

VIRTUAL MEETING OF THE BIRMINGHAM PLANNING BOARD
WEDNESDAY, SEPTEMBER 23, 2020
7:30 PM

<https://zoom.us/j/111656967> or dial: **877-853-5247 Toll-Free, Meeting Code: 111656967**

- A. Roll Call
- B. Review and Approval of the Minutes of the regular meeting of **September 9, 2020**
- C. Chairpersons' Comments
- D. Review of the Agenda

- E. Special Land Use Permit Amendment
 - 1. **768 N. Old Woodward, The French Lady (Former LY Sushi)** – Request for Special Land Use Permit Amendment to operate a food and drink establishment (no alcohol) in an O2 zone.

- F. Final Site Plan & Design Review
 - 1. **469 – 479 S. Old Woodward, Project M1 (Former Mountain King and Talmer Bank)** – Request for Final Site Plan & Design Review for new five story mixed use building.
 - 2. **768 N. Old Woodward, The French Lady (Former LY Sushi)** – Request for Final Site Plan & Design Review for design changes to operate a food and drink establishment (no alcohol) in an O2 zone.

- G. Revised Preliminary Site Plan Review
 - 1. **35001 Woodward, The Maple (Vacant lot, Hunter House)** – Request for Revised Preliminary Site Plan Review to revise first floor of new 5 story mixed use building to include surface parking.

- H. Miscellaneous Business and Communications:
 - a. Communications
 - b. Administrative Approval Correspondence
 - c. Draft Agenda for the next Regular Planning Board Meeting (**October 14, 2020**)
 - d. Other Business

- I. Planning Division Action Items
 - a. Staff Report on Previous Requests
 - b. Additional Items from tonight's meeting

- J. Adjournment

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**CITY OF BIRMINGHAM
REGULAR MEETING OF THE PLANNING BOARD
WEDNESDAY, SEPTEMBER 9, 2020**

Held Remotely Via Zoom And Telephone Access

Minutes of the regular meeting of the City of Birmingham Planning Board held on September 9, 2020. Chairman Scott Clein convened the meeting at 7:30 p.m.

A. Roll Call

Present: Chairman Scott Clein; Board Members Stuart Jeffares, Daniel Share, Janelle Whipple-Boyce, Bryan Williams; Alternate Board Members Jason Emerine, Nasseem Ramin; Student Representatives Rachel Hester, June Lee

Absent: Board Members Robin Boyle, Bert Koseck

Administration: Jana Ecker, Planning Director
Jamil Alawadi, IT Staff
Nicholas Dupuis, City Planner
Laura Eichenhorn, Transcriptionist

Master Planning Team:

Bob Gibbs, Gibbs Planning Group
Matt Lambert, DPZ
Sarah Traxler, McKenna

09-109-20

B. Approval Of The Minutes Of The Regular Planning Board Meeting of August 26, 2020

Mr. Share recommended that a typographical error resulting in a superfluous 'e' on page two of the minutes be removed.

Motion by Mr. Share

Seconded by Mr. Williams to approve the minutes of the Regular Planning Board Meeting of August 26, 2020 as amended.

Motion carried, 5-0.

ROLL CALL VOTE

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

Nays: None

Abstain: Emerine, Ramin

09-110-20

C. Chairperson's Comments

Chairman Clein welcomed everyone to the meeting and reminded everyone that the meeting was being held under the guidance of the City Attorney and City administration to ensure compliance with Governor Whitmer's executive orders. Chairman Clein then reviewed procedures for the meeting.

09-111-20

D. Review Of The Agenda

There were no changes to the agenda.

09-112-20

E. Study Session Items

1. Review of First Draft of 2040 Birmingham Plan

- **Mixed Use Districts:**
 - o **Maple and Woodward**
 - o **Market North**

Sarah Traxler introduced the item and Matt Lambert presented the item.

Mr. Williams said that speed reduction efforts under 'Connect the City' would have to include the stretch of Woodward north of Maple all the way up to Big Beaver, with particular emphasis on southbound traffic.

In reply to Ms. Whipple-Boyce, Mr. Lambert stated that 'neighborhood scale' in Item F under 'Retain Neighborhood Quality' refers to the scale of the older housing in a given neighborhood and not to the more recent residential developments in those areas. He said this point would be more applicable in neighborhoods that have retained larger numbers of their original homes.

Mr. Jeffares cautioned that while it would be reasonable to try and maintain neighborhood scale, the City must also recognize that many of the homes that were built in the 1950s in Birmingham would no longer be appropriate for today's families. He said there must be a compromise in size between the smaller, older homes and the larger, newer homes that many residents opine are out-of-scale.

In reply to Mr. Jeffares, Chairman Clein reminded the Board that Item F under 'Retain Neighborhood Quality' talks about incentivizing, not mandating, more in-scale developments. The Chair noted that could mean something like making additions easier to build on older homes instead of policies that encourage demolitions and re-builds on the lots.

Mr. Share noted that the scale of housing often changes on a block-by-block basis, and not on a neighborhood one. He said the Board should be mindful of that fact when making policy. He added that it may be worthwhile for the Board to think about ways to acknowledge the historic

value of some homes, since homes that were built in the 1950s will be 90 years old by the time this master plan finishes its course in 2040.

Mr. Jeffares said that the City having only one covered outdoor pavilion among all of its parks has become a more apparent issue since Covid-19. He said that the City may want to consider expanding the number of covered outdoor areas available, and may want to consider increasing the variety of types of outdoor gathering spaces available in general.

Mr. Lambert said he was aware of a paper from Princeton with a good exploration of how to modify outdoor spaces to increase safety in light of Covid-19.

There was consensus among the Board members that the themes were appropriate and headed in the right direction.

Chairman Clein invited public comment.

In reply to Patricia Lang, Mr. Lambert said that Birmingham would not likely see a notable loss or a notable gain of residents as a result of Covid-19. He noted that the cities people are moving away from tend to be much more densely settled than Birmingham, and the cities people are moving to tend to be on the outskirts of much larger metropolitan areas such as Los Angeles or New York.

Mr. Jeffares confirmed Mr. Lambert's assessment, stating that housing in Birmingham has been selling at a steady clip throughout Covid-19.

David Bloom said he liked Mr. Jeffares' idea that the City should increase its variety of available sheltered outdoor spaces. He said he was not in favor of giving developers incentives via parking to build in Birmingham. He also cautioned that multi-family homes along the seams should be regulated carefully and should be vetted by the neighbors. He emphasized that development in Birmingham should benefit City residents and not developers alone.

Seeing no further public comment, Chairman Clein offered his opinion. He thanked the master planning team for their work in consolidating thus far, saying that it was well done. He continued that thinking more about how to determine and encourage community benefits would be a worthwhile endeavor as part of the ongoing master planning discussion. The Chair concurred with Mr. Bloom's statement that policies regarding building multi-family homes along the seams should be very carefully developed. Finally, Chairman Clein noted how significant the issue of Covid-19 has become and stated it should be more directly addressed in the master planning process. He noted that if the City experiences consequences from Covid-19 for the next three to five years, that would be a quarter of the 20 year master plan term. Accordingly, Chairman Clein emphasized the need to keep the plan flexible and agile so that the City's can remain appropriately responsive to changing circumstances.

Mr. Jeffares noted that there will likely be a shift in who will be interested in moving to Birmingham since many office workers may be permitted to work remotely indefinitely. He said he recently had a conversation with a Birmingham home buyer who asked why they should move to Birmingham when they are no longer tied to any particular location by their office.

Addressing Mr. Jeffares' comment, Mr. Lambert stated that would be why quality of life considerations in the master planning process remain so essential. If many more individuals can live anywhere, the City must emphasize and continue to enhance what makes Birmingham particularly attractive.

Mr. Williams said the draft needed a section on commercial usage. He noted that the topic tied into zoning matters, the 2016 Plan, and likely future repercussions of the Covid-19 pandemic. He said:

- It was nearly guaranteed that office usage will go down in the City as many companies encourage their staff to work from home.
- The City's current parking policies favor commercial and discourage housing developments.
- In a prior conversation between himself and Mr. Boyle, they both agreed that those policies should be inverted so that parking policies become more favorable to housing than they are to commercial. Many retailers have stated that there needs to be more residential in the downtown area in order to support retailers.
- Some of the current commercial buildings should be converted to residential, but in order to do that the City's parking standards must be altered.
- It would be beneficial to hold a symposium of interested parties similar to ones happening in Detroit, where residents, building owners, retail owners, and experts in multi-family construction and management would come together to discuss ways of moving the City forward in light of shifting commercial and residential needs. These meetings could be held after the first draft of the master plan is completed and before the second draft is commenced.
- The conclusions arising from those meetings would then be tied into an analysis of parking. The City no longer needs to be expanding parking to meet the needs of commercial development, but it still needs to shift its policies to better accommodate more residences.
- The City would likely need expert advice in navigating the intricacies of essentially undoing much of the 2016 Plan.

Mr. Share explained that in working in downtown Detroit, micro-mobility devices such as scooters posed significant problems in terms of pedestrian-scooter user interaction on sidewalks. He said that if the City decides to encourage these kinds of devices they would have to make clear policy regarding their use and storage, and he said he was not sure it would be appropriate to allow their use in the densest part of downtown Birmingham.

In regards to 'Street Life', Mr. Share said that the master plan should likely be less prescriptive regarding sidewalk widths next to dining decks. He said it would be appropriate for the plan to be flexible on the matter since appropriate widths will vary neighborhood to neighborhood.

Chairman Clein said he would invite the master planning team to consider future alternate locations for the Birmingham Farmers' Market. The Chair then welcomed public comment.

Keith Mazias of the Najor Companies said he agreed that the availability of monthly parking passes remains an issue in the City especially in the N. Old Wodoward and Maple and Woodward areas.

He said it is much easier to entice tenants when parking is available. He said it would also benefit business owners for there to be more flexibility in the redline retail district since they do not yet know what the retail, services and commercial environment will be.

David Bloom recalled earlier discussions of the draft master plan which proposed allowing residential parking in the garages at night, which would leave parking available for commercial and office uses during the day. He cautioned that more people working from home due to Covid-19 might shift the feasibility of that proposal and asked the City to think that through carefully. He continued:

- He would be supportive of residences being added to downtown and the Triangle District. That housing should be incentivized with parking by the City and should be focused on smaller, more affordable housing rather than multi-million dollar residences.
- Incentivizing the conversion of office space into housing might also be a worthwhile endeavor for the City.

Seeing no further public comment, the Chair returned the discussion to the Board.

Mr. Jeffares concurred with Mr. Mazias regarding the need for parking. He recounted that he was aware of business owners who would regularly reimburse employees for parking fines, because with parking so scarce in Birmingham paying the parking fines is the cost of doing business. Mr. Jeffares also said that vias should receive some attention as they remain an important part of the City's MX Districts.

In reply to Mr. Share, Mr. Lambert explained that there are secondary streets in the City, currently with 20 feet of first floor retail requirements, that could have those requirements loosened. He said traditionally cities require all businesses within a quarter or half mile of the city center to have activated storefronts, but does not require all storefronts in the entire district to be active. Mr. Lambert noted that many businesses are in the Rail District because they cannot occupy downtown frontage due to the current retail standards. He said that Old Woodward from Booth to Maple would be a key section where the 20 foot retail standards should be maintained.

In reply to Chairman Clein, Mr. Lambert, Ms. Traxler and Mr. Gibbs confirmed that they had received helpful feedback from both the public and the Board during the discussion.

Chairman Clein thanked the master planning team.

2. Draft Bates Street Public Process Framework

Planning Director Ecker presented the item.

In reply to Mr. Williams, Planning Director Ecker explained that an interactive public engagement software system would be an additional way of communicating with the public on key projects, creating a discussion forum that allows the public to pose questions and feedback to the City regarding potential future projects.

Mr. Williams said a mechanism for public engagement would be a significant process improvement over the City's last foray into trying to develop a project for Bates. He said he thought that would go a long way towards improving public confidence.

Mr. Share said it would be helpful to know whether the City Commission would rather ask developers to propose projects within a broad framework, or whether the Commission would come up with a project based on residents' preferences and then would seek out a developer to realize that.

Rather than focusing on public engagement for Bates Street alone, Chairman Clein said it would better serve the City's needs to design a public engagement framework that could be used whenever the City wants to explore a large public project. He said the answer to the question Mr. Share raised would likely vary from site to site.

Mr. Share acknowledged the answer would vary from site to site but said that did not render the question less essential. He said that a municipality must be clear on where the impetus for a project comes from, whether it be a developer's proposal or public preferences. He continued that when a municipality does not consider this question at the outset of a project there tends to be poorer outcomes because an initially attractive development proposal can inadvertently outweigh public need. Mr. Share ventured that policy makers must be considering the question as a guideline from day one of a project.

Chairman Clein said Mr. Share made a fair point.

Mr. Jeffares said he would also remove 'Bates Street' from the title of the current discussion because it assumes Bates Street would be run through whatever development is ultimately proposed. He noted that would not necessarily be the case.

Chairman Clein and Planning Director Ecker said Mr. Jeffares made a fair point.

Ms. Whipple-Boyce observed that part of the master planning process revolves around generating new ideas for how the City should handle its publicly-held properties. She noted that the master plan would likely clarify what amenities and projects the residents would like to see, and where it might be appropriate to enact them. She said that through those more broad discussions the City would develop a better sense of how to approach the Bates Street parcel more specifically. Since this topic ties into the master planning process, Ms. Whipple-Boyce recommended that the City work the master plan through to its end before trying to design this framework.

Mr. Emerine said he heartily concurred with Ms. Whipple-Boyce. Citing his past public utility work, Mr. Emerine stated that best practices require that decision makers clearly establish the 'public need and necessity' before beginning to design a project. He said that should be the framework's initial step.

Mr. Williams said he agreed with Ms. Whipple-Boyce and Mr. Emerine, recalling that at the Board's previous meeting he also said the master planning process needed to address how the City should handle publicly-held property. He expressed firm agreement with Ms. Whipple-Boyce that the

future of Bates Street should not be considered prior to, or apart from, the conclusion of the master planning process.

Chairman Clein said he liked that the framework's strategy for all projects would direct the City to reference the master plan, determine community need, and then decide how best to solicit a project that would reflect those priorities and desired benefits. He said he also liked that the City would outline parameters and applicable regulations for site plan and design review because it would mean the City decides on the project's standards from the outset. Concurring with previous comments, Chairman Clein said he humbly and respectfully believed that discussion of the N. Old Woodward parcel should occur subsequent to the master planning process. He said the master plan would tell the City what kinds of projects would benefit the City, potentially appropriate locations for said projects, what residents like and do not like, and what kinds of projects residents would like to be incentivized all of which would help guide the N. Old Woodward considerations.

Mr. Emerine said the proposed community analysis should be more of a community cost-benefit analysis since there are always associated costs with acquiring particular benefits. He clarified that the costs that are considered should not be solely monetary.

Chairman Clein agreed, noting that some of Birmingham's neighboring communities require developers to provide evidence of community benefit in order to obtain approval for projects planned for certain districts.

In reply to Planning Director Ecker, Mr. Share cautioned that the Board, or specific Board members, may not want to take ownership of a plan that the Board then has to vote on. He said that consideration would be first a matter of Birmingham's ethics ordinance, and then a matter of whether it was right even if it was technically compliant with the ethics ordinance.

Chairman Clein said the Board should probably not be involved in project management. He said they could assist in determining what land use options would be appropriate and in alignment with the master plan.

Seeing no further discussion at the Board level, the Chair invited public input.

Given the Board's attention to detail in site plan and design review processes, Mr. Bloom said the City would only stand to benefit from the Board paying that kind of attention to public project proposals as well. He opined that if the Board does not take ownership of that process then a public project proposal would arise either from the Planning Department or from a few Commissioners, and then would be decided on by the Commission acting as a de facto Planning Board. He expressed concern that such a process would bypass other City boards that should be consulted as well as other City departments. Mr. Bloom said he liked the item's discussion so far and said he would like to see more of it at the Board level in order to ensure that City ends up with a good process.

Chairman Clein said Mr. Bloom had a fair point.

09-113-20

F. Miscellaneous Business and Communications:

a. Communications

b. Administrative Approval Correspondence

c. Draft Agenda for the next Regular Planning Board Meeting (September 23, 2020)

- 469-479 S. Old Woodward - Final Site Plan & Design Review
- 35001 Woodward - Revised Preliminary Site Plan Review
- 768 N. Old Woodward - Revised SLUP and Final Site Plan & Design Review

d. Other Business

09-114-20

G. Planning Division Action Items

a. Staff Report on Previous Requests

b. Additional Items from tonight's meeting

09-115-20

H. Adjournment

No further business being evident, the Chairman thanked all in attendance and adjourned the meeting at 9:57 p.m.

Jana L. Ecker

Planning Director



MEMORANDUM

Planning Division

DATE: September 23rd, 2020

TO: Jana Ecker, Planning Director

FROM: Nicholas Dupuis, City Planner

SUBJECT: 768 N. Old Woodward – The French Lady – Special Land Use Permit & Final Site Plan Review

Introduction

The applicant has submitted a Special Land Use Permit application for a food or drink establishment in the O2 (Office Commercial) zoning district at the north end of Downtown Birmingham. The necessity for a Special Land Use Permit is simple in that the O2 zoning district requires as such for a food or drink establishment. There will be no liquor sales for on premise or off premise consumption at this juncture. The restaurant is currently open for carryout ONLY.

In the recent past, the building was home to LY Shushi, Cucina Medoro, and the Old Woodward Deli. These food or drink establishments maintained a legal non-conforming status in this building since at least 2008. Unfortunately, the building was struck by a vehicle and was vacant for about a year, which discontinued the legal non-conforming status it previously held.

The proposed new restaurant, The French Lady, will serve authentic French cuisine. The proposal includes the kitchen in the rear, a service counter with select baked goods and deserts, and 28 chairs at 6 tables in a dining area at the front of the building for full service dining. There are no outdoor seats proposed at this time, as the buildings location adjacent to a public parking facility in front does not contain ample space for such. There is currently a deck in the rear with stairs that lead to Parking Lot 6, but the deck is not for public access. Finally, the applicant has stated that their hours of operation, should a Special Land Use Permit be granted, will be 8:00 AM to 10:00 PM daily.

1.0 Land Use and Zoning

- 1.1 Existing Land Use – The subject site is currently a 1-story commercial building and is currently operating as a carry out only establishment.
- 1.2 Zoning – The subject site exists within the O2 (Office-Commercial) and D2 (Downtown Overlay) zoning districts.
- 1.3 Summary of Adjacent Land Use and Zoning –

	North	South	East	West
Existing Land Use	Commercial	Commercial	Public Property	Multiple Family Residential
Existing Zoning District	O2 – Office Commercial	O2 – Office Commercial	PP – Public Property	R6 – Multiple Family Residential
Overlay Zoning District	D2	D2	N/A	N/A

2.0 Setback and Height Requirements

Please see the attached zoning compliance summary sheet for details on setback and height requirements. There are no bulk, height or placement issues associated with the proposed project.

3.0 Screening and Landscaping

- 3.1 Dumpster Screening – The applicant has stated that although there are no waste receptacles on site, they have secured dumpster privileges with One Source Waste for the common dumpster in the rear public parking lot area. **The Planning Board may wish to require the applicant to screen the shared dumpster.**
- 3.2 Parking Lot Screening – The proposed restaurant does not contain an off-street parking facility, thus the parking lot screening requirements are not applicable.
- 3.3 Mechanical Equipment Screening – There are no changes proposed to the existing rooftop units, nor are any new rooftop or ground mounted mechanical units proposed. **The Planning Board may wish to require the applicant to screen the existing rooftop units.**
- 3.4 Landscaping – There is no existing or proposed landscaping on site.
- 3.5 Streetscape – The subject site’s location in the north end of Downtown Birmingham and the public parking facility directly in front of the building create a poor environment for benches, bike racks or waste receptacles. The area across the parking facility and the boulevard on N. Old Woodward contain street trees and streetlights.

4.0 Parking, Loading and Circulation

- 4.1 Parking – The subject site is located within the Parking Assessment District, thus no parking analysis is required for the commercial use proposed.

- 4.2 Loading – Article 4, Section 4.24 does not require commercial uses between 0 and 10,000 sq. ft. to provide any off-street loading facilities. The building is 1,320 sq. ft. and thus does not require an off-street loading space.
- 4.3 Vehicular Circulation and Access – Vehicles access the site via a public parking facility directly adjacent to the site. There are no changes proposed in this regard.
- 4.4 Pedestrian Circulation and Access – Pedestrian access to the building is located through a single door on the N. Old Woodward façade. No changes are proposed to the entrance.

5.0 Lighting

There are no new exterior light fixtures proposed as a part of this project. The building currently contains 4 gooseneck light fixtures and one wall sconce.

6.0 Departmental Reports

- 6.1 Engineering Division – The Engineering Division has not provided any comments at this time. All comments received will be provided to the Planning Board during the Special Land Use Permit Review.
- 6.2 Department of Public Services – The Department of Public Services has not provided any comments at this time. All comments received will be provided to the Planning Board during the Special Land Use Permit Review.
- 6.3 Fire Department – The Fire Department has not provided any comments at this time. All comments received will be provided to the Planning Board during the Special Land Use Permit Review.
- 6.4 Police Department – The Police Department has no concerns at this time.
- 6.5 Building Division – The Building Division has not provided any comments at this time. All comments received will be provided to the Planning Board during the Special Land Use Permit Review.

7.0 Design Review

There are no exterior changes proposed to the building at this time. The Planning Division has discussed with the applicant the potential for a new sign in the future, and has explained the process for receiving approval for such.

8.0 Required Attachments

	Submitted	Not Submitted	Not Required
Existing Conditions Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Detailed and Scaled Site Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Certified Land Survey	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Interior Floor Plans	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Landscape Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Photometric Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Colored Elevations	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Material Specification Sheets	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Material Samples	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Site & Aerial Photographs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

9.0 Approval Criteria

In accordance with Article 7, section 7.27 of the Zoning Ordinance, the proposed plans for development must meet the following conditions:

1. The location, size and height of the building, walls and fences shall be such that there is adequate landscaped open space so as to provide light, air and access to the persons occupying the structure.
2. The location, size and height of the building, walls and fences shall be such that there will be no interference with adequate light, air and access to adjacent lands and buildings.
3. The location, size and height of the building, walls and fences shall be such that they will not hinder the reasonable development of adjoining property nor diminish the value thereof.
4. The site plan, and its relation to streets, driveways and sidewalks, shall be such as to not interfere with or be hazardous to vehicular and pedestrian traffic.
5. The proposed development will be compatible with other uses and buildings in the neighborhood and will not be contrary to the spirit and purpose of this chapter.
6. The location, shape and size of required landscaped open space is such as to provide adequate open space for the benefit of the inhabitants of the building and the surrounding neighborhood.

Additionally, Article 7, Section 7.36 states that the City Commission shall not approve of any requests for a special land use permit unless it determines that the following standards are met:

1. The use is consistent with and will promote the intent and purpose of this Zoning Ordinance.
2. The use will be compatible with adjacent uses of land, the natural environment, and the capabilities of public services and facilities affected by the land use.
3. The use is consistent with the public health, safety and welfare of the city.
4. The use is in compliance with all other requirements of this Zoning Ordinance.
5. The use will not be injurious to the surrounding neighborhood.
6. The use is in compliance with state and federal statutes.

10.0 Recommendation

Based on a review of the site plan submitted, the Planning Division finds that the proposed Special Land Use Permit and Final Site Plan meets the requirements of Article 7, section 7.27 and 7.36 of the Zoning Ordinance. Thus, the Planning Division recommends that the Planning Board recommend **APPROVAL** to the City Commission the Special Land Use Permit and Final Site Plan for 768 N. Old Woodward – The French Lady.

11.0 Sample Motion Language

Motion to recommend **APPROVAL** to the City Commission the Special Land Use Permit and Final Site Plan for 768 N. Old Woodward – The French Lady.

OR

Motion to **POSTPONE** the Special Land Use Permit and Final Site Plan for 768 N. Old Woodward – The French Lady – pending receipt of the following:

- 1. _____
- 2. _____
- 3. _____

OR

Motion to recommend the **DENIAL** of the Special Land Use Permit and Final Site Plan for 768 N. Old Woodward – The French Lady – for the following reasons:

- 1. _____
- 2. _____
- 3. _____

**Zoning Compliance Summary Sheet
Special Land Use Permit & Final Site Plan
768 N. Old Woodward – The French Lady**

Existing Site: 1-Story Commercial Buildings

Zoning: O2 (Office-Commercial) & D2 (Downtown Overlay)

Land Use: Commercial

Existing Land Use and Zoning of Adjacent Properties:

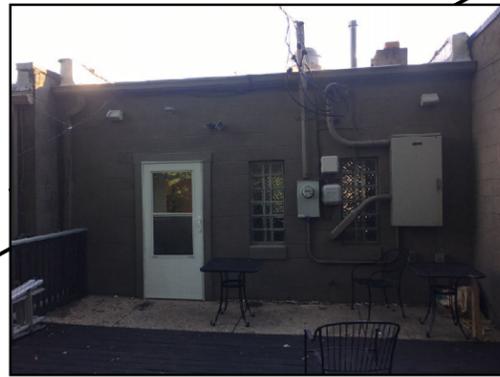
	North	South	East	West
Existing Land Use	Commercial	Commercial	Public Property	Multiple-Family Residential
Existing Zoning District	B3 (Office-Residential)	B3 (Office-Residential)	B2 (General Business)	B2B (General Business)
Overlay Zoning District	D5	D5	MU5	D2

Land Area:	Existing:	0.056 ac.
	Proposed:	0.056 ac. (no changes proposed)
Dwelling Units:	Existing:	0 units
	Proposed:	0 units
Minimum Lot Area/Unit:	Required:	N/A
	Proposed:	N/A
Min. Floor Area /Unit:	Required:	N/A
	Proposed:	N/A
Max. Total Floor Area:	Required:	In parking assessment district, FAR shall not exceed 100%, except that the maximum FAR may be increased up to 200% by providing 1 parking space for every 300 square feet over the maximum FAR
	Proposed:	54% (no changes proposed)
Min. Open Space:	Required:	N/A
	Proposed:	N/A
Max. Lot Coverage:	Required:	N/A
	Proposed:	N/A

Front Setback:	Required:	0 ft.
	Proposed:	0 ft.
Side Setbacks	Required:	0 ft.
	Proposed:	0 ft.
Rear Setback:	Required:	10 feet when the rear open space abuts a P, B1, B2, B2B, B2C, B3, B4, O1, or O2 Zoning District.
	Proposed:	39.6 ft. (no changes proposed)
Min. Front+Rear Setback	Required:	N/A
	Proposed:	N/A
Min. Bldg. Height:	Permitted:	N/A
	Proposed:	N/A
Max. Bldg. Height:	Permitted:	56 ft., 3 stories
	Proposed:	13 ft., 1 story (no changes proposed)
Min. Eave Height:	Permitted:	20 ft.
	Proposed:	13 ft. (no changes proposed)
Max. Eave Height:	Required:	34 ft.
	Proposed:	13 ft. (no changes proposed)
Parking:	Required:	0 spaces (Parking Assessment District)
	Proposed:	0 spaces (Parking Assessment District)
Min. Parking Space Size:	Required:	180 sq. ft.
	Proposed:	N/A
Loading Area:	Required:	0 off-street loading spaces
	Proposed:	0 off-street loading spaces
Screening:		
	<u>Parking:</u>	Required: 32 in. capped masonry wall or Evergreen
		Proposed: N/A (no parking facility on-site)
	<u>Loading:</u>	Required: Completely enclosed within a building or 6 ft. minimum
		Proposed: N/A (no loading facility on-site)
	<u>Rooftop Mechanical:</u>	Required: Fully screened from public view
		Proposed: N/A (no changes proposed)
		The Planning Board may wish to consider requiring the applicant to screen the existing RTU's.

Elect. Transformer: Required: Fully screened from public view
Proposed: N/A (no transformer on-site)

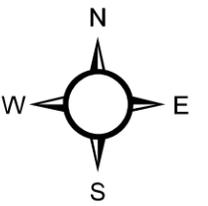
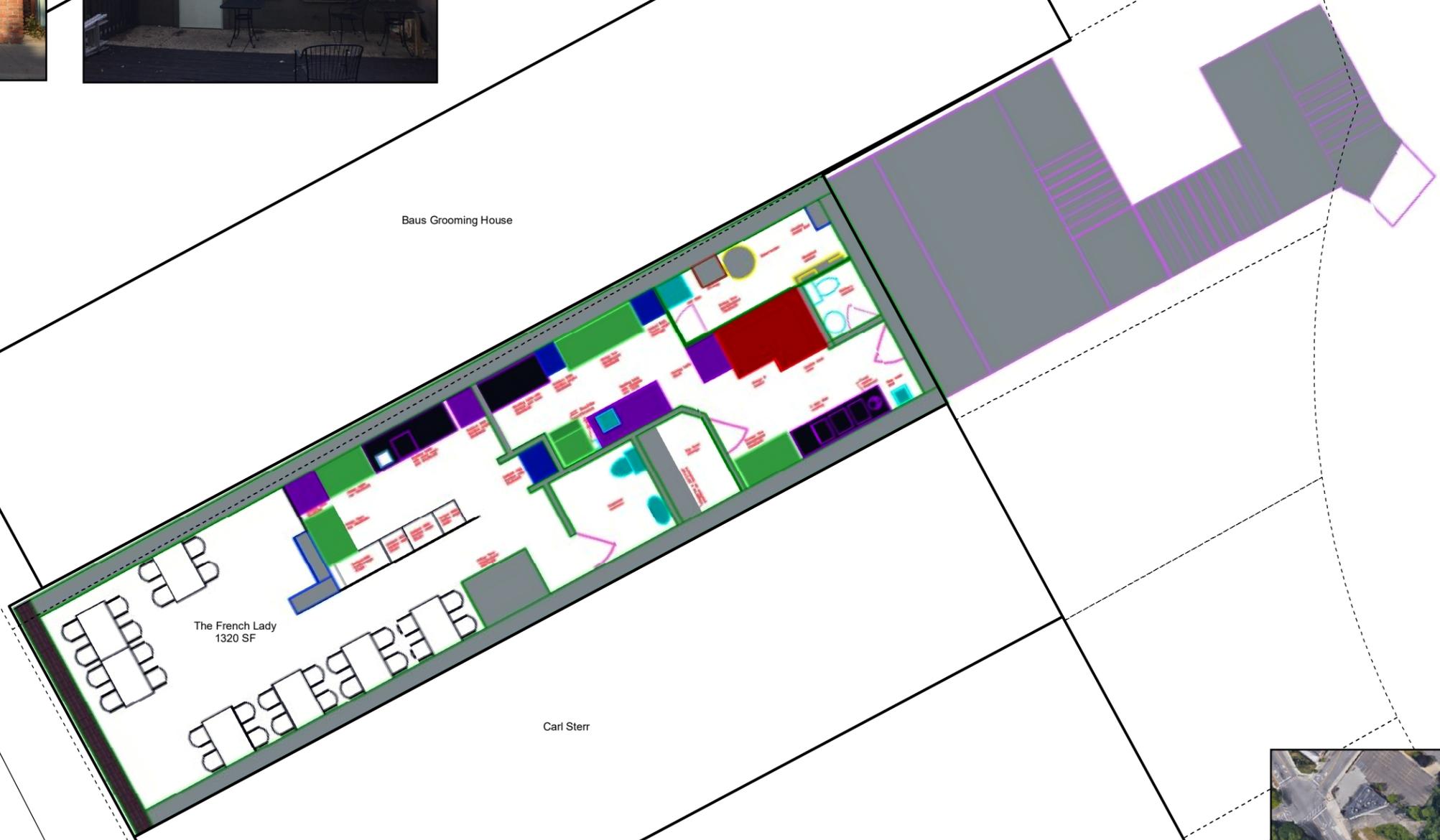
Dumpster: Required: 6 ft. masonry screenwall with wood gates
Proposed: N/A (no dumpster on-site; shared dumpster)
The Planning Board may wish to require the applicant to screen the shared dumpster.



