



AGENDA
REGULAR MEETING OF THE BIRMINGHAM PLANNING BOARD
WEDNESDAY MARCH 22 – 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 **March 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
 - 1. **479 S. Old Woodward – Birmingham Tower – Request for Special Land Use Permit for New 5-Story Mixed-Use Building (Postponed from January 25, 2023)**
- I. Site Plan & Design Reviews
 - 1. **479 S. Old Woodward – Birmingham Tower – Request for Final Site Plan & Design Review for New 5-Story Mixed-Use Building (Postponed from January 25, 2023)**
 - 2. **294 E. Brown – Brown St. Mixed Use – Site Plan Approval Extension Request**
- J. Study Session
- K. Miscellaneous Business and Communications:
 - 1. Pre-Application Discussions
 - i. **34952 Woodward & 690 E. Maple**
 - ii. **380 S. Bates – Community House**
 - 2. Communications
 - i. **Project Updates**
 - 3. Administrative Approval Correspondence
 - i. **March 3, 2023 – March 17, 2023**
 - 4. Draft Agenda – **April 17, 2023 (SPECIAL MEETING)**
 - 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

* 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

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City Of Birmingham
Regular Meeting Of The Planning Board
Wednesday, March 8, 2023
City Commission Room
151 Martin Street, Birmingham, Michigan

Minutes of the regular meeting of the City of Birmingham Planning Board held on March 8, 2023.
Chair Clein convened the meeting at 7:30 p.m.

A. Roll Call

Present: Chair Scott Clein, Vice-Chair Bryan Williams; Board Members Bert Koseck, Daniel Share, Janelle Whipple-Boyce; Alternate Board Members Jason Emerine, Nasseem Ramin; Student Representatives Asher Kaftan, Matthew Wiegand

Absent: Board Members Robin Boyle, Stuart Jeffares

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

B. Approval Of The Minutes Of The Regular Planning Board Meeting of February 8, 2023

03-08-23

Motion by Mr. Williams

Seconded by Ms. Whipple-Boyce to approve the minutes of the Regular Planning Board meeting of February 8, 2023 as submitted.

Motion carried, 7-0

VOICE VOTE

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

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. Study Session

1. The Birmingham Plan 2040 – Public Hearing

Chair Clein explained how the public hearing would proceed. He then opened the public hearing at 7:35 p.m.

PD Dupuis:

- Reviewed the emailed comments from residents that were included in the agenda packet;
- Listed emails from residents which arrived after the agenda packet was published on March 3, 2023;
- Noted that the majority of the latter group of emails regarded the northeast corner at Lincoln and Eton, and asked that the parcel on the corner not be recommended for a commercial destination;
- Stated that one of the emails in the latter group related to sidewalks, and one related to multifamily housing;
- Noted that he attempted to respond to as many of the residents as possible; and,
- Noting that the 2040 Plan would not rezone any parcels, and any potential future rezoning would undergo rigorous review before occurring.

The Chair noted that all the emails had been provided to the Board members before the evening's meeting.

Staff and Board members reiterated that the draft Plan was not a rezoning.

Public Comment

Pam Willis, Denise Rumsey, Claudia Unruh, Grant Nimtz, Larry Bertollini, Richard Miner, and Diane Smith asked that the northeast corner parcel at Lincoln and Eton not be recommended for commercial rezoning, citing reasons such as: the value of the green space, the benefit of the parcel for children, the benefit of the parcel for community groups and community health, concerns about a future potential increase in traffic with a commercial use, the lack of park space in neighboring Torry, the need for parks in the area if multifamily units are to be added, the parcel's history, and its accessibility to those with mobility impairments.

Ms. Smith added that she did not want to see commercial destinations in any of the City's parks and that upzoning should be put to a public vote before being implemented.

Mr. Bertollini recommended that more public input on the draft 2040 Plan (draft Plan) be solicited, that increasing the safety of Woodward be prioritized in the shorter term, that cost estimates be generated for the larger ideas included in the draft Plan, and that commercial uses be disallowed on Birmingham's east side.

Kevin Kozlowski requested that the area near his home be recommended for rezoning to a more transitional land use as it was in the first draft of the Plan.

Norm Cohen said he was concerned that parking and privacy issues could arise from the potential allowance of accessory dwelling units.

David Bloom raised concerns about an area zoned R2 that he said had at least 15 non-conforming parcels. He recommended the draft Plan's zoning category for that area be reconsidered. He said he was also aware of non-conforming homes presently being built in that area. He asked about the difference between a Planning Board and Planning Commission and said he did not believe public feedback was sufficiently integrated into the draft Plan.

Seeing no further public comment, the Chair closed the public hearing at 8:13 p.m.

The Chair thanked all those who provided comment and noted that all written comments would be filed with the agenda for future reference. He noted that there was a lot of public input regarding the northeast corner of Lincoln and Eton, and noted that the Board's opinion regarding that parcel was split 4-3 at the February 8, 2023 meeting as well.

Mr. Koseck noted that he was not in attendance at the February 8, 2023 meeting, and said he would be in favor of leaving the northeast corner of Lincoln and Eton as-is.

In reply to Mr. Williams, PD Dupuis stated that the Planning Board is a recommending body in terms of the Michigan Planning Enabling Act and that the Commission would assume the role of a Planning Commission. He stated that accordingly the Board could legally make minor changes to the draft Plan before sending it to the Commission.

Mr. Share noted, and the Board agreed, that three changes still needed to be made to the draft Plan before its advancement to the Commission:

- There should be no reference to creating a 'Friends of the Rouge' organization. Rather, the Plan should contemplate the City cooperating with various public and private authorities to strengthen the watershed;
- LEED should not be required. Rather, the Plan should specify that the City 'seeks to advance sustainability standards within the City in all mixed use districts and municipal buildings through green building standards, technology, etc.' or similar language; and,
- Rather than advocacy for 25 m.p.h., the Plan should advocate for slower speeds throughout town.

The Chair stated that while those changes needed to be made, they were not substantive enough to require another public hearing at the Board level. He stated that as someone in the master planning business, this process received the most public input he has seen in approximately 29 years.

Further Board comment was as follows:

- While the Board was split on the best use for the northeast corner of Lincoln and Eton, the Board should not vote on the draft Plan parcel-by-parcel;
- The Commission would be aware from the minutes that the Board was split on that parcel;
- The present draft Plan was substantially improved over the original draft Plan;
- Residents' feedback regarding 'seams' was thoroughly integrated into the draft Plan;
- It was difficult to hear from some residents that residents were not involved in the master planning process, given the fact that nearly 40 public meetings on the master planning process were held over the course of four years;
- There was a difference between resident input being ignored and resident input being disagreed with by the Board. It is the Board's responsibility to filter input and provide recommendations;
- While the Board was split on the best use for the northeast corner of Lincoln and Eton, given the draft Plan's size it was remarkable that parcel was the most controversy-generating aspect of the Plan at this point;

- The Board was united on the draft Plan being a sound plan, based on sound planning principles, with very good concepts that would help the City resolve issues related to housing prices, reducing teardowns, and protecting the character of the neighborhoods;
- The draft Plan focuses on managed, contextually-appropriate growth as opposed to unfettered growth; and,
- This is a 20-year Plan, and accordingly focuses on what the community will need in the next 20 years.

03-09-23

Motion by Mr. Williams

Seconded by Mr. Share to recommend that the City Commission adopt and approve in its entirety the Birmingham Plan 2040, with the three conditions pointed out during the course of the meeting by Mr. Share, inclusive of all maps, plats, charts, and other related matter, figures and the Future Land Use Map, and together with the comments of the Board with respect to various parcels within the City.

Mr. Share observed that while each Board member could likely identify small changes they would make to the draft Plan if so empowered, overall the draft Plan was excellent. In terms of significant changes, if the draft Plan is implemented he noted Woodward would cease to divide the City as it does now, the Haynes Square area would revolutionize S. Old Woodward, the southern gateway would become safe, and the neighborhoods would be strengthened.

Public Comment

Mr. Kozlowski stated he would appreciate his comments being discussed before the vote.

Mr. Bertollini, Ms. Rumsey, and Todd Macintosh said they disagreed with the motion.

Ms. Unruh said she was disappointed that the Board did not recommend leaving the northeast corner of Lincoln and Eton as-is.

Motion carried, 7-0

ROLL CALL VOTE

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

Nays: None

Mr. Williams echoed Mr. Share's statement that the draft Plan was very good.

2. B1 Zoning District – Commercial Permitted Uses Study Session

SP Cowan presented the item and answered informational questions from the Board.

PD Dupuis recommended this review remain focused since it was requested by an applicant. He suggested that obviously inappropriate uses could be struck from the ordinance, but continued that defining and reviewing every use might be more thorough than necessary for this particular request.

Board members' comments were as follows:

- Some of the permitted uses in a B1 district should probably be removed;
- The uses should serve the neighborhood, and the Board needs to consider whether the uses would come with an increased parking demand;
- The uses should be ones that serve the neighborhood and are not regional draws;
- The Board should generate agreed-upon definitions for the uses, determine whether the as-defined uses are appropriate in the City's B1 locations, and determine whether the attendant impacts like parking would be a concern;
- The review of this request would be benefited by beginning with a list of present and proposed uses, the definitions of the uses, and then adding and eliminating uses from the list as appropriate;
- It might be possible to do a focused review for the applicant and a more general review of the ordinance subsequently;
- The Board could remove the obviously inappropriate uses to start, and then proceed with a more limited review for the time being;
- The only concern of the proposed list of uses would be food and drink;
- Having tables as an ancillary use to a permitted sale of food, plus limiting either the size or the number of tables in relation to the size, might be a way of permitting certain desired uses while preventing other uses. A SLUP may also be an appropriate way of regulating this use,;
- There would not be much difference between this location, in terms of use, and the Holiday Market Select concept;
- A food and drink establishment is one where the primary business is seating and table service;
- SP Cowan's definition of a use that "that involves counter service only, does not offer full table service, and consumption is either dine-in or carry out in nature" offered a good starting point for one of the potential uses;
- Health and fitness uses could possibly be permitted with limitations based on the available parking;
- While many B1 tenant spaces are smaller, tenants could possibly take over adjacent spaces. For this reason, it may be worth considering size limitations on businesses in B1; and,
- The Board should be able to expand the number of uses in B1 in some appropriate ways.

Based on discussion, the Chair asked Board members to individually email Staff with any presently listed B1 uses that arose as candidates for potential removal. It was noted that those uses would then be discussed at the next appropriate Board meeting.

PD Dupuis observed that the Board seemed to agree on adding three or four definitions to the allowed uses in B1. Then, the Board might be willing to explore adding an accessory permitted use or some other phrase that would allow indoor dining.

In reply to Board comment, PD Dupuis observed that allowing health and fitness uses in B1 would likely result in destination locations, which would bring more traffic into the neighborhoods than B1 zoning intends.

The Chair concurred.

SP Cowan suggested that specialty food stores and bakeries could have an allowed accessory indoor dining use within the use-specific standards, plus a size limitation either based on square footage or percentage of the entire tenant space or the assembly area.

In reply to Board comment, SP Cowan added that a cafe definition could possibly serve as an intermediate definition missing in some zones in the City.

Michael Vogt, attorney for the applicant, spoke on behalf of the request. He noted that the SLUP process might prove prohibitive for the smaller businesses likely to occupy most B1-zoned spaces, which would limit the tenants that could potentially move into the spaces being discussed. He asked the Board to keep in mind the kinds of neighborhood businesses that would be desirable when amending the ordinance. He also asked the Board to consider limiting the parking calculation to the square footage used by customers, as opposed to the square footage of the total space.

Mr. Williams noted that the SLUP requirement could be limited to businesses only over a certain size or based on other potential factors.

The Chair agreed and said he just wanted the opportunity to discuss whether SLUPs might be beneficial in certain cases.

J. Miscellaneous Business and Communications

- 1. Pre-Application Discussions**
- 2. Communications**
- 3. Administrative Approval Correspondence**
- 4. Draft Agenda**
- 5. Action List - 2023**
- 6. Other Business**

PD Dupuis encouraged Board members to attend the Commission meeting where the draft 2040 Plan will be discussed. He said it would likely be set for the end of May 2023.

Mr. Koseck recommended that the consultant be present in person.

Mr. Williams recommended Staff summarize and emphasize the changes from draft one to draft three.

03-10-23

Motion by Mr. Williams

Seconded by Mr. Share to schedule a special meeting for April 17, 2023 at 7:30 p.m. at 151 Martin Street, City Commission Room, to consider both site plan and study session matters.

Motion carried, 7-0

VOICE VOTE

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

Nays: None

K. Planning Division Action Items

a. Staff Report on Previous Requests

b. Additional Items from tonight's meeting

L. Adjournment

No further business being evident, the Chair adjourned the meeting at 9:48 p.m.



Nick Dupuis, Planning Director



Laura Eichenhorn, City Transcriptionist



MEMORANDUM

Planning Division

DATE: March 17th, 2023

TO: Planning Board Members

FROM: Brooks Cowan, Senior Planner

APPROVED: Nick Dupuis, Planning Director

SUBJECT: 479 S. Old Woodward – Revised Final Site Plan & Design Review (no longer a Special Land Use Permit (SLUP) request)

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 ([Agenda](#) – [Minutes](#)), the Planning Board accepted the Community Impact Study and Preliminary Site Plan for a new five story mixed-use building.

On September 23rd, 2020 ([Agenda](#) – [Minutes](#)), the applicant obtained Final Site Plan & Design Review 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.

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 ([Agenda](#) – [Minutes](#)), 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 ([Agenda](#) – [Minutes](#)), the Planning Board approved a request for a Final Site Plan extension.

On September 28th, 2022 ([Agenda](#) – [Minutes](#)), the applicant appeared before the Planning Board for a revised Final Site Plan. The applicant indicated they could not construct two levels of underground parking and revised the site plan to include one level of underground parking and no ground level parking. The revised 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 ([Agenda](#) – [Minutes](#)), the applicant appeared before the Board of Zoning Appeals to request a variance of 74 parking spaces, claiming that they could not structurally provide two levels of underground parking. The applicant's request was denied by a vote of 6-1.

On September 28th, 2022 ([Agenda](#) – [Minutes](#)), the applicant appeared before the Planning Board for an ordinance amendment to allow parking requirements of the D4 Overlay zoned properties outside of the former parking assessment districts to be waived through a SLUP. The applicant claimed they could not provide two levels of underground parking to accommodate required off-street parking, and therefore needed a waiver of requirements. The Planning Board recommended approval of the ordinance amendment to the City Commission by a vote of 4-2.

On December 5th, 2022 ([Agenda](#) – [Minutes](#)), the applicant appeared before the City Commission for their 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 City Commission approved the ordinance amendment 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.

On January 25th, 2023 ([Agenda](#) – [Minutes](#)), the applicant appeared before the Planning Board for Final Site Plan & SLUP review to request a waiver of 58 parking spaces. The proposed site plan and SLUP included ground level retail and restaurant, office on the second floor, and residential uses on floors three, four, and five. The site plan had one level of underground parking with 37 parking spaces, creating a shortage of 58 spaces. The Planning Board moved to postpone the hearing and requested that the applicant amend the site plans to support a less intensive use and reduce the shortage of parking.

The applicant has revised the site plan and is no longer requesting a Special Land Use Permit (SLUP). The applicant is once again proposing two levels of underground parking. The updated site plan indicates retail and restaurant on the first floor, office on the second and third floor, and residential uses on the fourth and fifth floor. The two levels of underground parking accommodate 64 spaces while the ground level parking has 12 spaces with 11 lifts, totaling 87 spaces for the site. The revised site plan is similar to what was approved by the Planning Board in September of 2020, however the site plan now has two levels of office instead of residential use on floors two and three.

The revised site plan is 11 parking spaces short of the Zoning Ordinance requirements. The applicant attempted to obtain a shared parking agreement with 373-411 S. Old Woodward, Birmingham Place. However, the neighboring property does not have excess spaces to share. The

applicant has indicated a preference in pursuing Final Site Plan and Design Review approval without a SLUP by either obtaining a variance from the Board of Zoning Appeals for 11 parking spaces, or conducting a shared parking study with Birmingham Place to be approved by the Planning Board and recording a shared parking agreement on the deed. The applicant has indicated that pursuing a waiver of required parking spaces through a SLUP is only preferred if a variance or shared parking agreement cannot be obtained.

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 22. The updated site plan indicates 11 x 1 bedroom units, 10 x 2 bedroom units, and 1 x 3 bedroom units. The residential units appear to satisfy the minimum floor areas.
2. The site plans submitted indicate first floor canopies and fourth floor balconies projecting into the right-of-way on all three street frontages.

The first floor canopies facing S. Old Woodward and Hazel Street are proposed to be 16 ft. above grade. Article 4, Section 4.74 (4)(C)(i) allows removable

architectural elements such as awnings, canopies, marquees to be approved by the Planning Board to project into the right of way provided that they are constructed to support applicable loads without any ground mounted supports on public property. Encroachments with less than 15' of clearance above the sidewalk shall not extend into or occupy more than two-thirds of the width of the sidewalk or 5 feet, whichever is less, and must not interfere with any existing or planned streetscape elements or infrastructure.

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 canopies and 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 two levels of underground parking and 12 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 near the Woodward frontage. The transformer appears to be exposed to Woodward Ave where the building is inset from the frontage line. **The applicant must provide screening for the ground level transformer at the northeast corner of 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, 211 ft. on Hazel Street, and 87 ft. on Woodward Ave. The applicant has submitted updated engineering and streetscape plans to reflect changes to S. Old Woodward and to accommodate appropriate sidewalk width and streetscape elements along Hazel Street.

Article 4, Section 4.20(G) of Landscaping Standards requires 1 street tree for each 40 linear feet of frontage. The landscape plan submitted (sheet L-1.0) indicates two trees along S. Old Woodward, five trees along Hazel Street, and two trees along Woodward Ave as required by the Zoning Ordinance. The new trees along Hazel and Woodward Ave will be Jack Select Pear Trees 3" in caliber that will match what is existing on S. Old Woodward. **The applicant must provide updated streetscape plans to include city standard tree grates.**

The site plan approved in September of 2020 included six street lights along Hazel Street, however city standard street lights have not been included in the revised site plan. **The applicant must provide updated streetscape plans to include city standard street lights along Hazel Street.**

The Planning Division recommends that the applicant coordinate with City staff on providing the city standard tree grates, street lights, benches, and bike racks to ensure proper streetscape amenities are provided.

4.0 Parking, Loading and Circulation

- 4.1 Parking – The applicant is once again proposing ground level parking and two levels of underground parking, similar to what was approved in 2020. An update is that the ground level parking spaces are now proposed with lift systems where two cars can be stacked in one space. The applicant is required to provide on-site parking for the first floor retail and restaurant uses, second and third floor office use, and 22 residential units on floors four and five.

The ground level parking is proposed to have 12 spaces with 11 car lifts, totaling 23 spaces. The basement parking level one is proposed to have 31 parking spaces. The basement parking level two is proposed to have 33 spaces for a total of 87 parking spaces on-site.

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 six parking spaces on the ground level within 20 feet of the building frontage of Hazel Street which does not satisfy the Zoning Ordinance. In January of 2021, the applicant obtained a dimensional variance of 20 feet for the proposed parking spaces along the Hazel Street frontage. Given that a substantial change to the site plan's location of ground level parking has not been made, the variance still stands.

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.

Table A Requirements			
Retail	1 per 300 sq. ft.	4,290 sq. ft.	14 spaces
Lobby	1 per 550 sq. ft.	526 sq. ft.	1 spaces
Restaurant	1 per 75 sq. ft.	982 sq. ft.	13 spaces
Office	1 per 300 sq. ft.	32,338 sq. ft.	108 spaces
Residential	1 per 2 or less rooms	11 units	11 spaces
Residential	1.25 per 3 or more rooms	11 units	14 spaces
Mixed Use Parking Reductions for B3 Zone			
Office & Residential	40% reduction of office spaces	108 spaces	- 43 spaces
Office, Residential & Restaurant	30% reduction of remaining office spaces	65 spaces	- 20 spaces
Totals			
Total Required	-	-	98 spaces
Provided On-Site	-	-	87 spaces
*On-Street	-	-	*2 spaces
Difference *(With On-Street)	-	-	11 spaces *9 spaces

*Requires City Commission approval

The applicant is required to provide a total of 98 off-street parking spaces. The applicant is proposing 87 parking spaces on-site, therefore creating a shortage of 11 parking spaces. **The applicant must provide an additional 11 parking spaces on-site, or obtain a parking variance from the Board of Zoning Appeals.** The applicant has indicated that their preference is to pursue a variance for the remaining spaces with the Board of Zoning Appeals.

The applicant was seeking a shared parking agreement with 373-411 S. Old Woodward, Birmingham Place, for the additional 11 parking spaces. Article 4, Section 4.45(G)(3) of the Zoning Ordinance allows a shared parking agreement between two properties if there is an excess of parking spaces beyond the Zoning Ordinance's requirement to be shared. If there is excess parking, the agreement does not have to be recorded on each property's deed. Upon analysis of Birmingham Place, the Planning Division has determined that the property does not have excess parking spaces to share – the 379 parking spaces on-site have been maxed out by the collective uses at Birmingham Place.

Article 4, Section 4.45(G)(4) of the Zoning Ordinance allows a shared parking agreement between two properties that do not have parking spaces beyond their requirement if it is determined that peak parking demands of the uses occur at different times and there are available spaces to be shared. A parking agreement under this provision is required to be approved by the Planning Board and to be

recorded on the deed of each property. The conditions for such an agreement are as follows:

- a. The total number of combined spaces required for each use may be reduced by up to 50% upon the Planning Board making the determination that the peak parking demands of the uses being served occur at different times and the parking area meets the anticipated demands of all the uses. The Planning Board will make this determination based upon the following information, to be provided by the petitioner:*
 - i. The peak hours of operation for each use.*
 - ii. The average parking demand and the peak parking demand for each use, based on reliable data. Such data will include actual parking counts for these uses, or at similar uses or actual parking counts are not available, reliable traffic/parking demand models may be used.*
 - iii. The impact of shared parking arrangement on adjacent uses.*
 - iv. Written legal evidence in the form of deeds, leases or contracts that establish the shared parking facility.*

If the applicant wishes to pursue a shared parking agreement, they will be required to do so under the provisions of Article 4, Section 4.45(G)(4) where a parking study must be conducted to determine demand at peak parking times. If it is determined by the Planning Board that there is sufficient space for a shared parking agreement, then the agreement must be recorded on the deed of each property. The applicant has indicated that a shared parking agreement recorded on the deed is their second preference behind seeking a parking variance from the Board of Zoning Appeals.

The applicant has previously pursued a SLUP for the subject site in order to request that City Commission waive the required parking spaces. Such a waiver is enabled by the newly adopted ordinance section 3.04(D)(3)(a) stating the following:

- 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.*

The applicant has indicated that pursuing a waiver of required parking spaces from City Commission through a SLUP is their third preference behind pursuing a variance or a shared parking agreement.

In summary, the applicant's proposed site plan is short 11 parking spaces. In order to resolve the parking shortage, the applicant has indicated a preference of obtaining a variance from the Board of Zoning Appeals, followed by pursuing a shared parking agreement or a

parking waiver from City Commission through the provisions of a SLUP.

- 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 has provided two refuse areas on the eastern side of the first floor.

- 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. The apartments and offices may be accessed via a main entryway on the S. Old Woodward frontage. The retail space is accessible from S. Old Woodward and Hazel Street. The restaurant is accesible from Woodward Ave and the interior parking lot. Woodward Ave also has a gate for access to the eastern stairwell. 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.

The applicant has provided updated engineering and streetscape plans that indicate a 5 ft. pedestrian sidewalk around the building with an additional 5 ft. ammenity zone between the street and sidewalk.

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 – Updated plans were provided Friday March 17th, 2023. Comments will be provided for the Planning Board meeting on March 22nd, 2023.
- 6.2 Department of Public Services – Updated plans were provided Friday March 17th, 2023. Comments will be provided for the Planning Board meeting on March 22nd, 2023.
- 6.3 Fire Department – See attached for Fire Department comments.
- 6.4 Police Department – The Police Department has no concerns.
- 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 facing each street is proposed to be comprised of three main materials. The first floor exterior will consist of stone masonry layered in a striping pattern in amalfi coastal swan color with a black granite stone base on all sides. The band between the first and second floor is a cast stone accent in riesling color. The pedestrian entrances facing S. Old Woodward and Hazel Street are proposed to have metal sun shade canopies.

An empire gray colored brick veneer is proposed for floors two, three, and four. Another riesling colored cast stone band between the fourth floor and fifth floor is proposed. The fourth floor is proposed to have balconies consisting of dark bronze colored aluminum railing. Upper floor windows without balconies will have dark bronze panneling to match the window frames. The walls of the northern elevation for floors two, three, and floor will have blank walls consisting of empire gray brick. The Planning Board may wish to discuss requiring more architectural detailing here.

The 5th floor will be comprised of a burnished slate colored metal panneling, 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 does not exceed 10% of the buildings finish material.**

The specifications of the proposed glass satisfies the Zoning Ordinance requirements for clear glazing. The applicant is proposing Vitro Solarban 72 Starphire with a VLT of 68 and a reflectance of 13. 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 provided full glazing calculations for the building which appear to satisfy the Ordinance requirements as follows:

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

Finally, there is no signage proposed on the building, nor any indication as to where future tenant signage would be placed.

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.

10.0 Recommendation

The applicant obtained Final Site Plan and Design Review approval in September of 2020. The revised site plan submitted has replaced two stories of residential units with office use on floors two and three which has created a shortage of 11 parking spaces. The applicant has various avenues to pursue in order to satisfy the parking requirement for the revised site plan.

Based upon a review of the Zoning Ordinance requirements, the Planning Division recommends APPROVAL of the proposed Final Site Plan and Design Review application with the following conditions:

1. The applicant revise the site plan to satisfy all off-street parking as required by the Zoning Ordinance or obtain the following:
 - a. A parking variance from the Board of Zoning Appeals;
 - b. A shared parking agreement approved by the Planning Board and recorded on the deed of each property involved; or
 - c. A waiver of required parking spaces from the City Commission through the provisions of a SLUP;
2. The applicant coordinate with City staff to provide the required city standard streetscape elements including street trees, tree grates, street lights, benches and bike racks;
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 screening for the ground level transformer at the northeast corner of the building;
5. The applicant verify that the metal paneling does not exceed 10% of the buildings finish material; and
6. The applicant comply with the requests of all City departments.

11.0 Sample Motion Language for Final Site Plan & Design Review

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

1. The applicant revise the site plan to satisfy all off-street parking as required by the Zoning Ordinance or obtain the following:
 - a. A parking variance from the Board of Zoning Appeals;
 - b. A shared parking agreement approved by the Planning Board and recorded on the deed of each property involved; or
 - c. A waiver of required parking spaces from the City Commission through the provisions of a SLUP;
2. The applicant coordinate with City staff to provide the required city standard streetscape elements including street trees, tree grates, street lights, benches and bike racks;
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 screening for the ground level transformer at the northeast corner of the building;
5. The applicant verify that the metal paneling does not exceed 10% of the buildings finish material; and
6. The applicant 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:

1. _____
2. _____
3. _____

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:	98 off-street
	Proposed:	87 off-street
Min. Parking Space Size:	Required:	180 sq. ft.
	Proposed:	180 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

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

March 17, 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. The accessible parking space is not on the shortest accessible route to the accessible entrance on the main floor.
2. The adjacent access aisle of the accessible parking space shall extend the full length of the parking space they serve. There is a column obstructing the aisle on the main floor access aisle.
3. Architectural plans show South and Southeast entry doors swing behind property line. Engineering drawings show South and Southeast entry doors swing over property line. Per 3202.2.3 2015 MBC, doors shall not open or project into the right of way.

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

4. The exit door from the main floor parking area appears to have a column obstruction reducing the required width.



CITY OF BIRMINGHAM FIRE DEPARTMENT

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

March 16th, 2023

RE: Revised Comments
479 S. Old Woodward

- Follow International Fire Code 2015 for reference on submitted plans.
- 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".
- An Emergency Power Shutdown Device is required per ordinance. Sec. 54-32. - Emergency Power Shutdown Device
- Emergency standby power system (Generator) is required.
- A Knox Box is required.
- Submit Fire suppression and Alarm Plans to AHJ for review and approval.
- CO Gas detection system and ventilation for parking garages.
- 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.
- Rooftop Garden requirements, IFC Chapter 317 and Sec. 905.3.8

SITE PLAN APPROVAL DRAWINGS

BIRMINGHAM TOWERS MIXED USE

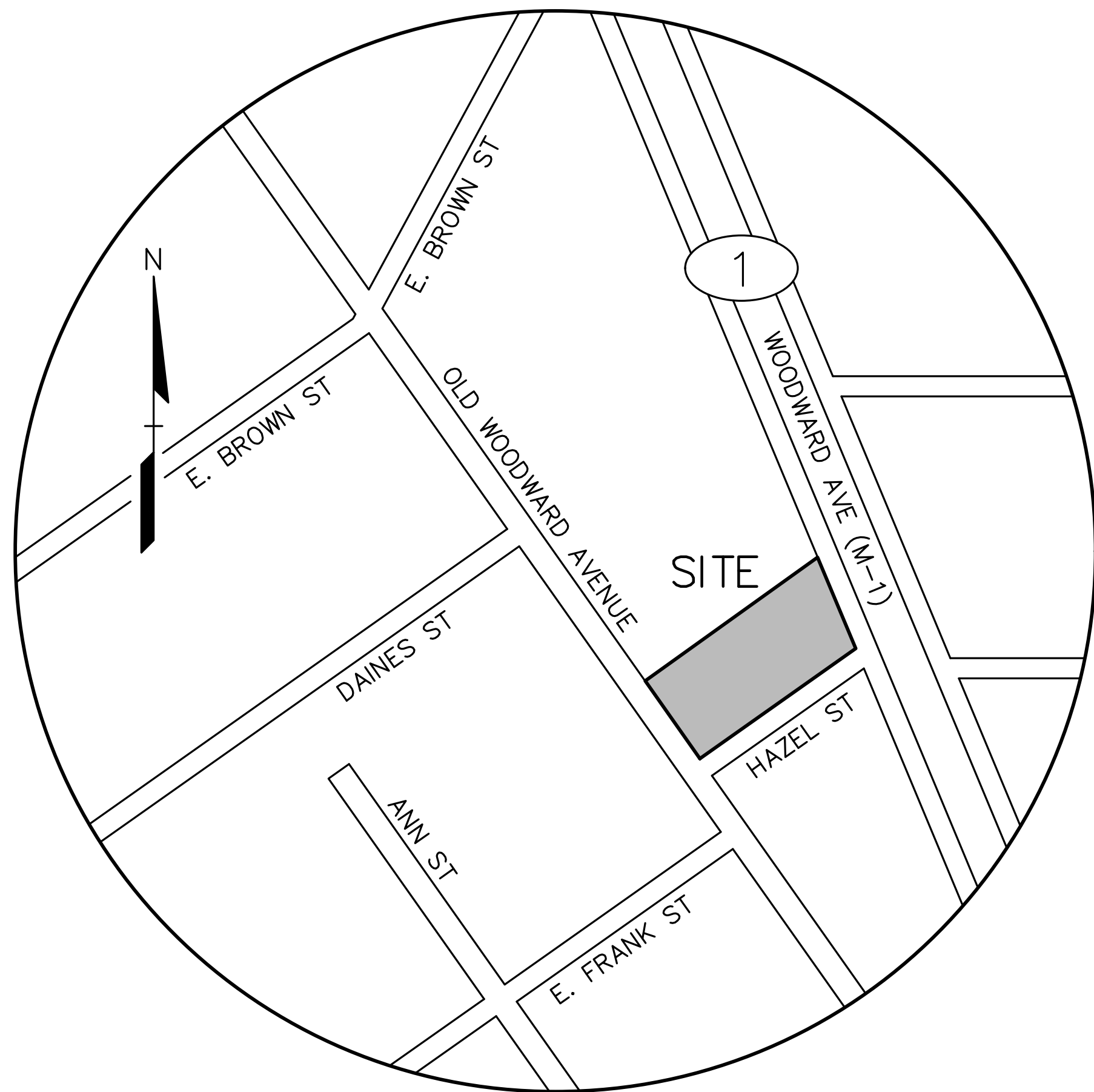
OLD WOODWARD AVENUE AT HAZEL STREET

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.



