BIRMINGHAM
A WALKABLE CITY

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.** Community Impact Studies
- **I.** Special Land Use Permits
- **J.** Site Plan & Design Reviews
- **K.** Study Session
    1. **Triangle District 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**
        ii. **June Planning Board Meeting(s)**
    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 248-644-3405 (TDD) 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).

City Of Birmingham
Regular Meeting Of The Planning Board
March 27, 2024
City Commission Room
151 Martin Street, Birmingham, Michigan

Minutes of the regular meeting of the City of Birmingham Planning Board held on March 27, 2024. The meeting was convened at 7:30 p.m.

A. Roll Call

Present: Vice Chair Bryan Williams; Board Members Stuart Jeffares, Daniel Share, Janelle Whipple-Boyce; Alternate Board Member Nasseem Ramin

Absent: Chair Scott Clein; Board Members Robin Boyle, Bert Koseck; Alternate Board Member Jason Emerine

Staff: Planning Director Dupuis; Planning Department Intern Aldred (left at 8:41 p.m.), City Transcriptionist Eichenhorn

B. Approval Of The Minutes Of The Regular Planning Board Meeting of March 13, 2024

03-12-24

Motion by Mr. Share
Seconded by Mr. Jeffares to approve the minutes of the Regular Planning Board meeting of March 13, 2024.

Motion carried, 5-0.

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

C. Chair's Comments

The Vice-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. **33816 Woodward – Auto Europe – Request for Final Site Plan & Design Review for new addition to existing building**

DRAFT

PDI Aldred presented the item. Staff answered informational questions from the Board.

Roger Young, architect, and Tom Schick, Owner of Auto Europe, spoke on behalf of the project.

Board members' comments were as follows:

- Given the distance between the east facade and the closest residential neighbor, it would be unlikely that light from the east facade would impact said neighbor.
- It might be appropriate for the second floor east facade to be either enclosed or to demonstrate that the light intensity at the boundary would not exceed the requirement.
- Tinted glass could also be used to reduce the light emittance of the east facade if necessary or desired.
- The plans that were submitted to show just the proposed signs should be labeled as such.
- Some landscaping or trees should be added to the hatched out areas near the alley.
- Improvements to the existing landscaping should occur.
- The design was aesthetically pleasing.

03-12-24

Motion by Mr. Share
Seconded by Ms. Whipple-Boyce 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 in accordance with the City's requirements;

2. The applicant must submit specification sheets for the rooftop units upon selecting the units;

3. The applicant must submit revised site plans demonstrating that the number of required parking spaces are met, or 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. The Board finds appropriate the applicant's suggestion that two parking spaces be supplied through spaces on the Woodward frontage;

4. That the applicant re-landscape the area at the south end of the parking lot, and if landscaping the two crosshatched areas along the alley, do not trigger a re-engineering of the stormwater system. That those be landscaped both in accordance with approval from the Planning Department;

5. That the applicant satisfy the Planning Department that the light emittance from the east and north sides of the second story addition will not present a threat of violating the light ordinance at the parking lot line;

6. The applicant submit detailed sign specifications for the new sign to ensure adherence to the sign ordinance; and,

7. The applicant must comply with the requests of all City Departments.

Motion carried, 5-0.

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

DRAFT

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' comments were as follows:

- Further changes should be redlined.
- It would be helpful to know if the Commission would have interest in discussing the south Woodward gateway between Lincoln and 14 Mile and the role of the Planning Board in public projects at the joint City Commission-Planning Board meeting.
- PD Dupuis has done an exceptional job organizing this item.

L. Miscellaneous Business and Communications

1. **Pre-Application Discussions**
   i. **219 Elm St. – All Seasons 2**

PD Dupuis introduced the proposal. Samuel Beznos, owner, and Mark Abanatha, architect, spoke on behalf of the proposal.

There was Board consensus that the proposal represented an aesthetic improvement and that it would be useful at future reviews to have as much detail about the proposed commercial use as possible.

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

M. Planning Division Action Items

a. Staff Report on Previous Requests
b. Additional Items from tonight's meeting

N. Adjournment

No further business being evident, the meeting was adjourned at 9:17 p.m.

Nick Dupuis, Planning Director

Laura Eichenhorn, City Transcriptionist

DRAFT

BIRMINGHAM
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MEMORANDUM

Planning Division

DATE: May 8, 2024

TO: Planning Board Members

FROM: Nicholas Dupuis, Planning Director

SUBJECT: Triangle District Mixed Use Requirements

As development applications have increased in the Triangle District of Birmingham, the Planning Board has expressed concerns over the proportions of mixed use buildings, specifically as it relates to the opportunity for bonus stories.

