



AGENDA

SPECIAL MEETING OF THE BIRMINGHAM PLANNING BOARD

WEDNESDAY APRIL 30, 2025 – 5:30 PM

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

- A.** Roll Call
 - B.** Review and Approval of the Minutes
 - 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
 - L.** Miscellaneous Business and Communications:
 - 1. Pre-Application Discussions
 - i. **400 E. Lincoln – Birmingham Senior and Community Center**
 - 2. Communications
 - 3. Administrative Approval Correspondence
 - 4. Draft Agenda
 - 5. Action List
 - 6. Other Business
 - M.** Planning Division Action Items
 - 1. Staff Report on Previous Requests
 - 2. Additional Items from Tonight's Meeting
 - N.** Adjournment
-

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

Link to Access Virtual Meeting: <https://zoom.us/j/111656967>

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

Meeting ID Code: 111656967

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

Persons with disabilities that may require assistance for effective participation in this public meeting should contact the City Clerk's Office at the number (248) 530-1880, or 248-644-3405 (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) 644-3405 (para las personas con incapacidad auditiva) por lo menos un día antes de la reunión para solicitar ayuda a la movilidad, visual, auditiva, o de otras asistencias. (Title VI of the Civil Rights Act of 1964).



MEMORANDUM

Planning Department

DATE: April 30, 2025

TO: Planning Board Members

FROM: Nicholas Dupuis, Planning Director

SUBJECT: 400 E. Lincoln – BCSC – Pre-Application Discussion

A pre-application discussion has been requested to gather feedback on the proposal to redevelop the city-owned property at 400 E. Lincoln for the purposes of creating a new Birmingham Community and Senior Center.

As a part of the development process of the City of Birmingham, the Planning Board affords potential applicants the opportunity for a pre-application discussion to introduce a project and informally discuss proposals before a formal application for site plan review is submitted. To that end, plans have been submitted demonstrating a new 2-story building including floor plans and some exterior design intent drawings for discussion. Included in this package are the design guidelines developed by the Planning Board in December 2024 for use by the Ad Hoc Senior/Recreation Center Committee and the associated architects/designers developing the project plans.

As this is pre-application discussion only, there is no action requested from the Planning Board.



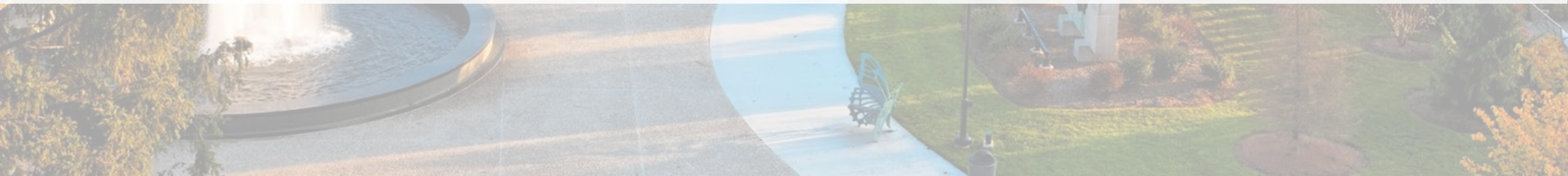
Birmingham Community and Senior Center

Exterior Design Review

04-29-2025



Context + Architectural Visualization Survey Recap



Historical Building Context



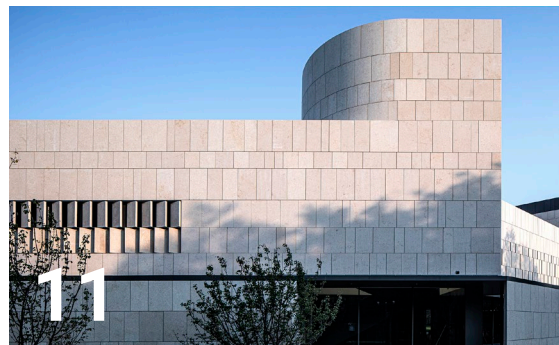
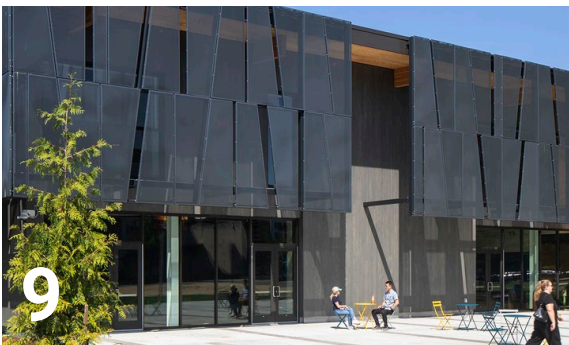
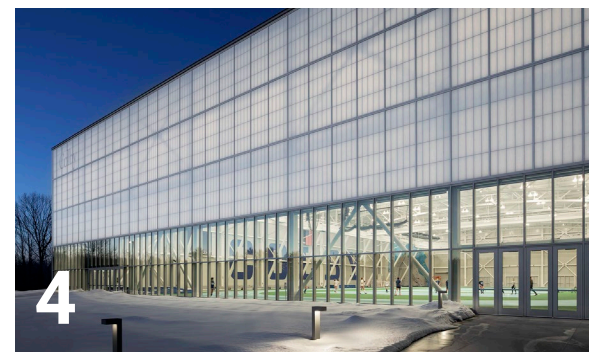
Downtown Birmingham Context