LOCATION MAP
NO SCALE

INDEX OF DRAWINGS:

- COVER SHEET
- C-1.0 TOPOGRAPHIC SURVEY
- C-3.0 SITE PLAN
- C-6.0 PRELIMINARY UTILITY PLAN
- C-8.1 NOTES AND DETAILS
- L-1.0 PRELIMINARY LANDSCAPE PLAN

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
FAX: (248) 689-1044
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

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

REVIEW PER CITY	3-14-2023
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ORIGINAL ISSUE DATE:
JANUARY 03, 2023

DRAWING TITLE
COVER SHEET

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

BENCHMARKS
PER CITY BENCHMARKS

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)

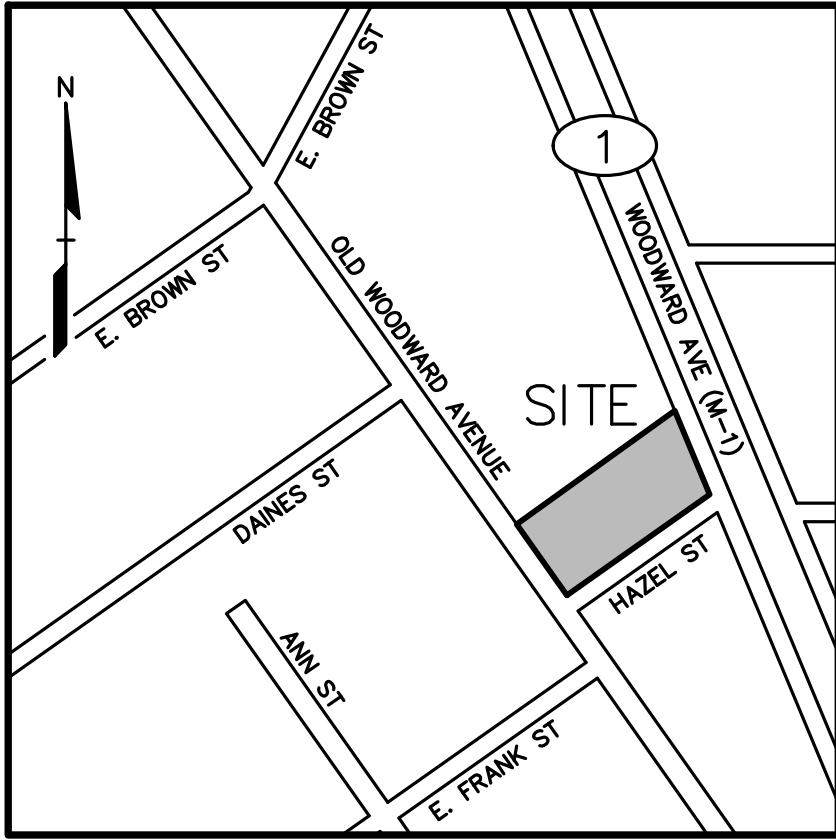
LAND SITUATED IN THE CITY OF BIRMINGHAM, COUNTY OF OAKLAND, AND STATE OF MICHIGAN, DESCRIBED AS:

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)

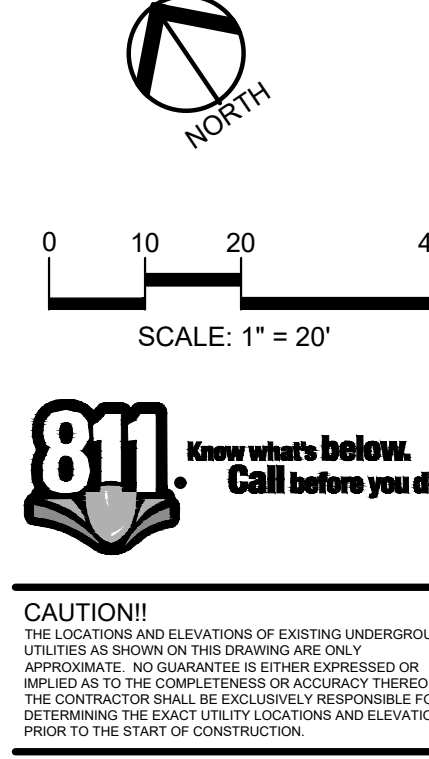
LAND SITUATED IN THE CITY OF BIRMINGHAM, COUNTY OF OAKLAND, AND STATE OF MICHIGAN, DESCRIBED AS:

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.



PEA GROUP
t: 844.813.2949
www.peagroup.com

- LEGEND**
- | | | |
|------------------|------------------|---------------------|
| ● IRON FOUND | ⊗ BRASS PLUG SET | ⊙ SEC. CORNER FOUND |
| ⊗ IRON SET | ⊗ MONUMENT FOUND | ⊙ RECORDED |
| ⊙ NAIL FOUND | ⊗ MONUMENT SET | ⊙ MEASURED |
| ⊙ NAIL & CAP SET | | ⊙ CALCULATED |
- EXISTING**
- | | |
|------------|--|
| —OH-ELEC— | 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 |
| ⊙ | WATERMAIN, 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 |
| ⊙ | MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE |
| ⊙ | UNIDENTIFIED STRUCTURE |
| ⊙ | SPOT ELEVATION |
| — | CONTOUR LINE |
| — | FENCE |
| — | GUARD RAIL |
| — | STREET LIGHT |
| — | SIGN |
| — | CONCRETE |
| — | ASPH. |

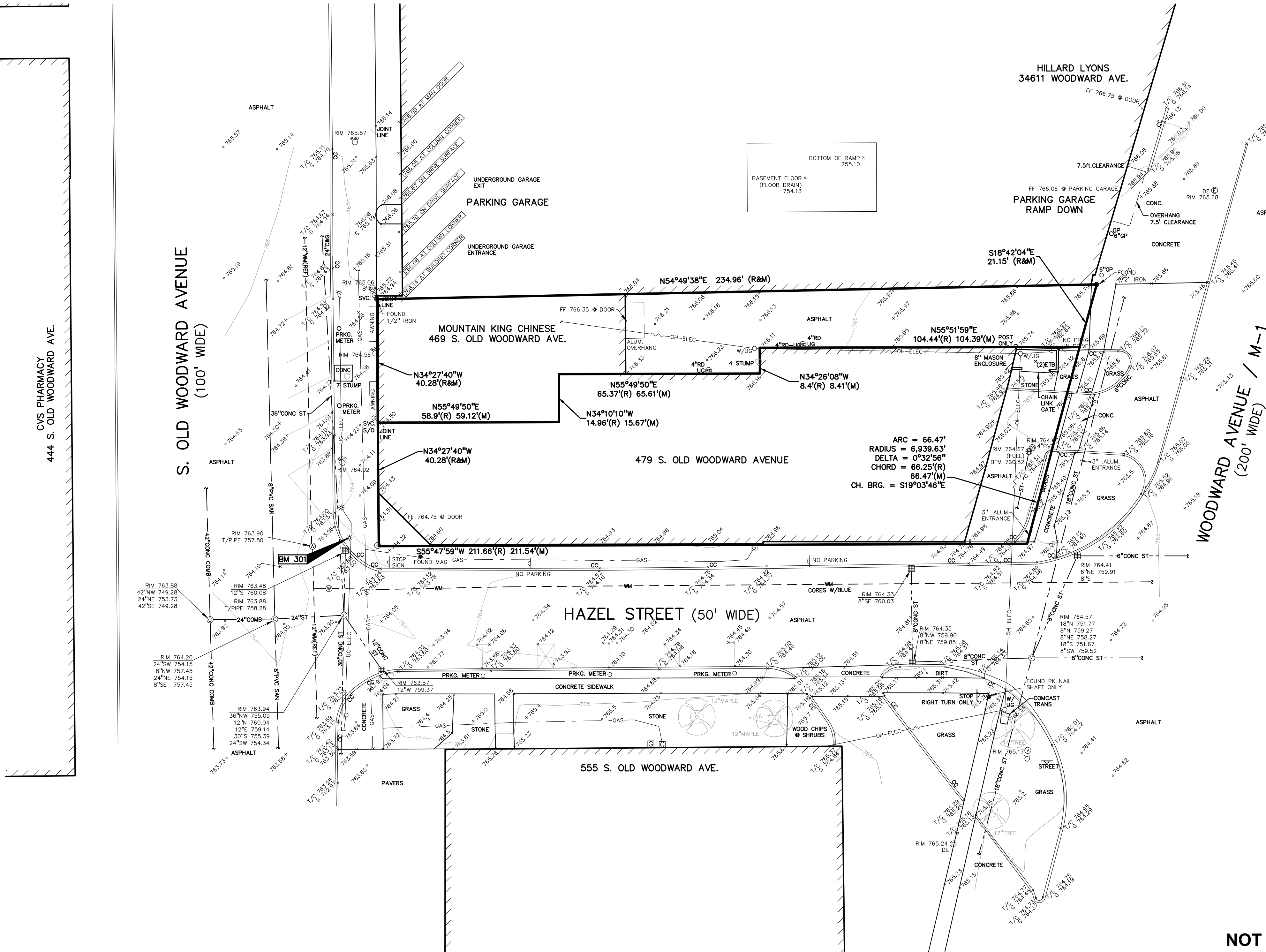


811 Know what's below. Call before you dig.

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.

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



TOPOGRAPHIC SURVEY NOTE:
TOPOGRAPHIC SURVEY WAS COMPLETED BY PEA GROUP
MARCH OF 2017.

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
REVIEW PER CITY 3-14-2023

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\BLK-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:

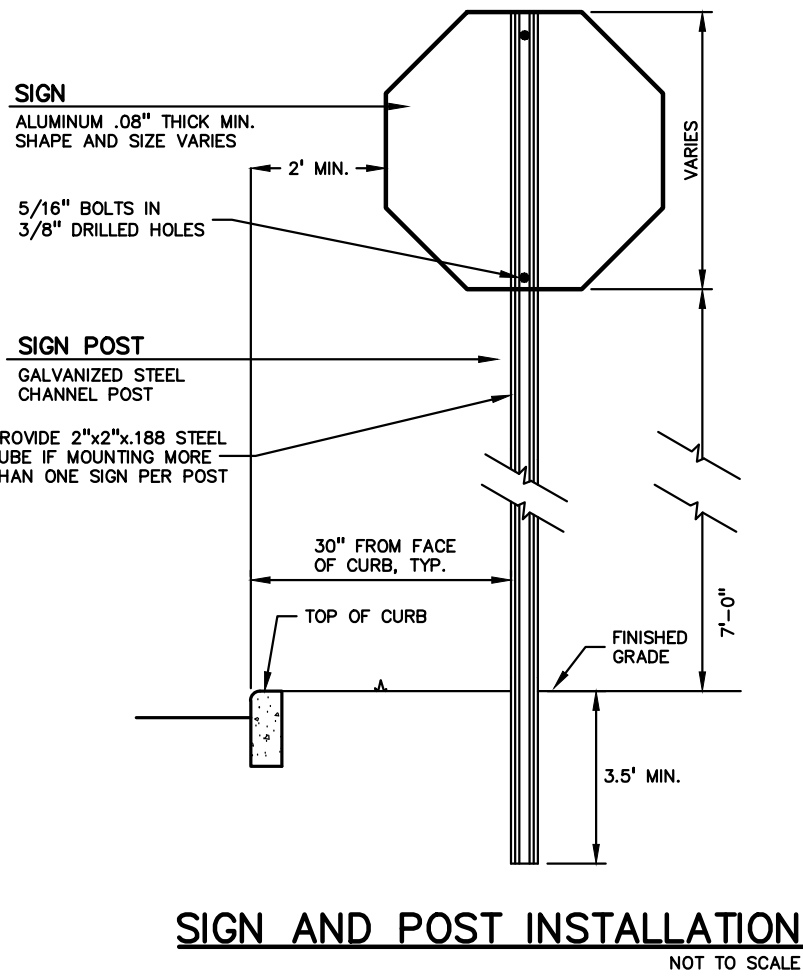
1. ALL STORM SEWER 12" AND LARGER SHALL BE RCP CLASS IV UNLESS OTHERWISE NOTED. REFER TO CITY STANDARD DETAILS SHEETS FOR STANDARD BEDDING DETAILS.
2. JOINTS FOR ALL STORM SEWER 12" AND LARGER SHALL BE MODIFIED TONGUE AND GROOVE JOINT WITH RUBBER GASKETS UNLESS SPECIFIED OTHERWISE (ASTM C-443)
3. ALL 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:

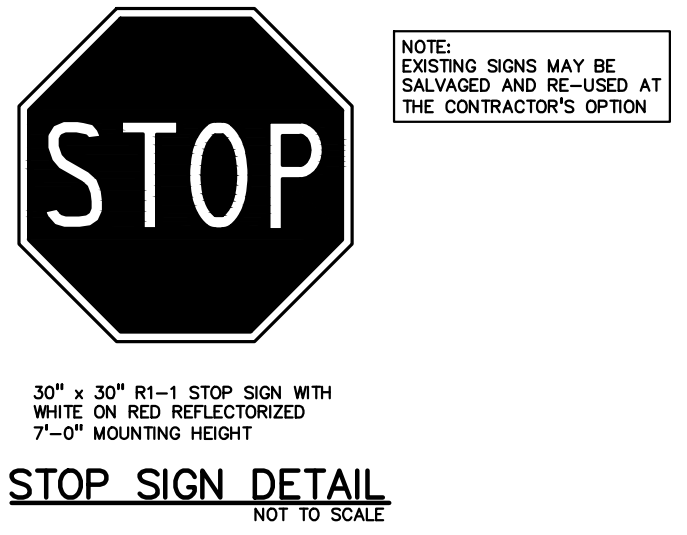
1. ALL WATER MAIN SHALL BE INSTALLED WITH A MINIMUM COVER OF 5.5' BELOW FINISH GRADE. WHEN WATER MAINS MUST DIP TO PASS UNDER A STORM SEWER OR SANITARY SEWER, THE SECTIONS WHICH ARE DEEPER THAN NORMAL SHALL BE KEPT TO A MINIMUM LENGTH BY THE USE OF VERTICAL TWENTY TWO AND A HALF (22.5°) DEGREE BENDS, 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.



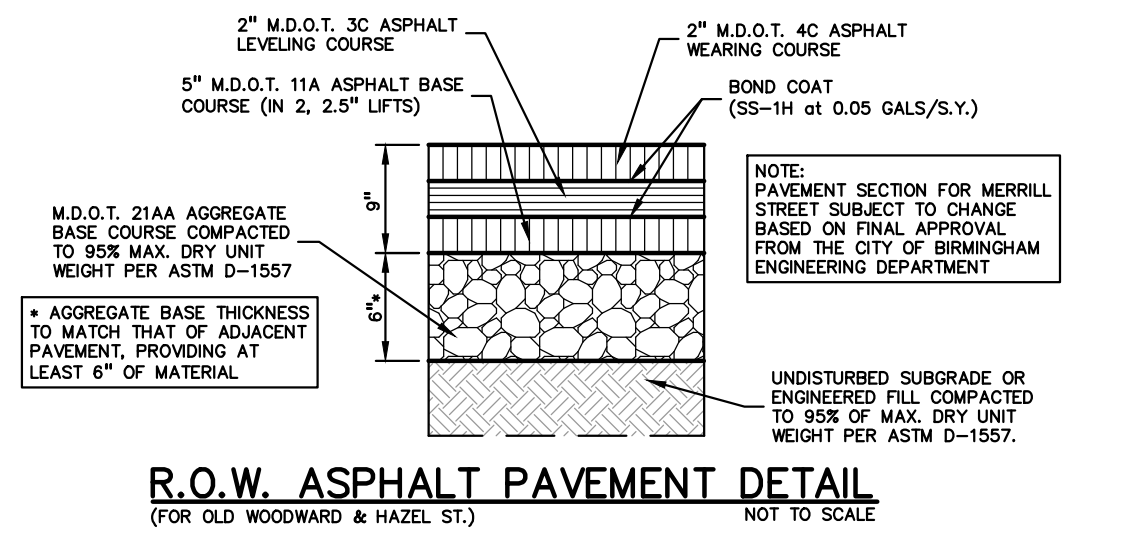
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NOT TO SCALE



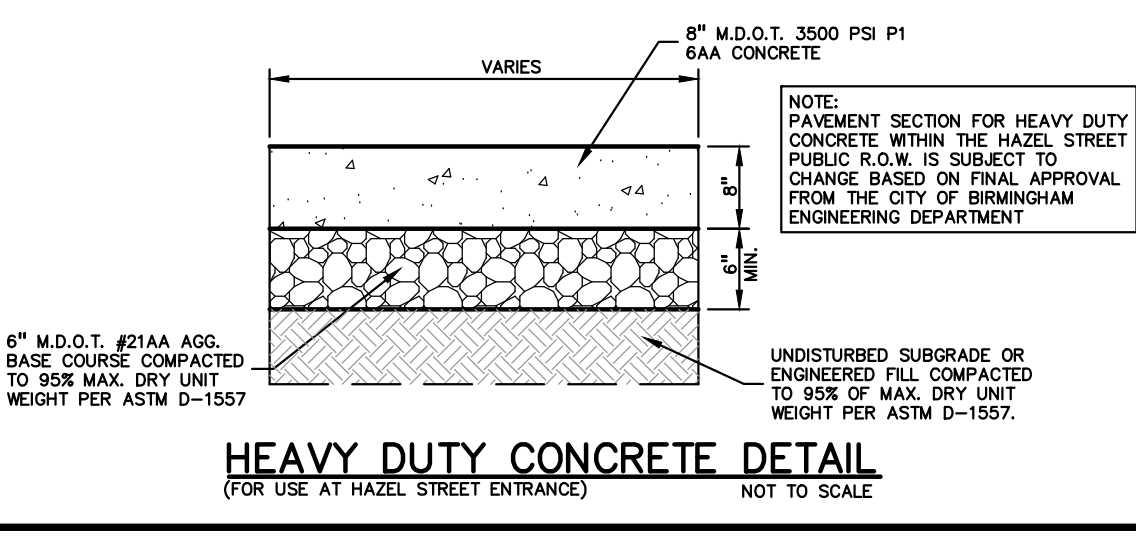
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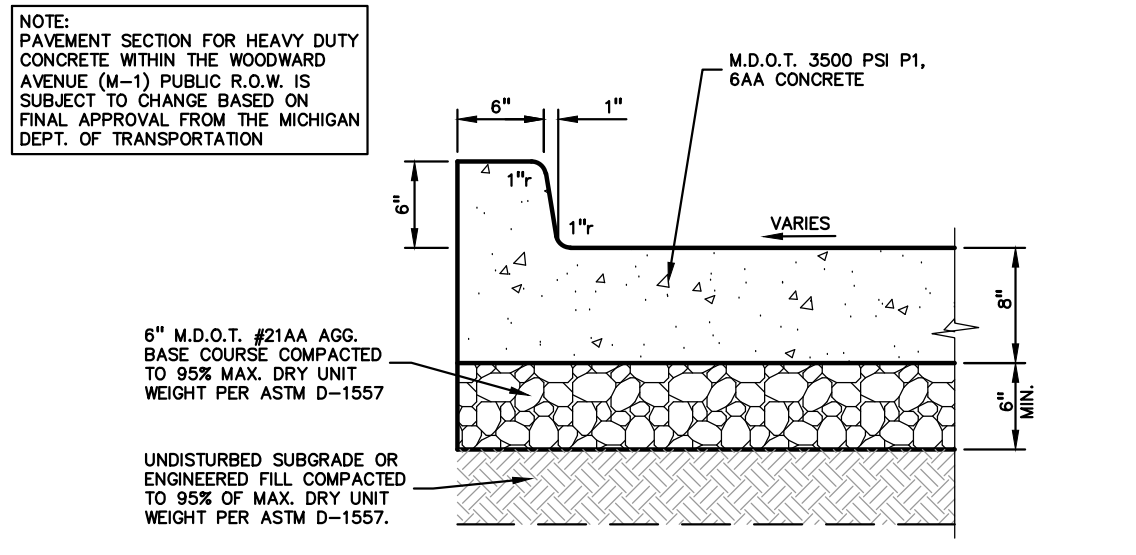
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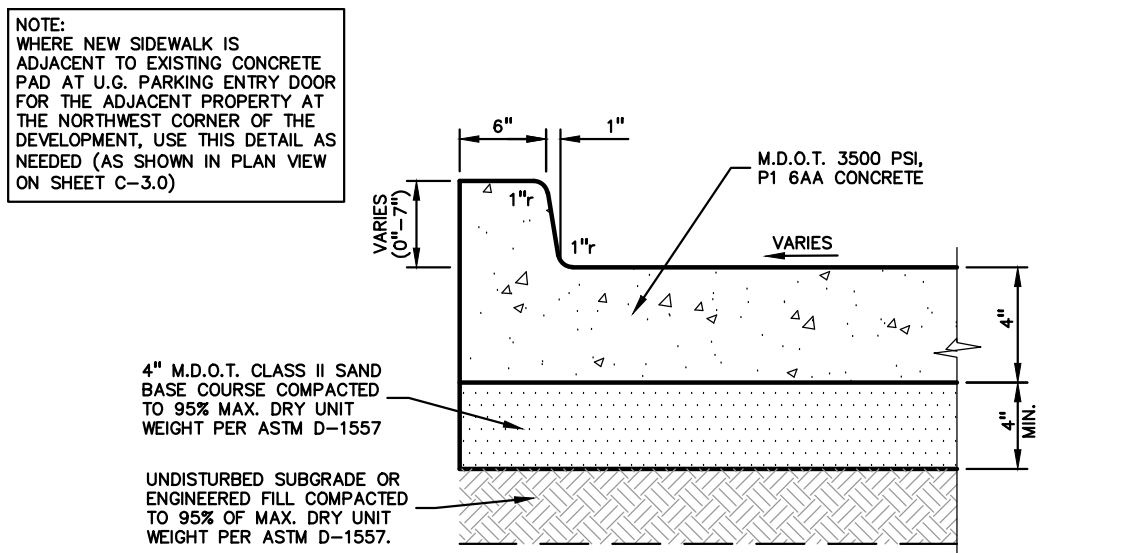
R.O.W. ASPHALT PAVEMENT DETAIL
(FOR OLD WOODWARD & HAZEL ST.)
NOT TO SCALE



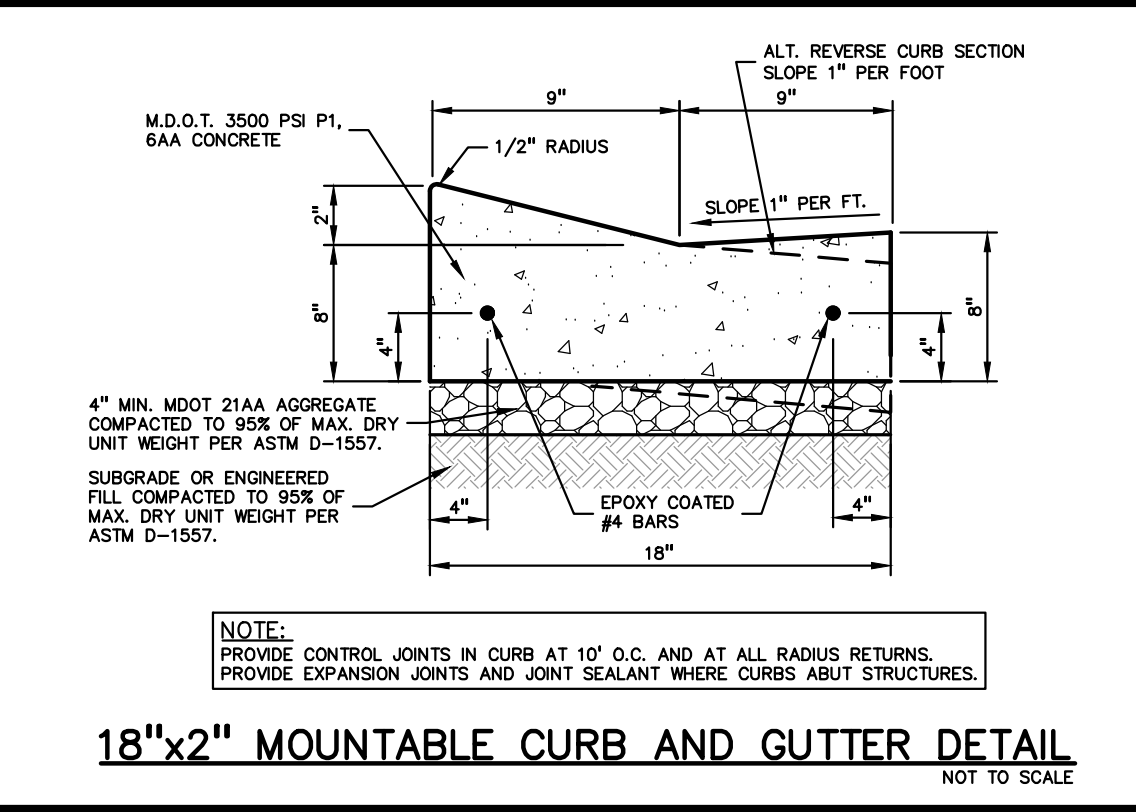
HEAVY DUTY CONCRETE DETAIL
(FOR USE AT HAZEL STREET ENTRANCE)
NOT TO SCALE



H.D. CONCRETE PAVEMENT WITH INTEGRAL CURB
(FOR USE WITHIN M.D.O.T. R.O.W.)
NOT TO SCALE



INTEGRAL CURB AT SIDEWALK
NOT TO SCALE



18"x2" MOUNTABLE CURB AND GUTTER DETAIL
NOT TO SCALE

PEA GROUP
t: 844.813.2949
www.peagroup.com



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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
REVIEW PER CITY 3-14-2023

ORIGINAL ISSUE DATE:
JANUARY 03, 2023

DRAWING TITLE
NOTES AND DETAILS

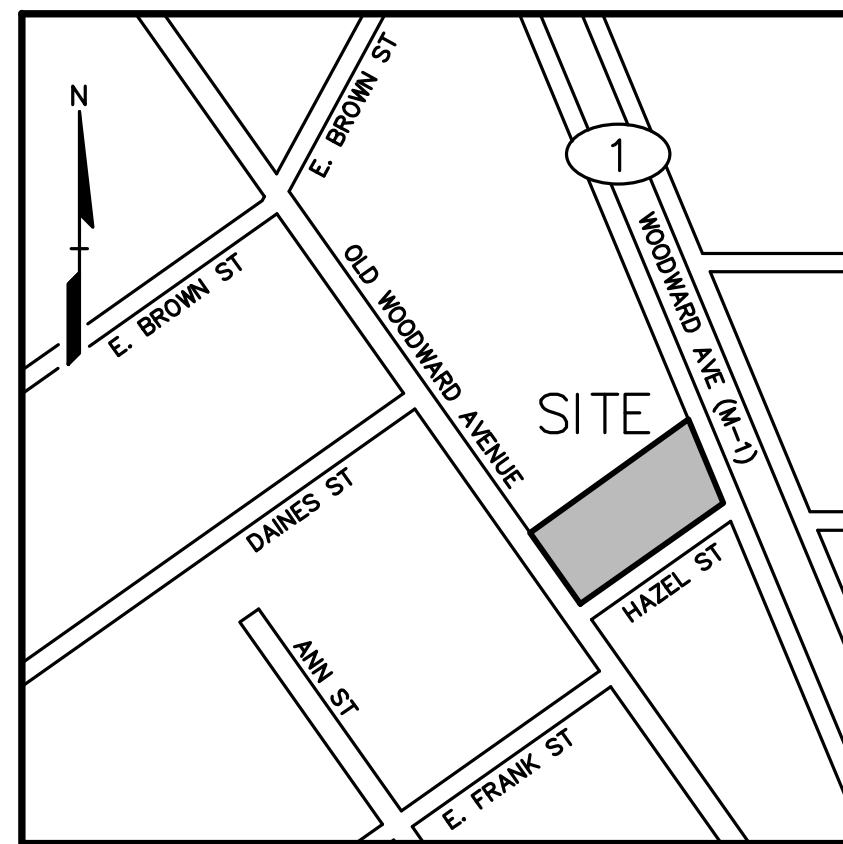
PEA JOB NO.	2017-093
P.M.	JPB
DN.	PB
DES.	PB

DRAWING NUMBER:

C-8.1

NOT FOR CONSTRUCTION

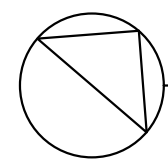
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S. OLD WOODWARD AVENUE
(100' WIDE)

WOODWARD AVENUE / M-1
(200' WIDE)

HAZEL STREET (50' WIDE)



SITE PLAN
SCALE: 1" = 10'

PARKING REQUIREMENTS			
RETAIL	1 PER 300 SF	4,290	15 SPACES
LOBBY	1 PER 550 SF	526	1 SPACES
RESTAURANT	1 PER 75 SF	982	14 SPACES
OFFICE	1 PER 300 SF	32,338	108 SPACES
RESIDENTIAL	1 PER <= 2 RMS	21 RMS	21 SPACES
RESIDENTIAL	1.25 PER <= 2 RMS	1 RMS	1 SPACES
	40% SHARED SPACES		-43 SPACES
	30% REMAINING SHARED SPACES		-20 SPACES
	TOTAL REQUIRED		97 SPACES
	PROVIDED ON-SITE		87 SPACES
	PROVIDED ON-STREET		2 SPACES
	TOTAL PROVIDED		89 SPACES
	DIFFERENCE ON-SITE		10 SPACES
	DIFFERENCE W/ ON-STREET		8 SPACES
	CONTRACTED SPACES FROM BIRMINGHAM PLACE		0 SPACES
	DIFFICIENT SPACES		8 SPACES

RESIDENT UNIT MATRIX						
	FLOOR 1	FLOOR 2	FLOOR 3	FLOOR 4	FLOOR 5	TOTAL
1 BEDROOM			0	4	7	11
2 BEDROOM			0	6	4	10
3 BEDROOM			0	1	0	1
TOTAL			0	11	11	22

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

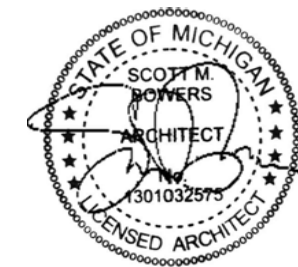
BIRMINGHAM TOWERS
MIXED USE
OLD WOODWARD AVE
BIRMINGHAM, MICHIGAN

PROJECT + NUMBER

22-222

ISSUE + DATE

22 FEB 2023 SITE RESUB
03 MAR 2023
14 MAR 2023 CITY SUB.



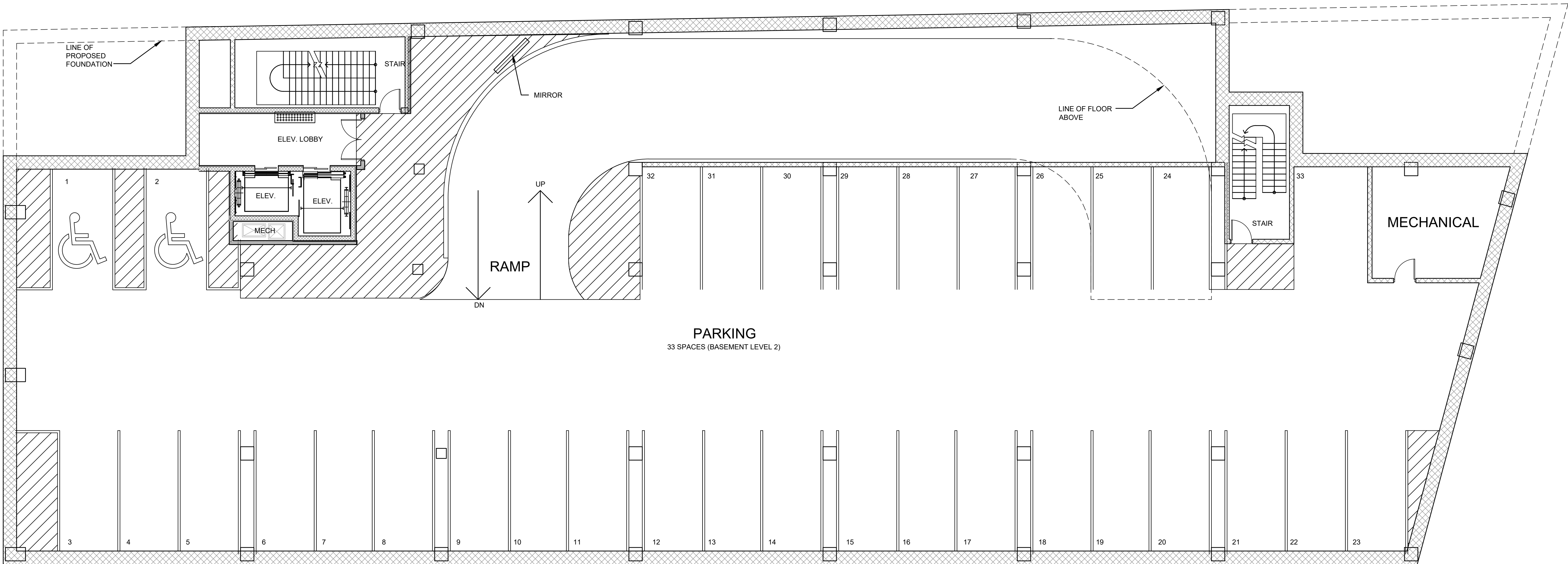
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SITE PLAN

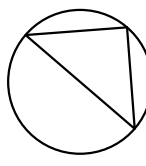
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SHEET + NUMBER

SP1.00

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 **SECOND BASEMENT PARKING**
SCALE: 1/8" = 1'-0"
TOTAL BUILDING : 18,175 SQ.F

BOWERS+ASSOCIATES
ARCHITECTURE DESIGN
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CONSULTANT + NAME

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

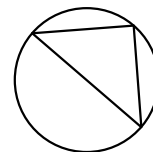
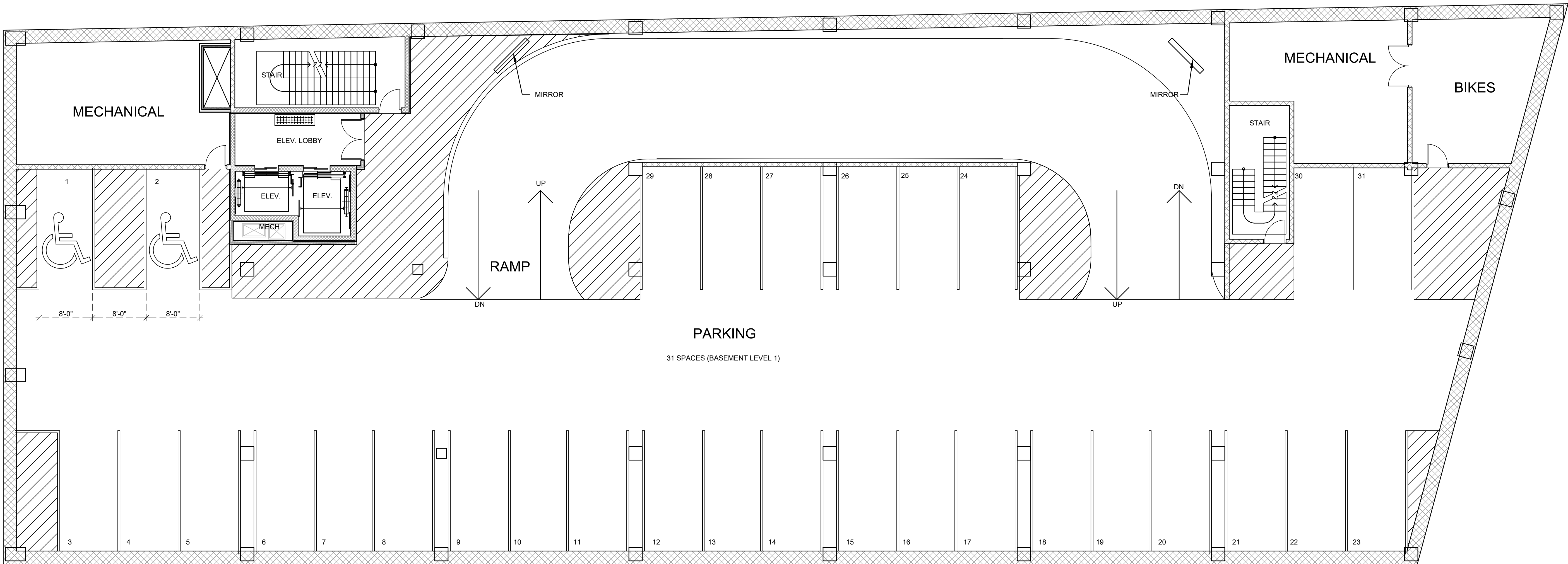
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ISSUE + DATE
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20 DEC 2022 OWN. REV
23 DEC 2022 PKG CALC
03 JAN 2023 SITE SUB.
06 JAN 2023 OWN. REV
07 FEB 2023 OWN REV
23 FEB 2023 SITE RESUB
03 MAR 2023
14 MAR 2023 CITY SUB.



