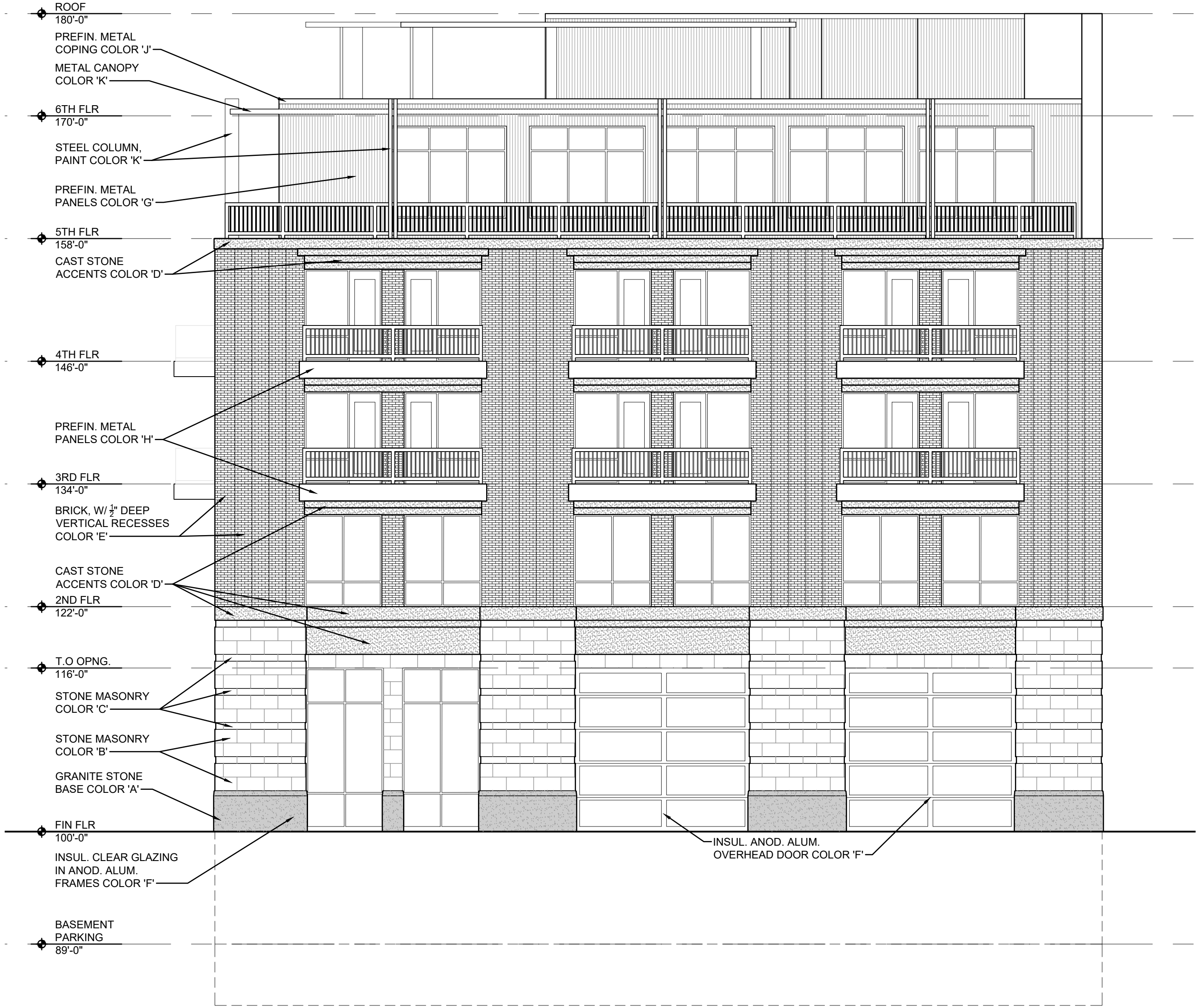
1'-8" GLAZ / STOREFRONT = 317.8SF = 79.7%
35+ GLAZ / TOTAL = 1432.3SF = 34.5%

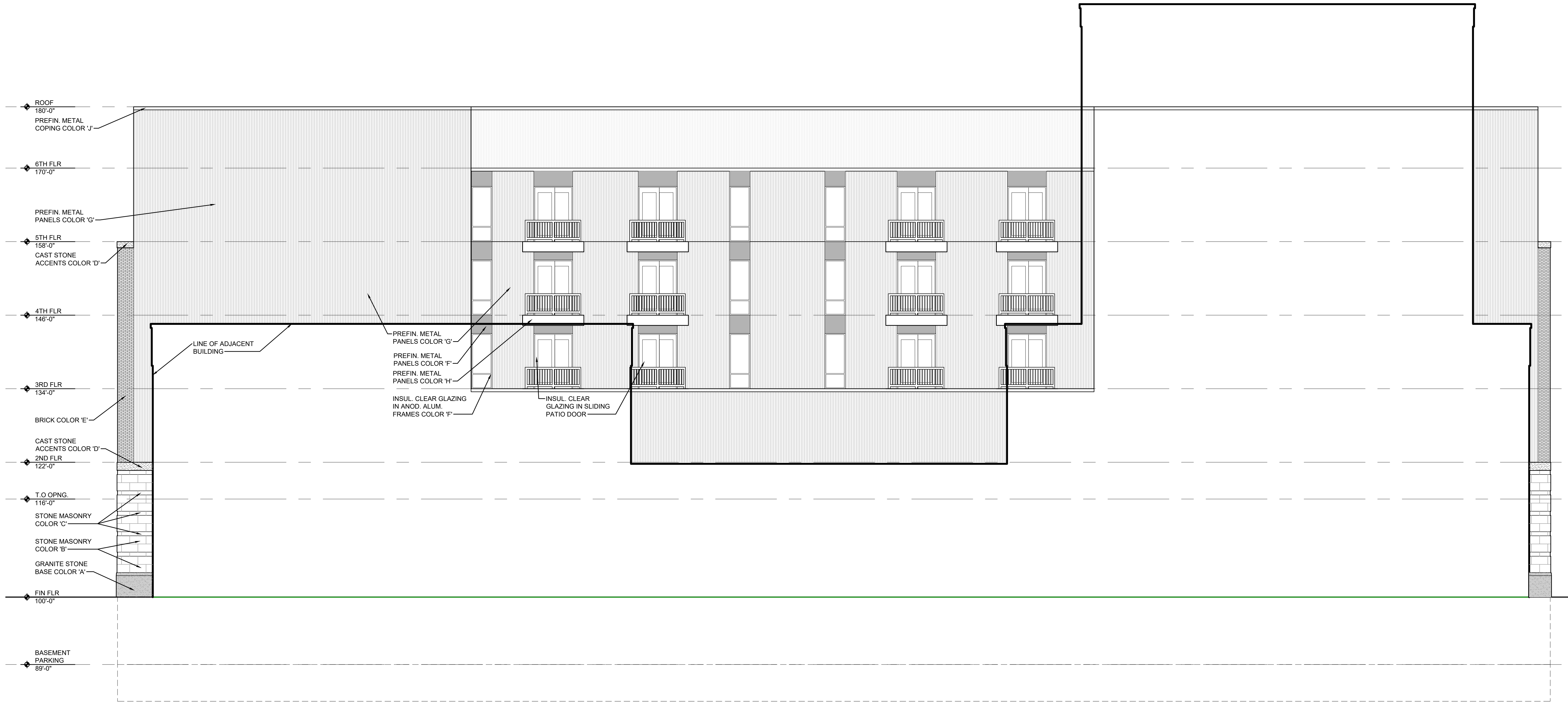
TAG	MATERIAL	MANUFACTURER	COLOR
A	GRANITE STONE BASE	TBD	BLACK GRANITE
B	STONE MASONRY 16x32	ARRISCRAFT	ALMAFI COASTAL SWAN
C	STONE MASONRY 8x32	ARRISCRAFT	ALMAFI COASTAL SWAN
D	CAST STONE ACCENTS	ROCKCAST	RIESLING
E	BRICK	TBD	EMPIRE GRAY
F	ALUM WINDO FRAMES / TR	TBD	DARK BRONZE
G	VERTICAL METAL PANELS	TBD	BURNISHED SLATE
H	BALCONY METAL PANELS	TBD	DARK BRONZE
J	METAL COPING	TBD	TO MATCH ADJACENT
K	PAINT	TBD	TO MATCH COLOR 'F'

EAST EXTERIOR ELEVATION

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

1'-8" GLAZ / STOREFRONT = 104.3SF = 86.0%
35+ GLAZ / TOTAL = 1408.9SF = 30.1%





NORTH EXTERIOR ELEVATION

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

1'-8" GLAZ / STOREFRONT = N/A
35% GLAZ / TOTAL = 607.5SF = 13.0%

TAG	MATERIAL	MANUFACTURER	COLOR
A	GRANITE STONE BASE	TBD	BLACK GRANITE
B	STONE MASONRY 16x32	ARRISCRAFT	ALMAFI COASTAL SWAN
C	STONE MASONRY 8x32	ARRISCRAFT	ALMAFI COASTAL SWAN
D	CAST STONE ACCENTS	ROCKCAST	RIESLING
E	BRICK	TBD	EMPIRE GRAY
F	ALUM WINDO FRAMES / TR	TBD	DARK BRONZE
G	VERTICAL METAL PANELS	TBD	BURNISHED SLATE
H	BALCONY METAL PANELS	TBD	DARK BRONZE
J	METAL COPING	TBD	TO MATCH ADJACENT
K	PAINT	TBD	TO MATCH COLOR 'F'

BOWERS+ASSOCIATES
ARCHITECTURE DESIGN
2400 SOUTH HURON PARKWAY • ANN ARBOR, MI 48104
P: 734.975.2400 • F: 734.975.2410
WWW.BOWERSARCH.COM

CONSULTANT + NAME

PROJECT + INFORMATION

BIRMINGHAM TOWERS
MIXED USE
OLD WOODWARD AVE
BIRMINGHAM, MICHIGAN

PROJECT + NUMBER

22-222

ISSUE + DATE

20 JAN 2023 GLAZ

SHEET + TITLE

EXTERIOR ELEVATION

SHEET + NUMBER

A5.02

22222A500.dwg

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EXTERIOR 3D VIEW
SCALE: NO SCALE



EXTERIOR 3D VIEW
SCALE: NO SCALE



EXTERIOR 3D VIEW
SCALE: NO SCALE

BOWERS+ASSOCIATES
ARCHITECTURE DESIGN
2400 SOUTH HURON PARKWAY • ANN ARBOR, MI 48104
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PROJECT + INFORMATION

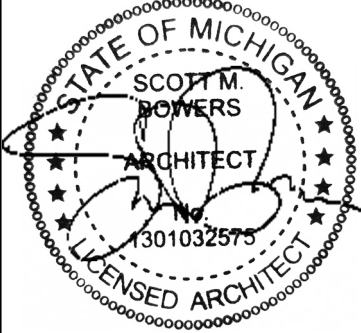
BIRMINGHAM TOWERS
MIXED USE
OLD WOODWARD AVE
BIRMINGHAM, MICHIGAN

PROJECT + NUMBER

22-222

ISSUE + DATE

03 JAN 2023 SITE SUB



SHEET + TITLE

EXTERIOR RENDERINGS

SHEET + NUMBER

A5.03

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METAL PANEL



BRICK



CAST STONE



STONE VENEER



GRANITE SLAB



TINTED GLAZING



WALL SCONCE*



CUSTOM
DOORS

ANODIZED ALUMINUM

*MEETS DARK SKY REQUIREMENTS



Brooks Cowan <bcowan@bhamgov.org>

479 S Old Woodward

1 message

LYNN GROTH <lgroth@comcast.net>

Tue, Jan 17, 2023 at 12:13 PM

To: bcowan@bhamgov.org, tmarcus@bhamgov.org, tlonge@bhamgov.org, ndupuis@bhamgov.org

Mr. Cowan and Whom this may Concern:

I am the owner of the building at [444 S Old Woodward](#). We have been a victim of not enough parking at our end of town.

Our 55 spaces are being used by patrons from the 555 building, YOGA ,hair salon, restaurants, including construction people that were hired by the city to do the road project .The project across the street from us that is proposing to bypass the required parking requirements is going to allow them to build what they desire and going to impact us and others dramatically.

It is not reasonable to to reduce the on street parking and then allow them to be short 70 spaces for their building. They knew the restraints that the location had when they purchased it. We are all for development but not at the cost of our tenants and our private parking lot.