Local Context



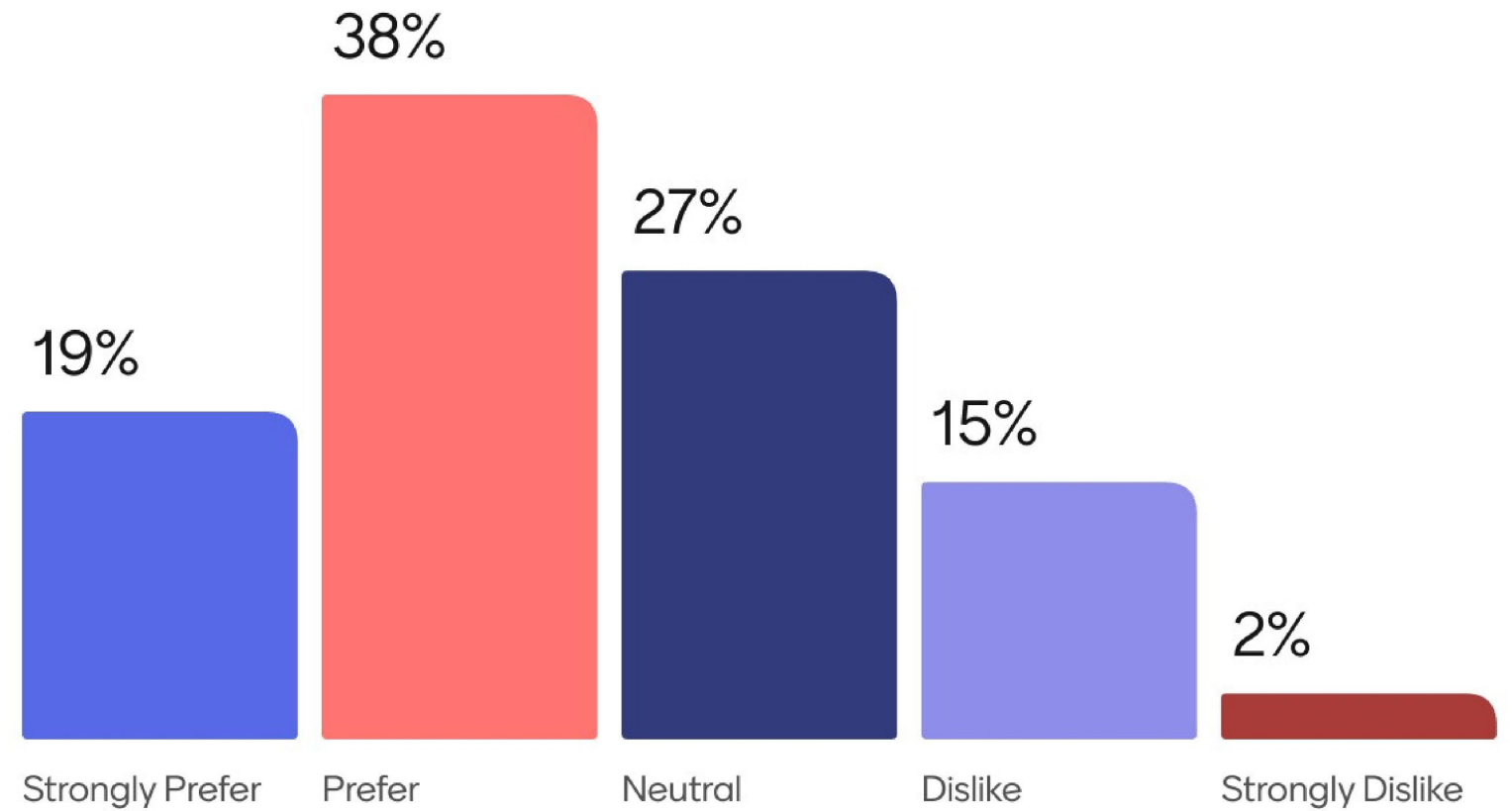
Exterior Materials





1 - Concrete and Steel

1 - Concrete and Steel



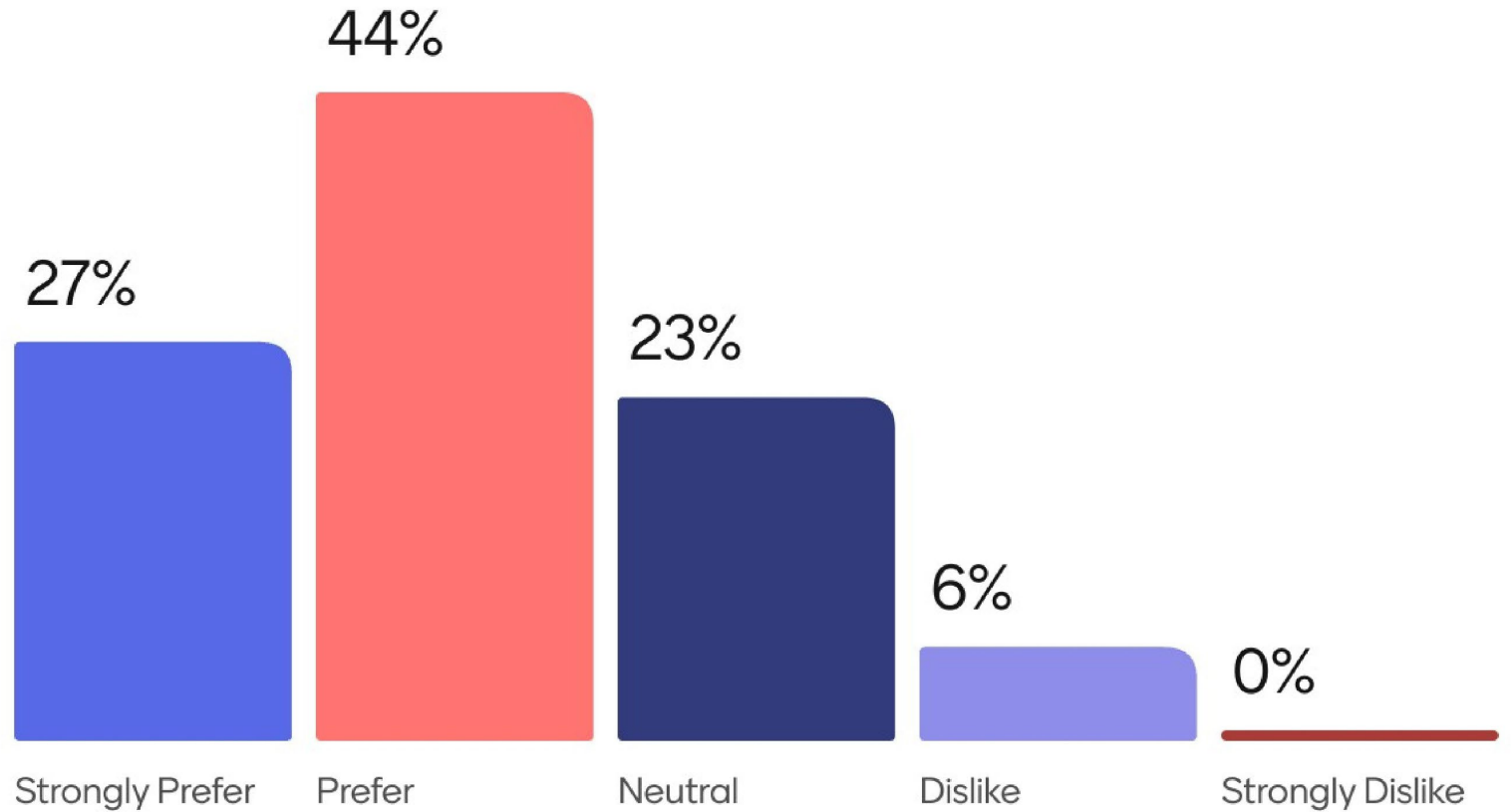


13 - Brick

2015

Preferred Option

13 - Brick



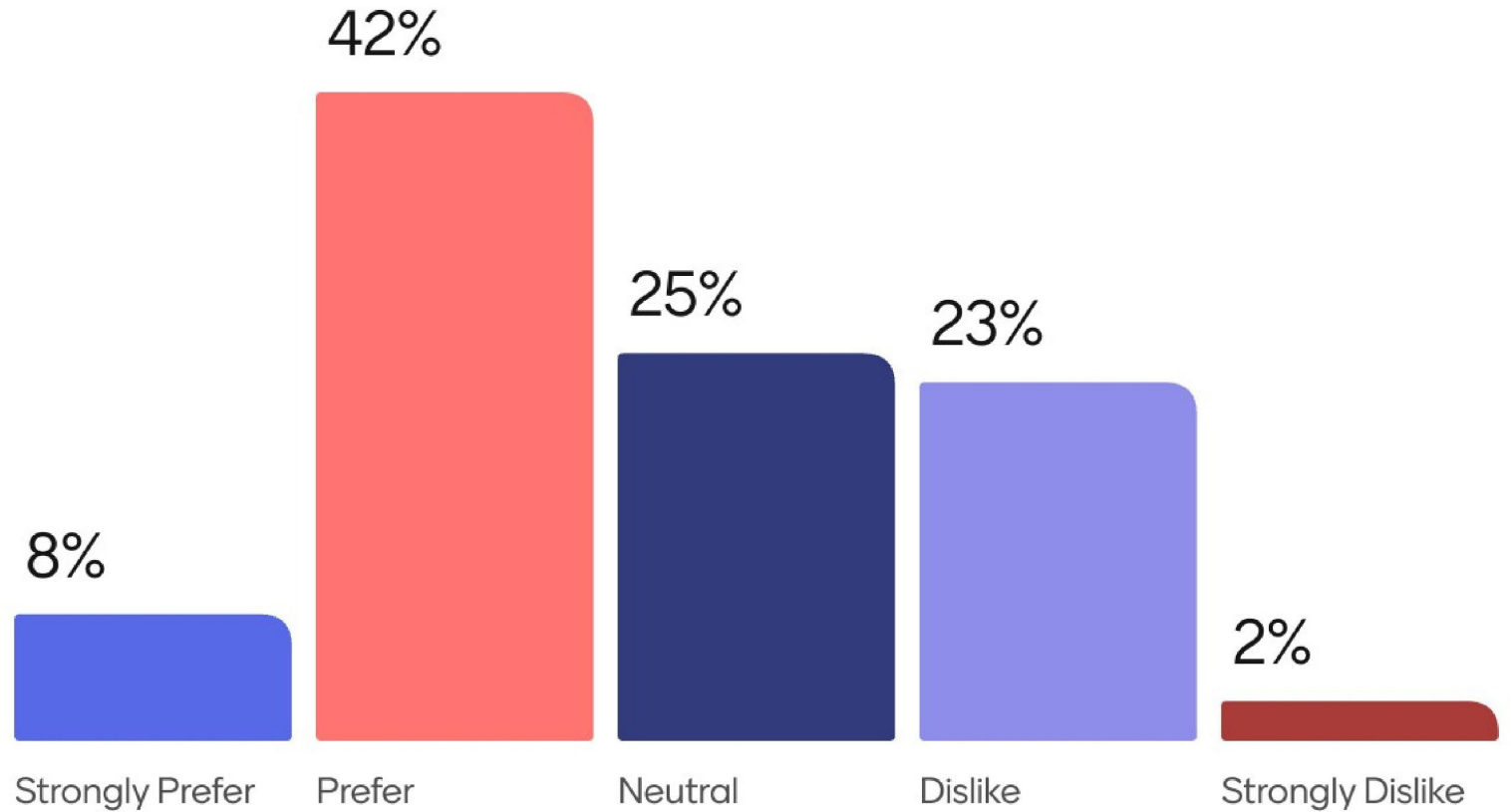
The image shows the exterior of a modern building with a wall of precast concrete panels in various shades of gray and white. The panels are arranged in a grid pattern. To the right of the concrete wall is a section of large glass windows. Two people are walking on a sidewalk in front of the building. A small tree is on the left, and a larger tree is on the right. The sky is blue with some clouds.

