AGENDA
REGULAR MEETING OF THE BIRMINGHAM PLANNING BOARD
WEDNESDAY MARCH 27, 2024 – 7:30 PM
151 MARTIN ST., CITY COMMISSION ROOM 205, BIRMINGHAM MI*

A. Roll Call
B. Review and Approval of the Minutes of the Regular Meeting of **March 13, 2024**
C. Chairpersons' Comments
D. Review of the Agenda
E. Meeting Open to the Public for Items Not on the Printed Agenda
F. Unfinished Business
G. Rezoning Applications
H. Community Impact Studies
I. Special Land Use Permits
J. Site Plan & Design Reviews
  1. **33816 Woodward – Auto Europe – Request for Final Site Plan & Design Review for new addition to existing building.**
K. Study Session
  1. **The Birmingham Plan 2040 – Prioritization of Key Actions**
L. Miscellaneous Business and Communications:
  1. Pre-Application Discussions
    i. **219 Elm St. – All Seasons 2**
  2. Communications
    i. **Project Updates**
    ii. **April Planning Board Meeting(s)**
  3. Administrative Approval Correspondence
    i. **March 8, 2024 – March 22, 2024**
  4. Draft Agenda – **May 8, 2024**
  5. Action List – **2024**
  6. Other Business
M. Planning Division Action Items
  1. Staff Report on Previous Requests
  2. Additional Items from Tonight's Meeting
N. Adjournment

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

City Of Birmingham
Regular Meeting Of The Planning Board
March 13, 2024
City Commission Room
151 Martin Street, Birmingham, Michigan

Minutes of the regular meeting of the City of Birmingham Planning Board held on March 13, 2024. The meeting was convened at 7:30 p.m.

A. Roll Call

Present: Chair Scott Clein, Vice Chair Bryan Williams; Board Members Stuart Jeffares, Bert Koseck, Daniel Share (left 7:58 p.m.), Janelle Whipple-Boyce

Absent: Board Member Robin Boyle; Alternate Board Members Jason Emerine, Nasseem Ramin

Staff: Planning Director Dupuis; City Transcriptionist Eichenhorn

B. Approval Of The Minutes Of The Regular Planning Board Meeting of February 28, 2024

03-09-24

Motion by Mr. Williams
Seconded by Ms. Whipple-Boyce to approve the minutes of the Regular Planning Board meeting of February 28, 2024.

Motion carried, 6-0.

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

C. Chair's Comments

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

D. Review Of The Agenda
E. Meeting Open to the Public for Items Not on the Printed Agenda
F. Unfinished Business/Courtesy Review
G. Rezoning Applications
H. Community Impact Study and Site Plan Review
I. Special Land Use Permits
J. Site Plan & Design Reviews

1. **370 E. Brown (Formerly 294 E. Brown) – Site Plan Extension Request**

PD Dupuis summarized the request and answered informational questions from the Board. Alex Saroki, architect, was present on behalf of the request.

03-10-24

Motion by Mr. Williams
Seconded by Mr. Koseck that the Site Plan Extension Request for 370 E. Brown (Formerly 294 E. Brown) be extended until March 2025.

There was brief discussion about whether a full year's extension was necessary. It was noted that a year would offer sufficient time for the site plan review process to occur.

One Board member commented that, if a subsequent request for an extension were to occur a year from now, it might be received less favorably.

Motion carried, 6-0.

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

K. Study Session

1. **The Birmingham Plan 2040 – Prioritization of Key Actions**

PD Dupuis presented the item and answered questions from the Board.

Board members made the following comments:

- A typographical error on page 10 of the agenda, in the fifth column from the left, should be amended.
- Staff should review the requests made of the Board by the Commission from the last joint meeting to ensure that the Board has fulfilled its responsibilities regarding this item thus far.
- The Board had fulfilled its responsibilities regarding the item thus far. The Commission asked the Board to recommend a process for implementing the 2040 Plan and to recommend, as part of that implementation process, duties for each board and committee, which the Board has done.
- Staff was commended for their work on the item.

L. Miscellaneous Business and Communications

1. **Pre-Application Discussions**

PD Dupuis presented the proposals.

i. 300 S. Old Woodward – RH

Board consensus was that the request should be administratively approved.

ii. 330 Hamilton Row

Chris Longe, architect, spoke on behalf of the proposal. There was Board consensus that a Community Impact Study (CIS) was not required by the ordinance in this particular case.

It was noted this finding would be formally indicated at the preliminary site plan review for the project.

2. **Communications**
   i. **Project Updates**
   ii. **April Planning Board Meeting(s)**
3. **Administrative Approval Correspondence**
4. **Draft Agenda**
5. **Action List - 2024**

PD Dupuis presented the list and answered questions from the Board.

Board members made the following comments:

- Whether 20,000 sq. ft. refers to the size of an addition or to an entire building should be clarified in the CIS ordinance.
- The CIS ordinance should be rewritten to include more modern and relevant requirements.
- 'Encourag[ing] renovations to expand existing houses rather than the construction of new houses' may or may not be the most appropriate method of preserving neighborhood character, depending on the context.
- Preserving neighborhood character and aging-in-place were distinct priorities for many members of the public who participated in the 2040 Plan drafting process.
- 'Encourage renovations to expand existing houses rather than the construction of new houses' was excerpted from the 2040 Plan. Some Board members noted concerns with the word 'encouraging' during the 2040 Plan drafting process. Further study regarding the topic will occur.
- The phrase regarding renovations could be rephrased as 'Analyzing the impact of the City encouraging renovations to existing homes.'

Staff indicated they would amend the action list to indicate that the 'Encourage renovations' item was an excerpt from the 2040 Plan and not a mandate for how the Board would approach the topic.

6. **Other Business**
   i. **Appointment to Ad Hoc Senior/Recreation Center Committee**

03-11-24

Motion by Mr. Williams
Seconded by Mr. Jeffares for Dan Share to be the Planning Board appointment to the Ad Hoc Senior/Recreation Center Committee

Motion carried, 5-0.

VOICE VOTE
Yeas: Whipple-Boyce, Clein, Williams, Koseck, Jeffares

Nays: None

M. Planning Division Action Items

a. Staff Report on Previous Requests

b. Additional Items from tonight's meeting

Board members made the following comments:

- A review of the public development review process should be prioritized on the action list.
- Since that topic may be more of a matter of City administration or Commission policy, it would be helpful for the Commission to indicate at the upcoming joint meeting whether the Board should undertake a review of the public development review process.
- Instead of waiting for the joint meeting, if the Commission could provide guidance regarding this matter soon, the Board may be able to participate in the review process for the Senior/Recreation Center project. Largely the same process used to review private development could be used to review public development, and adapting the process from the one type of development to the other would be relatively straightforward. The Board could likely undertake this adaptation quickly enough that the amended process could be used for the Senior/Recreation Center project.
- It would be necessary to determine whether there are any legal reasons not to apply an adapted review process to public development.
- Courtesy reviews are frustrating because there is no set standard for public development and the Board does not see public development projects until late in the process.
- The Board would like information on the present public development review process and on whether the Board could review public development earlier in the process.
- It would likely be inappropriate for final site plan approval to be granted by the Board in the case of public development.
- It would be helpful to know how other communities review public development projects.

It was determined that Staff would seek preliminary guidance regarding the legalities of this topic from City administration, and would return with further information at the March 27, 2024 meeting.

N. Adjournment

No further business being evident, the meeting was adjourned at 8:38 p.m.

Nick Dupuis, Planning Director

Laura Eichenhorn, City Transcriptionist

DRAFT

MEMORANDUM

Planning Division

DATE: March 27, 2024

TO: Planning Board Members

FROM: Summer Aldred, Planning Intern

APPROVED: Nicholas Dupuis, Planning Director

SUBJECT: 33816 Woodward – Auto Europe Automotive Group – Final Site Plan & Design Review

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The applicant has submitted an application for Final Site Plan and Design Review for major renovations at an existing 1-story commercial building (formerly Ducati) on Woodward between Humphrey and Ruffner.

The site/design plans submitted indicate that the building will partial renovation with an addition. The renovations include a new façade, interior layout, and site improvements. Auto sales agency is a commercial permitted use in the B2B (General Business) Zoning District with no special use permits required. This site is within close proximity to the Triangle District but it is not within the boundaries of the district.

The proposed project will expand Auto Europe Automotive Group over a property line and onto the parcel to the north (33828 Woodward). **In order to accomplish this, the two parcels will need to be combined.**

1.0 Land Use & Zoning

1.1 **Existing Land Use –** The existing land use on the site is commercial.

1.2 **Zoning –** The subject site is zoned B2B (General Business)

1.3 **Summary of Adjacent Land Use & Zoning –** The following chart summarizes existing land use and zoning classifications of the adjacent and/or nearby properties:

	North	South	East	West
Existing Land Use	Office/ Commercial	Commercial	Residential	Commercial
Existing Zoning District	B2B (General Business)	B2B (General Business)	R3 (Single-Family Residential)	B2B (General Business)
Overlay Zoning District	N/A	N/A	N/A	N/A

2.0 Setback & Height Requirements

The attached zoning compliance summary analysis provides the required and proposed bulk, area, and placement regulations for the proposed project. The applicant appears to meet the bulk, area and placement requirements of B2B Zoning District.

3.0 Screening & Landscaping

3.1 Dumpster Screening – There are no trash receptacles placed outdoors as a part of the site plans submitted. The floor plans submitted indicate a rolling waste receptacle within the building.

3.2 Mechanical Equipment Screening – The site plans submitted show the addition of two new rooftop mechanical units, along with the five existing RTU's. There are also three existing skylights that are proposed to remain. It appears that all units will be screened, though the material of the screen-wall is not specified. There do not appear to be any ground-mounted mechanical units. **Applicant must submit specification sheets upon selecting units.**

3.3 Landscaping – The applicant is proposing no change in landscaping.

However, according to the Zoning Ordinance, 4.20 LA-01 F, "Parking lots greater than 7,500 square feet shall meet the following interior landscaping requirements:

> Within the parking lot there shall be interior landscaping areas that total not less than 5% of the total parking lot interior area.
>
> Each interior planting area shall be at least 150 square feet in size, and not less than 8 feet in any single dimension.
>
> There shall be at least one canopy tree for each 150 square feet or fraction thereof of interior planting area required. The interior planting areas shall be located in a manner that breaks up the expanse of paving throughout the parking lot interior."

The lot measures to be 9,426 sq. ft. which would require there to be 471 sq. ft. of landscaping. Applicant has included existing landscaped area on the lot in the designs with no proposed changes.

The Planning Board may wish to consider requiring the applicant to consider additional landscaping in alignment with the ordinance.

3.4 Streetscape Elements – The applicant is proposing to keep the streetscape as-is. There is not much space for additional amenities such as benches or bike racks, but the Planning Board may wish discuss options.

4.0 Parking, Loading & Circulation

4.1 Parking – The proposed building measures to be 9,426 sq. ft. in area. The use as an Auto Sales Agency could be considered as "other commercial use" which requires one space for each 550 sq. ft. of floor area. The Planning Division finds this classification appropriate based on the interior floor plans submitted, which show a significant amount of space dedicated to storage and display, with only a small administrative area and two open consultation areas. Based on this classification, the applicant will be required to provide 17 off-street parking spaces.

As noted above, the applicant is proposing to maintain the existing 26-space off-street parking facility. However, it is important to know that the applicant has indicated that 11 of those spaces are leased to Birmingham Coin, leaving 15 spaces remaining. Based on the requirements outlined above, the applicant is short 2 off-street parking spaces.

The applicant may utilize any of the standards in Article 4, Section 4.45 (G) to provide the deficient spaces. The Planning Division would suggest requesting up to 7 of the parking spaces in the Woodward right-of-way to be counted towards the off-street parking requirements. Otherwise, a variance would likely be necessary.

In summary, **the applicant must submit revised site plans demonstrating that the parking requirements of the site are met, provide the deficient parking through any of the methods outlined in Section 4.54 (G), or obtain a variance from the Board of Zoning Appeals.**

4.2 Loading – Based on the size of the building (9,426 sq. ft.), the applicant is required to provide one off-street loading space. The loading space must have the following minimum dimensions: 40 feet long, 12 feet wide and 14 feet high. However, the Zoning Ordinance Section 4.24 LD-01 C.2. states that:

> "Off-street loading space requirements as set forth herein may be reduced as applied to any building abut- ting a paved public alley 18 feet or more in width by 1 loading space for each 40 feet of alley that abuts the lot upon which the building is located."

As the alley measures at approximately 20 feet in width, the Planning Division determined that the loading space requirement may be reduced.

4.3 Vehicle Circulation & Access – Vehicular access will remain through an existing one-way drive on the west side of the building on Woodward and access to the rear parking lot through an alley entrance from Humphrey.

4.4 Pedestrian Circulation & Access **–** Pedestrian circulation and access will remain through a main entrance on the west side of the building. There are walkways on the exterior on the site that circulate pedestrians from the parking facility to the entrance.

5.0 Lighting

The applicant is proposing to install 3 new recessed light fixtures on the west elevation of the property. The applicant has submitted specification sheets to that display the style of lights. Per Section 4.21 LT-01 C of the Zoning Ordinance, the Planning Division has discretion to not require the submission of a photometric plan if the design does not appear that the proposed lighting will greatly alter the light distribution or illuminance on the site. After review, the Planning Division determined that a photometric plan was not necessary due to the minimal proposed change in light distribution and illumination.

6.0 Departmental Reports

6.1 Engineering Department – Please see the attached Engineering Department Comments dated March 21, 2024.

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

6.3 Fire Department – Please see the attached Fire Department comments submitted March 18, 2024.

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

6.5 Building Department – Please see the attached Building Department comments dated March 20, 2024.

6.6 Parking Manager – The Parking Manager has no concerns at this time.

7.0 Design Review

The applicant is proposing a major renovation of the exterior façade of the building including a new storefront system, new façade materials, signage, and several new overhead garage doors.

The subject site is not located in any overlay districts, thus there are no specific architectural standards that apply to the site.

Façade Materials

The current façade is comprised of painted block/masonry and tenant signage. The applicant is proposing to clad the main part of the façade with graphite black EIFS Stucco. Pillars will be covered with a painted black aluminum composite panel cover. The applicant is also proposing 2 large overhead garage doors – both facing the alley at rear of the building.

Glazing

The applicant will be revising the storefront system to include a significant amount of glazing. The applicant is required the following standard:

> No less than 70% of a storefront/ground floor façade between 1 and 8 feet above grade shall be clear glazing.

Using the calculations provided, the Planning Division was able to confirm that the proposal exceeds the 70% glazing standards on the storefront (Woodward) side of the building at 77%. The applicant provided spec sheets indicating they would be using a Double Glazed glass that complies with the standards in the Zoning Ordinance with 68% transmittance and 11% reflectance.

Signage

The applicant is proposing one new sign as a part of this plan. They are proposing to relocate the previously approved "LOTUS" and "AB" logo sign to the west elevation of the building. The new sign appears to be a wall sign. All signs are located within the sign band, which is the area between the first floor windows and the roofline. Based on the principle building frontage of 113 ft., the applicant is permitted to have a maximum combined sign area of 169.5 sq. ft. Sign details are listed below

Sign Name	**Sign Type**	**Location**	**Size (sq. ft.)**
LOTUS Letter Sign	Existing Wall Sign	West Facade	27.56
Morgan Sign	New Wall Sign	West Facade	18.16
AB Logo Sign	Existing Wall Sign	West Facade	1.76
		Total Proposed	**47.48 sq. ft.**
		Total Permitted	169.5 sq. ft.

The combined total of the three signs meets the requirements. **However, the applicant must submit detailed design specifications for the new sign to ensure adherence to the Sign Ordinance.**

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 and not diminish the value thereof.
4. The site plan, and its relation to streets, driveways and sidewalks, shall be such as to not interfere with or be hazardous to vehicular and pedestrian traffic.
5. The proposed development will be compatible with other uses and buildings in the neighborhood and will not be contrary to the spirit and purpose of this chapter.
6. The location, shape and size of required landscaped open space is such as to provide adequate open space for the benefit of the inhabitants of the building and the surrounding neighborhood.