768 N. Old Woodward
The French Lady
*Special Land Use &
 Final Site Plan Approval*



Planning Board 9/23/2020



1 inch = 10 feet



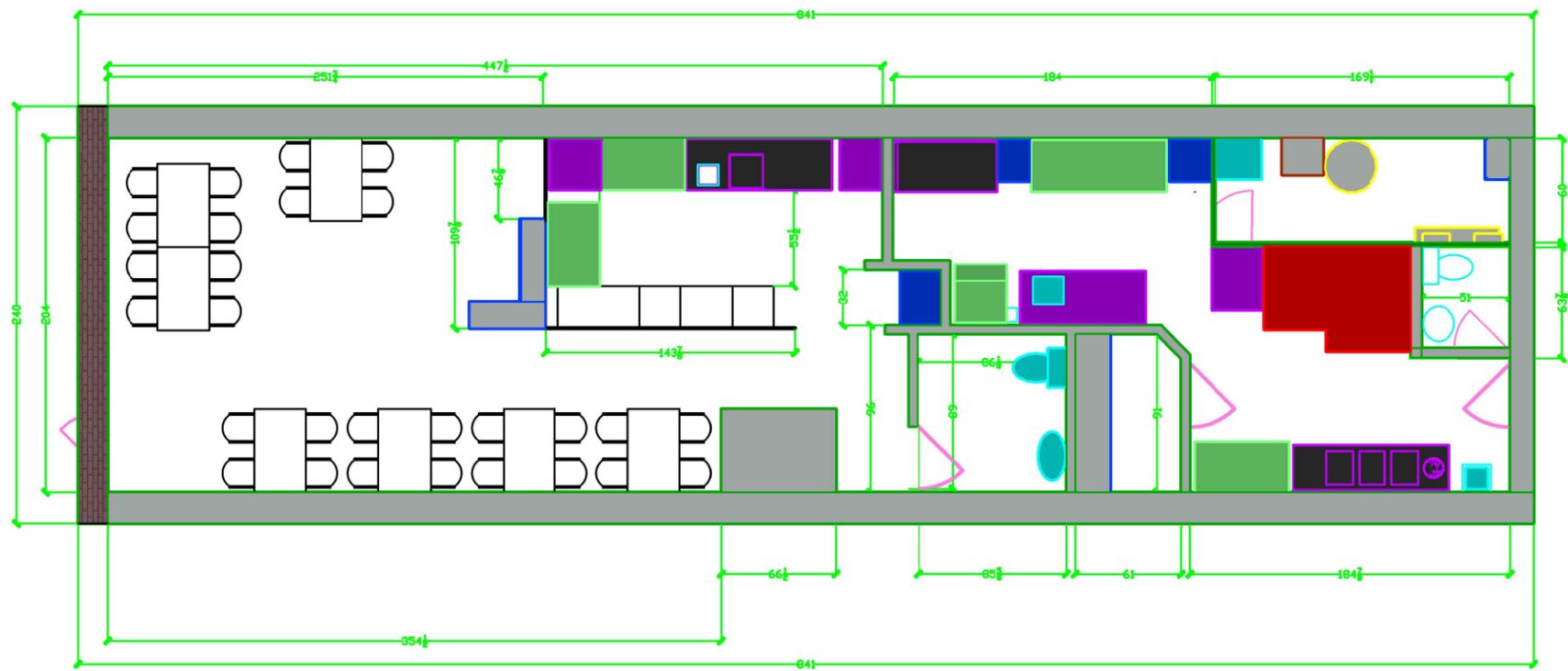
Baus Grooming House

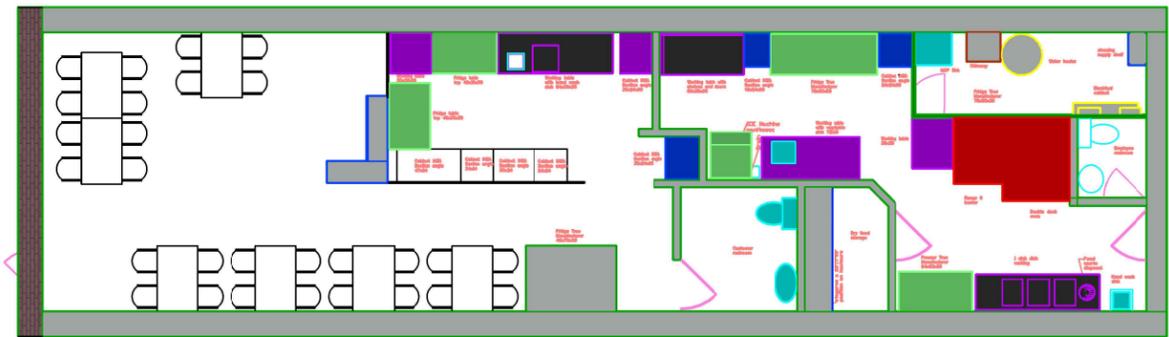
The French Lady
1320 SF

Carl Sterr

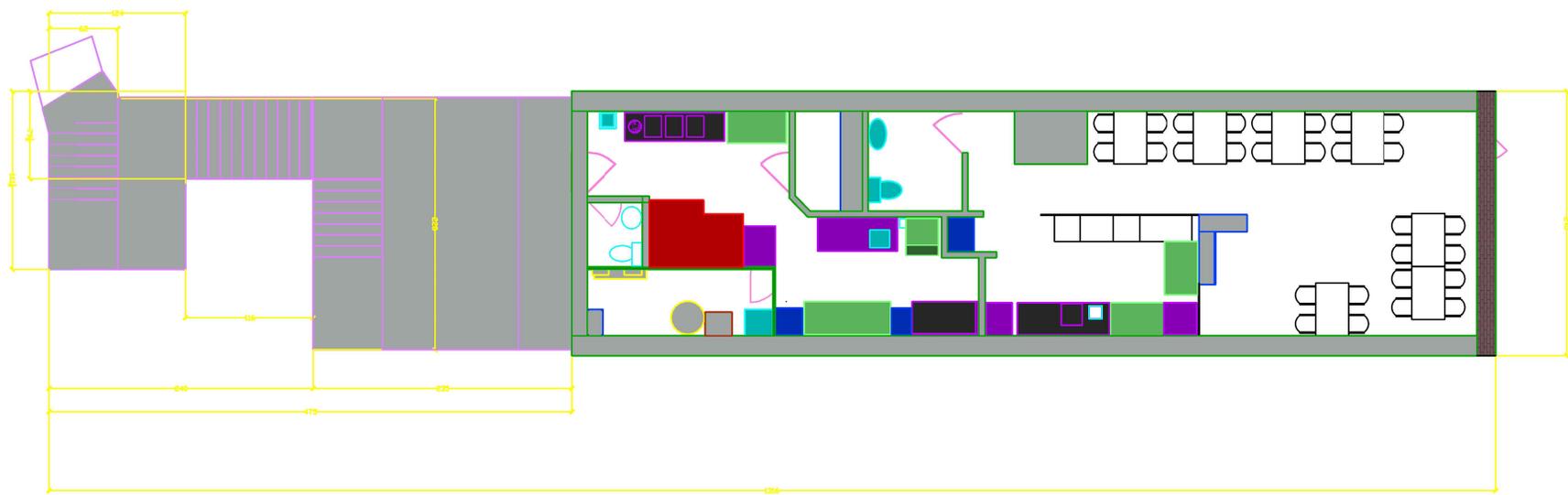
Alex Emilio Salon
Papillon Blanc

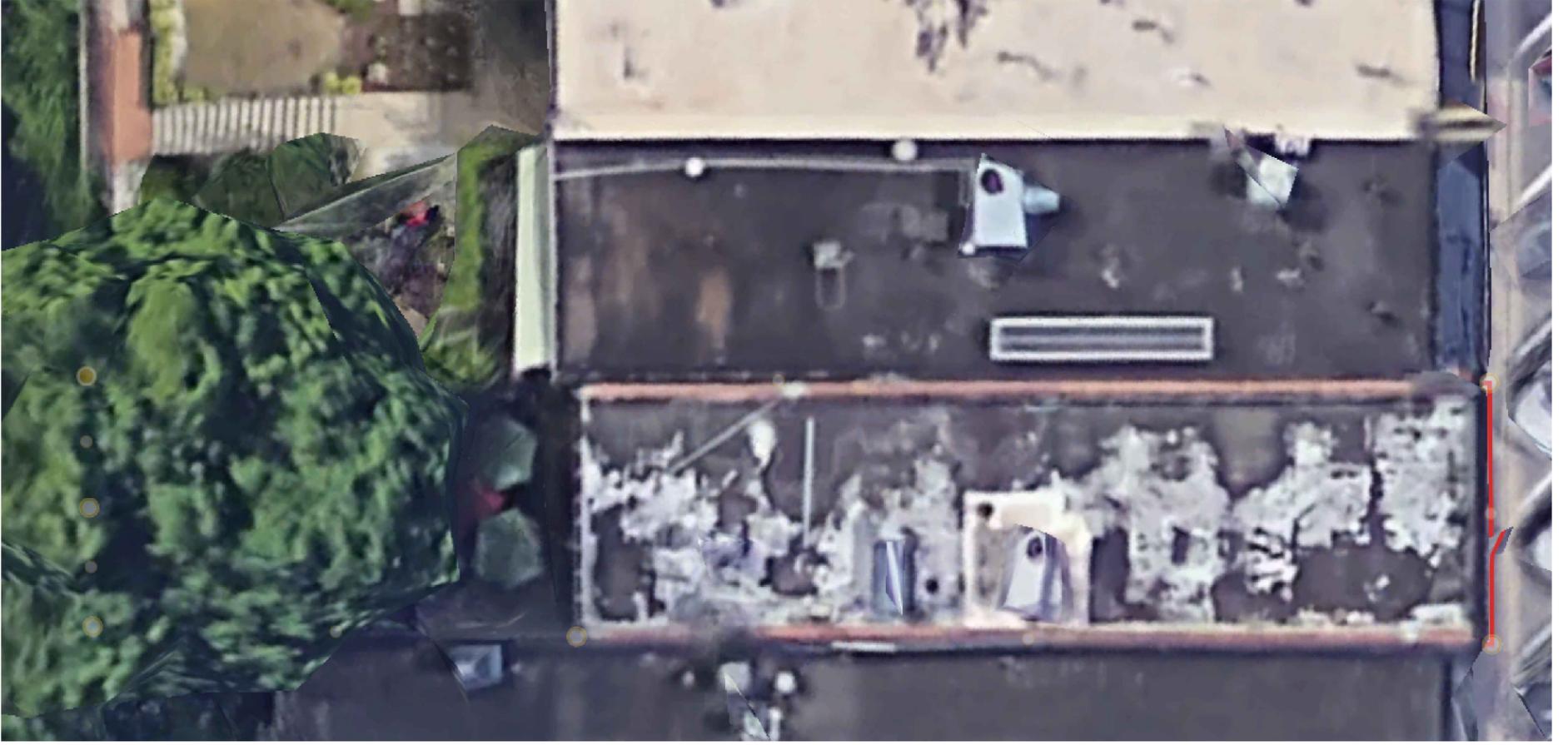
Kohler

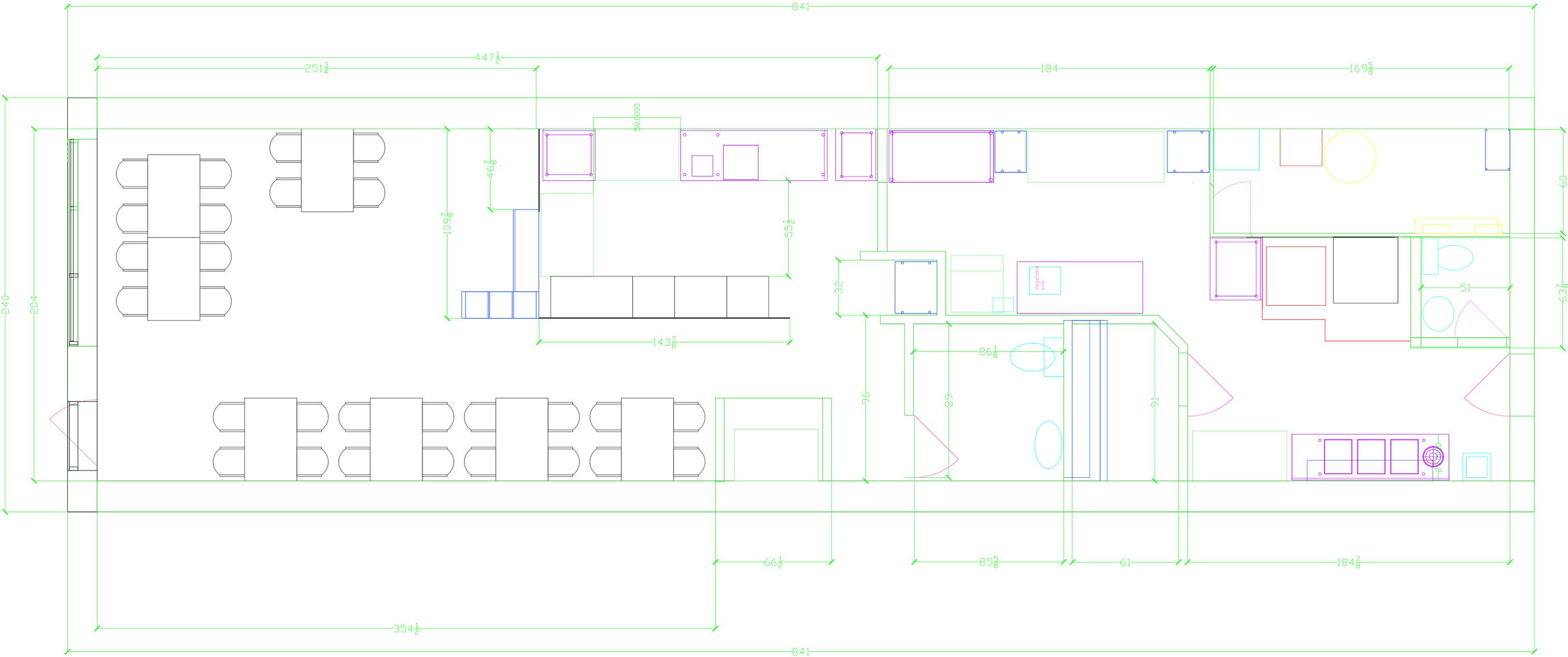








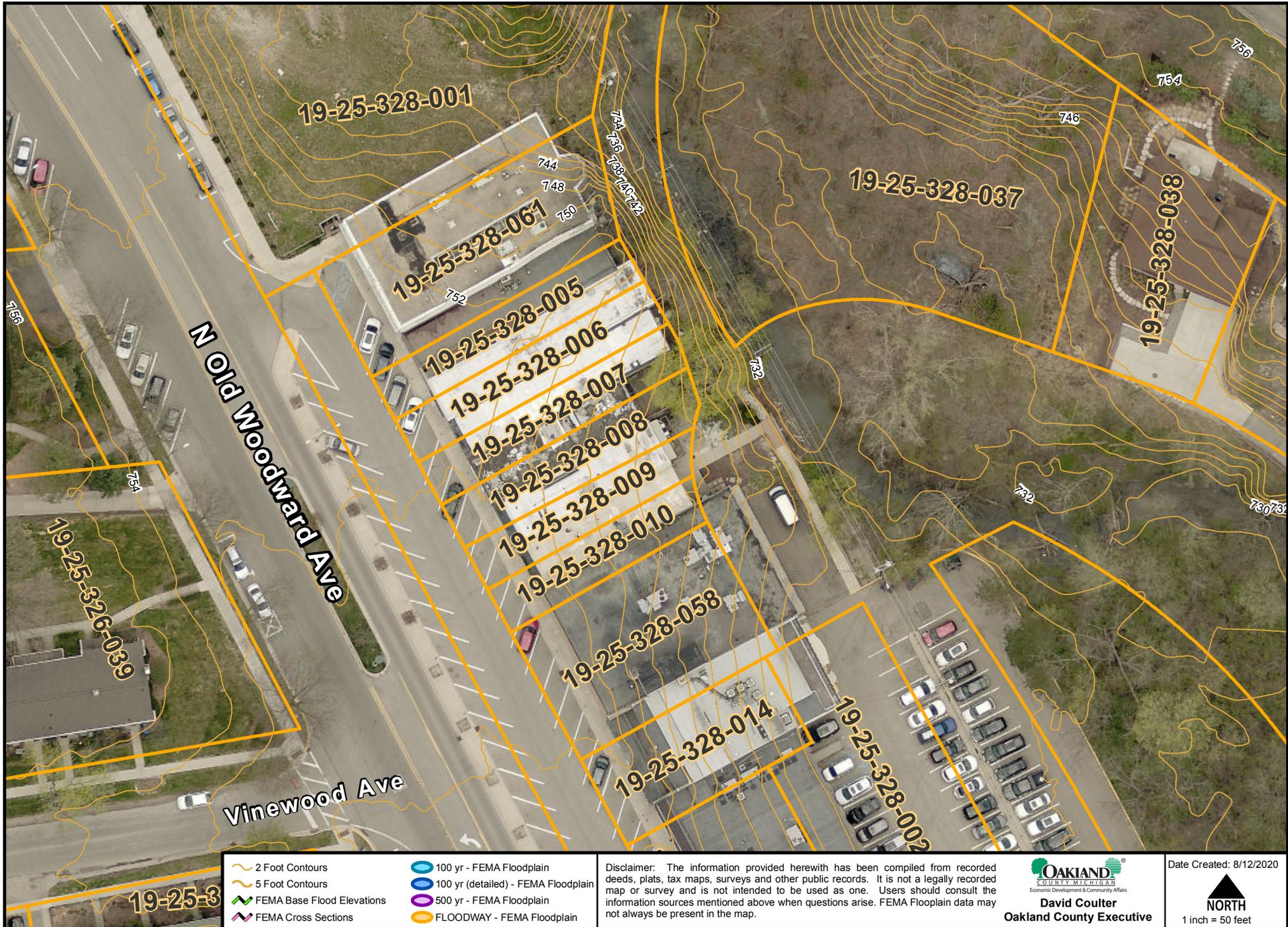








The French Lady



Disclaimer: The information provided herewith has been compiled from recorded deeds, plats, tax maps, surveys and other public records. It is not a legally recorded map or survey and is not intended to be used as one. Users should consult the information sources mentioned above when questions arise. FEMA Floodplain data may not always be present in the map.

OAKLAND COUNTY MICHIGAN
 Economic Development & Community Affairs
David Coulter
 Oakland County Executive

Date Created: 8/12/2020

 NORTH
 1 inch = 50 feet

BAU
248-385-
WWW.BAUSGROOM

COMING SOON

The French Lady

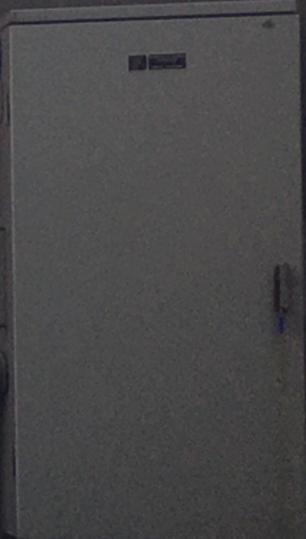
City of Birmingham
PUBLIC NOTICE
SPECIAL LAND USE PERMIT
This property will be the subject of a land development hearing with the City of Birmingham.



768

742







Special Land Use Permit Application Planning Division

Form will not be processed until it is completely filled out.

1. Applicant

Name: _____
 Address: _____

 Phone Number: _____
 Fax Number: _____
 Email address: _____

2. Property Owner

Name: _____
 Address: _____

 Phone Number: _____
 Fax Number: _____
 Email address: _____

3. Applicant's Attorney/Contact Person

Name: _____
 Address: _____

 Phone Number: _____
 Fax Number: _____
 Email address: _____

4. Project Designer/Developer

Name: _____
 Address: _____

 Phone Number: _____
 Fax Number: _____
 Email address: _____

5. Required Attachments

- I. Two (2) paper copies and one (1) digital copy of all project plans including:
- i. A detailed Existing Conditions Plan including the subject site in its entirety, including all property lines, buildings, structures, curb cuts, sidewalks, drives, ramps and all parking on site and on the street(s) adjacent to the site, and must show the same detail for all adjacent properties within 200 ft. of the subject site's property lines;
 - ii. A detailed and scaled Site Plan depicting accurately and in detail the proposed construction, alteration or repair;
 - iii. A certified Land Survey;
 - iv. Interior floor plans;
 - v. A Landscape Plan;
 - vi. A Photometric Plan;
 - vii. Colored elevation drawings for each building elevation;
- II. Specification sheets for all proposed materials, light fixtures and mechanical equipment;
- III. Samples of all proposed materials;
- IV. Photographs of existing conditions on the site including all structures, parking areas, landscaping and adjacent structures;
- V. Current aerial photographs of the site and surrounding properties;
- VI. Warranty Deed, or Consent of Property Owner if applicant is not the owner;
- VII. Any other data requested by the Planning Board, Planning Department, or other City Departments.

6. Project Information

Address/Location of the property: _____

 Name of development: _____
 Sidwell #: _____
 Current Use: _____
 Proposed Use: _____
 Area of Site in Acres: _____
 Current zoning: _____
 Is the property located in the floodplain? _____
 Name of Historic District Site is located in: _____
 Date of Historic District Commission Approval: _____
 Date of Application for Preliminary Site Plan: _____
 Date of Preliminary Site Plan Approval: _____

Date of Application for Final Site Plan: _____
 Date of Final Site Plan Approval: _____
 Date of Application for Revised Final Site Plan: _____
 Date of Revised Final Site Plan Approval: _____
 Date of Design Review Board Approval: _____
 Is there a current SLUP in effect for this site? _____
 Date of Application for SLUP: _____
 Date of SLUP Approval: _____
 Date of Last SLUP Amendment: _____
 Will proposed project require the division of platted lots? _____

 Will proposed project require the combination of platted lots?

7. Details of the Proposed Development (attach separate sheet if necessary)

8. Buildings and Structures

Number of Buildings on Site: _____
Height of Buildings & # of Stories: _____

Use of Buildings: _____
Height of Rooftop Mechanical Equipment: _____

9. Floor Use and Area (in Square Feet)

Proposed Commercial Structures:

Total basement floor area: _____
Number of square feet per upper floor: _____
Total floor area: _____
Floor area ratio (total floor area ÷ total land area): _____
Open space: _____
Percent of open space: _____

Office Space: _____
Retail Space: _____
Industrial Space: _____
Assembly Space: _____
Seating Capacity: _____
Maximum Occupancy Load: _____

Proposed Residential Structures:

Total number of units: _____
Number of one bedroom units: _____
Number of two bedroom units: _____
Number of three bedroom units: _____
Open space: _____
Percent of open space: _____

Rental units or condominiums? _____
Size of one bedroom units: _____
Size of two bedroom units: _____
Size of three bedroom units: _____
Seating Capacity: _____
Maximum Occupancy Load: _____

Proposed Additions:

Total basement floor area, if any, of addition: _____
Number of floors to be added: _____
Square footage added per floor: _____
Total building floor area (including addition): _____
Floor area ratio (total floor area ÷ total land area): _____
Open Space: _____
Percent of open space: _____

Use of addition: _____
Height of addition: _____
Office space in addition: _____
Retail space in addition: _____
Industrial space in addition: _____
Assembly space in addition: _____
Maximum building occupancy load (including addition): _____

10. Required and Proposed Setbacks

Required front setback: _____
Required rear setback: _____
Required total side setback: _____
Side setback: _____

Proposed front setback: _____
Proposed rear setback: _____
Proposed total side setback: _____
Second side setback: _____

11. Required and Proposed Parking

Required number of parking spaces: _____
Typical angle of parking spaces: _____
Typical width of maneuvering lanes: _____
Location of parking on site: _____
Location of parking off site: _____
Number of light standards in parking area: _____
Screenwall material: _____

Proposed number of parking spaces: _____
Typical size of parking spaces: _____
Number of spaces <180 sq. ft.: _____
Number of handicap spaces: _____
Shared parking agreement? _____
Height of light standards in parking area: _____
Height of screenwall: _____

12. Landscaping

Location of landscape areas: _____

Proposed landscape material: _____

13. Streetscape

Sidewalk width: _____
Number of benches: _____
Number of planters: _____
Number of existing street trees: _____
Number of proposed street trees: _____
Streetscape plan submitted? _____

Description of benches or planters: _____
Species of existing trees: _____
Species of proposed trees: _____

14. Loading

Required number of loading spaces: _____
Typical angle of loading spaces: _____
Screenwall material: _____
Location of loading spaces on site: _____

Proposed number of loading spaces: _____
Typical size of loading spaces: _____
Height of screenwall: _____
Typical time loading spaces are used: _____

15. Exterior Waste Receptacles

Required number of waste receptacles: _____
Location of waste receptacles: _____
Screenwall material: _____

Proposed number of waste receptacles: _____
Size of waste receptacles: _____
Height of screenwall: _____

16. Mechanical Equipment

Utilities and Transformers:

Number of ground mounted transformers: _____
Size of transformers (L•W•H): _____
Number of utility easements: _____
Screenwall material: _____

Location of all utilities & easements: _____

Height of screenwall: _____

Ground Mounted Mechanical Equipment:

Number of ground mounted units: _____
Size of ground mounted units (L•W•H): _____
Screenwall material: _____

Location of all ground mounted units: _____

Height of screenwall: _____

Rooftop Mechanical Equipment:

Number of rooftop units: _____
Type of rooftop units: _____

Screenwall material: _____
Location of screenwall: _____

Location of all rooftop units: _____
Size of rooftop units (L•W•H): _____
Percentage of rooftop covered by mechanical units: _____
Height of screenwall: _____
Distance from rooftop units to all screenwalls: _____

17. Accessory Buildings

Number of accessory buildings: _____
Location of accessory buildings: _____

Size of accessory buildings: _____
Height of accessory buildings: _____

18. Building Lighting

Number of light standards on building: _____

Type of light standards on building: _____

Size of light fixtures (L•W•H): _____
Maximum wattage per fixture: _____
Light level at each property line: _____

Height from grade: _____
Proposed wattage per fixture: _____

19. Site Lighting

Number of light fixtures: _____
Size of light fixtures (L•W•H): _____
Maximum wattage per fixture: _____
Light level at each property line: _____

Type of light fixtures: _____
Height from grade: _____
Proposed wattage per fixture: _____
Holiday tree lighting receptacles: _____

20. Adjacent Properties

Number of properties within 200 ft.: _____

Property #1

Number of buildings on site: _____
Zoning district: _____
Use type: _____
Square footage of principal building: _____
Square footage of accessory buildings: _____
Number of parking spaces: _____

Property Description: _____

North, south, east or west of property? _____

Property #2

Number of buildings on site: _____
Zoning district: _____
Use type: _____
Square footage of principal building: _____
Square footage of accessory buildings: _____
Number of parking spaces: _____

Property Description: _____

North, south, east or west of property? _____

Property #3

Number of buildings on site: _____
Zoning district: _____
Use type: _____
Square footage of principal building: _____
Square footage of accessory buildings: _____
Number of parking spaces: _____

Property Description: _____

North, south, east or west of property? _____

Property #4

Number of buildings on site: _____
Zoning district: _____
Use type: _____
Square footage of principal building: _____
Square footage of accessory buildings: _____
Number of parking spaces: _____

Property Description: _____

North, south, east or west of property? _____

Property #5

Number of buildings on site: _____
Zoning district: _____
Use type: _____
Square footage of principal building: _____
Square footage of accessory buildings: _____
Number of parking spaces: _____

Property Description: _____

North, south, east or west of property? _____

The undersigned states the above information is true and correct, and understands that it is the responsibility of the applicant to advise the Planning Division and / or Building Division of any additional changes made to an approved site plan. The undersigned further states that they have reviewed the procedures and guidelines for Site Plan Review in Birmingham, and have complied with same. The undersigned will be in attendance at the Planning Board meeting when this application will be discussed.