**Lester Buresh Family
Community Wellness Center**

15 - Precast Concrete Panels

Preferred Option

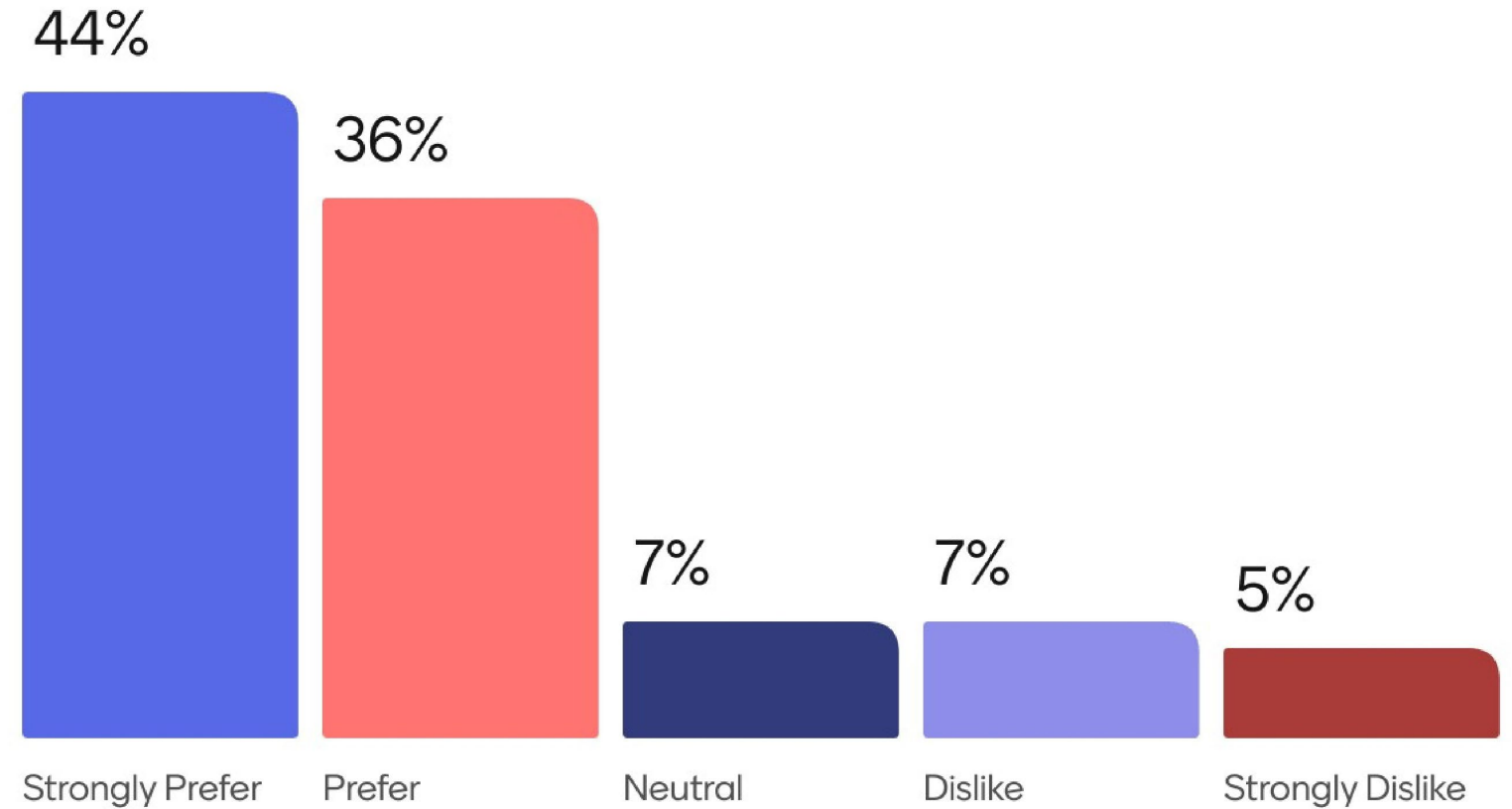
15 - Precast Concrete Panels





16 - Glass Window Wall System

16- Glass Window Wall System



Building Entries

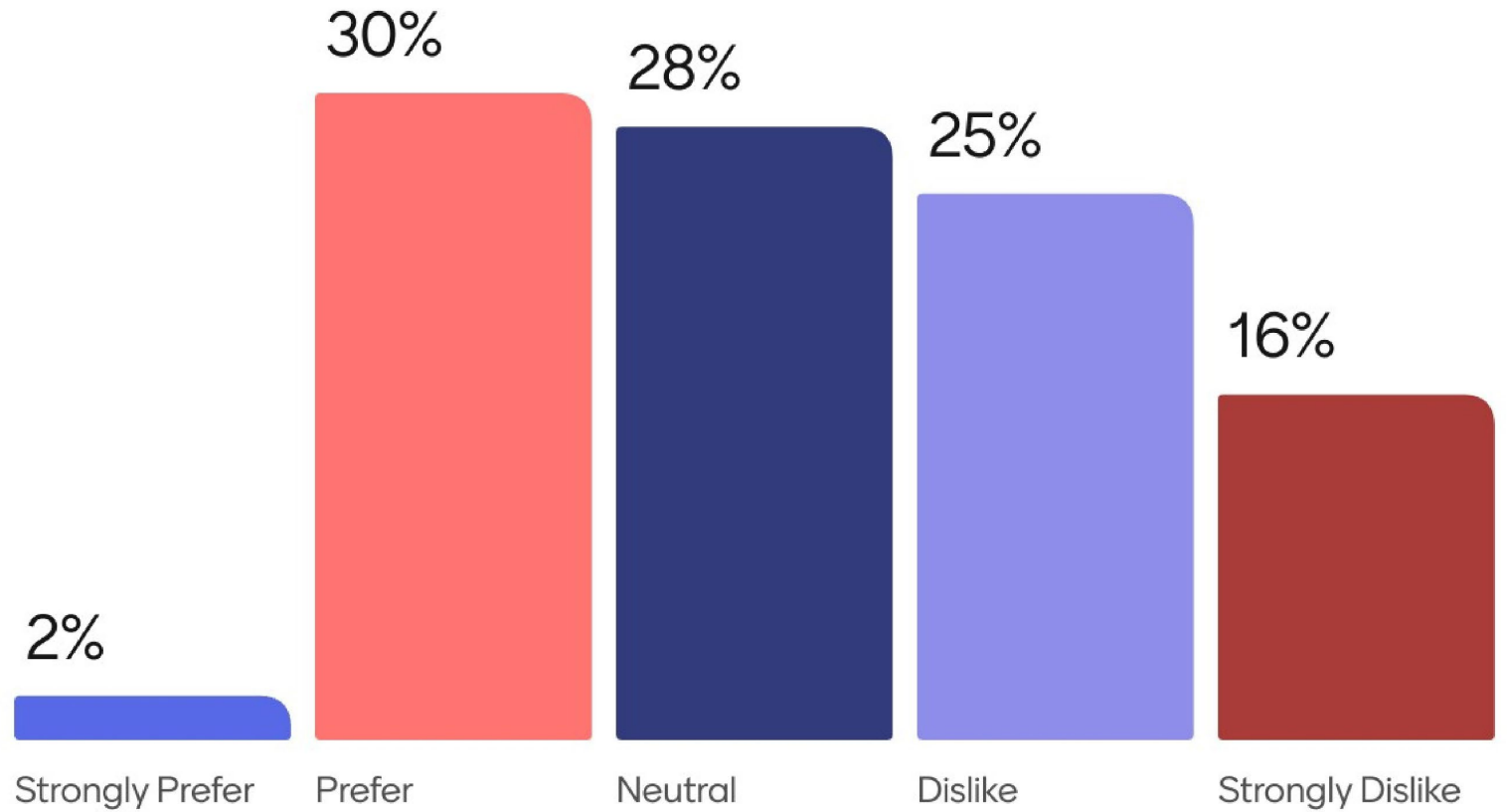




3 - Gable Glass Entry

Preferred Option

3 - Gable Glass Entry