In addition, the proposed plans must be consistent with the following standards for design Review established in Article 7, Section 7.09:

1. All of the materials required by this section have been submitted for review.
2. All provisions of this Zoning Ordinance have been complied with.
3. The appearance, color, texture and materials being used will preserve property values in the immediate neighborhood and will not adversely affect any property values.
4. The appearance of the building exterior will not detract from the general harmony of and is compatible with other buildings already existing in the immediate neighborhood.

5. The appearance of the building exterior will not be garish or otherwise offensive to the sense of sight.
6. The appearance of the building exterior will tend to minimize or prevent discordant and unsightly properties in the City.
7. The total design, including but not limited to colors and materials of all walls, screens, towers, openings, windows, lighting and signs, as well as treatment to be utilized in concealing any exposed mechanical and electrical equipment, is compatible with the intent of the urban design plan or such future modifications of that plan as may be approved by the City Commission.

10.0 Recommendation

Based on a review of the site plans submitted and the requirements outlined in Article 7, Sections 7.09 and 7.27 of the Zoning Ordinance, the Planning Division recommends that the Planning Board **APPROVE** the, Final Site Plan and Design Review for 33816 Woodward – Auto Europe Automotive Group with the following conditions:

1. The applicant must combine the two lots that the project will be constructed on, 33828 Woodward and 33816 Woodward;
2. The applicant must submit specification sheets upon selecting units;
3. The applicant must submit revised site plans demonstrating that the parking requirements of the site are met, provide the deficient parking through any of the methods outlined in Section 4.54 (G), or obtain a variance from the Board of Zoning Appeals;
4. The applicant must submit detailed design specifications for the new sign to ensure adherence to the Sign Ordinance; and
5. The applicant must comply with the requests of all City Departments.

12.0 Sample Motion Language

Motion to **APPROVE** the Final Site Plan and Design Review for 33816 Woodward – Auto Europe Automotive Group – with the following conditions:

1. The applicant must combine the two lots that the project will be constructed on, 33828 Woodward and 33816 Woodward;
2. The applicant must submit specification sheets upon selecting units;
3. The applicant must submit revised site plans demonstrating that the parking requirements of the site are met, provide the deficient parking through any of the methods outlined in Section 4.54 (G), or obtain a variance from the Board of Zoning Appeals;
4. The applicant must submit detailed design specifications for the new sign to ensure adherence to the Sign Ordinance; and
5. The applicant must comply with the requests of all City Departments.

OR

Motion to **POSTPONE** the Final Site Plan and Design Review for 33816 Woodward – Auto Europe Automotive Group
– pending receipt of the following:

1. The applicant must combine the two lots that the project will be constructed on, 33828 Woodward and 33816 Woodward;
2. The applicant must submit specification sheets upon selecting units;
3. The applicant must submit revised site plans demonstrating that the parking requirements of the site are met, provide the deficient parking through any of the methods outlined in Section 4.54 (G), or obtain a variance from the Board of Zoning Appeals;
4. The applicant must submit detailed design specifications for the new sign to ensure adherence to the Sign Ordinance; and
5. The applicant must comply with the requests of all City Departments.

OR

Motion to recommend to the City Commission **DENIAL** of the Final Site Plan and Design Review 33816 Woodward – Auto Europe Automotive Group – for the following reasons:

1. _____
2. _____
3. _____

March 20, 2024

RE: Final Site Plan Review Comments
33816 Woodward, Auto Europe

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.*

- **2021 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)

- **2021 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)

- **2023 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 proposed project will expand Auto Europe over a property line and onto the parcel to the north (33828 Woodward). In order to accomplish this the two parcels will need to be combined.

BIRMINGHAM
A WALKABLE CITY

MEMORANDUM

Engineering Department

DATE: **March 21, 2024**

TO: **Summer Aldred**

FROM: **Melissa A. Coatta, City Engineer**

SUBJECT: **33816 Woodward Plan Engineering Plan Review**

The Engineering Department has completed a review of 33816 Woodward plans dated September 25, 2023, with respect to conformance with City ordinance and engineering standards. The Engineering Department has the following comments:

General:

- The Topographic Survey needs to show and label all existing utilities servicing the buildings.
- A utility plan will be required to show how the existing catch basin and sewer will be removed.

Pavement:

- Sidewalk and curb removal will be required at the current no-parking zone to allow the proposed 2 parking spaces.
- The existing drive aisle and parking space pavement is in poor condition and will require removal and replacement in front of the property. This is located in the Michigan Department of Transportation and will require an MDOT permit.

Storm Water:

- If a change occurs, including in the field during construction, and the entire parking off the alley is repaved, on-site detention will be required since the proposed construction site is the "affected area" with respect to the City's Storm Water Runoff Ordinance (Chapter 114, Article III, Division 4, Sec 114-271 to 114-274). Therefore, the allowable runoff from the site for a 10-year storm event is 1.0 cfs/acre, or 0.2 cfs, whichever is greater.
- If a change occurs, including in the field during construction, and the entire parking is paved, provide calculations for required storm water detention, and show how the excess storm water will be detained and released at the allowable discharge rate.

Permits for Construction:

- Michigan Department of Transportation Right of Way Permit. This will be required and submitted to the City prior to approving City permits.
- Street Obstruction Permit for any temporary traffic interference on any surrounding road, or for pedestrian traffic interference on public sidewalks.
- Water/Sewer Permit depending on the limits of sewer removal for the exiting catch basin being removed.
- If a change occurs, including in the field during construction, and the entire parking is repaved, Sewer Permit for connection to City's utilities for storm water outlet.

General Construction:

- Inspections will be required for planned work, including disconnection to the City's utilities.
- Additional pavement removal may be required if damaged during construction as requested by Building Department and Engineering Department.

City of Birmingham Fire Department

572 South Adams • Birmingham, Michigan 48009 • 248.530.1900 Fax 248.530.1950

Auto Europe Automotive Group
33866 Woodward Ave, Birmingham, MI 48009

Preliminary Site Plan Comments

The following list are preliminary comments for the Auto Europe Automotive Group proposal.

Follow International Fire Code 2015 for reference on submitted plans *or* adopted code at time of construction.

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.

A Knox Box is required.

Submit Fire suppression and Alarm Plans to AHJ for review and approval.

CO Gas detection system and ventilation for indoor and garage storage area.

Bi-Directional amplifier may be required. First responder radio signal strength will be assessed at the end of the construction phase.

Roof access is required.

All life safety requirements listed in International Fire Code and NFPA documents and standards shall be followed and enforced.

These comments are preliminary only, and future comments or concerns will be addressed as the project progresses.

Should you have any questions, please contact the Fire Marshal office at 248-530-1903.

In Fire and Life Safety,

Jeff Scaife
Fire Marshal
City of Birmingham

PROPOSED ADDITION / RENOVATIONS FOR:

AUTO EUROPE AUTOMOTIVE GROUP

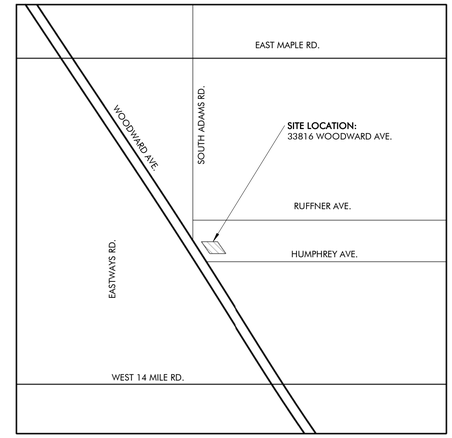
ARCHITECT:
YOUNG & YOUNG ARCHITECTS INC.
1133 W. LONG LAKE ROAD SUITE 100
BLOOMFIELD HILLS, MICHIGAN 48302
PH (248) 646-4900

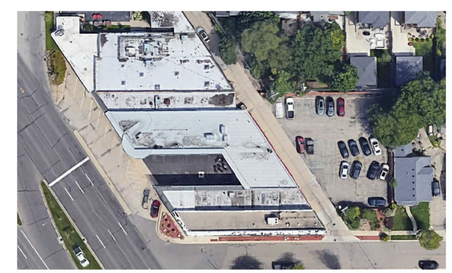
CLIENT:
AUTO EUROPE
677 S ETON ST.
BIRMINGHAM, IM 48009
PH (248) 645-6300

MUNICIPALITY:
CITY OF BIRMINGHAM
151 MARTIN STREET
BIRMINGHAM, MI 48009
PH (248) 530-1800

CIVIL ENGINEER:
SUJAK ENGINEERING PLC
4031 COOLIDGE HIGHWAY
TROY, MI 48098
PH (248) 885-8431

LOCATION MAP





AERIAL VIEW OF EXISTING SITE

PHASE 2 SHEET INDEX

#	NAME:	P2
A0.2	PHASE 2 COVER SHEET	X
A0.3	EXISTING TOPOGRAPHIC & BOUNDARY SURVEY	X
A1.1	PHASE 2 SITE PLAN	X
A2.5	PHASE 2 MAIN LEVEL FLOOR PLAN	X
A2.6	PHASE 2 AREA PLAN	X
A2.7	PHASE 2 ROOF PLAN	X
A3.3	PHASE 2 WEST EXTERIOR ELEVATIONS	X
A3.4	PHASE 2 NORTH / SOUTH EXTERIOR ELEVATIONS	X
A3.5	PHASE 2 - EAST ELEVATION / RENDERINGS	X

YOUNG & YOUNG ARCHITECTS INC.
1133 WEST LONG LAKE RD., SUITE 100
BLOOMFIELD HILLS, MICHIGAN 48302
248.646.4900
YYARCHITECTS.COM

PROPOSED ADDITION / RENOVATIONS FOR:
AUTO EUROPE AUTOMOTIVE GROUP
33816 S. WOODWARD AVENUE
BIRMINGHAM, MI

NO.	DESCRIPTION	DATE
	P.C. REVIEW	02-26-2024
	REV P.C. REVIEW	03-20-2024

PROJECT ISSUE DATE: JUNE 29, 2022
DRAWN: AFC / TAH
CHECKED: RWY
SHEET TITLE: PHASE 2 COVER SHEET

PROJECT NUMBER: YY2114
SHEET NUMBER: COVER

DO NOT SCALE DRAWINGS

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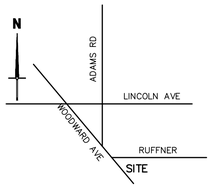
TOPO. NOTES:

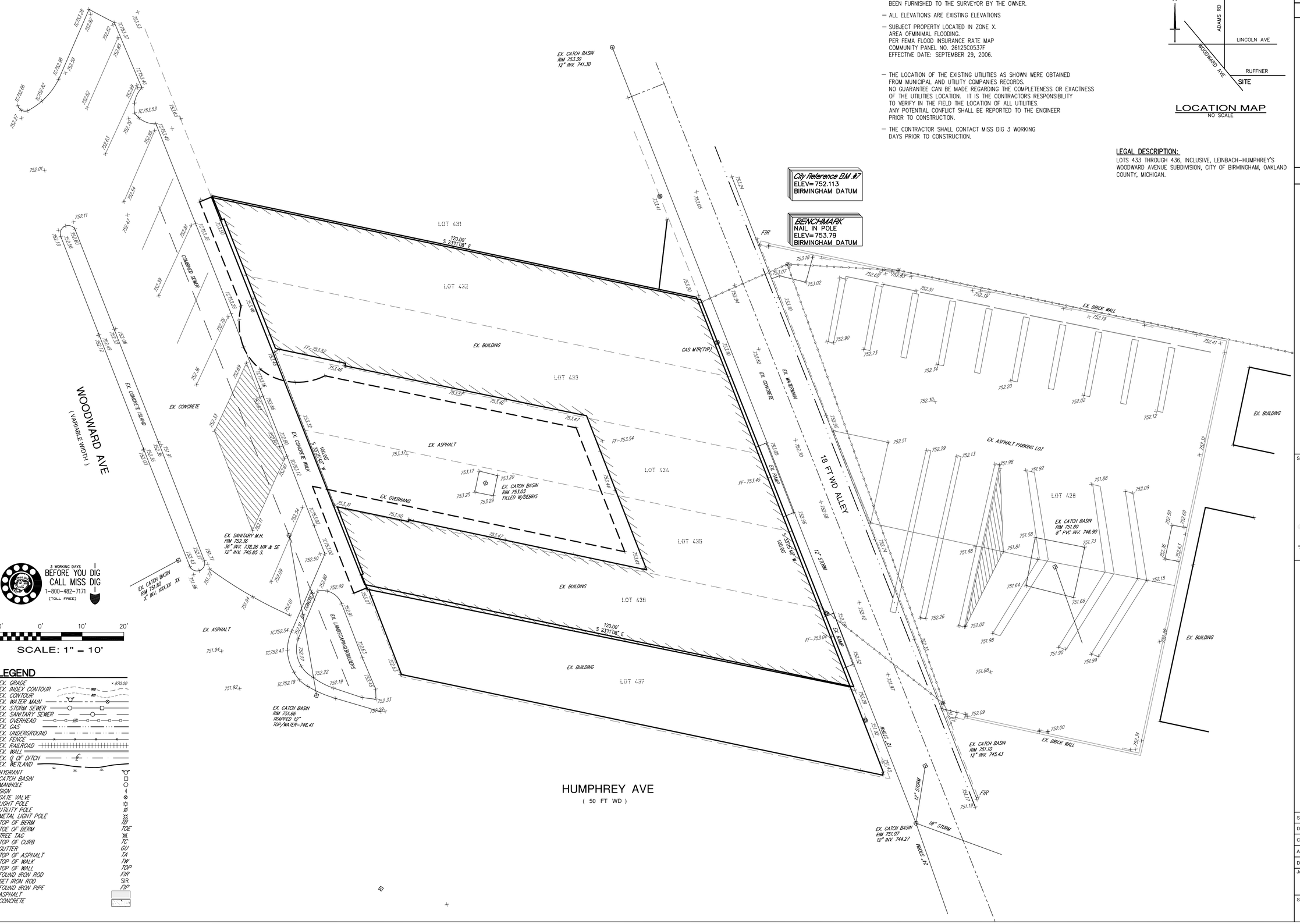
- THIS SURVEY WILL NOT SHOW ALL EASEMENTS OF RECORD UNTIL AN UPDATED TITLE POLICY HAS BEEN FURNISHED TO THE SURVEYOR BY THE OWNER.
- ALL ELEVATIONS ARE EXISTING ELEVATIONS
- SUBJECT PROPERTY LOCATED IN ZONE X. AREA OFMINIMAL FLOODING. PER FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 26125C0537F EFFECTIVE DATE: SEPTEMBER 29, 2006.
- THE LOCATION OF THE EXISTING UTILITIES AS SHOWN WERE OBTAINED FROM MUNICIPAL AND UTILITY COMPANIES RECORDS. NO GUARANTEE CAN BE MADE REGARDING THE COMPLETENESS OR EXACTNESS OF THE UTILITIES LOCATION. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY IN THE FIELD THE LOCATION OF ALL UTILITIES. ANY POTENTIAL CONFLICT SHALL BE REPORTED TO THE ENGINEER PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL CONTACT MISS DIG 3 WORKING DAYS PRIOR TO CONSTRUCTION.



LOCATION MAP
NO SCALE

LEGAL DESCRIPTION:

LOTS 433 THROUGH 436, INCLUSIVE, LEINBACH–HUMPHREY'S WOODWARD AVENUE SUBDIVISION, CITY OF BIRMINGHAM, OAKLAND COUNTY, MICHIGAN.