We are fortunate to have parking available for CVS and Cicchini Custom Clothiers patrons. We get calls from our tenants about the parking lot being very full and the stores are not. If this continues we could potentially lose our tenants over parking issues as has happened in other locations in Birmingham. Cicchini Custom Clothiers moved to our building because the parking in their old location in Downtown Birmingham was difficult for their clients.

When we get calls about parking I personally go over and monitor the parking situation and write notes on cars, if they choose to park there and ignore the signs they will be ticketed. We have called parking enforcement for tickets. If I see someone park and walk to another business I occasionally ask them to park somewhere else and explain that this is for patrons of the CVS an Cicchini Custom Clothiers. Most of the time I get very nasty responses or many will walk into CVS and buy something small to satisfy the customer requirement. It's a very tricky situation.

When we leased this building we guaranteed a private parking lot. It has become a public lot. Our tenants are paying more rent for that right to have parking available. They leased from us because customers can easily park. For us to regulate the lot it may be necessary to hire security guards. That would be uncomfortable for us and not a good look for Birmingham.

Try to go in the afternoon to our parking lot and see how many cars are there and then go into the businesses. Most of the time there are more cars in the lot than are patrons in the businesses. Were do the people go who park here?

If this development is allowed to move forward without the proper required parking we may be the next in line to request a variance in the parking requirement and possibly a height variance for redevelopment of our property.

Please reconsider the position of this parking requirement and construction of this project.

YES! There is a parking issue on South Old Woodward!!!

Thank you,
Lynn Ghesquiere Groth
President Galyn Associates
248-420-9431



[REDACTED]
Birmingham, MI 48009

RE: 1308-1698 Southfield Rd. - Eton Square Apartments ("the Property")

[REDACTED],

In my previous letter, the City outlined its position and interpretations of the lighting ordinance and provided responses to your inquiries regarding your views of the fixtures on the Property as they relate to light trespass. For reference, I have included my previous correspondence, as well as the cut sheets for the light fixtures as attachments to this letter.

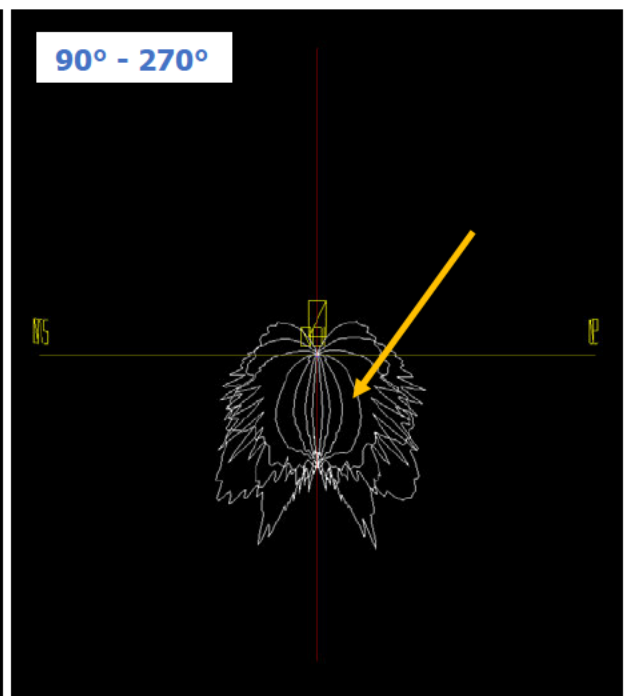
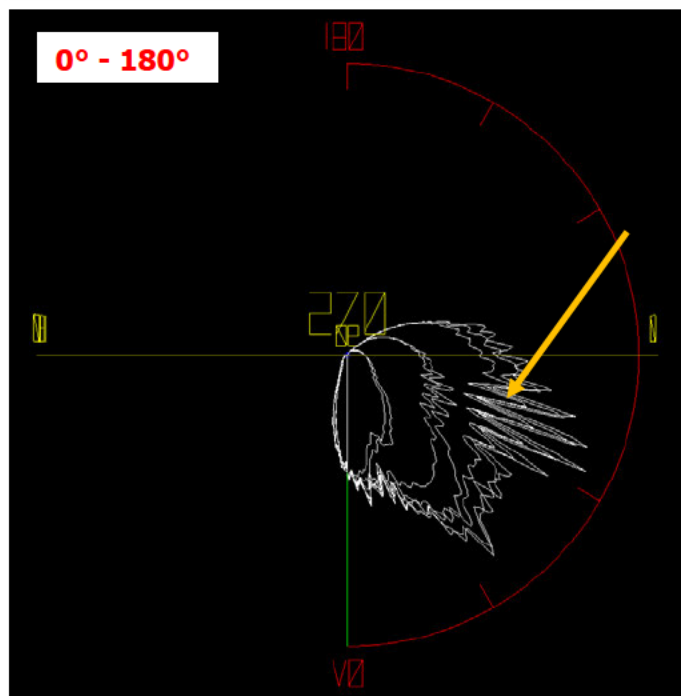
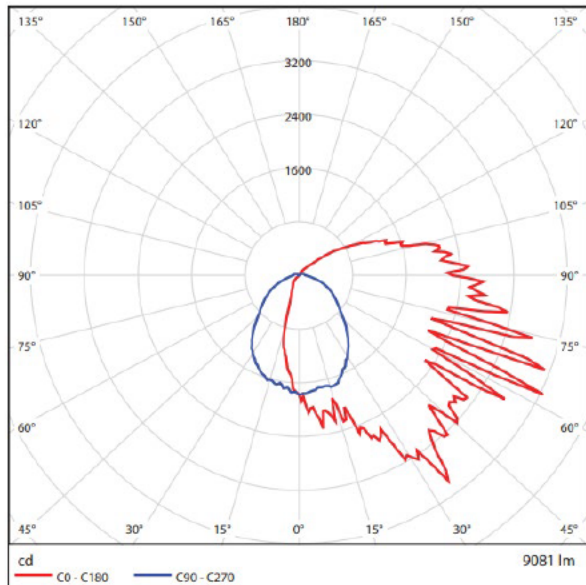
Upon receipt of the initial letter, you returned to the City with additional arguments as to why you feel as though the fixtures are non-compliant with the lighting ordinance. Below, I summarize what I believe your two main points were during the meeting with myself, Bruce Johnson and Tom Markus:

1. The naturaLED brand offers cutoff light fixtures as a part of their catalog. The subject fixtures are not listed as cutoff on the website.
2. The photometric chart found on the 4th page of the cut sheet for the 60 Watt DLC Premium fixture demonstrates light beyond the 90 degree threshold that you claimed to have found exceeded the 25 candela per 1000 lamp lumens regulation found in the definition of Cutoff Luminaire in the Zoning Ordinance.

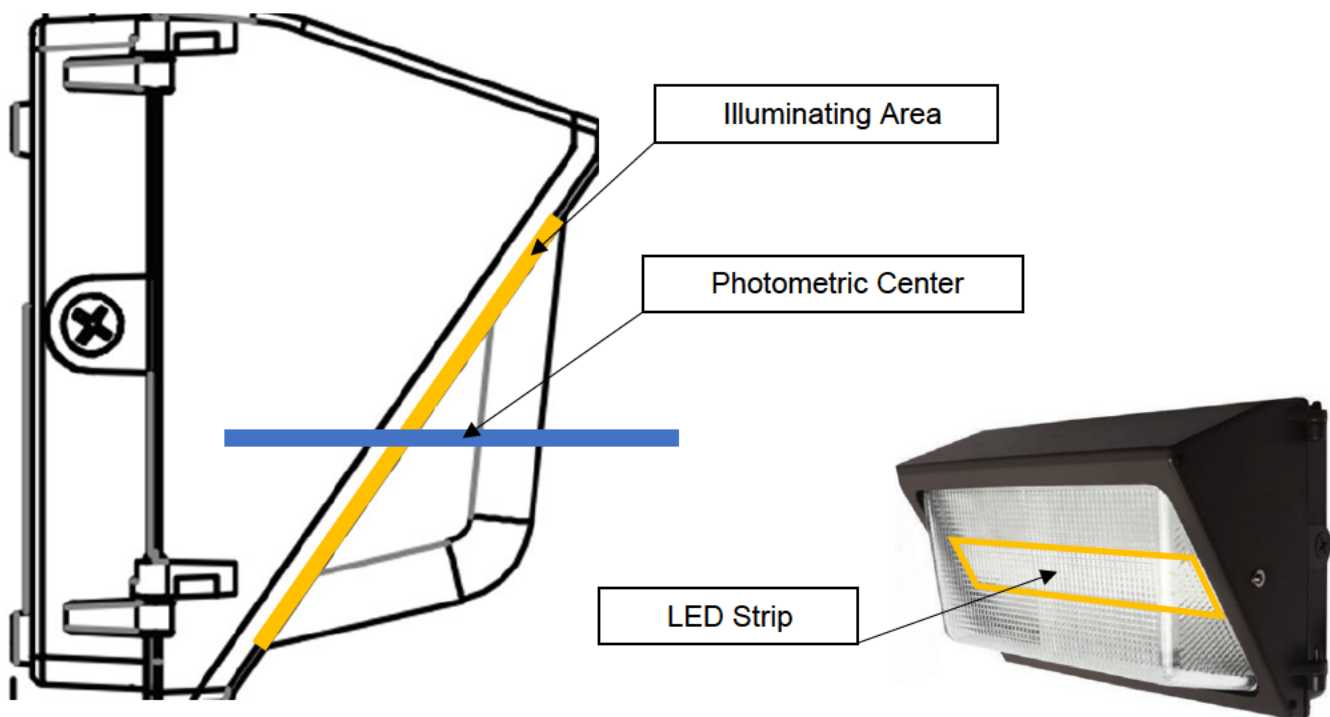
As for the first point, I feel as though we came away from the meeting in agreement that the categorization of products on manufacturers websites is not a sufficient means of determining if a fixture meets the City's cutoff requirements. The second point, however, required considerable research and time to understand what these types of diagrams mean and how the City may or may not use them to better enforce the lighting ordinance.

The photometric diagram below is called a polar light distribution curve ("polar curve"). A light distribution curve is a visual representation of the light diffused by a luminaire. This polar curve is a two-dimensional representation of a three-dimensional concept. The red line represents a cross section of a 3D diagram at 0° - 180° on a vertical plane through horizontal angles (a "side view"). The blue line represents a

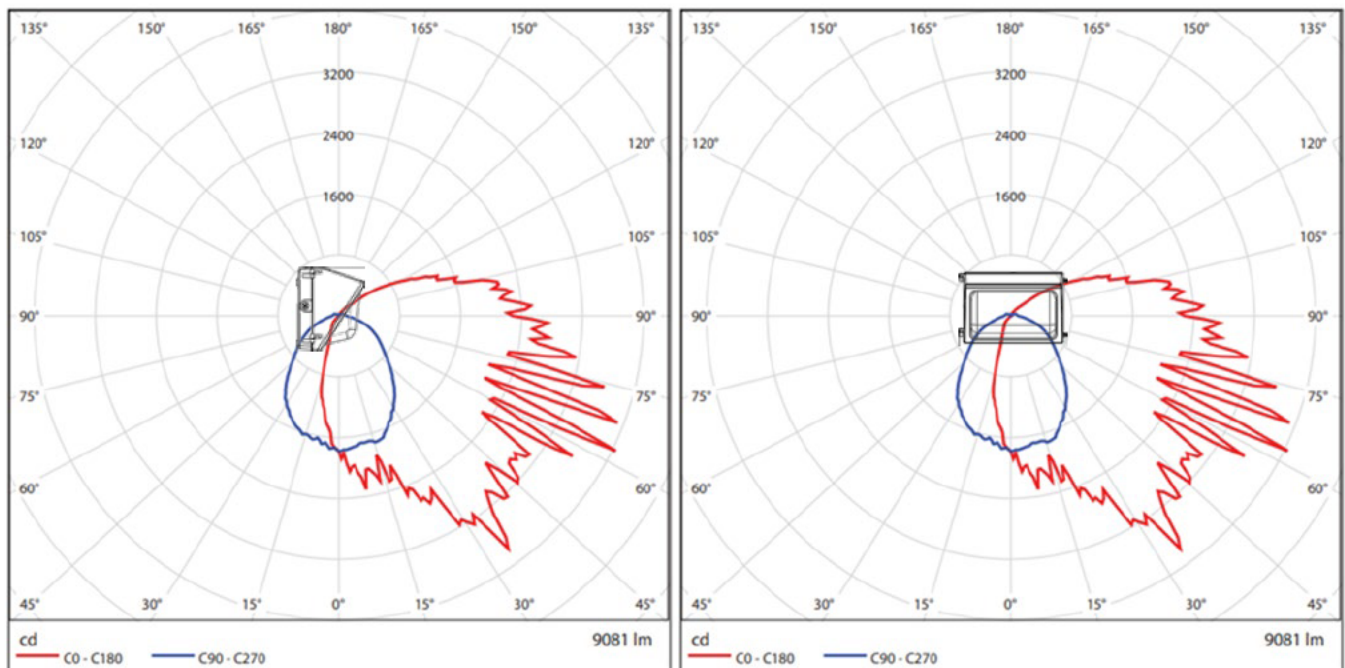
cross-section of the same 3D diagram at 90° - 270° on a vertical plane through horizontal angles (a "front view"). These concepts, taken from the 3D modeling, are demonstrated below. The two curves are apparent on each as described.