By providing your e-mail to the City, you agree to receive news notifications from the City. If you do not wish to receive these messages, you may unsubscribe at any time.

Signature of Owner: _____ Date: _____

Print Name: _____

Signature of Applicant:  _____ Date: _____

Print Name: _____

Signature of Architect: _____ Date: _____

Print Name: _____

Office Use Only

Application #: _____ Date Received: _____ Fee: _____

Date of Approval: _____ Date of Denial: _____ Accepted by: _____



SPECIAL LAND USE PERMIT APPLICATION CHECKLIST – PLANNING DIVISION

Applicant: _____ Case #: _____ Date: _____

Address: _____ Project: _____

All site plans and elevation drawings prepared for approval shall be prepared in accordance with the following specifications and other applicable requirements of the City of Birmingham. If more than one page is used, each page shall be numbered sequentially. All plans must be legible and of sufficient quality to provide for quality reproduction or recording. Plans must be no larger than 24" x 36", and must be folded and stapled together. The address of the site must be clearly noted on all plans and supporting documentation.

Site Plan for Special Land Use Permit

A full Site Plan detailing the proposed changes for which approval is requested shall be drawn at a scale no smaller than 1" = 100' (unless the drawing will not fit on one 24" X 36" sheet) and shall include:

- ___ 1. Name and address of applicant and proof of ownership;
- ___ 2. Name of Development (if applicable);
- ___ 3. Address of site and legal description of the real estate;
- ___ 4. Name and address of the land surveyor;
- ___ 5. Legend and notes, including a graphic scale, north point, and date;
- ___ 6. A separate location map;
- ___ 7. A map showing the boundary lines of adjacent land and the existing zoning of the area proposed to be developed as well as the adjacent land;
- ___ 8. Aerial photographs of the subject site and surrounding properties;
- ___ 9. A detailed and scaled Site Plan depicting accurately and in detail the proposed construction, alteration or repair;
- ___ 10. A detailed Existing Conditions Plan including the subject site in its entirety, including all property lines, buildings, structures, curb cuts, sidewalks, drives, ramps and all parking on site and on the street(s) adjacent to the site, and must show the same detail for all adjacent properties within 200 ft. of the subject site's property lines;
- ___ 11. Interior floor plans;
- ___ 12. A chart indicating the dates of any previous approvals by the Planning Board, Board of Zoning Appeals, Design Review Board, or the Historic District Commission ("HDC");

- ___ 13. Existing and proposed layout of streets, open space and other basic elements of the plan;
- ___ 14. Existing and proposed utilities and easements and their purpose;
- ___ 15. Location of natural streams, regulated drains, 100-year flood plains, floodway, water courses, marshes, wooded areas, isolated preserve-able trees, wetlands, historic features, existing structures, dry wells, utility lines, fire hydrants and any other significant feature(s) that may influence the design of the development;
- ___ 16. General description, location, and types of structures on site;
- ___ 17. Location of sidewalks, curb cuts, and parking lots on subject site and all sites within 200 ft. of the property line;
- ___ 18. Details of existing or proposed lighting, signage and other pertinent development features;
- ___ 19. Elevation drawings showing proposed design;
- ___ 20. Screening to be utilized in concealing any exposed mechanical or electrical equipment and all trash receptacle areas;
- ___ 21. Location of all exterior lighting fixtures;
- ___ 22. A Photometric Plan depicting proposed illuminance levels at all property lines;
- ___ 23. A Landscape Plan showing all existing and proposed planting and screening materials, including the number, size, and type of plantings proposed and the method of irrigation; and
- ___ 24. Any other information requested in writing by the Planning Division, the Planning Board, or the Building Official deemed important to the development.

Elevation Drawings

Complete elevation drawings detailing the proposed changes for which approval is requested shall be drawn at a scale no smaller than 1" = 100' (unless the drawing will not fit on one 24" X 36" sheet) and shall include:

- ___ 25. Color elevation drawings showing the proposed design for each façade of the building;
- ___ 26. List of all materials to be used for the building, marked on the elevation drawings;
- ___ 27. Elevation drawings of all screenwalls to be utilized in concealing any exposed mechanical or electrical equipment, trash receptacle areas and parking areas;
- ___ 28. Details of existing or proposed lighting, signage and other pertinent development features;
- ___ 29. A list of any requested design changes;
- ___ 30. Itemized list and specification sheets of all materials, light fixtures and mechanical equipment to be used, including exact size specifications, color, style, and the name of the manufacturer;
- ___ 31. Location of all exterior lighting fixtures, exact size specifications, color, style and the name of the manufacturer of all fixtures, and a photometric analysis of all exterior lighting fixtures showing light levels to all property lines; and
- ___ 32. Any other information requested in writing by the Planning Division, the Planning Board, or the Building Official deemed important to the development.



Notice Signs - Rental Application Community Development

1. Applicant

Name: _____
Address: _____

Phone Number: _____
Fax Number: _____
Email address: _____

Property Owner

Name: _____
Address: _____

Phone Number: _____
Fax Number: _____
Email address: _____

2. Project Information

Address/Location of Property: _____
Name of Development: _____
Area in Acres: _____

Name of Historic District site is in, if any: _____
Current Use: _____
Current Zoning: _____

3. Date of Board Review

Board of Building Trades Appeals: _____
City Commission: _____
Historic District Commission: _____
Planning Board: _____

Board of Zoning Appeals: _____
Design Review Board: _____
Housing Board of Appeals: _____

The undersigned states the above information is true and correct, and understands that it is the responsibility of the applicant to post the Notice Sign(s) at least 15 days prior to the date on which the project will be reviewed by the appropriate board or commission, and to ensure that the Notice Sign(s) remains posted during the entire 15 day mandatory posting period. The undersigned further agrees to pay a rental fee and security deposit for the Notice Sign(s), and to remove all such signs on the day immediately following the date of the hearing at which the project was reviewed. The security deposit will be refunded when the Notice Sign(s) are returned undamaged to the Community Development Department. Failure to return the Notice Sign(s) and/or damage to the Notice Sign(s) will result in forfeiture of the security deposit.

Signature of Applicant: _____ Date: _____

Office Use Only

Application #: _____ Date Received: _____ Fee: _____

Date of Approval: _____ Date of Denial: _____ Reviewed by: _____

The undersigned states the above information is true and correct, and understands that it is the responsibility of the applicant to advise the Planning Division and / or Building Division of any additional changes made to an approved site plan. The undersigned further states that they have reviewed the procedures and guidelines for Site Plan Review in Birmingham, and have complied with same. The undersigned will be in attendance at the Planning Board meeting when this application will be discussed.

By providing your e-mail to the City, you agree to receive news notifications from the City. If you do not wish to receive these messages, you may unsubscribe at any time.

Signature of Owner: [Handwritten Signature]

Date: 7/30/2002

Print Name: ETIU CHUNG

Signature of Applicant: [Handwritten Signature]

Date: _____

Print Name: CLAUDE PELLERIN

Signature of Architect: _____

Date: _____

Print Name: N/A

<i>Office Use Only</i>		
Application #: _____	Date Received: _____	Fee: _____
Date of Approval: _____	Date of Denial: _____	Accepted by: _____

To: Mr. Nichols Dupuis
City Of Birmingham-Planning Division
Birmingham Michigan 48009

Date: July 30, 2020

From : Gill Chung - CHUNG PROPERTIES INC.
16845 Kercheval Avenue Suite 2
Grosse Pointe Michigan 48230

RE: Special Land Use Permit Application
Claude Pellerin DBA The French Lady
768 N. Old Woodward Avenue
Birmingham Michigan 48009

Dear Mr. Dupuis,

The purpose of this writing is to assist Ms. Pellerin in obtaining final approvals to operate and conduct business in The City Of Birmingham.

I am the Property Owner of the building located at 786 N. Old Woodward, Birmingham Mi. Ms. Pellerin has leased the property to conduct business as a French Restaurant. In her obligations to comply with the municipal codes, she was informed that she must apply for a Special Land Use Permit for this location. I was not aware of this requirement since the building has always been an eatery for many years, as far back as the mid 70's.

I could understand if this were a completely new eatery at this address, but this location has always been an eatery and nothing else. With the exception of minor cosmetics an interior lighting, no major changes, structurally or mechanically have occurred.

Is there any way this permit requirement can be waived due to the buildings history?

Some brief history of this location. In the mid seventies, It was called Michaels Delicatessen. In about the mid eighties, The building was sold, and the new owners then renamed it Birmingham Deli. The business thrived however, the owners decided to sell. In 1992, the building was sold to CHUNG PROPERTIES INC. (Current Owners) and continued to operate as Birmingham Deli until 1998. Birmingham Deli closed and the building was vacant until 2001. CHUNG PROPERTIES INC. still maintains ownership of the building .

In 2002, a leased was signed for the building and it was called Old Woodward Deli. The interior of the building was completely remodeled bringing it up to code with all new plumbing, electrical and HVAC installed. The Architectural Firm, Kevin Hart Associates, located in Birmingham Mi., was hired to assist in the renovations, design and implementation. Old Woodward Deli operated from September 2002 until October 2013.

In December of 2013, a new lease and business was established called Cucina Medoro, an Italian eatery. The business operated from December 2013 until May 2016.

In June of 2016, a new lease and business was conducted call LY SUSHI. The business operated from June 2016 until October 2018. Unfortunately, The business owner was allegedly struck by a vehicle as he was walking across the intersection at Oak and N. Old Woodward. He could no longer work and therefore unable to pay rent.

In December 2018, The building was available for rent. A vehicle drove through the front of the building causing severe damage to the exterior and interior. This action rendered the building unavailable for lease until the repairs could be completed. The entire reconstruction took over 6 months to complete with final approvals granted in July 2019.

In October of 2019, a new lease agreement was established with Ms. Pellerin. She had been working to get her business established and then the Pandemic hit. Because of the restrictions, she was unable to conduct any work, or have work performed by contractors due to the shelter in place edict. She has worked very diligently to comply with all requirements.

As the owner of the building, I have allowed Ms. Pellerin rent forgiveness and deferred rent going forward. I want her to succeed and I believe she will be a great addition to the businesses in Birmingham, especially at that location.

Any consideration that can be afforded to her with this matter is greatly appreciated. Please contact me if you have any questions. My phone is 248.318.1612

Respectfully


Gill Chung
CHUNG PROPERTIES INC.



MEMORANDUM

Planning Division

DATE: September 23rd, 2020

TO: Jana Ecker, Planning Director

FROM: Nicholas Dupuis, City Planner

SUBJECT: 469-479 S. Old Woodward – Project M1 – Final Site Plan & Design Review (5-Story)

Introduction

The subject site, 469-479 S. Old Woodward, is located at the south end of Downtown Birmingham in the B3 (Office-Residential) and D4 (Downtown Overlay) Zoning Districts. Presently, the 0.423-acre parcel contains two one-story commercial buildings and a small parking area at the rear/Woodward side. The site is directly adjacent to the existing Birmingham Place mixed-use building to the north, and is across the street from the 555 mixed-use building to the south. The applicant has submitted an application for Final Site Plan and Design Review proposing a new 5-story mixed-use building with first floor retail, 121 OR 84 parking spaces (underground, subterranean lifts, and ground-level), second floor office OR residential with 9 residential units (plus storage, fitness and community area), 41 residential units on floors 3-5, and a rooftop patio.

On June 24th, 2020, the Planning Board accepted the Community Impact Study with the following conditions:

1. The applicant must submit in writing the volume of excavated soils to be removed from the site;
2. The applicant must provide details on any proposed stormwater retention methods proposed on site;
3. The applicant must provide all details on proposed public safety measures to the Fire and Police Departments for review, including the fire suppression system plans, fire command center plans, and details on the proposed security system;
4. The applicant must either provide the stormwater retention methods to be used onsite or must update the CIS to indicate that the applicant will not provide stormwater management devices; and,
5. The applicant must provide the information requested by the City's traffic consultant.

The Planning Board also approved the Preliminary Site Plan with the following conditions:

1. The applicant must submit revised plans showing the amount of bedrooms in each unit to ensure that the minimum area required per unit is met, or obtain a variance from the Board of Zoning Appeals;
2. The applicant must submit a revised rooftop plan that shows no habitable space at Final Site Plan review, or obtain a variance from the Board of Zoning Appeals;

3. The applicant must submit details on all proposed RTUs and details on the proposed screen wall material to ensure the RTUs are fully screened from public view at Final Site Plan review;
4. The applicant must provide 2 street trees on the Woodward frontage, obtain a waiver from the Staff Arborist, or obtain a variance from the Board of Zoning Appeals;
5. The applicant must (1) provide site plans showing the number of rooms for each residential unit to clarify the parking requirements for such, and (2) provide a minimum 20 ft. setback for the parking facility located on the first floor along the Hazel frontage or obtain a variance from the Board of Zoning Appeals;
6. The applicant must submit revised plans showing 2 off-street loading spaces measuring 40 feet long, 12 feet wide and 14 feet high and in compliance with Section 4.25 of the Zoning Ordinance or obtain a variance from the Board of Zoning Appeals;
7. The applicant must submit details on the types and placement of all proposed light fixtures, as well as a photometric plan showing illumination levels at all property lines at Final Site Plan;
8. The applicant must submit material specifications, samples, and glazing calculations for the proposed building at Final Site Plan review;
9. The applicant must submit an existing conditions plan;
10. The applicant must comply with the requests of all City Departments;
11. The Planning Board approves the two-foot balcony projections into the right-of-way above eight feet.

Further detail will be provided in the relevant sections below, but the applicant has provided much of what was required by the Planning Board. The applicant has submitted plans that contain more detail on the rooms and bedrooms in each unit proposed, as well as a revised rooftop plan with no habitable space with details on all proposed RTU's, a site plan with 2 street trees on the Woodward frontage, and some material samples and glazing calculations. The applicant appears to plan to pursue variances for the outstanding issues of parking within the 20 ft. setback and 2 off-street loading spaces, but has not yet provided any information on lighting or an existing conditions plan.

1.0 Land Use and Zoning

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

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

2.0 Setback and Height Requirements

The attached zoning compliance summary analysis provides the required and proposed bulk, area, and placement regulations for the proposed project. The following bulk, area and placement requirements were analyzed for issues:

1. Article 2, Section 2.36 requires a minimum floor area for units based on the number of bedrooms present in the unit. The applicant has submitted plans showing 1 bedroom units ranging from 670-1,210 sq. ft. and 2 bedroom units ranging from 788-1,295 sq. ft., meeting the requirements.
2. The site plans submitted show various features on the building façade that project into the right-of-way on all three street frontages. Article 4, Section 4.74 (4)(C) requires permanent architectural features that encroach into the right-of-way above 8 ft. to be approved by the Planning Board provided that they do not extend 2 ft. or more into the right of way or create an obstruction and that the encroachment complies with the design review standards set forth in Article 07 of the Birmingham Chapter 126 - Zoning. Encroachments that extend more than 2 ft. into the right of way will also require the approval of the City Commission through a lease agreement. The Planning Board approved the projections into the right-of-way for the balconies with a 2 ft. projection. **However, the terraces on the Hazel St. frontage on floors 3 and 4 appear to have increased their projections into the right-of-way to about 4 ft. 2 in. This appears to be a mistake, as the plans submitted also contain a dimension of 2 ft. for the terraces that match the approved preliminary site plans. If the measurement of 4 ft. 2 in. is correct, the applicant must obtain the approval of the City Commission through a lease agreement.**

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

At this time, the canopies do not appear to interfere with any existing or planned streetscape infrastructure. The projection of the canopy at the S. Old Woodward entrance is 5 ft., while the Hazel St. entrance canopy projects 4 ft. 2 in. into the right-of-way. The applicant has not provided the dimensions of the sidewalk to ensure that the projection requirements have been met. **The applicant must submit revised plans clarifying the projection of all terraces and the dimensions of the sidewalk to ensure the canopies meet the projection standards.**

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

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

3.0 Screening and Landscaping

- 3.1 Dumpster Screening – The applicant is proposing two separate solid waste areas in a receiving area located along the Woodward frontage. The second waste area is required in the B3 Zoning District. The waste receptacles are fully screened by the building.
- 3.2 Parking Lot Screening – The proposed development is proposing two levels of underground parking and one surface lot that is within the building envelope. Due to their locations, the proposed off-street parking facilities are fully screened from public view by the building. A full analysis of the parking requirements and off-street facility locations are discussed in the parking section below.

- 3.3 Mechanical Equipment Screening – The site plans submitted show one ground mounted transformer at the Woodward frontage within the buildings mechanical room and fully screened by the building. **However, the elevations suggest that the transformer will be located behind a glass window. The Planning Board may wish to ask the applicant to clarify the plans for the transformer.**
- 3.4 Landscaping – The applicant has not submitted a landscaping plan for the proposed development, as it appears as though there will be no landscaping areas included in the proposed development aside from 5 planter boxes on the rooftop patio.
- 3.5 Streetscape – The proposed development contains 80 ft. of frontage on S. Old Woodward, which requires 2 street trees and 2 streetlights. The Hazel frontage measures around 212 ft., which would require 6 street trees and 6 streetlights. Finally, the 82 ft. Woodward frontage will require 2 street trees. The applicant has provided each of the required streetscape elements at each frontage for a total of 10 street trees and 8 streetlights. Additionally, the applicant is proposing to install 6 bike racks in front of the building on S. Old Woodward. **The Planning Board may wish to require the applicant to install benches and trash receptacles on the streetscape as well.**

Additionally, it is worth a reminder that the S. Old Woodward Reconstruction project is planned for 2022. The scope of the project includes both the S. Old Woodward and Hazel streetscapes directly adjacent to the subject site. The applicant will need to work closely with the City on a construction schedule that takes both projects into consideration.

4.0 Parking, Loading and Circulation

- 4.1 Parking – Article 4, Section 4.45 of the Zoning Ordinance requires retail and office (bank) uses in the B3 Zoning District to provide 1 off-street parking space per 300 sq. ft. of floor area. Additionally, residential uses in the B3 Zoning District are required to provide 1 off-street space for each 2 or less room unit, and 1.25 spaces for each 3 or more room unit.

The applicant has expressed a desire for flexibility in regards to the use of the 2nd floor. The applicant obtained preliminary site plan approval with a 2nd floor office use, and has now submitted final site plans with two different options. The first matches the original proposal of 16,355 sq. ft. of office space, whereas the second option shows instead 9 residential units and associated amenities. Both options are permitted uses in the B3 and D4 Zoning Districts, thus parking is one of the only issues that must be addressed to ensure that either option can be fully parked on-site as required by the ordinance. Below are the parking breakdowns for each option:

Option 1: 2nd Floor Office

Retail	1 per 300 sq. ft.	5,201 sq. ft.	17.34 spaces
Commercial	1 per 550 sq. ft.	1,030 sq. ft.	1.87 spaces
Office	1 per 300 sq. ft.	16,335 sq. ft.	54.52 spaces
Residential	1 per 2 or less rooms	26 units	26 spaces
Residential	1.25 per 3 or more rooms	15 units	18.75 spaces
<i>Reduction</i>	<i>40% of office requirements</i>	<i>54.52 spaces</i>	<i>-21.8 spaces</i>
Total	-	-	96.68 spaces
Provided	-	-	121 spaces
Difference	-	-	+24.32 spaces

Option 2: 2nd Floor Residential

Retail	1 per 300 sq. ft.	5,201 sq. ft.	17.34 spaces
Commercial	1 per 550 sq. ft.	1,030 sq. ft.	1.87 spaces
Residential	1 per 2 or less rooms	28 units	28 spaces
Residential	1.25 per 3 or more rooms	22 units	27.5 spaces
Total	-	-	74.71 spaces
Provided	-	-	84 spaces
Difference	-	-	+9.29 spaces

The retail square footage includes the proposed lobby (1,233 sq. ft.). The lobby was measured at 1 space per 300 sq. ft. due to its connection to both the residential levels on floors 3-5, as well as the office level on the 2nd floor.

Additionally, Article 4, section 4.50 of the Zoning Ordinance allows developments in the B3 Zoning District to reduce their parking by up to 40% if office and residential is combined in a single building (Option 1 only):

Office and Residential Parking: Where there is combined within a single building, an office use and a residential use, up to 40% of the parking supplied to meet the requirement for the office use may also be used to meet the requirement for residential use, provided that the number of spaces required for residential parking shall never be less than 1 parking space per dwelling unit.

This allowance reduces the required off-street parking by 21.8 (or 22) parking spaces if the applicant decided to move forward with the office use in Option 1 only. The parking reduction is not available for residential only uses.

There remains one issue still present in regards to the proposed off-street parking facility on the ground level. Article 3, section 3.04(D)(5) states that off-street parking contained in the first story shall not be permitted within 20 feet of any building facade on a frontage line or between the building facade and the frontage line. The site plans show the proposed ground-level parking facility within the first story set back only a few feet, and directly behind the building façade on the Hazel frontage. For the purposes of this explanation, building façade is defined as "the vertical exterior surface of a building that is set parallel

to a setback line” and frontage line (overlay) is defined as “all lot lines that abut a public street. A corner lot or a through lot has 2 or more frontage lines.” **The applicant must provide a 20 ft. minimum setback for the parking facility located on the first floor along the Hazel frontage, or obtain a variance from the Board of Zoning Appeals.**

4.2 Loading – Article 4, Section 4.24 requires office and commercial uses in the B3 Zoning District to provide the following off-street loading spaces:

- Office uses in between 10,001-50,000 sq. ft. – 1 usable off-street loading space.
- Commercial uses in between 5,001 – 20,000 sq. ft. – 1 usable off-street loading space.

The applicant will need to provide 2 off-street loading spaces, 1 for the 16,355 sq. ft. of office use and 1 for the 5,201 sq. ft. of commercial use. These off-street loading spaces shall have the minimum dimensions of 40 feet long, 12 feet wide and 14 feet high.

If the applicant decides to pursue a residential use on the 2nd floor, 2 off-street loading spaces must still be provided. Article, Section 4.25 requires developments in the B3 Zoning District used for mixed commercial and residential use to supply, on the site of the building, a minimum of 2 off-street loading zones. The loading zones shall be easily accessible from a public right-of-way and convenient to the principal building. All areas used for storage of refuse materials and areas used for loading and unloading of materials must be screened from the tenants of the building, adjacent residential areas and the public right-of-way.

At this time, the applicant has not denoted any space on the site plans to be used as the required 2 off-street loading spaces. **The applicant must submit revised plans showing 2 off-street loading spaces measuring 40 feet long, 12 feet wide and 14 feet high and in compliance with Section 4.25 of the Zoning Ordinance or obtain a variance from the Board of Zoning Appeals.**

4.3 Vehicular Circulation and Access – The site plans submitted show vehicle access to the site is available via a garage door on Hazel. The entry door appears to measure 20 ft. wide. Article 3, Section 3.04 states that parking access on a frontage line shall be an opening a maximum of 25 feet wide. The applicant appears to meet this requirement.

4.4 Pedestrian Circulation and Access – Pedestrian access to the site will be through one of 6 entrances: a main entryway on the S. Old Woodward frontage which has access to the lobby and retail space, a main entry on the Hazel frontage that has access to the retail space and an access hallway, two entrances from the ground level parking facility into the retail spaces, and two entrances on the Woodward frontage accessing the retail space. As required in Article 3, Section

3.04 of the Zoning Ordinance, all buildings shall have their principal pedestrian entrance on a frontage line. The applicant meets this requirement.

5.0 Lighting

The applicant has indicated the placement of 11 proposed light fixtures on the elevation drawings at the top of the 4th story, but has not submitted details on the proposed fixtures nor has the applicant submitted a photometric plan depicting the illumination levels at all of the property lines.

Article 4, Section 4.21 (C) of the Zoning Ordinance requires the location, specifications and photometric details of all new construction or new lighting that may significantly alter the light distribution or illuminance on a site, *as deemed necessary* by the Planning Division, Planning Board, Design Review Board or Historic District Commission. At this time, the proposed light fixtures do not appear as though it will significantly alter the light distribution on site enough to warrant a photometric plan. However, specifications on all light fixtures will be required to ensure that all light fixtures are fully cutoff as defined by the Zoning Ordinance.

The applicant must submit specifications on the types and placement of all proposed light fixtures, and the Planning Board may wish to consider whether or not a photometric plan showing illumination levels at all property lines shall be required.

6.0 Departmental Reports

- 6.1 Engineering Division – The Engineering Division has not provided any comments at this time.
- 6.2 Department of Public Services – The Department of Public Services has no concerns at this time. However, DPS would like it noted that the final phase of the S. Old Woodward Reconstruction project is slated for 2022, which may have implications for the streetscape installation for this project.
- 6.3 Fire Department – The Fire Department has submitted the following comments:
 - The building shall meet all high rise requirements for fire codes, and life safety codes. Including the fire command room. MBC 2015, IFC 2015.
 - The entire building shall be fully protected with a fire suppression system. NFPA 13 (2013).
 - The exterior balconies and rooftop sun deck shall have fire suppression coverage for any areas with overhead projections or covered tops extending two feet or more, where ignition sources such as BBQs, fire tables, fire features, or any other ignition sources are present.
 - The fire protection water supply shall be a minimum of 6 inches.
 - The fire department connection (FDC) shall be placed on the building in a location approved by the Fire Marshal.

- The building fire pump will require an alternative power supply. (Generator).
- The entire building shall be covered by a monitored fire alarm system. NFPA 72 (2013).
- Exterior balconies, and rooftop sun deck shall have occupant notification devices.
- The rooftop sun deck shall have exit signs, and emergency egress lighting.
- Once the project is underway, and reaches 40 feet in height, a temporary or permanent stairway shall be in place and fully functional.
- Once the project is underway, and reaches 40 feet in height, a temporary or permanent FDC and standpipe shall be in place and fully functional.
- The building shall meet emergency responder radio requirements. An evaluation of the radio signal strength shall be conducted when the building is substantially complete. If radio signal strength is found to be below minimum requirements, a Bi-Directional Antenna (BDA) system shall be installed.

6.4 Police Department – The Police Department has indicated that they would like to remain apprised of the parking requirements and proposals as the site plan review and variance review process continues.

6.5 Building Division – The Building Division has submitted the following comments:

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:

- Exit doors at all levels must swing in the direction of egress.
- Per Section 1028 2015MBC, exception 1.1 interior exit stairs must have a clear and unobstructed path to the exit that is readily visible and identifiable from the point of termination of the enclosure.
- 121 parking spaces requires at least five accessible parking spaces on the most accessible route. Per section 1106, 2015 MBC.
- Per 1023.4 2015 MBC. Openings into interior stairway limited to exit from normally occupied spaces. Main level mechanical room door to stairway not allowed.

7.0 Design Review

The building façade is proposed to be comprised of 3 main materials. The first floor will be clad in a natural limestone with a black granite base. The black granite is also worked around the entryways on S. Old Woodward and Hazel. A Saxon masonry brick veneer is proposed on the upper stories in a custom dark grey color. The 5th floor will be comprised of a Nighthawk Grey metal cladding. The applicant appears to meet the requirements

of Article 3, Section 3.04 (E)(1) which requires at least 90% of the exterior finish material on all facades that face a street to be limited to the following: glass, brick, cut stone, cast stone, coarsely textured stucco, or wood.

The building will also contain a Kawneer Metroview window wall system on the first floor and a Kawneer Trifab window framing system on the upper floors. The window framing will be charcoal in color. The applicant has included glass specifications on the plans, but has not submitted specification sheets to ensure that the windows meet the clarity requirements in Article 4, Section 4.90 of the Zoning Ordinance. The glass is described as SunGuard Neutral clear glass at 80% VLT on the 1st floor and 78% VLT on the upper floors. The applicant has however submitted full glazing calculations for the building. The glazing requirements are as follows:

- Each storefront must have transparent areas, equal to 70% of its portion of the facade, between one and eight feet from the ground.
- The glazed area of a facade above the first floor shall not exceed 35% of the total area, with each facade being calculated independently.

The applicant has submitted the following calculations:

Location	Glass/Solid (SF)	Percentages	Required
S. Old Woodward			
• 1 st Floor	448/640	70%	70%
• Upper Floors	1,067/3,094	34.5%	≤35%
Hazel St.			
• 1 st Floor	1,187/1,696	70%	70%
• Upper Floors	2,870.4/7630	37.6%	≤35%
Woodward Ave.			
• 1 st Floor	468/688	68%	70%
• Upper Floors	1,067/3,094	34.5%	≤35%

According to the figures presented above, the applicant meets the glazing requirements for two of the first and upper floors façades, but does not meet the first floor requirements on the Woodward façade or the upper floor requirements on the Hazel St. facade. **The applicant must submit revised elevations and glazing calculations that show 70% glazing on each first floor facade, as well as material specifications for all new glass, or obtain a variance from the Board of Zoning Appeals.**

Some additional materials present on the elevation drawings are a metal panel system on the roof to screen the rooftop mechanical units, glass railings at the 3-5 floor balconies and enclosing the rooftop use, metal clad planter boxes, powder coated metal canopies, metal canopy over the rooftop use, and buff limestone at the cornice and 1st floor transition.

Finally, there is no signage proposed on the building, nor any indication as to where future tenant signage would be placed. The sign band on the building is somewhat inconsistent, as the columns and entryways that define the first floor façade break it up.

At this time, the applicant is not required to provide any details on future signage, but it is worth noting at this early stage that the current design may provide some challenges when the time comes to adding signage.

8.0 Required Attachments

	Submitted	Not Submitted	Not Required
Existing Conditions Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Detailed and Scaled Site Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Certified Land Survey	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Interior Floor Plans	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Landscape Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Photometric Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Colored Elevations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Material Specification Sheets	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Material Samples	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Site & Aerial Photographs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

9.0 Approval Criteria

In accordance with Article 7, section 7.27 of the Zoning Ordinance, the proposed plans for development must meet the following conditions:

- (1) The location, size and height of the building, walls and fences shall be such that there is adequate landscaped open space so as to provide light, air and access to the persons occupying the structure.
- (2) The location, size and height of the building, walls and fences shall be such that there will be no interference with adequate light, air and access to adjacent lands and buildings.
- (3) The location, size and height of the building, walls and fences shall be such that they will not hinder the reasonable development of adjoining property nor diminish the value thereof.
- (4) The site plan, and its relation to streets, driveways and sidewalks, shall be such as to not interfere with or be hazardous to vehicular and pedestrian traffic.
- (5) The proposed development will be compatible with other uses and buildings in the neighborhood and will not be contrary to the spirit and purpose of this chapter.
- (6) The location, shape and size of required landscaped open space is such as to provide adequate open space for the benefit of the inhabitants of the building and the surrounding neighborhood.