In the Triangle District, buildings or portions of buildings that are 100 feet or more from a single-family residential zoning district may have additional building where 2 or more of the following are provided as part of the development:

1. A multi-level parking structure that offers parking available to the public at the rate of one parking space available to the public for every 300 square feet of building floor area allowed in the additional stories. Where additional building height is proposed without additional stories, then the parking shall be based upon the building floor area in the top floor. The applicant may provide payment-in-lieu to the City for construction of parking in a public parking deck at an offsite location. Parking rates will be calculated as follows:
    a. The rate of $27,500 per space to match the current cost per above-ground structured parking space in 2018.
    b. Starting July 1st, 2019, the rate of payment per parking space shall be increased by 3 percent each year.
2. Dedication of an improved public plaza with an area that is at least equal to 25% of the additional floor area of building area allowed in the additional stories. Where additional building height is proposed without additional stories, then public plaza space shall be based upon 25% of the building floor area on the top floor. The location and design of the plaza shall be approved by the Planning Board and shall be in accordance with the Triangle District Urban Design Plan.
3. **A mixed use building that provides residential dwelling units above first-floor commercial where a mini- mum of 50% of the buildings floor area is residential.**
4. Leadership in Energy and Environmental Design (LEED) building design, accredited based upon the rating system of the United States Green Building Council.

5. Transfer of development rights for additional floor area that zoning would permit on a site containing an historic building or resource designated under Section 127 of the Birmingham Code. The development rights shall be dedicated through recording a conservation easement on the designated historic resource, which shall be reviewed and approved by the Historic District Commission.

Using figures from recent development proposals, the percentage of commercial area provided has been less than 5 percent of total gross floor area, and in one case less than 2 percent. While the requirement noted above contains a clear percentage threshold for residential floor area, it does not address the commercial floor area.

Study Session #1
On August 9, 2023 (Agenda – Minutes), the Planning Division provided draft ordinance amendments for discussion at the Planning Board level. The amendment added a percentage required for commercial uses alongside the minimum residential percentage. During the discussion, it was determined that adding a simple broad percentage may not address the issue fully in that the it would not meet what the Planning Board felt was the intent of the Triangle District Urban Design Plan. The Planning Board directed the Planning Division to explore percentage requirements for the first floor excluding parking, frontage lines, and the type of commercial uses that the City would prefer to see in these spaces.

Study Session #2
On September 13, 2023 (Agenda – Minutes), the Planning Division revised the proposed ordinance language to better capture the intent of the changes requested in terms of activation, and provided more clarity on where/what the commercial space would be, and what size the commercial space should be. The Planning Board revisited the LEED incentive and expressed some desire to improve that condition while we have the ordinance language open.

Study Session #3
On October 11, 2023 (Agenda – Minutes), the Planning Board reviewed revisions that made an attempt to define what activation means in the spirit of the Triangle District Urban Design Plan, and what we should be looking for on the ground floors of buildings in the Triangle District. The Planning Division also provided data on the composition of the first floors of the recent developments in the Triangle District for consideration. During the discussion, the Planning Board requested revisions to try to promote activity rather than focus on specific uses or percentages, especially along the streets of Adams, Haynes, Bowers, Woodward and Maple. In addition, the LEED provision were further discussed in terms of usefulness and enforceability. Ultimately, the Planning Division asked for another opportunity to further analyze the LEED condition as it relates to the concerns expressed by the Planning Board.

Study Session #4
On November 8, 2024 (Agenda – Minutes) the Planning Division presented researched LEED certification further including feedback from several LEED professionals to better understand the different challenges that relate to this specific ordinance requirement. The concerns were summarized into two main categories: *certification level* and *enforceability*.

> Certification Level: It has been stated several times that the base-level LEED certification ("LEED Certified") is too similar to current codes to warrant the issuance of up to two additional bonus stories for developments in the Triangle District. Even the second level

of certification, LEED Silver, may not provide enough of a public benefit to earn the same two "bonus" levels. However, LEED certifications of Gold and/or Platinum do seem to pull away from the base-level codes and provide a development with a greater opportunity to reduce a buildings energy sage and enhance the natural environment. This is directly correlated to the Triangle District Urban Design Plan and its goal to encourage sustainable development. The Planning Division does understand that there is a significant cost to LEED certification in both time and capital, but was reassured by LEED professionals that the benefits, both to the developer and the City, could be worth the investment with the two bonus stories. As noted in the previous study session, the various LEED certification levels are based on points accumulated from the LEED Checklist for Building Design and Construction.

Enforceability: The Planning Division acknowledges the uniqueness of LEED certification as it relates to the other requirements in that a developer cannot achieve certification until the building has been constructed. The Planning Division also has learned and acknowledges that LEED certification may not come immediately, and that it could take 1-2 months post-construction in a best-case scenario to finish the requirements for certification to be able to submit to the City. That being said, there may be mechanisms for the Planning Division and Planning Board to ensure that LEED certification is being pursued, and that certification has been granted.