SHEET + TITLE
LEVEL 2
BASEMENT
PARKING PLAN

SHEET + NUMBER
A1.00A



LOWER LEVEL PARKING

SCALE: $\frac{1}{8}" = 1'-0"$
TOTAL BUILDING : 18,175 SQ.F

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ARCHITECTURE DESIGN
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CONSULTANT + NAME

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

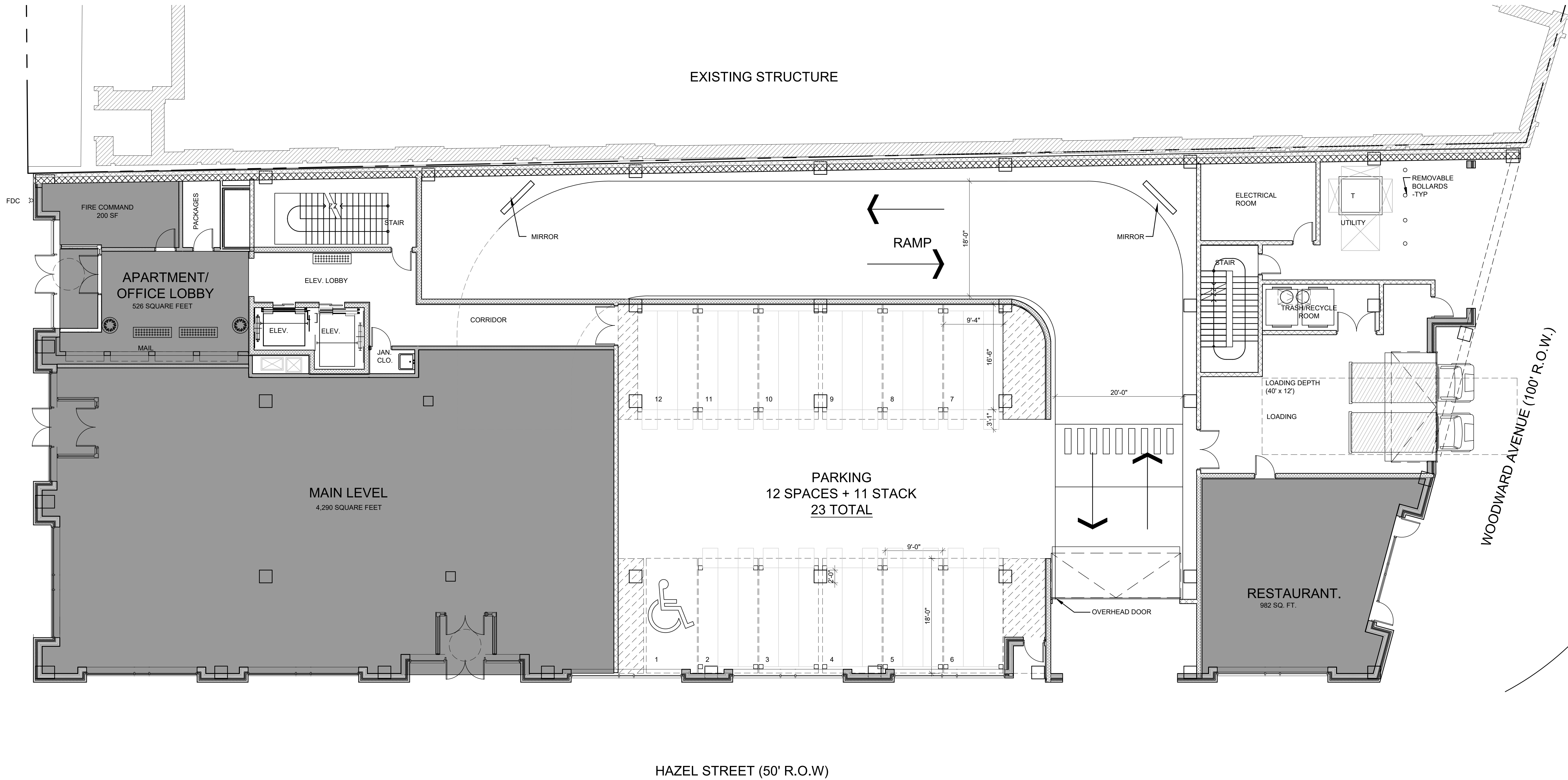
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07 FEB 2023 OWN REV
23 FEB 2023 SITE RESUB
03 MAR 2023
14 MAR 2023 CITY SUB.

SHEET + TITLE
LEVEL 1
BASEMENT
PARKING PLAN

SHEET + NUMBER
A1.00B

SOUTH OLD WOODWARD (100' R.O.W.)



FIRST (GROUND) LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"
TOTAL FLOOR S.F. : 18,175 S.F.

BOWERS+ASSOCIATES
ARCHITECTURE DESIGN
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P: 734.975.2400 • F: 734.975.2410
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CONSULTANT + NAME

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

PROJECT + NUMBER
22-222

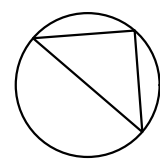
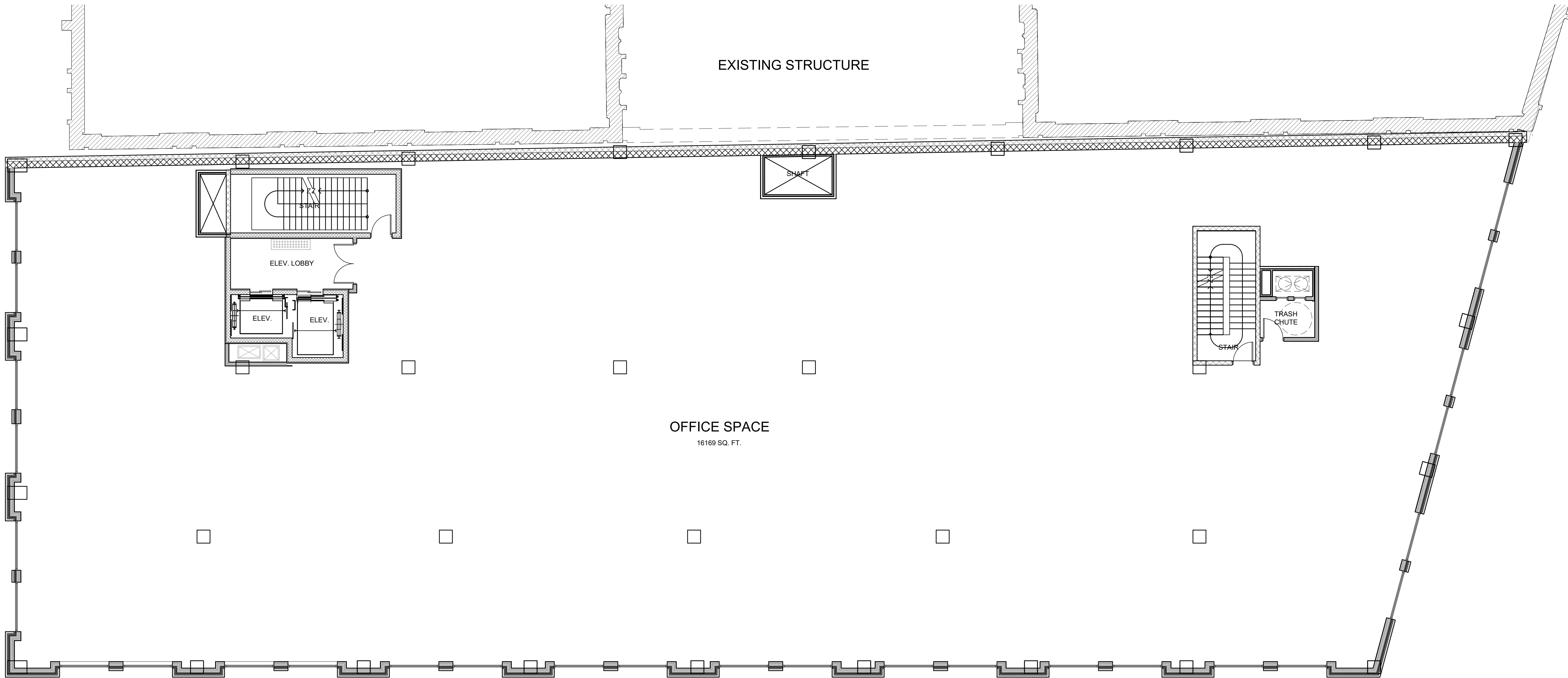
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06 JAN 2023 OWN. REV
08 FEB 2023 OWN REV
23 FEB 2023 SITE RESUB
02 MAR 2023 OWN REV
03 MAR 2023
14 MAR 2023 CITY SUB.

STATE OF MICHIGAN
SCOTT M. BOWERS
ARCHITECT
26103227
LICENSED ARCHITECT

SHEET + TITLE
FIRST (GROUND) LEVEL
FLOOR PLAN

SHEET + NUMBER
A1.01

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SECOND LEVEL FLOOR PLAN

SCALE: 1/8" = 1'-0"
TOTAL BUILDING : 18175 SQ. F

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ARCHITECTURE DESIGN
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CONSULTANT + NAME

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

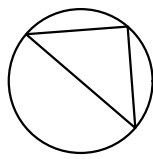
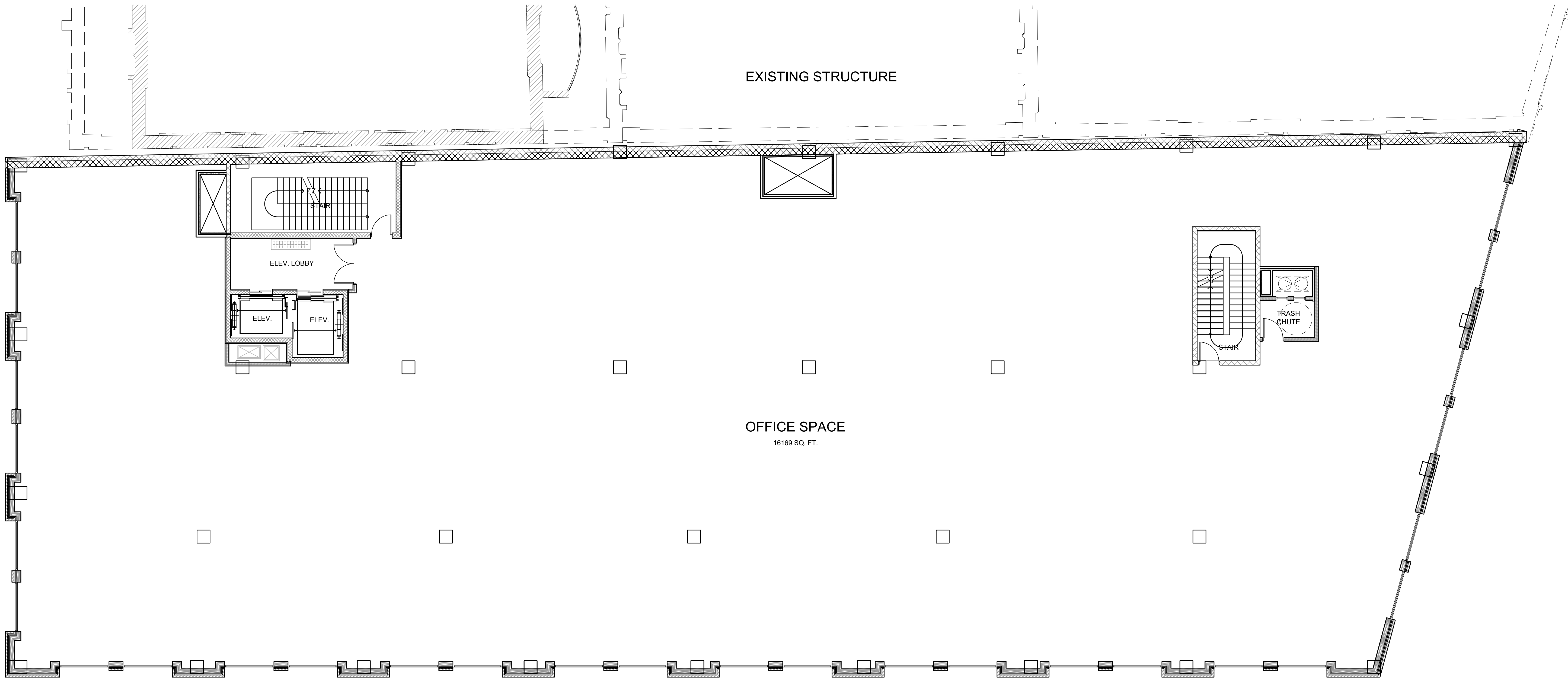
PROJECT + NUMBER
22-222

ISSUE + DATE

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23 DEC 2022	PKG CALC
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23 FEB 2023	SITE RESUB
03 MAR 2023	
10 MAR 2023	
14 MAR 2023	CITY SUB.

SHEET + TITLE
SECOND LEVEL
FLOOR PLAN

SHEET + NUMBER
A1.02



THIRD LEVEL FLOOR PLAN

SCALE: 1/8" = 1'-0"
TOTAL BUILDING : 18175 SQ. F

BOWERS+ASSOCIATES
ARCHITECTURE DESIGN

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P: 734.975.2400 • F: 734.975.2410
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CONSULTANT + NAME

PROJECT + INFORMATION

BIRMINGHAM TOWERS
MIXED USE
OLD WOODWARD AVE
BIRMINGHAM, MICHIGAN

PROJECT + NUMBER

22-222

ISSUE + DATE

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23 FEB 2023	SITE RESUB
03 MAR 2023	
10 MAR 2023	
14 MAR 2023	CITY SUB.

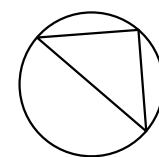
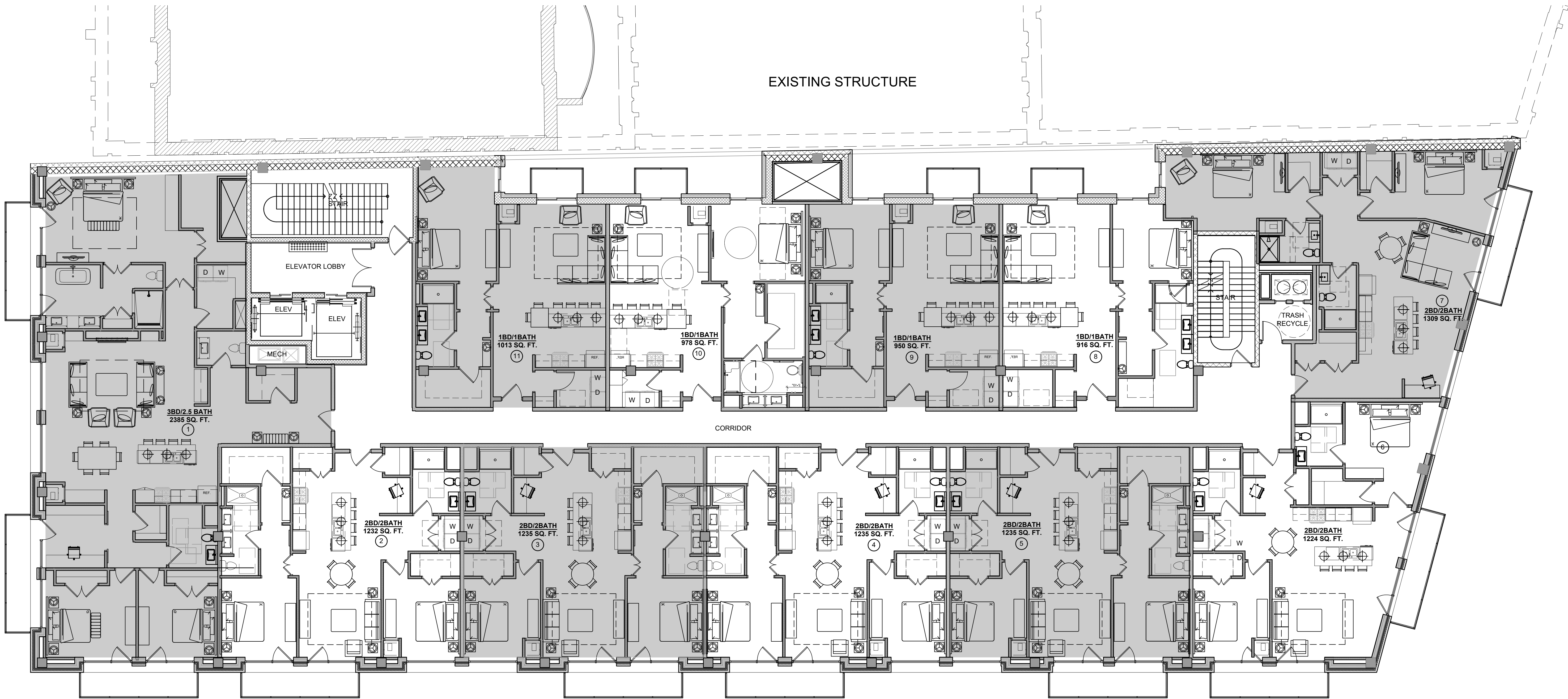
STATE OF MICHIGAN
SCOTT E. BOWERS
REGISTERED ARCHITECT
NO. 24193

SHEET + TITLE

THIRD LEVEL
FLOOR PLAN

SHEET + NUMBER

A1.03



FOURTH LEVEL FLOOR PLAN

SCALE: 1/8" = 1'-0"
TOTAL BUILDING : 18175 SQ.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

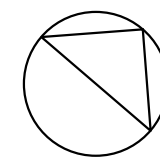
03 NOV 2022	TENANT REV
20 DEC 2022	OWN REV
23 DEC 2022	PKG CALC
03 JAN 2023	SITE SUB.
10 FEB 2023	OWN REV
23 FEB 2023	SITE RESUB
03 MAR 2023	
14 MAR 2023	CITY SUB.



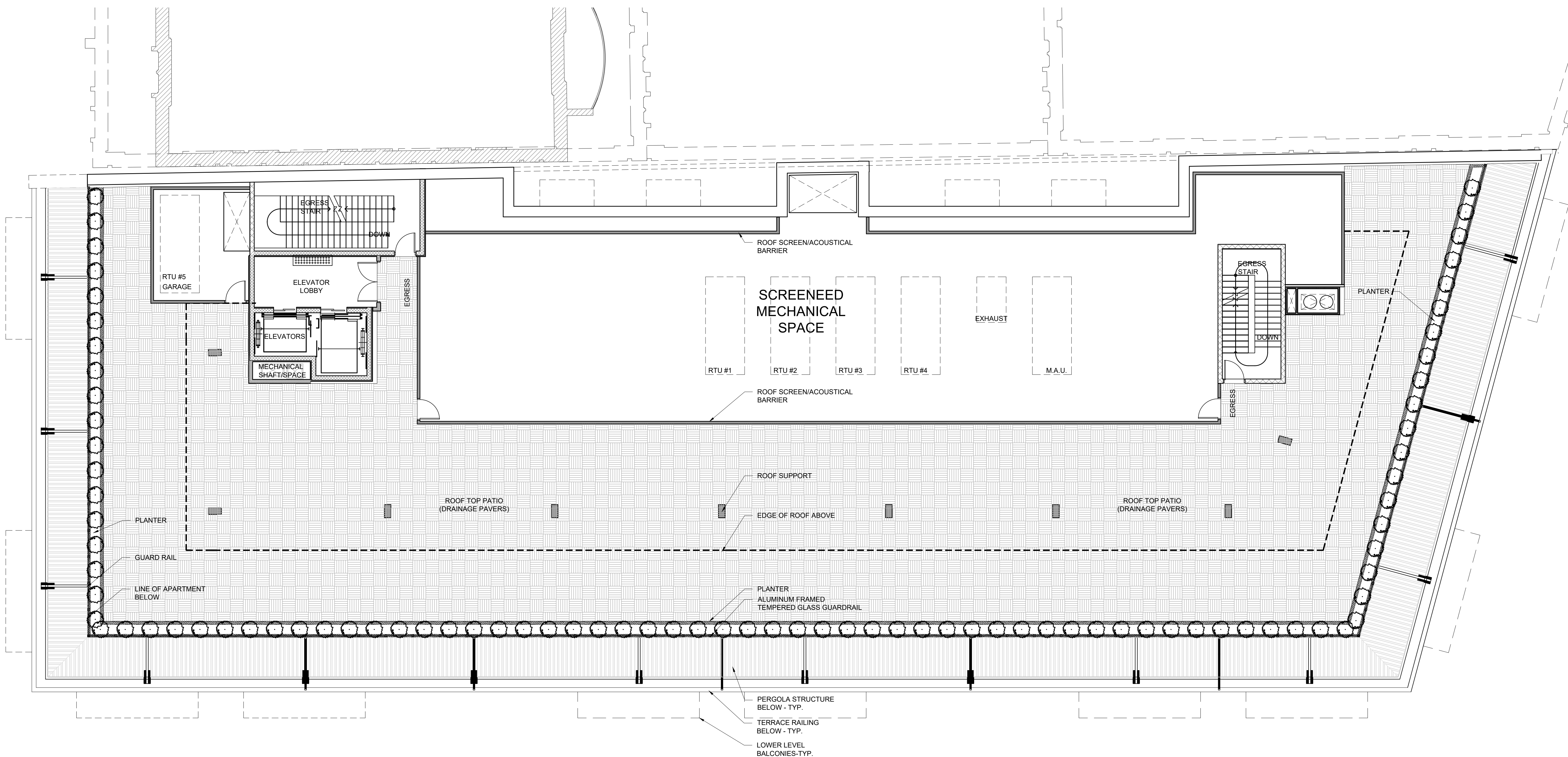
SHEET + TITLE
FOURTH LEVEL
FLOOR PLAN

SHEET + NUMBER

A1.04



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



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CONSULTANT + NAME

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

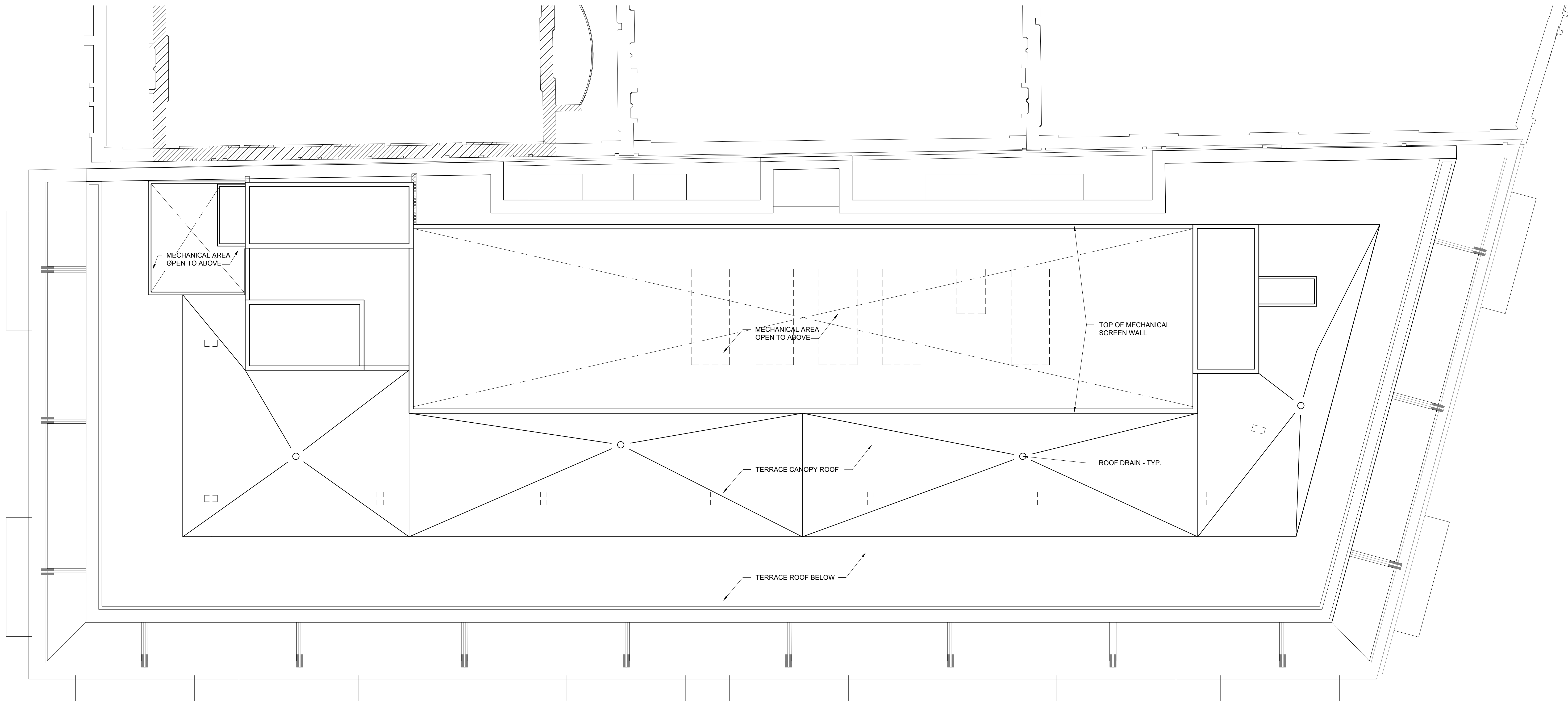
PROJECT + NUMBER
22-222

ISSUE + DATE
03 NOV 2022 TENANT REV
21 DEC 2022 OWN REV
23 DEC 2022 PKG CALC
03 JAN 2023 SITE SUB.
23 FEB 2023 SITE RESUB
03 MAR 2023
14 MAR 2023 CITY SUB.