10.0 Recommendation

Based on a review of the site plan submitted, the Planning Division finds that the proposed Final Site Plan meets the requirements of Article 7, section 7.27 of the Zoning Ordinance and recommends that the Planning Board recommend **APPROVAL** of the Final Site Plan and Design Review for 469-479 S. Old Woodward – Project M1 – with the following conditions:

1. The applicant must submit revised plans clarifying the projection of all terraces and the dimensions of the sidewalk to ensure the canopies meet the projection standards;
2. The applicant must provide a 20 ft. minimum setback for the parking facility located on the first floor along the Hazel frontage, or obtain a variance from the Board of Zoning Appeals;
3. The applicant must submit revised plans showing 2 off-street loading spaces measuring 40 feet long, 12 feet wide and 14 feet high and in compliance with Section 4.25 of the Zoning Ordinance or obtain a variance from the Board of Zoning Appeals;
4. The applicant must submit specifications on the types and placement of all proposed light fixtures;
5. The applicant must submit revised elevations and glazing calculations that show 70% glazing on each first floor facade, a maximum of 35% glazing on the upper floors, as well as material specifications for all new glass, or obtain a variance from the Board of Zoning Appeals;
6. The applicant must submit an Existing Conditions Plan and material specifications; and
7. The applicant must comply with the requests of all City departments.

11.0 Sample Motion Language

Motion to **APPROVE** the Final Site Plan and Design Review for 469-479 S. Old Woodward – Project M1 – subject to the following conditions:

1. The applicant must submit revised plans clarifying the projection of all terraces and the dimensions of the sidewalk to ensure the canopies meet the projection standards;
2. The applicant must provide a 20 ft. minimum setback for the parking facility located on the first floor along the Hazel frontage, or obtain a variance from the Board of Zoning Appeals;
3. The applicant must submit revised plans showing 2 off-street loading spaces measuring 40 feet long, 12 feet wide and 14 feet high and in compliance with Section 4.25 of the Zoning Ordinance or obtain a variance from the Board of Zoning Appeals;
4. The applicant must submit specifications on the types and placement of all proposed light fixtures;
5. The applicant must submit revised elevations and glazing calculations that show 70% glazing on each first floor facade, a maximum of 35% glazing on the upper floors, as well as material specifications for all new glass, or obtain a variance from the Board of Zoning Appeals;

- 6. The applicant must submit an Existing Conditions Plan and material specifications; and
- 7. The applicant must comply with the requests of all City departments.

OR

Motion to **POSTPONE** the Final Site Plan and Design Review for 469-479 S. Old Woodward – Project M1 – pending receipt of the following:

- 1. _____
- 2. _____
- 3. _____

OR

Motion to **DENY** the Final Site Plan and Design Review for 469-479 S. Old Woodward – Project M1 – for the following reasons:

- 1. _____
- 2. _____
- 3. _____

**Zoning Compliance Summary Sheet
Final Site Plan & Design Review (5-Story)
469-476 S. Old Woodward – Project M1**

Existing Site: Two 1-Story Commercial Buildings

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

Land Use: Commercial, Office

Existing Land Use and Zoning of Adjacent Properties:

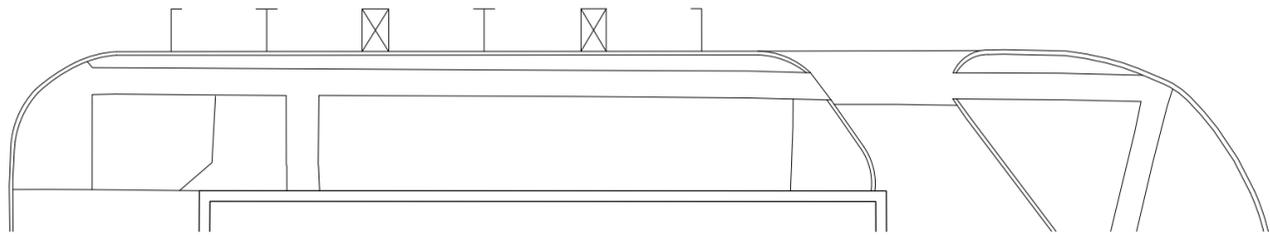
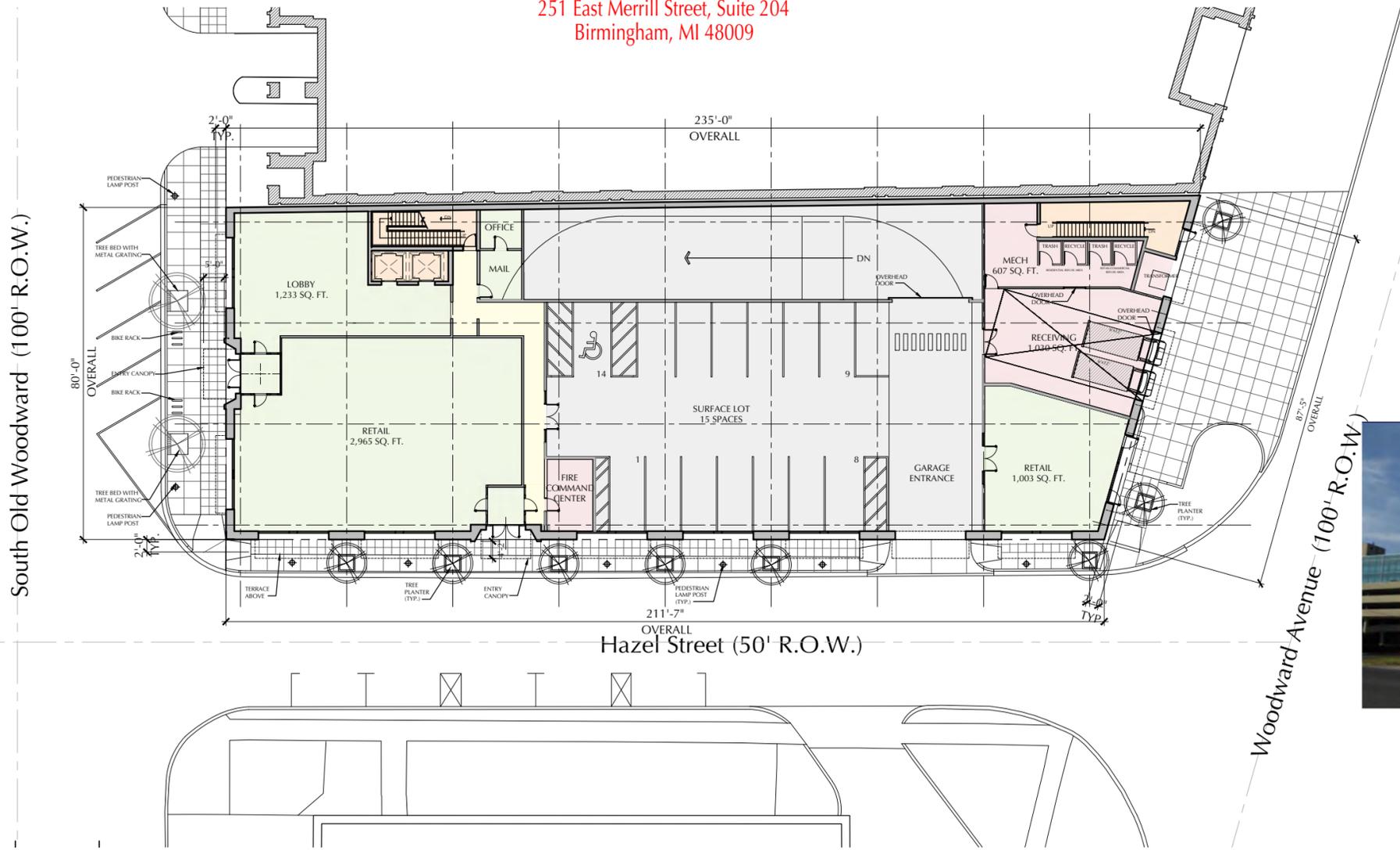
	North	South	East	West
Existing Land Use	Mixed-Use	Mixed-Use	Commercial	Commercial
Existing Zoning District	B3 (Office-Residential)	B3 (Office-Residential)	B2 (General Business)	B2B (General Business)
Overlay Zoning District	D5	D5	MU5	D2

Land Area:	Existing:	0.423 ac.
	Proposed:	0.423 ac. (no changes proposed)
Dwelling Units:	Existing:	0 units
	Proposed:	41 units OR 50 units
Minimum Lot Area/Unit:	Required:	N/A
	Proposed:	N/A
Min. Floor Area /Unit:	Required:	400 sq. ft. (efficiency) 500 sq. ft. (one bedroom) 700 sq. ft. (two bedroom) 900 sq. ft. (three or more bedroom)
	Proposed:	670-1,210 sq. ft. (one bedroom) 788-1,295 sq. ft. (two bedroom)
Max. Total Floor Area:	Required:	N/A
	Proposed:	N/A
Min. Open Space:	Required:	N/A
	Proposed:	N/A
Max. Lot Coverage:	Required:	N/A

	Proposed:	N/A
Front Setback:	Required:	0 ft.
	Proposed:	0 ft.
Side Setbacks	Required:	0 ft.
	Proposed:	0 ft.
Rear Setback:	Required:	Equal to that of an adjacent, preexisting building
	Proposed:	Equal to the adjacent Birmingham Place building
Min. Front+Rear Setback	Required:	N/A
	Proposed:	N/A
Min. Bldg. Height:	Permitted:	2 stories
	Proposed:	5 stories
Max. Bldg. Height:	Permitted:	80 ft., 5 stories
	Proposed:	80 ft., 5 stories
Min. Eave Height:	Permitted:	20 ft.
	Proposed:	58 ft.
Max. Eave Height:	Required:	58 ft.
	Proposed:	58 ft.
Parking:	Required:	97 off-street (if 2 nd floor office use) <i>OR</i> 75 off street (if 2 nd floor residential use)
	Proposed:	121 off-street (if 2 nd floor office use) <i>OR</i> 84 off-street (if 2 nd floor residential use)
Min. Parking Space Size:	Required:	180 sq. ft.
	Proposed:	180 sq. ft.
Loading Area:	Required:	2 off-street loading spaces, 40x12x14
	Proposed:	None The applicant must supply 2 off-street loading spaces measuring 40 feet long, 12 feet wide and 14 feet high or obtain a variance from the Board of Zoning Appeals.
Screening:		
	<u>Parking:</u> Required:	32 in. capped masonry wall or Evergreen

	Proposed:	Fully within the building envelope
<u>Loading:</u>	Required:	Completely enclosed within a building or 6 ft. minimum
	Proposed:	None
		The applicant must fully screen the 2 required off-street loading spaces, or obtain a variance from the Board of Zoning Appeals.
<u>Rooftop Mechanical:</u>	Required:	Fully screened from public view
	Proposed:	10 ft. metal panels
<u>Elect. Transformer:</u>	Required:	Fully screened from public view
	Proposed:	N/A
<u>Dumpster:</u>	Required:	6 ft. masonry screenwall with wood gates
	Proposed:	Fully screened within building

Project M1
Birmingham Tower Partners, LLC
 251 East Merrill Street, Suite 204
 Birmingham, MI 48009



OPTION 1: 2ND FLOOR OFFICE | 3RD - 5TH FLOOR APARTMENTS

OCCUPANCY AREAS

OCCUPANCY	LOCATION IN BUILDING	NET USABLE AREA
RETAIL + LOBBY	FLOOR 1	5,542 SF
OFFICE	FLOOR 2	16,355 SF
RESIDENTIAL UNITS	FLOORS 3-5	38,158 SF

PARKING TABULATION

		REQUIRED	PROVIDED
RESIDENTIAL APARTMENTS	41 APARTMENTS X 1 (1 SPACES / APARTMENT)	41.0 SPACES	121.0 SPACES
RETAIL + LOBBY	5,201 SF / 300 SF	17.3 SPACES	
OFFICE	16,355 SF/300 SF (1 SPACE/300 SF)	54.5 SPACES	
COMMERCIAL	1,030 SF / 500 SF	1.87 SPACES	
*PARKING REDUCTION	(54.5 SPACES X 40%)	- 21.8 SPACES	
TOTAL		92.87 SPACES*	121.0 SPACES
TOTAL	(WITH 4 STREET PARKING SPACES)		125.0 SPACES

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



Site location:
 B3/D4
 469 and 479 South Old Woodward

SITE PLAN / MAIN FLOOR

CHRISTOPHER J LONGE AIA
ARCHITECTURE
INTERIORS
 124 Peabody, Birmingham, Michigan 48009 248.258.6940

CURRENT ADDRESS		
STREET ADDRESS	SIDWELL NUMBER	ZONING
469 SOUTH OLD WOODWARD	19-36-208-011	B3/D4
479 SOUTH OLD WOODWARD	19-36-208-012	B3/D4

BUILDING CALCULATIONS

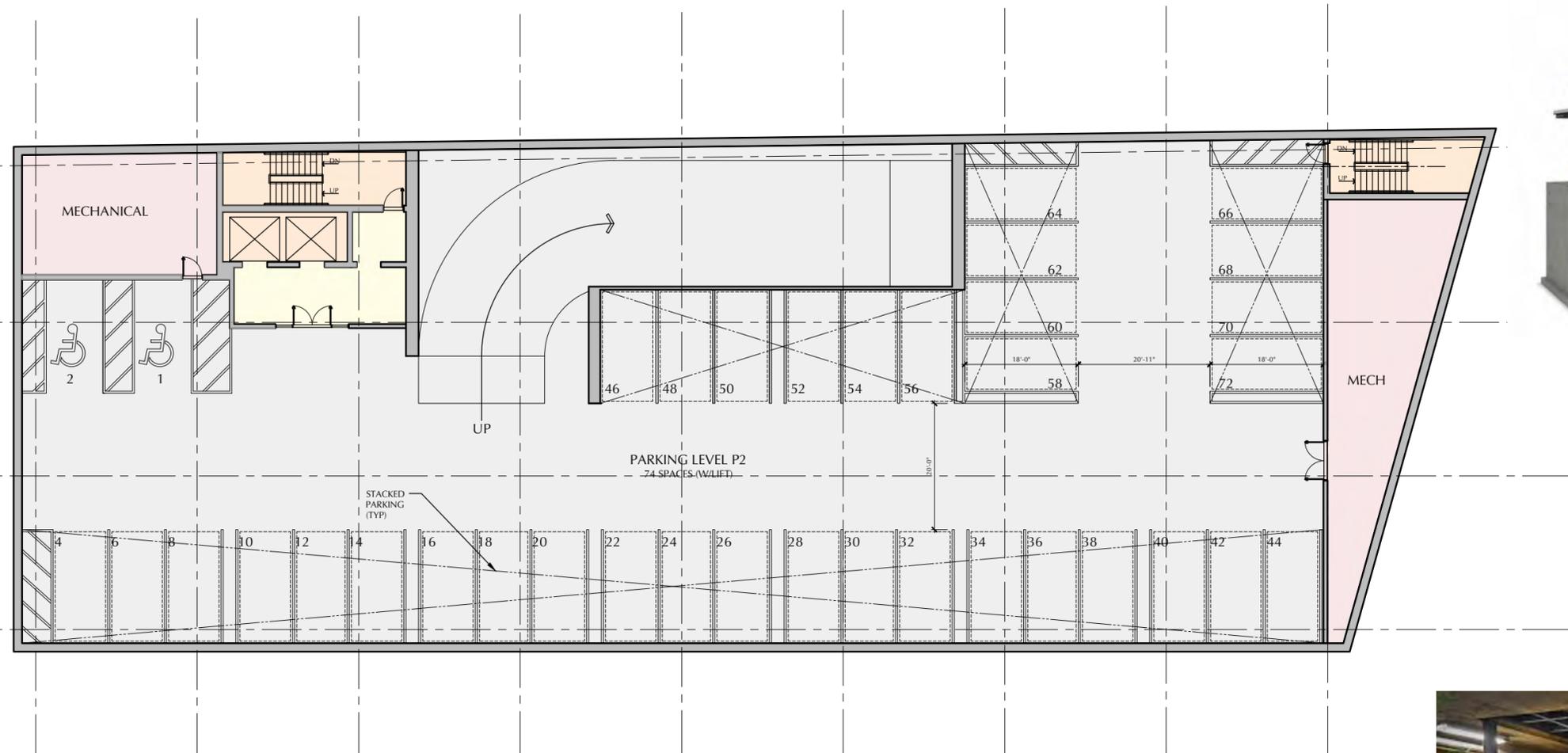
LOCATION	SPACES/UNITS	NET USABLE AREA	GROSS AREA
PARKING LEVEL P2	74 PARKING SPACES (w/LIFT)	16,647 SF	18,260 SF
PARKING LEVEL P1	32 PARKING SPACES	16,647 SF	18,260 SF
MAIN FLOOR	15 PARKING SPACES	16,351 SF	18,260 SF
2ND FLOOR	OFFICE SPACE	16,410 SF	18,260 SF
3RD FLOOR	15 APARTMENT UNITS	13,667 SF	15,514 SF
4TH FLOOR	15 APARTMENT UNITS	13,667 SF	15,514 SF
5TH FLOOR	11 APARTMENT UNITS	10,824 SF	12,541 SF
TOTAL		104,213 SF	116,609 SF

SCALE: 1" = 20'-0"

09.18.2020
SD.1
OPTION 1

Project M1
 Birmingham Tower Partners, LLC
 251 East Merrill Street, Suite 204
 Birmingham, MI 48009

- LEGEND**
- PARKING
 - RETAIL + LOBBY + OFFICE
 - MECHANICAL
 - EGRESS
 - CIRCULATION
 - 1 BEDROOM UNITS
 - 2 BEDROOM UNITS
 - COMMUNITY AREAS (OPTION 2)



PARKING LEVEL 2

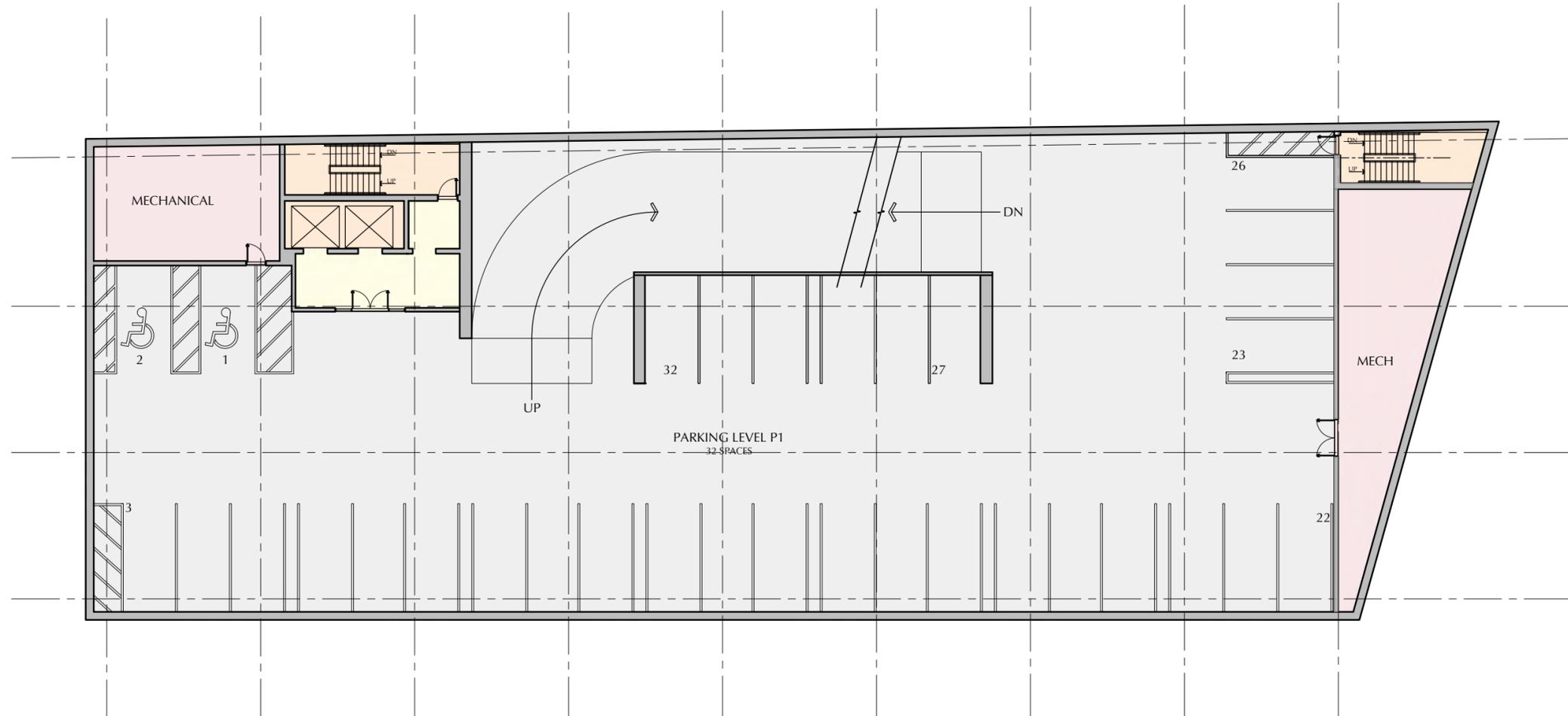
OPTION 1: 2ND FLOOR OFFICE | 3RD -5TH FLOOR APARTMENTS

SCALE: 1" = 20'-0"

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 ARCHITECTURE
 INTERIORS
 124 Peabody, Birmingham, Michigan 48009 248.258.6940

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 OPTION 1

LEGEND	
	PARKING
	RETAIL + LOBBY + OFFICE
	MECHANICAL
	EGRESS
	CIRCULATION
	1 BEDROOM UNITS
	2 BEDROOM UNITS
	COMMUNITY AREAS (OPTION 2)

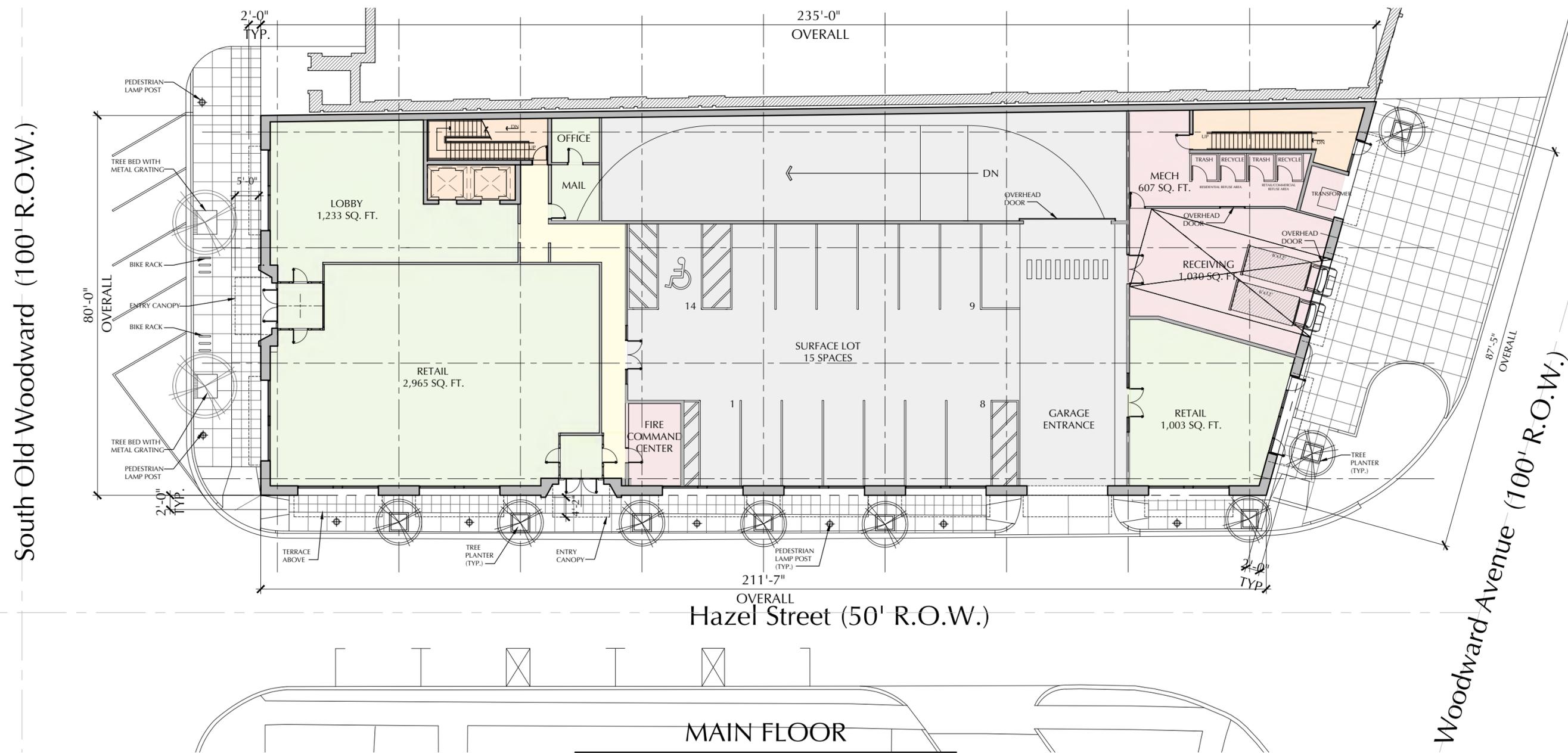


PARKING LEVEL 1

Project M1
 Birmingham Tower Partners, LLC
 251 East Merrill Street, Suite 204
 Birmingham, MI 48009

LEGEND

[Light Blue Box]	PARKING
[Light Green Box]	RETAIL + LOBBY + OFFICE
[Light Purple Box]	MECHANICAL
[Light Orange Box]	EGRESS
[Light Yellow Box]	CIRCULATION
[Light Blue Box]	1 BEDROOM UNITS
[Light Orange Box]	2 BEDROOM UNITS
[Light Yellow Box]	COMMUNITY AREAS (OPTION 2)



SCALE: 1" = 20'-0"

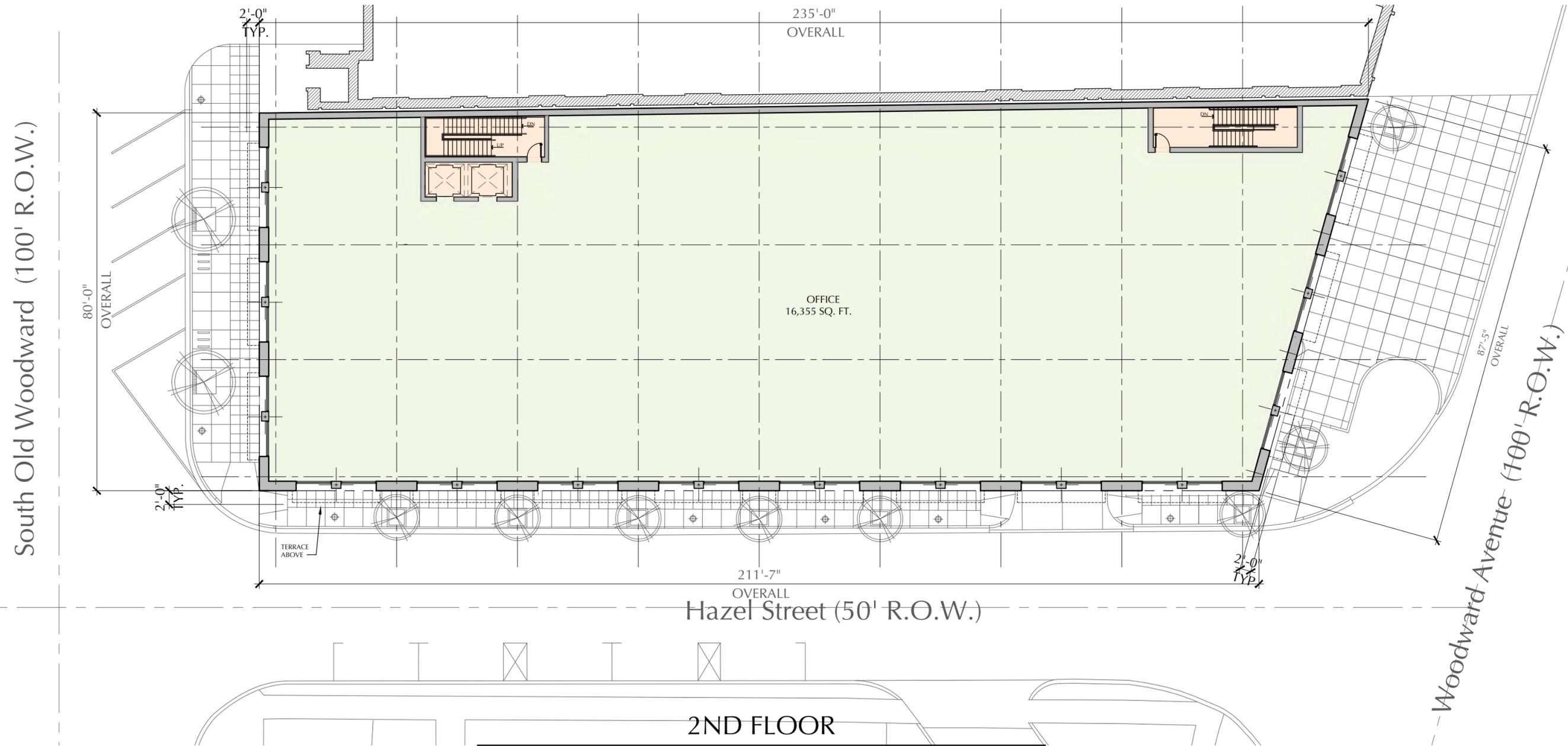
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 INTERIORS
 124 Peabody, Birmingham, Michigan 48009 248.258.6940