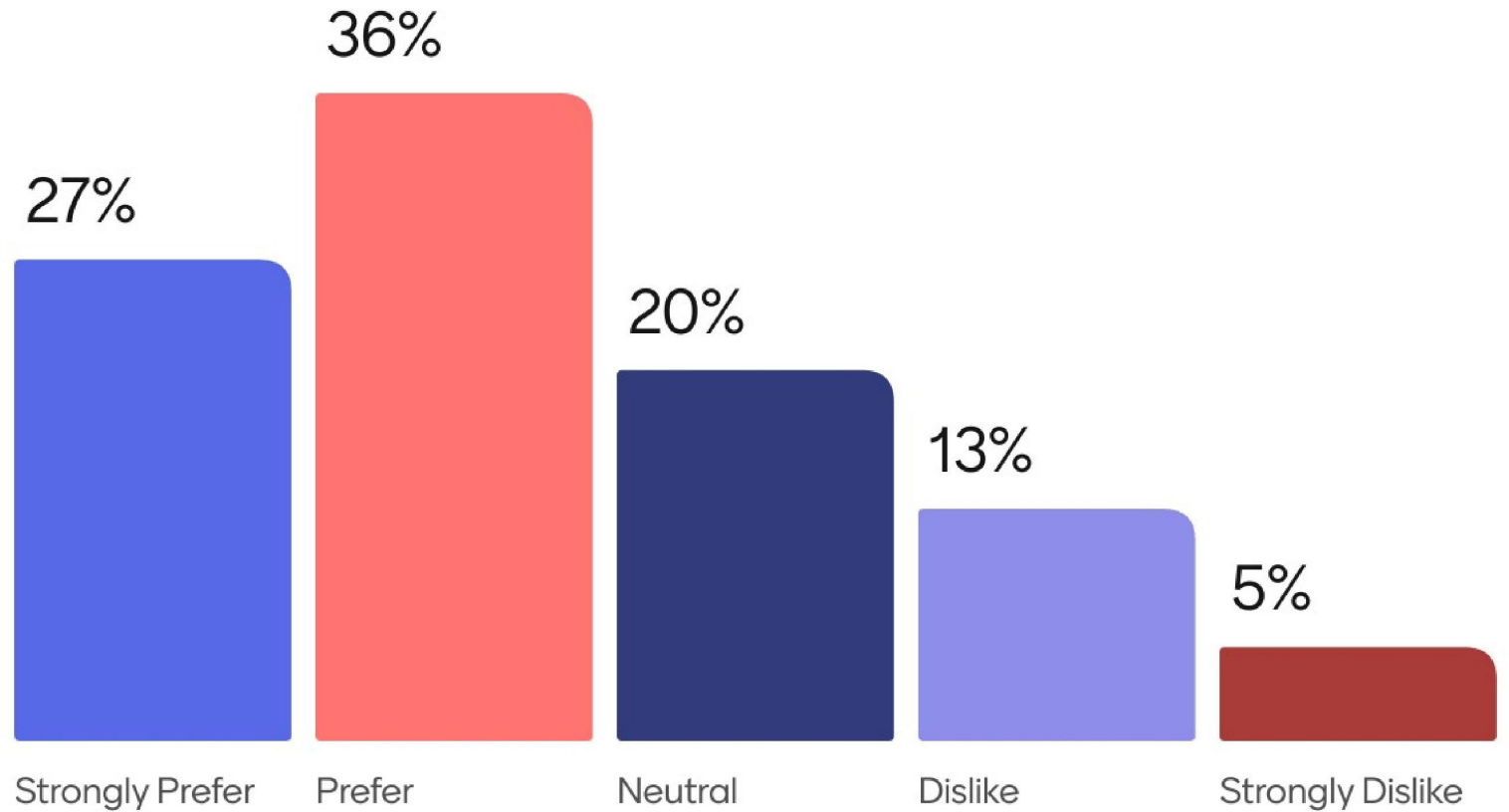




5 - Wood Overhang Entry

Preferred Option

5 - Wood Overhang Entry

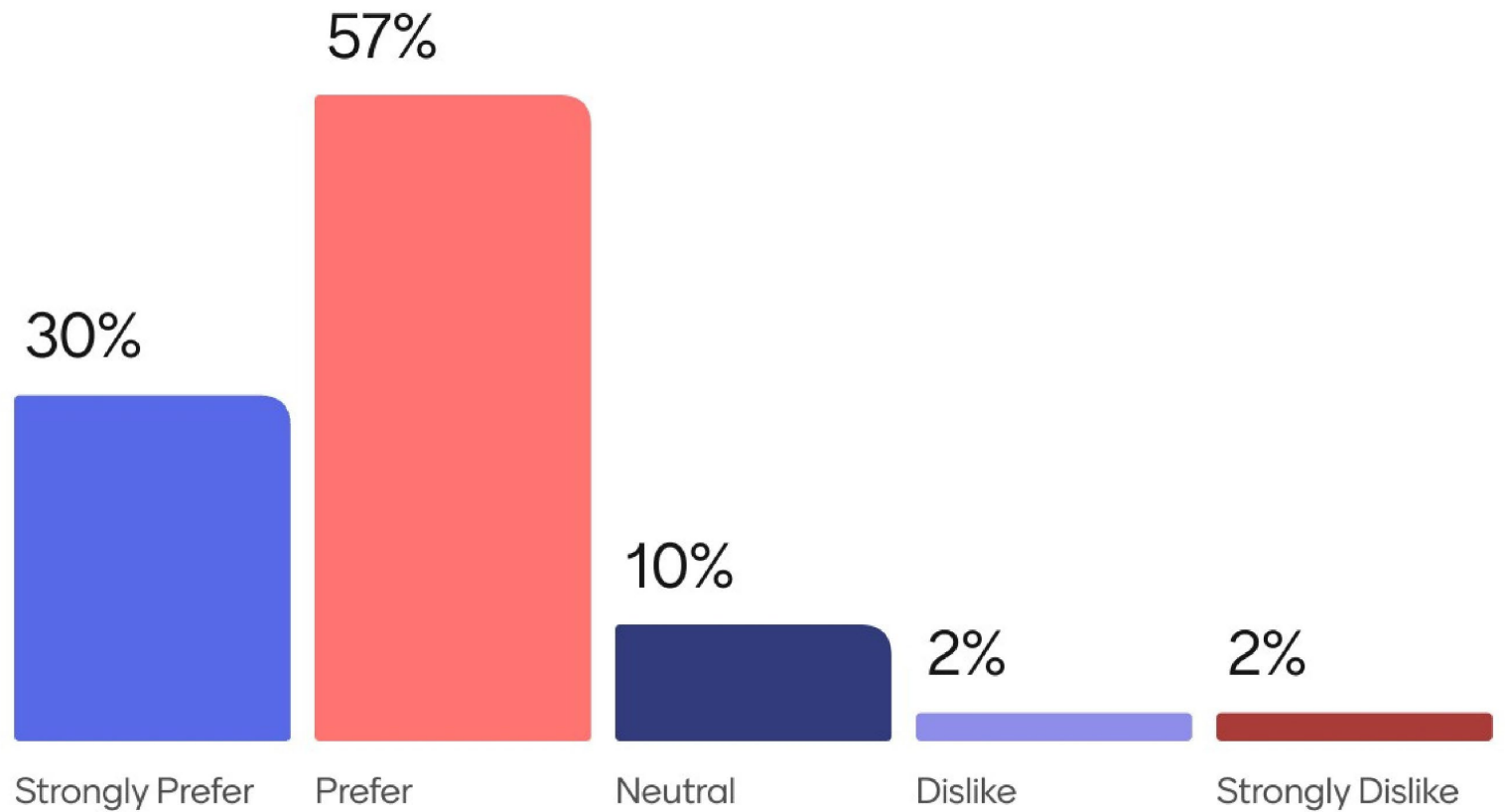




7 - Transparent Entry, Large Overhang

Preferred Option

7 - Transparent Entry, Large Overhang



Exterior Form

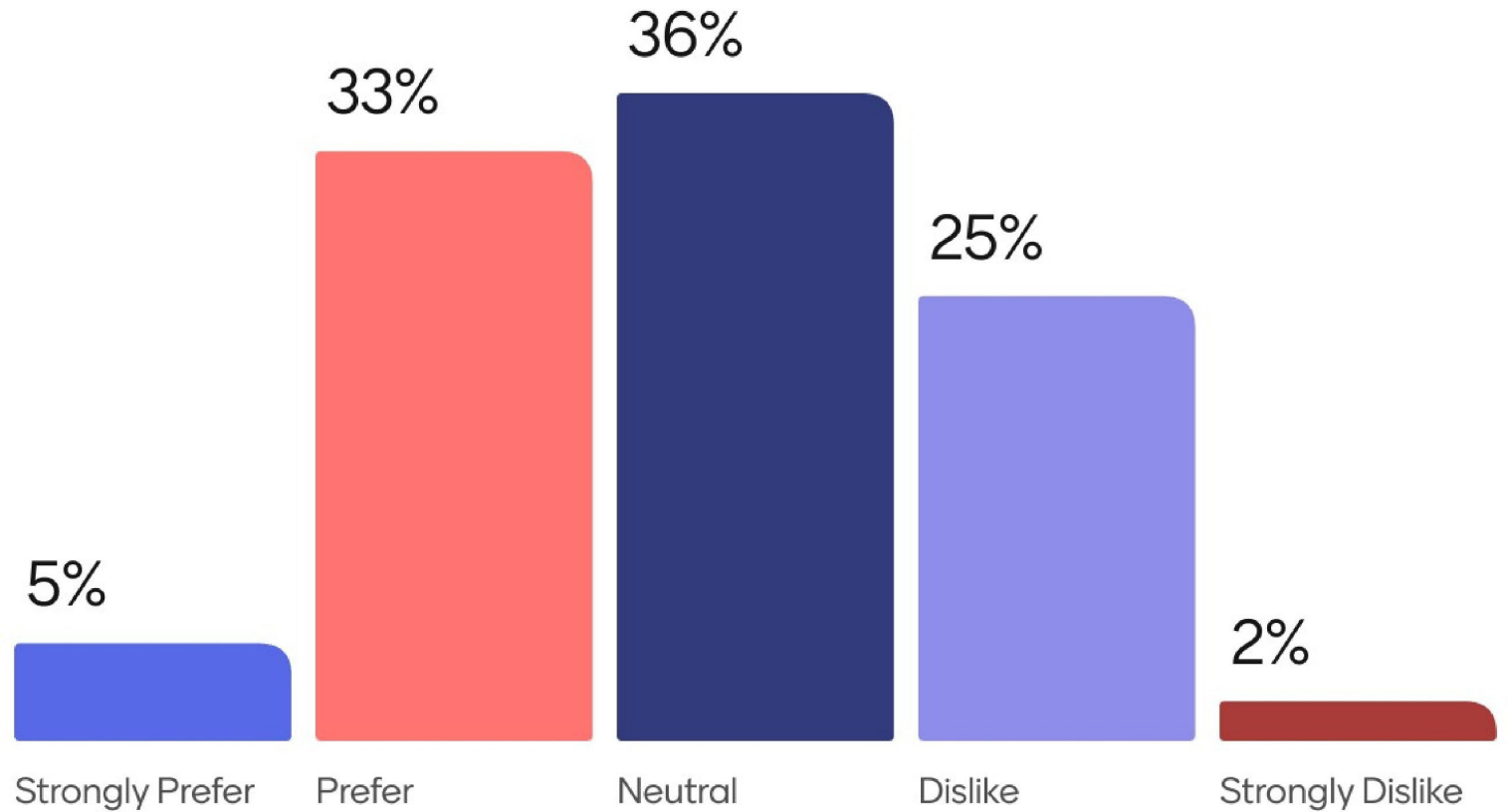




2 - Simple Roof Form

Preferred Option