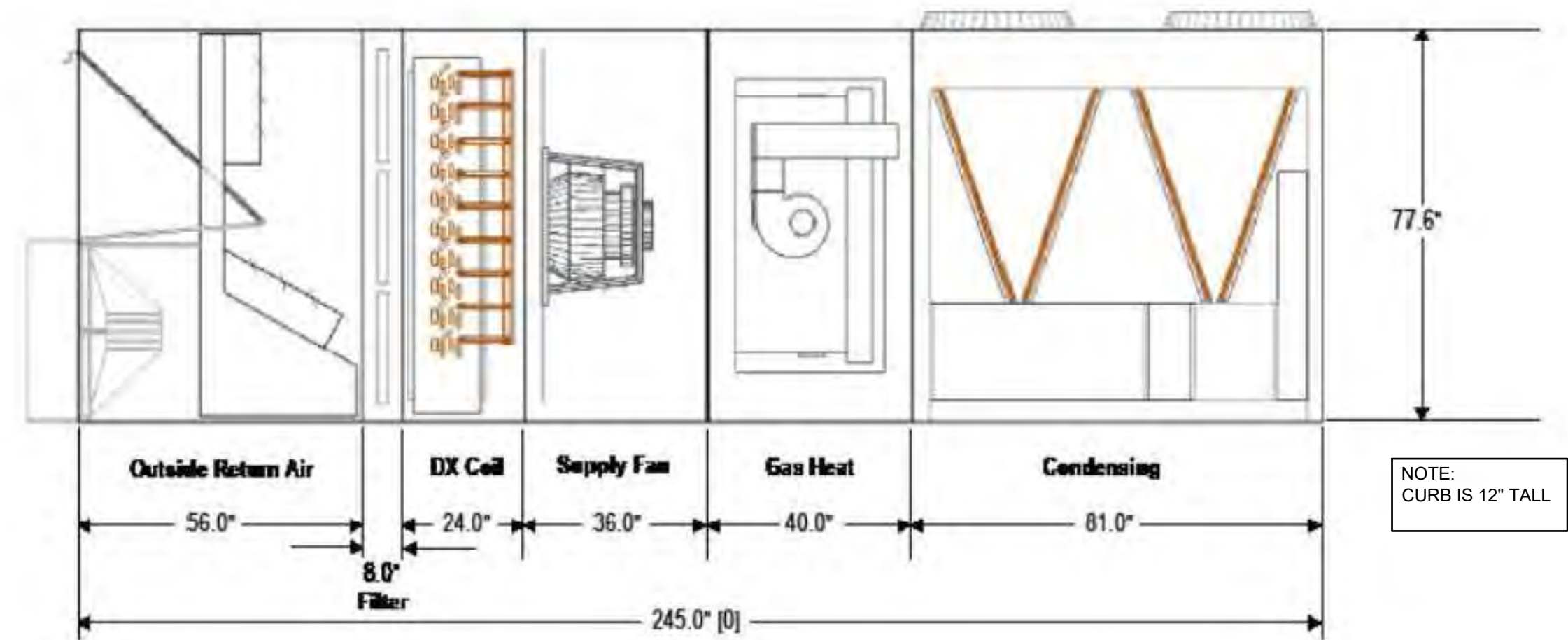
SHEET + TITLE
SIXTH LEVEL
FLOOR PLAN

SHEET + NUMBER
A1.06

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



ROOFTOP UNIT
NOT TO SCALE



SOUTH EXTERIOR ELEVATION

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

1'-8" GLAZ / STOREFRONT = 685.2SF = 84%
FLR2+ GLAZ / TOTAL = 4107.3SF = 35%
FLR 5 MTL PAN / TOTAL = 1388.6SF = 9%

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'

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OLD WOODWARD AVE
BIRMINGHAM, MICHIGAN

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22-222

ISSUE + DATE

20 JAN 2023 GLAZ
23 FEB 2023 SITE RESUB
14 MAR 2023

SHEET + TITLE
EXTERIOR ELEVATIONS

22222A500.dwg

SHEET + NUMBER

A5.00

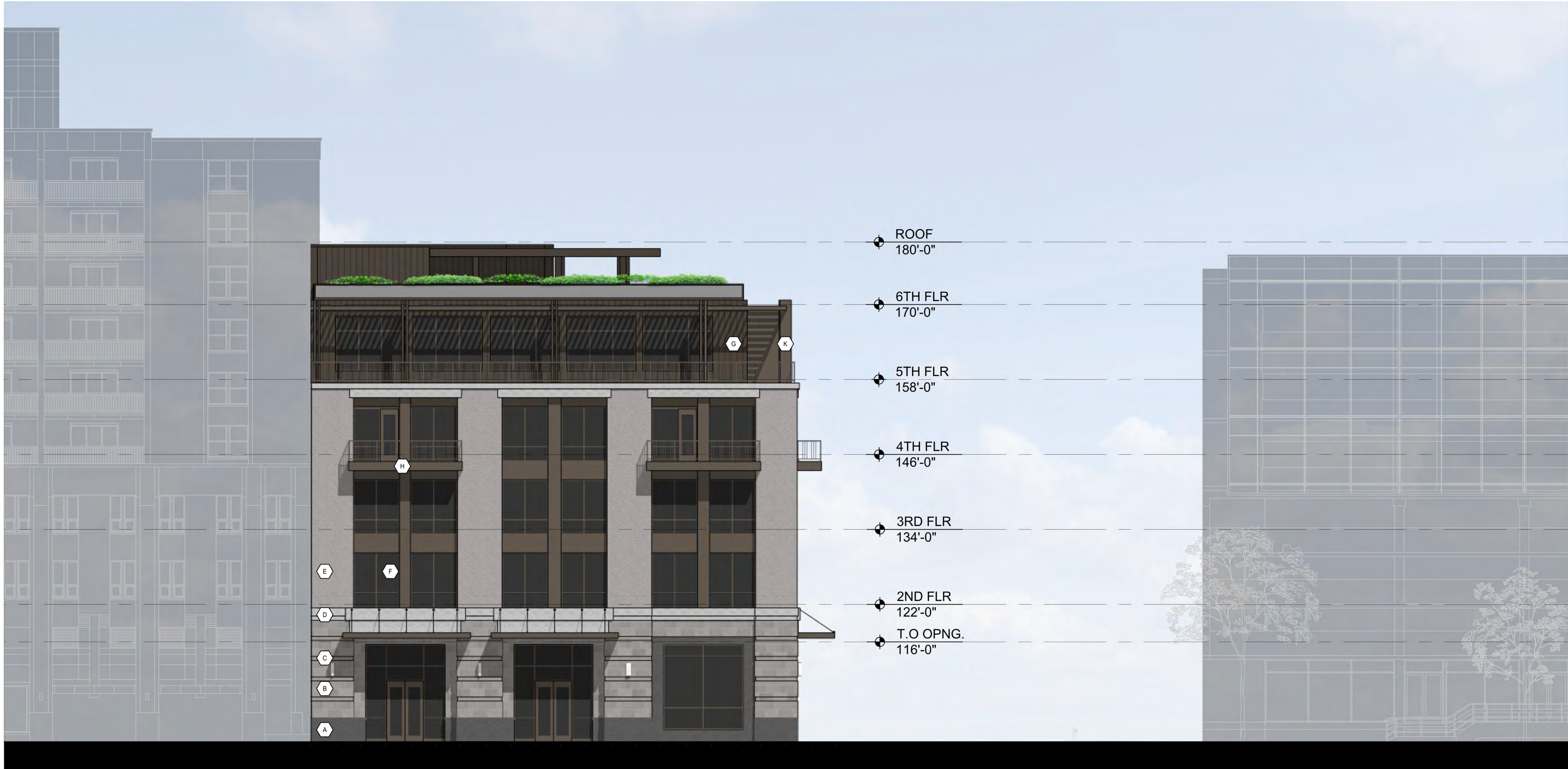


EAST EXTERIOR ELEVATION

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

1'-8" GLAZ / STOREFRONT = 104.35F = 86%
FLR2+ GLAZ / TOTAL = 1501.1SF = 34%
FLR 5 MTL. PAN / TOTAL = 558.0SF = 9%

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: 1/8" = 1'-0"

1'-8" GLAZ / STOREFRONT = 253.3SF = 79%
FLR2+ GLAZ / TOTAL = 1524.3SF = 35%
FLR 5 MTL PAN / TOTAL = 476.9SF = 8%

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'

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CONSULTANT + NAME

PROJECT + INFORMATION

BIRMINGHAM TOWERS
MIXED USE
OLD WOODWARD AVE
BIRMINGHAM, MICHIGAN

PROJECT + NUMBER

22-222

ISSUE + DATE

20 JAN 2023 GLAZ
23 FEB 2023 SITE RESUB
14 MAR 2023

SHEET + TITLE

EXTERIOR ELEVATIONS

22222A500.dwg

SHEET + NUMBER

A5.02

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NORTH EXTERIOR ELEVATION

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

1'-8" GLAZ / STOREFRONT = N/A
FLR2+ GLAZ / TOTAL = 405.05SF = 7%
FLR 5 MTL PAN / TOTAL = N/A

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'

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OLD WOODWARD AVE
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ISSUE + DATE
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23 FEB 2023 SITE RESUB
14 MAR 2023

SHEET + TITLE
EXTERIOR ELEVATIONS

22222A500.dwg

SHEET + NUMBER
A5.03

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BIRMINGHAM TOWERS
BIRMINGHAM, MICHIGAN

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BIRMINGHAM, MICHIGAN

BOWERS+ASSOCIATES
ARCHITECTURE DESIGN



*MEETS DARK SKY REQUIREMENTS

Product Data Sheet



Aesthetic Description

Solarban® 72 glass is a triple-silver-coated solar control low-e glass designed specifically for Vitro low-iron glass substrates, *Starphire*® *Ultra-Clear*® glass and *Acuity*™ low-iron glass.

Solarban® 72 glass provides high visible light transmittance (VLT), exceptional clarity and superior solar control performance. The exceptionally clear aesthetic makes it the ideal choice for both interior and exterior applications, such as vision and spandrel glass.

Expanding the Range of Performance Options

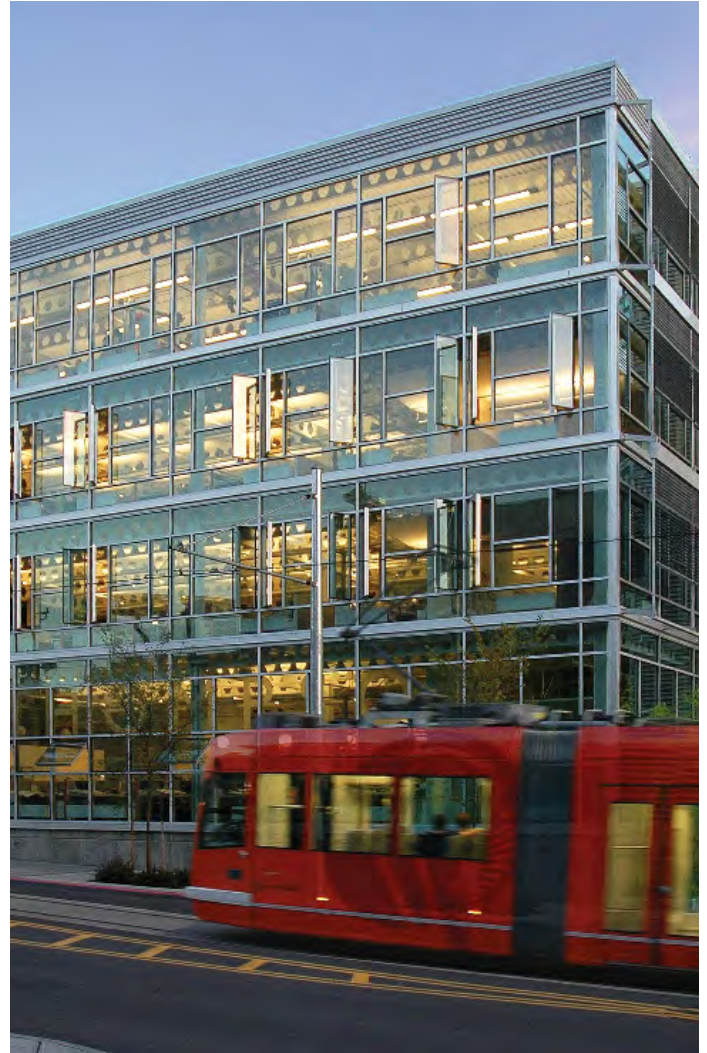
In a standard one-inch insulating glass unit, *Solarban*® 72 *Starphire*® glass boasts a Visible Light Transmittance (VLT) approximating that of *Solarban*® 60 on *Starphire*® glass, yet it offers 25 percent better solar control. *Solarban*® 72 *Starphire*® glass also has solar control characteristics that are similar to those of *Solarban*® 70 glass (formerly *Solarban*® 70XL glass), the industry's first triple-silver-coated, solar control, low-e glass, but it transmits 4 percent more visible light.

The color-neutral aesthetic of the *Solarban*® 72 coating on *Acuity*™ low-iron glass delivers excellent solar control and light transmittance to help strike the right balance between form and function. For low-e applications where conventional clear glass might typically be considered, *Solarban*® 72 *Acuity*™ glass provides superior clarity for a modest cost increase.

In a standard 1-inch IGU, *Solarban*® 72 *Acuity*™ glass delivers a VLT of 67 percent, which surpasses that of *Solarban*® 70 glass, as well as a solar heat gain coefficient (SHGC) of 0.28, which is approximately equal to that of *Solarban*® 70 glass.

Glass	VLT %	SHGC	LSG Ratio
Clear Glass / Clear	79%	0.70	1.13
<i>Solarban</i> ® 70 (2) / Clear	64%	0.27	2.37
<i>Solarban</i> ® 72 (2) / <i>Starphire</i> ®	68%	0.28	2.43
<i>Solarban</i> ® 72 (2) + <i>Acuity</i> ™	67%	0.28	2.39

The table above shows the VLT and Solar Heat Gain Coefficient (SHGC) for *Solarban*® 72 glass on *Starphire*® glass and on *Acuity*™ glass, as well as that of *Solarban*® 70 glass and conventional clear glass.



New *Solarban*® 72 glass is comparable to *Solarban*® 70 glass, pictured here on AIA COTE award winner, The Terry Thomas in Seattle, with significantly better visible light transmittance and similar solar control.

Engineered for Low-Iron Glass

To maximize clarity and visible light transmittance, *Solarban*® 72 glass insulating glass units feature one lite with an advanced triple-silver coating engineered for use on a *Starphire*® or *Acuity*™ glass substrate and one lite of uncoated *Starphire*® or *Acuity*™ glass.

Thanks to a proprietary low-iron formulation developed by Vitro Architectural Glass (formerly PPG glass), *Starphire*® glass has been the most transparent architectural glass in the industry since it was introduced more than 20 years ago. Introduced in 2018, *Acuity*™ low-iron glass is an affordable low-iron solution offering vivid views with no green cast for applications where conventional clear glass might typically be considered as a glass substrate.

Solarban® 72 Glass

Supporting Sustainable Design

Vitro Architectural Glass provides abundant opportunities for architects and building owners to realize their sustainability objectives.

Energy Use & Operating Cost Reduction: High-performance glasses by Vitro are engineered to facilitate downsized mechanical equipment costs, leading to reduced long-term energy costs. Visit tools.vitroglazings.com for glass comparison and configuration tools for analyzing glass products.

Sustainability Documentation: Vitro Architectural Glass is the first U.S. float glass manufacturer to have its entire selection of products recognized by the *Cradle to Cradle Certified™* program, and the first in North America to publish third-party verified Environmental Product Declarations (EPDs) for its Flat Glass and Processed Glass products.

For additional credit opportunities and supporting documentation, visit vitroglazings.com/LEED

LEED® Credit Opportunities			
Possible Points	LEED Credit	Solarban® 72 Feature	Path/Option Satisfied
18	Energy & Atmosphere (EA) Optimize Energy Performance	Excellent SHGC, U-value and Tvis performance	Whole Building Energy Simulation (Option 1) or Prescriptive Compliance: ASHRAE Advanced Energy Design Guide (Option 2)
5	Innovation (IN) Innovation in Design	Exceeds minimum performance mandated by local energy codes	Innovation (Option 1), Pilot (Option 2) and Exemplary Performance (Option 3)
3	Indoor Environmental Quality (EQ) Daylight	Exhibits high light transmission	Simulation: Spatial Daylight Autonomy and Annual Sunlight Exposure (Option 1), Simulation: Illuminance Calculations (Option 2) or Measurement (Option 3)
2	Materials & Resources (MR) Building Product Disclosure & Optimization – Material Ingredients	Cradle to Cradle Certified™	Material Ingredient Reporting (Option 1) or Product Manufacturer Supply Chain Optimization (Option 3)
2	Materials & Resources (MR) Building Product Disclosure & Optimization– Environmental Product Declarations	Environmental Product Declaration (EPD)	Environmental Product Declarations (EPD) (Option 1)

Insulating Glass Unit Performance Comparisons 1-inch (25mm) units with 1/2-inch (13mm) airspace and two 1/4-inch (6mm) lites								
Glass Type	Visible Light Transmittance (VLT) %	Visible Light Reflectance		(BTU/hr°ft²°F) NFRC U-Value		Solar Heat Gain Coefficient (SHGC)	Light to Solar Gain (LSG)	
		Exterior %	Interior %	Winter Nighttime	Winter Argon			
Solarban® 72 Solar Control Low-E Glass								
	Solarban® 72 (2) Starphire® + Starphire®*	68	13	14	0.28	0.24	0.28	2.43
	Solarban® 72 (2) Acuity™ + Acuity™	67	13	14	0.29	0.24	0.28	2.39

*Data based on using Starphire® glass for both interior and exterior lites.

Simulations were ran using LBNL Window 6.3 software with version 61.0 of the International Glazing Database and represents center of glass performance data. For detailed information on the methodologies used to calculate the aesthetic and performance values in this table, please visit vitroglazings.com or request our Architectural Glass Catalog.

Simulation provided is not NHRC approved.

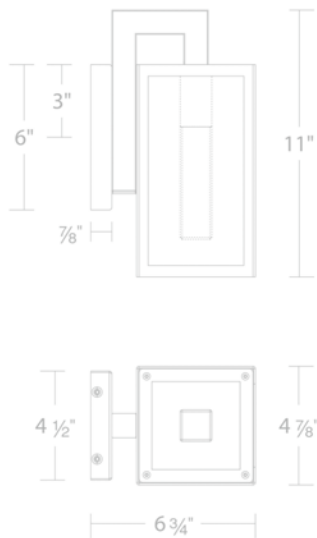
Fabrication and Availability

Solarban® 72 glass is available through the Vitro Certified™ Network. Vitro Certified™ Fabricators can meet tight construction deadlines and accelerate the delivery of replacement glass before, during and after construction. Solarban® 72 glass must be heat-treated and is available for laminated, heat strengthened and tempered applications.

Additional Resources

To obtain samples of any Vitro Glass product, call 1-855-VTRO-GLS (877-6457) or visit samples.vitroglazings.com. For videos, design insights and technical education, visit the Vitro Glass Education Center at glassed.vitroglazings.com. For glass comparison and configuration tools, visit tools.vitroglazings.com.

For more information about Solarban® 72 low-e-glass and other Cradle to Cradle Certified™ architectural glasses by Vitro Glass, visit vitroglazings.com, or call **1-855-VTRO-GLS (887-6457)**.



WS-W24211

Project:

Location:

Fixture Type:

Catalog Number:

AVAILABLE FINISHES:



Cambridge

WS-W24211

PRODUCT DESCRIPTION

A classic sensibility with timeless style. This exterior LED wall luminaire beckons like a glowing lantern to welcome guests to your fine home. Available in three sizes.

FEATURES

- Driver concealed within the canopy
- Diffuser rotates up to 45 degrees for a modern twist to the classic lantern design
- Clear glass panels are framed with an etched border
- IDA Dark Sky compliant

SPECIFICATIONS

Rated Life	50000 Hours
Standards	ETL, cETL, Wet Location Listed, IP65, Dark Sky Friendly
Input	120/277V, 50/60Hz
Dimming	ELV: 100-5%, TRIAC: 100-10%
Mounting	Can be mounted on wall vertically or upside down
Color Temp	3000K
CRI	90
Construction	Extruded aluminum body and etched acrylic diffuser framed in clear glass panels etched along the border

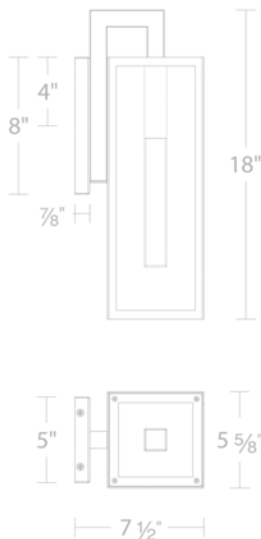
REPLACEMENT PARTS

RPL-GLA-24211 - Replacement Glass
RPL-DIF-24211 - Replacement Diffuser

Model & Size	Color Temp	Finish	LED Watts	LED Lumens	Delivered Lumens
○ WS-W24211 11"	3000K	○ BK Black	7.6W	500	189

Example: **WS-W24211-BK**

For custom requests please contact customs@modernforms.com



WS-W24218

Project:	
Location:	
Fixture Type:	
Catalog Number:	

AVAILABLE FINISHES:



Cambridge

WS-W24218

PRODUCT DESCRIPTION

A classic sensibility with timeless style. This exterior LED wall luminaire beckons like a glowing lantern to welcome guests to your fine home. Available in three sizes.

FEATURES

- Driver concealed within the canopy
- Diffuser rotates up to 45 degrees for a modern twist to the classic lantern design
- Clear glass panels are framed with an etched border
- IDA Dark Sky compliant

SPECIFICATIONS

Rated Life	50000 Hours
Standards	ETL, cETL, Wet Location Listed, IP65, Dark Sky Friendly
Input	120/277V, 50/60Hz
Dimming	ELV: 100-5%, TRIAC: 100-10%
Mounting	Can be mounted on wall vertically or upside down
Color Temp	3000K
CRI	90
Construction	Extruded aluminum body and etched acrylic diffuser framed in clear glass panels etched along the border

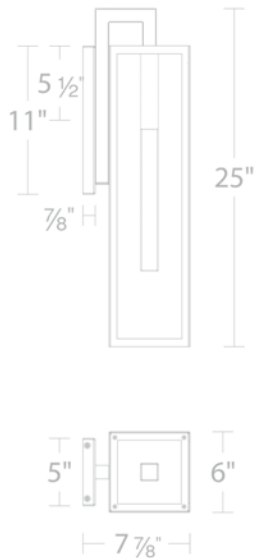
REPLACEMENT PARTS

RPL-GLA-24218 - Replacement Glass
RPL-DIF-24218 - Replacement Diffuser

Model & Size	Color Temp	Finish	LED Watts	LED Lumens	Delivered Lumens
☒ WS-W24218 18"	3000K	☒ BK Black	11.7W	800	378

Example: **WS-W24218-BK**

For custom requests please contact customs@modernforms.com



WS-W24222

Project:	
Location:	
Fixture Type:	
Catalog Number:	

AVAILABLE FINISHES:



Cambridge

WS-W24225

PRODUCT DESCRIPTION

A classic sensibility with timeless style. This exterior LED wall luminaire beckons like a glowing lantern to welcome guests to your fine home. Available in three sizes.

FEATURES

- Driver concealed within the canopy
- Diffuser rotates up to 45 degrees for a modern twist to the classic lantern design
- Clear glass panels are framed with an etched border
- IDA Dark Sky compliant

SPECIFICATIONS

Rated Life	50000 Hours
Standards	ETL, cETL, Wet Location Listed, IP65, Dark Sky Friendly
Input	120/277V, 50/60Hz
Dimming	ELV: 100-5%, TRIAC: 100-10%
Mounting	Can be mounted on wall vertically or upside down
Color Temp	3000K
CRI	90
Construction	Extruded aluminum body and etched acrylic diffuser framed in clear glass panels etched along the border

REPLACEMENT PARTS

RPL-GLA-24225 - Replacement Glass
RPL-DIF-24225 - Replacement Diffuser

Model & Size	Color Temp	Finish	LED Watts	LED Lumens	Delivered Lumens
☒ WS-W24225 25"	3000K	☒ BK Black	16.8W	1200	335

Example: **WS-W24225-BK**

For custom requests please contact customs@modernforms.com



March 7, 2023

City of Birmingham
Nicholas Dupuis, Planning Director
151 Martin Street
Birmingham, MI 48009

Dear Nick,

Last year on April 27, 2022, we received Final Site Plan and Design Review Approval for the Brown Street Mixed-Use Development. We are respectfully requesting a one-year extension for the Final Site Plan and Design Review since it will soon be a year since our approval.

We are working on the Construction Documents for the project, however with the change in the schedule for RH and the fact that Caldwell Banker (the existing building tenant) will not move out until the end of this year, we will not be able to start construction until the first quarter of 2024.

Thank you for your consideration and please let us know if you require any additional information.

A handwritten signature in black ink, appearing to read "Victor Saroki", with a horizontal line extending from the end of the signature.

Victor Saroki, FAIA

cc: Mr. Ron Boji, The Boji Group

430 N. OLD WOODWARD, BIRMINGHAM, MI 48009

P 248 258 5707 F 248 258 5515

SarokiArchitecture.com

WE
BUILD
STORIES

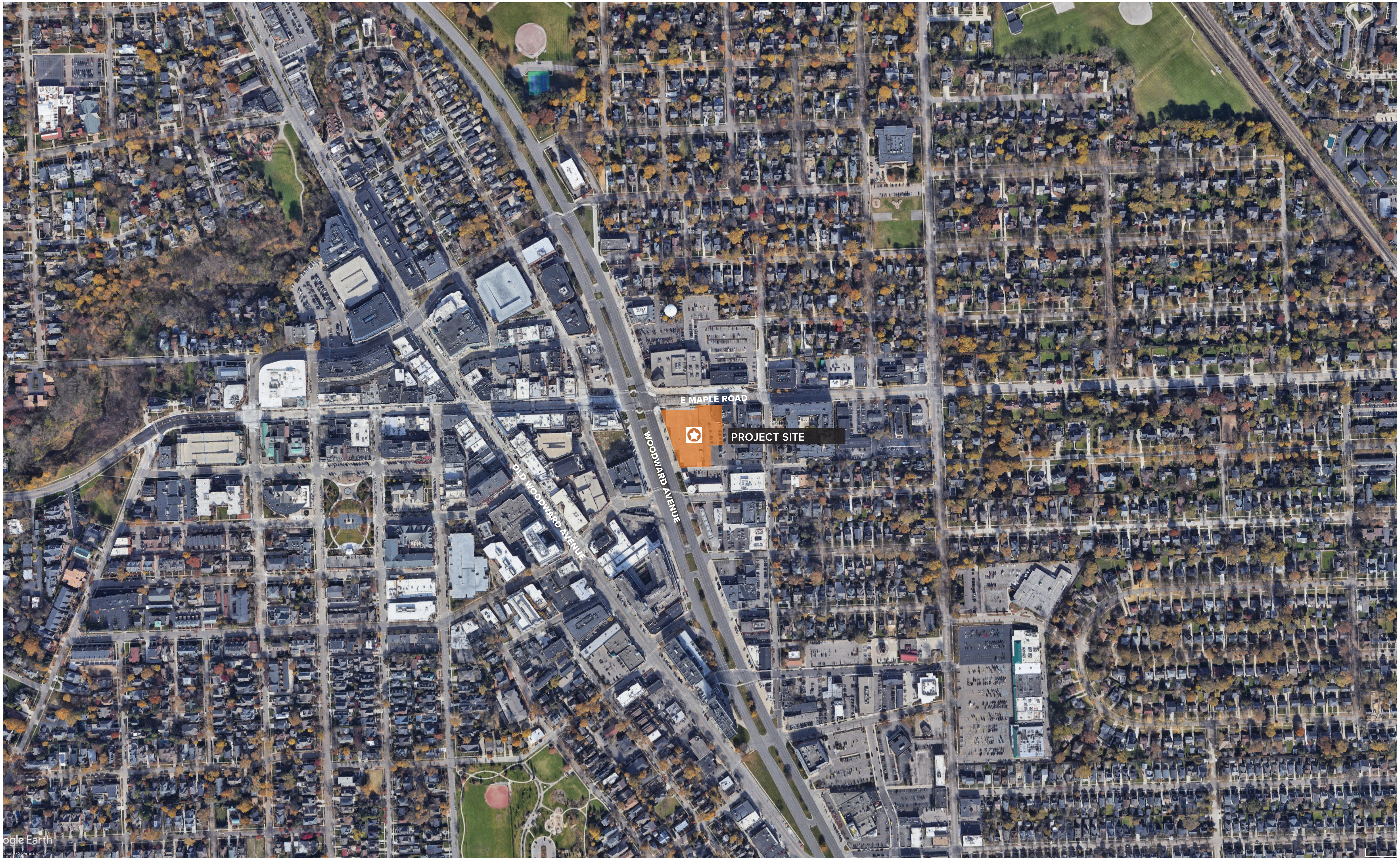


PRELIMINARY SITE PLAN APPLICATION

BIRMINGHAM MIXED-USE DEVELOPMENT

*WOODWARD AVENUE & MAPLE STREET
BIRMINGHAM, MICHIGAN*

FEBRUARY 3, 2023



PROPERTY LOCATION

BIRMINGHAM MIXED-USE DEVELOPMENT • PRELIMINARY SITE PLAN • WOODWARD AVENUE & MAPLE STREET

FEBRUARY 3, 2023



PROPERTY LOCATION - DETAILED

BIRMINGHAM MIXED-USE DEVELOPMENT • PRELIMINARY SITE PLAN • WOODWARD AVENUE & MAPLE STREET

FEBRUARY 3, 2023



NORTHWEST AERIAL



NORTHEAST AERIAL



SOUTHWEST AERIAL



SOUTHEAST AERIAL

EXISTING SITE IMAGES

BIRMINGHAM MIXED-USE DEVELOPMENT • PRELIMINARY SITE PLAN • WOODWARD AVENUE & MAPLE STREET
 FEBRUARY 3, 2023



NORTHWEST CORNER



NORTHEAST CORNER



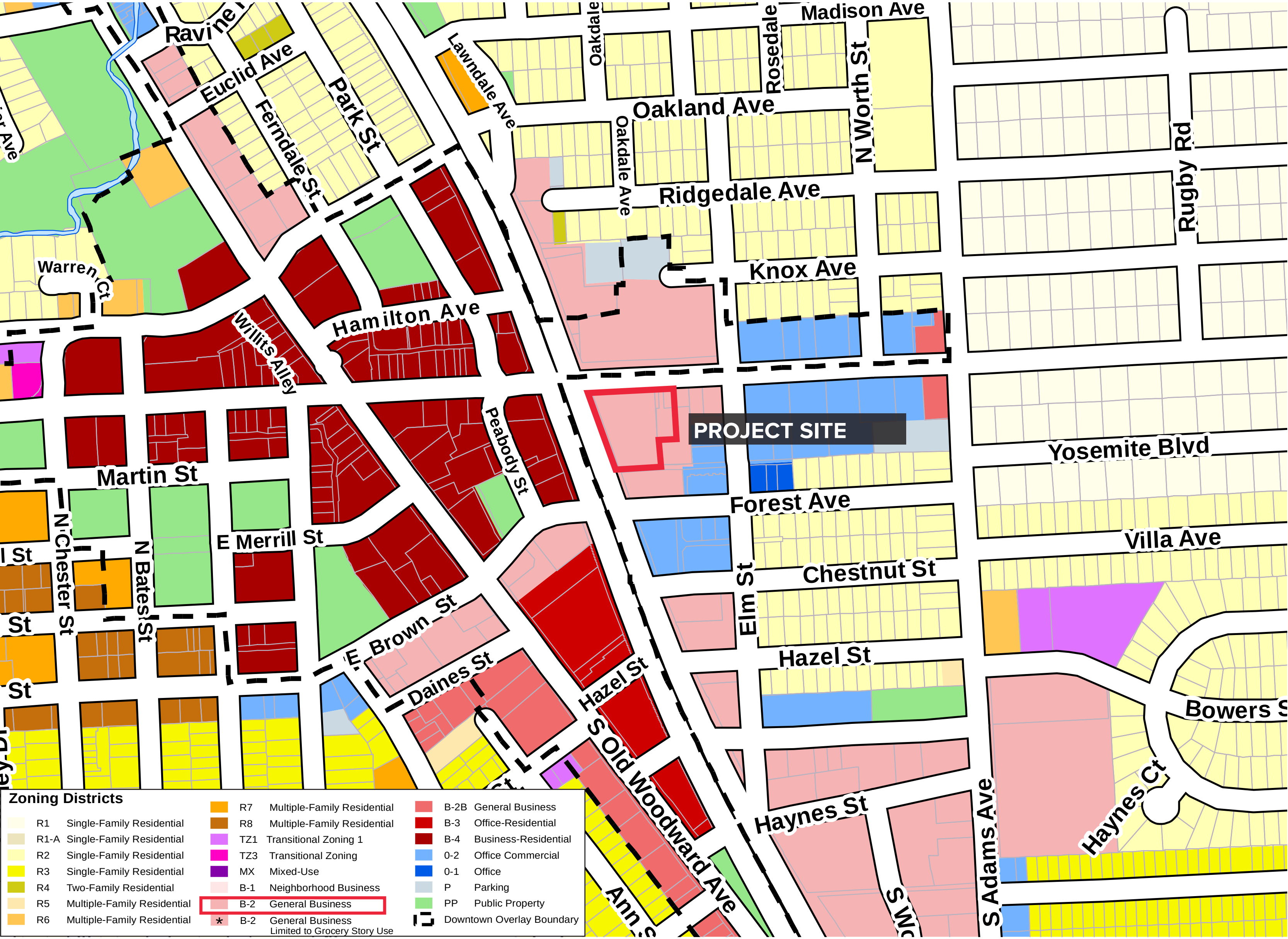
SOUTHWEST CORNER



SOUTHEAST CORNER

EXISTING SITE IMAGES

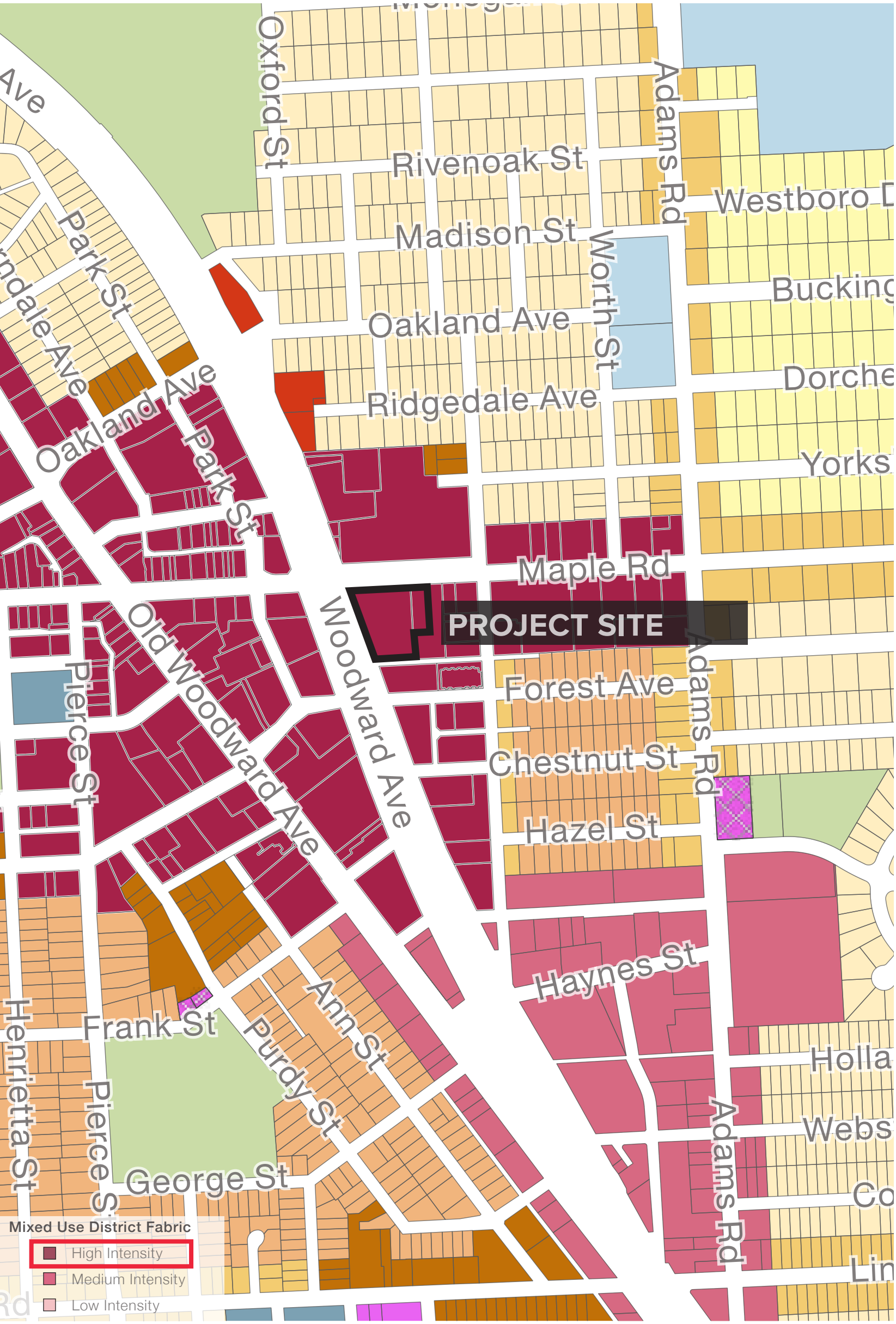
BIRMINGHAM MIXED-USE DEVELOPMENT • PRELIMINARY SITE PLAN • WOODWARD AVENUE & MAPLE STREET
 FEBRUARY 3, 2023