The center of the diagram corresponds to the midpoint, or photometric center of the luminaire. Different luminaires have different centers. To determine the center or midpoint of a luminaire such as this (because the illuminating area is a three dimensional area, and the illuminating area does not comprise the whole fixture), the photometric center can be placed in the middle of the illuminating area as demonstrated in the graphic below (it is worth noting that the LED strip within the luminaire appears to correspond with the photometric center of this fixture):

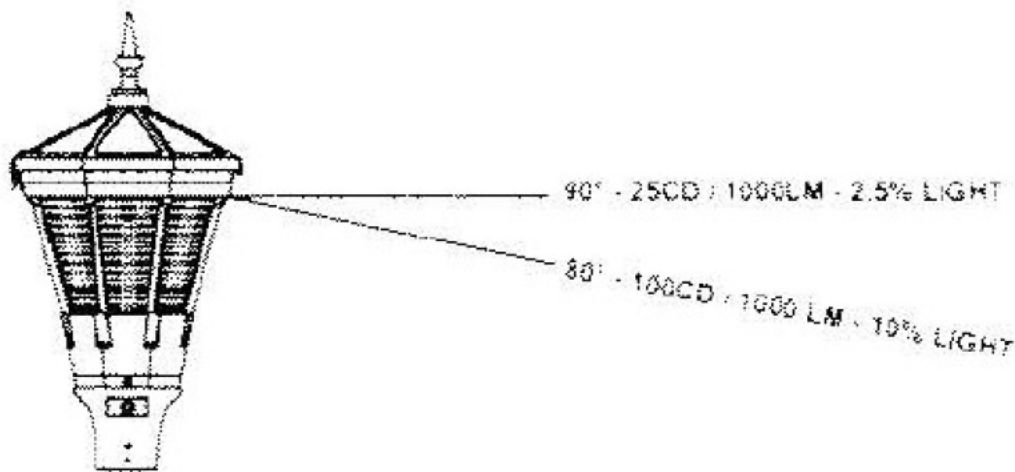


Considering the photometric center, I was able to approximate the fixture on the polar curve to better understand the distribution of light coming from the fixture as it relates to the 3D model, which helped visualize what is happening with the light distribution of these luminaires:



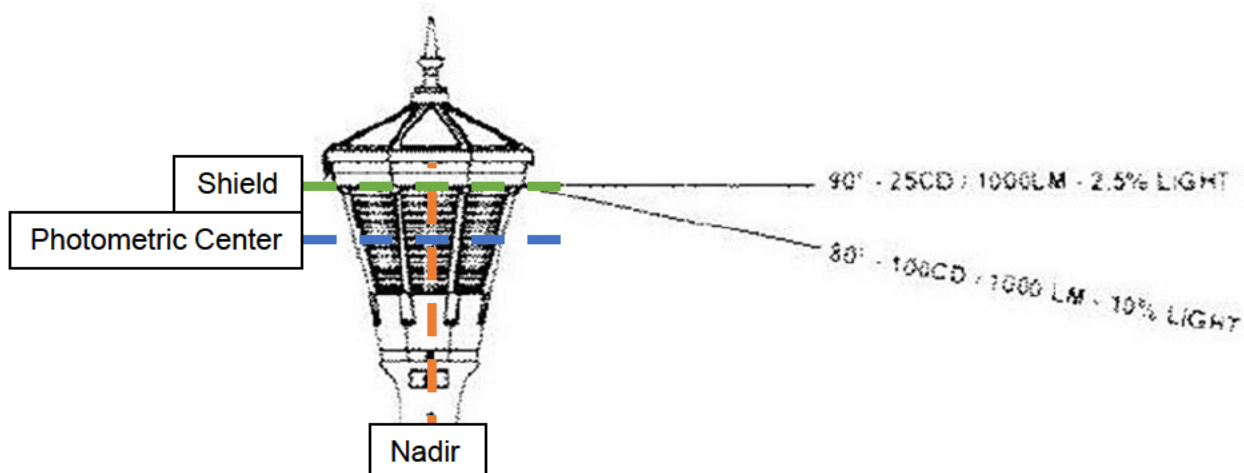
Because we have a better understanding of the placement of the fixture on this polar curve, we can better address the assertions that were made regarding the percentage of light above the 90-degree threshold that is key to determining whether a fixture is cutoff as defined by our Zoning Ordinance. Let us revisit the Zoning Ordinance definition of cutoff, followed by the IESNA definition of cutoff:

(Zoning Ordinance) Cutoff Luminaire: A luminaire light distribution where the candela (intensity) per 1000 lamp lumens does not exceed 25 (2.5%) at an angle of 90 degrees or any angle above. Additionally, the candela per 1000 lamp lumens does not exceed 100 (10%) at a vertical angle of 80 degrees.

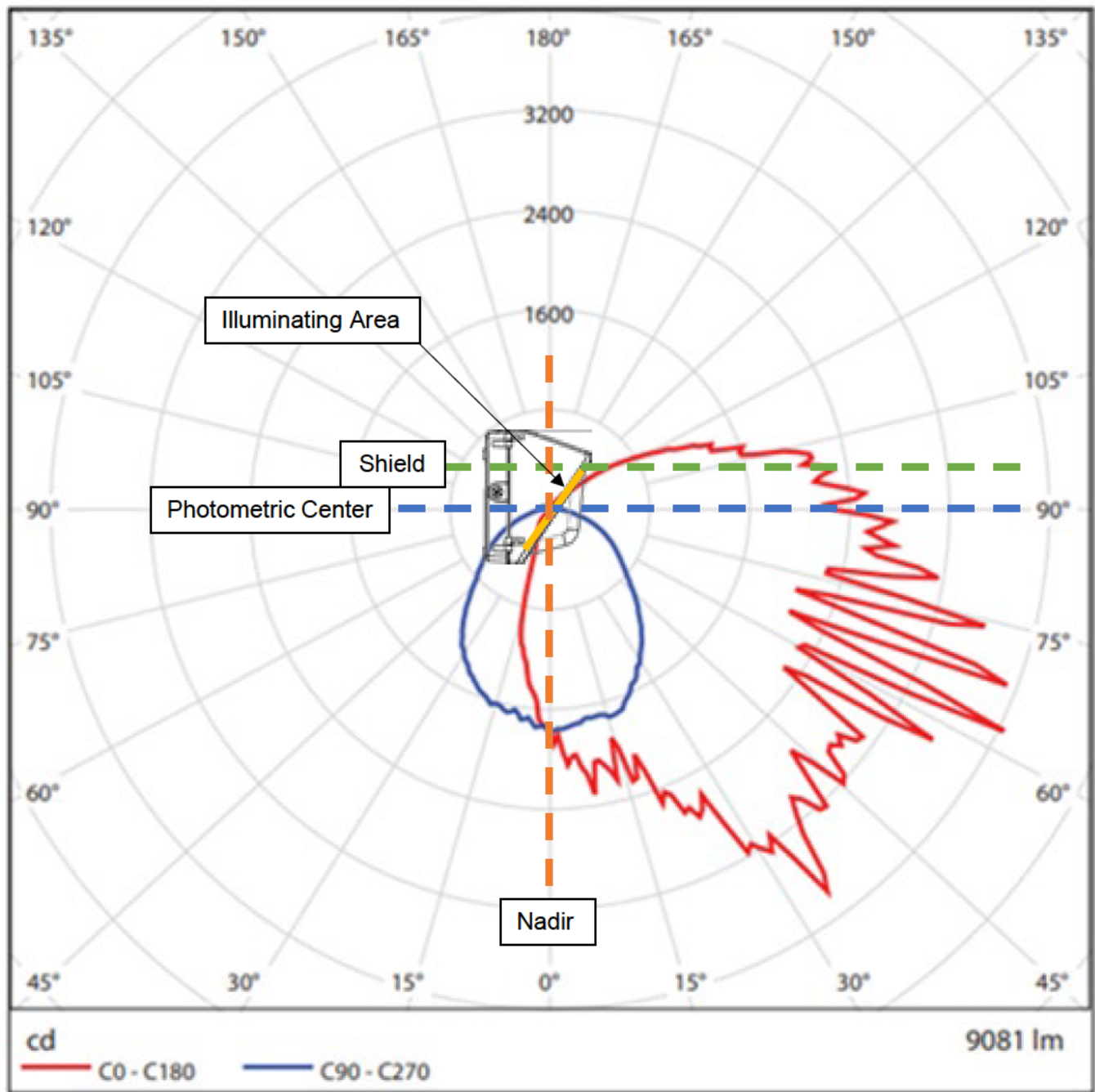


(IESNA) Cutoff: A luminaire light distribution where the candela per 1000 lamp lumens does not numerically exceed 25 (2.5 percent) at an angle of 90 degrees above nadir, and 100 (10 percent) at a vertical angle of 80 degrees above nadir. This applies to all lateral angles around the luminaire.

Based on the information presented above, we can assign a photometric center to the luminaire depicted in the definitions of cutoff. Notice, though, that the photometric center (blue) may not correspond to the area where the adjacent mathematical considerations in the Zoning Ordinance definition of cutoff are demonstrated. In fairness, because we do not know where the light source is in this particular graphic (it is, after all, just a graphic), we must take into account that the photometric center was considered and is higher (green) in this fixture.



For the fixture in question, it is important to view all of these considerations on the polar curve so that we can get an understanding of where we will be making our considerations and how it would affect the outcome:

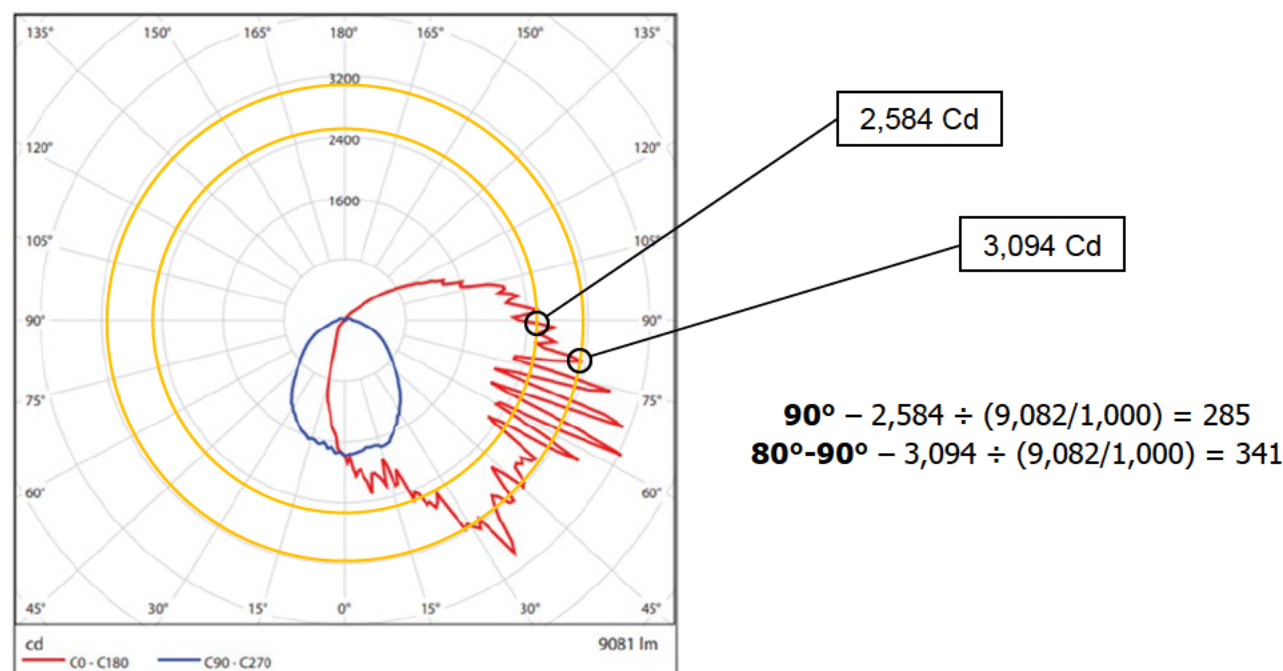


Based on this diagram, it is clear that a portion of the light distribution does go beyond the 90-degree threshold that is outlined in the Zoning Ordinance definition in either scenario. If we are to consider the **green** line at the top of the shield as may be interpreted from the graphic in the Zoning Ordinance, the light distribution above photometric center does not appear to be severe. If we are to consider the **blue** line, or the photometric center of the luminaire, the light distribution above 90 degrees is considerably greater.