LEGEND

EX. GRADE	× 870.00
EX. INDEX CONTOUR	
EX. CONTOUR	
EX. WATER MAIN	
EX. STORM SEWER	
EX. SANITARY SEWER	
EX. OVERHEAD	
EX. GAS	
EX. UNDERGROUND	
EX. FENCE	
EX. RAILROAD	
EX. WALL	
EX. ℄ OF DITCH	
EX. WETLAND	
HYDRANT	
CATCH BASIN	
MANHOLE	
SIGN	
GATE VALVE	
LIGHT POLE	
UTILITY POLE	
METAL LIGHT POLE	
TOP OF BERM	TB
TOE OF BERM	TOE
TREE TAG	
TOP OF CURB	TC
GUTTER	GU
TOP OF ASPHALT	TA
TOP OF WALK	TW
TOP OF WALL	TOP
FOUND IRON ROD	FIR
SET IRON ROD	SIR
FOUND IRON PIPE	FIP
ASPHALT	
CONCRETE	

REV.	DESCRIPTION	BY	DATE

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Sujak Engineering PLC
CIVIL ENGINEERING $ PLANNING $ DESIGN
4031 Coolidge Highway
Troy, MI 48098
Phone: (248) 885-8431
Fax: (248) 885-8432
Email: SujakEngineering@Comcast.net

Seal

ORIGINAL SIGNATURE IN BLUE

Teon C. Sujak, P.E. No. 046896

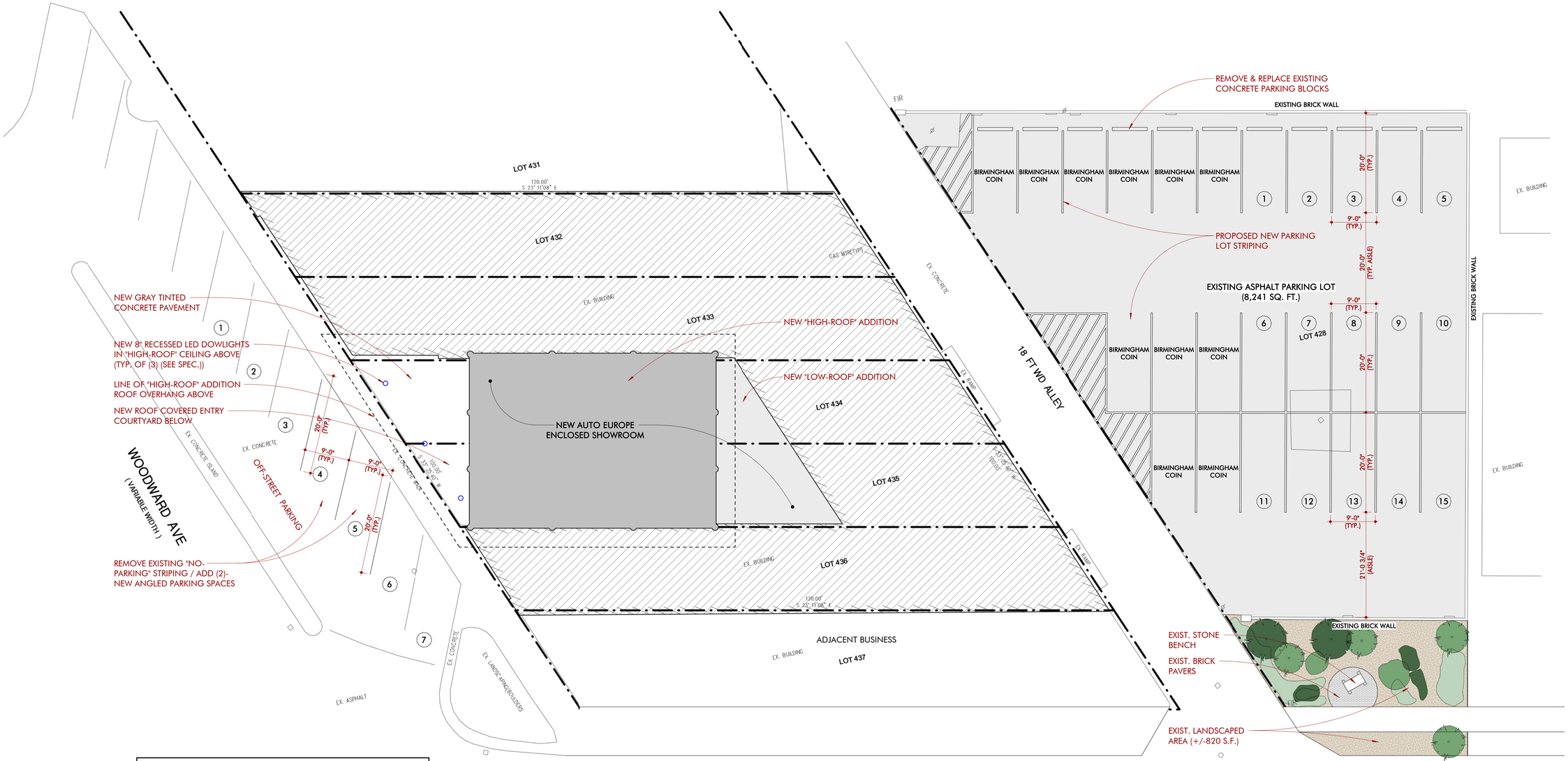
33816 & 33828 Woodward Ave

Birmingham, MI 48009

Parcel #'s 20-31-302-058 & 20-31-302-003

Topographic & Boundary Survey

Scale:	1"=10'
Drawn:	TMS
Checked:	TCS
Approved:	TMS
Date:	9/25/2023
Job. no.	23-071
Sheet No.	CS1.0



1 A1.1 **PHASE 2 ARCHITECTURAL SITE PLAN**

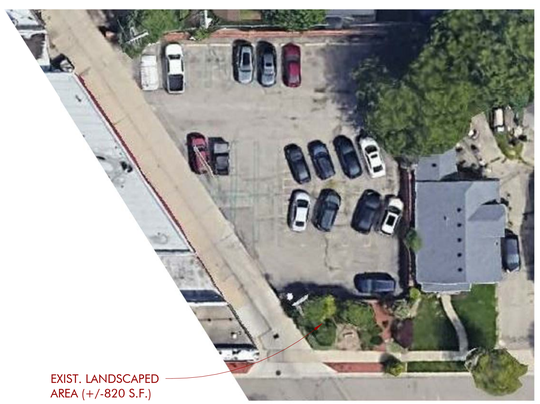
SCALE : 1" = 10'-0"

SITE AREA	
COMBINED BUILDING LOT AREA : (LOT :432, 433, 434, 435, 436 COMBINED)	10,020 SQ. FT. (0.23 ACRES)
PARKING LOT AREA:	8,342 SQ. FT. (0.19 ACRES)

ZONING	
ZONING:	B2B (GENERAL BUSINESS)
MIN. LOT AREA:	N/A
MIN. OPEN SPACE:	N/A
MAX. LOT COVERAGE:	N/A
MIN. FRONT YARD SETBACK:	N/A
MIN. SIDE YARD SETBACK:	0 FT. (COMMERCIAL USE)
MIN. REAR YARD SETBACK:	10 FT. WHEN A REAR OPEN SPACE ABUTS "P" ZONING DISTRICT
MAX. BUILDING HEIGHT:	30 FT. / 2 STORIES
LOADING AREA:	N/A (18FT. WIDE ALLEY)

PARKING	
PHASE 1 REMODELED SHOWROOM AREA:	1,174 SQ. FT.
PHASE 2 REMODELED SHOWROOM AREA:	2,726 SQ. FT.
PHASE 2 NEW SHOWROOM AREA:	2,181 SQ. FT.
PHASE 2 SERVICE / PARTS STORAGE / DETAIL SHOP:	3,345 SQ. FT.
TOTAL COMBINED AREA:	9,426 SQ. FT.
"OTHER COMMON USE" PARKING SPACES REQUIRED:	1 SPACE / 550 SQ. FT. 1/550 SQ. FT. x 9,426 SQ. FT. 18 PARKING SPACES REQUIRED
PARKING SPACES PROVIDED (EXISTING PARKING LOT):	26 PARKING SPACES PROVIDED
PARKING SPACES DEDICATED TO BIRMINGHAM COIN: (EXISTING PARKING LOT)	11 PARKING SPACES
PARKING SPACES DEDICATED TO AUTO EUROPE AUTOMOTIVE GROUP: (EXISTING PARKING LOT)	15 PARKING SPACES
ADDITIONAL OFF-STREET PARKING SPACES PROVIDED (ALONG WOODWARD AVE.):	7 PARKING SPACES PROVIDED

LANDSCAPING	
EXISTING PARKING LOT AREA:	8,241 SQ. FT.
REQUIRED LANDSCAPE AREA (5% OF PARKING LOT AREA):	412 SQ. FT.
EXISTING LANDSCAPE AREA PROVIDED:	820 SQ. FT.



ENLARGED AERIAL VIEW OF EXISTING PARKING LOT / LANDSCAPED AREA

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AUTO EUROPE AUTOMOTIVE GROUP

33816 S. WOODWARD AVENUE

BIRMINGHAM, MI

NO.	DESCRIPTION	DATE
	P.C. REVIEW	02-26-2024
	REV P.C. REVIEW	03-20-2024

SHEET ISSUE DATE: 01/23/24

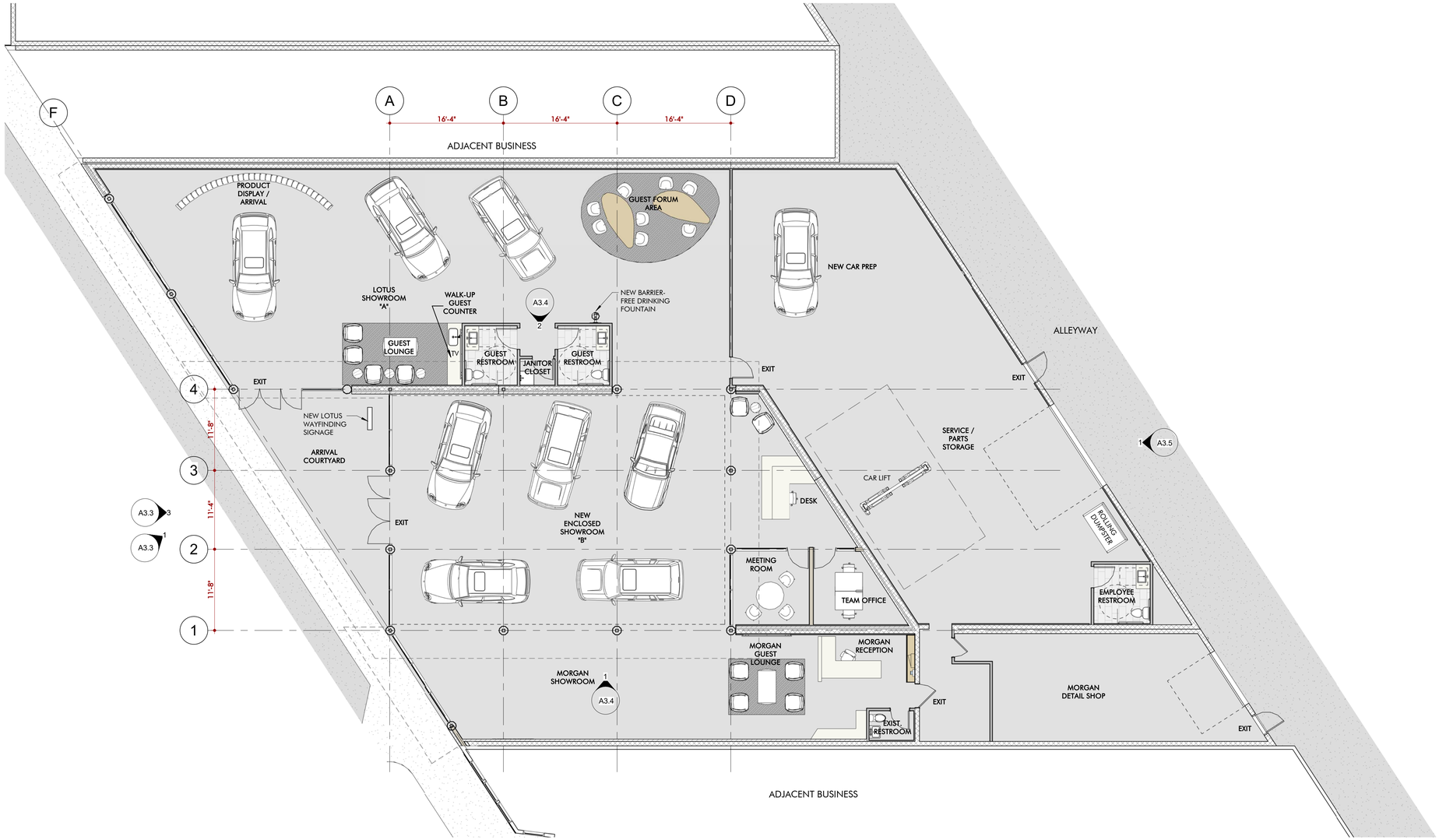
DRAWN: TAH

CHECKED: RWY

SHEET TITLE: PHASE 2 SITE PLAN

PROJECT NUMBER: YY2114

SHEET NUMBER: A1.1



NORTH

PHASE 2 MAIN LEVEL FLOOR PLAN

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

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PROPOSED ADDITION / RENOVATIONS FOR:

AUTO EUROPE AUTOMOTIVE GROUP

33816 S. WOODWARD AVENUE
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DRAWN: AFC / TAH

CHECKED: RWY

SHEET TITLE: PHASE 2 MAIN LEVEL FLOOR PLAN

PROJECT NUMBER: YY2114

SHEET NUMBER: A2.5

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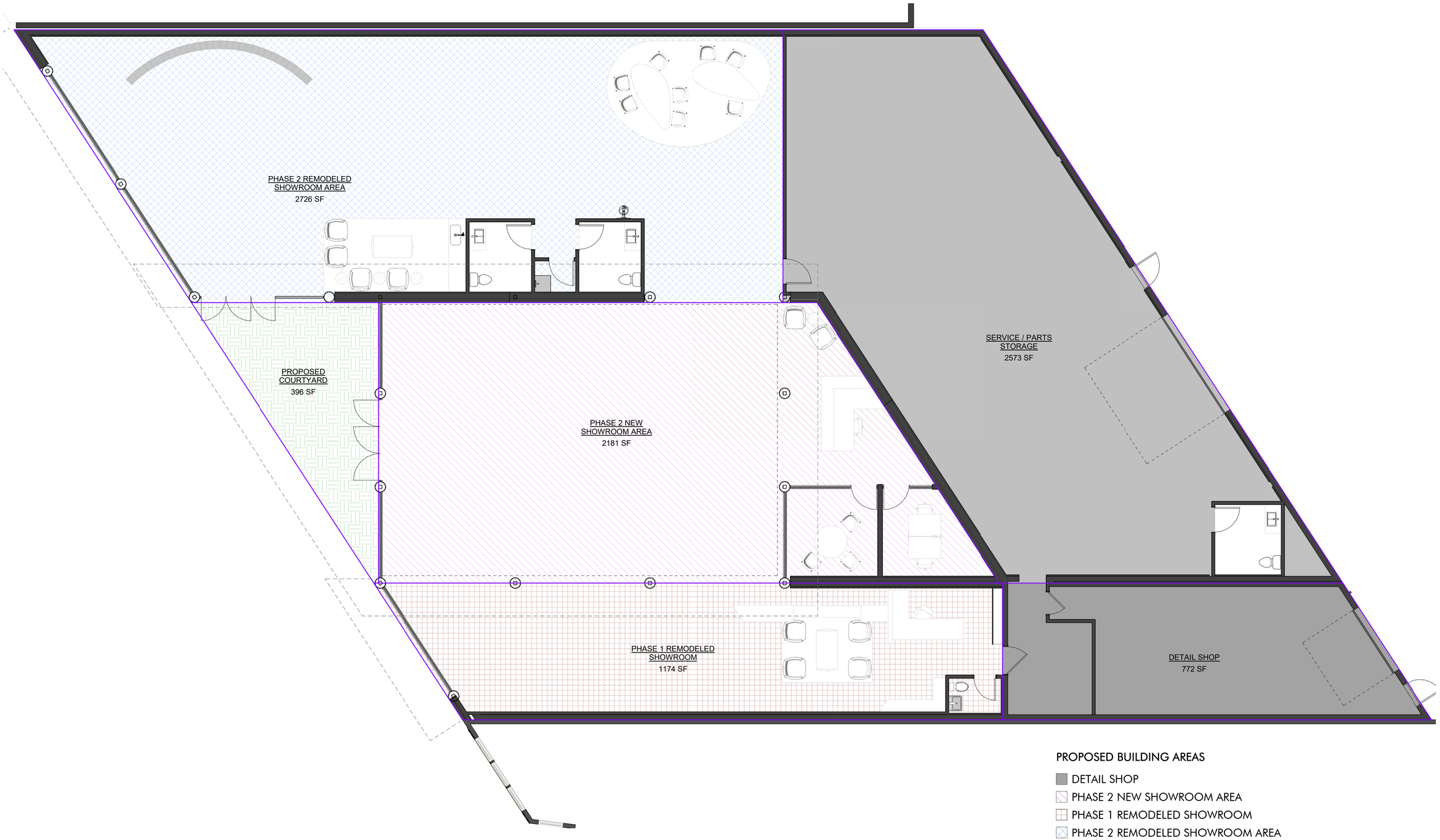