ZONING INFORMATION
ZONED B-2, GENERAL BUSINESS

USES	
DWELLING - MULTIPLE-FAMILY:	PERMITTED
GENERAL RETAIL:	PERMITTED
GARAGE - PUBLIC:	PERMITTED
DISTRICT DEVELOPMENT STANDARDS	
MIN. LOT AREA	= 1,280 SF
MIN. OPEN SPACE	= N/A
MIN. LOT COVERAGE	= N/A
SETBACKS	
MIN. FRONT YARD	= -5' SEE TRIANGLE DISTRICT
MIN. REAR YARD	= 10' SEE TRIANGLE DISTRICT
MIN. SIDE YARD	= 0' SEE TRIANGLE DISTRICT
MIN. FLOOR AREA PER UNIT	
EFFICIENCY, 1 BEDS	= 600 SF/UNIT
2 BEDS+	= 800 SF/UNIT
MAX TOTAL FLOOR AREA	
MAX BUILDING HEIGHT	= N/A FOR RESIDENTIAL/PARKING USES
	= 40' 3 STORIES SEE TRIANGLE DISTRICT
PARKING REQUIREMENTS	
2 OR LESS ROOM UNIT	= 1 STALL / UNIT
3 OR MORE ROOM UNIT	= 1.25 STALLS / UNIT
EATING ESTABLISHMENT	
(INDOOR+OUTDOOR)	= 1 STALL / 75 SF
RETAIL STORE	= 1 STALL / 300 SF

LOADING REQUIREMENTS (40' X 12' X 14'H)	
COMMERCIAL	= 1 STALL
(5,0001 - 20,000SF)	
DESIGN REQUIREMENTS	
STOREFRONT: NO LESS THAN 70% OF A STOREFRONT/GROUND FLOOR FAÇADE BETWEEN 1 AND 8 FEET ABOVE GRADE SHALL BE CLEAR GLAZING. MIRRORED GLASS IS PROHIBITED. WINDOWS SHALL NOT BE BLOCKED WITH OPAQUE MATERIALS OR THE BACK OF SHELVING UNITS OR SIGNS.	
BLANK WALLS: BLANK WALLS OF LONGER THAN 20 FEET ON THE GROUND FLOOR FAÇADE SHALL NOT FACE A PLAZA, PARK, PARKING AREA OR PUBLIC STREET.	
UPPER STORY WINDOWS: OPENINGS ABOVE THE FIRST STORY SHALL BE A MAXIMUM OF 50% OF THE TOTAL FAÇADE AREA. UPPER STORY WINDOWS FACING A FRONTAGE LINE SHALL BE CLEAR GLAZING. WINDOWS SHALL BE VERTICAL IN PROPORTION. MIRRORED GLASS IS PROHIBITED.	



BIRMINGHAM PLAN 2040
DRAFT 11/05/21

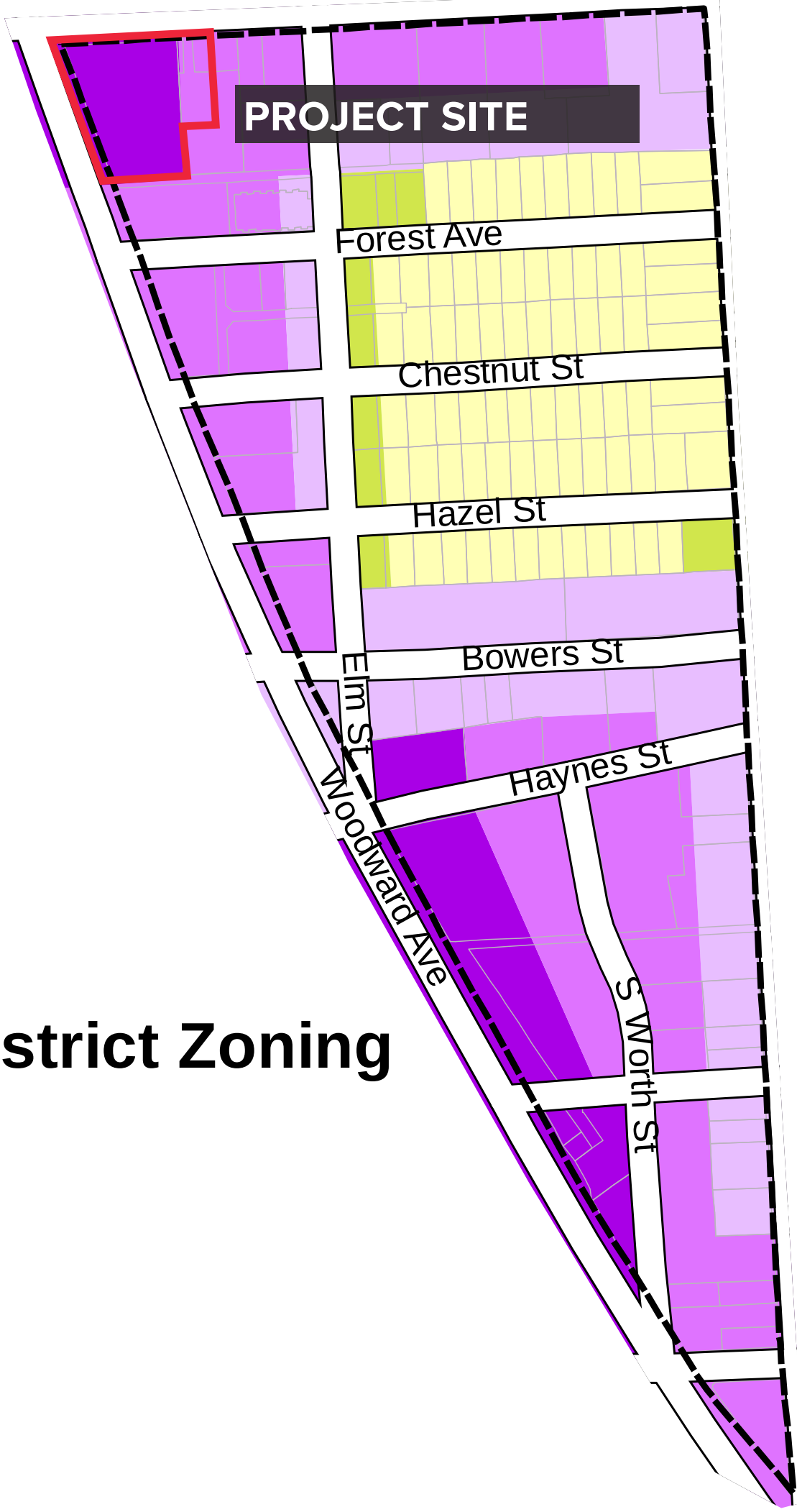
FUTURE LAND USE
MIXED-USE DISTRICT FABRIC - HIGH INTENSITY

- CORRESPONDING ZONING DISTRICTS**
- DOWNTOWN OVERLAY
 - TRIANGLE OVERLAY
 - MX: MIXEDUSE

MIXED-USE DISTRICT FABRIC
MAPLE AND WOODWARD IS A HIGH INTENSITY MIXED-USE DISTRICT WHICH INCLUDES ZONES AS DEFINED IN THE DOWNTOWN AND TRIANGLE DISTRICT OVERLAYS. ZONING MAY BE MODIFIED TO CREATE GREATER CONSISTENCY BETWEEN THESE OVERLAY DISTRICTS, BUT SHOULD GENERALLY RETAIN THE HEIGHTS AND USES AS DEFINED IN THOSE OVERLAYS. GROUND FLOOR COMMERCIAL USES ARE REQUIRED AS DEFINED BY THE RED LINE RETAIL STANDARDS.

Triangle District Zoning

- ASF-3
- R2
- MU-3
- MU-5
- MU-7



TRIANGLE DISTRICT OVERLAY
ZONED MU-5 AND MU-7

3.06D: THE PROVISIONS OF THE TRIANGLE OVERLAY DISTRICT SHALL SPECIFICALLY SUPERSEDE THE FLOOR AREA RATIO, MAXIMUM HEIGHT, AND SETBACK REGULATIONS CONTAINED IN EACH TWO-PAGE LAYOUT IN ARTICLE 2 OF THE ZONING ORDINANCE

USES	
DWELLING - MULTIPLE-FAMILY:	PERMITTED
RETAIL:	PERMITTED PER TABLE 3.07
PARKING - OFF-STREET:	ACCESSORY
FRONT YARD	
SIDE YARD	= 0' MIN, 5' MAX
REAR YARD	= 0' MIN, 10' MIN (WALLS W/ WINDOWS)
FIRST FLOOR HEIGHT	
	= 14' MIN
MU-5	
BUILDING HEIGHT	= 34' AND 3 STORIES MIN.
	= 66' AND 5 STORIES MAX.
ADDITIONAL HEIGHT	= 12' AND 1 STORY (MUST MEET 3.08E)
MU-7	
BUILDING HEIGHT	= 34' AND 3 STORIES MIN.
	= 90' AND 7 STORIES MAX.
ADDITIONAL HEIGHT	= 24' AND 2 STORIES (MUST MEET 3.08E)

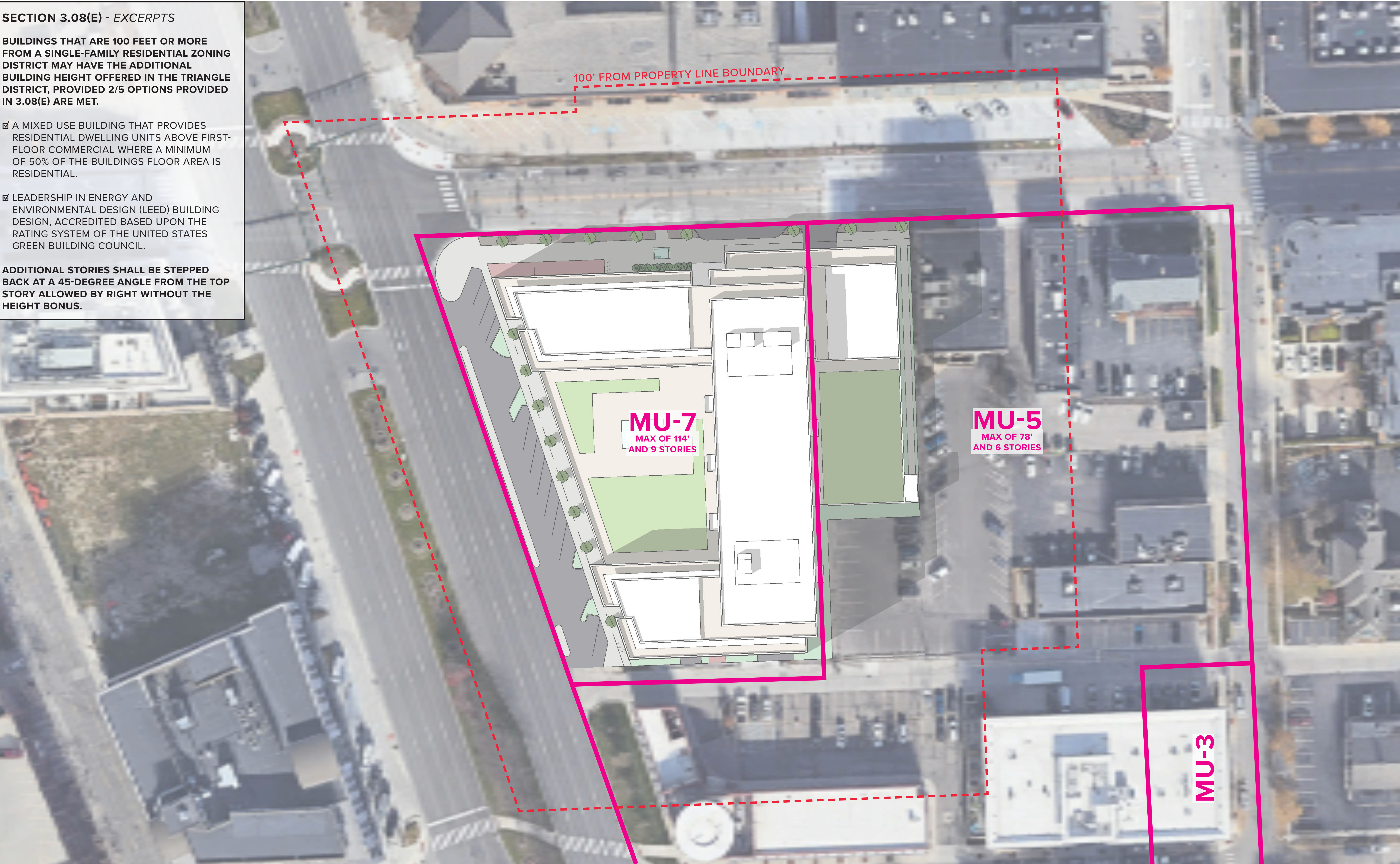
DESIGN REQUIREMENTS
UPPER STORIES. OPENINGS ABOVE THE FIRST STORY SHALL BE A MAXIMUM OF 50% OF THE TOTAL FAÇADE AREA. WINDOWS SHALL BE VERTICAL IN PROPORTION. ALL WALLS EXPOSED TO PUBLIC VIEW FROM THE STREET, OR PARKING AREA SHALL BE CONSTRUCTED OF NOT LESS THAN 60% BRICK, STONE OR GLASS. PANEL BRICK AND TILT-UP BRICK TEXTURED PANELING SHALL NOT BE PERMITTED. THE REMAINING FAÇADE MAY INCLUDE WOOD SIDING OR FIBER CEMENT SIDING. EXTERIOR INSULATION FINISH SYSTEMS (EFIS) MAY BE USED FOR ARCHITECTURAL DETAILING ABOVE THE FIRST FLOOR.

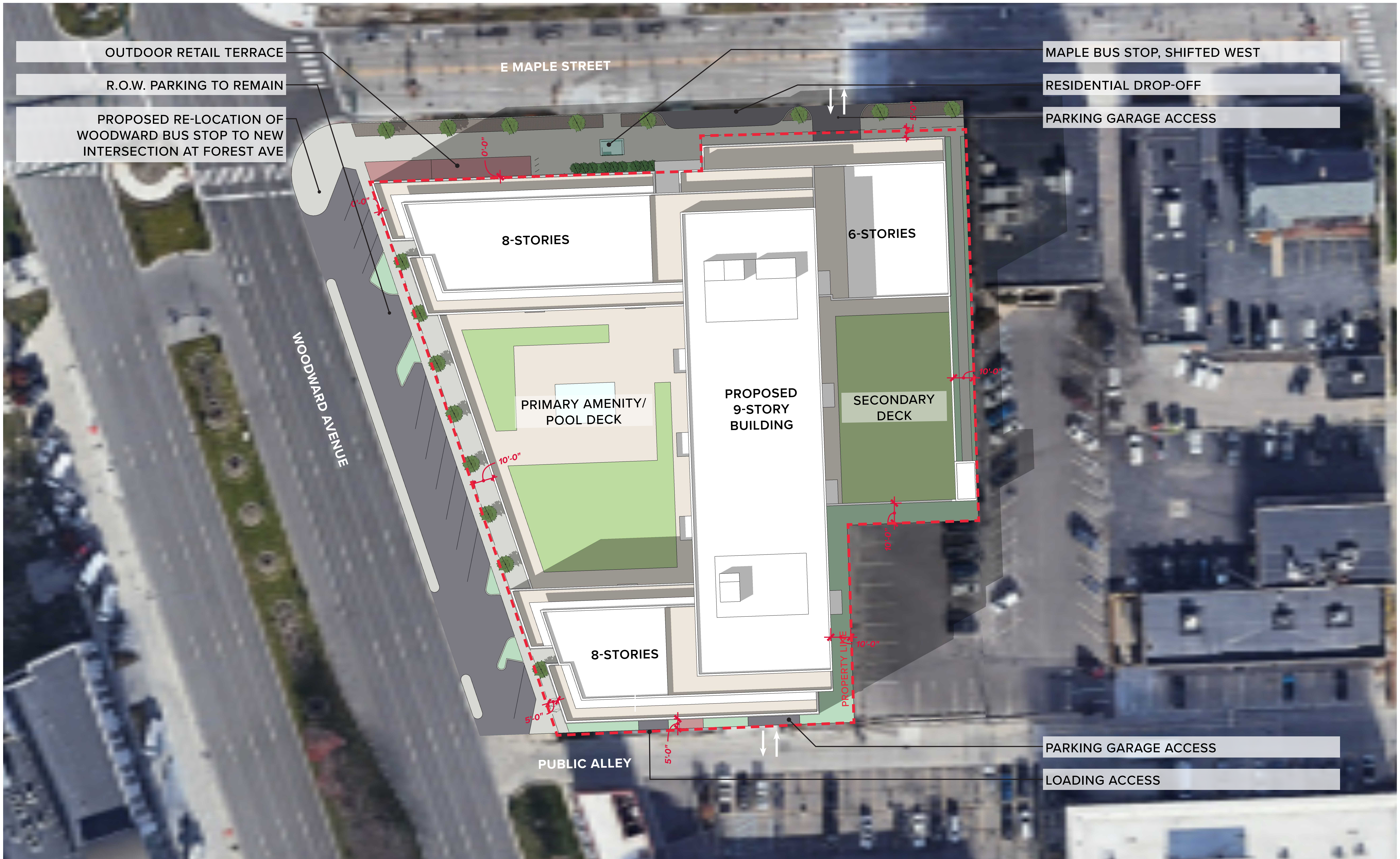
SECTION 3.08(E) - EXCERPTS

BUILDINGS THAT ARE 100 FEET OR MORE FROM A SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT MAY HAVE THE ADDITIONAL BUILDING HEIGHT OFFERED IN THE TRIANGLE DISTRICT, PROVIDED 2/5 OPTIONS PROVIDED IN 3.08(E) ARE MET.

- ☑ A MIXED USE BUILDING THAT PROVIDES RESIDENTIAL DWELLING UNITS ABOVE FIRST-FLOOR COMMERCIAL WHERE A MINIMUM OF 50% OF THE BUILDINGS FLOOR AREA IS RESIDENTIAL.
- ☑ LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN (LEED) BUILDING DESIGN, ACCREDITED BASED UPON THE RATING SYSTEM OF THE UNITED STATES GREEN BUILDING COUNCIL.

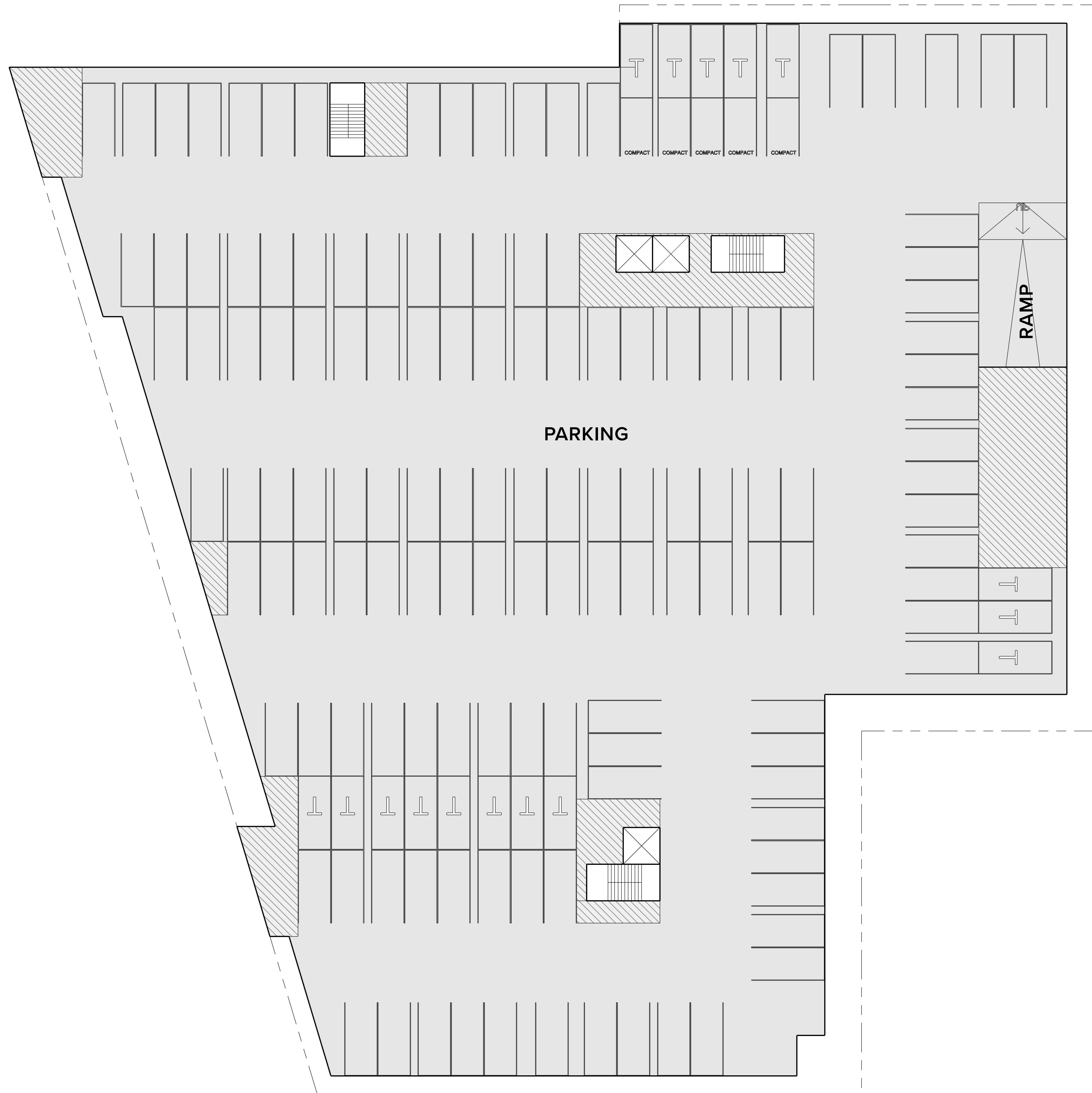
ADDITIONAL STORIES SHALL BE STEPPED BACK AT A 45-DEGREE ANGLE FROM THE TOP STORY ALLOWED BY RIGHT WITHOUT THE HEIGHT BONUS.







LEVEL 1 PLAN



LOWER LEVEL PLAN



CONCEPT FLOOR PLANS

BIRMINGHAM MIXED-USE DEVELOPMENT • PRELIMINARY SITE PLAN • WOODWARD AVENUE & MAPLE STREET
FEBRUARY 3, 2023

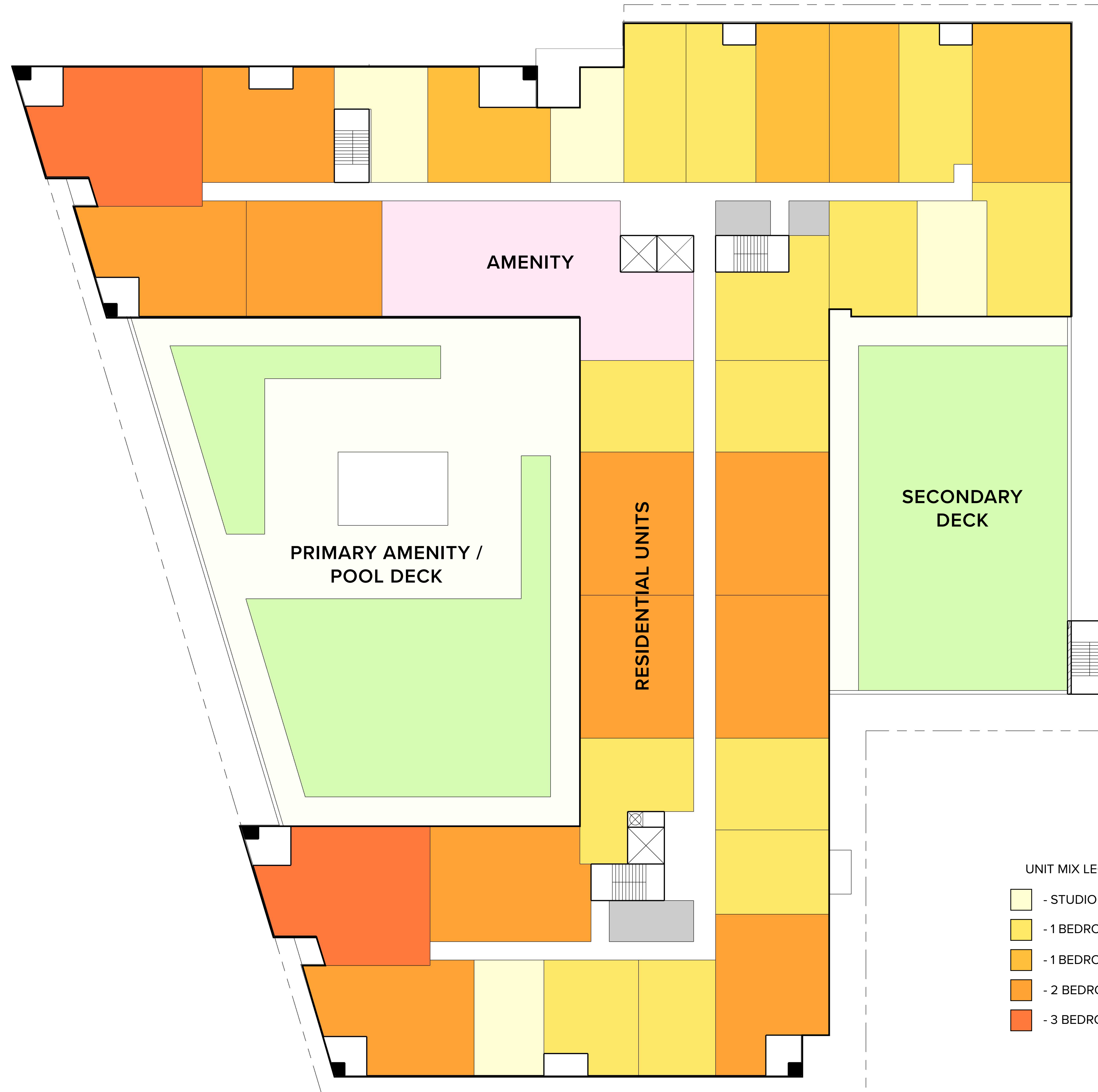
SCALE: 1/16" = 1'-0"

16' 32' 48'





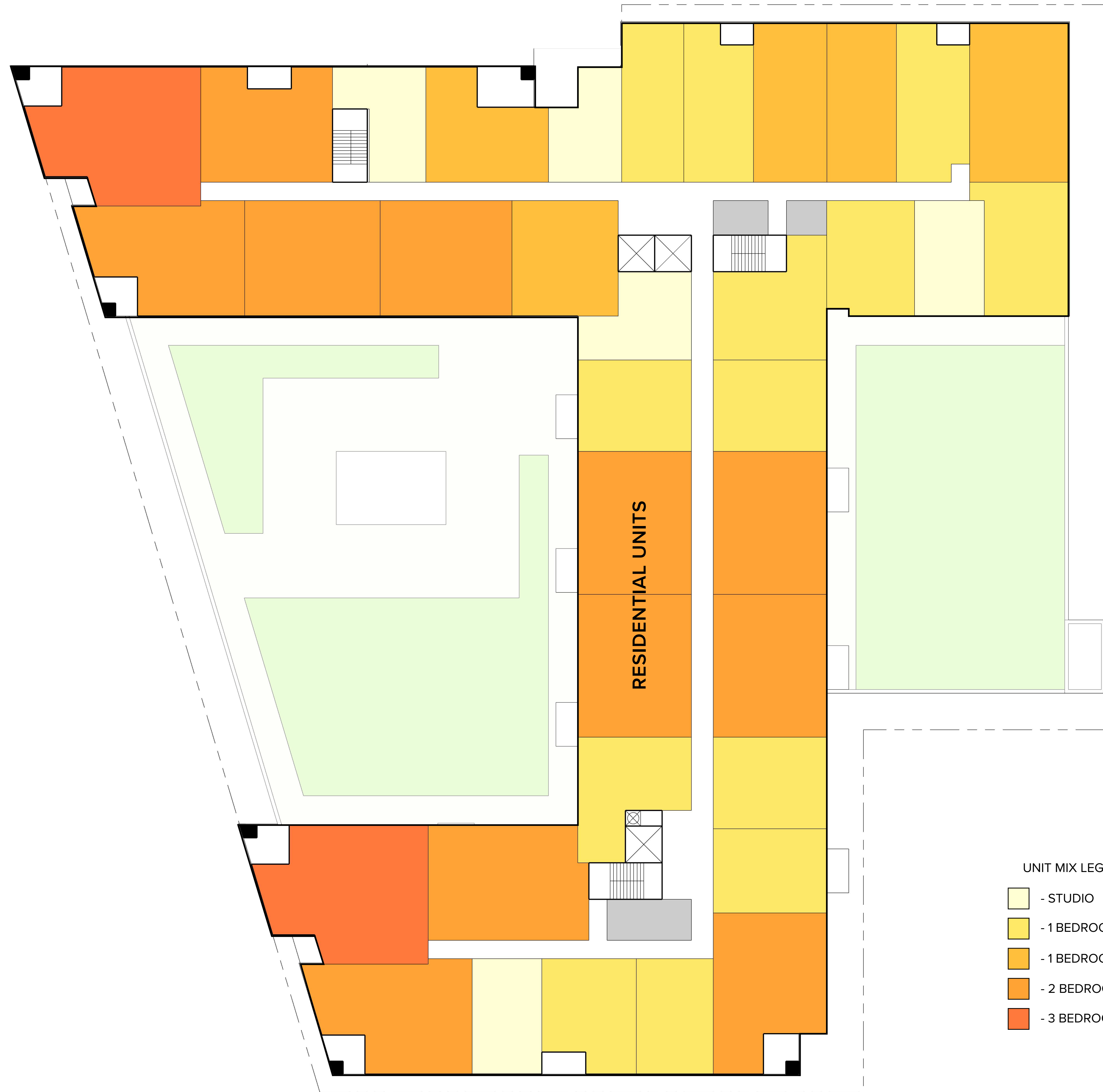
LEVEL 2 PLAN



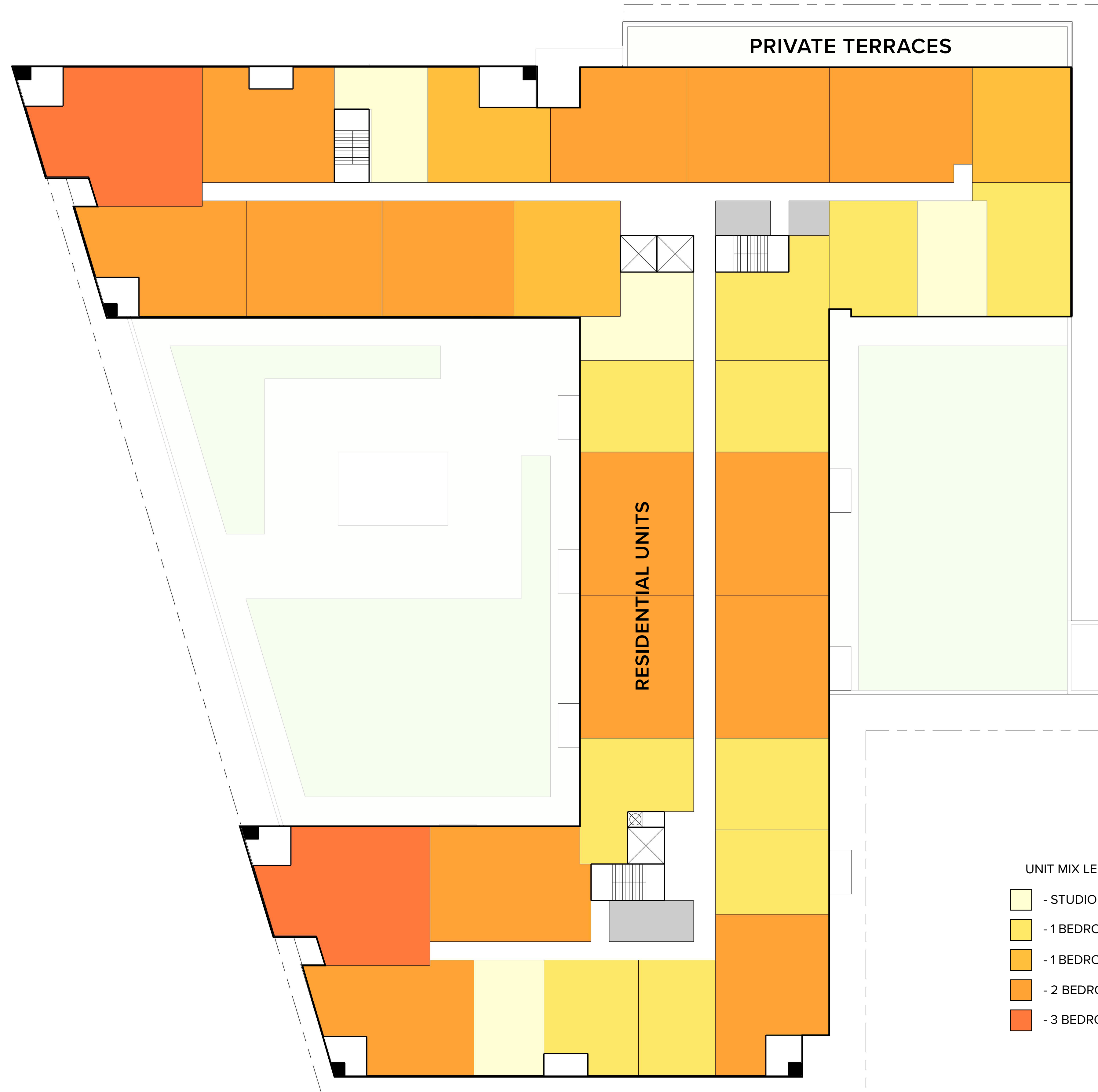
- UNIT MIX LEGEND
- STUDIO
 - 1 BEDROOM
 - 1 BEDROOM + DEN
 - 2 BEDROOM
 - 3 BEDROOM