In either case, based on my research, it seems as though we were both considering the wrong concept (area of polygon above 90 degrees) when attempting to correlate the photometric information available to us with the formula as provided in the definition of cutoff. The total percentage of lumens above the 90-degree axis is 19.8%, or 1,800 lumens, which is what I believe you brought to our meeting.

After locating an example of how to solve the equation, I reviewed a detailed roadway photometric report I obtained from naturaLED in which I located two important figures: maximum candela at 90 degrees vertical and maximum candela from 80 degrees to 90 degrees vertical. Below is a table of the information required to do the arithmetic:

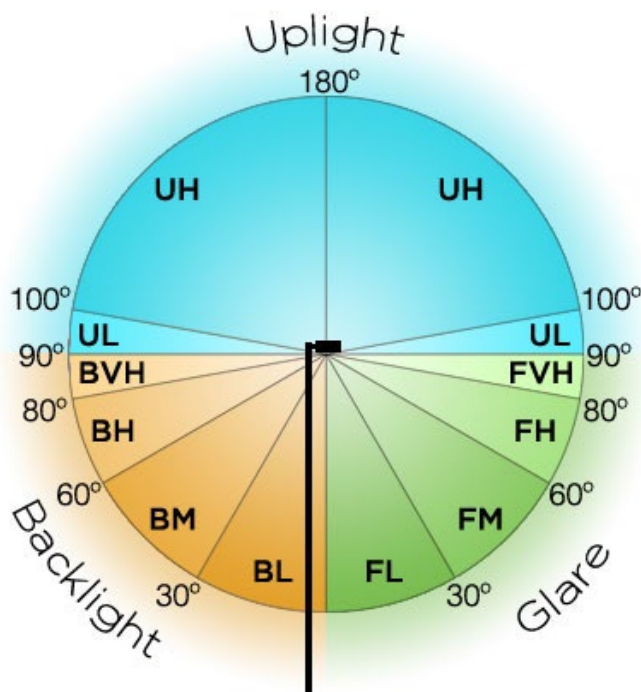
Lumens	Max Cd @ 90 Degrees	Max Cd @ 80-90 Degrees
9,082	2,584	3,094



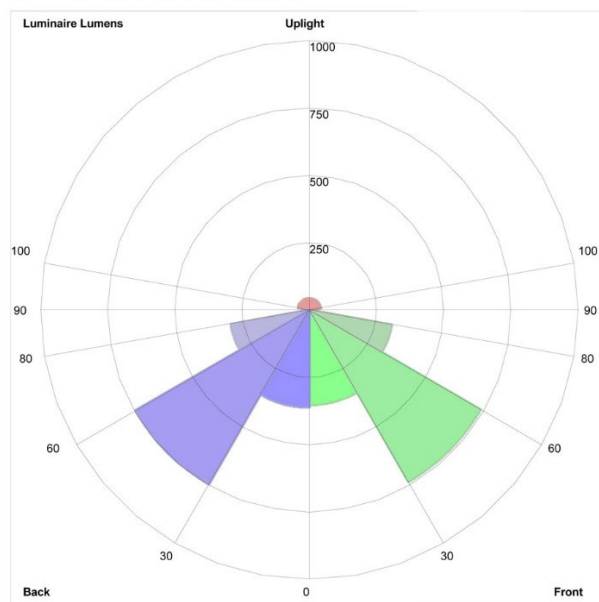
As is apparent by these calculations, these numbers are too high and do NOT meet the cutoff requirements of our Zoning Ordinance (figures greater than 25 and 100, respectively). This would appear the case whether we were to use the **blue** line at the photometric center or the **green** line at the shield from the graphic on the previous page because the equation appears to require the max candela (a single point) at that angle, not the zonal lumen average above the threshold. It is also apparent that the effect of the dimmers that were installed is difficult or impossible to measure and apply in this case. Although dimmers do in fact reduce the power to the fixture, which in turn reduces the brightness (lumens), there is no easy way to extract the figures required to perform the equation that is in the ordinance regulations.

What was curious in my research is finding that the Illuminating Engineering Society (IES) has deprecated the old cutoff classification system in favor of a new Back Light, Uplight, and Glare (BUG) rating. The principles of the standard (reduce glare, promote dark sky nighttime environment, reduce nuisance) have not changed, but rather the science of photometry.

The old cutoff classification system was based in relative photometry, versus the BUG rating system that is based in absolute photometry. The shift was made due to the proliferation of LED light fixtures and the material differences between LED and High-Intensity Discharge (HID) bulbs. As I understand it, the BUG rating system is still relatively new, and manufacturers are not necessarily required to design fixtures around the system. This might explain why we do not see a BUG rating figure or BUG rating light diagram in the photometric report for the fixture in question (example pictured below), which closely resembles the light distribution curves reviewed earlier in this letter.



IES ROAD REPORT
PHOTOMETRIC FILENAME : L7207 LP NEST 70W MH.IES
LUMINAIRE CLASSIFICATION SYSTEM (LCS) GRAPH



Luminaire Lumens:
Front: Low=353.8, Medium=737.9, High=312.2, Very High=33.0
Back: Low=362.4, Medium=747.5, High=297.7, Very High=27.9
Uplight: Low=11.1, High=43.2
BUG Rating : B1-U2-G1

At this point in time, the City will be needing to take some sort of corrective action in some shape or form. This could mean taking the application to the Planning Board to request a cutoff waiver, or requiring the Eton Square Apartments purchase and install the available shielding (see third page of attached cut sheet) to reduce the upward light pollution. Although, much like the dimmers that were installed, the addition of the shield will add a variable to the fixtures that is not able to be considered in the cutoff formula.

In the future, the Planning Board will need to modernize the lighting ordinance to address the impact of LED's and other general updates to make the section more comprehensible and consistent with available modern fixtures and energy efficient (albeit brighter) LED bulbs.

In closing, we thank you for your patience on this matter and hope you understand the essential nature of truly understanding this concept for our City Staff. Having performed this research and gained a better understanding of how to correctly and consistently apply our ordinance, we will be better suited to enforce it.

Sincerely,



Nicholas Dupuis
Planning Director
248-530-1856
ndupuis@bhamgov.org



Bruce Johnson
Building Official
248-530-1842
bjohnson@bhamgov.org

Cc: Tom Markus, City Manager
Jana Ecker, Assistant City Manager

Attachments: naturaLED Cutsheet – Traditional Wall Pack
naturaLED Photometric Report – Luminaire 9537 FXTWP60-50K-BZ-347-PHO
August 2022 Correspondence from the City of Birmingham
July 2022 Correspondence from George Dilgard

PROJECT:

SCHEDULE:

DATE:

PREPARE BY:

NOTES:

DESCRIPTION

naturaLED® TWP traditional wallpack comes in rugged cast-aluminum housing with excellent thermal design. DLC Premium qualified, our TWP product offers a popular classic appearance for your needs. The traditional shape maintains an aesthetic appearance and will replace any building's wallpack or perimeter lighting. Ideal for outdoor applications such as carports, loading areas, driveways, parking area and pathways. Designed for wall mounting above four feet from ground. New available in Wattage Selectable and Color Temperature Selectable option. *Requires an easy installation using the connectors to activate photocell sensor.

APPLICATIONS

Security, Pathway, Perimeter, Entryway, Area Lighting, and building facades



FEATURES

- DLC Premium Qualified
- IP65 Rated
- ETL Listed
- Built In Photocell Sensor Included (Easy connector to activate the photocell)
- ColorTemp: 4000K, 5000K or CCT3
- Dimmable: 0-10V
- Input line voltage: 120-277V, 120-347V
- Input Current: 28W-0.24A, 38W-0.32A, 60W-0.50A, 80W-0.67A, 100W-0.50A
- Surge Protect Level: 4KV
- Material: Die Cast Aluminum
- Lens: Borosilicate Glass Lens
- Corrosion resistant powder coating
- Operating temperature: -40°F - 122°F
- 5 Year Warranty
- Finish: Bronze
- Optional for Purchase: Motion Sensor, Emergency Driver, Wireguard, Replacement Lens, Shield Cover, Surge Protection

ACCESSORIES

	Motion Sensor
	Emergency Drivers
	Wireguard
	Replacement Lens
	Shield Cover
	Surge Protection

SAMPLE NUMBER FXTWP60SW/CCT3/BZ-PHO

FAMILY	SERIES	WATTAGE	SELECTABLE	COLOR TEMP	FINISH COLOR	ACCESSORY
FX Fixture	TWP Traditional Wall Pack	60 28/38/60W	SW Selectable Wattage	CCT3 3000K 4000K 5000K	BZ Bronze	PHO Photocell Included



TRADITIONAL WALL PACK & CCT 3

WALL & AREA LUMINAIRES

ORDERING

*P= Premium DLC / *S = Standard DLC

120-277V

Watts (W)	Ordering Code	Description	CCT (K)	Lumens (Lm)	Equiv. Wattage (W)	Color	IP65 Rated	DLC (S/P)
28	9453	FXTWP28/40K/BZ-PHO	4000K	4,200	175	Bronze	•	P
28	9454	FXTWP28/50K/BZ-PHO	5000K	4,200	175	Bronze	•	P
38	9447	FXTWP38/40K/BZ-PHO	4000K	5,700	175-250	Bronze	•	P
38	9448	FXTWP38/50K/BZ-PHO	5000K	5,700	175-250	Bronze	•	P
60	9449	FXTWP60/40K/BZ-PHO	4000K	9,000	250-400	Bronze	•	P
60	9450	FXTWP60/50K/BZ-PHO	5000K	9,000	250-400	Bronze	•	P
80	9451	FXTWP80/40K/BZ-PHO	4000K	12,000	400- 575	Bronze	•	P
80	9452	FXTWP80/50K/BZ-PHO	5000K	12,000	400-575	Bronze	•	P
80	9542	FXTWP80/50K/WH-PHO	5000K	12,000	400-575	White	•	P
28	9455	FXTWP60SW/CCT3/BZ-PHO	3CCT	4,404	175-400	Bronze	•	P
38			(30/40/50K)	6,260	175-400		•	P
60				9,134	175-400		•	P
60	9456	FXTWP100SW/CCT3/BZ-PHO	3CCT	9,065	400-750	Bronze	•	P
80			(30/40/50K)	11,260	400-750		•	P
100				14,500	400-750		•	P
38	9534	FXTWP38/40K/BZ/347-PHO	4000K	5,700	175-250	Bronze	•	P
38	9535	FXTWP38/50K/BZ/347-PHO	5000K	5,700	175-250	Bronze	•	P
60	9536	FXTWP60/40K/BZ/347-PHO	4000K	9,000	250-400	Bronze	•	P
60	9537	FXTWP60/50K/BZ/347-PHO	5000K	9,000	250-400	Bronze	•	P
28	9532	FXTWP60SW/CCT3/BZ/347-PHO	3CCT	4,060	175-400	Bronze	•	P
38			(30/40/50K)	5,510	175-400		•	P
60				8,700	175-400		•	P
60	9533	FXTWP100SW/CCT3/BZ/347-PHO	3CCT	8,700	400-750	Bronze	•	P
80			(30/40/50K)	11,600	400-750		•	P
100				14,500	400-750		•	P

120-347V

ACCESSORIES (Ordered Separately)

Motion Sensor



P10234 SEN-MC605V-D
(Microwave Motion Photocell Sensor 0-10V)