PROPOSED BUILDING AREAS

- DETAIL SHOP
- PHASE 2 NEW SHOWROOM AREA
- PHASE 1 REMODELED SHOWROOM
- PHASE 2 REMODELED SHOWROOM AREA
- PROPOSED COURTYARD
- SERVICE / PARTS STORAGE

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PROPOSED ADDITION / RENOVATIONS FOR:

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SHEET ISSUE DATE: 01/23/24
DRAWN: AFC / TAH
CHECKED: RWY
SHEET TITLE: PHASE 2 AREA PLAN

PROJECT NUMBER: YY2114
SHEET NUMBER: A2.6

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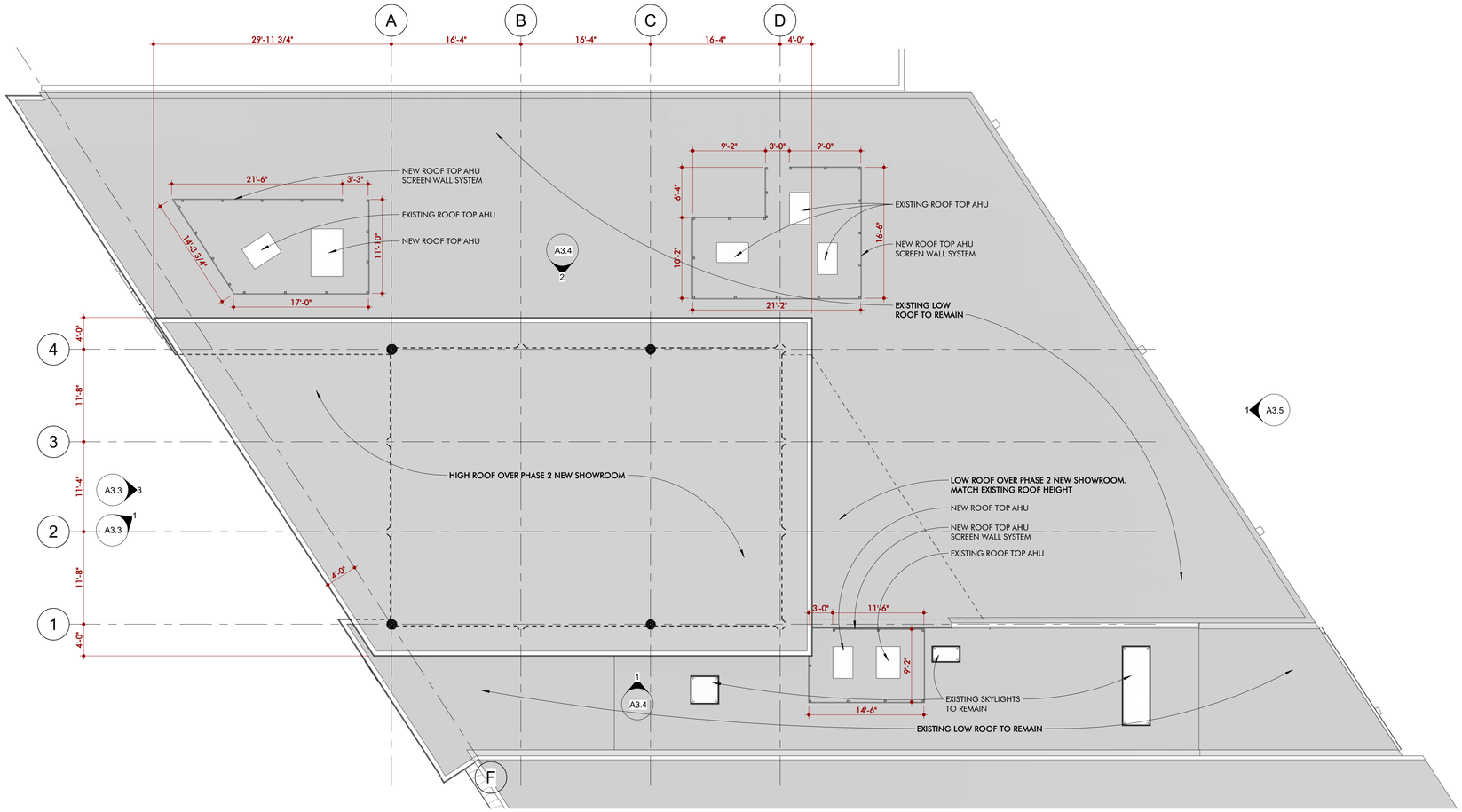

1 / A2.7 PHASE 2 ROOF PLAN

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

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DRAWN: TAH

CHECKED: RWY

SHEET TITLE: PHASE 2 ROOF PLAN

PROJECT NUMBER: YY2114

SHEET NUMBER: A2.7

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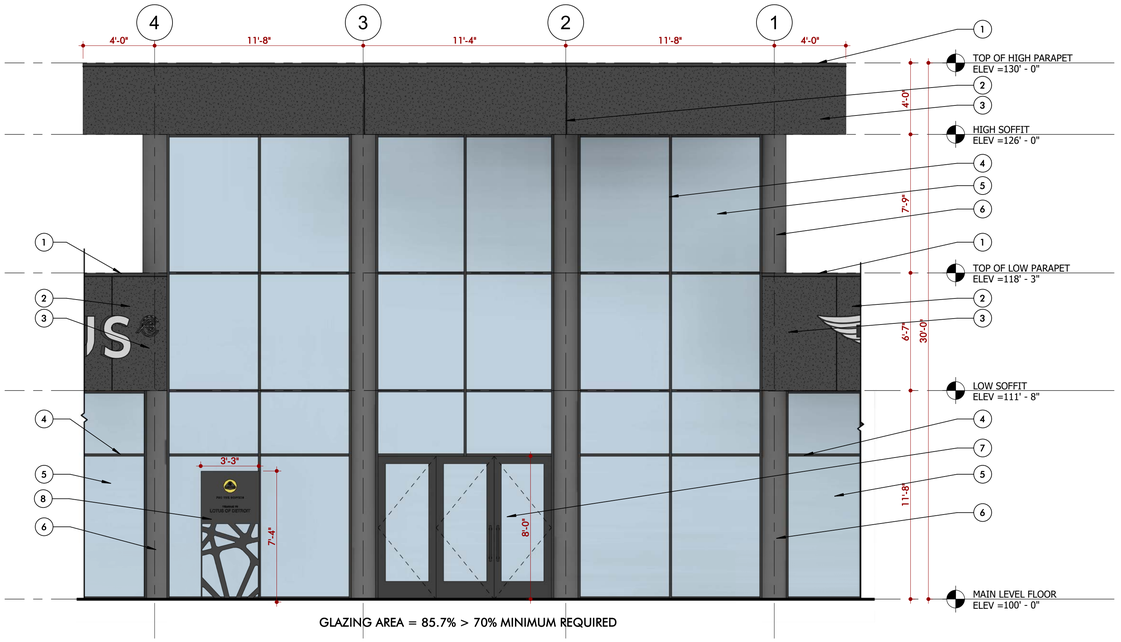

GLAZING AREA = 85.7% > 70% MINIMUM REQUIRED

PHASE 2 MAIN ENTRANCE - WEST ELEVATION

3 / A3.3 SCALE : 1/4" = 1'-0"

COLOR CHART

	RAL 9011 GRAPHITE BLACK
	RAL 9004 SIGNAL BLACK
	YKK BLACK ANODIZED ALUMINUM (RAL 9011 GRAPHITE BLACK)

EXTERIOR ELEVATION MATERIALS

1	NEW 2 1/2"(h) PAINTED ALUMINUM PARAPET COPING (COLOR: GRAPHITE BLACK (RAL 9011)
2	NEW 1/2"x1/2" STUCCO REVEAL (STO OR EQUAL)(COLOR: GRAPHITE BLACK (RAL 9011)
3	NEW 1"(t) STUCCO SYSTEM (STO OR EQUAL)(COLOR: GRAPHITE BLACK (RAL 9011)
4	NEW BLACK ANODIZED ALUMINUM THERMALLY BROKEN CURTAIN WALL SYSTEM (YKK OR EQUAL)(COLOR: GRAPHITE BLACK (RAL 9011)
5	NEW 1"(t) INSULATED CLEAR LOW-E GLAZING (GUARDIAN SN68 OR EQUAL)
6	NEW PAINTED ALUMINUM COMPOSITE PANEL COLUMN COVER (ALUCOBOND PLUS OR EQUAL)(COLOR: GRAPHITE BLACK (RAL 9011)
7	NEW PAINTED ALUMINUM THERMALLY BROKEN HINGED ENTRANCE / CAR LOADING DOOR (YKK OR EQUAL)(COLOR: GRAPHITE BLACK (RAL 9011)
8	NEW LOTUS WAYFINDING SIGNAGE. SEE CITY OF BIRMINGHAM "APPROVED" SIGNAGE APPLICATION DRAWINGS ISSUED ON 11/09/2022.
9	RE-LOCATED EXISTING LOTUS SIGNAGE. SEE CITY OF BIRMINGHAM "APPROVED" SIGNAGE APPLICATION DRAWINGS ISSUED ON 11/09/2022.
10	NEW MORGAN LIGHTED SIGNAGE
11	NEW PAINT ON EXISTING BRICK VENEER / C.M.U. (COLOR: SIGNAL BLACK (RAL 9004)
12	EXISTING ADJACENT BUILDING
13	NEW FLAT VERTICAL SEAM PAINTED ALUMINUM MECHANICAL SCREEN WALL W/ PAINTED HSS STRUCTURAL STEEL COLUMNS. (ALUCOBOND PLUS OR EQUAL)(COLOR: GRAPHITE BLACK (RAL 9011)
14	NEW 90 MIL TPO MEMBRANE ROOFING (ELEVATE ULTRAPLY TPO OR EQUAL)(COLOR: GRAY)
15	NEW PAINT ON EXISTING INSULATED STEEL "FLUSH" PANEL OVERHEAD DOOR (COLOR: GRAPHITE BLACK (RAL 9011)
16	NEW PAINT ON EXISTING INSULATED H.M. DOOR (COLOR: GRAPHITE BLACK (RAL 9011)
17	NEW PAINT ON EXISTING GUTTER (COLOR: GRAPHITE BLACK (RAL 9011)

GLAZING AREA = 77.0% > 70% MINIMUM REQUIRED

PHASE 2 FRONT / WEST ELEVATION

1 / A3.3 SCALE : 1/4" = 1'-0"

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SHEET ISSUE DATE: 01/23/24
DRAWN: AFC / TAH
CHECKED: RWY
SHEET TITLE: PHASE 2 WEST EXTERIOR ELEVATIONS

PROJECT NUMBER: YY2114
SHEET NUMBER: A3.3

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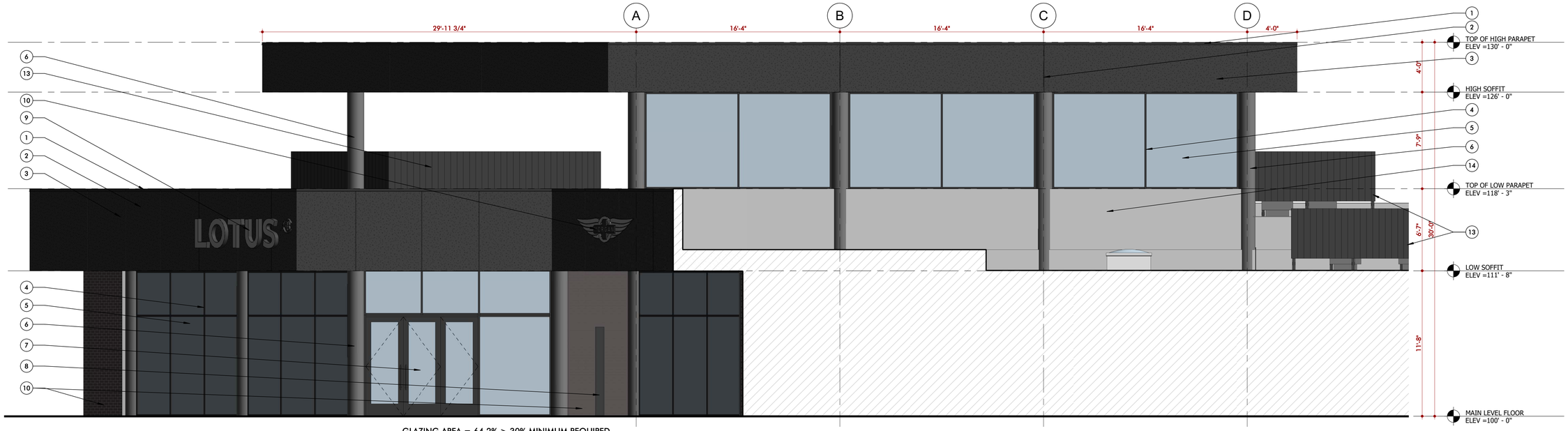

GLAZING AREA = 64.2% > 30% MINIMUM REQUIRED

1 A3.4 **PHASE 2 - SOUTH ELEVATION**

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

EXTERIOR ELEVATION MATERIALS	
1	NEW 2 1/2"(h) PAINTED ALUMINUM PARAPET COPING (COLOR: GRAPHITE BLACK (RAL 9011)
2	NEW 1/2"x1/2" STUCCO REVEAL (STO OR EQUAL)(COLOR: GRAPHITE BLACK (RAL 9011)
3	NEW 1"(t) STUCCO SYSTEM (STO OR EQUAL)(COLOR: GRAPHITE BLACK (RAL 9011)
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7	NEW PAINTED ALUMINUM THERMALLY BROKEN HINGED ENTRANCE / CAR LOADING DOOR (YKK OR EQUAL)(COLOR: GRAPHITE BLACK (RAL 9011)
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9	RE-LOCATED EXISTING LOTUS SIGNAGE. SEE CITY OF BIRMINGHAM "APPROVED" SIGNAGE APPLICATION DRAWINGS ISSUED ON 11/09/2022.
10	NEW MORGAN LIGHTED SIGNAGE
11	NEW PAINT ON EXISTING BRICK VENEER / C.M.U. (COLOR: SIGNAL BLACK (RAL 9004)
12	EXISTING ADJACENT BUILDING
13	NEW FLAT VERTICAL SEAM PAINTED ALUMINUM MECHANICAL SCREEN WALL W/ PAINTED HSS STRUCTURAL STEEL COLUMNS. (ALUCOBOND PLUS OR EQUAL)(COLOR: GRAPHITE BLACK (RAL 9011)
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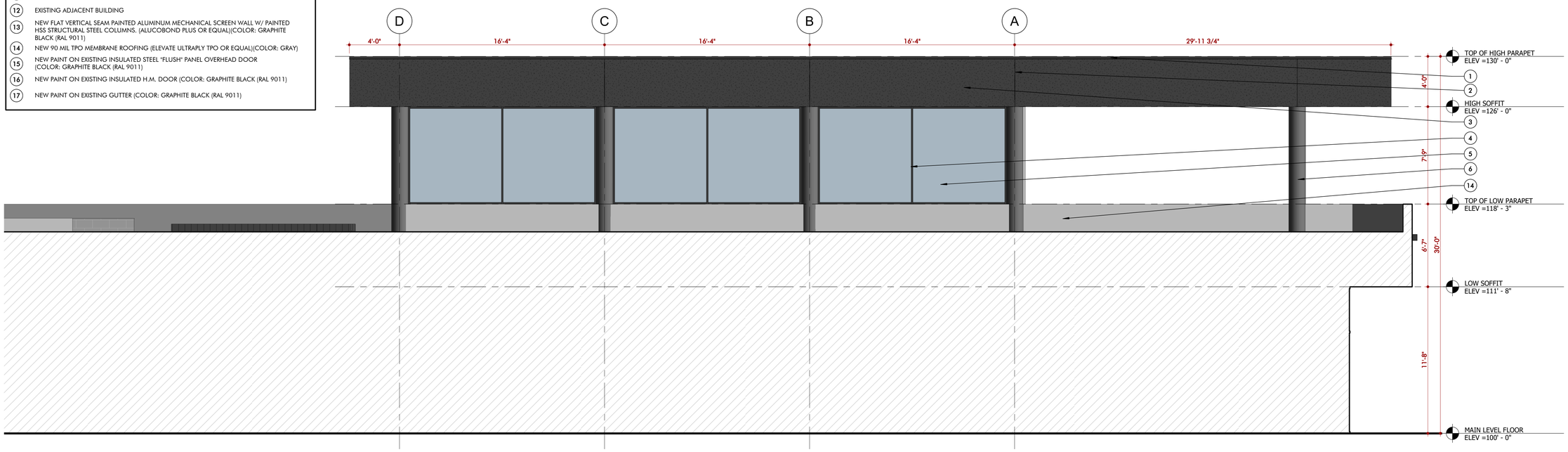
17	NEW PAINT ON EXISTING GUTTER (COLOR: GRAPHITE BLACK (RAL 9011)