LEVEL 3 PLAN

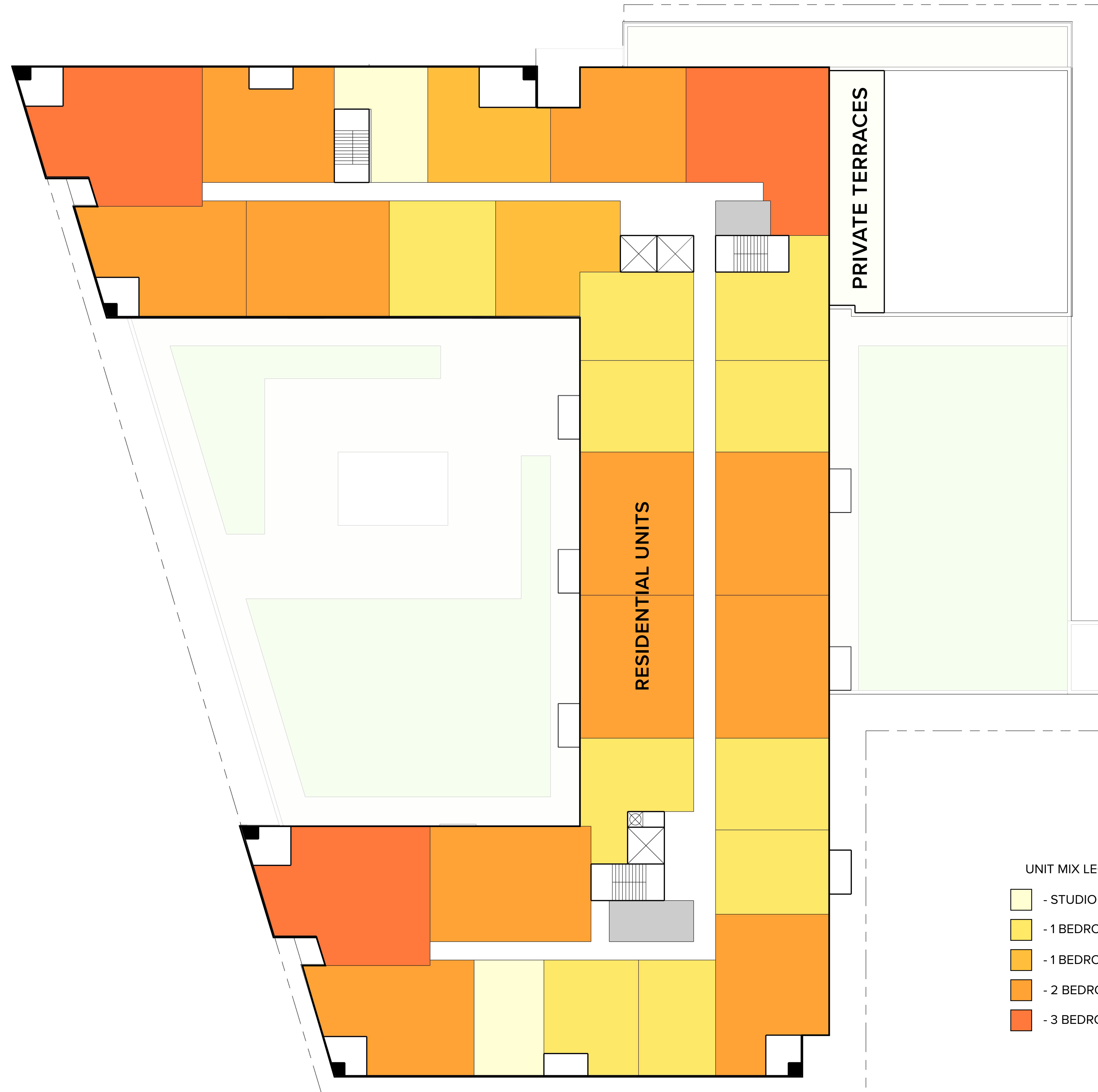




LEVELS 4-5 PLAN



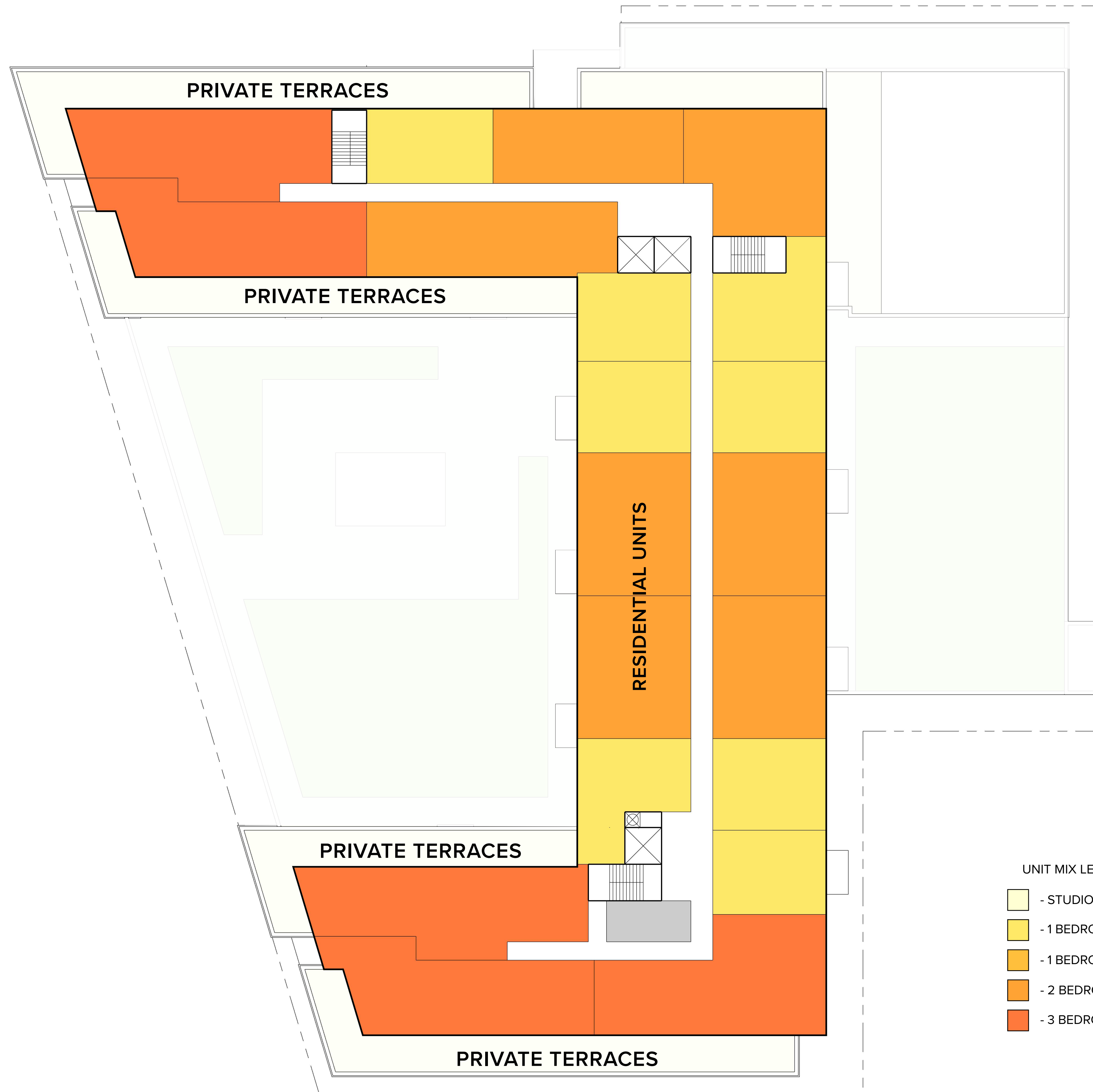
LEVEL 6 PLAN



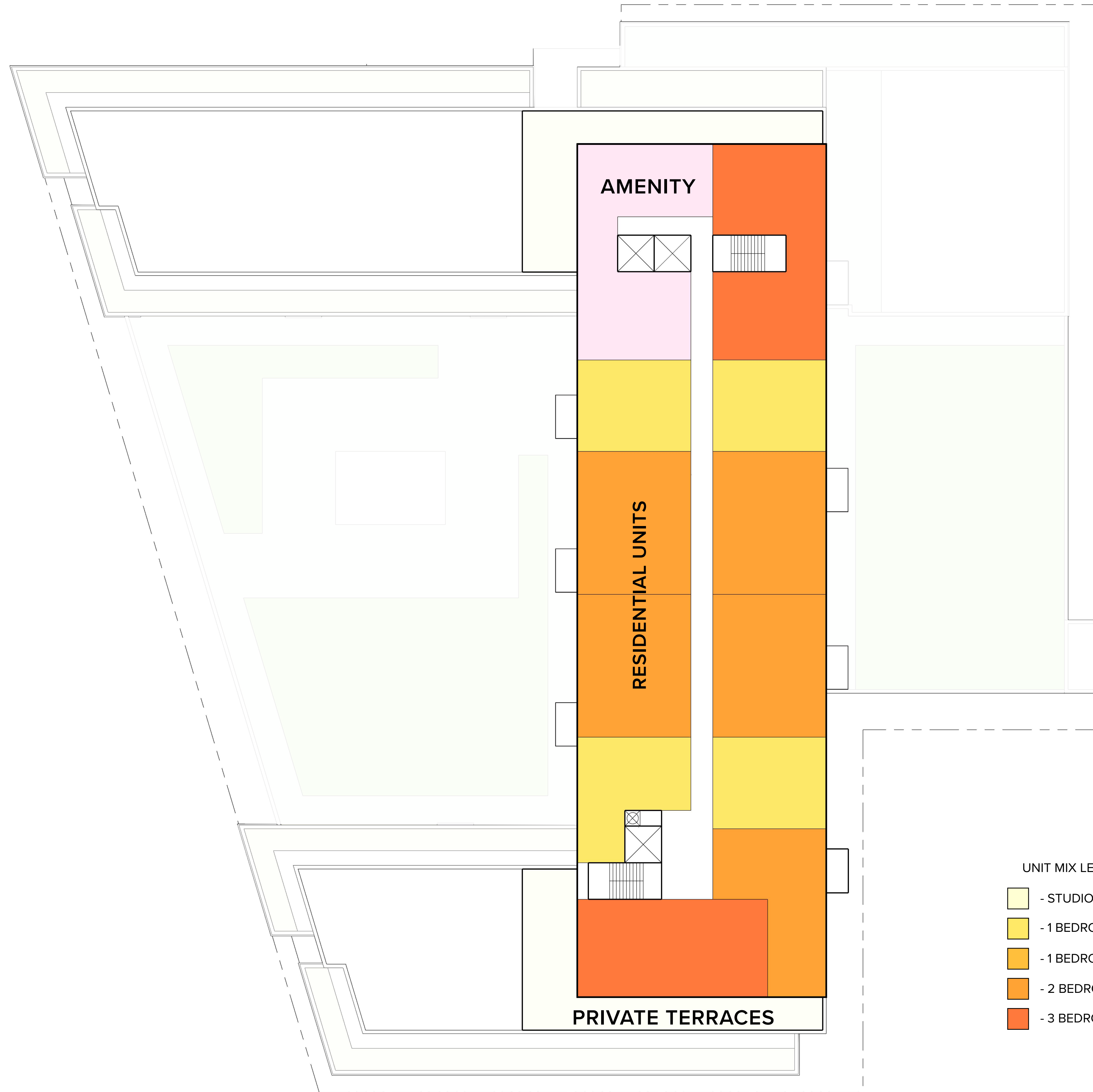
- UNIT MIX LEGEND
- STUDIO
 - 1 BEDROOM
 - 1 BEDROOM + DEN
 - 2 BEDROOM
 - 3 BEDROOM

LEVEL 7 PLAN





LEVEL 8 PLAN



UNIT MIX LEGEND

- STUDIO
- 1 BEDROOM
- 1 BEDROOM + DEN
- 2 BEDROOM
- 3 BEDROOM

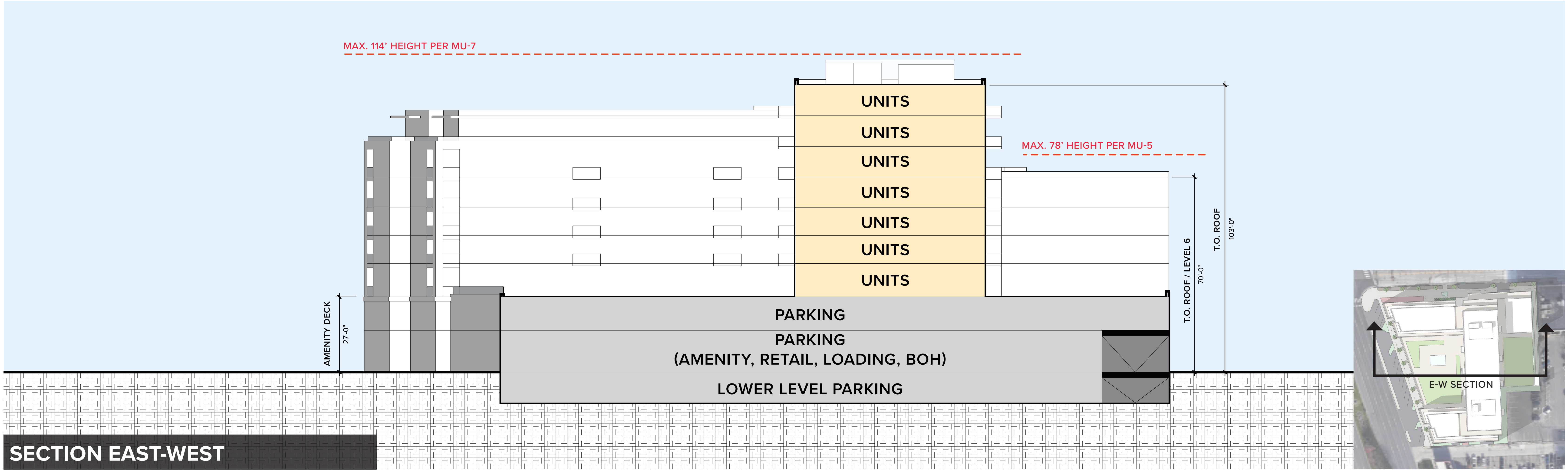
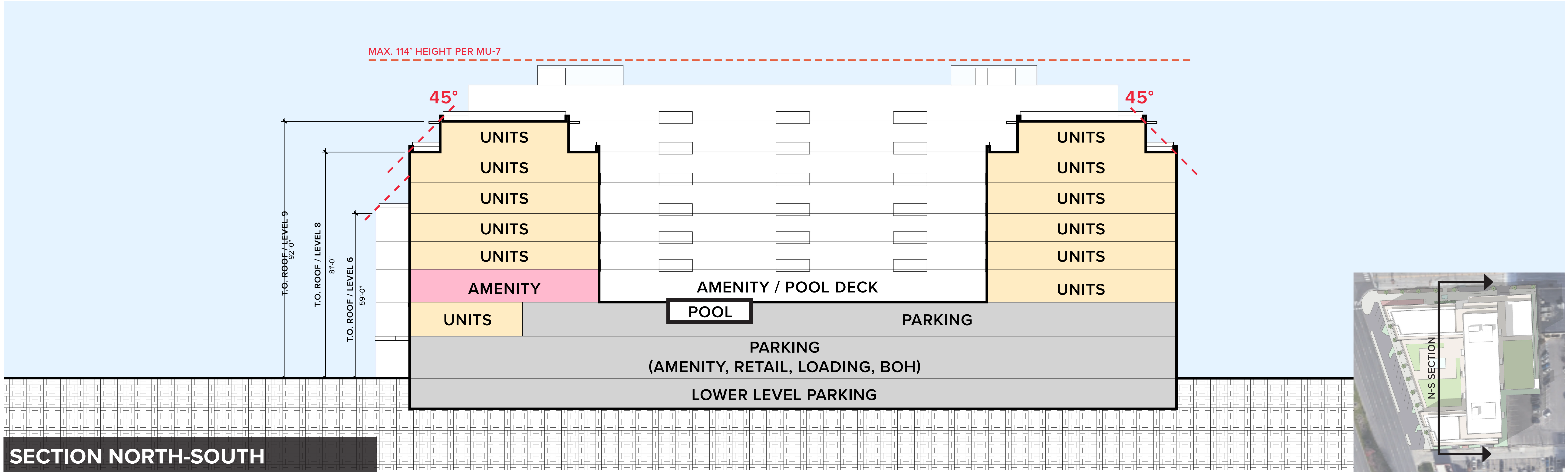
LEVEL 9 PLAN



CONCEPT FLOOR PLANS

BIRMINGHAM MIXED-USE DEVELOPMENT • PRELIMINARY SITE PLAN • WOODWARD AVENUE & MAPLE STREET
 FEBRUARY 3, 2023







CONCEPT AERIAL PERSPECTIVE

BIRMINGHAM MIXED-USE DEVELOPMENT • PRELIMINARY SITE PLAN • WOODWARD AVENUE & MAPLE STREET

FEBRUARY 3, 2023



LOOKING SOUTH ON WOODWARD AVE



LOOKING EAST ON MAPLE ST

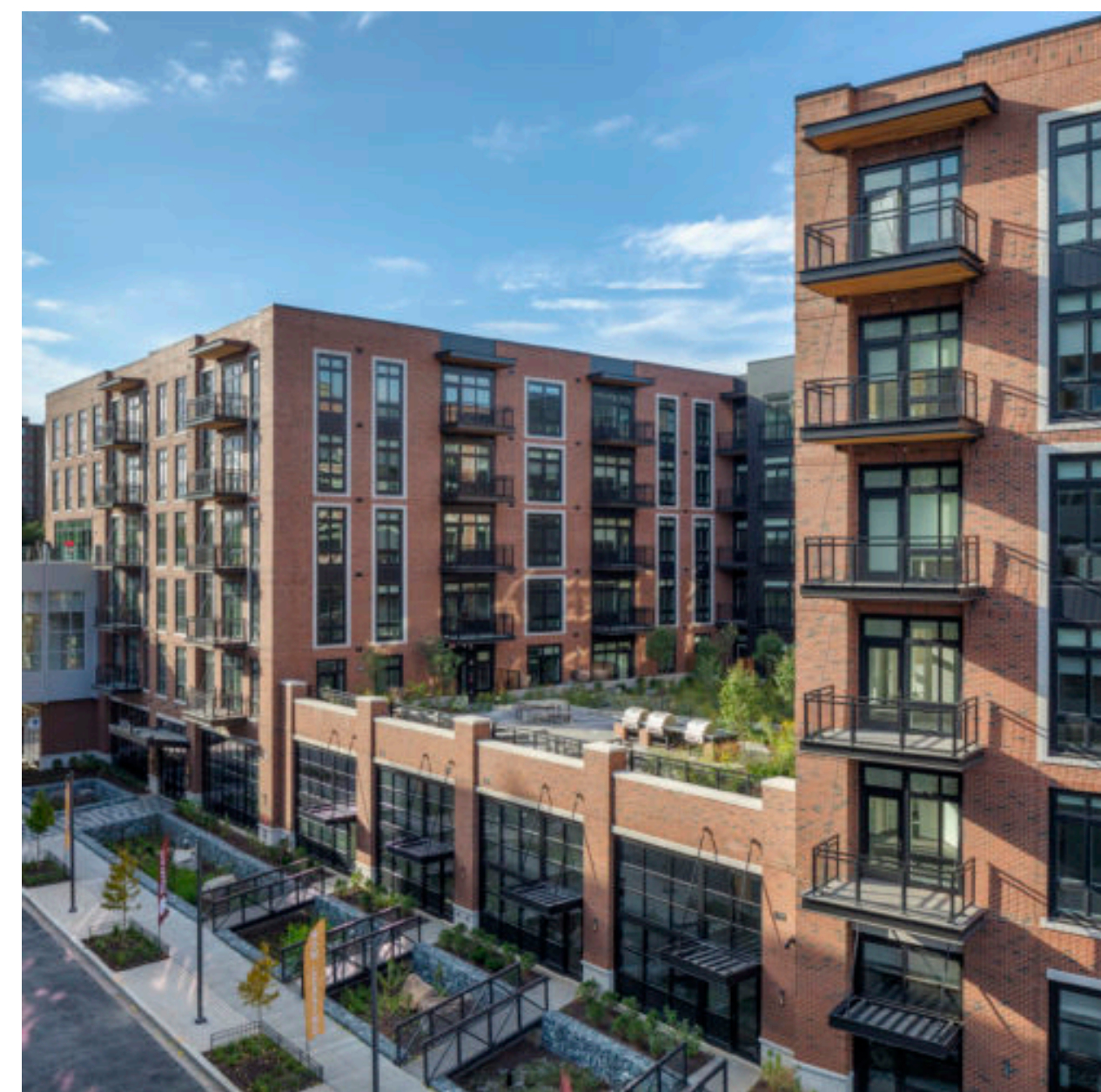
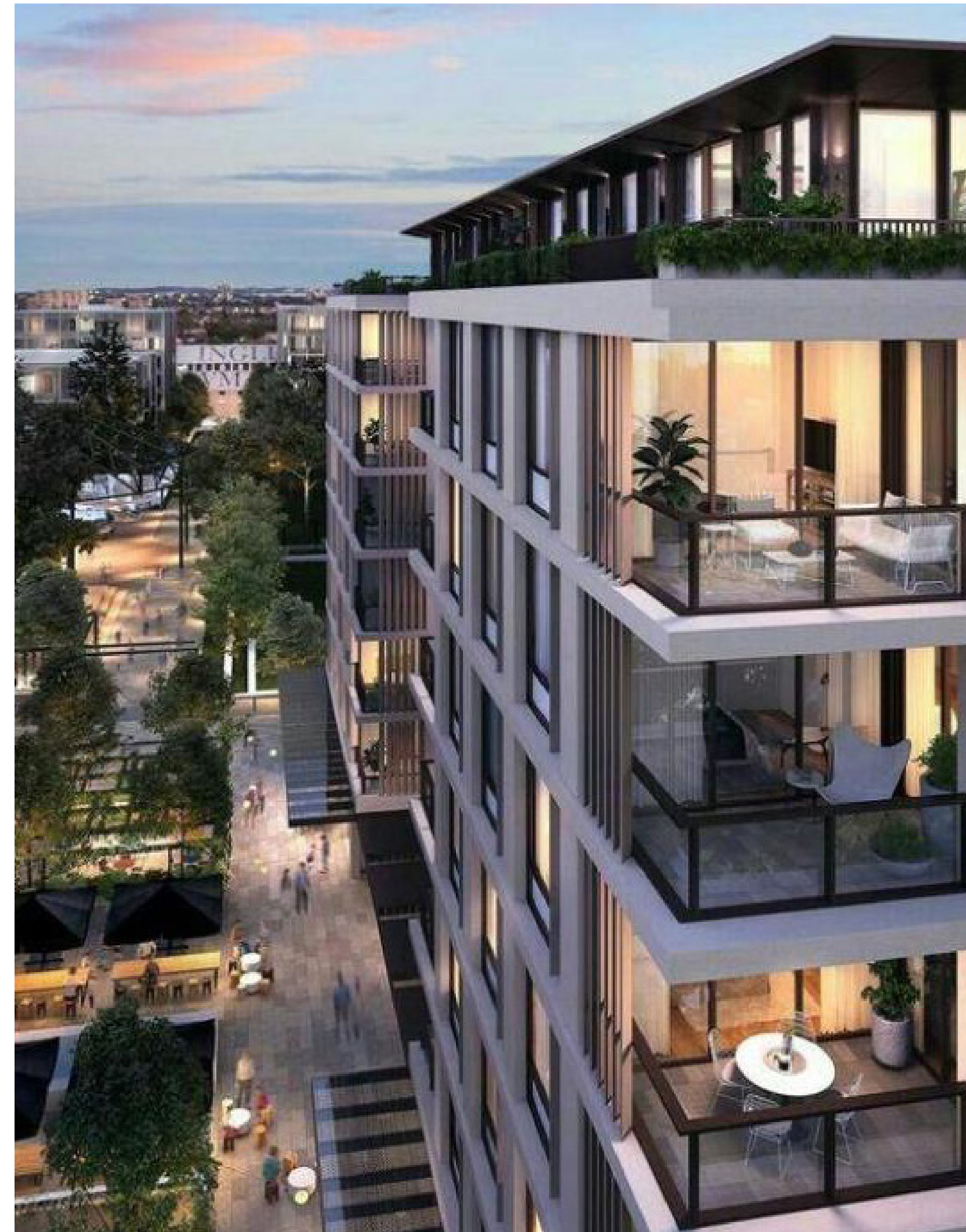