2 - Simple Roof Form

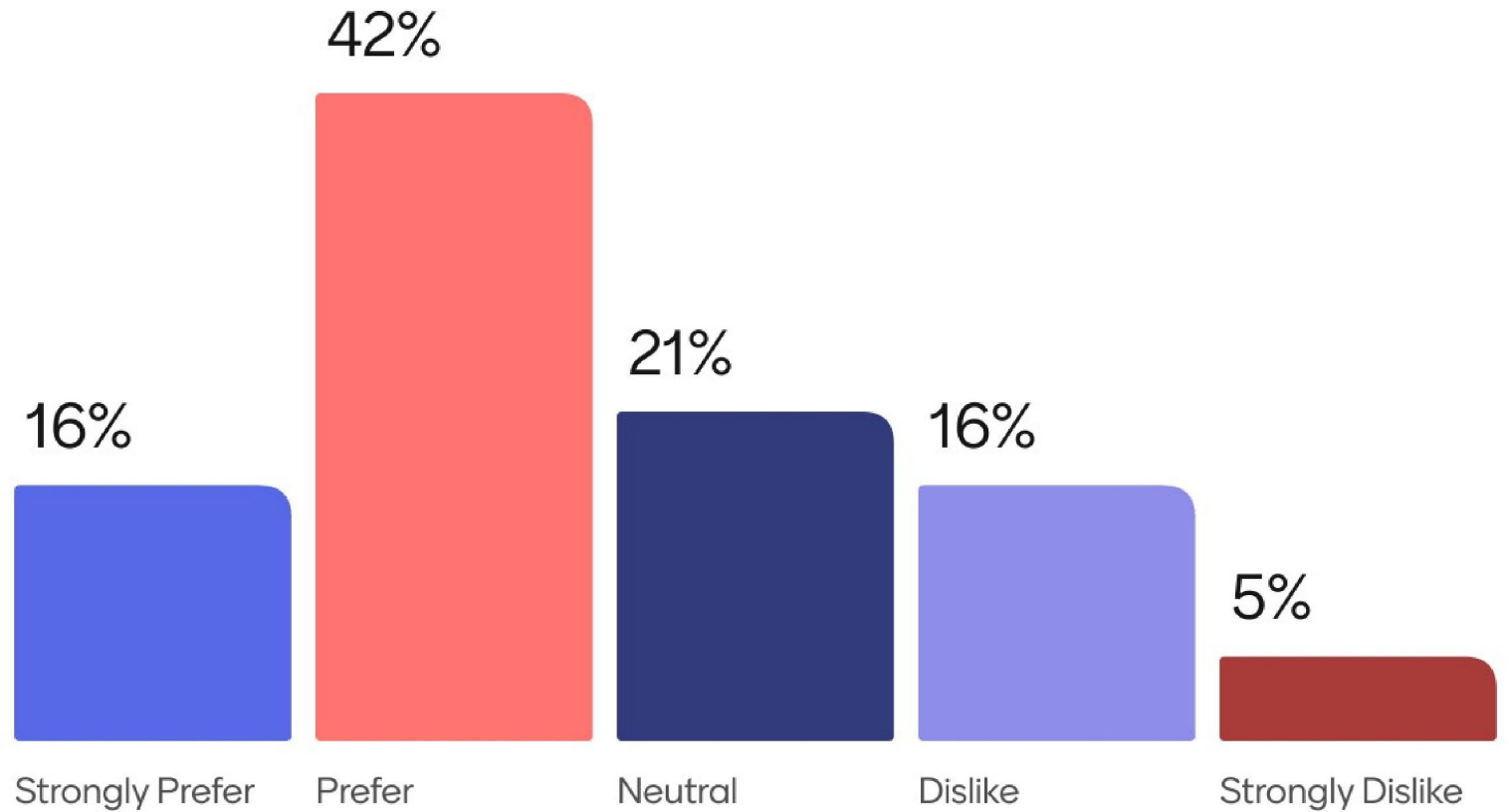




7 - Floating Plane Form

Preferred Option

7 - Floating Plan Form

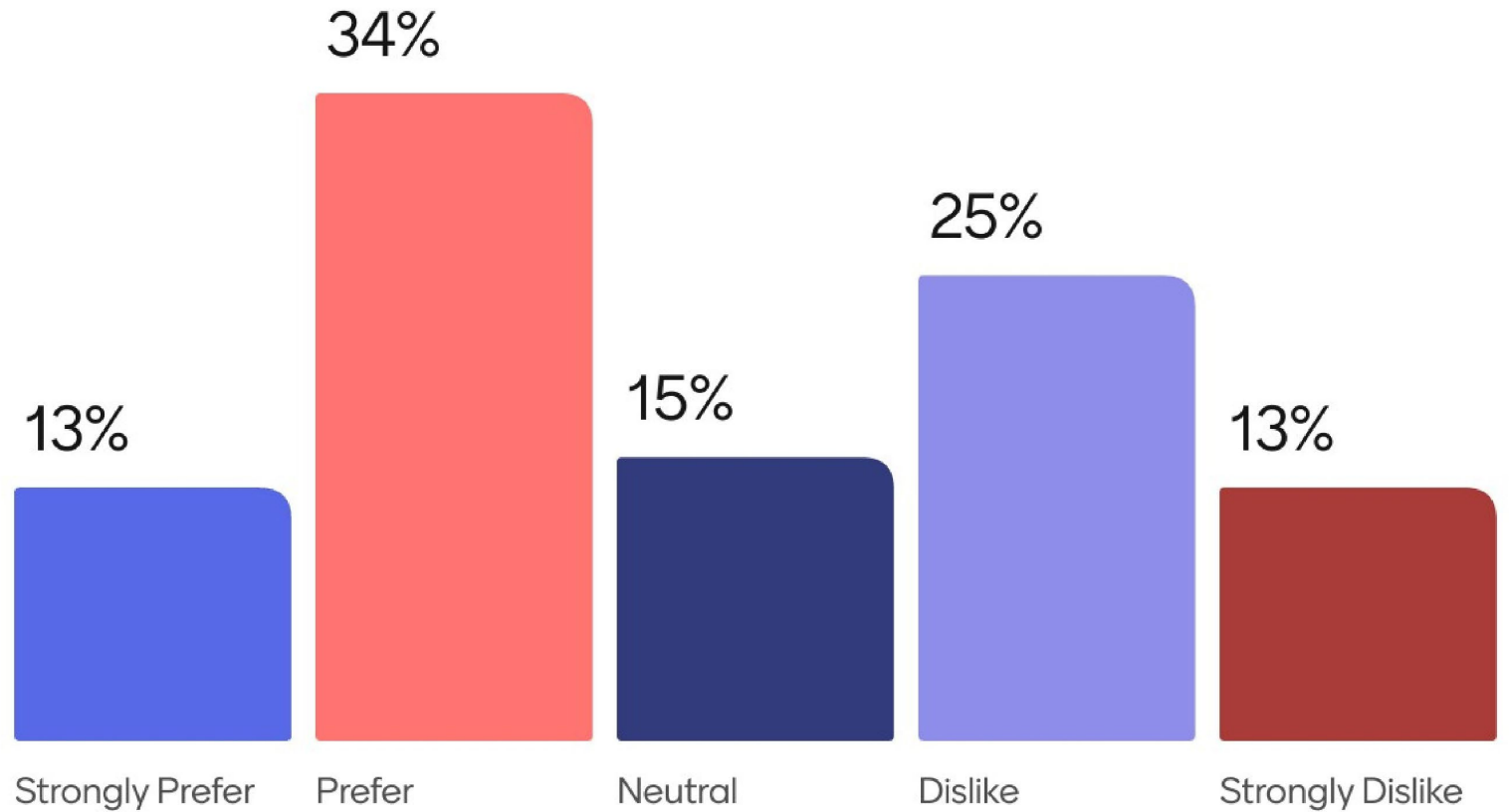




14 - Hybrid Modern / Residential Form

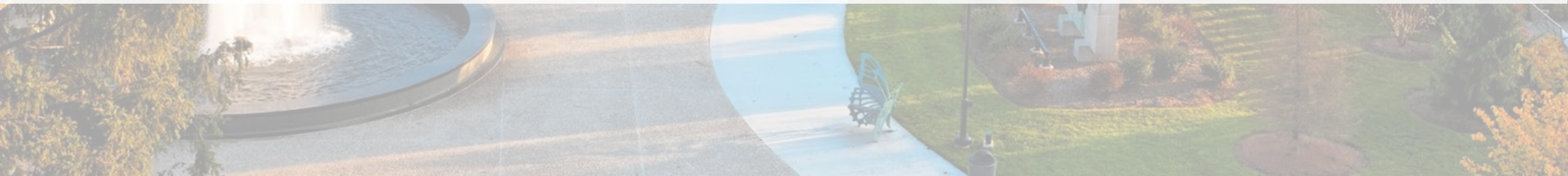
Preferred Option

14 - Hybrid Modern / Residential Form





Exterior Material Palatte