2 A3.4 **PHASE 2 - NORTH ELEVATION**

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

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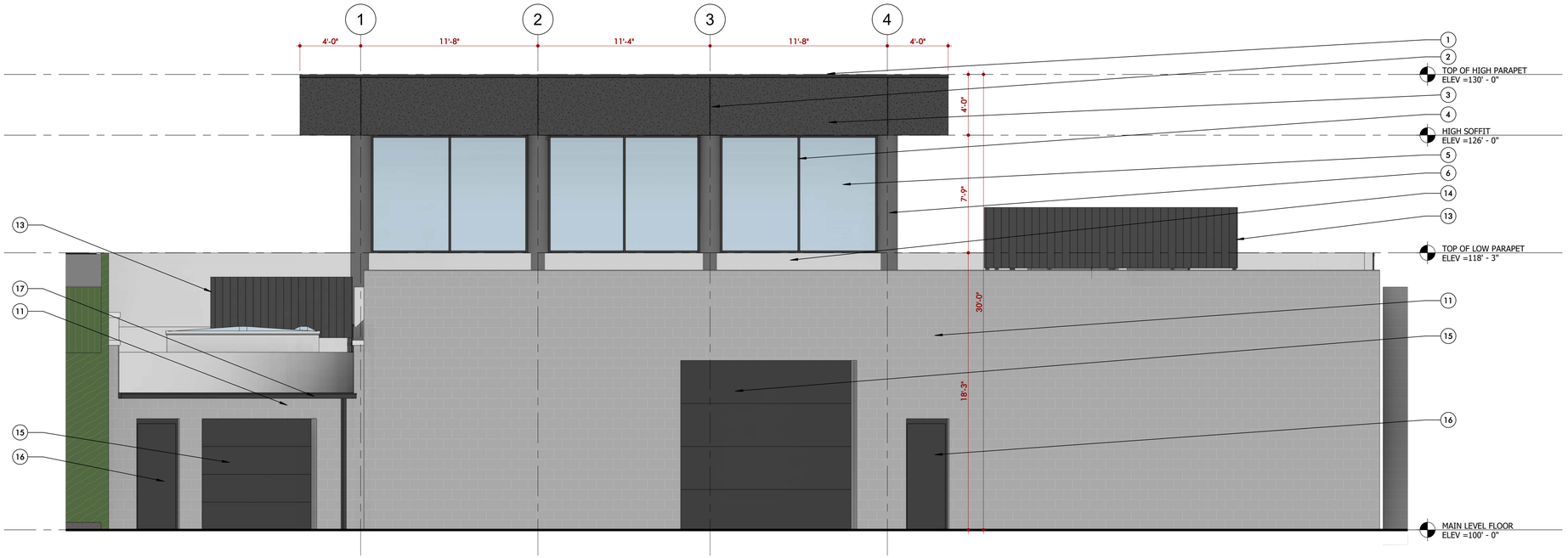
DRAWN: AFC / TAH

CHECKED: RWY

SHEET TITLE: PHASE 2 NORTH / SOUTH EXTERIOR ELEVATIONS

PROJECT NUMBER: YY2114

SHEET NUMBER: A3.4



1 A3.5 **PHASE 2 - EAST ELEVATION**
SCALE : 1/4" = 1'-0"

STREET SIDE RENDERING

REAR / ALLEY RENDERING

EXTERIOR ELEVATION MATERIALS

1	NEW 2 1/2"(h) PAINTED ALUMINUM PARAPET COPING (COLOR: GRAPHITE BLACK (RAL 9011)
2	NEW 1/2"x1/2" STUCCO REVEAL (STO OR EQUAL)(COLOR: GRAPHITE BLACK (RAL 9011)
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	REV P.C. REVIEW	03-20-2024

SHEET ISSUE DATE: 02/23/24
DRAWN: TAH
CHECKED: RWY
SHEET TITLE: PHASE 2 - EAST ELEVATION / RENDERINGS

PROJECT NUMBER: YY2114
SHEET NUMBER: A3.5

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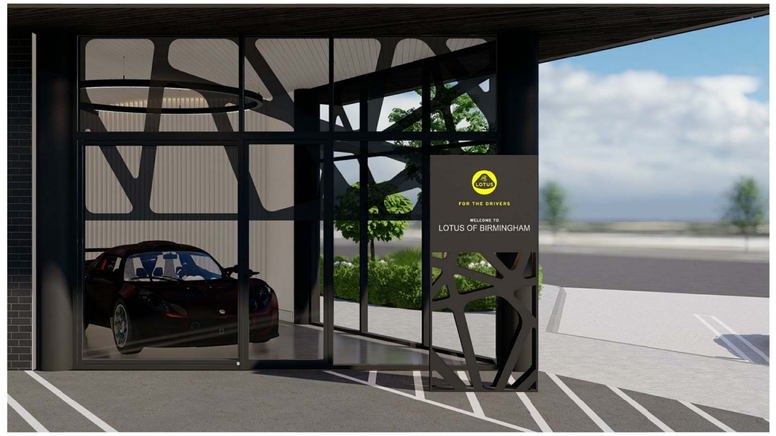


RENDERING OF PROPOSED GROUND SIGN

RENDERING OF PROPOSED NAME LETTER SIGN

Definitions:

Ground Sign: A Sign attached to a permanent foundation or decorative base and not attached or dependent for support from any building, pole, posts or similar uprights. (Art 3-3)
Name Letter Sign: A Sign composed of individually constructed and applied letters, numbers, or characters, which may or may not include an electrical raceway. (Art 3-3)

Zoning:

Zoning District: B2b, General Business District Alongside Woodward Ave.

Table B: Permanent Business Sign Standards (Art 1-16)

Type of Sign	Permit Required	Maximum Area	Maximum Height	Illumination	Maximum Number
Ground Signs	Yes	30 Square Feet per side, 60 Square Feet Total	No more than 8 Feet above street level or above the adjoining ground, if such ground level is above the street level.	Permitted.	1 Sign for a single building or structure that abuts 2 or fewer streets.
Name Letter Signs	Yes	... For Businesses with Addresses on Woodward Avenue, the total shall not exceed 1.5 square feet of sign area for each linear foot of principal building frontage	... 36" for busineses with addresses on Woodward Ave. Name Letter Signs that project more than 3" from the building facade shall not be attached to the outer wall at a height of less than 8 feet above a public sidewalk...	Non-Historic District: Permitted...	Limited by area per frontage

RENDERING OF PROPOSED SIGNAGE WITH LIGHTING

SIGNAGE COMPUTATION:

(PER SEC. 2.03)

Auto Europe LOTUS Allowed Signage Area:
Letter Sign:
Frontage: 21'-4"
21'-4" x 1.5 = 32.0 Square Feet

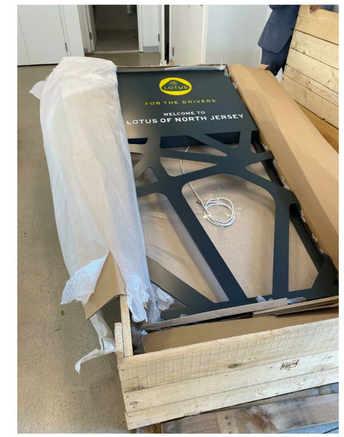
Ground Sign: 60 Square Feet

Proposed LOTUS Name Letter Sign Area:
Height: 2'-3"
Width: 14'-1"

Total Proposed Sign Area=31.7 Square Feet

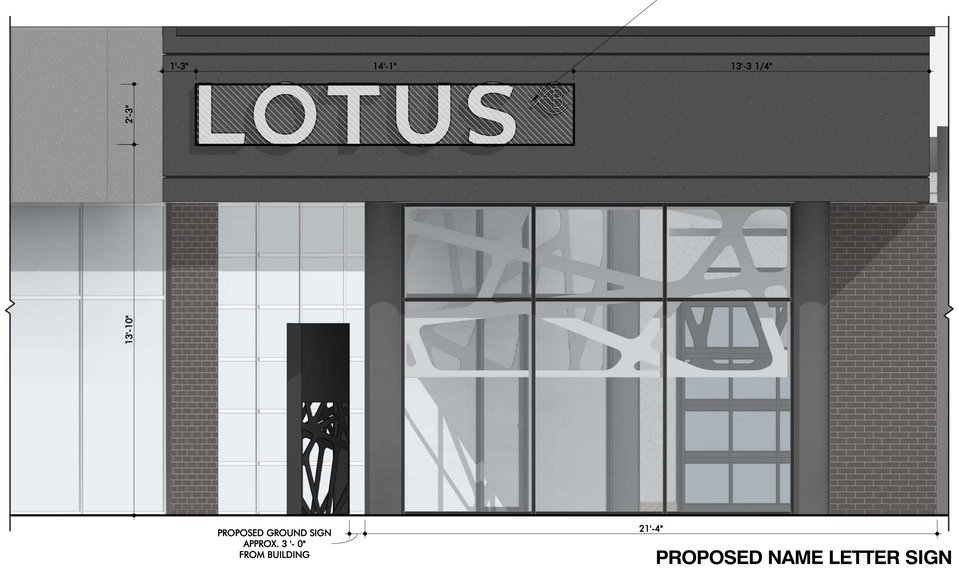
Proposed LOTUS Ground Sign Area:
Total Height: 7'-2"
Depth: 7"
Sign Height: 2'-11"
Width: 3'-3"

Sign Area=9.5 Square Feet

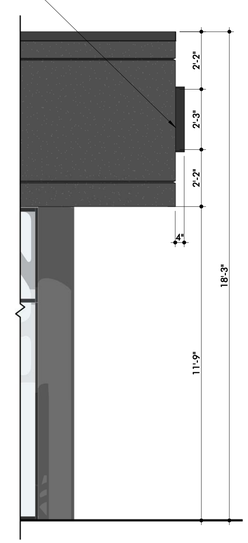


EXAMPLE OF PROPOSED LOTUS SIGN

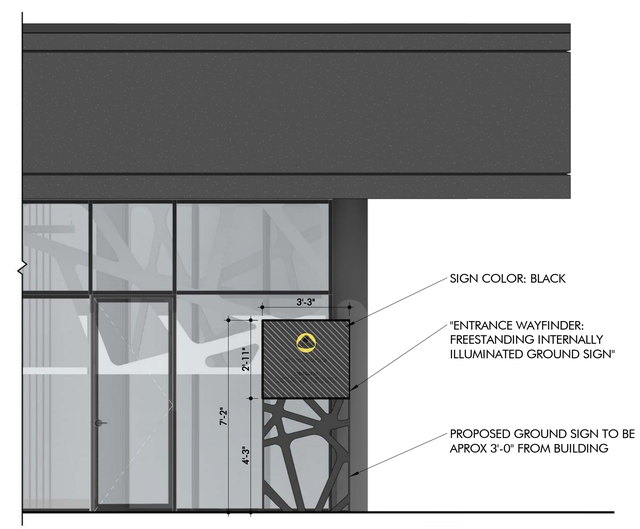
PROPOSED SIGN:
4" DEEP "FACE-ILLUMINATED 'CAN' TYPE INDIVIDUAL LETTERS WITH NON-ILLUMINATED RETURNS" (INDIVIDUALLY LIT LETTERING, NO RACEWAY)



PROPOSED NAME LETTER SIGN
SCALE : 3/8" = 1'-0"



NAME LETTER SIGN SIDE PROFILE
SCALE : 3/8" = 1'-0"



PROPOSED GROUND SIGN
SCALE : 3/8" = 1'-0"

PMS COLORS:

PANTONE
Black C

PANTONE
102 C

YOUNG & YOUNG
ARCHITECTS INC

1133 WEST LONG LAKE ROAD
BLOOMFIELD HILLS, MICHIGAN
PHONE: (248) 646-4900
WWW.YYARCHITECTS.COM

PROPOSED PHASE 2 RENOVATIONS FOR:
AUTO EUROPE LOTUS
33816 S. WOODWARD AVENUE
BIRMINGHAM, MICHIGAN USA

NO.	DESCRIPTION	DATE

SHEET ISSUE DATE: 12/1/2021
DRAWN: BFW, AFC
CHECKED: RWY
SHEET TITLE: SIGNAGE APPLICATION PHASE 1

PROJECT NUMBER: YY2114
SHEET NUMBER: A3.2

DO NOT SCALE DRAWINGS
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GUARDIAN GLASS
See what's possible™

AUTO EUROPE CLEAR DOUBLE GLAZING

SunGuard™ SN 68

SN 68 on Clear

Natural light, neutral color

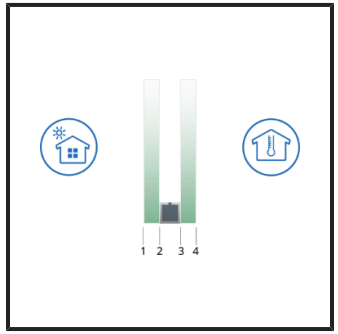
Build bright, airy spaces, earn LEED® credits and reduce operating costs. With SunGuard SuperNeutral 68 coated glass, it's all possible. This solution lets in high amounts of natural light while preventing the heat that usually comes with it. SuperNeutral 68 coated glass transmits the most light and has the most neutral appearance of any SunGuard solution. It can also be laminated to deliver sound reduction, security, safety and hurricane protection.