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 SD.4

Project M1
 Birmingham Tower Partners, LLC
 251 East Merrill Street, Suite 204
 Birmingham, MI 48009

LEGEND

[Light Blue Box]	PARKING
[Light Green Box]	RETAIL + LOBBY + OFFICE
[Light Purple Box]	MECHANICAL
[Light Orange Box]	EGRESS
[Light Yellow Box]	CIRCULATION
[Light Blue Box]	1 BEDROOM UNITS
[Light Green Box]	2 BEDROOM UNITS
[Light Orange Box]	COMMUNITY AREAS (OPTION 2)



OPTION 1: 2ND FLOOR OFFICE | 3RD -5TH FLOOR APARTMENTS

SCALE: 1" = 20'-0"

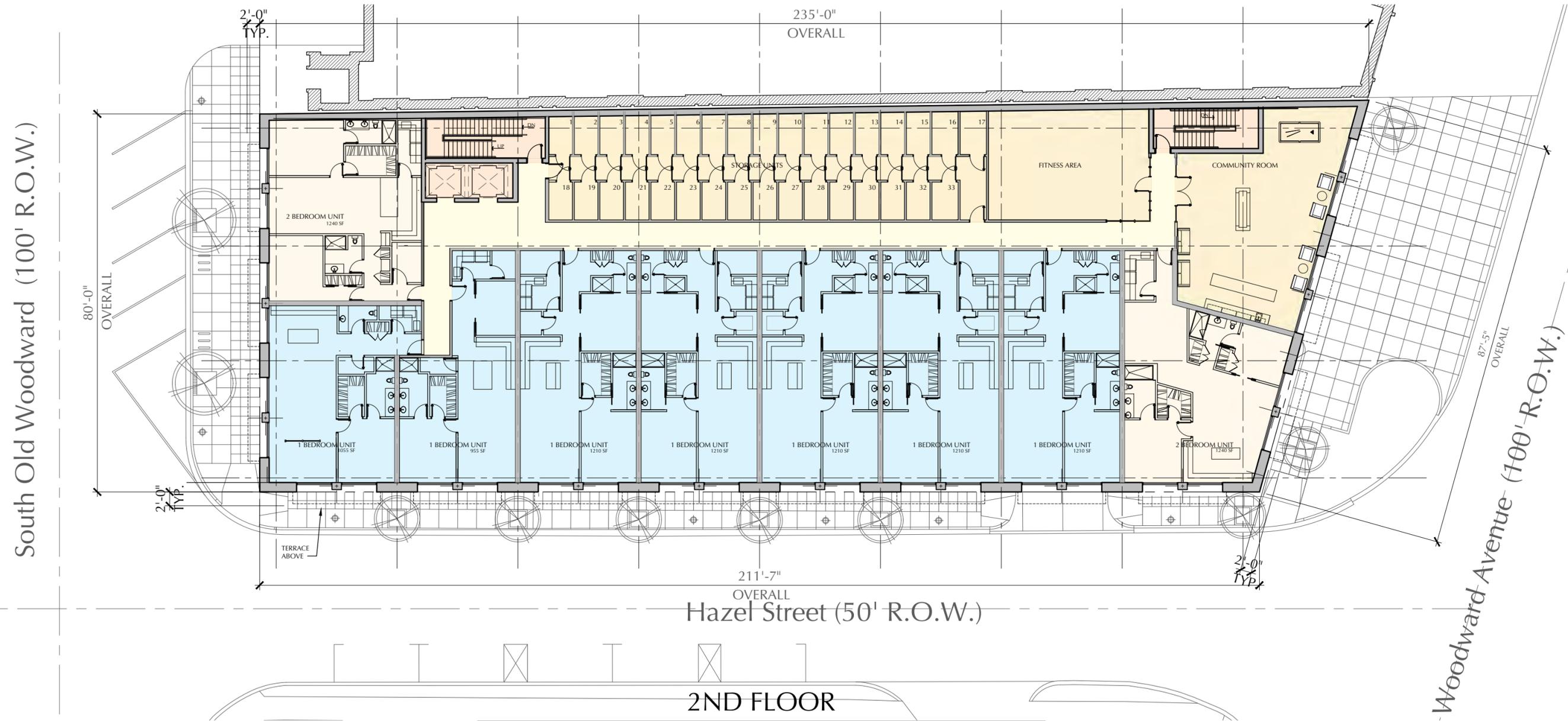
CHRISTOPHER J LONGE AIA
 ARCHITECTURE
 INTERIORS
 124 Peabody, Birmingham, Michigan 48009 248.258.6940

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 SD.5
 OPTION 1

Project M1
 Birmingham Tower Partners, LLC
 251 East Merrill Street, Suite 204
 Birmingham, MI 48009

LEGEND

[Light Blue Box]	PARKING
[Light Green Box]	RETAIL + LOBBY + OFFICE
[Light Purple Box]	MECHANICAL
[Light Orange Box]	EGRESS
[Light Yellow Box]	CIRCULATION
[Light Blue Box]	1 BEDROOM UNITS
[Light Green Box]	2 BEDROOM UNITS
[Light Orange Box]	COMMUNITY AREAS (OPTION 2)



2ND FLOOR

OPTION 2: 2ND-5TH FLOOR APARTMENTS

1 BEDROOM UNITS -	7
2 BEDROOM UNITS -	2
TOTAL	9

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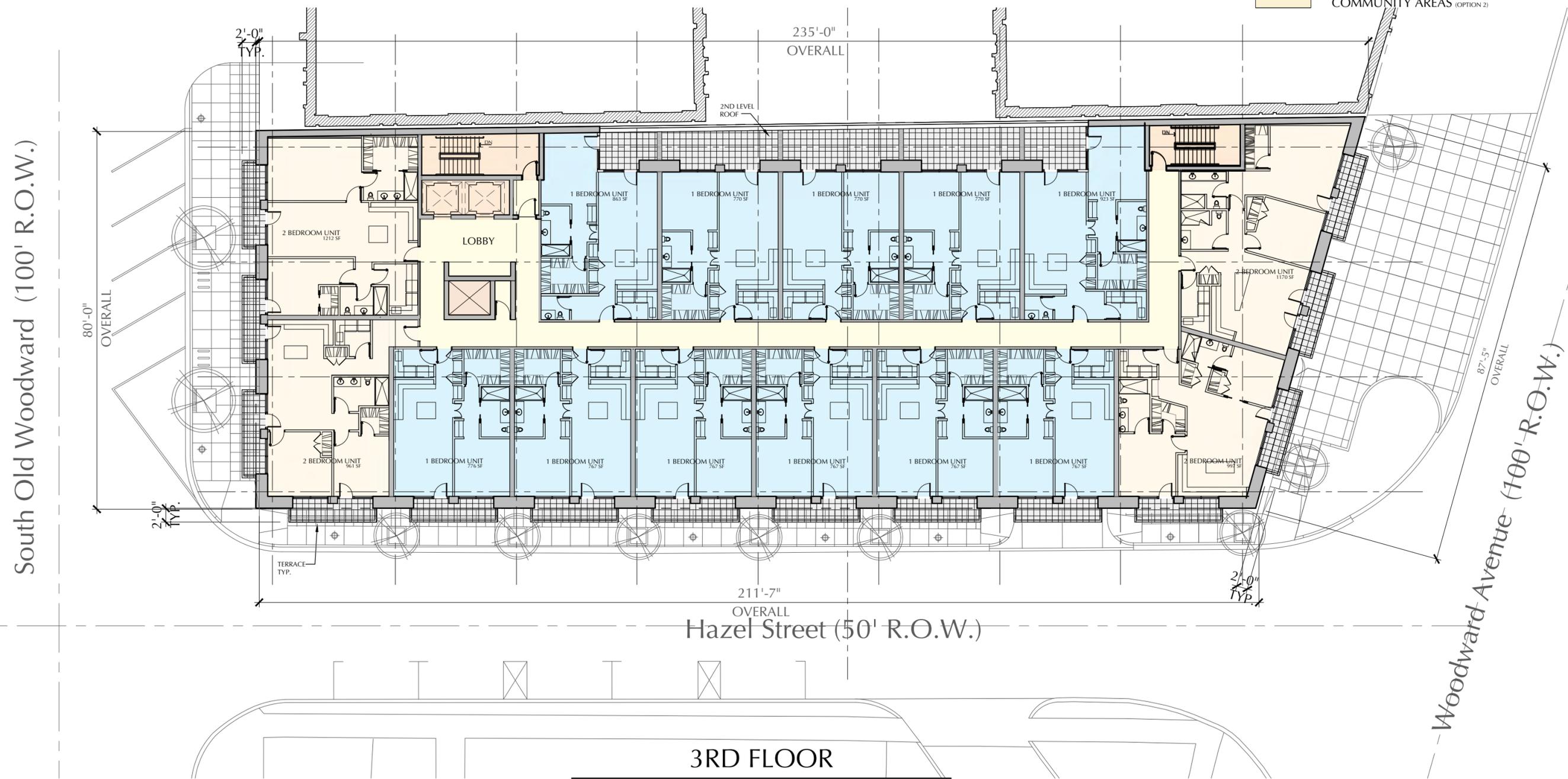
SCALE: 1" = 20'-0"

09.18.2020
SD.5
OPTION 2

Project M1
 Birmingham Tower Partners, LLC
 251 East Merrill Street, Suite 204
 Birmingham, MI 48009

LEGEND

[Light Blue Box]	PARKING
[Light Green Box]	RETAIL + LOBBY + OFFICE
[Light Purple Box]	MECHANICAL
[Light Orange Box]	EGRESS
[Light Yellow Box]	CIRCULATION
[Light Blue Box]	1 BEDROOM UNITS
[Light Green Box]	2 BEDROOM UNITS
[Light Orange Box]	COMMUNITY AREAS (OPTION 2)



3RD FLOOR

1 BEDROOM UNITS -	11
2 BEDROOM UNITS -	4
TOTAL	15

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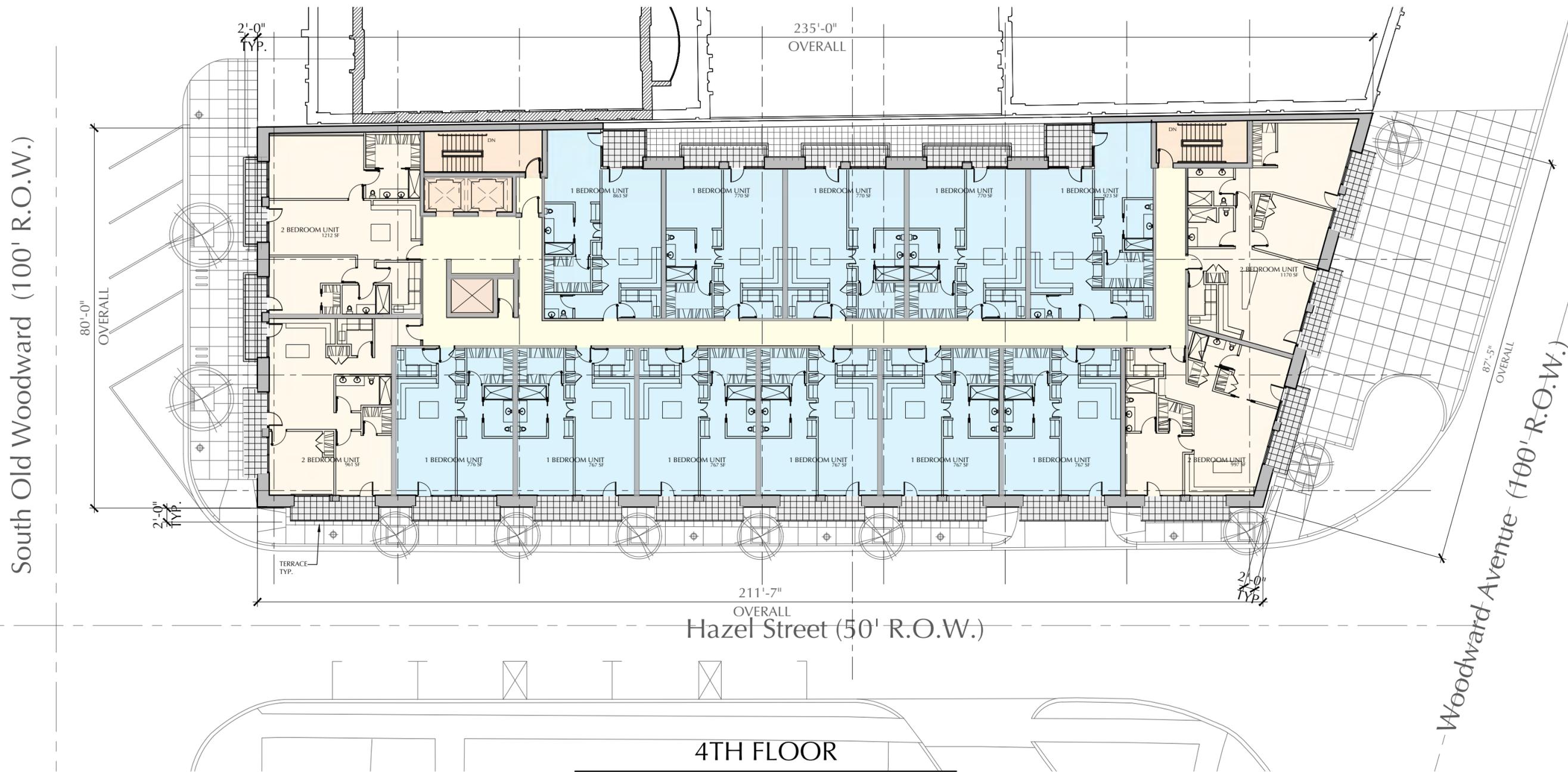
09.18.2020
 SD.6

SCALE: 1" = 20'-0"

Project M1
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 251 East Merrill Street, Suite 204
 Birmingham, MI 48009

LEGEND

[Light Blue Box]	PARKING
[Light Green Box]	RETAIL + LOBBY + OFFICE
[Light Purple Box]	MECHANICAL
[Light Orange Box]	EGRESS
[Light Yellow Box]	CIRCULATION
[Light Blue Box]	1 BEDROOM UNITS
[Light Green Box]	2 BEDROOM UNITS
[Light Orange Box]	COMMUNITY AREAS (OPTION 2)



4TH FLOOR

1 BEDROOM UNITS	- 11
2 BEDROOM UNITS	- 4
TOTAL	15

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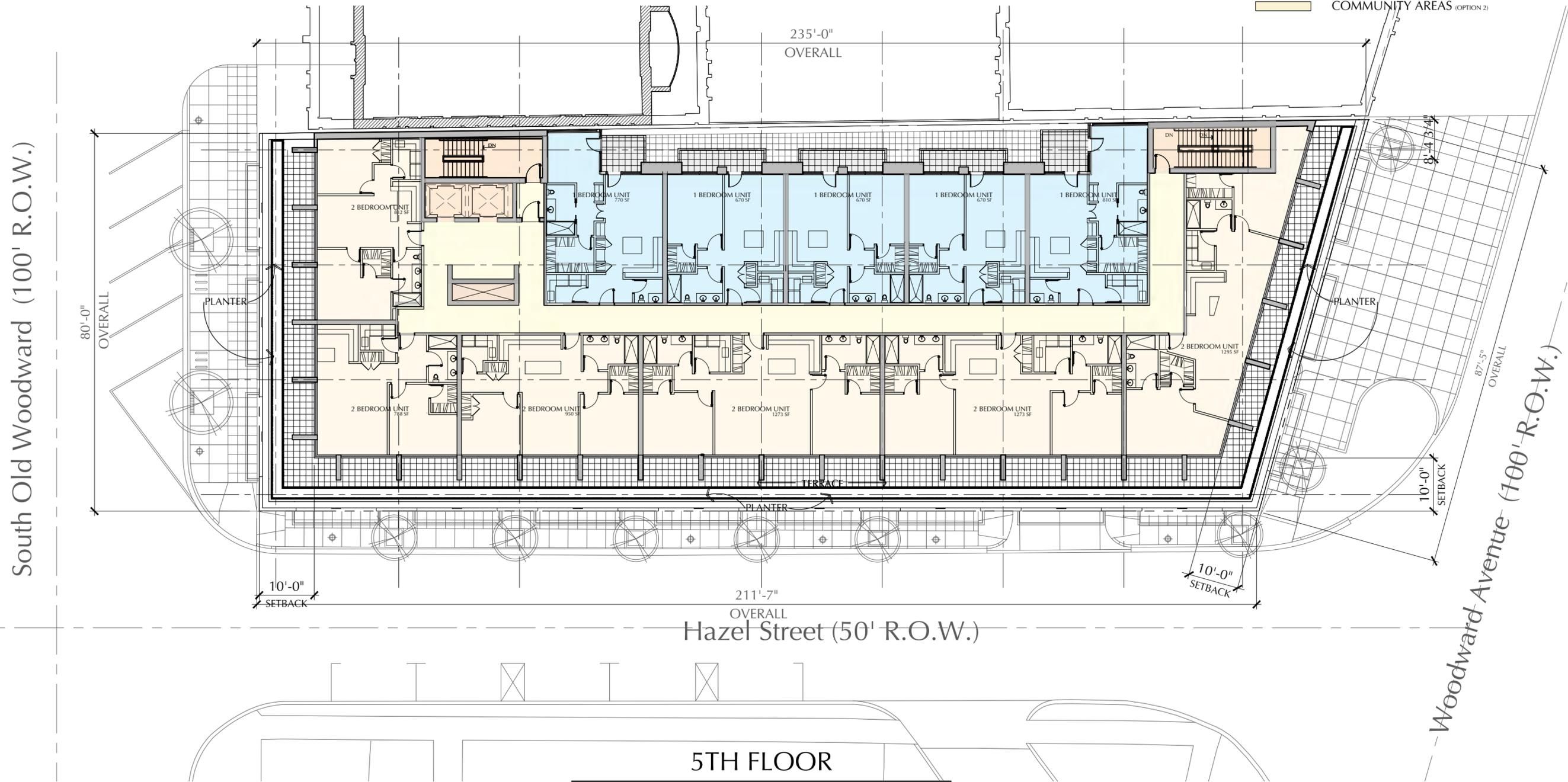
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 SD.7

SCALE: 1" = 20'-0"

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 Birmingham Tower Partners, LLC
 251 East Merrill Street, Suite 204
 Birmingham, MI 48009

LEGEND

[Light Blue Box]	PARKING
[Light Green Box]	RETAIL + LOBBY + OFFICE
[Light Purple Box]	MECHANICAL
[Light Orange Box]	EGRESS
[Light Yellow Box]	CIRCULATION
[Light Blue Box]	1 BEDROOM UNITS
[Light Orange Box]	2 BEDROOM UNITS
[Light Yellow Box]	COMMUNITY AREAS (OPTION 2)



5TH FLOOR

1 BEDROOM UNITS -	5
2 BEDROOM UNITS -	6
TOTAL	11

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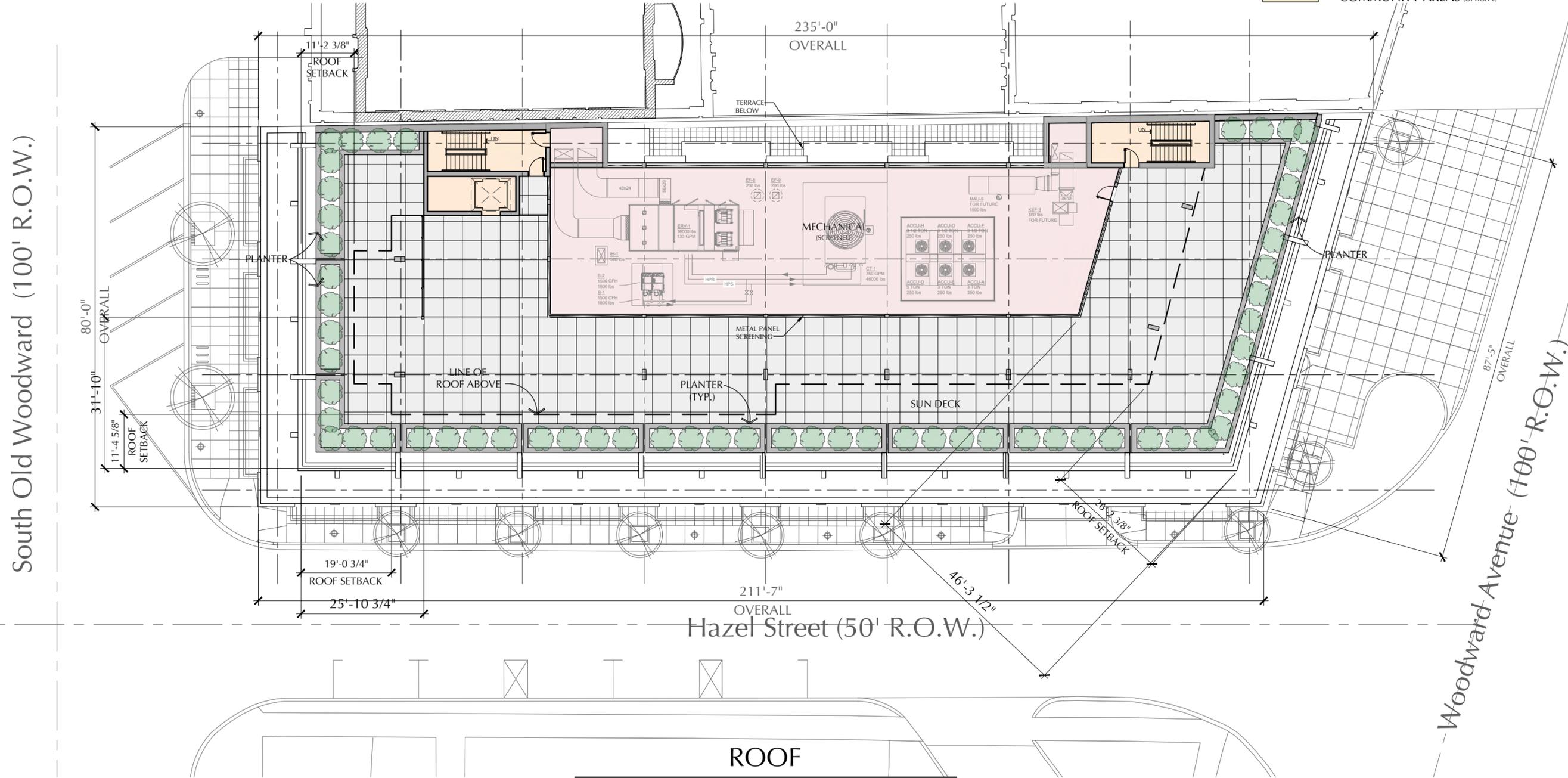
09.18.2020
 SD.8

SCALE: 1" = 20'-0"

Project M1
 Birmingham Tower Partners, LLC
 251 East Merrill Street, Suite 204
 Birmingham, MI 48009

LEGEND

[Light Blue Box]	PARKING
[Light Green Box]	RETAIL + LOBBY + OFFICE
[Light Purple Box]	MECHANICAL
[Light Orange Box]	EGRESS
[Light Yellow Box]	CIRCULATION
[Light Blue Box]	1 BEDROOM UNITS
[Light Green Box]	2 BEDROOM UNITS
[Light Yellow Box]	COMMUNITY AREAS (OPTION 2)



SCALE: 1" = 20'-0"

CHRISTOPHER J LONGE AIA
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 SD.9

Project M1
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 251 East Merrill Street, Suite 204
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WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



EAST ELEVATION



NORTH ELEVATION



NORTHWEST PERSPECTIVE



SOUTHWEST PERSPECTIVE



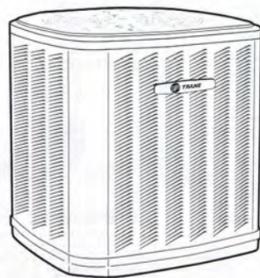
SOUTHEAST PERSPECTIVE



Split System
Cooling
Product Data

XB14 4TTB4

1 1/2 - 5 Tons (018E - 061E)



PUB. NO. 22-1833-10



General Data

Product Specifications				
Model No. ①	4TTB401E1	4TTB402E1	4TTB403E1	4TTB404E1
Electrical Data V Ph/Hz ②	208/230/1/60	208/230/1/60	208/230/1/60	208/230/1/60
Min Cr Ampacity	9	9	15	19
Max Fuse Size (Amps)	15	15	25	30
Compressors	CLIMATEUFFP	CLIMATEUFFP	CLIMATEUFFP	CLIMATEUFFP SCROLL
No. Used - No. Stages	1-1	1-1	1-1	1-1
FL AMPS - LR AMPS	8.4 - 3.9	6.4 - 2.6	11.5 - 43.5	14.1 - 7.7
Outdoor Fan FL Amps	0.74	0.74	1.2	0.93
Fan HP	1/8	1/8	1/5	1/5
Fan Dia (inches)	23	23	27.6	27.6
Coil	Spine Fin™	Spine Fin™	Spine Fin™	Spine Fin™
Refrigerant R-410A	52-LB OZ	63-LB OZ	70-LB OZ	74-LB OZ
Line Size - (in.) O.D. Gas ③	3/8	3/8	3/4	3/4
Line Size - (in.) O.D. Liquid ③	3/8	3/8	3/8	3/8
Dimensions H x W x D (Crated)	24 x 30.1 x 33	34 x 30.1 x 33	38.4 x 35.1 x 38.7	42.4 x 35.1 x 38.7
Weight - Shipping	200	201	234	238
Weight - Net	173	174	201	193
Start Components	YES	YES	YES	NO
Sound Enclosure	YES	YES	YES	NO
Compressor Sump Heat	NO	NO	NO	NO
Optional Accessories: ④				
Anti-short Cycle Timer	AVASCT014	TVASCT014	TVASCT014	TVASCT014
Evaporator Defrost Control A/C	AV2BX079	AV2BX079	AV2BX079	AV2BX079
Rubber Isolator Kit	BAVSLT101	BAVSLT101	BAVSLT101	BAVSLT101
Crank Case Heater Kit	BAVCKHT000	BAVCKHT000	BAVCKHT000	BAVCKHT000
Hard Start Kit Scroll	BAVSKT260	BAVSKT260	BAVSKT260	BAVSKT260
Extreme Condition Mounting Kit	BAVECMT004	BAVECMT004	BAVECMT004	BAVECMT004
Snow Leg - Base & Cap 4" High	BAVLE5002	BAVLE5002	BAVLE5002	BAVLE5002
Snow Leg - 4" Extension	BAVLE5003	BAVLE5003	BAVLE5003	BAVLE5003
Sealed Kit	BAVSEA001	BAVSEA001	BAVSEA001	BAVSEA001
Refrigerant Lineaset ⑤	TVREFLN2	TVREFLN2	TVREFLN2	TVREFLN2

① Certified in accordance with the ASHRAE 90.1-2010 Energy Efficient Equipment (EER) standard. For complete details see the ASHRAE 90.1-2010 Energy Efficient Equipment (EER) standard. ② Standard in accordance with I.E.C. Dry use HACR rated breakers or fuses. ③ For complete details see the ASHRAE 90.1-2010 Energy Efficient Equipment (EER) standard. ④ For complete details see the ASHRAE 90.1-2010 Energy Efficient Equipment (EER) standard. ⑤ For complete details see the ASHRAE 90.1-2010 Energy Efficient Equipment (EER) standard.

A-Weighted Sound Power Level (dB(A))

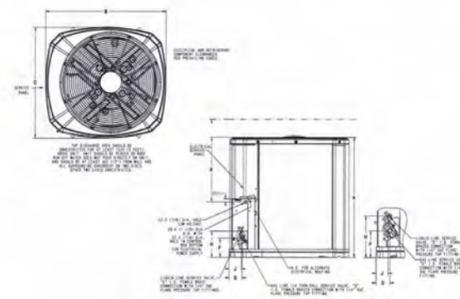
MODEL	SOUND POWER LEVEL (dB(A))	A-WEIGHTED FULL OYNIVE SOUND POWER LEVEL (dB(A))							
		63	125	250	500	1000	2000	4000	8000
4TTB401E	79	24.9	44.9	56.7	71.3	74.3	72.2	69.7	48.8
4TTB402E	79	25	45.4	57	70.9	74.2	70.8	65.9	52.4
4TTB403E	80	27.9	52.9	65.9	74.9	78.2	73	64.7	52.5
4TTB404E	79	23.2	43.7	54.2	72.3	74.1	71.3	62.7	48.9
4TTB401E	80	22.9	43.8	55.9	73.9	75.1	75.1	62.4	50
4TTB402E	80	22.9	43.8	55.6	73.9	75.1	75.1	62.4	50
4TTB403E	76	44.3	53.8	65.6	83.6	84.6	84.6	80.7	43.7
4TTB404E	80	22.9	43.8	55.9	73.9	75.1	75.1	62.4	50
4TTB401E	76	42.2	52.8	67.9	86	87.7	87.7	84.4	51.7

Note: Rated in accordance with ASHRAE Standard 270-2008.



Dimensions

4TTB4 Outline Drawing
Note: All dimensions are in MM (Inches).