Dark Metal Canopy with Wood Soffit



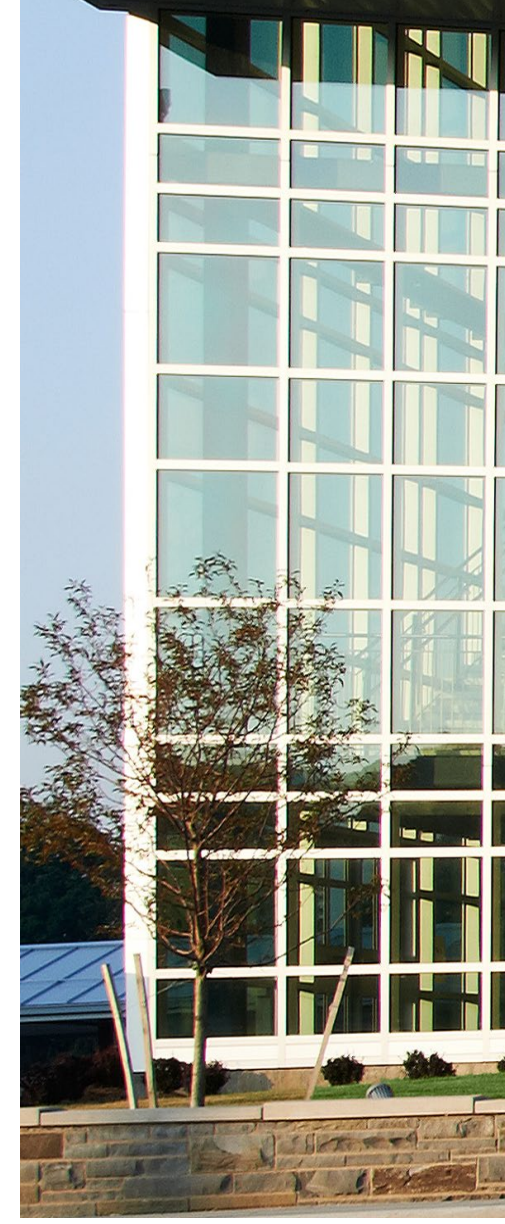
Beige Concrete Masonry Units



White Brick



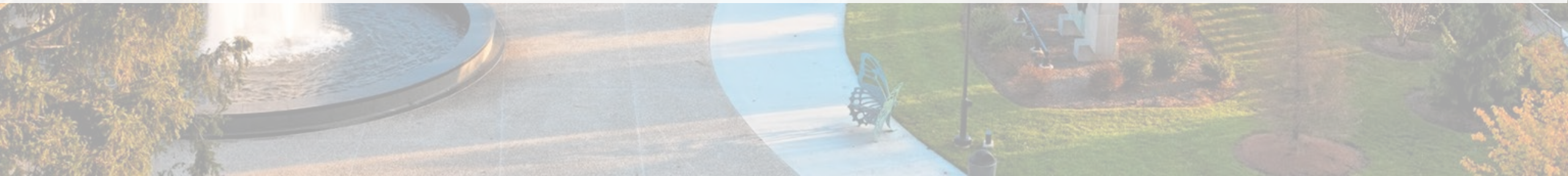
White Standing Seam Metal Siding



Neutral Color Clear Glass



Exterior Renderings

















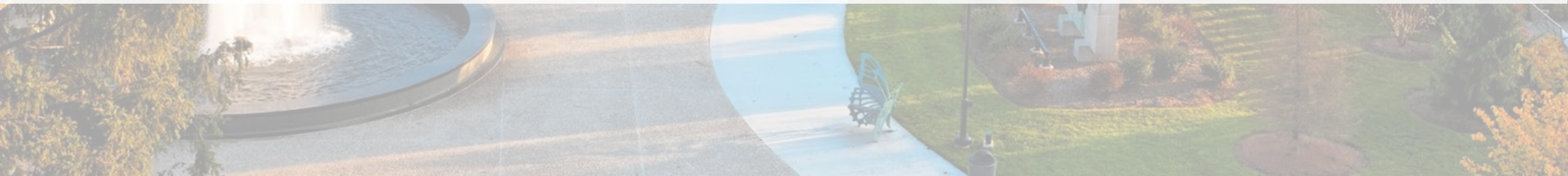








One more idea...



