Product Information

Substrate Base Glass/Thickness	Clear Float/5-12 mm Guardian UltraClear/6-10 mm	Guardian CrystalGray/6-10 mm Gray/6 mm	Green/6 mm
Applications	Windows / Skylights / Facades / Roof window / Curtain walls / Doors		
Manufacturing options	Heat Strengthened / Heat Soaked / Annealed / Tempered / Laminated / Bent		
Recommended Coating Positions	Double glazed: #2 or #3 surface (restrictions apply) Triple Glazed: #2 or #5 surface		
Maximum Size	130"x240"		
Edge Deletion	Yes		
Glass type	Low E		
Glass functions	Solar control / Thermal insulation		
Fabrication options	Must be used in an Insulating Glass Unit		
Appearance	Clear		

GUARDIAN GLASS

See what's possible™



Double Glazed

Triple Glazed

Visible Light				Ultraviolet	Solar Energy						Thermal Properties		Light to Solar Gain (LSG)
Transmittance	Reflectance		General Color Rendering Index (Ra)	Trans UV(τuv %)	Transmittance	Reflectance		Absorptance	Solar Heat Gain Coefficient (SHGC)	Shading Coefficient (sc)	U-Value		
Visible (τv %)	pv % out	pv % in			Solar (τe %)	ρe % out	ρe % in	Solar (αe %)			Winter Night (Btu/hr·ft²·F)	Summer Day (Btu/hr·ft²·F)	
Double Glazed: 6-12.7-6 SunGuard™ SN 68 on Clear Float #2, Clear Float, 90% Argon Fill													
68	11	12	95.4	30	33	33	35	34	0.37	0.43	0.245	0.220	1.82
Triple Glazed: 6-12.7-6-12.7-6 SunGuard™ SN 68 on Clear Float #2, Clear Float, Clear Float, 90% Argon Fill													
61	15	18	94.0	25	29	35	30	36	0.34	0.39	0.184	0.180	1.80

The performance values shown are nominal and subject to variations due to manufacturing tolerances. Spectra-photometric values according to NFRC2010 / US Standard.

www.guardianglass.com

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1-855-58-GLASS (45277)
2300 Harmon Road, Auburn Hills, Michigan 48326

Published Date: 15-Feb-2024

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Field-Adjustable Deep-Regress Commercial Downlight

RAB

3" Round

4" Round

6" Round

8" Round

Premium, deep regress, field-adjustable 90CRI, downlights

90 CRI | 50,000 HOURS | FIELD ADJUSTABLE | 0-10V | 120-277V | WET RATED | IC RATED *3" & 4" only | FCC LISTED | RoHS

PROJECT: AUTO EUROPE

DATE:

TYPE: EXTERIOR COVERED ENTRY SOFFITS

PREPARED BY:

KEY FEATURES

- **High Performance LEDs** for commercial application
- Replacement for traditional **compact fluorescent** recessed downlights
- Deep regress provides **great cut off** and **ultra low glare**
- **UL wet** and **Energy star** rated
- Meets **air-tight** requirements
- **White** and **matte silver** cone finish with a **smooth trim**
- Available in 4 color temperatures: **3000K, 3500K,4000K, 5000K**
- **0-10V** dimmable down to 10%
- Spring-loaded retention clips
- 25-inch flexible conduit
- **5-Year, No-Compromise warranty**

TECHNICAL SPECIFICATIONS

CONSTRUCTION

Housing Material
Metal

Trim Cone Finish
Available in standard white and matte silver

Trim Style
Smooth

Beam Angle
3" : 65°
4", 6" & 8" : 70°

Remote Driver/Junction Box
- Plastic constructed remote junction box
- (4) ½" conduit pry-outs
- Lumen and CCT dipswitch mounted on driver box
- Quick disconnect between LED module and driver box
- Driver box can be mounted on top of 4", 6", and 8" LED Modules

Installation
- Installation performed as a stand-alone kit is recommended for hard ceilings.
- Installation of a recessed incandescent frame is recommended for tiled ceiling application.

ELECTRICAL

THD
≤20%

Power Factor
≥0.9

Input Voltage
120-277V

Note
All values are typical (tolerance +/- 10%)

Operating Frequency
50/60Hz

Operating Temperature
-30°C to 40°C

Dimming
0-10V dimming. Dim as low as 10%

COMPLIANCE

Safety Listing
UL Listed, UL Classified

Environment/Fixture Rating
Suitable for use in dry and wet locations

Air Tight
Airtight per ASTM-E283-04

IC Rating
3" & 4" Models only

Energy Star certified
Yes

T24 JA8 Compliant
Can be used to conform with the requirements of California Title 24 Part 6.

Lawful for sale in California
Yes

FCC
Complies with Part 15 of the FCC Rules.

RoHS
Mercury and UV free. RoHS-compliant components.

CONTROLS

Dipswitch mounted on junction box for Output and CCT selection

Field-Adjustable Deep-Regress Commercial Downlight

RAB

PERFORMANCE

	3" WHITE	3" MATTE SILVER	4" WHITE	4" MATTE SILVER
INPUT WATTAGE	5.5/7.8/8.5	5.5/7.8/8.5	8/10/11	8/10/11
LUMEN	430/550/650	380/500/600	650/750/850	500/600/700
LM/W	78/78/76	69/71/70	81/75/77	63/60/64
CRI	90	90	90	90
EQUIVALENCY	13W CFL		18W CFL	
COLOR TEMPERATURE	3000K /3500K / 4000K / 5000K			

	6" WHITE	6" MATTE SILVER	8" WHITE	8" MATTE SILVER
INPUT WATTAGE	12/18/24	12/18/24	34/46/59	34/46/59
LUMEN	1000/1500/2000	800/1200/1600	3000/4000/5000	2400/3200/4000
LM/W	83/83/83	67/67/67	88/87/85	71/70/68
CRI	90	90	90	90
EQUIVALENCY	1X26W/1X32W/2X26W CFL		2X42W CFL / 1X57W CFL / 1X175W MH	
COLOR TEMPERATURE	3000K /3500K / 4000K / 5000K			

ORDERING MATRIX

COMMERCIAL PREMIUM DEEP REGRESS

Family	Size-Shape	Wattage	CRI - Color Temperature	Voltage Rating	Fixture Finish
C			9FA	UNV	
	3R 3" Round 4R 4" Round 6R 6" Round 8R 8" Round	For 3" Round 5.5/7/8.5 Adjustable to: 5.5W, 7W, 8.5W For 4" Round 8/10/11 Adjustable to: 8W,10W,11W For 6" Round 12/18/24 Adjustable to: 12W, 18W, 24W For 8" Round 34/46/59 Adjustable to: 34W, 46W, 59W	9FA 90CRI Field Adjustable CCT *(3000K /3500K, 4000K, 5000K)*	UNV 120-277V	W White M Matte Silver

YES 45 TU Front

Thermally Broken, Front Set Storefront System

AUTO EUROPE
COLOR: BLACK

STOREFRONT SYSTEM

Product Description

YKK AP's family of storefront products is now more versatile with the addition of an energy efficient front set product. The YES 45 TU Front Set was designed for excellent thermal performance with standard* Low E insulating glass. Hinged mullions coupled with 90° or 135° inside/outside corners allow creative freedom when curves and angles are part of the design.

The Glass is set to the front to maximize energy performance and blend with the aesthetics of curtain wall. The system can be glazed from either the interior or exterior as required.

Product Options & Features

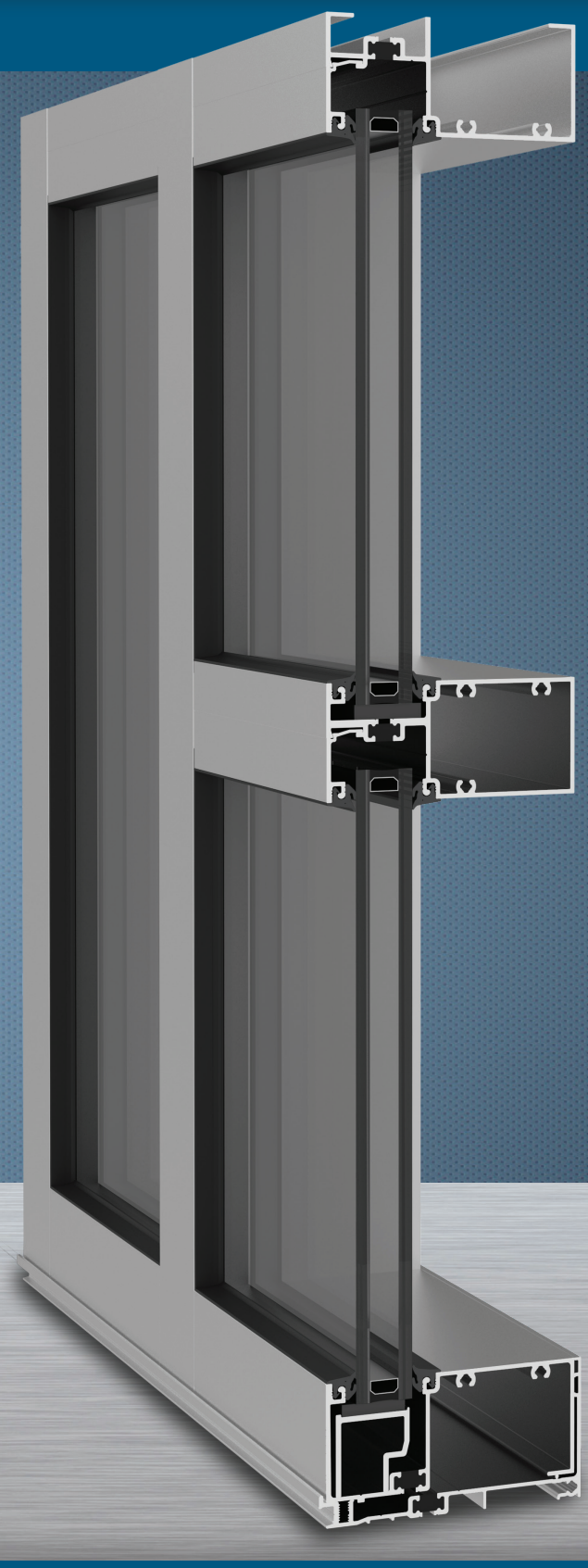
- Excellent thermal performance utilizing standard 1" insulating glass
- Patented ThermaBond Plus® thermal break
- Structural Silicone Glazed (SSG) Option
- High Performance Sill Flashing
  - No Blind Seals
  - Tall back leg for enhanced water resistance
  - Patented 3-point attachment of end dam
- Assembled with either our Screw Spline or Shear Block Technology

U-Factor **Values as low as 0.32***

CRF **Minimum 68**frame **& 64**glass

*Based on AAMA 507. Lower values may be achieved through futher simulation.

YKK ap® Quality inspires®



BIRMINGHAM
A WALKABLE CITY

MEMORANDUM

Planning Division

DATE: June 10, 2024

TO: Jana L. Ecker, City Manager

FROM: Nicholas Dupuis, Planning Director

SUBJECT: Planning Board & City Commission Joint Meeting

DRAFT

1. The Birmingham Plan 2040 – Prioritization of Key Actions

On May 22, 2023 (Agenda – Minutes), the City Commission moved to adopt and approve in its entirety the Birmingham Plan 2040, inclusive of all maps, plats, charts, and other related matter, figures and the Future Land Use Map.

Once a master plan is adopted, the City is tasked with prioritizing and considering the recommendations of the plan through in-depth reviews. Within the Birmingham Plan 2040 ("2040 Plan"), the consultants consolidated and categorized nearly 130 recommendations located throughout the plan into 33 key actions. The consultants then prioritized the key actions based on their assessment of need and time horizon.

As the City moves forward with the implementation of the plan, it is key to remember that a master plan is not a static document. An annual review of a master plan is necessary to complete the following tasks. Every year, the Planning Board should:

1. Review goals and major recommendations.
2. Review action table and progress toward completing annual priorities.
3. Review prior year's rezoning and development decisions. Discuss if there are any trends that need to be addressed.
4. Identify any potential plan amendments to work on for the upcoming year that can be prepared and adopted then incorporated at a later date when the master plan is updated.
5. Identify any Zoning Ordinance updates to undertake in the coming year.

Performing the annual review and thoroughly documenting the process and the machinations of the master plan is essential when it comes to the master plan review after 5 years of adoption as required by the Michigan Planning Enabling Act. At 5 years, it

should be determined whether any amendments are needed or whether the plan is still relevant to today's conditions. Generally, the goals, objectives and future land use plan should be carefully reviewed to contrast with current development trends as well as any major changes or diversions from the plan that have taken place in order to consider whether the plan needs to be updated.

On December 13, 2023 (Agenda – Minutes), the Planning Board discussed at a high level the Summary of Key Actions and how to begin the implementation of the Birmingham Plan 2040. Much discussion was had regarding an implementation framework and it was acknowledged that although the Planning Board does not have the direct authority to assign duties to other boards, commissions or staff members, it does have duties as listed in Sec. 82-33 of the Birmingham Code of Ordinances to "carry out the goals, objectives and intent of the city's adopted master plan", among other duties. It was also re-emphasized that each of these action items will be vetted in the public sphere at open meetings, and that the public engagement we invite would be focused on the merits of each recommendation and the work that stems from such rather that the merits of the 2040 Plan itself.

On January 10, 2024 (Agenda – Minutes), the Planning Division presented a reformatted version of the Summary of Key Actions table, which placed actions into separate tables based on which group would be the "primary" agent for that recommendation or action. The Planning Board and Planning Division discussed each of the tables and how interconnected a lot of the actions will be. Ultimately, the Planning Board requested that a few actions be moved to other sections.

On January 24, 2024 (Agenda – Minutes), the Planning Board reviewed the Summary of Key Actions tables with the few minor changes that were requested at the last meeting. In addition, the Planning Division provided a draft letter for review that would be sent around to other boards/commissions that have direct responsibilities related to the 2040 Plan.

On February 28, 2024 (Agenda – Minutes) the Planning Division has made the requested changes to the Summary of Key Actions tables, and has provided a full suite of draft letters to be circulated to the various boards at which the actions will be ultimately assigned by the City Commission. In addition, the Planning Division has made an attempt to organize the "Zoning Code Update" into different buckets: one that could be handled by a consultant within a comprehensive update to the Zoning Ordinance, and one that could require more attention from the Planning Board.

Questions:

- Do you [the City Commission] feel as though the Planning Board has successfully organized and prioritized the key actions provided in the approved 2040 Plan?
- Would the City Commission consider making this an agenda item at the next available City Commission meeting for the purposes of directing the related boards/commissions to commence work on the associated key actions?

DRAFT

Planning Board

Type	Title	Description	Where	In Progress	Notes
Policy	Zoning Code Update	Update the zoning code. The following goals are provided greater detail within the chapters listed. See additional goals under "Best Practice Recommendations" in the "Update the Zoning Code" section.		☐	
	Comprehensive	Focus on brevity, clarity, graphics, and aligning zones with Future Land Use categories.	2	☐	
		Consolidate zones and uses as much as is practical and ensure the updated document is legible, clear, and predictable	2	☐	
		Extend D2 zoning to the multi-family properties along the west side of Old Woodward up to Quarton.	4	☐	
		Modify the MX District to enable the urban development envisioned for the Rail District.	4	☐	
		Develop an Overlay Zoning District for the Lower Rail District that permits the existing, but somewhat improved condition to persist for the area south of Palmer Street.	4	☐	
		Create a zoning district to enable neighborhood destinations.	1	☐	
		Reduce the amount of open space required per unit for townhomes and multi-family.	2	☐	
		Adjust residential zone boundaries and standards to better match existing housing. Including a study of the city's residential architectural styles and building types, their key characteristics, position on their properties, driveway configuration, age, and the areas where each common type is located.	3	☐	
		Review and update site, building, and design codes to prevent increased rainwater runoff and other negative impacts from new house construction.	3	☐	
		Consider age-in-place-friendly building regulations, such as grab-bars, ramps, and elevators in single family homes, with careful attention paid to the city's architectural heritage.	3	☐	
		Address neighborhood lighting standards, including exterior residential lighting intensity and color temperature. See the International Dark Sky Association recommended standards.	3	☐	
	Further Study	Create a new zoning district or modify the transition zone districts to enable infill development of small homes, townhomes, duplexes, and small multi-family buildings, limited to buffer and activity district seams.	2	☐	
		Develop storefront design, signage, and other standards to retain the small-scale business character of Market North.	4	☐	
		Enable Accessory Dwelling Units (ADUs) in already compatible zones: MX, TZ1, TZ3, and R4 through R8. Study ADUs for additional locations within the city and the regulations necessary to ensure compatibility.	2	☐	
		Create subdivision and zoning standards to encourage redevelopment of the Adam's Square shopping center.	1	☐	
		Establish zoning standards to encourage redevelopment of South Woodward Gateway properties.	4	☐	
		Establish zoning standards to enable Neighborhood Sleeves in the South Woodward Gateway	4	☐	
		Establish zoning standards to enable shared-use alleys, particularly in the South Woodward Gateway.	4	☐	