LOOKING NORTH ON WOODWARD AVE



LOOKING WEST ON MAPLE ST





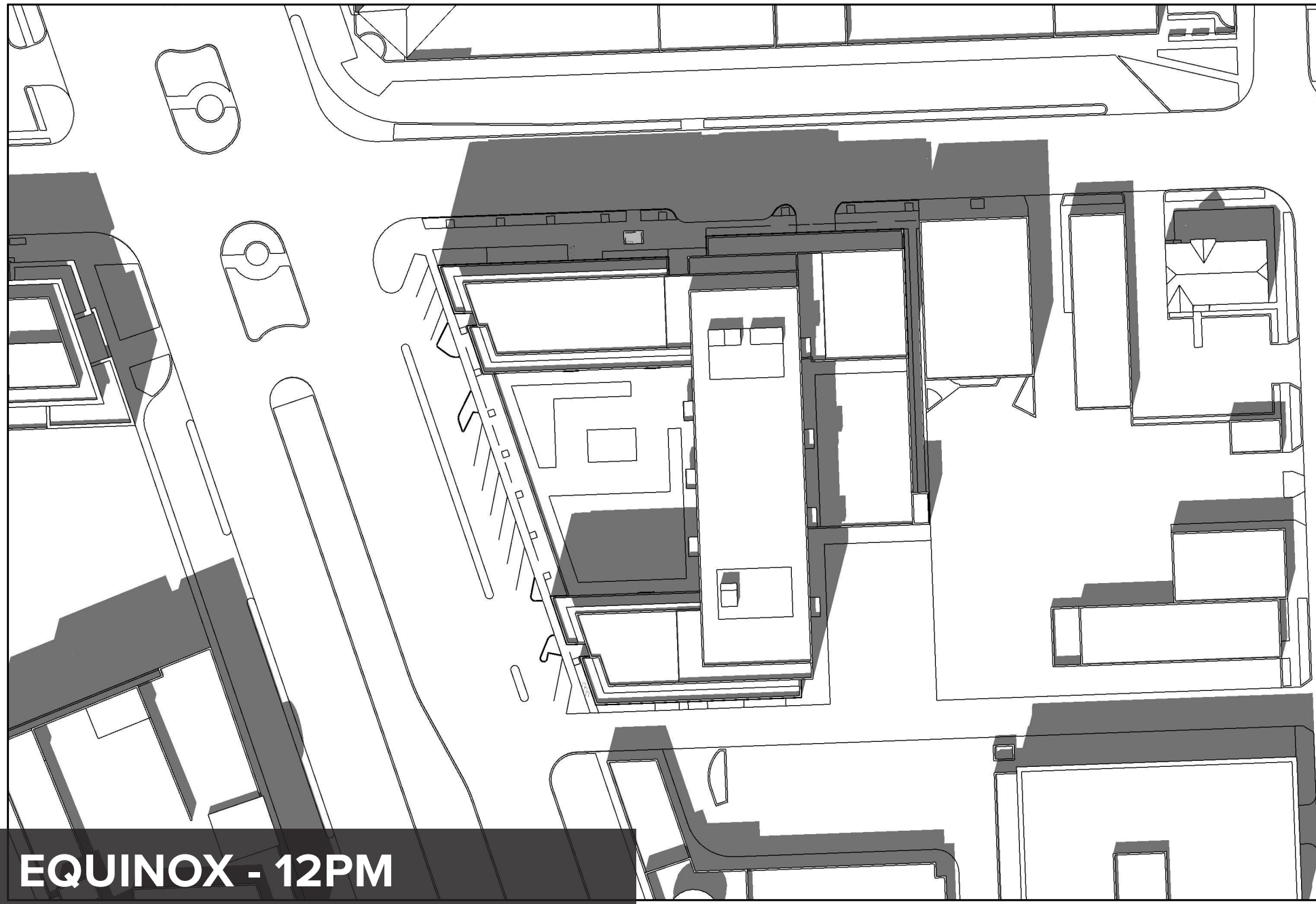
PRECEDENT IMAGERY

BIRMINGHAM MIXED-USE DEVELOPMENT • PRELIMINARY SITE PLAN • WOODWARD AVENUE & MAPLE STREET

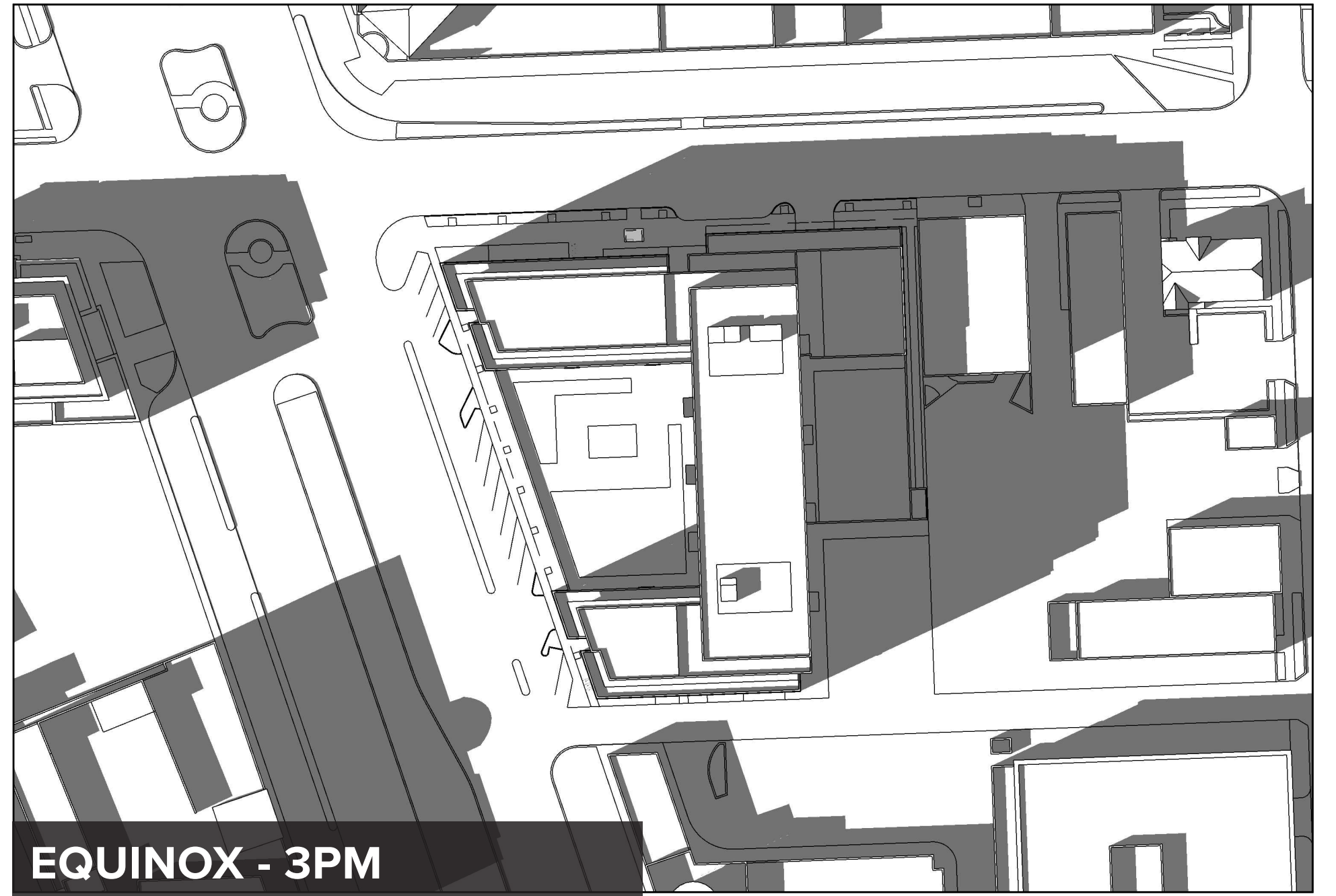
FEBRUARY 3, 2023



EQUINOX - 9AM



EQUINOX - 12PM



EQUINOX - 3PM



SUMMER SOLSTICE - 9AM



SUMMER SOLSTICE - 12PM



SUMMER SOLSTICE - 3PM



WINTER SOLSTICE - 9AM



WINTER SOLSTICE - 12PM



WINTER SOLSTICE - 3PM

SUN STUDIES

BIRMINGHAM MIXED-USE DEVELOPMENT • PRELIMINARY SITE PLAN • WOODWARD AVENUE & MAPLE STREET
FEBRUARY 3, 2023

WE
BUILD
STORIES



PRELIMINARY SITE PLAN APPLICATION

BIRMINGHAM MIXED-USE DEVELOPMENT

*WOODWARD AVENUE & MAPLE STREET
BIRMINGHAM, MICHIGAN*

FEBRUARY 3, 2023



The Community House
Bates Street & Merrill Street



The Community House
Merrill Street



The Community House
Merrill Street



The Community House
Merrill Street & Chester Street



The Community House
Chester Street & Townsend Street



The Community House
Bates Street



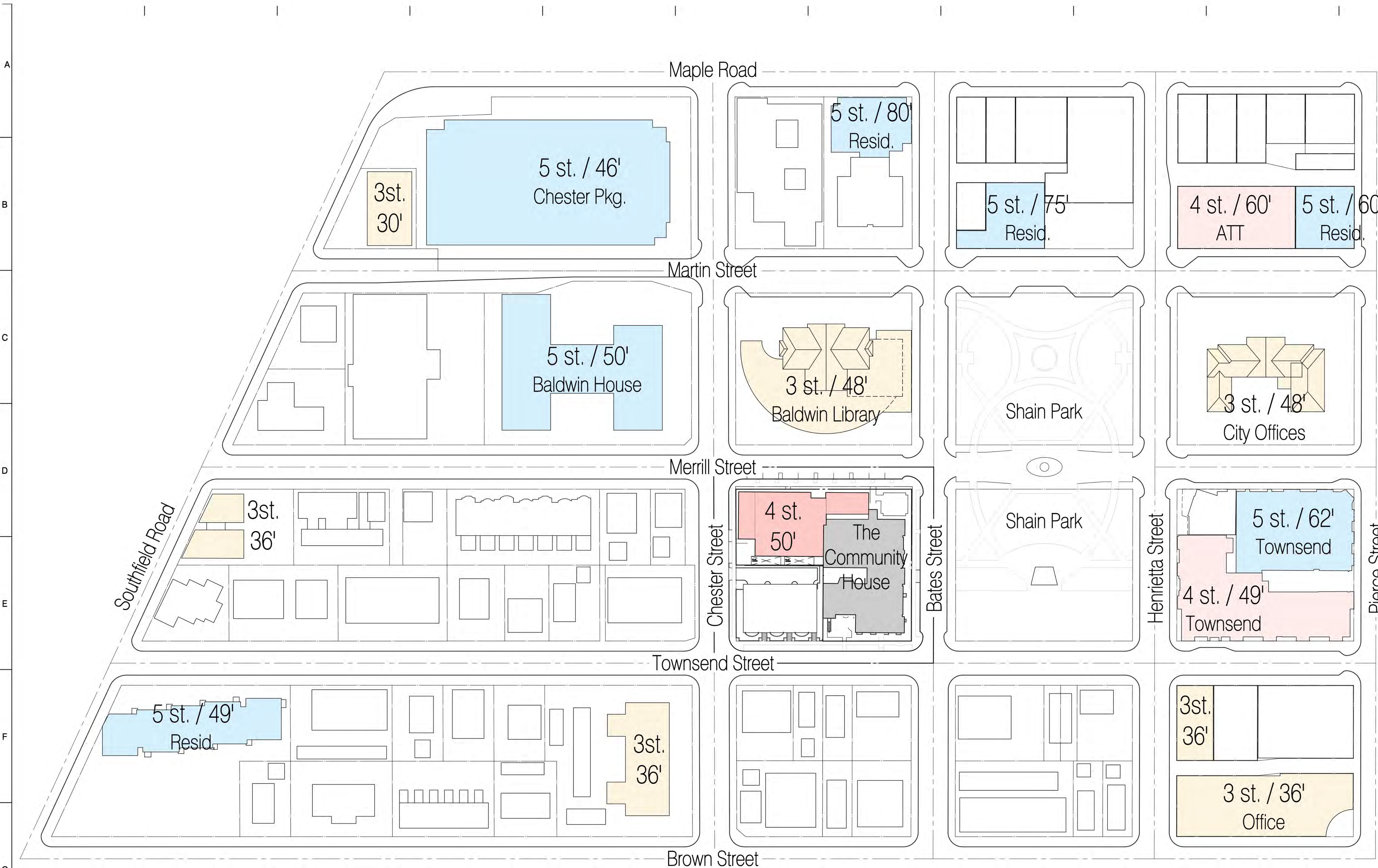
The Community House
Merrill Street



The Community House
Chester Street

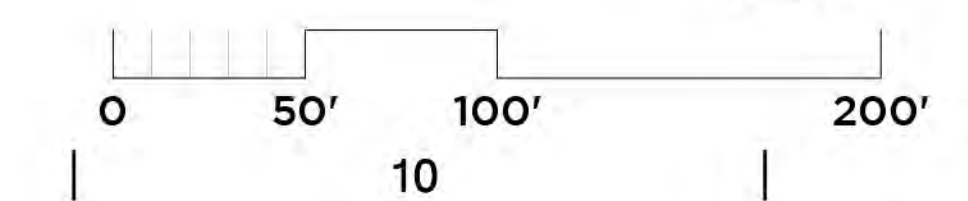
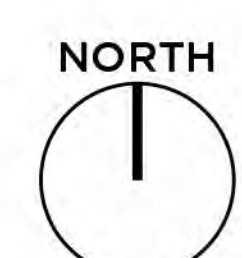


The Community House
Townsend Street



- 3-Story Building
- 4-Story Building
- 5-Story Building

H09
A060
Context Site Plan
SCALE: 1" = 50'



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The Community House
380 South Bates Street
Birmingham, Michigan 48009

Date: 2023-09-19
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Sheet No.:
A060
CONTEXT SITE PLAN

A
B
C
D
E
F
G
H



D6
A065
North Context Elevation
SCALE: 1" = 20.0'



F6
A065
East Context Elevation
SCALE: 1" = 20.0'



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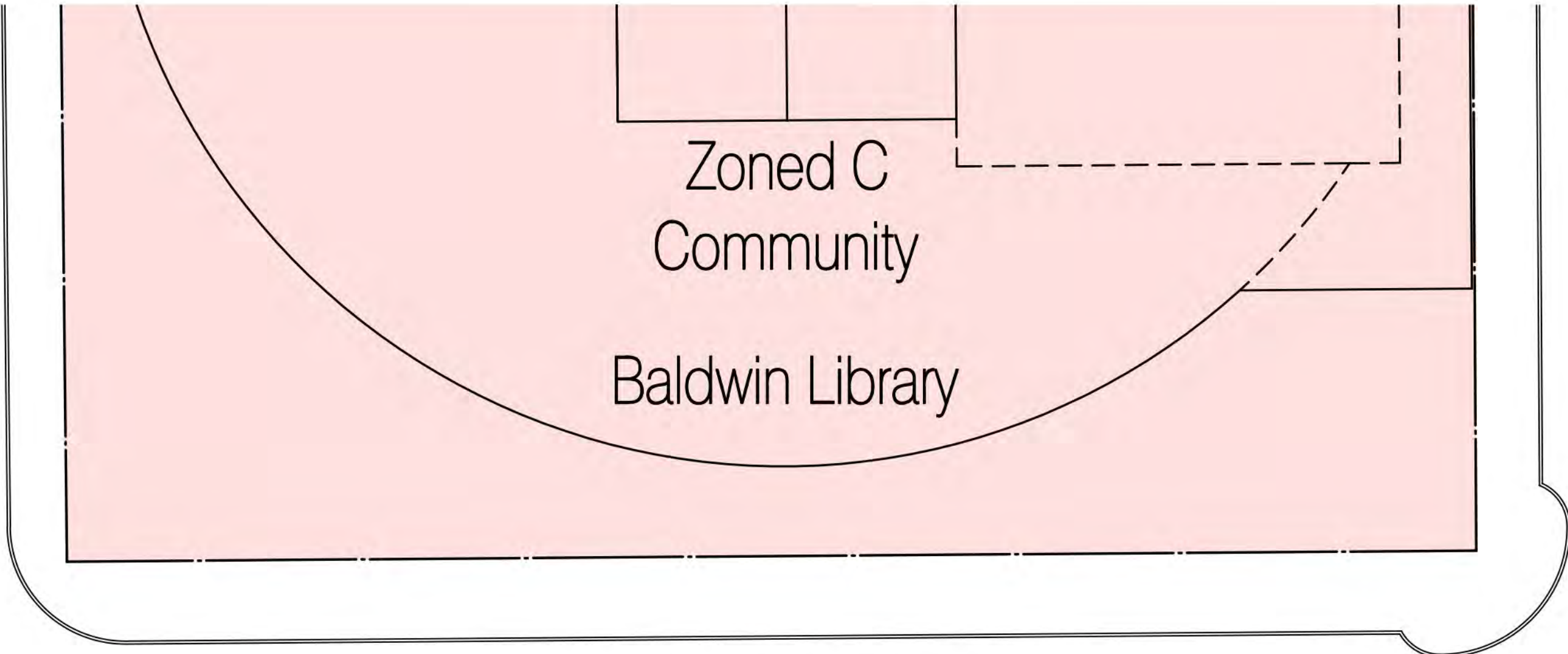
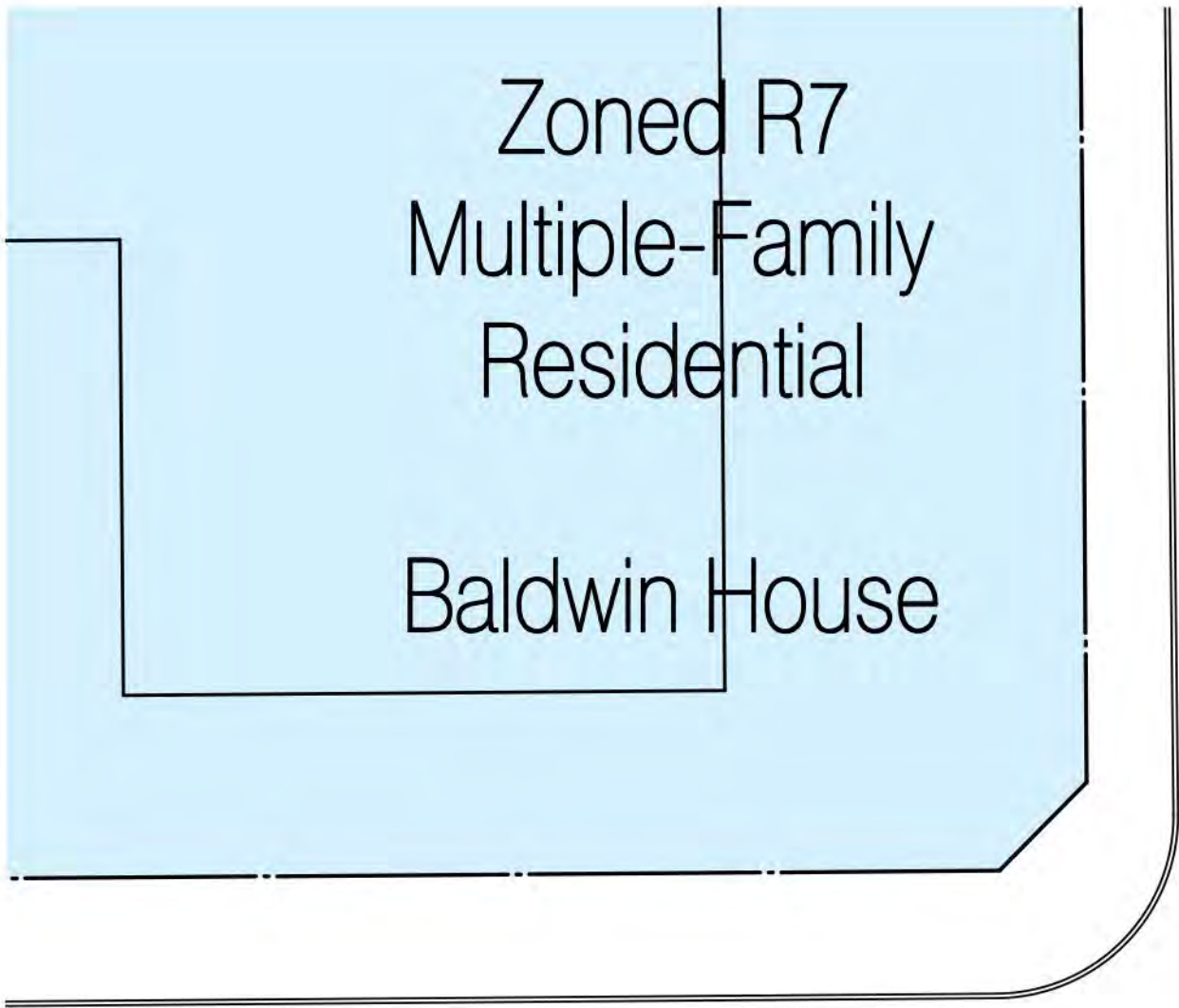
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Birmingham, Michigan 48009

Date: 2023-03-13
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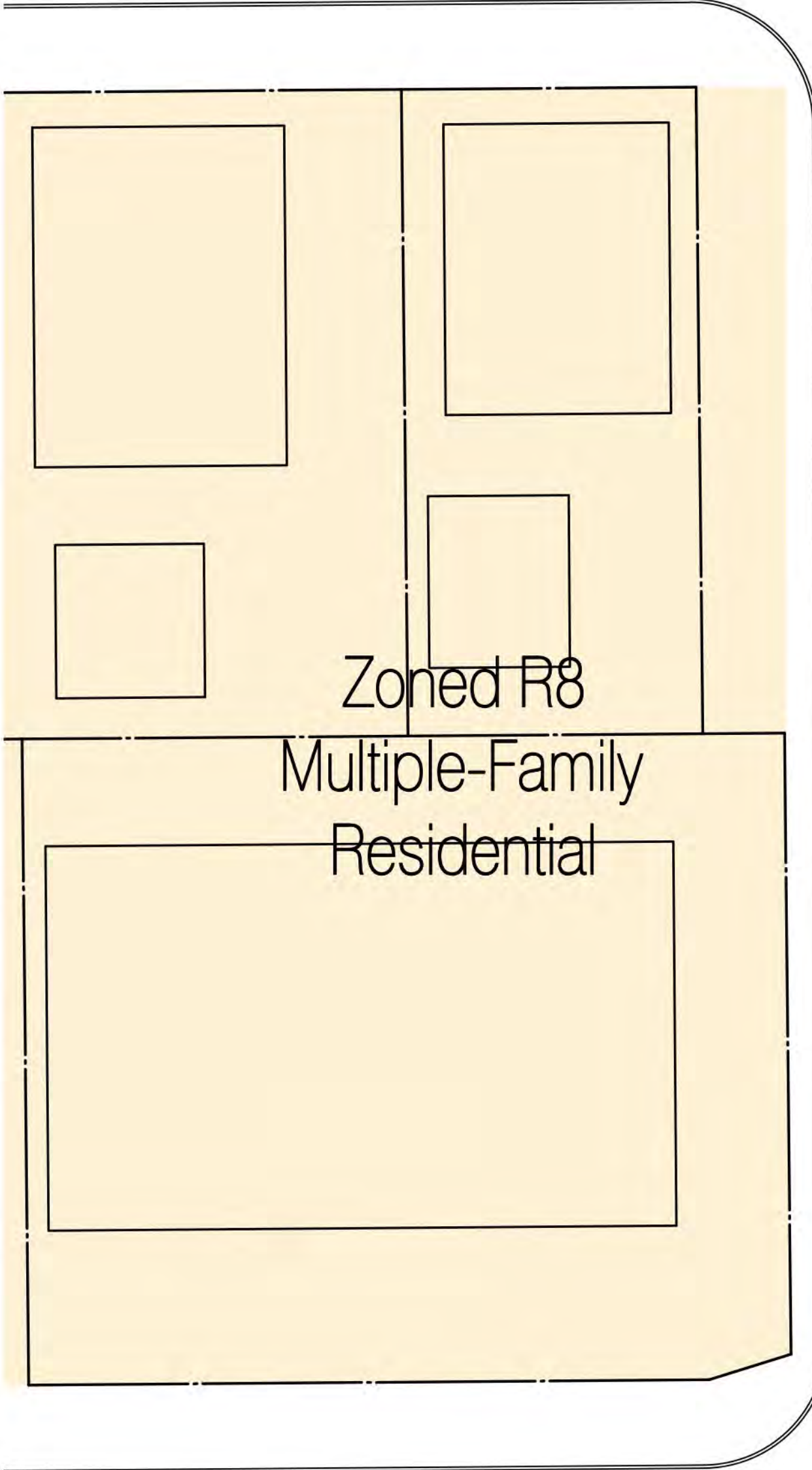
Sheet No.:
A065
CONTEXT ELEVATIONS



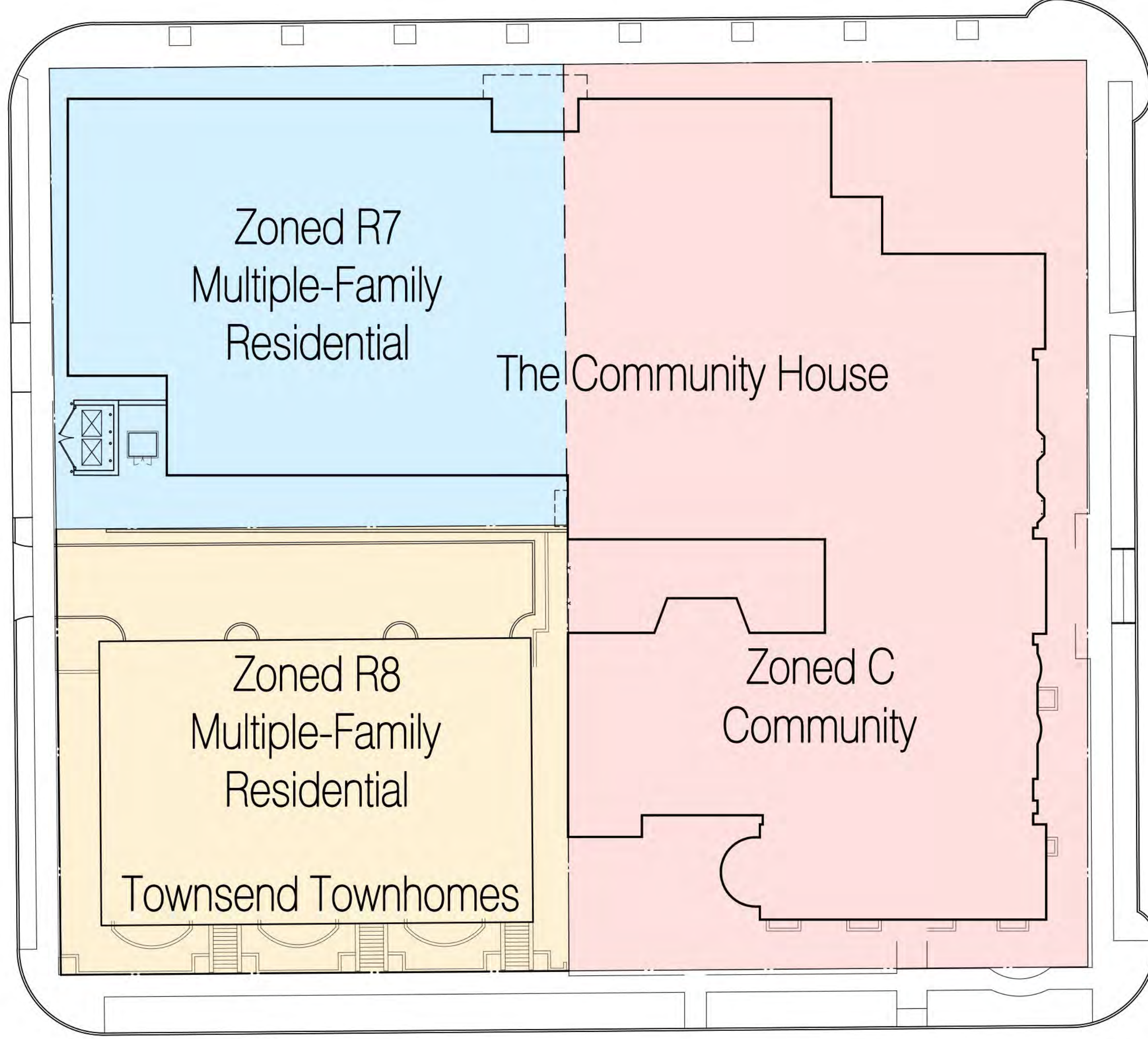
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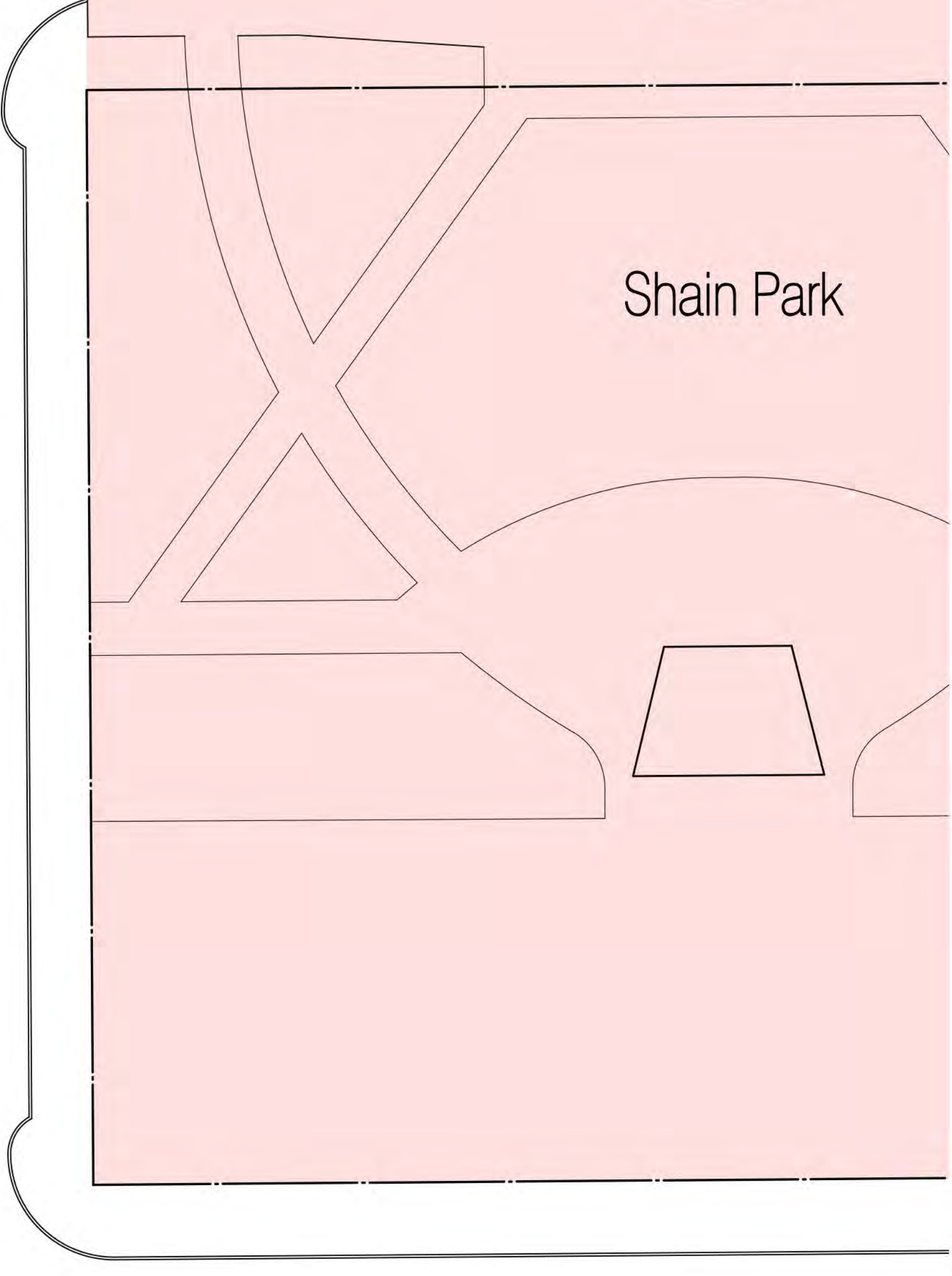
W. MERILL ST. (60' WD.)