The solution to ensuring LEED certification could come in 3 phases. First, the applicant would outline their plans for certification to the Planning Board at Community Impact Study and Preliminary Site Plan Review. Once accepted/passed, the conditions for bonus stories chosen by the applicant would be included in the conditions of approval. When the applicant applies for building permits, the permits would only be issued by the Planning Division with a signed affidavit from the applicant expressing their understanding of the requirements and the expectations of the Planning Board. Finally, the City could withhold a full certificate of occupancy (issuing a temporary certificate of occupancy) until the applicant furnished a full certificate of completion.

Study Session #5

At this time, the Planning Department requests a "reset" on the subject to better understand the goals of the Planning Board and the direction in which they would like to go. The following questions will help guide the conversation into the future and provide the Planning Department with a general direction on what direction to go with revised ordinance language proposals. In addition, the attached language provides minor changes to the previous language for conversation purposes based on the questions.

1. Does the Planning Board wish to remove the LEED incentive for bonus stories? If so, does the Planning Board want to make LEED certification standard or required for all new buildings in the Triangle District instead? Remove altogether?
2. In regards to mixed-use requirements, would the Planning Board entertain a simple percentage requirement for commercial use on first floor habitable space?
3. Considering the 2040 Plan and other relevant current positions, should other incentives be revised to reflect current realities (transfer of development rights, parking payment, public plaza)?

CITY OF BIRMINGHAM

ORDINANCE NO. _____

THE CITY OF BIRMINGHAM ORDAINS:

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF BIRMINGHAM:

TO AMEND ARTICLE 3, SECTION 3.08, HEIGHT AND PLACEMENT REQUIREMENTS, TO ADD COMMERCIAL FLOOR AREA REQUIREMENTS TO BONUS HEIGHT PROVISION.

E. Additional Building Height: Buildings or portions of buildings that are 100 feet or more from a single- family residential zoning district may have the additional building height (in number of stories and/or feet of height) noted in Section 3.08B, Section 3.08C, and Section 3.08D where 2 or more of the following are provided as part of the development. Additional stories shall be stepped back at a 45-degree angle from the top story allowed by right without the height bonus.

    1. A multi-level parking structure that offers parking available to the public at the rate of one parking space available to the public for every 300 square feet of building floor area allowed in the additional stories. Where additional building height is proposed without additional stories, then the parking shall be based upon the building floor area in the top floor. The applicant may provide payment-in-lieu to the City for construction of parking in a public parking deck at an offsite location. Parking rates will be calculated as follows:

        a. The rate of $27,500 per space to match the current cost per above-ground structured parking space in 2018.

        b. Starting July 1st, 2019, the rate of payment per parking space shall be increased by 3 percent each year.

    2. Dedication of an improved public plaza with an area that is at least equal to 25% of the additional floor area of building area allowed in the additional stories. Where additional building height is proposed without additional stories, then public plaza space shall be based upon 25% of the building floor area on the top floor. The location and design of the plaza shall be approved by the Planning Board and shall be in accordance with the Triangle District Urban Design Plan.

    3. A mixed use building that provides residential dwelling units above first-floor commercial where a minimum of 50% of the buildings first floor area is residential~~.~~ **and a minimum of 50% of the buildings first floor habitable area is commercial.**

4. Leadership in Energy and Environmental Design (LEED) building design, accredited based upon the rating system of the United States Green Building Council**, at a level of Gold or higher. To ensure that LEED certification is achieved, the applicant must provide the following:**

    a. **A draft LEED checklist for review by the Planning Board at Community Impact Study and Preliminary Site Plan Review;**

    b. **At the Building Permit phase, an updated checklist and signed affidavit demonstrating an understanding of the requirement as it relates to additional building height and the issuance of a full Certificate of Occupancy;**

    c. **A completed and verified certificate of accreditation before a full Certificate of Occupancy will be granted.**

5. Transfer of development rights for additional floor area that zoning would permit on a site containing an historic building or resource designated under Section 127 of the Birmingham Code. The development rights shall be dedicated through recording a conservation easement on the designated historic resource, which shall be reviewed and approved by the Historic District Commission.

ORDAINED this _____ day of _____, 2024 to become effective 7 days after publication.