MODELS	BASE	A	B	C	D	E	F	G	H	J	K
4TTB401E	3	170 (66.9)	629 (24.76)	158 (6.21)	3/8	3/8	127 (5)	76 (3)	187 (7.36)	67 (2.64)	508 (20)
4TTB402E	3	170 (66.9)	629 (24.76)	158 (6.21)	3/4	3/8	127 (5)	76 (3)	187 (7.36)	67 (2.64)	508 (20)
4TTB403E	4	181 (71.25)	646 (25.43)	170 (6.69)	3/4	3/8	152 (6)	88 (3.46)	219 (8.62)	88 (3.46)	508 (20)
4TTB404E	4	181 (71.25)	646 (25.43)	170 (6.69)	3/4	3/8	152 (6)	88 (3.46)	219 (8.62)	88 (3.46)	508 (20)
4TTB401E	3	165 (65.0)	646 (25.43)	170 (6.69)	3/8	3/8	152 (6)	88 (3.46)	219 (8.62)	88 (3.46)	508 (20)
4TTB402E	3	165 (65.0)	646 (25.43)	170 (6.69)	3/8	3/8	152 (6)	88 (3.46)	219 (8.62)	88 (3.46)	508 (20)
4TTB403E	4	174 (68.5)	646 (25.43)	170 (6.69)	3/8	3/8	152 (6)	88 (3.46)	219 (8.62)	88 (3.46)	508 (20)
4TTB404E	4	174 (68.5)	646 (25.43)	170 (6.69)	3/8	3/8	152 (6)	88 (3.46)	219 (8.62)	88 (3.46)	508 (20)

Note: All dimensions are in MM (Inches).



General Data

Product Specifications					
Model No. ①	4TTB402E1	4TTB404E1	4TTB406E1	4TTB408E1	4TTB401E1
Electrical Data V Ph/Hz ②	208/230/1/60	208/230/1/60	208/230/1/60	208/230/1/60	230/1/60
Min Cr Ampacity	23	26	26	34	45
Max Fuse Size (Amps)	40	45	45	60	80
Compressors	CLIMATEUFFP SCROLL				
No. Used - No. Stages	1-1	1-1	1-1	1-1	1-1
FL AMPS - LR AMPS	17.9 - 11.2	13.8 - 10.9	13.8 - 10.9	26.4 - 15.4	32.1 - 15.2
Outdoor Fan FL Amps	0.93	0.93	1.0	0.93	2.80
Fan HP	1/5	1/5	1/5	1/5	1/3
Fan Dia (inches)	27.6	27.6	27.6	27.6	27.6
Coil	Spine Fin™				
Refrigerant R-410A	84-LB OZ	85-LB OZ	119-LB OZ	89-LB OZ	109-LB OZ
Line Size - (in.) O.D. Gas ③	7/8	7/8	7/8	7/8	1 1/8
Line Size - (in.) O.D. Liquid ③	3/8	3/8	3/8	3/8	3/8
Dimensions H x W x D (Crated)	48.4 x 35.1 x 38.7	51.1 x 35.1 x 38.7			
Weight - Shipping	272	282	304	285	352
Weight - Net	235	245	267	248	275
Start Components	NO	NO	NO	NO	NO
Sound Enclosure	NO	NO	NO	NO	NO
Compressor Sump Heat	NO	NO	NO	NO	NO
Optional Accessories: ④					
Anti-short Cycle Timer	TVASCT014	TVASCT014	TVASCT014	TVASCT014	TVASCT014
Evaporator Defrost Control A/C	AV2BX079	AV2BX079	AV2BX079	AV2BX079	AV2BX079
Rubber Isolator Kit	BAVSLT101	BAVSLT101	BAVSLT101	BAVSLT101	BAVSLT101
Crank Case Heater Kit	BAVCKHT000	BAVCKHT000	BAVCKHT000	BAVCKHT000	BAVCKHT000
Hard Start Kit Scroll	BAVSKT260	BAVSKT260	BAVSKT260	BAVSKT260	BAVSKT260
Extreme Condition Mounting Kit	BAVECMT004	BAVECMT004	BAVECMT004	BAVECMT004	BAVECMT004
Snow Leg - Base & Cap 4" High	BAVLE5002	BAVLE5002	BAVLE5002	BAVLE5002	BAVLE5002
Snow Leg - 4" Extension	BAVLE5003	BAVLE5003	BAVLE5003	BAVLE5003	BAVLE5003
Sealed Kit	BAVSEA001	BAVSEA001	BAVSEA001	BAVSEA001	BAVSEA001
Refrigerant Lineaset ⑤	TVREFLN2	TVREFLN2	TVREFLN2	TVREFLN2	TVREFLN2

① Certified in accordance with the ASHRAE 90.1-2010 Energy Efficient Equipment (EER) standard. For complete details see the ASHRAE 90.1-2010 Energy Efficient Equipment (EER) standard. ② Standard in accordance with I.E.C. Dry use HACR rated breakers or fuses. ③ For complete details see the ASHRAE 90.1-2010 Energy Efficient Equipment (EER) standard. ④ For complete details see the ASHRAE 90.1-2010 Energy Efficient Equipment (EER) standard. ⑤ For complete details see the ASHRAE 90.1-2010 Energy Efficient Equipment (EER) standard.



Dimensional Data

Figure 5. Cooling with optional electric heat and gas/electric models—12½ tons standard efficiency

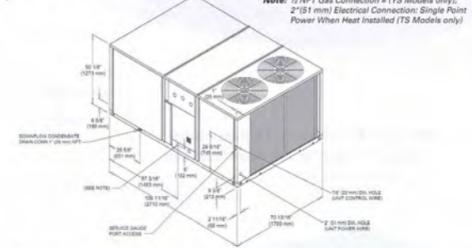
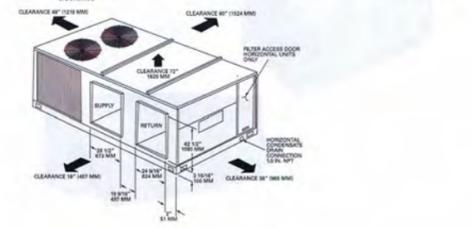


Figure 6. Cooling with optional electric heat and gas/electric models—12½ tons standard efficiency horizontal unit clearance



RTFPC02BYEN 131



Dimensional Data

Figure 7. Cooling with optional electric heat and gas/electric models 12½ tons standard efficiency—roof curb

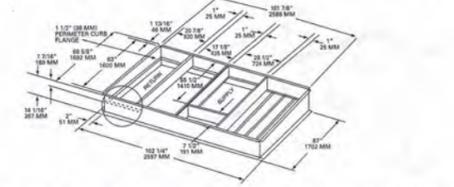
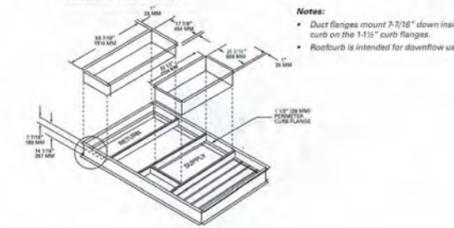


Figure 8. Cooling with optional electric heat and gas/electric models 12½ tons standard efficiency—downflow duct connections—field fabricated



Note: ① Duct flanges mount 7/16" down inside the curb on the 1-1/2" curb flanges. ② Roof curb is intended for downflow use only.

RTFPC02BYEN 132



Dimensional Data

Figure 9. Cooling with optional electric heat and gas/electric models—12½ tons standard efficiency—downflow unit supply/return and unit clearance

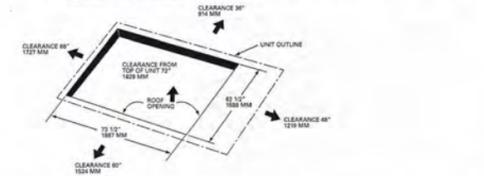
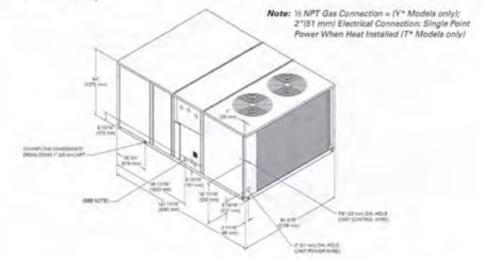


Figure 10. Cooling with optional electric heat and gas/electric models—15-25 tons standard efficiency & 12.5 ton high efficiency



RTFPC02BYEN 133

ROOF TOP CUT SHEETS

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 Birmingham, MI 48009

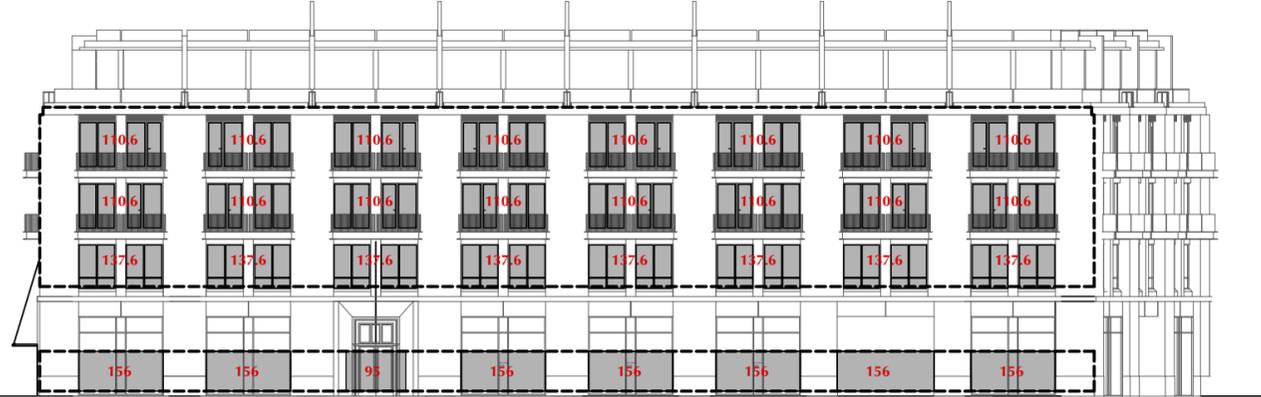


REQUIRED GLAZING:
 1ST LEVEL GLAZING = 70% (MIN.)
 UPPER LEVEL GLAZING = 35% (MAX.)

PROVIDED GLAZING:
OLD WOODWARD AVENUE 1ST LEVEL GLAZING FROM 1'-0" TO 8'-0"
 ABOVE GRADE IN ACCORDANCE WITH THE ORDINANCE:
 GLASS SF = 448 SF SOLID = 640 SF
 44800 / 640 = 70%

WOODWARD AVENUE UPPER LEVEL GLAZING:
 GLASS SF = 1067 SF SOLID = 3094 SF
 106760 / 3094 = 34.5%

OLD WOODWARD AVENUE

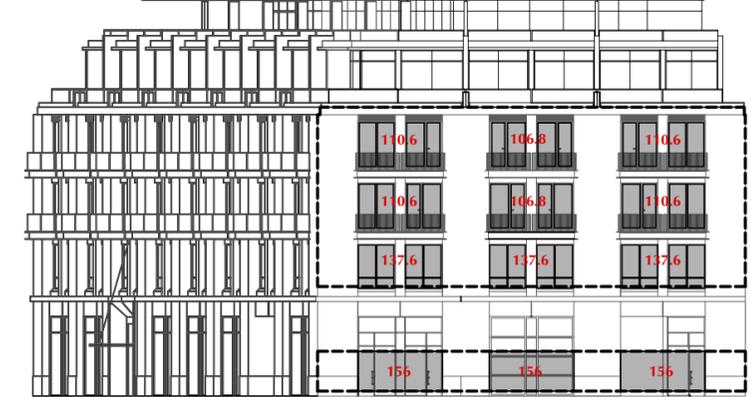


REQUIRED GLAZING:
 1ST LEVEL GLAZING = 70% (MIN.)
 UPPER LEVEL GLAZING = 35% (MAX.)

PROVIDED GLAZING:
HAZEL STREET 1ST LEVEL GLAZING FROM 1'-0" TO 8'-0"
 ABOVE GRADE IN ACCORDANCE WITH THE ORDINANCE:
 GLASS SF = 1187 SOLID = 1696 SF
 118700 / 1696 = 70%

HAZEL STREET UPPER LEVEL GLAZING:
 GLASS SF = 2870.4 SF SOLID = 7630 SF
 287040 / 7630 = 37%

HAZEL STREET



REQUIRED GLAZING:
 1ST LEVEL GLAZING = 70% (MIN.)
 UPPER LEVEL GLAZING = 35% (MAX.)

PROVIDED GLAZING:
WOODWARD AVENUE 1ST LEVEL GLAZING FROM 1'-0" TO 8'-0"
 ABOVE GRADE IN ACCORDANCE WITH THE ORDINANCE:
 GLASS SF = 468 SF SOLID = 688 SF
 46800 / 688 = 70%

WOODWARD AVENUE UPPER LEVEL GLAZING:
 GLASS SF = 1067 SF SOLID = 3094 SF
 106760 / 3094 = 34.5%

WOODWARD AVENUE

GLAZING CALCULATIONS

REQUIRED VLT:
 1ST FLOOR BETWEEN 1 AND 8 FT. MUST BE 80% OR HIGHER VLT
 UPPER FLOORS MUST BE 70% OR HIGHER VLT

GLAZING SPECIFICATION:
 1ST FLOOR BETWEEN 1 AND 8 FT: SUNGAURD - NEUTRAL 78/65 #2, CLEAR, VLT 80%
 UPPER FLOORS: SUNGAURD - NEUTRAL 78/65 #2, CLEAR, VLT 78

CHRISTOPHER J LONGE AIA
 ARCHITECTURE
 INTERIORS
 124 Peabody, Birmingham, Michigan 48009 248.258.6940

09.18.2020
 SD.19

Project M1
Birmingham Tower Partners, LLC
 251 East Merrill Street, Suite 204
 Birmingham, MI 48009



KAWNEER TRIFAB FRAMING SYSTEM
 (UPPER LEVEL WINDOWS)



CHARCOAL
 FRAMING COLOR



PORCELAIN ROOF PAVER



SAXSON MASONRY VANEER
 SIZE: 2 1/4 X 15 5/8
 COLOR: *K12-3000 CUSTOM DARK GRAY



BUFF LIMESTONE



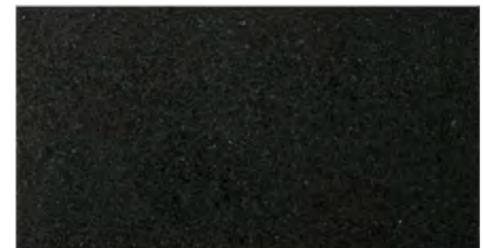
KAWNEER METROVIEW WINDOW WALL
 (LOWER LEVEL WINDOWS)



GRANITE ENTRY



GRANITE ENTRY



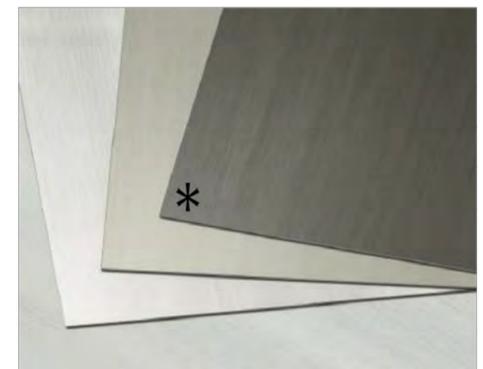
BLACK GRANITE BASE



GLASS BALCONY HANDRAIL



GARAGE DOOR



METAL PANEL SYSTEM
 * PANEL COLOR: NIGHTHAWK GRAY
 SAME FOR ALL METAL CLADDING

MATERIAL SAMPLES



Final Site Plan & Design Review Application Planning Division

Form will not be processed until it is completely filled out.

1. Applicant

Name: _____
Address: _____

Phone Number: _____
Fax Number: _____
Email address: _____

2. Property Owner

Name: _____
Address: _____

Phone Number: _____
Fax Number: _____
Email address: _____

3. Applicant's Attorney/Contact Person

Name: _____
Address: _____

Phone Number: _____
Fax Number: _____
Email address: _____

4. Project Designer/Developer

Name: _____
Address: _____

Phone Number: _____
Fax Number: _____
Email address: _____

5. Required Attachments

- I. Two (2) paper copies and one (1) digital copy of all project plans including:
 - i. A detailed Existing Conditions Plan including the subject site in its entirety, including all property lines, buildings, structures, curb cuts, sidewalks, drives, ramps and all parking on site and on the street(s) adjacent to the site, and must show the same detail for all adjacent properties within 200 ft. of the subject sites property lines;
 - ii. A detailed and scaled Site Plan depicting accurately and in detail the proposed construction, alteration or repair;
 - iii. A certified Land Survey;
 - iv. Interior floor plans;
 - v. A Landscape Plan;
 - vi. A Photometric Plan;
 - vii. Colored elevation drawings for each building elevation;
- II. Specification sheets for all proposed materials, light fixtures and mechanical equipment;
- III. Samples of all proposed materials;
- IV. Photographs of existing conditions on the site including all structures, parking areas, landscaping and adjacent structures;
- V. Current aerial photographs of the site and surrounding properties;
- VI. Warranty Deed, or Consent of Property Owner if applicant is not the owner;
- VII. Any other data requested by the Planning Board, Planning Department, or other City Departments.

6. Project Information

Address/Location of the property: _____

Name of development: _____
Sidwell #: _____
Current Use: _____
Proposed Use: _____
Area of Site in Acres: _____
Current zoning: _____
Is the property located in the floodplain? _____
Name of Historic District Site is Located in: _____
Date of Historic District Commission Approval: _____

Date of Application for Preliminary Site Plan: _____
Date of Preliminary Site Plan Approval: _____
Date of Application for Final Site Plan: _____
Date of Final Site Plan Approval: _____
Date of Application for Revised Final Site Plan: _____
Date of Revised Final Site Plan Approval: _____
Date of Design Review Board Approval: _____
Will proposed project require the division of platted lots? _____

Will proposed project require the combination of platted lots? _____

7. Details of the Proposed Development (attach separate sheet if necessary)

8. Buildings and Structures

Number of Buildings on Site: _____
Height of Buildings & # of Stories: _____

Use of Buildings: _____
Height of Rooftop Mechanical Equipment: _____

9. Floor Use and Area (in Square Feet)

Proposed Commercial Structures:

Total basement floor area: _____
Number of square feet per upper floor: _____
Total floor area: _____
Floor area ratio (total floor area ÷ total land area): _____
Open space: _____
Percent of open space: _____

Office Space: _____
Retail Space: _____
Industrial Space: _____
Assembly Space: _____
Seating Capacity: _____
Maximum Occupancy Load: _____

Proposed Residential Structures:

Total number of units: _____
Number of one bedroom units: _____
Number of two bedroom units: _____
Number of three bedroom units: _____
Open space: _____
Percent of open space: _____

Rental units or condominiums? _____
Size of one bedroom units: _____
Size of two bedroom units: _____
Size of three bedroom units: _____
Seating Capacity: _____
Maximum Occupancy Load: _____

Proposed Additions:

Total basement floor area, if any, of addition: _____
Number of floors to be added: _____
Square footage added per floor: _____
Total building floor area (including addition): _____
Floor area ratio (total floor area ÷ total land area): _____
Open Space: _____
Percent of open space: _____

Use of addition: _____
Height of addition: _____
Office space in addition: _____
Retail space in addition: _____
Industrial space in addition: _____
Assembly space in addition: _____
Maximum building occupancy load (including addition): _____

10. Required and Proposed Setbacks

Required front setback: _____
Required rear setback: _____
Required total side setback: _____
Side setback: _____

Proposed front setback: _____
Proposed rear setback: _____
Proposed total side setback: _____
Second side setback: _____

11. Required and Proposed Parking

Required number of parking spaces: _____
Typical angle of parking spaces: _____
Typical width of maneuvering lanes: _____
Location of parking on site: _____
Location of parking off site: _____
Number of light standards in parking area: _____
Screenwall material: _____

Proposed number of parking spaces: _____
Typical size of parking spaces: _____
Number of spaces <180 sq. ft.: _____
Number of handicap spaces: _____
Shared parking agreement? _____
Height of light standards in parking area: _____
Height of screenwall: _____

12. Landscaping

Location of landscape areas: _____

Proposed landscape material: _____

13. Streetscape

Sidewalk width: _____
Number of benches: _____
Number of planters: _____
Number of existing street trees: _____
Number of proposed street trees: _____
Streetscape Plan submitted? _____

Description of benches or planters: _____

Species of existing trees: _____

Species of proposed trees: _____

14. Loading

Required number of loading spaces: _____
Typical angle of loading spaces: _____
Screenwall material: _____
Location of loading spaces on site: _____

Proposed number of loading spaces: _____
Typical size of loading spaces: _____
Height of screenwall: _____
Typical time loading spaces are used: _____

15. Exterior Waste Receptacles

Required number of waste receptacles: _____
Location of waste receptacles: _____
Screenwall material: _____

Proposed number of waste receptacles: _____
Size of waste receptacles: _____
Height of screenwall: _____

16. Mechanical Equipment

Utilities and Transformers:

Number of ground mounted transformers: _____
Size of transformers (L•W•H): _____
Number of utility easements: _____
Screenwall material: _____

Location of all utilities & easements: _____

Height of screenwall: _____

Ground Mounted Mechanical Equipment:

Number of ground mounted units: _____
Size of ground mounted units (L•W•H): _____
Screenwall material: _____

Location of all ground mounted units: _____

Height of screenwall: _____

Rooftop Mechanical Equipment:

Number of rooftop units: _____
Type of rooftop units: _____

Screenwall material: _____
Location of screenwall: _____

Location of all rooftop units: _____
Size of rooftop units (L•W•H): _____
Percentage of rooftop covered by mechanical units: _____
Height of screenwall: _____
Distance from rooftop units to all screenwalls: _____

17. Accessory Buildings

Number of accessory buildings: _____
Location of accessory buildings: _____

Size of accessory buildings: _____
Height of accessory buildings: _____

18. Building Lighting

Number of light standards on building: _____
Size of light fixtures (L•W•H): _____

Type of light standards on building: _____

Height from grade: _____

Maximum wattage per fixture: _____
Light level at each property line: _____

Proposed wattage per fixture: _____

19. Site Lighting

Number of light fixtures: _____
Size of light fixtures (L•W•H): _____
Maximum wattage per fixture: _____
Light level at each property line: _____

Type of light fixtures: _____
Height from grade: _____
Proposed wattage per fixture: _____
Holiday tree lighting receptacles: _____

20. Adjacent Properties

Number of properties within 200 ft.: _____

Property #1

Number of buildings on site: _____
Zoning district: _____
Use type: _____
Square footage of principal building: _____
Square footage of accessory buildings: _____
Number of parking spaces: _____

Property Description: _____

North, south, east or west of property? _____

Property #2

Number of buildings on site: _____
Zoning district: _____
Use type: _____
Square footage of principal building: _____
Square footage of accessory buildings: _____
Number of parking spaces: _____

Property Description: _____

North, south, east or west of property? _____

Property #3

Number of buildings on site: _____
Zoning district: _____
Use type: _____
Square footage of principal building: _____
Square footage of accessory buildings: _____
Number of parking spaces: _____

Property Description: _____

North, south, east or west of property? _____

Property #4

Number of buildings on site: _____
Zoning district: _____
Use type: _____
Square footage of principal building: _____
Square footage of accessory buildings: _____
Number of parking spaces: _____

Property Description: _____

North, south, east or west of property? _____

Property #5

Number of buildings on site: _____
Zoning district: _____
Use type: _____
Square footage of principal building: _____
Square footage of accessory buildings: _____
Number of parking spaces: _____

Property Description: _____

North, south, east or west of property? _____

Property #6

Number of buildings on site: _____
Zoning district: _____
Use type: _____
Square footage of principal building: _____
Square footage of accessory buildings: _____
Number of parking spaces: _____

Property Description: _____

North, south, east or west of property? _____

The undersigned states the above information is true and correct, and understands that it is the responsibility of the applicant to advise the Planning Division and / or Building Division of any additional changes made to an approved site plan. The undersigned further states that they have reviewed the procedures and guidelines for Site Plan Review in Birmingham, and have complied with same. The undersigned will be in attendance at the Planning Board meeting when this application will be discussed.

Signature of Owner: _____ Date: 08.06.20

Print Name: _____

Signature of Applicant: Chlonge . _____ Date: 08.06.20

Print Name: Christopher J. Longe

Signature of Architect: Chlonge . _____ Date: 08.06.20

Print Name: Christopher J. Longe

<i>Office Use Only</i>		
Application #: _____	Date Received: _____	Fee: _____
Date of Approval: _____	Date of Denial: _____	Accepted by: _____



FINAL SITE PLAN & DESIGN REVIEW APPLICATION CHECKLIST - PLANNING DIVISION

Applicant: Christopher J. Longe Case #: _____ Date: 08.06.20
Address: 469 + 479 South Old Woodward Avenue Project: Project M1

All site plans and elevation drawings prepared for approval shall be prepared in accordance with the following specifications and other applicable requirements of the City of Birmingham. If more than one page is used, each page shall be numbered sequentially. All plans must be legible and of sufficient quality to provide for quality reproduction or recording. Plans must be no larger than 24" x 36", and must be folded and stapled together. The address of the site must be clearly noted on all plans and supporting documentation.

Final Site Plan

A full Site Plan detailing the proposed changes for which approval is requested shall be drawn at a scale no smaller than 1" = 100' (unless the drawing will not fit on one 24" X 36" sheet) and shall include:

1. Name and address of applicant and proof of ownership;
2. Name of Development (if applicable);
3. Address of site and legal description of the real estate;
4. Name and address of the land surveyor;
5. Legend and notes, including a graphic scale, north point, and date;
6. A separate location map;
7. A map showing the boundary lines of adjacent land and the existing zoning of the area proposed to be developed as well as the adjacent land;
8. Aerial photographs of the subject site and surrounding properties;
9. A detailed and scaled Site Plan depicting accurately and in detail the proposed construction, alteration or repair;
10. A detailed Existing Conditions Plan including the subject site in its entirety, including all property lines, buildings, structures, curb cuts, sidewalks, drives, ramps and all parking on site and on the street(s) adjacent to the site, and must show the same detail for all adjacent properties within 200 ft. of the subject site's property lines;
11. Interior floor plans;
12. A chart indicating the dates of any previous approvals by the Planning Board, Board of Zoning Appeals, Design Review Board, or the Historic District Commission ("HDC");

- 13. Existing and proposed layout of streets, open space and other basic elements of the plan;
- 14. Existing and proposed utilities and easements and their purpose;
- 15. Location of natural streams, regulated drains, 100-year flood plains, floodway, water courses, marshes, wooded areas, isolated preserve-able trees, wetlands, historic features, existing structures, dry wells, utility lines, fire hydrants and any other significant feature(s) that may influence the design of the development;
- 16. General description, location, and types of structures on site;
- 17. Location of sidewalks, curb cuts, and parking lots on subject site and all sites within 200 ft. of the property line;
- 18. Details of existing or proposed lighting, signage and other pertinent development features;
- 19. Elevation drawings showing proposed design;
- 20. Screening to be utilized in concealing any exposed mechanical or electrical equipment and all trash receptacle areas;
- 21. Location of all exterior lighting fixtures;
- 22. A Photometric Plan depicting proposed illuminance levels at all property lines;
- 23. A Landscape Plan showing all existing and proposed planting and screening materials, including the number, size, and type of plantings proposed and the method of irrigation; and
- 24. Any other information requested in writing by the Planning Division, the Planning Board, or the Building Official deemed important to the development.

Elevation Drawings

Complete elevation drawings detailing the proposed changes for which approval is requested shall be drawn at a scale no smaller than 1" = 100' (unless the drawing will not fit on one 24" X 36" sheet) and shall include:

- 25. Color elevation drawings showing the proposed design for each façade of the building;
- 26. List of all materials to be used for the building, marked on the elevation drawings;
- 27. Elevation drawings of all screenwalls to be utilized in concealing any exposed mechanical or electrical equipment, trash receptacle areas and parking areas;
- 28. Details of existing or proposed lighting, signage and other pertinent development features;
- 29. A list of any requested design changes;
- 30. Itemized list and specification sheets of all materials, light fixtures, and mechanical equipment to be used, including exact size specifications, color, style, and the name of the manufacturer;
- 31. Location of all exterior lighting fixtures, exact size specifications, color, style and the name of the manufacturer of all fixtures, and a photometric analysis of all exterior lighting fixtures showing light levels to all property lines; and
- 32. Any other information requested in writing by the Planning Division, the Planning Board, or the Building Official deemed important to the development.



Notice Signs - Rental Application Community Development

1. Applicant

Name: Christopher J. Longe, AIA
 Address: 124 Peabody Street
Birmingham, Michigan 48009
 Phone Number: (248) 258-6940
 Fax Number: (248) 258-5568
 Email address: cjlonge@cjlongeaia.com

Property Owner

Name: Birmingham Towers Partners, LLC
 Address: 251 East Merrill Street, Suite 205
Birmingham, Michigan 48009
 Phone Number: (248) 892-2222
 Fax Number: _____
 Email address: dsmarkus@yahoo.com

2. Project Information

Address/Location of Property: 469 + 479 S. Old Woodward Avenue
 Name of Development: Project M1
 Area in Acres: 0.423 Acres

Name of Historic District site is in, if any: N/A
 Current Use: B3 (vacant)
 Current Zoning: B3/D4 Overlay

3. Date of Board Review

Board of Building Trades Appeals: _____
 City Commission: TBA
 Historic District Commission: _____
 Planning Board: TBA

Board of Zoning Appeals: _____
 Design Review Board: _____
 Housing Board of Appeals: _____

The undersigned states the above information is true and correct, and understands that it is the responsibility of the applicant to post the Notice Sign(s) at least 15 days prior to the date on which the project will be reviewed by the appropriate board or commission, and to ensure that the Notice Sign(s) remains posted during the entire 15 day mandatory posting period. The undersigned further agrees to pay a rental fee and security deposit for the Notice Sign(s), and to remove all such signs on the day immediately following the date of the hearing at which the project was reviewed. The security deposit will be refunded when the Notice Sign(s) are returned undamaged to the Community Development Department. Failure to return the Notice Sign(s) and/or damage to the Notice Sign(s) will result in forfeiture of the security deposit.