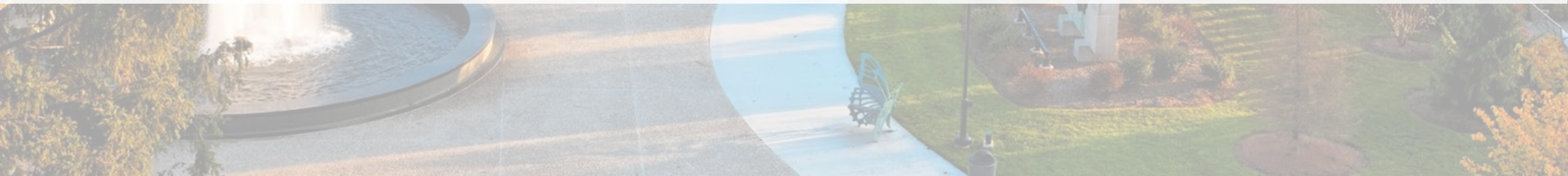




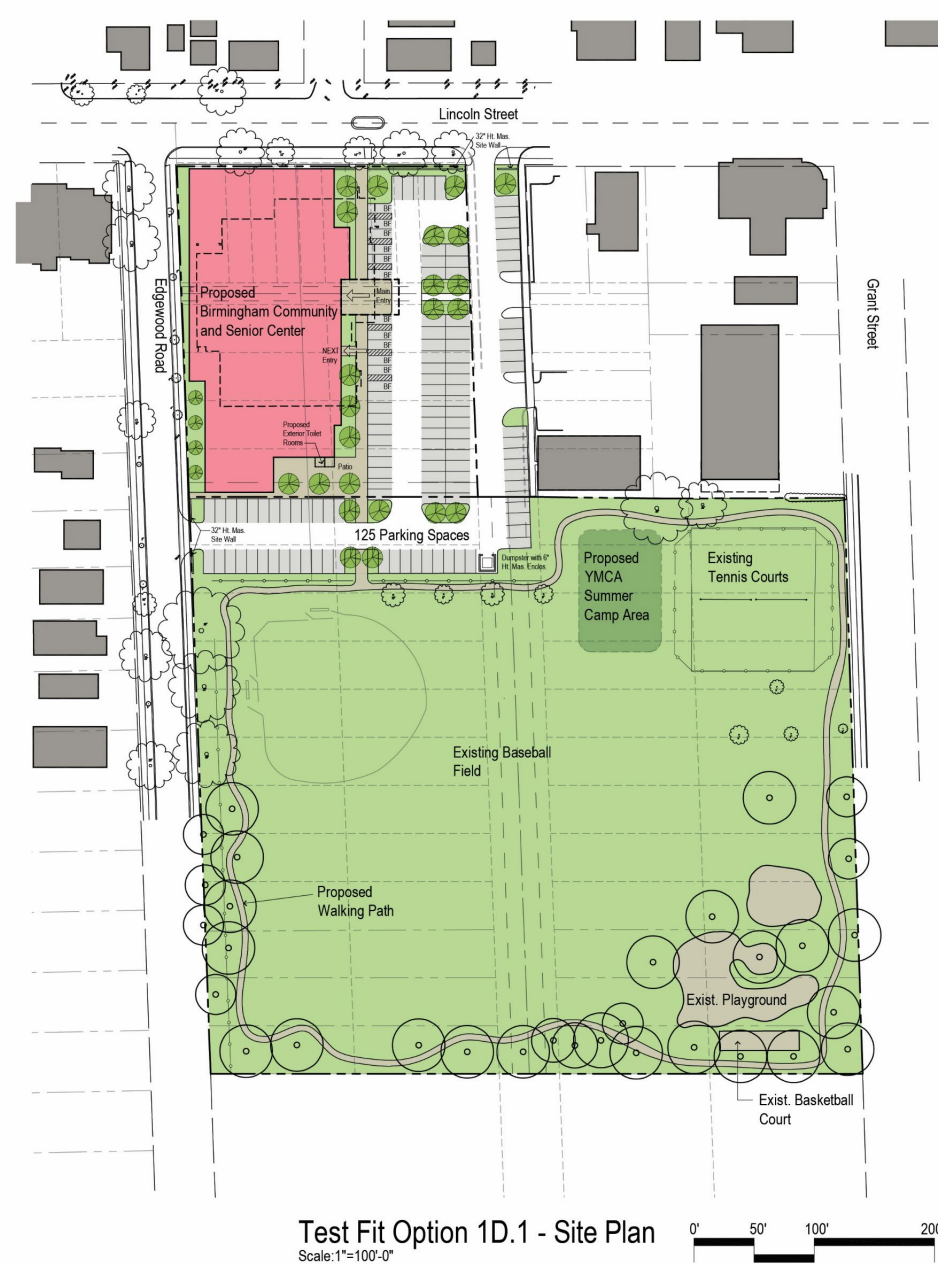




Site and Floor Plan Updates

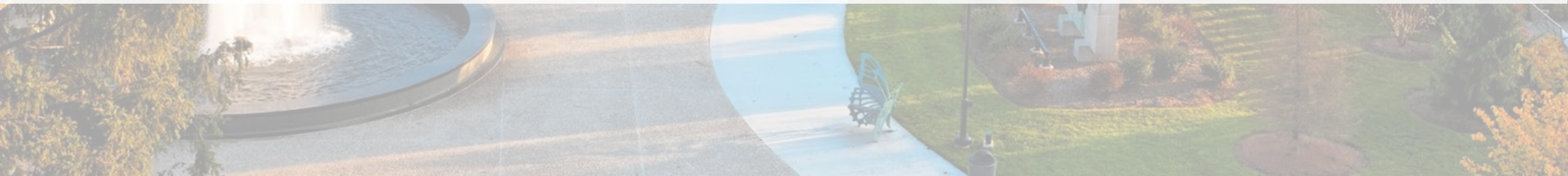








Parking Analysis + Food Service Floor Plan





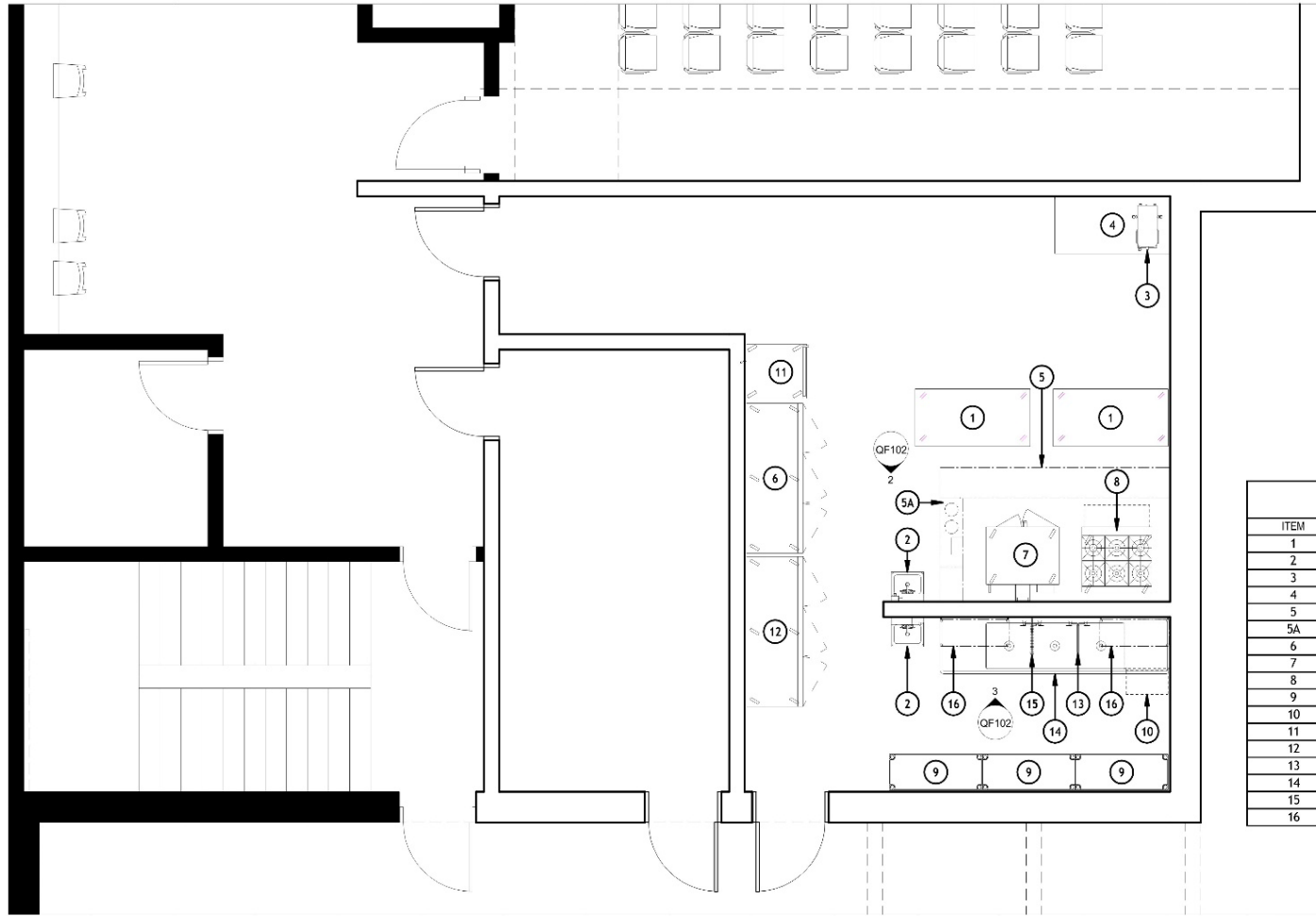
Existing NEXT Site Parking Analysis



Existing YMCA Site Parking Analysis



Surrounding Site Parking Analysis



1 PROPOSED FOOD SERVICE EQUIPMENT PLAN
1/4" = 1'-0"

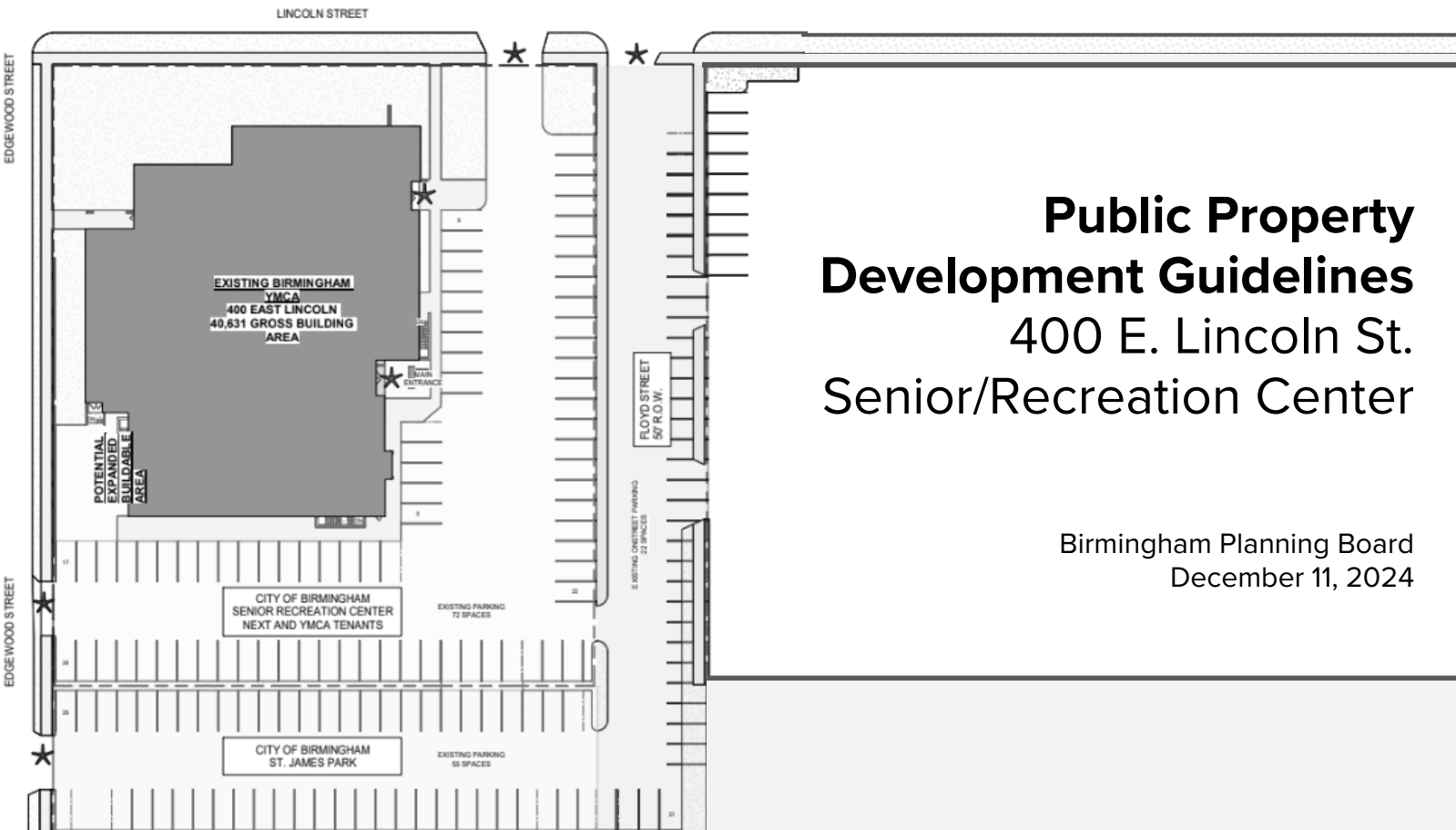
FOOD SERVICE EQUIPMENT SCHEDULE			
ITEM	QTY	DESCRIPTION	ITEM REMARKS
1	2	36" X 72" MOBILE PLATING TABLE W/CASTERS	
2	2	HAND SINK W/SIDE SPLASHES	
3	1	EXISTING - COFFEE BREWER	ITEM TO BE RELOCATED TO PLAN AS SHOWN
4	1	60" X 30" S/S WORK TABLE	
5	1	10'-0" EXHAUST HOOD - TYPE 1	
5A	1	FIRE SUPPRESSION SYSTEM	
6	1	EXISTING - REACH IN 72" X 30" REFRIGERATOR	ITEM TO BE RELOCATED TO PLAN AS SHOWN
7	1	GAS SINGLE DECK CONVECTION OVEN	
8	1	36" GAS RANGE W/STANDARD OVEN BASE	
9	3	18" X 48" X 74" STORAGE SHELVING UNIT	FOUR (4) TIERS PER UNIT
10	1	UNDERCOUNTER DISHWASHER	
11	1	MOBILE HOT HOLDING CABINET	
12	1	EXISTING - REACH IN 72" X 30" FREEZER	ITEM TO BE RELOCATED TO PLAN AS SHOWN
13	1	WALL MOUNT FAUCET	
14	1	THREE COMPARTMENT SINK W/DRAINBOARDS	24" X 24" x 14" BOWLS COMPARTMENTS; 24" LEFT AND RIGHT DRAINBOARDS
15	1	PRE-RINSE UNIT W/ADD-A-FAUCET; SPLASH MOUNTED	
16	3	36" X 14" WIRE WALL SHELF	



Foodservice Design + Consulting

217 Pierce Street | Ste. 207
Birmingham, Michigan 48009

www.js2designs.com



Public Property Development Guidelines

400 E. Lincoln St. Senior/Recreation Center

Birmingham Planning Board
December 11, 2024

Public Property Development Guidelines

400 E. Lincoln St. – Senior/Recreation Center

NARRATIVE

Over the years, the Planning Board has reviewed several public projects at a courtesy level including the recent library expansions and Birmingham Fire Station 2. Overall, Planning Board has expertise and experience that lends itself to the review of these types of projects that can be leveraged to ensure that public development projects aspire to meet similar standards as private development to ensure a harmonious and consistent urban environment.

In addition, City's current comprehensive master plan, the [Birmingham Plan 2040](#) ("2040 Plan"), provides several recommendations for public building projects that may be found in the sections which discuss Civic Destinations. In the 2040 Plan, Civic Destinations are described as including civic institutions and outdoor spaces in institutional uses. Civic buildings offer neutral, aspirational places for citizens and community leaders to exchange ideas, form community associations, or simply socialize. Located in a neighborhood setting, these institutions encourage neighborhood interaction. They also tend to draw people from other nearby neighborhoods, cross-pollinating the City's social structures. Civic buildings and landscapes should be grand and iconic, and be distinct from residential construction to avoid confusing public and private uses.

The 2040 Plan provides a recommendation to 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.