		Incentivize South Woodward Gateway redevelopment through increased zoning capacity, permitting housing, and reduced parking requirements.	4	☐	
New Plans	Woodward Safety & Beautification Plan	Create a Woodward Safety and Beautification Plan. The following goals are provided greater detail within the chapters listed.		☐	(This section shared with MMTB)
		Improve Woodward crossings following best practices for pedestrians and cyclists.	1	☐	
		Study lane reduction and re-striping options for Woodward.	1	☒	
		Pursue a speed reduction on Woodward through legislative means.	1	☐	
		Plant a full and consistent tree canopy along the Woodward median throughout Birmingham, beginning with the northern and southern entries.	4	☐	
		Adjust Elm to meet Woodward perpendicularly.	1	☒	
		Adjust Worth to meet Woodward perpendicularly.	1	☐	
New Plans	North Old Woodward Streetscape	Develop a streetscape plan along North Old Woodward, up to Big Woodward, with a focus on adding on-street parking and pedestrian and bicycle amenities and improving safety	4	☐	
New Plans	Mixed-use Streetscape Plan	Create a streetscape improvement plan for the Triangle District and Rail District.	1	☐	
New Plans	Tree Canopy Improvement Plan	Create a Tree Canopy Improvement Plan. The following goals are provided greater detail within Chapter 3.		☐	
		Establish comprehensive policies for trees in streets and open spaces.	3	☐	
New Plans	Woodward Gateways Plan	Create a Woodward Gateways Plan to comprehensively address the three gateway areas along Woodward.		☐	
		Revisit and adopt plan components for the South Woodward Gateway Plan.	1, 4	☐	
		Create plan components for a North Woodward Gateway, including the future use of public land.	1, 4	☐	
		Create plan components a Downtown Gateway Plan for the Big Woodward and Maple intersection.	1	☐	
New Plans	Haynes Square Plan	Create a Haynes Square Plan which provides the details, timing, and funding for implementing Haynes Square recommendations.	1	☐	

Sustainability Board*

Type	Title	Description	Where	In Progress	
Policy	Zoning Code Update	Update the zoning code. The following goals are provided greater detail within the chapters listed. See additional goals under "Best Practice Recommendations" in the "Update the Zoning Code" section.		☐	
	Comprehensive	Advance building sustainability in new construction, especially within the City's mixed-use districts and for municipal buildings.	5	☐	
Programs & Boards	Sustainability Board	Establish a Sustainability Board to oversee the recommendations of this plan section and other future sustainability initiatives.	5	☒	
New Plans	Green Infrastructure	Create a Green Infrastructure Plan to address stormwater run-off and areas experiencing regular flooding.	5	☐	
New Plans	Sustainability Action Plan	Create a Sustainability Action Plan. The following goals are provided greater detail within chapter 5.		☒	
		Reduce environmental impacts of municipal operations	5	☐	
		Incentivize green building, renewable energy, and green landscaping.	5	☐	
		Expand recycling and composting	5	☐	
		Implement green stormwater practices in streets and parks.	5	☐	
		Support Rouge River Natural Area improvements.	5	☐	
		Implement other sustainability focused recommendations of this plan.	5	☐	
		Create a Hazard Mitigation Plan addressing the City's future climate	5	☐	
		Increase inter-governmental cooperation around sustainability initiatives.	5	☐	
		Study the best path towards encouraging or requiring businesses reduce plastic and Styrofoam use.	5	☐	
New Plans	Rouge River Restoration Plan	Develop a plan to improve and maintain the Rouge River natural area. The following goals are provided greater detail within chapter 5.		☐	
		Inventory and analyze the Rouge corridor's wildlife, ecology, natural systems, and pollution sources.	5	☐	
		Stabilize riverbanks, remove invasive species, reintroduce native ground covers, wildflowers, under-story, and canopy tree species.	5	☐	
		Mitigate potential pollution or chemical sources, including the existing Springdale snow storage dumping area.	5	☐	
		Work with area organizations and agencies to oversee, build support, and raise funding for the park's enhancements.	5	☐	
		Work with other area and regional organizations and communities to improve the quality of the Rouge River watershed.	5	☐	
New Plans	Tree Canopy Improvement Plan	Create a Tree Canopy Improvement Plan. The following goals are provided greater detail within Chapter 3.		☐	
		Create 5-, 10-, and 15- year goals to expand tree canopy cover.	3	☐	

		Study the condition of neighborhood tree canopies in parks and private spaces and potential improvements.	3	☐	
		Require that trees removed due to construction be replaced, as well as mandatory contributions to fund new off-site trees.	3	☐	
		Prevent existing, healthy trees from being removed due to new construction.	3	☐	
		Survey areas with constrained root area and establish a plan to add additional soil volume.	3	☐	

*Although a formal Sustainability Board does not exist at this time, the Ad Hoc Environmental Sustainability Committee will consider many of these key actions in their Sustainability and Climate Action Plan, and the rest may be considered by a future formal Sustainability Board.

Multi-Modal Transportation Board

Type	Title	Description	Where	In Progress	Notes
Policy	Zoning Code Update	Update the zoning code. The following goals are provided greater detail within the chapters listed. See additional goals under "Best Practice Recommendations" in the "Update the Zoning Code" section.		☐	
	Comprehensive	Adopt a policy requiring a minimum 6 foot clear path along the sidewalk throughout mixed-use districts.	4	☐	
New Plans	Woodward Safety & Beautification Plan	Create a Woodward Safety and Beautification Plan. The following goals are provided greater detail within the chapters listed.		☐	(This section shared with Planning Board)
		Improve Woodward crossings following best practices for pedestrians and cyclists.	1	☐	
		Study lane reduction and re-striping options for Woodward.	1	☒	
		Pursue a speed reduction on Woodward through legislative means.	1	☐	
		Plant a full and consistent tree canopy along the Woodward median throughout Birmingham, beginning with the northern and southern entries.	4	☐	
		Adjust Elm to meet Woodward perpendicularly.	1	☒	
		Adjust Worth to meet Woodward perpendicularly.	1	☐	
New Plans	Mixed-use Districts Parking Plan	Create a Mixed-use Districts Parking Plan. The following goals are provided greater detail within the chapters listed.		☐	
		Study bike parking and electric vehicle charging stations in garages.	4	☐	
Policy	Residential Street Standards	Update the Residential Street Standards, aligning the streetscape elements with Future Land Use categories. Update the Multi-modal Plan accordingly.	3	☐	
		Lower the posted speed on streets throughout town as much as possible.	3	☐	
Policy	Mixed-use District Streets	Adopt a policy requiring a minimum 6-foot clear path along the sidewalk be retained throughout mixed-use districts.	4	☐	
Existing Plan Updates	Multi-modal Plan Update	Update the Multi-modal Plan. The following goals are provided greater detail within the chapters listed. See additional goals under headings "Multimodal Plan Updates" and "Best Practice Recommendations for the Multimodal Plan" in Chapters 1 and 4.		☐	
		Address increased pedestrian activity anticipated in mixed-use districts that will grow in residential population.	1	☐	
		Support increased pedestrian activity on both sides of North Old Woodward and provide streetscape amenities.	4	☐	
		Complete gaps in sidewalks, add accessible corner ramps where not already specified, and replace street trees which are displaced by the process.	3	☐	
		Address recent experiences with increased outdoor dining.	1, 4	☐	
		Ensure bicycle facilities are protected on all streets posted at or above 35mph.	1	☐	
		Study bicycle accommodation alternatives along Lincoln.	3	☐	

		Include mobility routes based upon bicycle boulevard practices.	1	☐	
		Implement additional transportation mode best practices for new mobility technology and modes such as micro EVs, golf carts, and micro-mobility.	1	☐	
		Improve the conditions at bus stops along more major roads.	1	☐	
		Add Electric Vehicle charging stations throughout the city at garages, public parking lots, and on-street in Mixed-use Districts.	5	☐	
		Adopt a policy regulating street lighting, including intensity, color temperature, luminaire, and pole height and frequency.	3	☐	
		Include a public education component.	1	☐	
Existing Plan Updates	Eton Road Corridor Plan	Update the Eton Road Corridor Plan. The following goals are provided greater detail within Chapter 4.		☐	
		Increase connectivity for pedestrians, bikes, and cars for the area south of Hazel Street including future rail crossings.	4	☐	
		Provide access to the Troy Transit Center and consider the development of surrounding properties.	4	☐	
Studies	Circulator	Study a public circulator to provide viable means of accessing mixed-use districts and other significant destinations without a car.	1	☐	

City Commission

Type	Title	Description	Where	In Progress	Notes
Policy	Zoning Code Update*	Update the zoning code. The following goals are provided greater detail within the chapters listed. See additional goals under "Best Practice Recommendations" in the "Update the Zoning Code" section.		☐	
	Further Study	Encourage renovations to expand existing houses rather than the construction of new houses.	3	☐	
	Further Study	Allow cafes, food trucks, carts, and kiosks in parks (currently the Public Property district).	1	☐	
Policy	Unbundled Parking*	Pilot unbundled residential parking within Downtown parking garages.	2	☐	
Studies	Residential Districts Parking	Study citywide street on-parking restrictions and permits	3	☐	
New Plans	Mixed-use Districts Parking Plan*	Create a Mixed-use Districts Parking Plan. The following goals are provided greater detail within the chapters listed.		☐	
		Establish unbundled residential parking policies within Downtown garages.	2	☐	
		Establish unbundled residential parking policies in all mixed-use districts in existing and future parking garages.	2	☐	
		Provide public parking as recommended in the 2007 Triangle District Plan	1, 2, 4	☐	
		Provide public parking in the Rail District. Consider redevelopment of the DPS building to occupy a portion of a public parking garage in its place, which services the lower Rail District.	2, 4	☐	
		Provide public parking for the western Haynes Square district.	2	☐	
		Study opportunities to accommodate more monthly garage permits.	4	☐	
		Study monthly parking pass fees to better align with prevailing rates.	4	☐	
		Study tiered parking pricing to encourage use of under-utilized garages.	2, 4	☐	
		Study tiered parking meter pricing to encourage use of under-utilized on-street parking.	4	☐	
		Study the potential for Public Private Partnerships to construct garages.	1	☐	
		Study additional parking assessment districts or incremental tax districts for land purchases and financing the development of parking garages.	1	☐	
		Study parking garages at the Bates Street Extension and Lot 6.	4	☐	
		Study technological improvements to ease usage of parking garages.	4	☐	
Policy	Unimproved Streets	Adopt policy recommendations specified by the Ad-hoc Unimproved Streets Committee (AHUSC), including the following:		☐	
		Establish a yearly budget to remedy unimproved streets, considering the general fund plus bond strategy and repayment timelines.	3	☐	
		Survey the current condition of unimproved streets, categorized by the current quality such that streets in the most extreme states of disrepair can be prioritized for improvement.	3	☐	

		Remedy unimproved streets according to the repair priority and budget, ensuring improvements occur in multiple Planning Districts each year.	3	☐	
Studies	Civic Facilities Study	Study key civic facilities to continue to support Birmingham residents. The following goals are provided greater detail within chapters specified.		☐	
		Study the location, programming, and funding for new facilities for Next.	1	☒	
		Study a permanent, open-air farmers market pavilion with public restrooms on the portion of Lot 6 that is along Old Woodward.	4	☐	
		Establish policy to continue the tradition of constructing Birmingham's civic buildings and parks as iconic structures and landscapes to the highest standards and at a civic scale	1	☐	
		Study how a Community Foundation / Fund may further Master Plan goals.	1	☐	
Existing Plan Updates	Parks and Recreation Master Plan Update	Expand the 2018 Parks and Recreation Master Plan or create a new plan beyond the 2022 horizon. The following goals are provided greater detail within the chapters listed. See additional goals under headings "Parks Best Practices" in Chapter 4.		☒	COMPLETED - Parks & Recreation Plan adopted in 2023
		Purchase part of the Adams Square parking lot for park space, or ensure that redevelopment would require that future park space be provided near Adams and Bowers.	3	☐	
Studies	Shared-use Streets*	Study shared-use streets. The following goals are provided greater detail within the chapters listed.		☐	
		Study a shared-use streetscape retrofit along with a social district in the Maple & Woodward district.	1, 4	☐	
		Study a shared-use street section along Cole and Commerce Streets.	4	☐	
		Study additional opportunities in other mixed-use districts.	1, 4	☐	
Boards & Programs	Civic Events	Extend the role of the Public Arts Board or other existing board, or establish a Civic Events Board, to develop regular civic events to continue engaging the community throughout the year and promote existing civic institutions.	1, 4	☐	
		Consider regular events in community parks.	3	☐	
		Consider activities and special events to attract office workers and residents to shop and dine downtown, including weekly events at Shain Park.	4	☐	
Studies	Parking Technology	Review master plan parking recommendations in 2030-35 to evaluate new technologies and trends.	4	☐	

**Likely to be directed to the Planning Board when City Commission is ready*

Parks & Recreation Board

Type	Title	Description	Where	In Progress	Notes
Existing Plan Updates	Parks and Recreation Master Plan Update	Expand the 2018 Parks and Recreation Master Plan or create a new plan beyond the 2022 horizon. The following goals are provided greater detail within the chapters listed. See additional goals under headings "Parks Best Practices" in Chapter 4.		☐	
		Differentiate parks by type to better determine appropriate amenities, services, and best practices.	3	☐	
		Utilize Planning Districts to determine sufficiency of park access across the city, availability of amenities, and consideration of activities and recreation in each season.	3	☐	
		Formalize the public use of school and institutional open spaces for neighborhood recreation, prioritizing under-served Planning Districts.	1, 3	☐	
		Develop Worth Park to provide needed open space for Torry.	3	☐	
		Develop the contemplated linear park and trail along the Rail District.	4	☐	
		Build a cafe or provide accommodations in Booth Park as recommended in the 2016 Downtown Plan.	1, 4	☐	
		Increase amenities and connections in Downtown's parks and mini-parks.	4	☐	
New Plans	Rouge River Trails and Access Master Plan	Develop and implement a trails and access master plan to improve the Rouge River trails and trail heads.		☐	
		Install pedestrian linkages to the park's surrounding neighborhoods and commercial districts, including to Quarton Road.	5	☐	
		Secure easements to expand the park area and improve its walkability, for complete ecological restoration, and universal accessibility.	5	☐	
		Coordinate with Bloomfield and Beverly Hills to expand trail connections.	5	☐	
		Install an environmentally sensitive, hard-surfaced pathway for pedestrians and cyclists along the Rouge River.	5	☐	
		Expand the extent of the trail system, crossing the river at more locations to access large portions of the natural area currently cut off.	5	☐	
		Install bridges, ramps, and other enhancements to enable access by all ages and abilities.	5	☐	
		Install other amenities such as bicycle racks, lighting, markers, seating, and signage at trail heads, and seating, markers, and interpretive features throughout the trail system.	5	☐	

Historic District Commission

Type	Title	Description	Where	In Progress	Notes
Policy	Historic Districts Policy	Adopt a policy to proactively establish new historic districts as well as landmarks.	3	☒	

Public Arts Board

Type	Title	Description	Where	In Progress	Notes
Policy	Public Art Policy	Permit murals and wraps like the popcorn utility wrap to be city-initiated or by the Public Arts Board.	1	☐	
Policy	Art Murals Policy	Implement an art-mural program for large blank wall surfaces in key locations. Coordinate with the Mixed-use Districts Branding Plan.	4	☐	

Wayfinding & Branding Committee

Type	Title	Description	Where	In Progress	Notes
New Plans	Woodward Safety & Beautification Plan	Create a Woodward Safety and Beautification Plan. The following goals are provided greater detail within the chapters listed.		☐	
		Provide way-finding and informational signage for public parking	1, 4	☒	
New Plans	Mixed-Use Districts Branding Plan	Create a Mixed-use Districts Branding Plan, in coordination with the Birmingham Shopping District, to brand the City's multiple mixed-use districts.	1, 4	☐	

BIRMINGHAM
A WALKABLE CITY

MEMORANDUM

Planning Division

DATE: March 27, 2024

TO: Planning Board Members

FROM: Nicholas Dupuis, Planning Director

SUBJECT: 219 Elm St. – All Seasons 2 – Pre-Application Discussion

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The project at 219 Elm St., All Seasons 2, was approved in 2021 with two bonus stories pursuant to Article 3, Section 3.08 (E) of the Zoning Ordinance. The development was granted the two bonus stories having advised the City that they would (1) secure LEED certification for the building and (2) provide a payment-in-lieu of public parking.

At this time, the property owner is considering seeking a change to the building that would make the building mixed-use with a commercial tenant space on the first floor along Elm St.

The Planning Department requests that the Planning Board provide some feedback to the property owner on this design change before submitting an application for a Special Land Use Permit Amendment.

FENESTRATION CALCULATIONS:

4.90.B.1 STOREFRONT WINDOWS

FACADE BETWEEN 1 AND 8 FT ABOVE GRADE =		291 S.F.
REQUIRED STOREFRONT =	291 SF x 70% =	204 S.F.
PROPOSED STOREFRONT =		214 S.F.