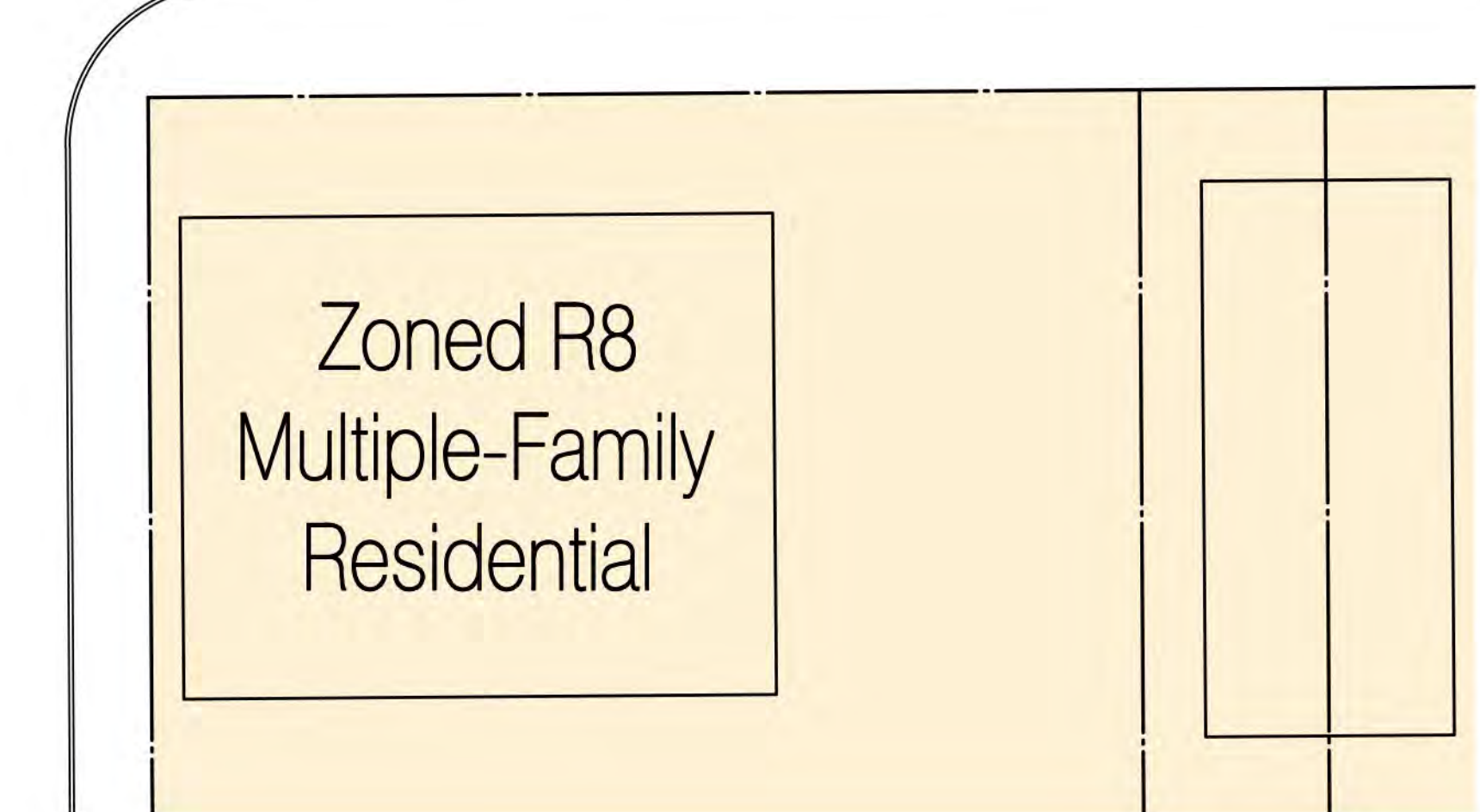
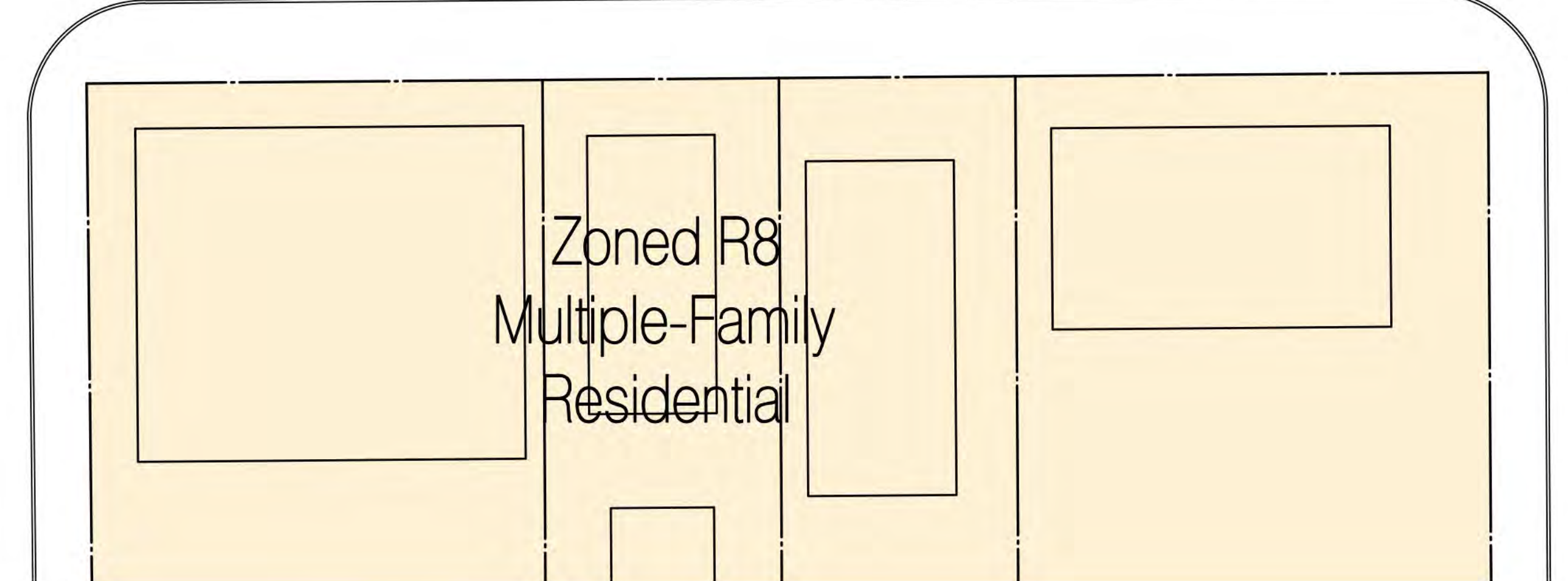
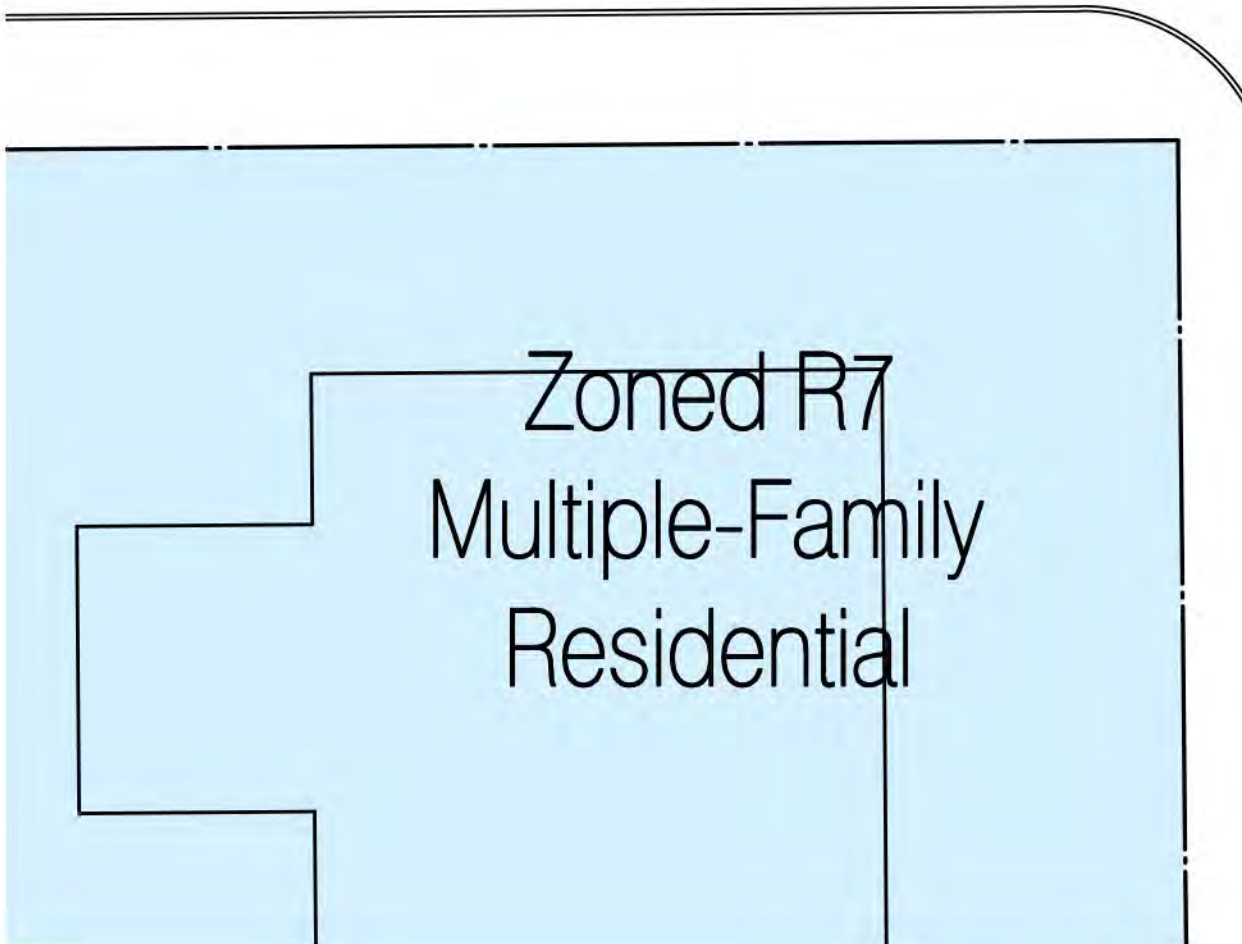
S. CHESTER ST. (60' WD.)



S. BATES ST. (60' WD.)



TOWNSEND ST. (60' WD.)



1 2 3 4 5 6 7 8 9 0 20' 40' 80'

H09
A070
Zoning Plan - Current
SCALE: 1" = 20.0'



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Sheet No.:
A070
ZONING PLAN

W. MERRILL ST. (60' WD.)

BUILDING DATA

New Building Area:

Lower (Court) Level 11,450 s.f.

S. CHESTER ST. (60' WD.)

S. BATES ST. (60' WD.)

TOWNSEND ST. (60' WD.)



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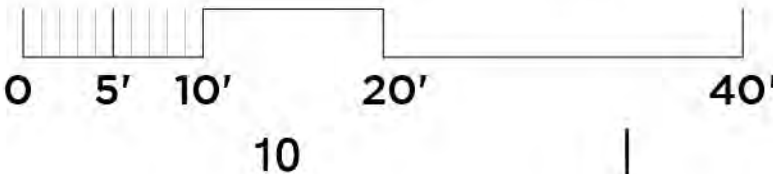
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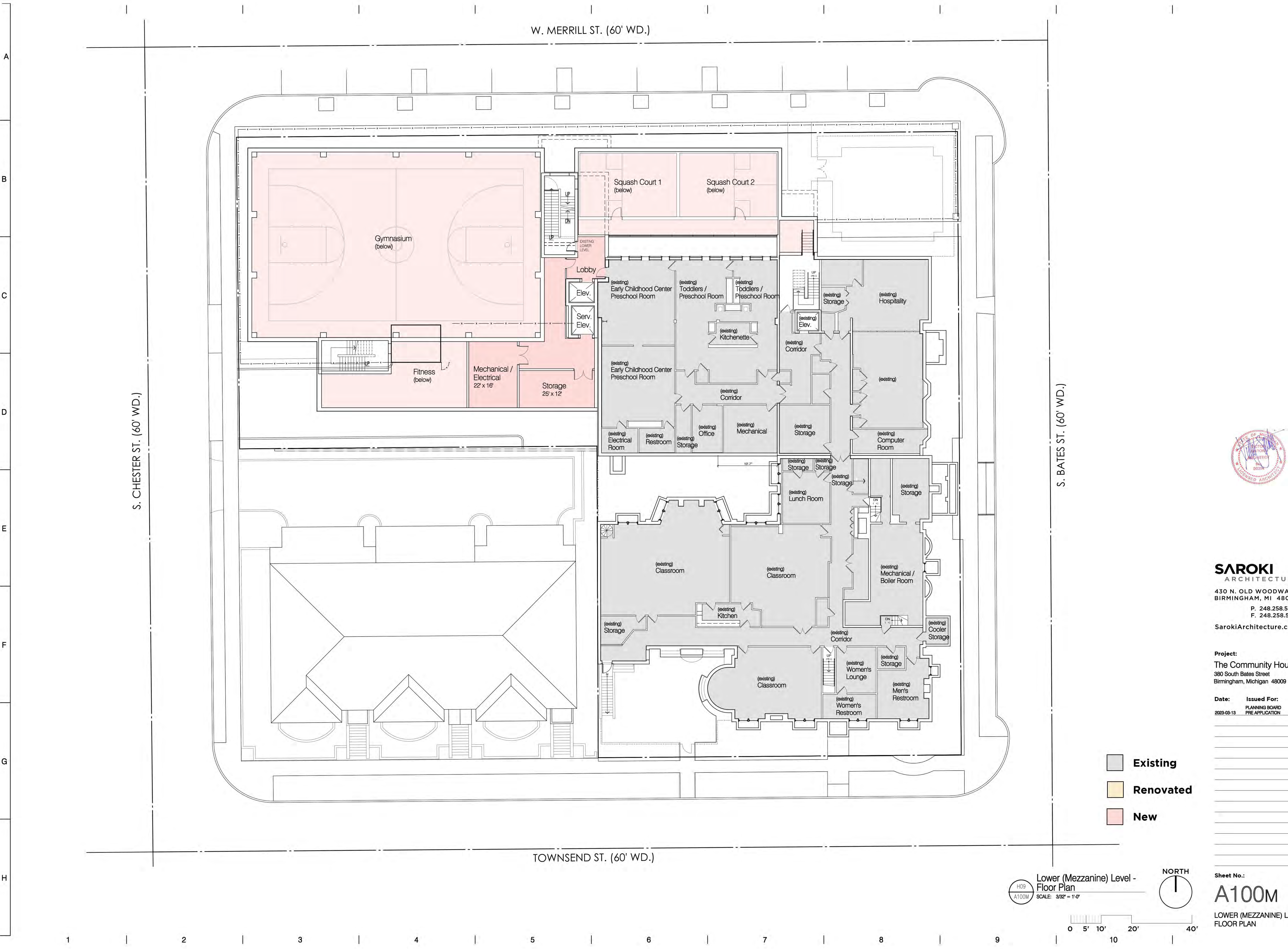
Date: 2023-03-13
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Sheet No.:
A100
LOWER (COURT) LEVEL - FLOOR PLAN

- Existing
- Renovated
- New

Lower (Court) Level - Floor Plan
SCALE: 3/32" = 1'-0"



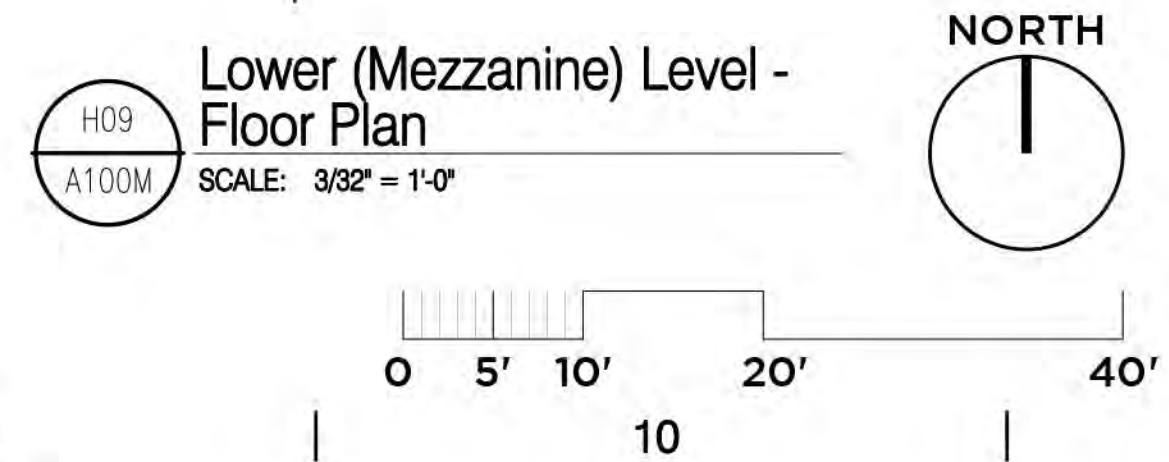


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Date: 2023-03-13
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Sheet No.:
A100M
LOWER (MEZZANINE) LEVEL - FLOOR PLAN



W. MERRILL ST. (60' WD.)

A
B
C
D
E
F
G
H

S. CHESTER ST. (60' WD.)

S. BATES ST. (60' WD.)

TOWNSEND ST. (60' WD.)

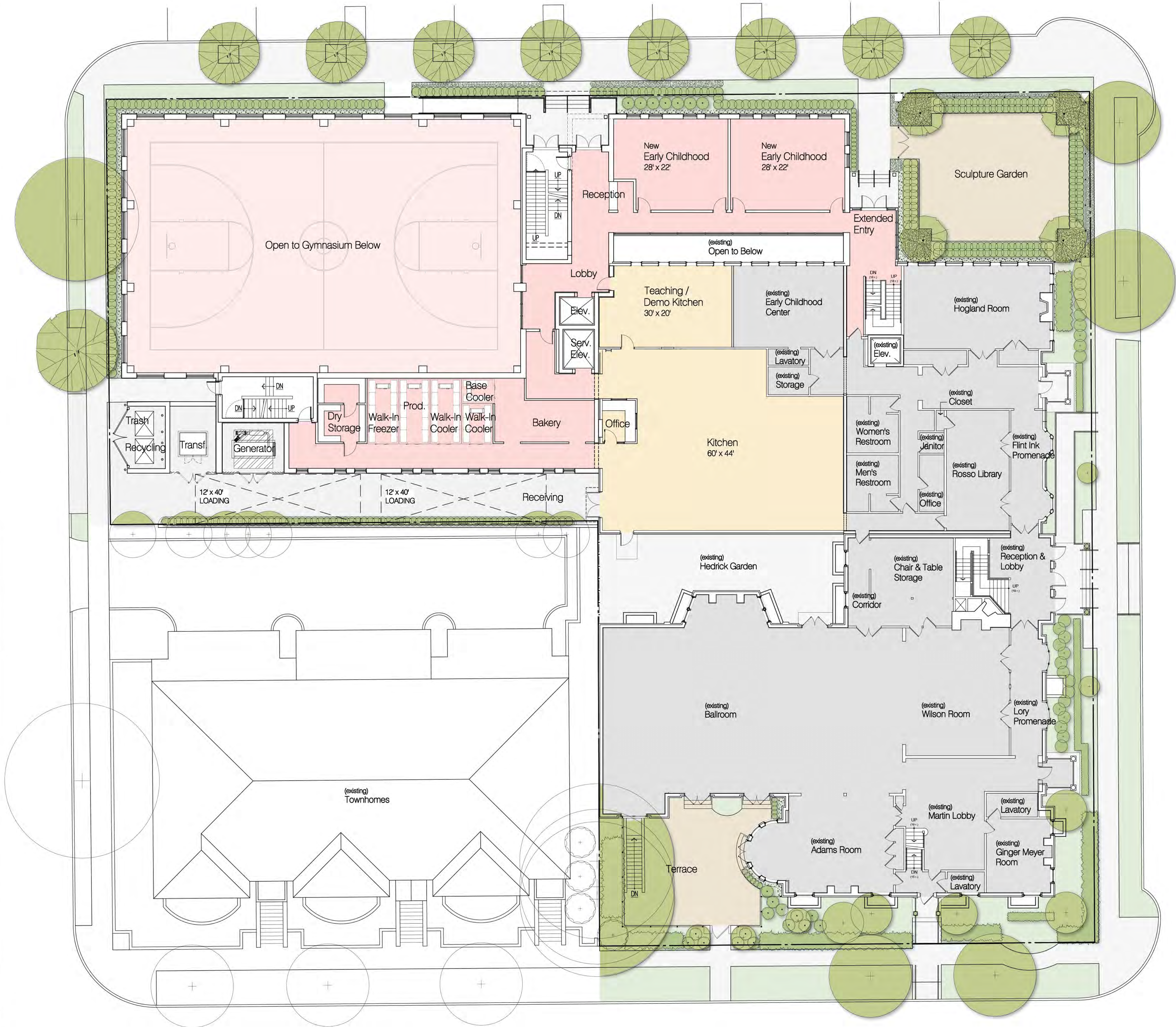
BUILDING DATA
New Building Area:

First Level **5,300 s.f.**

Renovated Area:

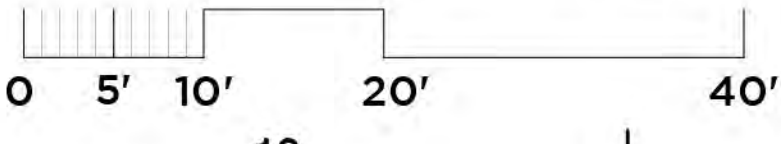
Teach./Demo Kitchen: **610 s.f.**
Kitchen: **3,030 s.f.**
Stage removal: **750 s.f.**

Total: **4,390 s.f.**



- Existing
- Renovated
- New

Architectural Site Plan /
First Level Floor Plan
SCALE: 3/32" = 1'-0"



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Sheet No.:
A110
FIRST LEVEL -
FLOOR PLAN

W. MERRILL ST. (60' WD.)

BUILDING DATA

New Building Area:

Second Level **12,680 s.f.**

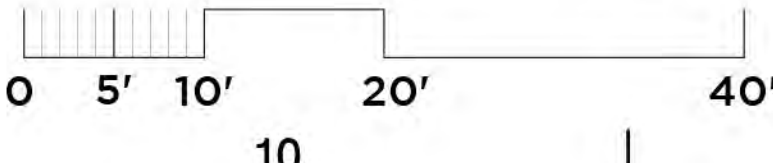
S. CHESTER ST. (60' WD.)

S. BATES ST. (60' WD.)

TOWNSEND ST. (60' WD.)

- Existing
- Renovated
- New

Second Level -
Floor Plan
SCALE: 3/32" = 1'-0"



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Sheet No.:
A120
SECOND LEVEL -
FLOOR PLAN

W. MERRILL ST. (60' WD.)

A

B

C

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E

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G

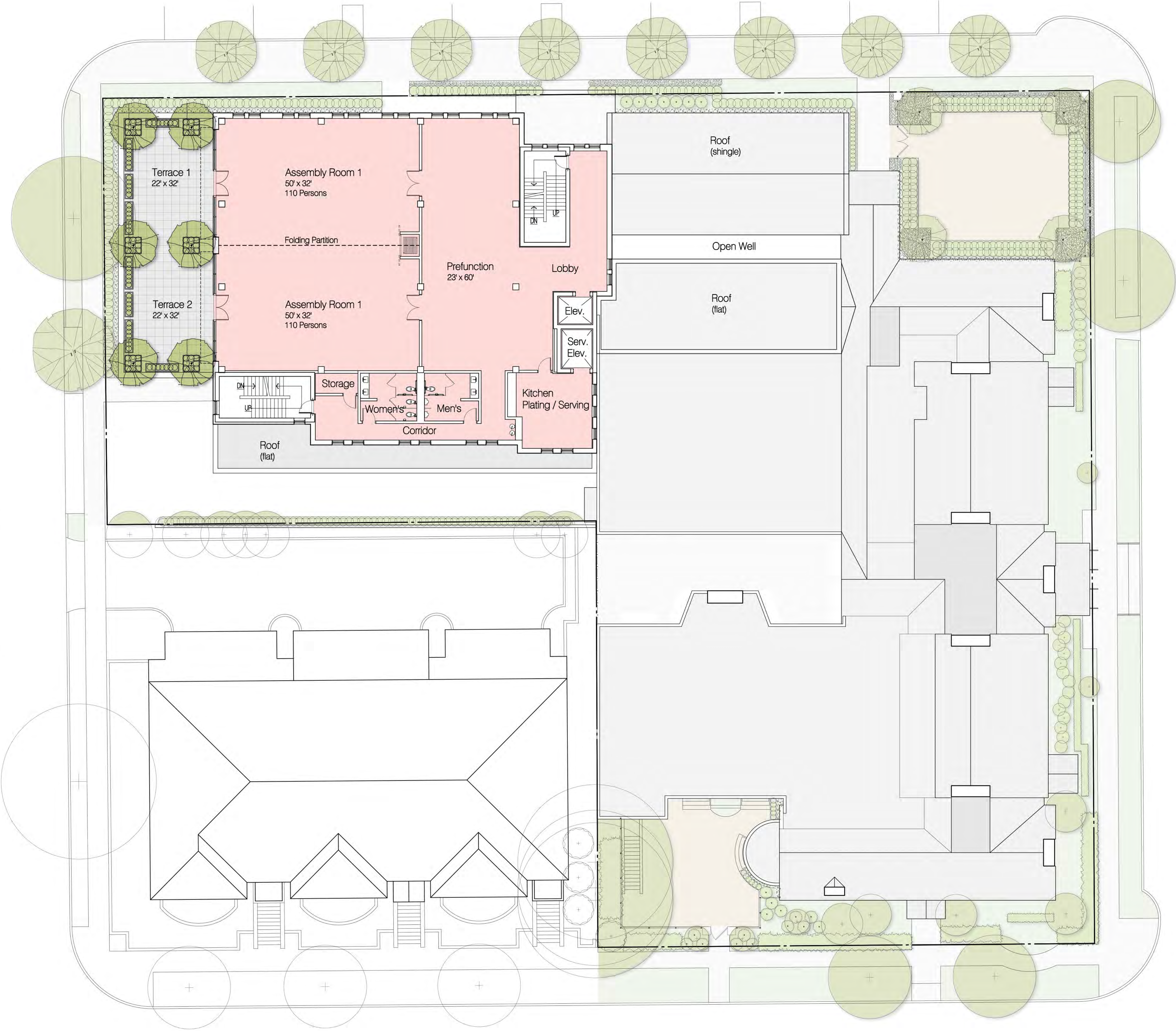
H

S. CHESTER ST. (60' WD.)

S. BATES ST. (60' WD.)

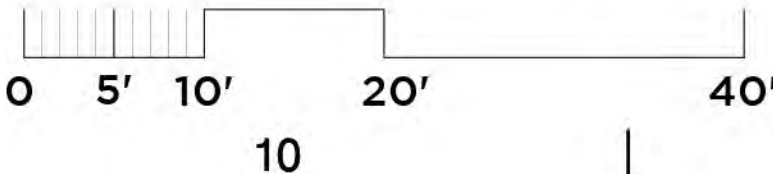
TOWNSEND ST. (60' WD.)

BUILDING DATA
New Building Area:
Third Level **7,315 s.f.**



- Existing
- Renovated
- New

Third Level -
Floor Plan
SCALE: 3/32" = 1'-0"



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Sheet No.:
A130
THIRD LEVEL -
FLOOR PLAN

W. MERRILL ST. (60' WD.)

BUILDING DATA

New Building Area:

Fourth Level **4,650 s.f.**

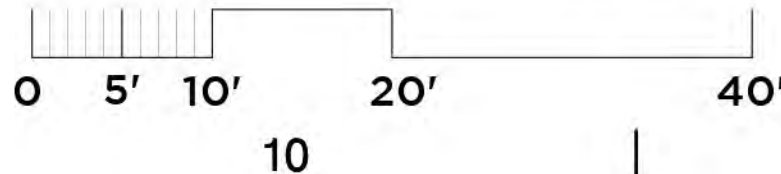
S. CHESTER ST. (60' WD.)

S. BATES ST. (60' WD.)

TOWNSEND ST. (60' WD.)

- Existing
- Renovated
- New

H09
A140
Fourth Level -
Floor Plan
SCALE: 3/32" = 1'-0"



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The Community House
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Sheet No.:
A140
FOURTH LEVEL -
FLOOR PLAN

A

B

C

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1

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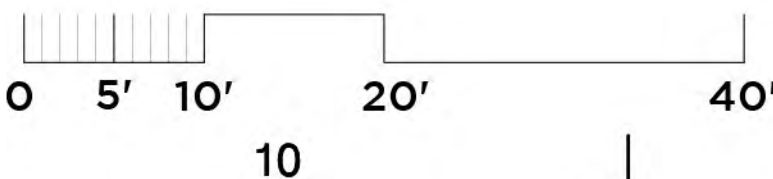
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Project:
The Community House
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Date: 2023-03-13
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Sheet No.:
A200
NORTH ELEVATION

H9
A200
North Elevation
SCALE: 3/32" = 1'-0"



A

B

C

D

E

F

G

H

1

2

3

4

5

6

7

8

9

TOP OF ROOF
(FLAT / MID-POINT OF SLOPE)
148'-2"

FINISHED FOURTH FLOOR
136'-0"

FINISHED THIRD FLOOR
123'-0"

FINISHED SECOND FLOOR
111'-0"

FINISHED FIRST FLOOR
100'-0"

FINISHED LOWER FLOOR
90'-4"

FINISHED BASKETBALL COURT
80'-4"

50'-0" PROPOSED BUILDING HEIGHT



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Date: 2023-03-13
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PRE APPLICATION

Sheet No.:
A210
WEST ELEVATION

H9
A210
West Elevation
SCALE: 3/32" = 1'-0"

0 5' 10' 20' 40'

A

B

C

D

E

F

G

H



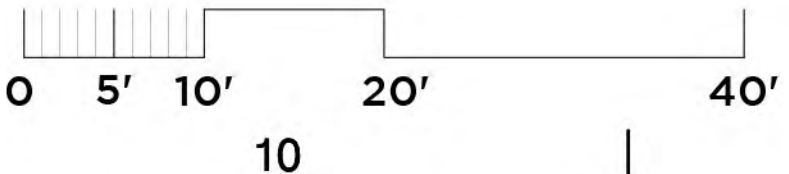
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ARCHITECTURE
430 N. OLD WOODWARD
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Sheet No.:
A220
SOUTH ELEVATION

H9
A220
South Elevation
SCALE: 3/32" = 1'-0"



A

B

C

D

E

F

G

H

1

2

3

4

5

6

7

8

9



SAROKI
ARCHITECTURE

430 N. OLD WOODWARD
BIRMINGHAM, MI 48009
P. 248.258.5707
F. 248.258.5515

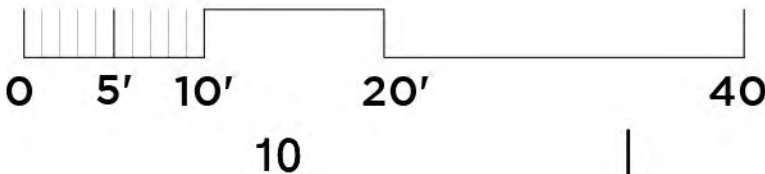
SarokiArchitecture.com

Project:
The Community House
380 South Bates Street
Birmingham, Michigan 48009

Date: 2023-03-13
Issued For: PLANNING BOARD
PRE APPLICATION

Sheet No.:
A230
EAST ELEVATION

H9
A230
East Elevation
SCALE: 3/32" = 1'-0"





MEMORANDUM

Planning Division

DATE: March 22, 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. New information/updates provided in **bold blue text**.

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
- **34350 Woodward – Fred Lavery Porsche – Public Hearing at the City Commission was postponed to April 3, 2023 to enable the Commission to hear a Lot Combination on the same evening.**

Ordinance Amendments/Master Planning

- **Outdoor Dining Ordinance – A public hearing date has been reset for April 24, 2023 to review the proposed amendments and the changes requested by the City Commission.**

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.
- 185 Oakland – Belfor – Façade renovations, design development.
- 33680 Woodward – Petrucci Studio – Façade renovations, permitting.
- **Historic District Design Guidelines – On March 15, 2023, the Historic District Commission reviewed a 90 % completed document and provided KDG with final feedback.**
- **Citywide Wayfinding and Signage Design Program Update – Kickoff meeting at the Wayfinding and Gateway Signage Committee is planned for April 17, 2023. In addition, a public input session will be held at City hall the same evening from 5:30 PM to 7:00 PM.**
- **Ad Hoc Environmental Sustainability Committee – Now accepting applications, due by March 22.**
- **Eton St. Bike Lane Study – After the bike lane pilot on Eton, MMTB is studying a new design as a part of a resurfacing project that is planned for 2023.**

ADMIN APPROVAL - PB

App Date	Case #	Scope of Work	Property Address	Status
03/07/2023	PAA23-0016	Relocation of consumers meter to the front (east) side of building. Slim style meter was chosen and it will be screened by metal mesh, total projection of 1 ft. 3 in. 5 ft. clear path maintained.	588 S OLD WOODWARD AVE	IN PROGRESS

Total Processes For Type:

1



AGENDA
SPECIAL MEETING OF THE BIRMINGHAM PLANNING BOARD
WEDNESDAY APRIL 17, 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 **March 22, 2023**
- C.** Chairpersons' Comments
- D.** Review of the Agenda
- E.** Unfinished Business
- F.** Rezoning Applications
- G.** Community Impact Studies
 - 1. **34952 Woodward & 690 E. Maple – Request for Community Impact Study Review for new 6-9 story mixed use development**
- H.** Special Land Use Permits
- I.** Site Plan & Design Reviews
 - 1. **34952 Woodward & 690 E. Maple – Request for Preliminary Site Plan Review for new 6-9 story mixed use development**
- J.** Study Session
 - 1. **B1 Zoning District – Commercial Permitted Uses**
- K.** Miscellaneous Business and Communications:
 - 1. Pre-Application Discussions
 - 2. Communications
 - i. **Project Updates**
 - 3. Administrative Approval Correspondence
 - i. **March 17, 2023 – April 14, 2023**
 - 4. Draft Agenda – **April 26, 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

* 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 APRIL 26, 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 **April 17, 2023**
- C.** Chairpersons' Comments
- D.** Review of the Agenda
- E.** Unfinished Business
- F.** Rezoning Applications
- G.** Community Impact Studies
 - 1. **380 S. Bates – Community House – Request for Community Impact Study review for a new 4-story addition to an existing building.**
- H.** Special Land Use Permits
- I.** Site Plan & Design Reviews
 - 1. **380 S. Bates – Community House – Request for Preliminary Site Plan review for a new 4-story addition to an existing building.**
- J.** Study Session
- K.** Miscellaneous Business and Communications:
 - 1. Pre-Application Discussions
 - 2. Communications
 - i. **Project Updates**
 - 3. Administrative Approval Correspondence
 - i. **April 14, 2023 – April 21, 2023**
 - 4. Draft Agenda – **May 10, 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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Link to Access Virtual Meeting: <https://zoom.us/j/111656967>

Telephone Meeting Access: 877-853-5247 US Toll-Free

Meeting ID Code: 111656967

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Planning Board Action List – 2023 (DRAFT)

Topic	General Goals	City Commission Directive?	Quarter	Status	
				In Progress	Complete
2040 Master Plan	Adopt a new comprehensive master plan.	☒	Ongoing	☒	☐
B1 Neighborhood Business Uses	Consider adding additional commercial permitted uses in the B1 zone.	☒	1 st (January-March)	☒	☐
Mixed Use Requirements	Consider changing the requirements for mixed use in the Triangle District.	☐	1 st (January-March)	☐	☐
Impervious Surface Definition	Clarify definition to promote the infiltration of storm water.	☐	2 nd (April-June)	☐	☐
Lighting Standards	Review lighting standards and study residential districts to reduce light pollution and nuisance.	☐	2 nd (April-June)	☐	☐
Health Club/Studio Use	Consider allowing health/fitness type activities in more areas of the City.	☐	3 rd (July-September)	☐	☐
Dumpster Enclosures	Expand the materials permitted/not permitted in dumpster enclosures.	☐	3 rd (July-September)	☐	☐
Definitions	Revisit key definitions to address any challenges presented and clean up verbiage to aid Planning Staff.	☐	4 th (October-December)	☐	☐

Next Up...

Topic	General Goals	City Commission Directive?	Quarter	Status	
				In Progress	Complete
Public Project Review	Place on joint meeting agenda to express concerns over the review process of public projects.	☐	-	☐	☐