Wireguard



P10004 WG-TWP-MEDIUM
(Wireguard for Medium TWP
38W,60W,80W,100W,CCT3, Size: 14.30"x9.20")

Emergency Driver



7336 BAEM4-60BC/MV-A
(4W CEC Compliant LED Emergency Driver for 28W, 38W)



7334 BAEM15-48BC/MV-A
(15W CEC Compliant LED Emergency Driver
for 38W, 60W, 80W, 60W CCT3)



7337 BAEM25-170BC/347-C
(25W Micro Inverter 120-247V with 12" Conduit 100W CCT3)

Shield



P10402 CVR-TWP-SMALL/BZ
(Shield cover- small 28W Bronze, Size: 9.05"x9.20")



P10403 CVR-TWP-MEDIUM/BZ
(Shield cover- medium 38-100W Bronze, Size: 14.30"x9.20")

Surge Protection



P10389 SPD-L-10KV-277
(Surge Protection 10KV 120-277V)



P10390 SPD-L-20KV-277
(Surge Protection 20KV 120-277V)



P10391 SPD-L-20KV-480
(Surge Protection 20KV 347-480V)

Replacement Glass Lens



P10002 LENS-TWP-SMALL
(Glass Lens Gasket for 28W, Size: 9.05"x9.20")



P10000 LENS-TWP-MEDIUM
(Glass Lens Gasket for 38-100W, CCT3, Size: 14.30"x9.20")

Replacement Plastic Lens



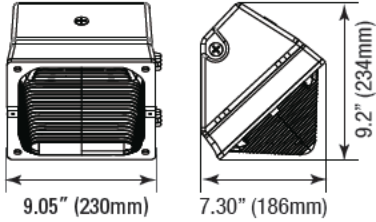
P10003 LENS-TWP-PC-MEDIUM
(Plastic Lens Gasket for 38-100W, CCT3, Size: 14.30"x9.20")

TRADITIONAL WALL PACK & CCT 3

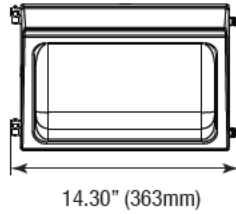
WALL & AREA LUMINAIRES

DIMENSIONS

28W
5.51-lbs

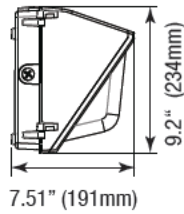


38W
6.79-lbs



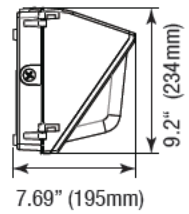
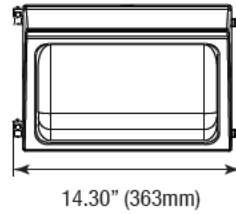
60W
6.86-lbs

CCT3 60W
6.86-lbs



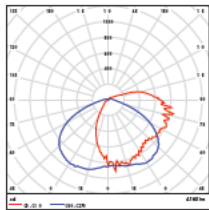
80W
8.07-lbs

CCT3 100W
9.26-lbs



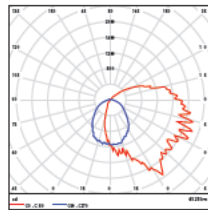
PHOTOMETRICS CHART

28 Watt
DLC Premium



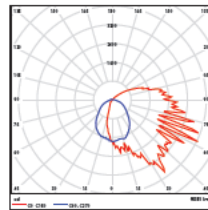
Illuminance at a Distance		Beam Width	
Center Beam Fc	Beam Width	Center Beam Fc	Beam Width
2.0 ft	1.96 ft	7.8 ft	11.7 ft
5.0 ft	34.0 ft	15.0 ft	23.4 ft
7.0 ft	13.0 ft	23.0 ft	35.1 ft
10.0 ft	8.50 ft	31.3 ft	46.8 ft
12.0 ft	5.44 ft	39.1 ft	58.5 ft
15.0 ft	3.78 ft	49.3 ft	70.3 ft

38 Watt
DLC Premium



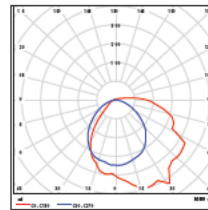
Illuminance at a Distance		Beam Width	
Center Beam Fc	Beam Width	Center Beam Fc	Beam Width
2.0 ft	1.80 ft	6.8 ft	7.2 ft
5.0 ft	45.4 ft	12.0 ft	16.4 ft
7.0 ft	20.2 ft	18.4 ft	21.3 ft
10.0 ft	11.3 ft	25.3 ft	28.7 ft
12.0 ft	7.25 ft	32.4 ft	35.9 ft
15.0 ft	5.04 ft	39.0 ft	43.1 ft

60 Watt
DLC Premium



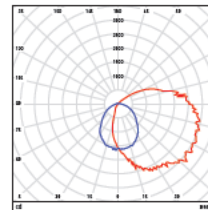
Illuminance at a Distance		Beam Width	
Center Beam Fc	Beam Width	Center Beam Fc	Beam Width
2.0 ft	2.04 ft	6.8 ft	5.9 ft
5.0 ft	71.1 ft	12.7 ft	11.8 ft
7.0 ft	31.6 ft	19.7 ft	17.6 ft
10.0 ft	17.9 ft	25.3 ft	23.5 ft
12.0 ft	11.4 ft	31.7 ft	29.4 ft
15.0 ft	7.90 ft	39.0 ft	35.3 ft

80 Watt
DLC Premium



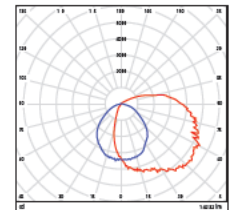
Illuminance at a Distance		Beam Width	
Center Beam Fc	Beam Width	Center Beam Fc	Beam Width
2.0 ft	4.96 ft	6.8 ft	5.8 ft
5.0 ft	109 ft	12.6 ft	11.6 ft
7.0 ft	48.2 ft	20.2 ft	17.4 ft
10.0 ft	27.3 ft	27.3 ft	23.2 ft
12.0 ft	17.5 ft	34.1 ft	29.0 ft
15.0 ft	12.1 ft	40.3 ft	34.8 ft

28/38/60 Watt (CCT)
DLC Premium



Illuminance at a Distance		Beam Width	
Center Beam Fc	Beam Width	Center Beam Fc	Beam Width
2.0 ft	2.94 ft	6.8 ft	7.0 ft
5.0 ft	63.4 ft	13.5 ft	13.9 ft
7.0 ft	28.4 ft	20.4 ft	20.9 ft
10.0 ft	15.9 ft	27.2 ft	27.9 ft
12.0 ft	10.1 ft	34.0 ft	34.8 ft
15.0 ft	7.09 ft	40.7 ft	41.8 ft

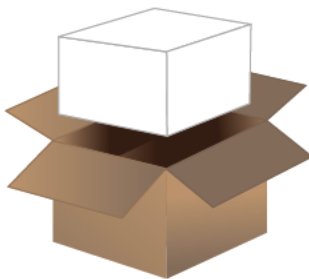
60/80/100 Watt (CCT)
DLC Premium



Illuminance at a Distance		Beam Width	
Center Beam Fc	Beam Width	Center Beam Fc	Beam Width
2.0 ft	8.40 ft	6.8 ft	6.8 ft
5.0 ft	139 ft	13.3 ft	13.8 ft
7.0 ft	62.8 ft	20.2 ft	20.5 ft
10.0 ft	34.3 ft	27.3 ft	26.0 ft
12.0 ft	21.3 ft	34.7 ft	32.5 ft
15.0 ft	15.2 ft	41.7 ft	39.0 ft

PACKAGE

Case Qty 1 pc





Filename: 9537 FXTWP60-50K-BZ-347-PHO

Manufacturer: naturalLED

Luminaire: FXTWP60/50K/BZ/347-PHO

Lamp Output: Total luminaire Lumens: 9081.7

Max Candela: 3,972.9 at Horizontal: 0°, Vertical: 73°

Input Wattage: 59.82

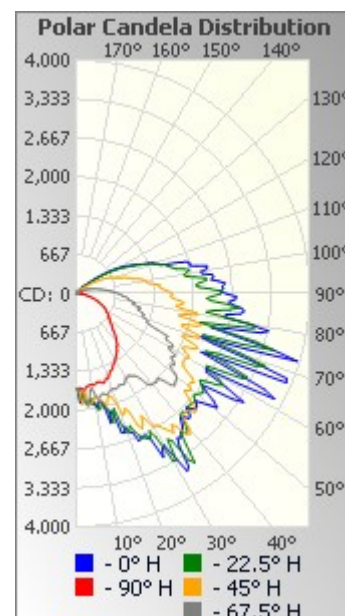
Luminous Opening: Point

Test: Nick

Test Date: 22 March 2021

Photometry : Type C

Nema Type: 7 X 7



Roadway Summary

Cutoff Classification:	NONCUTOFF	
Distribution:	TYPE IV, VERY SHORT	
Max Cd, 90 Deg Vert:	2,584.1	
Max Cd, 80 to <90 Deg:	3,094.1	
	Lumens	% Lamp
Downward Street Side:	6,453.6	71.1%
Downward House Side:	828.2	9.1%
Downward Total:	7,281.8	80.2%
Upward Street Side:	1,758.2	19.4%
Upward House Side:	41.3	0.5%
Upward Total:	1,799.5	19.8%
Total Lumens:	9,081.4	100%

Zonal Lumen Summary

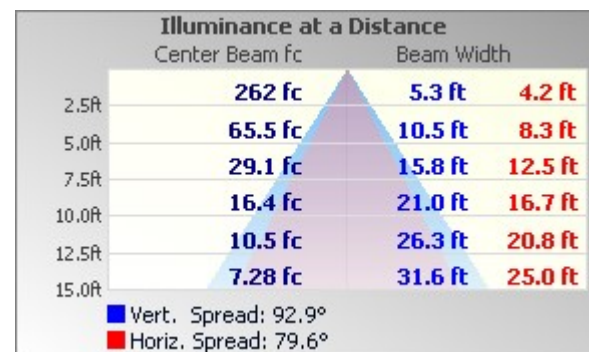
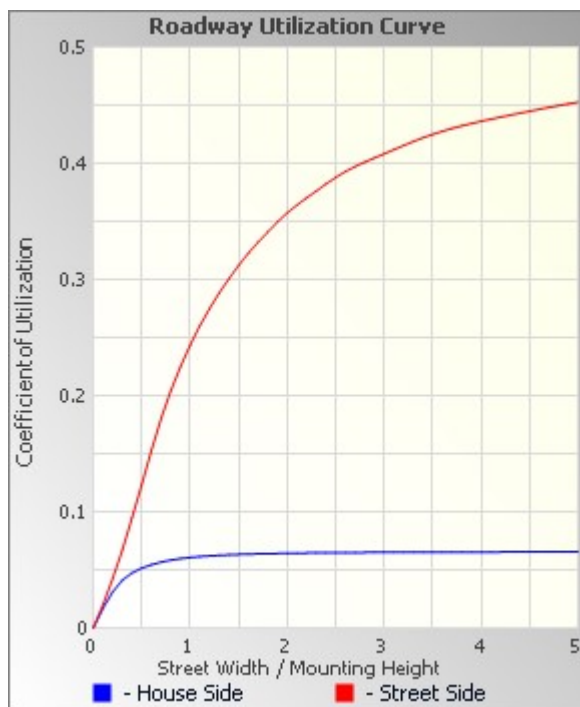
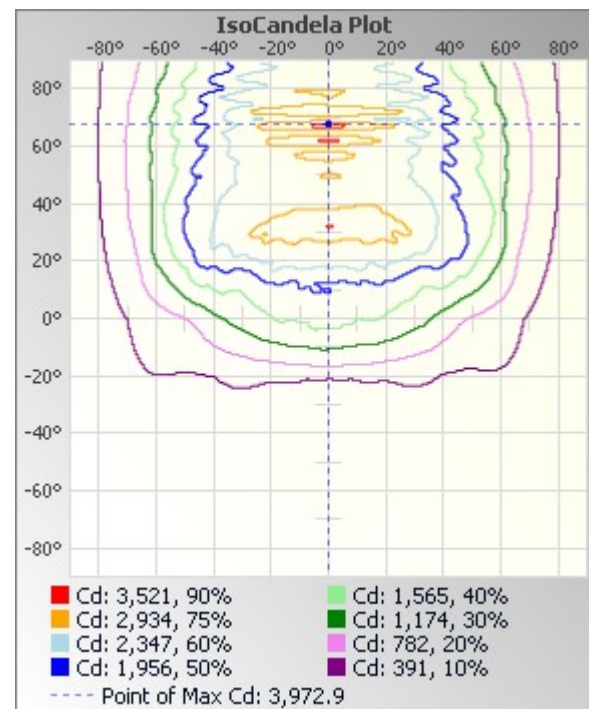
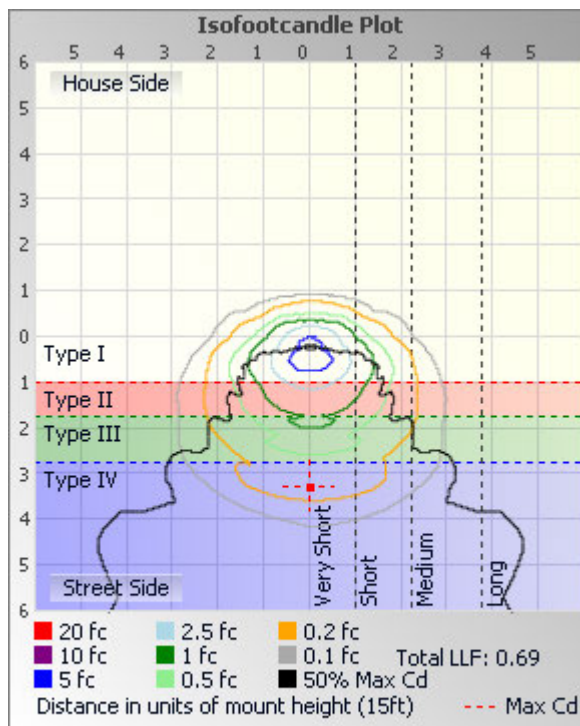
Zone	Lumens	% Luminaire
0-30	1,255.8	13.8%
0-40	2,177.6	24%
0-60	4,257.9	46.9%
60-90	3,023.9	33.3%
70-100	2,660.1	29.3%
90-120	1,596.9	17.6%
0-90	7,281.7	80.2%
90-180	1,799.9	19.8%
0-180	9,081.7	100%