Generally, the goals of the 2040 plan align well with the vision of the Senior/Recreation Center project that has been embarked upon by the community:

"Create a welcoming and dynamic hub where all the members of the community can gather in an environment that promotes socialization, physical activity and lifelong learning that enhance both personal and community wellness."

This document was developed by the Planning Board to help guide the development of the Senior/Recreation Center. In developing these guidelines, the Planning Board considered the unique criteria of the site and any flexibility that might be needed, the surrounding neighborhood, and current best practices. The guidelines utilize standards in a compatible zoning district while also considering other standards that may be beneficial to the project in its neighborhood context. In presenting these guidelines, the Planning Board acknowledges that they are to be considered as targets or guiderails, not as strict requirements. Ultimately, the Planning Board will use these guidelines during the site plan review process as an objective set of criteria for review.

EXISTING CONDITIONS:

Existing Site: City of Birmingham/YMCA Facility

Zoning: PP (Public Property)

Land Use: Government Use

Existing Land Use and Zoning of Adjacent Properties:

	North	South	East	West
Existing Land Use	Single-Family Residential	Public Property	Commercial	Single-Family Residential
Existing Zoning District	R3 (Single-Family Residential)	PP (Public Property)	B1 (Neighborhood Business)	R2 (Single-Family Residential)
Overlay Zoning District	N/A	N/A	N/A	N/A



SUGGESTED DEVELOPMENT STANDARDS: B1 (NEIGHBORHOOD BUSINESS)

Land Area:	Existing:	1.28 ac.
Min Front Setback:	Suggested:	N/A
Side Setbacks	Suggested:	0 ft.
Rear Setback:	Suggested:	20 ft.
Max. Bldg. Height:	Suggested	30 ft., 2 stories
Front Entry:	Suggested:	TBD
Parking:	Suggested:	TBD
Min. Parking Space Size:	Suggested:	180 ft ²
Parking in Frontage:	Suggested:	Not recommended
Parking Lot Landscaping	Suggested:	Recommended (Follow Section 4.20 (F))
Loading Area:	Suggested:	TBD
Screening:		
	<u>Parking:</u> Suggested:	32 in. masonry screen wall
	<u>Loading:</u> Suggested:	None
	<u>Rooftop Mechanical:</u> Suggested:	Full screening to compliment the building
	<u>Elect. Transformer:</u> Suggested:	Fully screened from public view
	<u>Dumpster:</u> Suggested:	6 ft. high capped masonry wall
Streetscape:		
	<u>Street Trees:</u> Suggested:	At least 1 street tree for each 40 linear feet of frontage
	<u>Benches:</u> Suggested:	Yes
	<u>Bike Racks:</u> Suggested:	Yes

Trash Receptacles: Suggested: Yes

Streetlights: Suggested: No

Architectural Standards:

Glazing: Suggested: No less than 70% of a storefront/ground floor façade between 1 and 8 feet above grade shall be clear glazing. Mirrored glass is prohibited.

Building elevations on the ground floor that do not face a frontage line but contain a public entrance shall be no less than 30% clear glazing between 1 and 8 feet above grade.

Building Materials: Suggested: To the greatest extent practical, the exterior finish material on all facades shall be limited to the following: glass, brick, cut stone, cast stone, coarsely textured stucco, metal or wood.