Signature of Applicant:  Date: 08.06.20

<i>Office Use Only</i>		
Application #: _____	Date Received: _____	Fee: _____
Date of Approval: _____	Date of Denial: _____	Reviewed by: _____



MEMORANDUM

Planning Division

DATE: September 16, 2020

TO: Planning Board Members

FROM: Jana Ecker, Planning Director

SUBJECT: 35001 & 35075 Woodward – The Maple – Revised Preliminary Site Plan Review

I. INTRODUCTION

The subject site, 35001 - 35075 Woodward Avenue, is currently home to the Hunter House restaurant, a City owned parking lot and vacant land currently leased to the city for public parking, and has a total land area of 0.5 acres. The property is located on the west side of Woodward (southbound), and surrounded by four streets: Maple, Park, Hamilton Row, and Woodward. The applicant previously submitted a Community Impact Study and Preliminary Site Plan Review for this site in 2018. At that time, a five story building was proposed with first floor retail, a hotel use, and residential units on the top floor.

On January 9, 2019 the Planning Board voted to ACCEPT the Community Impact Study as provided by the applicant for the proposed development at 35001 & 35075 Woodward, The Maple, with the following conditions:

- 1) Applicant must provide a City-approved special event operations plan at the same time as completing the Final Site Plan Review process;
- 2) Applicant must provide mitigation strategies for control of noise vibration and dust;
- 3) Applicant will be required to bury all utilities on the site;
- 4) Applicant must distinguish an area for the separation and storage of recycling;
- 5) Applicant must conform to the streetscape design as outlined in the new E. Maple Rd. streetscape project;
- 6) Applicant provide information on all life safety issues and Fire Dept. approval, as well as details on the proposed security system provided to and approved by the Police Dept.;
- 7) Applicant must address the concerns of all City Depts.

On May 22, 2019, the Planning Board voted to APPROVE the Preliminary Site Plan for the proposed development at 35001 & 35075 Woodward, with the following conditions:

- 1) The applicant must clarify which refuse areas the two proposed retail uses are permitted to use, and the accessibility of such;

- 2) Submit specification sheets for the proposed ground mounted and rooftop mechanical units to ensure full screening;
- 3) Add the correct number of street trees to each street frontage, or obtain a waiver from the Staff Arborist;
- 4) The applicant must provide the correct number of street lights and provide regular spacing of such by Final Site Plan Review;
- 5) Submit a photometric plan and specifications on all proposed lighting;
- 5) The applicant must reduce the width of the garage entry on the west elevation or obtain a variance from the Board of Zoning Appeals;
- 6) Submit material samples, colors, and specifications as well as details on any proposed signage;
- 7) Applicant comply with the requests of all City Departments;
- 8) Applicant obtain approval of a lease agreement by the City Commission for all projections and /or encroachments on City property;
- 9) Applicant revise plan sheets as necessary to ensure all sheets are consistent and show the required property lines and clearly note all projections / encroachments across property lines; and
- 10) At Final Site Plan Review, the applicant must provide the Special Event Operations Plan for the said hotel.

However, since the Community Impact Study and Preliminary Site Plan were approved by the Planning Board in 2019, the applicant made significant changes. Instead of a hotel, in 2020, the applicant revised the plans and submitted a proposal to construct a five-story mixed use building containing retail, office, residential and parking uses. The building proposed two levels of underground off-street parking, first floor retail, commercial and parking, second floor office use, with the third to fifth floors containing 42 residential units. Parking for the residential units, and parking for a portion of the retail and office areas were to be provided below grade in the two level underground parking garage. A small additional parking area is provided on the first level. However, as the building is located within the Parking Assessment District, no on-site parking is required for retail, commercial or office uses.

On January 22, 2020, the Planning Board reviewed the Revised Community Impact Study and the Revised Preliminary Site Plan to include a five story mixed use building with retail, office and residential uses, along with underground parking and first floor parking. At that time, the Planning Board accepted the applicant's Revised Community Impact Study with the following conditions:

- 1) Provide copies of Phase I and II Environmental Assessments;
- 2) Applicant must provide mitigation strategies for control of noise vibration and dust during construction;
- 3) Applicant will be required to bury all utilities on the site;
- 4) Applicant must distinguish an area for the separation and storage of recycling;
- 5) Applicant must conform to the streetscape design as outlined in the new E. Maple streetscape project; and,
- 6) Applicant provide information on all life safety issues and Fire Dept. approval, as well as details on the proposed security system provided to and approved by the Police Department.

On January 22, 2020 after moving to accept the Community Impact Statement, the Planning Board reviewed the Revised Preliminary Site Plan. Numerous concerns were raised by the Planning Board, particularly with regards to the at grade parking area accessible from Hamilton:

- If one were to enter the garage in their vehicle and discover that the cluster of three parking spaces allotted to Hunter House were full, one would have to either reverse onto Hamilton or execute a multi-point turn to exit back onto the street;
- It is the Board's purview to make sure all elements of the plans are functional and adhere to ordinance, and it does not appear that the three space parking area off of Hamilton meets these requirements;
- The Board should not approve parking off of Hamilton because it is not required by ordinance and creates an unsafe situation; and
- The site plan is deficient under Article 7, section 7.27 of the Zoning Ordinance regarding the three space parking area off of Hamilton and the parking designated for the public off of Park Street.

The consensus of the Planning Board was that the surface parking lot with the entrance on Hamilton should be removed and increased retail space provided. The Board voted to postpone the matter to a Special Meeting of the Planning Board on February 27, 2020 to allow the issue of the surface parking lot to be addressed.

The applicant requested postponement of the matter indefinitely on February 27, 2020 to allow additional time to meet with the owner of the Hunter House to discuss the surface parking lot and Hunter House layout issues.

The applicant brought the Preliminary Site Plan back to the Planning Board for further consideration on April 22, 2020 with revised plans showing the removal of the first floor parking previously proposed. After much discussion, the Planning Board voted unanimously to approve the Revised Preliminary Site Plan for 35001 & 35075 Woodward with the following conditions;

- 1) Submit specification sheets on all of the proposed rooftop units and material/dimensional information on the screen wall to ensure full screening;
- 2) Revise the streetscape plans to meet all City requirements with regards to street lighting, furnishings and sidewalks;
- 3) Submit plans showing three usable off-street loading spaces measuring 40 x 12 x 14, or obtain a variance from the Board of Zoning Appeals;
- 4) Submit a photometric plan and specifications on all proposed lighting and materials, along with material samples at Final Site Plan and Design.
- 5) Work with the City to negotiate a lease for the use of City property below, at and above grade;
- 6) The Planning Board approves of the 2' projection into the right-of-way for the entry canopy at the corner of Maple and Woodward;
- 7) Comply with the requests of all City Departments; and,

- 8) In all cases, delete the term 'Hunter House' from drawings and any text.

On May 13, 2020, out of an abundance of caution, City staff brought the Preliminary Site Plan back to the Planning Board, and renoticed it after discovering that the first floor plan displayed at the April Zoom meeting was an older version. Although the correct version was published in the agenda packet and discussed at the April meeting, the matter was reintroduced and the correct first floor plan was displaying over Zoom. The Planning Board voted unanimously on a motion to amend the motion made on April 22, 2020, to approve the Preliminary Site Plan for 35001 and 35075 Woodward by affirming conditions 1 through 8 and adding condition 9 to the approved motion as follows:

- 9) Approved plans include the first floor plan on sheet A101, with the revision date 4-3-20, subject to replacement of the terms "Hunter House" and "HH" throughout the report and the plans with a more generic designation of the planned use of the space.

Although the Planning Board approved the Revised Preliminary Site Plan in May with first floor retail use, second floor office use and residential use on the upper floors, the applicant has submitted another Revised Preliminary Site Plan with an altered first floor plan that now includes the addition of 12 at grade parking spaces, the addition of two new vehicular entries (one on Hamilton and one on Woodward), and has eliminated two previously approved retail spaces to do so. Office use is still proposed on the second floor, and residential use is proposed on the upper floors. The applicant is proposing the revised first floor layout in an effort to accommodate Hunter House's stated need for surface parking adjacent to the restaurant space.

1.0 Land Use and Zoning

- 1.1 Existing Land Use – The site is currently used as commercial and parking, and contains the Hunter House restaurant (and its associated parking) and a gravel parking lot. A portion of the parking currently used by Hunter House on the NW corner of the site is owned by the City of Birmingham.
- 1.2 Zoning – The property is zoned B-4 Business-Residential, and D-4 in the Downtown Overlay District. The proposed residential, retail and commercial uses, and their surrounding uses, appear to conform to the permitted uses of the zoning district, including the off street parking facility in the form of two levels of parking decks below the development.
- 1.3 Summary of Adjacent Land Use and Zoning - The following chart summarizes existing land use and zoning adjacent to and/or in the vicinity of the subject site, including the 2016 Regulating Plan.

	North	South	East	West
Existing Land Use	Commercial/ Office	Mixed Use	Commercial	Commercial/ Office
Existing Zoning District	B-4, Business - Residential	B-4, Business - Residential	B-2, General Business	B-4, Business - Residential
Downtown Overlay Zoning District	D-4	D-4	D-2	D-4

2.0 Setback and Height Requirements

The attached summary analysis provides the required and proposed bulk, area, and placement regulations for the proposed project. **The proposed changes to the first floor layout now include parking within 20' of the frontage line along Woodward, and also include parking on the first floor along Park in lieu of the previously approved retail tenant spaces. The applicant will be required to remove all parking within 20' of the frontage line or obtain a variance from the Board of Zoning Appeals. The proposed parking on the first floor is not screened in accordance with zoning requirements. Thus, the applicant will be required to provide the required screening as well, or obtain a variance from the Board of Zoning Appeals.** In addition, the latest plans do not demonstrate the unit sizes for the residential units on the upper floors. **While the application states all minimum unit sizes will be met, the applicant will be required to add the residential unit sizes to the plans.** Finally, the two loading spaces proposed are 39.5' by 10' by 14' in height, although they are required to be 40' by 12' 14' in height. **Thus, the applicant must submit plans showing off-street loading spaces with the required dimensions, or obtain a variance from the Board of Zoning Appeals.**

3.0 Screening and Landscaping

3.1 Dumpster Screening – The applicant is proposing to store all refuse inside the building envelope in two separate areas:

- Refuse Area 1: The commercial and residential uses will utilize a refuse area located just inside both sides of the entryway for the underground parking facilities on the west side of the building on Park. The three dumpsters shown south of the entry are screened by a solid wall, as are the two dumpsters shown north of the entry. However, it should be noted that there are several large windows in the general area.

- Refuse Area 2: The Hunter House restaurant will utilize a separate refuse area, which is located adjacent to their parking area at grade on the northern portion of the site, within the first floor of the building. This refuse area contains 2 dumpsters and is located within the building envelope and enclosed on all sides.
- 3.2 Parking Lot Screening – The applicant is proposing two levels of underground parking containing 82 parking spaces, and a ground level parking area for the Hunter House restaurant containing 12 additional spaces, for a total of 94 parking spaces on site. The two underground levels will be fully screened within the building envelope. **However, as noted above, the ground level spaces will only be partially screened by a 1’ high knee wall along both Park and Woodward, which does not meet the required 32” minimum screenwall height. Thus, the applicant will be required to provide the required screening or obtain a variance from the Board of Zoning Appeals.** The vehicular opening to the underground parking is 25’ in width. The two new vehicular access points are 15’ wide (Hamilton) and 23’ wide (Woodward) and are enclosed by glass overhead doors.
- 3.3 Mechanical Equipment Screening – The applicant has submitted a rooftop plan for the proposed development showing the location of all proposed rooftop units (RTU) and the proposed screening. The screening proposed is 10.75’ in height. **While the RTUs are shown on the roof plan, the applicant will be required to provide specification sheets on all RTUs to determine if they will be below the maximum allowable height and fully screened by the proposed mechanical screen walls.**
- The site plans show two ground mounted mechanical units at the northwest corner of the property that are proposed to be screened with landscaping elements: Twenty-two, 5 ft. tall Grey Gleam Junipers and four, 6 ft. tall Emerald Green Arborvitaes, and twelve Stella D’Oro Daylillies. **The applicant must submit specification sheets for the proposed ground mounted mechanical units to ensure full screening.**
- 3.4 Landscaping – The Downtown Overlay District requires that one street tree be provided for every 40’ of street frontage. This development is required to have 6 trees along Woodward, 6 trees along Park, 2 trees along Maple, and 2 trees along Hamilton Row for a total of 16 trees. The applicant has proposed 5 street trees along Woodward, 5 trees along Park, 3 trees along Maple, and 3 trees along Hamilton Row for a total of 13 trees. Seven Bowhall Red Maples are proposed along Maple and Hamilton, 5 American Sentry Lindens on Park Street, and 5 Skyline Honeylocust trees along Woodward, for a total of 16 street trees now proposed.

The applicant is also proposing several planting areas around the building that contain shrubs and perennials that are not on the City's list of prohibited species. **However, the applicant should consider the use of an alternative variety of Daylily as Stella D'Oro Daylilies have been overused throughout the City.**

- 3.5 Streetscape Elements – The applicant will be required to implement the streetscape to match the E. Maple streetscape project. The applicant is proposing three 5' by 12' raised tree wells along E. Maple to match the proposed streetscape, as well as 2 City standard street lights along E. Maple. A 5' wide pedestrian walkway is also provided as required. Additional landscape beds are also proposed in recessed areas along the southern elevation of the building. Along Woodward, the applicant is not proposing any pedestrian scale street lights, but appears to be proposing three City standard benches. Along Park Street, 5 pedestrian scale lights appear to be proposed, along with 1 bench and 1 trash can. **The street lights are noted by two different symbols, thus the applicant will be required to verify that a total of 5 lights are proposed along Park.** The plans show what appear to be 2 bike racks, one near the southwest corner of the site and one at the northeast corner of the site. **However, these markings are not labelled, so the applicant must clarify. In addition, the Planning Board may wish to consider the spacing of street lighting along Park and / or Hamilton as the lights are spaced more than 40' apart as required.**

4.0 Parking, Loading and Circulation

- 4.1 Parking – The proposed development and its commercial and residential uses are located in the Downtown Parking Assessment District; thus no parking is required on site for the retail or office uses. The third through fifth floor residential units, however, require parking on-site. The proposed floor plans show a total of 42 units, 27 of which have 3 or more rooms, while the remaining 15 have 2 or less rooms.

$$1.5 \text{ spaces} \times 25 \text{ units} = 38$$

$$1.25 \text{ spaces} \times 17 \text{ units} = 21$$

$$\text{Required Parking} = 59 \text{ spaces}$$

The applicant is proposing 2 levels of underground parking with 82 spaces, and a ground level parking area with 12 spaces for a total of 94 spaces on site which exceeds the required number (59) of parking spaces. All parking spaces meet the minimum size requirement of 180 square feet. The proposed parking areas show one handicap accessible space on both levels of the underground parking, as well as an additional handicap accessible space on the ground level adjacent to Hunter House. **However, as noted above, the first floor parking is located within 20' of both the Woodward and Park Street facades, and is not screened in accordance with the Zoning Ordinance requirements. In addition, the Planning Board has previously**

expressed concern regarding first floor parking as it is not required and results in a poor and unsafe design that does not meet the approval requirements established in Article 7, section 7.27 of the Zoning Ordinance.

- 4.2 Loading – In accordance with Article 4, section 4.24 C (2) of the Zoning Ordinance, based on the proposed size of the office and retail uses, 2 usable off-street loading spaces measuring 40' x 12' x 14' in area are required. **The applicant is proposing 2 loading spaces within the building envelope, however the spaces proposed are 39.5' by 10' by 14', and thus must be increased in size or the applicant will be required to obtain a variance from the Board of Zoning Appeals.**
- 4.3 Vehicular Circulation and Access – Entry and exit from the underground parking garage is proposed to be accessed via a garage door on the west side of the building, along Park Street. This entry is 25' in width and has a glass overhead garage door proposed. Entry and exit to the 12 at grade parking spaces adjacent to Hunter House will be via a 15' wide garage door on the north side of the building off of Hamilton Row, and exit will be via a 23' wide garage door on the east side of the building on Woodward. All overhead garage doors proposed are glass. **The addition of the surface parking area and access points on the first floor is not required by ordinance, and will create additional conflict points for both vehicles and pedestrians. Please see attached letter from Fleis & VandenBrink, the City's transportation consultants. As the surface parking area is not required and creates safety concerns for vehicular and pedestrian traffic, the Planning Division recommends that it be removed as previously requested by the Planning Board.**
- 4.3 Pedestrian Circulation and Access –The applicant is proposing principle pedestrian entrances at 7 locations around the building. Four of these are proposed on the west side of the building along Park, serving two retail spaces, an office lobby and a residential lobby. Three others are proposed along Woodward to serve Hunter House, and a retail space, and 2 other service access entries are proposed along the Woodward elevation and 1 on Hamilton at the stairwell.

The applicant is also proposing to complete the sidewalk along Woodward, making the sidewalk accessible on all four sides of the building.

5.0 Lighting

The applicant has not submitted any information regarding lighting at this time. **Specifications for any proposed lighting and a photometric plan must be submitted to determine compliance with the Zoning Ordinance**

lighting standards at Final Site Plan & Design Review.

6.0 Departmental Reports

6.1 Engineering Division – The following comments previously received by the Engineering Department are still applicable:

1. The project as designed will require the use of City-owned property currently located between the west property line of the subject property and the east edge of the Park St. right-of-way. A successful lease agreement between the owner and the City will be required to be prepared before issuance of a building permit.
2. It does not appear that the number and spacing of the proposed streetlights meets the City's Standards, specifically along Park Street and Hamilton Row;
3. In areas where public sidewalk is proposed on private property, an ingress/egress easement shall be provided by the owner to the City to allow for future access and maintenance.

PERMITS

The following permits will be required from the Engineering Department as a part of this project:

1. Right-of-way Permit (for excavations in the right-of-way).
2. Sidewalk/Drive Approach Permit
3. Street Obstruction Permit (during construction)
4. Storm Water Detention Permit

In addition, a permit will be required from the Michigan Dept. of Transportation for all work within the Woodward Ave. right-of-way.

Further comments on the latest redesign of the site will be provided prior to the Planning Board meeting on September 23, 2020.

6.2 Department of Public Services – The DPS will provide comments before the meeting on September 23, 2020.

6.3 Fire Department –The following comments previously received from the Fire Department remain applicable:

- This building shall meet all high rise requirements for fire codes, and life safety codes. MBC 2015, IFC 2015.
- This building shall be fully protected with a fire suppression system. NFPA 13 (2013).
- The fire protection water supply shall be a minimum of 6 inches.
- This building shall have a full, monitored fire alarm system. NFPA 72 (2013).
- The exterior balconies, and the rooftop terrace will require occupant notification devices.
- The exterior balconies, and the rooftop terrace will require fire suppression if any BBQ's, fire features, or other ignition sources are

present, for any areas that have an overhang, or covered top, of 2 feet or more.

- Any fire pump installed in the building shall have an alternative power supply (generator).
- The rooftop terrace shall have a minimum of two paths of egress, proper markings, emergency lighting, and adhere to the required travel distances.
- Submitted floor plans shall include calculated egress travel distances for all areas of the building, including rooftop terrace.
- Once the project is underway, and reaches 40 feet in height, a temporary or permanent stairwell will need to be in place and fully operational.
- Once the project is underway, and reaches 40 feet in height, a temporary or permanent fire suppression standpipe will need to be installed and fully operational.
- The building will meet all emergency responder radio requirements. An evaluation of the radio signal strength will be conducted when the building is substantially complete. If radio signal strength is found to be below the minimum requirements, a Bi-Directional Antenna system shall be installed.

Further comments on the latest redesign of the site will be provided prior to the Planning Board meeting on September 23, 2020.

6.3 Police Department – **The Police Department will provide comments before the meeting on September 23, 2020.**

6.4 Building Division – **The Building Department will provide comments before the meeting on September 23, 2020.**

7.0 Design Review

The proposed building façade will contain elements of brick, Travertine Stone, limestone, metal paneling, steel and clear glazing. No signs are proposed at this point.

The building itself is proposed below, on and over the City parcel at the northwest corner of this block. **The applicant will be required to enter into a lease agreement with the City for the use of this property.** In addition, the proposed underground parking levels also extend past the northern, southern and western property lines. **The City Engineer has determined that a successful lease agreement between the owner and the City will be required to be prepared before issuance of a building permit for the use of City property in the underground parking deck.**

Finally, metal entry canopies at the southeast corner of the building that wrap around both the Maple and Woodward elevations project 2' into the City's right-of-way. In accordance with the recent changes to the projection standards, **the**

Planning Board is authorized to approve up to a 2' projection as part of the Final Site Plan Review process.

As mentioned in the CIS, the proposed development is also located at a Terminating Vista as described in the 2016 Plan, which states that any building that terminates a view, as designated on the Regulating Plan, shall provide distinct and prominent architectural features of enhanced character and visibility, which reflect the importance of the building's location and create a positive visual landmark. The proposed building consists of several high quality materials such as brick, Travertine Stone and limestone, and provides several distinct architectural features that are appropriate for its location as a terminating vista.

A full design review will be completed at Final Site Plan, including glazing calculations for the first floor and upper floors (which appear to have been met), a review of all materials, and the elements needed in the design given the property contains a designated terminating vista. **At Final Site Plan & Design Review, the applicant will be required to submit material samples, colors, and specifications as well as details on any proposed signage.**

8.0 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.

9.0 Recommendation

Based on a review of the site plan revisions submitted, the Planning Division recommends that the Planning Board **DENY** the Revised Preliminary Site Plan for 35001 & 35075 Woodward, The Maple, as the proposed site plan does not meet the requirements of Article 7, Section 7.27, specifically (4) which states that "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".

10.0 Sample Motion Language

Motion to **DENY** the Revised Preliminary Site Plan for 35001 & 35075 Woodward, The Maple, as the proposed site plan does not meet the requirements of Article 7, Section 7.27, specifically (4) which states that "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".

OR

Motion to **POSTPONE** the Revised Preliminary Site Plan for 35001 & 35075 Woodward – The Maple – pending receipt of the following:

- 1) Remove all surface parking within 20' of building facades or obtain a variance from the Board of Zoning Appeals;
- 2) Provide screening for all surface parking or obtain a variance from the Board of Zoning Appeals;
- 3) Provide the unit sizes for all residential units to demonstrate minimum size requirements are met;
- 4) Submit specification sheets on all of the proposed rooftop units and material/dimensional information on the screen wall to ensure full screening;
- 5) Revise the streetscape plans to meet all City requirements with regards to street lighting, furnishings and sidewalks;
- 6) Submit plans showing two usable off-street loading spaces measuring 40 x 12 x 14, or obtain a variance from the Board of Zoning Appeals;
- 7) Submit a photometric plan and specifications on all proposed lighting and materials, along with material samples at Final Site Plan and Design.
- 8) Obtain approval of a lease from the City for the use of City property below, at and above grade;
- 9) Comply with the requests of all City Departments.

OR

Motion to **APPROVE** the Revised Preliminary Site Plan for 35001 & 35075 Woodward – The Maple – with the following conditions:

- 1) Remove all surface parking within 20' of building facades or obtain a variance from the Board of Zoning Appeals;
- 2) Provide screening for all surface parking or obtain a variance from the Board of Zoning Appeals;
- 3) Provide the unit sizes for all residential units to demonstrate minimum size requirements are met;
- 4) Submit specification sheets on all of the proposed rooftop units and material/dimensional information on the screen wall to ensure full screening;
- 5) Revise the streetscape plans to meet all City requirements with regards to street lighting, furnishings and sidewalks;
- 6) Submit plans showing two usable off-street loading spaces measuring 40 x 12 x 14, or obtain a variance from the Board of Zoning Appeals;
- 7) Submit a photometric plan and specifications on all proposed lighting and materials, along with material samples at Final Site Plan and Design.
- 8) Obtain approval of a lease from the City for the use of City property below, at and above grade;
- 9) The Planning Board approves of the 2' projections of the canopy structures; and
- 10) The applicant comply with the requests of all City Departments.

**Planning Board Minutes
January 9, 2019**

F. COMMUNITY IMPACT STUDY ("CIS") AND PRELIMINARY SITE PLAN REVIEW

**1. 35001 Woodward Ave. (Hunter House and vacant parking lot)
Request for approval of new five-story mixed use building with
hotel, retail and residential uses (postponed from December 12, 2018)**

The Chairman explained the CIS is an opportunity for the developer to provide answers to questions that help the Planning Board to understand how the proposed development might impact the community. That is something the board would either accept, decline, or postpone. The Preliminary Site Plan is a separate approval. It is the first step that is needed for the applicant to move forward with the project.

Ms. Ecker clarified that the subject site has a total land area of 0.5 acres which is made up of three parcels, 35001 Woodward Ave., 35075 Woodward Ave. and a surface parking lot that is owned by the City. The sites along Woodward Ave. are owned by Select Commercial Assets Hospitality, LLC. The owner of that property is Dr. Guyare, who is the applicant tonight and who has the right to seek approval for development on the property containing both sites. As part of his request he is asking that the City consider allowing him to develop a piece of City property.

Whenever someone is seeking to use City property they also need to enter into a Lease Agreement with the City. The applicant is proposing to continue to use the City parcel that currently is rented out for parking. They are also looking to lease some property in the right-of-way from the City.

CIS

Ms. Ecker recalled from the December meeting that main thing that was outstanding was with regard to the traffic study. The City's Traffic Consultant, F&V, had not had a chance to fully review all of the traffic information. At this time the City has a letter dated January 4 from F&V indicating they would recommend that the Planning Board accept the Traffic Study with the condition that a detailed special event operations plan be completed prior to obtaining a Certificate of Occupancy for the building. That would ensure that the hotel will have enough valets and enough time to take the cars over to a parking structure so that they don't queue up too far on Park St. and spill onto Maple Rd. If they do that it causes congestion moving onto Woodward Ave.

In response to Mr. Boyle, Ms. Ecker advised that F&V would review and approve the special event operations plan and then it would be brought back to the Planning Board as an addendum to the CIS as an offshoot of the Traffic Impact Study. The valet stand also has to be approved through the City. Any use of City parking spaces needs to be reviewed and approved by the City Commission.

Mr. Koseck inquired whether the Traffic Consultant is confident that there is a valet plan that would work. It seems to him the two parking structures that would likely serve this development are often tapped out.

Ms. Kroll answered that was one of her concerns. The Peabody and Park St. garages have been at capacity during the middle of the day. So if there was a banquet that occurred during the middle of the day there would probably be some issues. In that case she would want the hotel to outline where they propose to park their vehicles if the garages are full. For an evening event the two garages have plenty of capacity. In addition, the amount of time it takes for a valet to park a car needs to be documented in the special event plan. If they are not able to meet the plan then there is a code enforcement issue. There are only three queue spaces, so during a special event the hotel may want to ~~bag~~ **rent** the spaces on the north end of Park for queuing of vehicles.

Responding to Mr. Williams, Ms. Ecker established that the traffic signal currently located at Park / Maple Rd. / Peabody will stay but there will be changes made to the signal timing along with a signal for pedestrians as they cross Park. Maple Rd. traffic west of Peabody / Park is being reduced to a single lane.

It was discussed and Ms. Ecker affirmed that any contractual issues that the operator of the Hunter House and the owner of the land may have between themselves is a private civil matter and is not for this board or the City to adjudicate on, because there is established ownership of the property.

Mr. Kevin Biddison, Biddison Architecture, 320 Martin St. said they are working on operational procedures for queuing, such as hiring additional valets. They will do their best to keep the traffic and queuing out of the intersection. It has been noted that the underground parking that would extend out into the right-of-way might be in conflict with electrical conduits and they are reviewing that with the City. If there is an issue with the utility it is something they will pull back on, but if it is a small item it would be a monetary thing.

The proposed parking spaces that are outlined to service the new Hunter House all meet the 180 sq. ft. requirement. Mr. Biddison explained how deliveries and trash will be handled. The banquet room might accommodate 50 to 60 people at the most, as it is not a huge area. Mr. Boyle said in his opinion that isn't a particularly large space. That is an important issue in order to understand the community impact of the hotel.

Mr. Williams asked Ms. Kroll to comment on existing traffic on Maple Rd. at peak times, leaving the hotel. Ms. Kroll said that presently traffic going westbound on Maple Rd. does not back up into Woodward Ave. Eastbound, it does back up. Mr. Williams did not agree with that analysis because the traffic backs up between Old Woodward Ave. and Peabody, as the lights are not coordinated. The stacking at Peabody and Park is fine but the traffic moving west past Park and past Peabody stacks up. Ms. Kroll said that when an evaluation study for the hotel was made, they evaluated the future conditions with the two-way operations on Park.

Mr. Koseck questioned if there are any tweaks that Ms. Kroll would recommend that would make a better development from a traffic impact standpoint. Ms. Kroll replied her biggest concern is that they really only have space for three vehicles to queue up. During peak times that may not be enough storage space. Ideally if the hotel was located on the Hunter House corner, it would provide better queuing. Further responding to Mr. Koseck, she said that people going south on Woodward Ave. turning onto Hamilton and making a left turn into the Hunter House site is a condition that currently exists. Ms. Ecker pointed out there is no interior connection to get to the hotel site from the Hunter House parking lot. Mr. Koseck thought that generally people would not know that and may turn in to park there.

Chairman Clein opened up discussion from members of the public at 8:05 p.m.

Mr. Kelly Cobb said he is one of the owners of Hunter House along with his mother, Susan, who was also present. Hunter House is one of the oldest businesses in Birmingham as they have been in operation for 67 years. Some of their issues are not in the Planning Board's purview but he highlighted a couple that he thinks are.

To establish background, Mr. Cobb explained he transferred the property to the applicant, and as a part of that transfer there was a purchase agreement outlining certain rights that he retained. That agreement has not been furnished to the City as it is not necessarily within their purview. The agreement gives Hunter House sole discretion and approval rights over what their space looks like and the municipal lot. They have not approved the space, as it was submitted to the City without their knowledge.

Ms. Ecker clarified that regardless of what the agreement says, Hunter House does not have sole discretion over what happens on the City's property.