Flood Summary

	Efficiency	Lumens	Horizontal Spread	Vertical Spread
Field (10%):	94.3%	8,568.3	160.3	149.8
Beam (50%):	57.3%	5,200.8	79.6	92.9
Total:	100%	9,083.4		

Lumens Per Zone

Zone	Lumens	% Total	Zone	Lumens	% Total
0-10	156.4	1.7%	90-100	734.0	8.1%
10-20	428.4	4.7%	100-110	539.7	5.9%
20-30	671.0	7.4%	110-120	323.1	3.6%
30-40	921.8	10.2%	120-130	141.5	1.6%
40-50	1,020.8	11.2%	130-140	43.1	0.5%
50-60	1,059.5	11.7%	140-150	13.6	0.1%
60-70	1,097.8	12.1%	150-160	3.7	0%
70-80	1,028.4	11.3%	160-170	0.9	0%
80-90	897.7	9.9%	170-180	0.3	0%



Coefficients Of Utilization - Zonal Cavity Method

Effective Floor Cavity Reflectance: 20%

RCC %:	80				70				50				30				10				0			
RW %:	70	50	30	0	70	50	30	0	50	30	20	10	50	30	20	10	50	30	20	10	50	30	20	10
RCR: 0	1.14	1.14	1.14	1.14	1.09	1.09	1.09	.80	1.00	1.00	1.00	.92	.92	.92	.84	.84	.84	.84	.84	.84	.84	.84	.84	.80
1	1.00	.93	.87	.82	.95	.89	.84	.59	.81	.77	.73	.74	.70	.67	.67	.64	.61	.58	.58	.58	.58	.58	.58	.58
2	.89	.79	.71	.63	.84	.75	.68	.46	.68	.62	.57	.62	.57	.52	.56	.52	.48	.45	.45	.45	.45	.45	.45	.45
3	.80	.68	.58	.51	.76	.65	.56	.38	.59	.52	.46	.53	.47	.42	.48	.43	.39	.36	.36	.36	.36	.36	.36	.36

4	.73	.59	.50	.42	.69	.57	.48	.31	.52	.44	.38	.47	.40	.35	.42	.37	.33	.30
5	.67	.53	.43	.35	.63	.50	.41	.27	.46	.38	.32	.42	.35	.30	.38	.32	.28	.25
6	.61	.47	.37	.30	.58	.45	.36	.23	.41	.33	.28	.37	.31	.26	.34	.28	.24	.21
7	.57	.42	.33	.26	.54	.40	.32	.20	.37	.29	.24	.34	.27	.22	.31	.25	.21	.19
8	.52	.38	.29	.23	.50	.37	.28	.18	.34	.26	.21	.31	.25	.20	.28	.23	.19	.16
9	.49	.35	.26	.21	.46	.34	.25	.16	.31	.24	.19	.28	.22	.18	.26	.21	.17	.15
10	.46	.32	.24	.18	.43	.31	.23	.14	.28	.22	.17	.26	.20	.16	.24	.19	.15	.13

Candela Table - Type C

	0	22.5	45	67.5	90	112.5	135	157.5	180	202.5	225	247.5	270	292.5	315	337.5	360
0	1638	1638	1638	1638	1638	1638	1638	1638	1638	1638	1638	1638	1638	1638	1638	1638	1638
1	1669	1666	1667	1658	1629	1630	1652	1673	1676	1678	1668	1660	1675	1695	1696	1683	1669
2	1885	1846	1714	1665	1623	1668	1670	1644	1640	1679	1716	1691	1674	1722	1750	1872	1885
3	1755	1827	1909	1677	1637	1702	1615	1553	1554	1594	1655	1700	1642	1678	1947	1893	1755
4	1796	1720	1809	1752	1646	1677	1559	1555	1530	1599	1550	1645	1605	1686	1835	1763	1796
5	1892	1895	1696	1918	1671	1684	1577	1462	1479	1501	1542	1595	1589	1793	1653	1936	1892
6	1893	1865	1876	1942	1616	1617	1512	1428	1448	1446	1453	1533	1573	1864	1792	1892	1893
7	1856	1880	1936	1829	1602	1534	1502	1405	1335	1417	1423	1510	1619	1839	1847	1891	1856
8	1911	1820	1897	1697	1592	1521	1441	1300	1284	1289	1373	1535	1628	1771	1810	1795	1911
9	1912	1920	1857	1646	1590	1516	1406	1276	1266	1254	1351	1517	1584	1677	1844	1876	1912
10	1981	1918	1808	1712	1595	1491	1295	1247	1191	1217	1282	1456	1550	1645	1840	1859	1981
11	1984	2038	1837	1798	1603	1470	1240	1183	1122	1138	1257	1405	1559	1700	1852	1963	1984
12	1880	2018	1872	1836	1585	1431	1209	1121	1050	1070	1222	1380	1577	1772	1887	1950	1880
13	1908	1947	1868	1823	1565	1400	1187	1055	1000	1003	1168	1400	1591	1821	1842	1858	1908
14	2033	1963	1926	1786	1569	1367	1152	1005	954	957	1101	1357	1585	1821	1848	1883	2033
15	2306	2039	2000	1778	1570	1316	1101	955	885	910	1046	1317	1579	1824	1955	1945	2306
16	2113	2308	1929	1801	1597	1309	1050	887	789	850	1010	1316	1566	1831	1894	2208	2113
17	2124	2170	1857	1820	1607	1306	993	801	669	774	975	1287	1547	1800	1849	2183	2124
18	2507	2080	1852	1794	1589	1265	940	693	553	675	936	1241	1553	1783	1887	2076	2507
19	2531	2395	1890	1769	1555	1224	891	583	462	575	900	1204	1523	1759	1946	2342	2531
20	2442	2546	2016	1753	1543	1180	842	492	407	490	852	1165	1498	1726	2054	2573	2442
21	2553	2521	2238	1751	1547	1141	790	429	372	428	789	1134	1480	1705	2245	2573	2553
22	2570	2454	2214	1770	1511	1125	735	387	340	384	725	1110	1470	1719	2239	2443	2570
23	2753	2583	2149	1775	1471	1106	673	357	314	352	657	1084	1453	1730	2159	2586	2753
24	2738	2686	2223	1755	1450	1070	604	331	291	324	587	1047	1411	1754	2094	2649	2738
25	2722	2728	2501	1738	1445	1028	541	307	270	299	525	1007	1397	1731	2298	2747	2722
26	2706	2770	2588	1747	1427	998	487	287	253	278	469	962	1396	1690	2517	2704	2706
27	2798	2811	2524	1756	1386	963	441	270	236	260	424	924	1382	1697	2514	2657	2798
28	3188	2681	2378	1758	1373	925	407	254	221	243	393	890	1348	1731	2400	2610	3188
29	3057	2822	2498	1732	1357	885	387	240	206	230	371	850	1319	1756	2395	2747	3057
30	3012	3324	2643	1694	1325	838	362	226	197	216	354	805	1299	1762	2588	3231	3012
31	3272	3338	2641	1694	1308	795	340	214	185	204	336	765	1286	1731	2619	3366	3272
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47	2834	2750	2644	2314	841	309	149	74	40	72	141	279	788	1992	2663	2719	2834
48	2757	2753	2499	2286	816	288	142	65	34	65	136	258	759	2073	2530	2735	2757
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54	2672	2654	2458	2084	692	206	111	33	17	32	107	201	657	1935	2286	2543	2672
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57	3429	2879	2190	1985	654	194	97	27	13	26	97	202	602	1903	1980	2823	3429
58	3047	2972	2175	2009	631	193	92	25	12	24	93	204	585	1854	1990	2790	3047
59	2609	2862	2181	1870	612	194	88	23	11	22	90	207	569	1834	2068	2615	2609
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61	3216	2564	2208	1902	584	199	80	19	9	18	80	209	531	1831	2047	2482	3216
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63	3631	3224	2048	1733	552	200	72	16	8	15	70	203	492	1685	1855	3031	3631
64	2866	3266	2091	1716	532	199	67	14	7	14	65	197	473	1675	1978	2961	2866
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68	3903	3325	1954	1313	444	182	49	8	3	7	46	183	383	1270	1829	3171	3903
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79	3365	3109	1856	1023	217	118	18	4	4	4	17	111	179	981	1889	3038	3365
80	3028	3094	2115	982	202	110	17	4	4	4	17	103	166	994	1946	2802	3028
81	2594	2610	2085	1017	185	102	17	4	4	4	16	96	151	969	1756	2306	2594
82	2597	2257	1821	977	167	94	16	4	5	4	16	90	138	909	1618	2183	2597
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85	2854	2797	1861	894	126	78	14	4	5	4	14	74	109	832	1653	2633	2854
86	2692	2615	1803	857	116	73	14	4	5	4	13	70	101	785	1557	2394	2692
87	2629	2324	1688	802	107	69	13	5	5	4	13	66	95	764	1499	2210	2629
88	2737	2247	1632	784	99	65	13	5	5	5	12	63	89	736	1478	2193	2737
89	2748	2346	1634	755	93	63	12	5	5	5	12	61	86	701	1458	2300	2748
90	2584	2480	1648	728	88	61	12	5	6	5	12	58	83	665	1437	2402	2584
91	2477	2498	1617	703	86	58	12	5	6	5	11	56	81	632	1417	2336	2477
92	2529	2316	1550	658	83	55	11	5	6	5	11	54	79	604	1375	2177	2529
93	2513	2120	1486	631	82	53	11	5	6	5	11	52	77	571	1293	2020	2513
94	2568	2058	1456	600	81	51	10	5	6	5	10	50	75	541	1279	2021	2568
95	2465	2122	1427	571	80	49	10	5	6	5	10	48	73	509	1310	2081	2465