_____
Therese Longe, Mayor

_____
Alex Bingham, City Clerk

BIRMINGHAM
A WALKABLE CITY

MEMORANDUM

Planning Division

DATE: May 8, 2024

TO: Planning Board Members

FROM: Nicholas Dupuis, Planning Director

SUBJECT: The Birmingham Plan 2040 – Prioritization of Key Actions

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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), 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) the Planning Division has made the requested changes to the Summary of Key Actions tables, and 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 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. The Planning Board provided general supportive comments requested that the letters be sent to the various/board for feedback before the June 10, 2024 Joint Meeting.

On May 13, 2024, (Agenda – Minutes), the Planning Board discussed the final draft of the table of key actions and requested some final minor modifications as well as different ideas on how to manage the table through the implementation process. General consensus seemed to be had that the Planning Board had satisfied the requests of the City Commission in regards to this next step with the 2040 Plan.

On March 27, 2024, (Agenda), the Planning Board reviewed a draft memo for the joint meeting that is scheduled on June 10, 2024 and provided feedback on the items and some suggestions for content related to both the 2040 Plan, but also other issues.

BIRMINGHAM
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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

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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.
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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.

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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

2. Public Project Review Process

Over the years, the Planning Board has reviewed several public projects at a courtesy level including the recent library expansions and fire station 2. Overall, Planning Board feels as though the role and purview for the review of these projects could be expanded to ensure that public development projects are required to meet the same standards as private development to ensure a harmonious and consistent urban environment.

Questions:

- Does the City Commission desire to require a formal, thorough site plan and design review for public development projects?
- If so, which board/commission should be responsible for the site plan and design review?

3. Woodward Avenue

The Planning Board has observed a heightened attention to the Woodward corridor from projects such as the Brown/Forest intersection and the road diet project that was recently completed in Ferndale. In addition, there are 8 or more recommendations within the 2040 Plan that are related to Woodward which could lead to large, multi-jurisdictional projects.

- How dos the City Commission wish to approach the Woodward Avenue right-of-way and the various ongoing and future proposals?

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	☐	

MEMORANDUM

Planning Division

DATE: May 8, 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 – Approved by City Commission on April 15, 2024
- 33866 Woodward – Polestar – Permitting/Design development
- 370 E. Brown – Permitting
- 33816 Woodward – Auto Europe – 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
- 137 W. Maple – New 4-story addition
- 34500 Woodward – Golling Fiat – Façade renovations, design development
-

- Historic Preservation Master Plan – In progress.

Sustainability & Climate Action Plan/Greenhouse Gas Emissions Inventory

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

PZE Process Detail - DRB+HDC+PB 05/02/2024

ADMIN APPROVAL - PB

App Date	Case #	Scope of Work	Property Address	Status
12/13/2023	PAA23-0107	Site plan change review	300 S OLD WOODWARD AVE	IN PROGRESS
04/09/2024	PAA24-0020	270' of 6' white PVC privacy fence (rear yard) - FENCE MUST BE INSTALLED ON OWN PROPERTY	1040 E MAPLE RD	IN PROGRESS
04/12/2024	PAA24-0023	Install 3' wood fence along side driveway in front, install 6' wood fence along side yard - FENCE MUST BE INSTALLED ON OWN PROPERTY	297 E 14 MILE RD	COMPLETED - APPROVED
04/23/2024	PAA24-0029	1. Replacement of broken existing exterior light fixture above rear entry to building. 2. Replacement of existing rotting window on south elevation; new window to match size and style of existing windows and be painted to match new color scheme. 3. Removal of existing landscaping on front of building.	625 PURDY ST	COMPLETED - APPROVED

Total Processes For Type: 4

BIRMINGHAM
A WALKABLE CITY

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. Special Land Use Permits
1. **219 Elm St. – All Seasons 2 – Request for Special Land Use Permit Amendment for New Commercial Space on First Floor of Independent Senior Living Facility Building**

I. Community Impact Studies
J. Site Plan & Design Reviews
1. **219 Elm St. – All Seasons 2 – Request for Special Land Use Permit Amendment for New Commercial Space on First Floor of Independent Senior Living Facility Building**
2. **245 Townsend – Parkview Townhomes – Request for Preliminary Site Plan Review for New Attached Single Family Development**

K. Study Session
1. **Triangle District 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**
    ii. **June Planning Board Meeting(s)**
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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*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 248-644-3405 (TDD) 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

BIRMINGHAM
A WALKABLE CITY

AGENDA
REGULAR MEETING OF THE BIRMINGHAM PLANNING BOARD
WEDNESDAY JUNE 26, 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 22, 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. **Triangle District Mixed-Use Requirements – Study Session**
    2. **The Birmingham Plan 2040 – Next Steps**
L. Miscellaneous Business and Communications:
    1. Pre-Application Discussions
    2. Communications
        i. **Project Updates**
    3. Administrative Approval Correspondence
        i. **May 17. 2024 – June 21, 2024**
    4. Draft Agenda – **July 10, 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