4.90.E UPPER STORY WINDOWS

TOTAL FACADE =	2,762 S.F.
MAXIMUM UPPER STORY WINDOWS =	1,381 S.F.
EXISTING UPPER STORY WINDOWS =	642 S.F.

WINDOW SCHEDULE

TYPE	WIDTH	HEIGHT
AA	± 2' - 8"	± 2' - 8"
CC	± 2' - 8"	± 5' - 0"

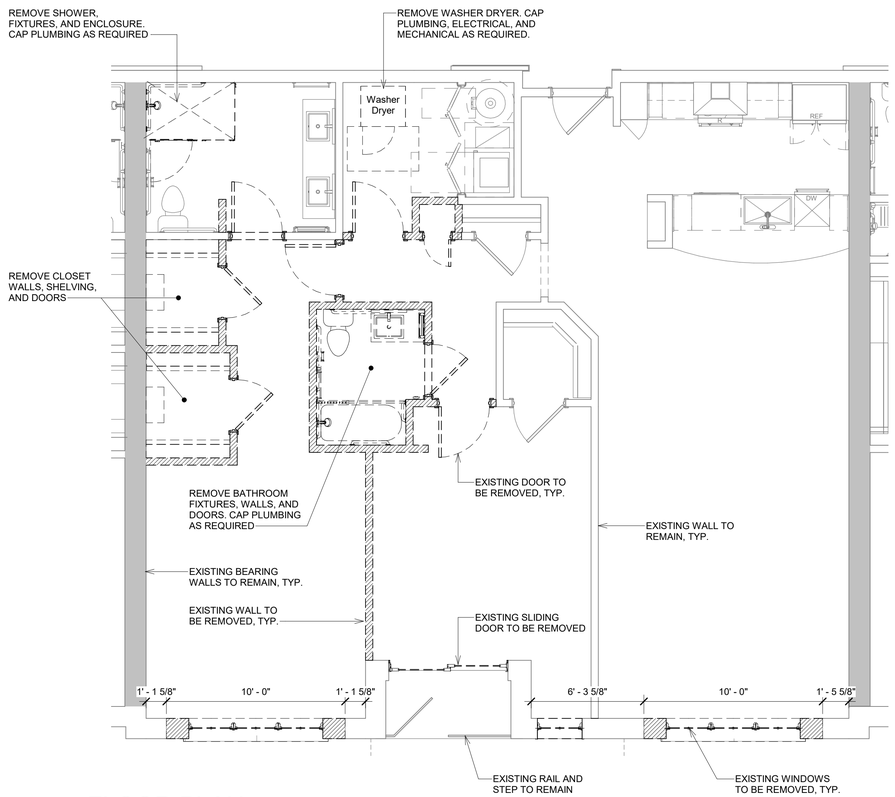
VERIFY IN FIELD EXISTING WINDOW SIZES AND MATCH ADJACENT.

DOOR SCHEDULE

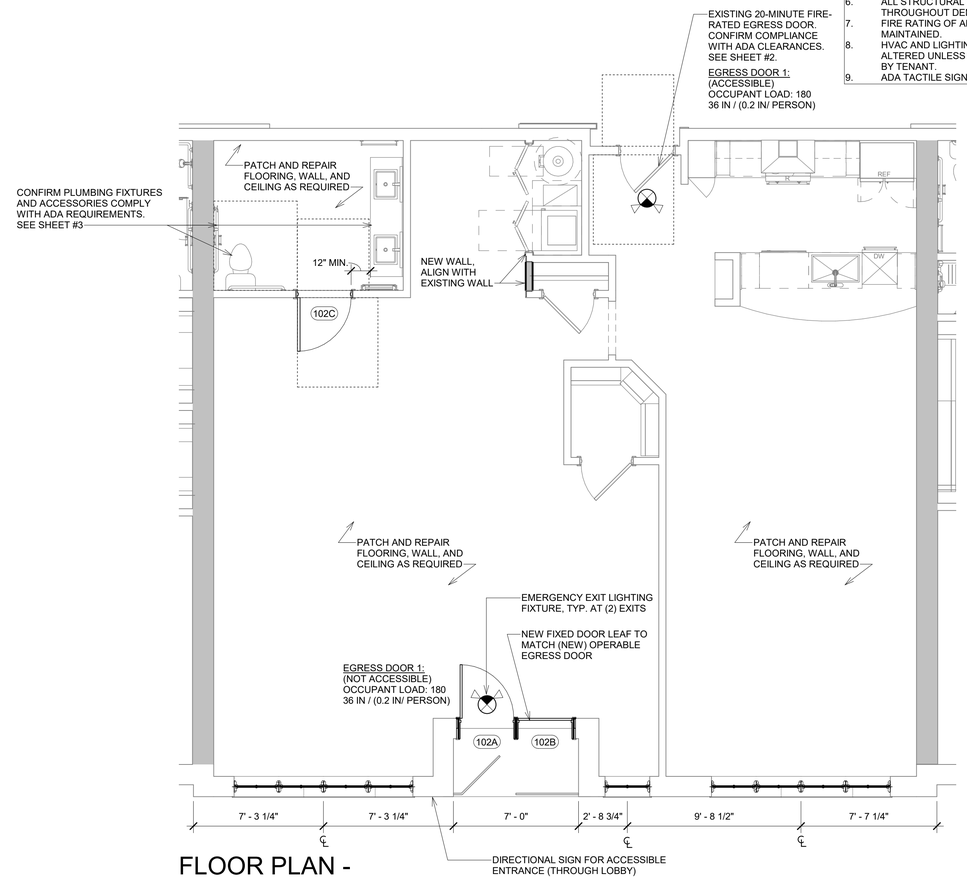
TYPE	Width	Height	Thickness	DOOR FINISH	DOOR MATERIAL	FRAME FINISH	FRAME MATERIAL	GLASS TYPE
102A	3' - 0"	8' - 0"	1 3/8"	STN-X	SCWD/GL	STN-X	PH/WT	GL-2
102B	3' - 0"	8' - 0"	1 3/8"	STN-X	SCWD/GL	STN-X	PH/WT	GL-2
102C	3' - 0"	8' - 0"	1 3/4"	STN-X	SCWD	STN-X	PH/WT	-

ABBREVIATIONS:
GL-2 - SAFETY GLASS
SCWD - SOLID CORE WOOD DOOR
STN - STAIN W CLEAR COAT
PH - PREHUNG SPLIT JAMB
WT - WOOD TRIM (CASING)

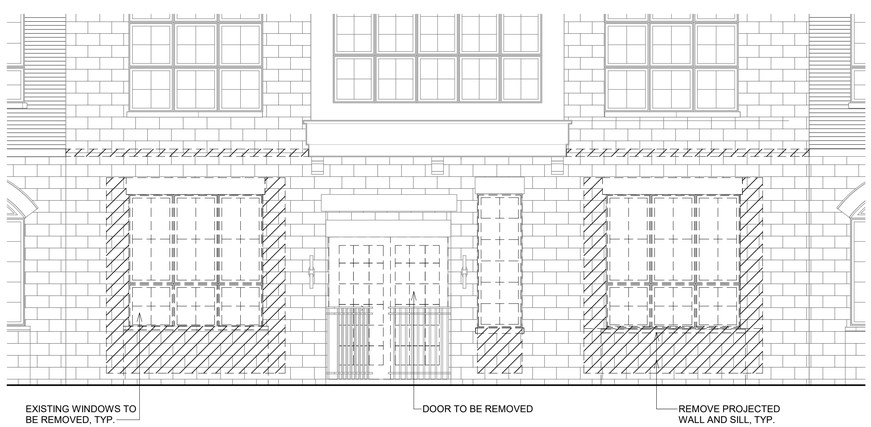
GENERAL NOTES:
1. SEE SHEETS #2 & 3 FOR ACCESSIBLE DETAILS.
2. G.C. IS RESPONSIBLE FOR CLEANING OF JOB-SITE AND REMOVAL OF DEBRIS AND DUST.
3. PATCH AND REPAIR ALL FINISHES AFTER DEMOLITION TO MATCH EXISTING AND ADJACENT FINISHES.
4. G.C. MAY REUSE REUSE ITEMS THAT ARE BEING REMOVED, INCLUDING BUT NOT LIMITED TO FINISHES, DOORS, AND WINDOWS.
5. REMOVE ONLY NON-BEARING CONSTRUCTION AND PARTITIONS. G.C. TO VERIFY NO STRUCTURAL COMPONENTS ARE DESIGNATED FOR REMOVAL OF ANY CONSTRUCTION IN QUESTION OR DEVIATING FROM THE DESIGN INTENT.
6. ALL STRUCTURAL SYSTEMS SHALL BE MAINTAINED THROUGHOUT DEMOLITION AND CONSTRUCTION.
7. FIRE RATING OF ALL IMPACTED WALLS SHALL BE MAINTAINED.
8. HVAC AND LIGHTING SHALL BE MAINTAINED AND NOT ALTERED UNLESS NOTED OTHERWISE. TO BE ADJUSTED BY TENANT.
9. ADA TACTILE SIGNAGE BY OWNER/TENANT AS REQUIRED.



1 A206 FLOOR PLAN - DEMOLITION
1/4" = 1'-0"



2 A206 FLOOR PLAN - CONSTRUCTION
1/4" = 1'-0"



3 EXTERIOR ELEVATION - DEMOLITION
1/4" = 1'-0"

4 EXTERIOR ELEVATION - CONSTRUCTION
1/4" = 1'-0"

NOTE TO BUILDING OFFICIAL:
THIS DRAWING IS NOT VALID UNLESS THE SIGNATURE AND SEAL ARE IN BLUE INK.

3/13/2024 9:47:06 AM

Alexander V. Boggaerts + Associates, P.C. ▪ Architecture ▪ Planning ▪ Interior Design
2445 Franklin Road
Bloomfield Hills, MI 48302
248 ▪ 334 ▪ 5000

SHEET TITLE: UNIT 102 COMMERCIAL RETROFIT

CLIENT/ PROJECT: Beztak Companies
All Seasons of Birmingham Ph2
Birmingham MI

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ALEXANDER V. BOGAERTS + ASSOC.

☐ PRELIMINARY 01-18-2021
☐ BIDS 08-27-2021
☐ PERMITS 03-29-2021
☐ CONSTRUCTION 08-27-2021

REVISIONS
COMMERCIAL CONVERSION 03-08-24

DRAWN BY: MM
FILE NAME: BIM 360:///All Seasons Birmingham/All Seasons.rvt
CHECKED BY: LC/MA
JOB NUMBER: 1975
DATE: 03/08/24
SHEET NUMBER: 1

MEMORANDUM

Planning Division

DATE: March 27, 2024

TO: Planning Board Members

FROM: Nicholas Dupuis, Planning Director

SUBJECT: Project Updates & Information

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

Site Plan & Design Reviews

- 2159 E. Lincoln – Lincoln Yard – Temporary Certificate of Occupancy has been issued
- 34965 Woodward – Peabody Redevelopment – Permitting, numerous extensions requested & granted
- 35001 Woodward – Land lease executed by City Commission/Design development, site plan extension granted on October 11, 2023
- 707 S. Worth – Under construction
- 36877 Woodward – Gasow Veterinary Hospital – Under construction
- 243 Merrill – La Strada – Permitting/Construction
- 320 Martin – Birmingham Post Office – Design Development
- 185 N. Old Woodward – Bell Bistro – Permitting
- 460 N. Old Woodward – Wilders – Under construction
- 295 Elm St. – Forest Townhomes – Building permits under review
- 34350 Woodward – Fred Lavery Porsche – Design Development
- 479 S. Old Woodward – Birmingham Tower – Under construction
- 245 S. Eton – Big Rock – Under construction, public hearing for addition set for April 15, 2024.
- 33866 Woodward – Polestar – Permitting/Design development

Ordinance Amendments/Master Planning

- **-**

Non-Planning Board Projects

- 185 Oakland – Belfor – Façade renovations, design development
- 33680 Woodward – Petrucci Studio – Under construction
- 163 W. Maple – Seven Daughters – Under construction
- 138 W. Maple – Blakeslee Building – Façade renovations, permitting
- 172 N. Old Woodward – National Bank Building – Façade renovations, design development
- 151 N. Eton – Façade and screening improvements, permitting

- Historic Preservation Master Plan – In progress.

Sustainability & Climate Action Plan/Greenhouse Gas Emissions Inventory

- Next meeting – April 29, 2024
- Greenhouse Gas Emissions inventory – In progress
- Sustainability and Climate Action Plan – In progress

PZE Process Detail - DRB+HDC+PB

03/18/2024

ADMIN APPROVAL - PB

App Date	Case #	Scope of Work	Property Address	Status
03/15/2024	PAA24-0015	Change patio railing to planters w/ boxwoods on sides and seasonal flowers in the middle.	501 S ETON ST # 505	IN PROGRESS

Total Processes For Type: 1

AGENDA
REGULAR MEETING OF THE BIRMINGHAM PLANNING BOARD
WEDNESDAY MAY 8, 2024 – 7:30 PM
151 MARTIN ST., CITY COMMISSION ROOM 205, BIRMINGHAM MI*

A. Roll Call
B. Review and Approval of the Minutes of the Regular Meeting of **March 27, 2024**
C. Chairpersons' Comments
D. Review of the Agenda
E. Meeting Open to the Public for Items Not on the Printed Agenda
F. Unfinished Business
G. Rezoning Applications
H. Special Land Use Permits
I. Community Impact Studies
J. Site Plan & Design Reviews
K. Study Session
1. **Mixed-Use Requirements – Study Session**
2. **The Birmingham Plan 2040 – Prioritization of Key Actions**

L. Miscellaneous Business and Communications:
1. Pre-Application Discussions
2. Communications
   i. **Project Updates**
3. Administrative Approval Correspondence
   i. **March 22, 2024 – May 3, 2024**
4. Draft Agenda – **May 22, 2024**
5. Action List – **2024**
6. Other Business

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

N. Adjournment

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*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 dia antes de la reunión para solicitar ayuda a la movilidad, visual, auditiva, o de otras asistencias. (Title VI of the Civil Rights Act of 1964).

DRAFT

AGENDA

REGULAR MEETING OF THE BIRMINGHAM PLANNING BOARD

WEDNESDAY MAY 22, 2024 – 7:30 PM

151 MARTIN ST., CITY COMMISSION ROOM 205, BIRMINGHAM MI*

A. Roll Call

B. Review and Approval of the Minutes of the Regular Meeting of **May 8, 2024**

C. Chairpersons' Comments

D. Review of the Agenda

E. Meeting Open to the Public for Items Not on the Printed Agenda

F. Unfinished Business

G. Rezoning Applications

H. Community Impact Studies

I. Special Land Use Permits

J. Site Plan & Design Reviews

K. Study Session

1. **Mixed-Use Requirements – Study Session**
2. **The Birmingham Plan 2040 – Prioritization of Key Actions**

L. Miscellaneous Business and Communications:

1. Pre-Application Discussions
2. Communications
   i. **Project Updates**
3. Administrative Approval Correspondence
   i. **May 3, 2024 – May 17. 2024**
4. Draft Agenda – **June 26, 2024**
5. Action List – **2024**
6. Other Business

M. Planning Division Action Items

1. Staff Report on Previous Requests
2. Additional Items from Tonight's Meeting

N. Adjournment

---

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DRAFT

Updated 3/20/2024

Planning Board Action List – 2024

Topic	General Goals	City Commission Directive?	2040 Plan	Quarter	Status	
					In Progress	Complete
Comprehensive Zoning Ordinance Update	Update the Zoning Ordinance based on recommendations of the 2040 Plan.	☐	☒	Ongoing	☐	☐
Mixed Use Requirements	Consider changing the requirements for mixed use in the Triangle District.	☐	☐	1st (January-March)	☒	☐
"Encourage renovations to expand existing houses rather than the construction of new houses."	Support neighborhoods.	☐	☒	2nd (April-June)	☐	☐
"Create a Woodward Safety and Beautification Plan."	Begin to bridge the Woodward divide.	☐	☒	3rd (July-September)	☐	☐
Ordinance Enforcement	Maintain a vibrant community.	☐	☐	4th (October-December)	☐	☐

DRAFT