96	2333	2241	1440	543	79	47	10	5	6	5	10	46	72	477	1278	2172	2333
97	2376	2241	1362	514	78	44	10	5	6	5	9	44	71	449	1214	2153	2376
98	2356	2065	1269	486	78	42	9	5	6	5	9	42	70	422	1162	1972	2356
99	2204	1906	1227	458	77	40	9	5	6	5	9	40	68	396	1138	1827	2204
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101	2292	1941	1190	402	75	37	8	5	6	5	9	37	66	345	1083	1929	2292
102	2300	1983	1172	377	74	35	8	5	6	5	8	35	65	321	1049	1899	2300
103	2125	1892	1114	352	74	33	8	5	6	5	8	34	64	298	1003	1792	2125
104	2006	1763	1040	325	73	31	8	5	6	5	8	32	64	277	949	1739	2006
105	2018	1727	993	302	73	29	7	5	6	5	8	30	64	259	908	1685	2018
106	1986	1680	968	283	73	27	7	5	6	5	7	28	63	244	886	1620	1986
107	1856	1635	943	267	73	25	7	5	6	5	7	27	63	229	862	1601	1856
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122	820	747	399	84	39	11	5	4	5	5	4	12	36	71	324	709	820
123	763	684	362	76	36	10	4	4	5	5	4	11	33	64	291	649	763
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125	632	546	286	66	30	10	4	4	4	4	4	10	28	56	232	528	632
126	570	482	251	63	27	9	4	4	4	4	4	10	26	54	206	473	570
127	508	421	220	60	25	9	4	4	4	4	4	9	24	50	184	420	508
128	450	367	193	56	23	8	4	4	4	4	4	9	21	46	164	371	450
129	395	321	172	50	21	8	4	4	4	4	4	8	20	42	148	327	395
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Luminaire Report Summary

IESNA:LM-63-2002
 [TEST] Nick
 [[TESTLAB] Dongguan New Testing Centre Co., Ltd
 [TESTDATE] 22 March 2021
 [ISSUEDATE] 2021-03-22 10:22:26
 [NEARFIELD]
 [LAMPPOSITION] 0,0
 [OTHER] EVERFINE GO-R5000_V2 SYSTEM
 [MANUFAC] naturaLED
 [LUMCAT]
 [LUMINAIRE] FXTWP60/50K/BZ/347-PHO
 [BALLAST]
 [INPUTDATA] PF=0.9539@347V, iTHD=15.81%@347V
 [OTHER]
 [OTHER] Gamma(deg) Fz(lm) Ft(lm) %Lum %Lamp
 [OTHER] 0- 10 156.41 156.41 1.72 1.72
 [OTHER] 10- 20 428.40 584.81 6.44 6.44
 [OTHER] 20- 30 671.02 1255.83 13.82 13.82
 [OTHER] 30- 40 922.11 2177.93 23.97 23.97
 [OTHER] 40- 50 1021.10 3199.03 35.22 35.22
 [OTHER] 50- 60 1059.84 4258.87 46.88 46.88
 [OTHER] 60- 70 1098.03 5356.90 58.97 58.97
 [OTHER] 70- 80 1028.61 6385.51 70.29 70.29
 [OTHER] 80- 90 897.95 7283.46 80.18 80.18
 [OTHER] 90-100 734.26 8017.72 88.26 88.26
 [OTHER] 100-110 539.98 8557.70 94.20 94.20
 [OTHER] 110-120 323.29 8880.99 97.76 97.76
 [OTHER] 120-130 141.57 9022.56 99.32 99.32
 [OTHER] 130-140 43.14 9065.70 99.80 99.80
 [OTHER] 140-150 13.56 9079.27 99.95 99.95
 [OTHER] 150-160 3.70 9082.97 99.99 99.99
 [OTHER] 160-170 0.90 9083.88 100.00 100.00
 [OTHER] 170-180 0.32 9084.20 100.00 100.00
 [OTHER]

FILE: CREATED USING ABSOLUTE PHOTOMETRY
 FILE: CANDELA MULTIPLIER: 1
 FILE: VERTICAL ANGLES: 181, HORIZONTAL ANGLES: 17
 FILE: COORDINATE SYSTEM: TYPE C
 FILE: UNIT OF MEASURE: METRIC
 FILE: BALLAST FACTOR: 1

Photometrics Pro 1.3.29 copyright 2003-2022 by jSolutions, Inc.
 Reported data calculated from manufacturer's data file, based on IES recommended methods.



[REDACTED]
Birmingham, MI 48009

RE: 1308-1698 Southfield Rd. - Eton Square Apartments ("the Property")

[REDACTED],

The City of Birmingham is in receipt of your letter dated July 3, 2022 regarding the Property and your assessment of the replacement fixtures that you view as non-compliant with Article 4, Section 4.21 of the Zoning Ordinance. Below are the previous fixtures installed alongside the new replacement fixtures:



1. *Previous fixtures, Google Street View – October 2020*
2. *Replacement Fixture - NaturaLED Traditional Wall Pack*

Based on your letter, there are two main ordinance concerns that you take issue with in regards to the lights at the property. You also have an issue with the City permitting dimmers.

1. Article 4, Section 4.21 (A)

"Intent and Purpose: The purpose of this section is to protect the health, safety and welfare of the public by encouraging lighting practices and systems that will minimize glare and light trespass

while recognizing the need for buildings and sites to be illuminated for safety, security, visibility, and enhancement. This section provides standards for various lighting forms and situations to improve visibility and curtail the degradation of the nighttime visual environment."

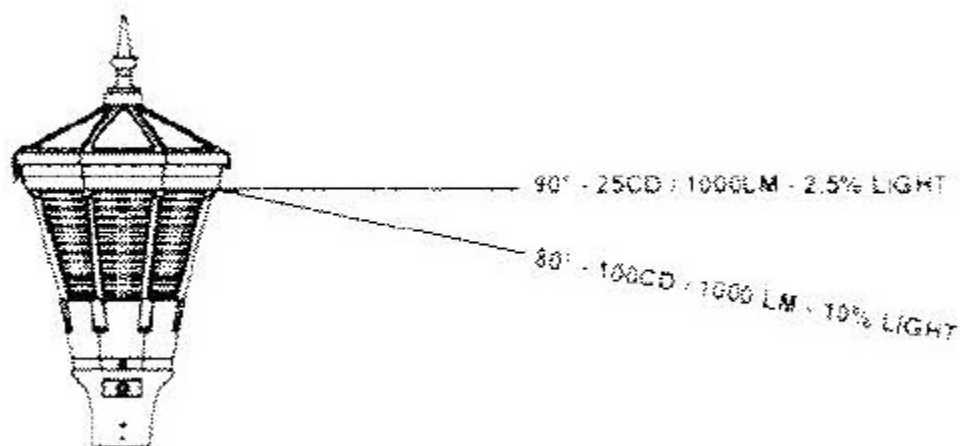
- There is a very specific issue with your assessment that the replacement light fixtures installed "totally fail the intent and purpose of the lighting ordinance." Purpose statements in ordinance language are used to help a user interpret the regulations within the section due to complex substance or language that is difficult to understand. Substantive rules do not belong in purpose statements, which I would argue the above intent and purpose successfully achieves. The enforceable rules and regulations are in the main body of the ordinance section, which is what we are able to enforce as a City.

2. **Article 4, Section 4.21 (D)(1)**

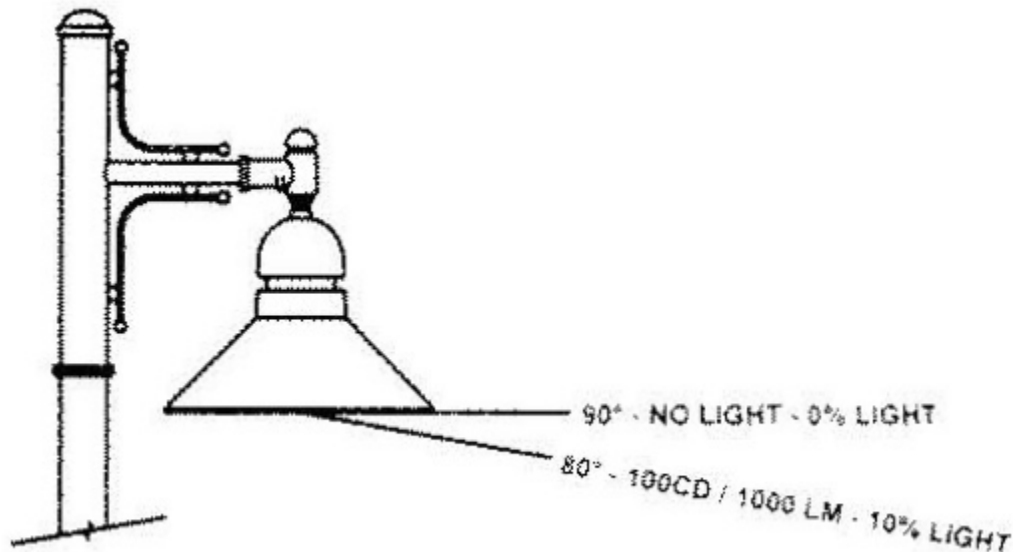
"Unless specifically permitted within this ordinance, all luminaries shall be full cutoff or cutoff, as defined in Section 9.02, and positioned in a manner that does not unreasonably invade abutting or adjacent properties. Exception to cutoff luminaries can be made at the discretion of the Planning Board, Historic District Commission, or Design Review Board under any of the following conditions...."

- City staff is not granting an exception to cutoff or full cutoff light fixtures in this case, we agree that granting exceptions is the discretion of the appropriate review body. Reviewing the specification sheets for the replacement fixtures against the ordinance standards, we consider the replacement fixtures to meet the cutoff requirements. It is essential to highlight the language above that states "all luminaires shall be full cutoff **OR** cutoff" and to follow that statement by providing the definition of both below, as found in Article 9, Section 9.02 of the Zoning Ordinance:

"Cutoff Luminaire: A luminaire light distribution where the candela (intensity) per 1000 lamp lumens does not exceed 25 (2.5%) at an angle of 90 degrees or any angle above. Additionally, the candela per 1000 lamp lumens does not exceed 100 (10%) at a vertical angle of 80 degrees."



"Full Cutoff Luminaire: A luminaire light distribution with zero candela (intensity) at an angle of 90 degrees or above. Additionally, the candela per 1000 lamp lumens does not exceed 100 (10%) at a vertical angle of 80 degrees."



3. **Article 4, Section 4.21 (E)(1)**

"The intensity of light on a site shall not exceed six-tenths (0.6) maintained foot-candles at any property line that abuts a single-family residential zoned property or one and one half (1.5) maintained foot-candles at any property line for any other zoned property. The light intensity shall be measured at 6 ft. above ground level on a vertical plane."

- As stated, City Staff has been to the site numerous times since the Property installed dimmers on all of the fixtures and have found that the above standards have been met. In your letter, you state that the use of dimmers is not an accepted means of controlling light trespass at the property line. When it comes to the enforceability of the Zoning Ordinance and issuing citations, a government must ensure that the specific circumstances fall clearly within the ordinance language. In this case, the enforceable ordinance language contained above is the appropriate and enforceable section.

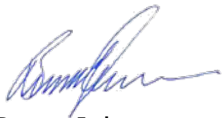
Finally, it is also worth discussing the previous fixtures on the Property, which were very likely an incandescent or fluorescent bulb with an aged, cloudy lens, versus the new LED style bulb and clear lens in the replacement fixtures. Starting around the 2010's (after the current lighting standards were created) the use of LED's has increased and become commonplace because of their energy efficiency and dampened environmental impacts. With the shift to LED lighting, new factors such as color temperature and directionality have impacts that were not considered in the mid 2000's.

At this point, our position remains that the light fixtures located at the property are conforming to the Zoning Ordinance and that no further action is required.

Sincerely,



Nicholas Dupuis
Planning Director
248-530-1856
ndupuis@bhamgov.org



Bruce Johnson
Building Official
248-530-1842
bjohnson@bhamgov.org

Cc: Tom Markus, City Manager
Jana Ecker, Assistant City Manager

7/3/22

To: Tom Markus, Birmingham City Manager

Subject: **Unshielded Wall Packs – Eton Square Apartments, Southfield Road**

Contrary to Birmingham's Lighting Ordinance, the building owner/electrical contractor installed replacement unshielded wall packs last Fall at the Eton Square Apartments, 1308-1698 Southfield Road. In December 2021, a neighbor complained to the City and Code Enforcement prepared the attached report. The citizen stated, **"the light does not have any shield or cover stopping it (light)"** The inspector noted, **"The light looks like it shines straight out from the building"**. The initial date on the report was 12/29/21. A code violation was issued as there was no permit or planning approval.

On March 6, 2022, while driving Southfield Road I noticed the unshielded wall packs because the outward light projection was brighter and whiter causing glare. The next day, 3/7/22, I sent an email to Bruce Johnson, Building Official, asking about the new unshielded wall packs and if a permit had been obtained. He replied that no permit had been requested.

Over the past 4 months I have sent 8 emails to either Bruce or the Planning Director, Nick Dupius, asking for action on the non-conforming lights. Their responses have not answered my central question, "When will the city's lighting ordinance be enforced against the noncomplying lighting installed at the Eton Square Apartments?"

From my 3/23/22 email to Bruce Johnson:

"I do not understand why the Department is not requiring the property owner to install cutoff fixtures that comply with the city's lighting ordinance. Dimmers do not properly control the annoying light projecting from an unshielded fixture.

Below is the relevant part of an email **Matt Baka, Planning Department, sent to me 1/25/10** regarding lighting fixtures installed prior to adoption of the lighting ordinance by the City Commission 3/17/08: Under the ordinance, any light previously existing at the time the ordinance was passed is considered legal non-conforming and is permitted to remain until the life of **the fixture expires and it must be replaced, at which time a cuff-off fixture which complies with the ordinance must be installed.** About the mechanism in place to ensure that business and property owners are aware of the new lighting standards, department procedures dictate that an administrative review for ordinance compliance of any proposed luminaire be performed before an electrical permit is issued. **If, upon inspection it is determined that a light fixture has been installed that is not in compliance with the lighting ordinance then the non-compliant lighting must be removed and replaced on the owner's expense.** It is the responsibility of the property owner to comply with all City of Birmingham codes and ordinances."

From Nick's reply to me on 3/25/22:

"In short, the **lighting standards require full cutoff or cutoff fixtures**"

In your email dated 6/23/22 you asked for code provisions that I believe are not in compliance at Eton Square Apartments. They are:

Lighting Standards 4.21 LT-01

Intent and Purpose: The purpose of this section is to protect the health, safety and welfare of the public by encouraging lighting practices and systems that will minimize **glare** and light trespass.

- The unshielded wall packs currently installed totally fail the intent and purpose of the lighting ordinance.

D. General Standards:

1. Unless **specifically permitted** within this ordinance, all luminaries shall be full cutoff or cutoff, as defined in section 9.02... Exceptions to cutoff luminaries can be **made at the discretion of the Planning Board, Historic District Commission, or the Design Review Board....**

- Neither the Building Official nor Planning Director has the discretion to permit unshielded wall packs. If the building owner had insisted on using unshielded wall packs, he could have been directed to the Board of Zoning Appeals to request a variance to the ordinance. This was a self-created hardship, so probably the BZA would not have been sympathetic.

Samples of other community ordinances and the issue of wall packs:

"No light shall be unshielded where the lighting element is visible in any fashion, ie. wall packs"
Town of Palm Beach, FL – External Lighting Requirements

"All wall pack fixtures must be cutoff"
Raleigh, NC

"All outdoor lighting in all use districts shall be shield to reduce glare"
Bloomfield Township, MI

Nick and Bruce, in their emails, default to allowing dimmers to control the light level at the property line. This struck me as very odd as no where in the lighting ordinance is there a reference to dimmers. I was the lead member of the Planning Board (2003-2007) that helped develop the lighting ordinance. There were many discussions involving lighting experts, research of best practices in other communities, staff presentations and public hearings. **At no time was there a mention of dimmers!** Controlling the light trespass at the property line is just one aspect of the lighting ordinance and that is done using a variety of means. The use of dimmers is not an accepted means. To minimize glare and stray light shielded light fixtures are necessary and required. Also, unshielded wall packs have an extremely poor light distribution and often cause disability glare. This can lead to trips and falls.

I look forward to our meeting and hopefully this issue can be resolved promptly by bringing Eton Square Apartments into compliance with the city's lighting ordinance.

Sincerely,

[REDACTED]

[REDACTED]

[REDACTED]



MEMORANDUM

Planning Division

DATE: January 25, 2023

TO: Planning Board Members

FROM: Nicholas Dupuis, Planning Director

SUBJECT: Project Updates & Information

The following report contains updates on projects that have completed by the Planning Board and are on to the next steps of approval. In addition, other significant development-related projects that have been reviewed or embarked upon by boards/commissions such as the Historic District Commission, Design Review Board, Multi-Modal Transportation Board, or similar bodies have been included for reference as well.

Site Plan & Design Reviews

- 2159 E. Lincoln – Lincoln Yard – Permitting/Preparing for Construction
- 34965 Woodward – Peabody Redevelopment – Permitting, numerous extensions requested.
- 35001 Woodward – Land lease executed by City Commission.
- 770 S. Adams – Permitting/Construction
- 2225 E. 14 Mile – Our Shepherd – Permitting/Construction
- 36877 Woodward – Gasow Veterinary Hospital – Permitting
- 588 S. Old Woodward – Phoenicia – Under Construction
- 243 Merrill – La Strada – Permitting
- 320 Martin – Birmingham Post Office – Design Development
- 185 N. Old Woodward – Bell Bistro – Permitting
- 460 N. Old Woodward – Wilders – Permitting/Construction
- 295 Elm St. – Forest Townhomes – Design Development
- 300 S. Old Woodward – RH
 - Variance request at Board of Zoning Appeals scheduled for January 10, 2023.
 - Public Hearing for Special Land Use Permit, Final Site Plan & Design Review approval has been set for February 13, 2023.

Ordinance Amendments/Master Planning

- Outdoor Dining Ordinance – Public Hearing set at the City Commission for February 13, 2023.

Non-Planning Board Projects

- 148 Pierce – Telephone Exchange Building – New mural on rear of building.
- 135-139 S. Old Woodward – Stifel – Façade renovations on historic Briggs Building, permitting/construction.
- 220 Park St. – Façade renovations, permitting/construction.
- 34040 Woodward – Community Unity Bank – Façade renovations, in progress.
- Historic District Design Guidelines – A second deliverable (75% completion) was reviewed by the HDC on January 4, 2023.
- Citywide Wayfinding and Signage Design Program Update – Consultant selection scheduled at the City Commission on January 23, 2023.
- Ad Hoc Environmental Sustainability Committee creation scheduled at the City Commission for January 23, 2023.



AGENDA
REGULAR MEETING OF THE BIRMINGHAM PLANNING BOARD
WEDNESDAY FEBRUARY 8, 2023 – 7:30 PM
151 MARTIN ST., CITY COMMISSION ROOM 205, BIRMINGHAM MI*

The City recommends members of the public wear a mask if they have been exposed to COVID-19 or have a respiratory illness. City staff, City Commission and all board and committee members must wear a mask if they have been exposed to COVID-19 or actively have a respiratory illness. The City continues to provide KN-95 respirators and triple layered masks for attendees.

- A.** Roll Call
- B.** Review and Approval of the Minutes of the Regular Meeting of **January 25, 2023**
- C.** Chairpersons' Comments
- D.** Review of the Agenda
- E.** Unfinished Business
- F.** Rezoning Applications
- G.** Community Impact Studies
- H.** Special Land Use Permits
- I.** Site Plan & Design Reviews
- J.** Study Session
 - 1. **The Birmingham Plan 2040 – Final Draft Review**
 - 2. **B1 Zoning District – Commercial Permitted Uses Study Session**
- K.** Miscellaneous Business and Communications:
 - 1. Pre-Application Discussions
 - 2. Communications
 - i. **Project Updates**
 - 3. Administrative Approval Correspondence
 - i. **January 20, 2023 – February 3, 2023**
 - 4. Draft Agenda – **March 1, 2023**
 - 5. Action List – **2022/2023**
 - 6. Other Business
- L.** Planning Division Action Items
 - 1. Staff Report on Previous Requests
 - 2. Additional Items from Tonight's Meeting
- M.** Adjournment

*Please note that board meetings will be conducted in person once again. Members of the public can attend in person at Birmingham City Hall OR may attend virtually at:

Link to Access Virtual Meeting: <https://zoom.us/j/111656967>
Telephone Meeting Access: 877-853-5247 US Toll-Free
Meeting ID Code: 111656967

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

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

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



AGENDA
REGULAR MEETING OF THE BIRMINGHAM PLANNING BOARD
WEDNESDAY MARCH 8, 2023 – 7:30 PM
151 MARTIN ST., CITY COMMISSION ROOM 205, BIRMINGHAM MI*

The City recommends members of the public wear a mask if they have been exposed to COVID-19 or have a respiratory illness. City staff, City Commission and all board and committee members must wear a mask if they have been exposed to COVID-19 or actively have a respiratory illness. The City continues to provide KN-95 respirators and triple layered masks for attendees.

- A.** Roll Call
- B.** Review and Approval of the Minutes of the Regular Meeting of **February 8, 2023**
- C.** Chairpersons' Comments
- D.** Review of the Agenda
- E.** Unfinished Business
- F.** Rezoning Applications
- G.** Community Impact Studies
- H.** Special Land Use Permits
- I.** Site Plan & Design Reviews
- J.** Study Session
 - 1. **The Birmingham Plan 2040 – Public Hearing**
- K.** Miscellaneous Business and Communications:
 - 1. Pre-Application Discussions
 - 2. Communications
 - i. **Project Updates**
 - 3. Administrative Approval Correspondence
 - i. **February 3, 2023 – March 3, 2023**
 - 4. Draft Agenda – **March 22, 2023**
 - 5. Action List – **2023**
 - 6. Other Business
- L.** Planning Division Action Items
 - 1. Staff Report on Previous Requests
 - 2. Additional Items from Tonight's Meeting
- M.** Adjournment

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Planning Board Action List – 2022 (Approved)

Topic	General Goals	City Commission Directive?	Quarter	Status	
				In Progress	Complete
2040 Master Plan	Adopt a new comprehensive master plan.	☒	Ongoing	☒	☐
Outdoor Dining	Study the Outdoor Dining Ordinance re: enclosures, expansions, etc.	☒	1 st (January-March)	☒	☐
Window Standards (Glazing)	Update window standards to help support building renovation and the Energy Code requirements.	☐	1 st (January-March)	☐	☒
Barrier-Free Ramps	Reduce unintentional restrictions on handicap ramps in the front setbacks.	☐	2 nd (April-June)	☐	☒
Side Yard A/C	Update the ordinance to address issues with side yard a/c units.	☐	2 nd (April-June)	☐	☒
Front Setback Rules	Consider revisions to the setback ordinances in R1-R3 to address 200 ft. calculations rule.	☐	3 rd (July-September)	☐	☒
Lighting Standards	Remove conflicting regulations regarding photometric plans.	☐	3 rd (July-September)	☐	☐
Impervious Surface Definition	Clarify definition to promote the infiltration of storm water.	☐	4 th (October-December)	☐	☐
Health Club/Studio Use	Consider allowing health/fitness type activities in more areas of the City.	☐	4 th (October-December)	☐	☐

Next Up...

Topic	General Goals	City Commission Directive?	Quarter	Status	
				In Progress	Complete
Dumpster Enclosures	Expand the materials permitted/not permitted in dumpster enclosures.	☐	-	☐	☐
Balcony/Terrace Enclosures	Clarify and add regulations for the enclosure of outdoor living space.	☐	-	☐	☐
Lot Combination Process	Review the process for lot combinations to add clarity to approval standards.	☐	-	☐	☐
Mixed Use Requirements	Consider changing the requirements for the stacking of mixed uses.	☐	-	☐	☐
Review Processes for Public Projects	Clarify review process for projects on public property.	☐	-	☐	☐
SLUP Application Process	Clarify the SLUP process in terms of the order of board/commission review.	☐	-	☐	☐
Retail Definition	Revisit the retail definition to address any concerns about first floor uses.	☐	-	☐	☐
Medical Marijuana & CBD	Update the Zoning Ordinance to help regulate Medical Marijuana and CBD through ordinance language.	☐	-	☐	☐
Sustainability Initiatives	Prepare a sustainability agenda to increase Birmingham's resilience.	☐	-	☐	☐
Lighting Standards	Review lighting standards for residential districts to reduce light pollution and nuisance.	☐	-	☐	☐
Landscaping Standards	Consider amendments to permit synthetic planting materials.	☐	-	☐	☐
Social Districts	Study the state regulations and the City to help draw district boundaries.	☒	-	☐	☐
Food Trucks	Study the application of food trucks in the City in terms of locations, restrictions, etc.	☒	-	☐	☐
Leaf Blowers	Study the potential to restrict leaf blowers in regards to noise/pollution	☒	-	☒	☐

Mixed-Use Requirements for Bonus-Stories in the Triangle District	Define the mixed-use requirements in the Triangle District to receive bonus-stories.	☐	-	☐	☐
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