Mr. Cobb went on to say they have concerns and questions about parking, the same as the City has with traffic. He would appreciate if the City would contract with F&V to come up with a better study than the one proposed. The study assumes that Hunter House needs only 14 spots. Not accounted for in the study is that it would be fair to presume that Hunter House would need to use another 15 spaces or so in surrounding parking decks. Also not accounted for in the study is the Peabody development. The Peabody assumed a shortage of 57 spots between the Park and the Peabody decks. Add that to the 15 that Hunter House will need and that comes to a deficiency of 87 parking spots.

This raises concerns for them because they already have parking problems. People park in their lot and walk to Downtown. They are also concerned about traffic circulation. Their customers already loop around until they can get a spot to pick up the food from their phone in orders. That activity will increase if their parking shrinks and there is a severe deficiency within the broader area.

There is a statement in the CIS that it appears the Hunter House is not historic, as they have not been registered historic. They believe that they are, and he raised that as a concern for them.

Ms. Ecker clarified on the historic issue that the site or the building is not designated historic within the City of Birmingham, nor have they received an application from either the current or previous owners to consider designating it as such.

Mr. Koseck inquired how Mr. Cobb would change the proposal to meet his needs. Mr. Cobb indicated they have certain minimums of what they are guaranteed in the space, certain discretion on the shape of their building, how the layout would be, and all of those things. They are working with Mr. Biddison to find a solution to that and have not reached agreement over what the space looks like.

Mr. David Hart said he represents Hunter House. He stated the agreement between the two parties is part of the public record at the Oakland County Register of Deeds. It has been recorded since 2007 and perfects the interest of Hunter House.

Ms. Theresa Pelovocian from Bloomfield Hills said she believes that Hunter House is very special to everyone. People can remember countless times going to the Hunter House with their sons or daughters to celebrate some accomplishment. On another note, her daughter has been employed by Hunter House for four years and it has been a phenomenal place for her to work. The kids make good money, pick up great work ethics, and learn to handle themselves with the public. Hunter House is a great place for the community to go.

Motion by Mr. Williams

Seconded by Mr. Koseck to receive and file an e-mail against the project and supporting Hunter House dated January 2019.

Motion carried, 7-0.

VOICE VOTE

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

Nays: None

Absent: Ramin

Mr. Williams announced that he has come to a different conclusion than the Planning Dept. or than F&V. There are a couple of concerns in their report that should be highlighted:

- Based on the parking analysis there is no capacity in either the Park or Peabody parking garage during the day;
- Any vehicle queues that extend beyond a four vehicle storage area will impact the operations of Maple Rd. and potentially the intersection at Woodward Ave.

Missing from the analysis is the single lane traffic heading west on Maple Rd. to Old Woodward Ave. which backs up frequently to beyond Peabody during busy hours. Therefore Mr. Williams said he is not inclined to approve the CIS or the project with this many unanswered traffic and parking issues. Further, he is not satisfied that the issues that the chairman highlighted at the last meeting have been answered adequately.

This situation is exacerbated because the City has to recognize the difficulties of building on this site, most importantly the traffic in this very confined area.

Mr. Koseck observed that anything that is developed on this site will bring in more traffic and have an enormous impact. He was curious how a hotel fits.

Mr. Share observed he is not hearing that the Traffic Consultant needs to do any more work. Secondly, he has never seen in a CIS the suggested condition that the applicant provide a City-approved special event operations plan prior to obtaining a Certificate of Occupancy. He would accept the CIS without that suggested condition but he has some extremely serious reservations about a site plan for this project because of the danger to public safety that the special event use and the valet operation create.

Mr. Boyle was in favor of deleting the requirement in the CIS for a special event operations plan. The appropriate place for that is in the Site Plan Review, along with concerns about traffic movements. He explained that by accepting the CIS it does not mean that the Planning Board is tacitly accepting this development. Chairman Clein added that he also doesn't want it inferred that by accepting the CIS the board is accepting the Traffic Study because they are clearly not.

Mr. Jeffares said that the Master Plan Downtown calls for a sister building to the Greenleaf Trust building on this site. If they were to develop an office building there would be the condition of many people leaving at the exact same time, all trying to get out onto Woodward Ave. If that is the alternative, to him that use would be far worse.

Motion by Mr. Boyle

Seconded by Mr. Jeffares to ACCEPT the Community Impact Study as provided by the applicant for the proposed development at 35001 & 35075 Woodward, The Maple, with the following conditions:

- 1) Applicant must provide a City-approved special event operations plan at the same time as completing the Final Site Plan Review process;**
- 2) Applicant must provide mitigation strategies for control of noise vibration and dust;**
- 3) Applicant will be required to bury all utilities on the site;**
- 4) Applicant must distinguish an area for the separation and storage of recycling;**
- 5) Applicant must conform to the streetscape design as outlined in the new E. Maple Rd. streetscape project;**
- 6) Applicant provide information on all life safety issues and Fire Dept. approval, as well as details on the proposed security system provided to and approved by the Police Dept.; and**
- 7) Applicant must address the concerns of all City Depts.**

Amended by Mr. Share

And accepted by the makers of the motion to replace 1) as follows: Applicant must submit for approval by the Planning Board at the same time as completing the Final Site Plan Application process a special event operations

plan approved by the City Police Dept. after consultation with the City's Traffic Consultant.

No one from the public wished to comment on the motion at 8:40 p.m.

Motion carried, 6-1.

ROLLCALL VOTE

Yeas: Boyle, Jeffares, Clein, Koseck, Whipple-Boyce, Share

Nays: Williams

Absent: Ramin

The chairman noted that a number of issues have been raised during the CIS process that make him uncomfortable with moving forward with the Preliminary Site Plan this evening.

Mr. Williams agreed. The Planning Board has pointed out the unresolved issues that need to be addressed. Additionally, he feels that the Parking Assessment District with its impact on this particular property requires City attention. However, this problem exists whether this or any other significant development goes through.

Mr. Jeffares commented that the amount of time required to get into a deck is significantly longer than it used to be because of the queuing. A valet would have to wait behind people who are having trouble getting through with their card.

Ms. Whipple-Boyce expressed her concerns:

- She would like to see an internal floor plan for the retail level in order to better understand how the banquet area will be used. She thinks a lot more than 60 people will be using that space and that has a direct impact on the queuing of vehicles that are arriving;
- She wondered if keeping the Hunter House building has ever been considered because it is such an iconic structure.

Mr. Boyle made a couple of points:

- The board should know what the City intends to do in that area. He wanted to see the plan for turning Park into two-way, what the parking will be, and how long cars are going to wait;
- He is frustrated that so much emphasis is being placed on parking and designing around parking. This is not how it should be done. Also, the Hunter House states they need parking, yet they take four spaces in their lot to park their vans. Why not shift them farther away and release the parking spaces? They could also make arrangements to shuttle people back and forth for an event and include that in the plan.

Mr. Share observed that on Page 3 of the developer's December 31 traffic report, it states that the banquet facility will have a capacity of 150 to 200 guests.

Mr. Koseck did not think the site plan goes far enough beyond the limits of the site. His further thoughts were:

- Whether turning Park into a two-way street is still the right thing today just because it was someone's idea 20 years ago in the Downtown 2016 Master Plan. If he is going south on Park, where is he going;
- The 20 ft. parking zone will need a variance, but also it is a planning issue and he will have to be convinced that it is good planning.

Motion by Mr. Share

Seconded by Mr. Williams to postpone the Preliminary Site Plan for 35001 Woodward Ave. (Hunter House and vacant parking lot) to February 27, 2019.

Motion carried, 7-0.

VOICE VOTE

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

Nays: None

Absent: Ramin

**Planning Board Minutes
May 22, 2019**

E. Request for Preliminary Site Plan Review

1. 35001 Woodward – The Maple – Request for approval of a Preliminary Site Plan to permit the construction of a five story hotel building (Postponed from February 27, 2019).

Planning Director Ecker presented the item.

Planning Director Ecker confirmed:

- City Engineer O'Meara has said the applicant's proposed plans for Park Street would not interfere with the City's plans for Park Street.
- The applicant has amended their plans to make them consistent with the City's plans for Maple.
- The applicant is required to have three loading spaces based on use and square footage of building. The spaces are required to be 40 feet long, 12 feet wide, and 14 feet in height.
- The traffic consultant has reviewed the most current plans. The three parking spaces further to the north have also been removed so the hotel may stack cars there if necessary.

Mr. Williams noted that the three spaces to the north which were removed were in front of retail establishments.

Kevin Biddison, architect, told the PB that he had met with the City's Engineering and Planning Departments multiple times in the past month and that the project had undergone a number of adjustments in order to come further into alignment with the City's requirements. He continued:

- The double-banked loading zone would allow the applicant to stack up to 10 cars if needed. Such circumstances would only be likely to occur in the daytime hours.
- The garage door width will be reduced to 25 feet from 30 feet as required.
- The applicant would be more than willing to add the additional tree necessary if the arborist signs off on it. The applicant will also add the additional street lamp required.
- Additional lighting will be added around the building once the building is built and the first round of lighting is installed to illuminate any remaining darker areas.
- The vertical aluminum fins with LED lighting at Maple and Park and Maple and Woodward are being installed to provide visual interest and are cut back into the stone so they will not project into the right-of-way.

Mr. Williams suggested adding the operations plan with the City onto the list of conditions for preliminary. He also cited his previous 'No' vote on the CIS due to safety

concerns, and commended the applicant for their efforts towards making the project safer through improved traffic flow and valet parking.

Mr. Koseck agreed with Mr. Williams, saying the applicant had come a long way in terms of improvements made to safety and traffic flow. He also said the hotel would likely need vestibules within the building, but that as long as they were interior it would not affect the site plan.

In reply to a query by Mr. Koseck, Mr. Biddison said the parking spaces on Hamilton are part of the conversation with the Hunter House Group. In addition, there are stairs on the Hamilton side of the building which would allow Hunter House patrons access to some of the additional spaces below grade.

Mr. Koseck said the retention of the 1½ foot wide curbed median on Park Street was a strange decision.

Mr. Biddison said the curb was being maintained at the request of City Engineer O'Meara in order to help drainage along the street. He said he anticipated the conversation with the Engineering Department regarding the curb would continue.

Mr. Boyle acknowledged that with all the competing interests on this site, nothing was going to be perfect but that the applicant's efforts had brought them much closer.

In response to Mr. Boyle, Mr. Biddison explained the rooftop would have seating and a rooftop bar.

Planning Director Ecker advised Mr. Biddison that within the overlay a commercial use could not be located above a residential use. She suggested the rooftop could be used by the residential occupants of the fifth floor of the building.

Mr. Biddison stated that both elevators would be available for resident use in the building. He confirmed a key system would be in use, allowing only residents to access residential floors.

Chairman Clein asked that the applicant confirm the width of the sidewalk in front of Greenleaf Trust and design their sidewalk to match that width.

Mr. Biddison said the five feet sidewalk proposed is what the Engineering Department instructed the applicant to provide.

Mr. Williams said the elevator usage should be reconsidered by the City from a security standpoint since residents may not know all their neighbors, and a non-resident could easily follow a resident out onto a residential floor.

Chairman Clein said he was not as concerned about a potential security issue, and advised that the applicant work the issue out within their own operations and with the City's Building Department. He continued:

- He appreciated the applicant's continued efforts to meet City requirements.

- Seven stacking spaces on Park Street seemed like too many to reserve for the purpose. It would require the City give up too much pedestrian and public space. He said he was not comfortable with it, and that while it might not yield a no vote from him this evening, he would advise the layout be reconsidered for the final.
- There is no reason one line of valet cars should be insufficient, especially with the three extra spaces being made available to the north.
- For the final review he would want to know that the applicant and the City's Engineering Department are creating good design for these conditions, and not just what works.
- This should look like a valet operation, which would take up little more space than parallel parking, instead of a double-stack for cars.

Mr. Williams said he agreed with Chairman Clein's concerns, but that he would also not want to see cars unable to move on Maple. He said the City might have to change some of its plans if it wants to allow reasonable development on this site.

Mr. Boyle recommended the applicant discuss the possibility of renting some of the space within the small parking lot near the hotel on Park Street, which would reduce some of the need to have extra street space for stacking cars.

Chairman Clein noted the applicant would have to speak to the City about its lease of the City's property, so it should also raise the question of renting that parking lot space per Mr. Boyle's recommendation.

Mr. Biddison said the applicant would be open to the conversation.

Mr. Koseck said he also believed it would be a good idea to explore with the City.

Chairman Clein recommended adding a letter dated May 20, 2019 from Kelly William Cobb, Vice-President of Hunter House Hamburgers to the official record. He summarized the letter as notifying the PB of the applicant's contractual obligations to Hunter House as related to the development. Noting that the issues raised by the letter were not in the PB's purview, Chairman Clein said it was still helpful to understand where the negotiations stand and extended his appreciation for the letter to Mr. Cobb.

Motion by Mr. Williams

Seconded by Mr. Share to receive and file the letter dated May 20, 2019 from Kelly William Cobb into the official record.

Motion carried, 7-0.

VOICE VOTE

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

Nays: None

Mike Kopmeyer, 1351 Bennaville Ave, said he would like to see more green space in this plan. He said he would like to see some amount of the space set aside for a public park,

and that in a perfect world Birmingham would not have a four or five story building on that lot. He said as a compromise it would be good if there could be areas shaded by trees which are public and allow for people to gather. He also said he endorsed Chairman Clein's concerns with the planned double-stacked space on Park Street.

Mr. Kopmeyer continued that the frontage along Woodward seemed cold and not conducive to pedestrian usage and activity. He suggested that awnings or more masonry or other options could make that frontage seem more human-scale and approachable.

Mr. Boyle commended the applicant and architect on all the work they have done. He said he would like the applicant to review the stacking plans on Park Street. He added that, along the lines of Mr. Kopmeyer's comments, Mr. Boyle was keen to see the proposed building materials at the final site plan.

Mr. Williams suggested it would be prudent for Chairman Clein to participate in some of the operation discussions between the applicant and the City since he could best represent the PB's concerns about traffic flow and parking. He noted that while Planning Director Ecker is a capable intermediary between the PB and the applicant, the PB's recommendations should be directly conveyed by Chairman Clein due to the specificity of the Board's concerns.

Mr. Share said he would also dislike the double-stacking if not for the extreme public safety risks that could result should traffic not be managed efficiently at this intersection. He noted that the hotel could handle up to 120 vehicles for events, and that a dangerous situation would likely compound very quickly if hotel traffic is not adequately controlled. He said he would be satisfied if the Engineering Department and the City's traffic consultant confirmed that high-volume hotel traffic could be managed with single-stacking and a healthy margin of safety. Otherwise, he said double-stacking is a reasonable, although not ideal, condition to accept.

Mr. Boyle recommended the applicant consider different options for signage as it moves towards its Final Site Plan Review, specifying that it should avoid the signage issue that the Greenleaf Trust building has.

Motion by Mr. Boyle

Seconded by Mr. Koseck to approve the Preliminary Site Plan for 35001 & 35075 Woodward – The Maple – with the following conditions: 1) The applicant must clarify which refuse areas the two proposed retail uses are permitted to use, and the accessibility of such; 2) Submit specification sheets for the proposed ground mounted and rooftop mechanical units to ensure full screening; 3) Add the correct number of street trees to each street frontage, or obtain a waiver from the Staff Arborist; 4) The applicant must provide the correct number of street lights and provide regular spacing of such by Final Site Plan Review. 5) Submit a photometric plan and specifications on all proposed lighting; 5) The applicant must reduce the width of the garage entry on the west elevation or obtain a variance from the Board of Zoning Appeals; 6) Submit material samples, colors, and specifications as well as details on

any proposed signage; 7) Applicant comply with the requests of all City Departments; 8) Applicant obtain approval of a lease agreement by the City Commission for all projections and /or encroachments on City property; 9) Applicant revise plan sheets as necessary to ensure all sheets are consistent and show the required property lines and clearly note all projections / encroachments across property lines; and 10) At Final Site Plan Review, the applicant must provide the Special Event Operations Plan for the said hotel.

Motion carried, 7-0.

VOICE VOTE

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

Nays: None

**Planning Board Minutes
January 22, 2020**

E. Community Impact Study Review and Preliminary Site Plan Review

1. 35001 Woodward (Parking lots & Hunter House) - Revised Community Impact Study Review to allow construction of a new 5 story mixed use building containing retail, office and residential uses

Planning Director Ecker presented the item. She confirmed that 35001 Woodward is located in the Parking Assessment District (PAD).

Motion by Mr. Williams

Seconded by Mr. Share to accept for filing the memorandum from Assistant City Engineer Austin Fletcher dated January 22, 2020.

Motion carried, 7-0.

VOICE VOTE

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

Nays: None

Kevin Biddison, architect for the project, commented on the fact that the 11 extra parking spaces could be used by the general public because the stairway and elevator accessing the residential areas of the building would be keycoded to prevent unauthorized entry.

Kelly Cobb, owner of Hunter House Hamburgers, stated that the wait time on Hamilton will increase if the number of parking spots available to Hunter House decreases.

Mr. Williams explained he had previously voted against the Community Impact Study (CIS) for this project due to concerns regarding potential congestion at Park and Maple stemming from an entrance to the site being located too close to Maple. He said that the current CIS corrected that issue.

Motion by Mr. Share

Seconded by Mr. Williams to accept the CIS as provided for the proposed development at 35001 and 35075 Woodward – with the following conditions:

- 1) Provide copies of Phase I and II Environmental Assessments;**
- 2) Applicant must provide mitigation strategies for control of noise vibration and dust during construction;**
- 3) Applicant will be required to bury all utilities on the site;**
- 4) Applicant must distinguish an area for the separation and storage of recycling;**
- 5) Applicant must conform to the streetscape design as outlined in the new E. Maple streetscape project; and,**
- 6) Applicant provide information on all life safety issues and Fire Dept.**

approval, as well as details on the proposed security system provided to and approved by the Police Department.

Motion carried, 7-0.

VOICE VOTE

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

Nays: None

Mr. Biddison explained the trash receptacles would be stored and obscured behind the wall meaning they would only be visible to stationary observers, looking into the building at a certain angle, while the glass doors are rolled up to allow entry or egress.

Ms. Whipple-Boyce shared concern regarding the fact that if one were to enter the garage in their vehicle and discover that the cluster of three parking spaces allotted to Hunter House were full, one would have to either reverse onto Hamilton or execute a multi-point turn to exit back onto the street.

Mr. Share and Mr. Koseck shared concern regarding the parking layout on the site as well.

Mr. Biddison stated that the eleven or twelve parking spaces being discussed as public spaces could also be executive or residential spaces, meaning they could be private instead and tied to an office or retail lease.

Mr. Cobb spoke, saying:

- Hunter House employees will continue parking in the parking deck, for which they are reimbursed, as opposed to parking in the three parking spaces in the garage off Hamilton.
- According to the deed the developer is required to provide Hunter House with 14 parking spaces which shall also be located on Hunter House property.
- If he were to enter the three-space section in the garage in his truck and discover those spots full, he would not be able to execute a turn that would allow him to leave given the insufficient space.
- There have been a number of deed violations on the part of the developer in this process including not seeking Mr. Cobb's approval of plans for the site before the plans' submission to the City, not seeking Mr. Cobb's approval for planning to build a non-hotel development, and proposing to leave a space for Hunter House that Mr. Cobb says would be unusable for operating the restaurant.
- He proposed multiple compromises to the developer which would allow Hunter House to continue and for a development to be built on the lot, all of which were passed on by the developer.
- If the developer and the Hunter House cannot reach an understanding, Mr. Cobb would pursue legal action. He said that legal action could result in a delay of the development for seven to ten years. Mr. Cobb said that the City, the developer, and himself should sit down together and try to reach an agreement amenable to all parties in order to avoid such a delay.

Chairman Clein said that in many respects he was in strong favor of the plan submitted for this site, including three stories of residential with units under 1,000 square feet, less reliance on office space, and well designed facades on most of the project. He continued that he sympathized with the Hunter House, which he said was being pulled from a park-and-go model to an urban center model. Chairman Clein said there were also aspects of the plan that gave him pause, including the functionality of the three parking space area in the garage and the Hunter House's charge that their space as laid out in these plans would be unusable. He acknowledged that it is not within the Board's purview to get involved in a dispute between two private parties. He stated that it is within the Board's purview to make sure all elements of the plans are functional and adhere to ordinance, however, and that he was unclear if the three parking space area off of Hamilton met those requirements.

Mr. Williams said he would not approve plans that include the three space parking area off of Hamilton because that layout creates more problems than it solves or propose a restaurant layout that would not comply with various laws, including health codes and ADA regulations. He concurred with the Chairman that the Board should not intervene in a matter between private parties, but knowing that the restaurant could not operate legally is a matter within the Board's purview.

Mr. Share also emphasized that the Board should not be involved in a dispute between two private parties. He said the Board has ruled on projects before that have resulted in legal action between two private parties subsequent to the approval. Mr. Share said he would consider moving forward on a preliminary site plan ~~under these~~ **despite these** circumstances, but that this particular site plan was deficient under Article 7, section 7.27 of the Zoning Ordinance in a couple of respects including the three parking space area off of Hamilton and the parking designated for the public off of Park Street. He said that the parking off of Park Street could become hazardous unless there was a traffic flow plan presented.

Mr. Koseck concurred with his colleagues' previous comments that the dispute between the Hunter House and the developer is not within the Board's purview. Continuing, he said that the plans are an improvement over previous plans submitted for the development, and that the building complies with ordinance. He stressed that the Board's only present obligation regarding this development was to ensure that residential parking would be included onsite. Mr. Koseck suggested that if the development included an egress across from the loading dock, a vehicle could move straight through the garage from Hamilton onto Park Street if it saw no free parking spaces in the three space area off of Hamilton. In that design, it could also turn into the three parking space area if there were a vacant space. This would avoid the need for either a vehicle reversal onto Hamilton or a multi-point turn in the case of full spaces. Mr. Koseck said he would approve the plans if that possibility were present.

Mr. Biddison confirmed that such a route through the garage would be possible. He stated he would need the owner to comment further on how the route would be designed.

Ms. Whipple-Boyce said that from a Board perspective the site should not include the

parking off of Hamilton because it is not required by ordinance and creates an unsafe situation. She said she understood the legal agreement between the developer and the Hunter House required 14 spaces, but that was not the Board's concern. She expressed great enthusiasm for the majority of the project in general, and frustration that the contention between the developer and the Hunter House was resulting in poor design in certain areas. She conceded that Mr. Koseck's proposal of being able to pass through from Hamilton onto Park would in theory solve the issue, but that the best outcome from a City perspective would be to eliminate the spaces off of Hamilton.

Mr. Emerine said he was also very enthusiastic about most aspects of the project with the exception of the issues with the parking off of Hamilton. He said he could not support the plans without a resolution to the Hamilton parking issue which could include Mr. Koseck's proposal of allowing entry off of Hamilton and egress onto Park.

Mr. Share said he would offer an editorial comment to the developer and the Hunter House, recommending that the parties actually speak to one another and resolve their issues.

Chairman Clein agreed, and said a future City Commission discussion of potential public land use by this development would prove very difficult if the issues between the Hunter House and the developer are not resolved.

Motion by Mr. Williams

Seconded by Mr. Koseck to schedule a special meeting of the Planning Board for the evening of February 27, 2020 at 7:30 p.m. to be held in the City Commission room.

Motion carried, 7-0.

VOICE VOTE

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

Nays: None

Motion by Mr. Williams

Seconded by Mr. Share to postpone consideration of the preliminary site plan for 35001 Woodward to February 27, 2020.

Motion carried, 7-0.

VOICE VOTE

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

Nays: None

**Planning Board Minutes
April 24, 2020**

1. 35001 Woodward (Parking lots & Hunter House) – Revised Preliminary Site Plan & Community Impact Study Review to allow construction of a new 5 story mixed use building containing retail, office and residential uses.

Planning Director Ecker reviewed the item.

Mr. Williams said references to the Hunter House in the site plans and documentation should be replaced with a designation indicating that it is retail space, as the City should neither be specifying tenants of a project nor specifying where tenants may be located. Mr. Williams noted he found references to the Hunter House on pages 54, 60, 63 and 64 of the supplementary materials. He said that if a motion for approval followed the evening's discussion, an eighth condition should be added to remove all specific references to the Hunter House on the first floor plan and in supplementary documentation because he did not want the City to seem to be opining on anything related to the present, private conflict between the Hunter House and the applicant.

Motion by Mr. Williams

Seconded by Mr. Boyle to receive and file for the record a letter dated April 21, 2020 from Kelly William Cobb, vice president of Hunter House Hamburgers, a copy of which the Planning Board has received.

Motion carried, 7-0.

VOICE VOTE

Yeas: Williams, Boyle, Clein, Jeffares, Koseck, Share, Whipple-

Boyce Nays: None

Kevin Biddison, architect, reviewed updates to the plans. He stated that the applicant team and Hunter House management had met twice since the last Planning Board review of these materials to try and reach an agreement, but that none was forthcoming. Mr. Biddison explained that Hunter House was offered its current square footage within the plans, with additional lease space and a couple of parking spaces. He continued that he emailed Planning Director Ecker additional drawings immediately prior to the meeting which showed the two interior 10 foot by 40 foot loading zone areas, and that the applicant team will make sure the plans adhere to all other City requirements.

Seeing no questions from the Board, Chairman Clein welcomed public comment.

Kelly William Cobb reviewed the contents of his April 21, 2020 letter to the Board for the public. Mr. Cobb contested Mr. Biddison's assertion that the Hunter House is being offered square footage in the plans equal to the restaurant's current square footage. He said the way these discussions have been progressing is unfortunate for the community.

Seeing no further comments from the public, Chairman Clein replied to Mr. Cobb's

comments, stating that he understood Mr. Cobb's frustration with the situation. Chairman Clein continued that the Planning Board has direction from the City Attorney that it is not the Board's domain to enforce private contract law or deed restrictions resulting from private contracts. The owner of the property does have a legal right to submit a site plan, and a legal right to pursue approval.

Chairman Clein then welcomed comment from the Board.

Mr. Share reiterated Mr. Williams' previous comment that the Board should not be construed to be taking any position whatsoever regarding the private conflict between the applicant and Hunter House.

Chairman Clein agreed.

Motion by Mr. Boyle

Seconded by Mr. Share to approve the Revised Preliminary Site Plan for 35001 & 35075 Woodward – The Maple – with the following conditions:

- 1) Submit specification sheets on all of the proposed rooftop units and material/dimensional information on the screen wall to ensure full screening;**
- 2) Revise the streetscape plans to meet all City requirements with regards to street lighting, furnishings and sidewalks;**
- 3) Submit plans showing three usable off-street loading spaces measuring 40 x 12 x 14, or obtain a variance from the Board of Zoning Appeals;**
- 4) Submit a photometric plan and specifications on all proposed lighting and materials, along with material samples at Final Site Plan and Design.**
- 5) Work with the City to negotiate a lease for the use of City property below, at and above grade;**
- 6) The Planning Board approves of the 2' projection into the right-of-way for the entry canopy at the corner of Maple and Woodward;**
- 7) Comply with the requests of all City Departments; and,**
- 8) In all cases, delete the term 'Hunter House' from drawings and any text.**

Motion carried, 7-0.

VOICE VOTE

Yeas: Boyle, Share, Whipple-Boyce, Williams, Clein, Jeffares,

Koseck Nays: None

Chairman Clein reiterated the Board's direction from past meetings to the applicant to attempt to resolve the conflict with the Hunter House through ongoing dialogue, and said he hopes to see a resolution of which the City, the applicant, and the Hunter House can all be proud.

**May 13, 2020
Planning Board Minutes**

E. Unfinished Business

1. 35001 Woodward (Parking lots & Hunter House) – Revised Preliminary Site Plan & Community Impact Study Review to allow construction of a new 5 story mixed use building containing retail, office and residential uses.

Planning Director Ecker reviewed the item.

Mr. Williams said that “subject to deletion of the terms Hunter House and HH from the plan” should be added to the end of the proposed ninth condition.

Mr. Koseck said that the words Hunter House and HH should be replaced with a more generic description of what will be located in those areas of the building.

Mr. Williams agreed.

Motion by Mr. Williams

Seconded by Mr. Boyle to amend the motion made on April 22, 2020, to approve the Preliminary Site Plan for 35001 and 35075 Woodward by affirming conditions 1 through 8 and adding condition 9 to the approved motion as follows:

9) Approved plans include the first floor plan on sheet A101, with the revision date 4-3-20, subject to replacement of the terms “Hunter House” and “HH” throughout the report and the plans with a more generic designation of the planned use of the space.

Motion carried, 7-0.

ROLL CALL VOTE

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

Nays: None

**Zoning Compliance Summary Sheet
Revised Preliminary Site Plan Review
35001 & 35075 Woodward – The Maple**

Existing Site: Hunter House restaurant and surface parking lots

Zoning: B-4 (Business Residential) and D-4 (Downtown Overlay)

Land Use: Commercial

Existing Land Use and Zoning of Adjacent Properties:

	North	South	East	West
Existing Land Use	Commercial/ Office	Mixed Use	Commercial	Commercial/ Office
Existing Zoning District	B-4, Business - Residential	B-4, Business - Residential	B-2, General Business	B-4, Business - Residential
Overlay Zoning District	D-4	D-4	D-2	D-4

Land Area: Existing: Approx. 0.5 acres (including City lot)
Proposed: Approx. 0.5 acres (including City lot)

Dwelling Units: Existing: 0 units
Proposed: 42 units

Minimum Lot Area/Unit: Required: N/A
Proposed: N/A

Min. Floor Area /Unit: Required: 600 sq. ft. (efficiency or one bedroom)
800 sq. ft. (two bedroom)
1,000 sq. ft. (three or more bedroom)
Proposed: **Unit sizes are not shown on the current plans. Application states 1 bedroom units are min. 975 sq.ft and 2 bedroom units are min. 1625 sq.ft.**

The applicant will be required to verify that all residential units meet the minimum size requirements.

Max. Total Floor Area:	Required:	N/A
	Proposed:	N/A
Min. Open Space:	Required:	N/A
	Proposed:	N/A
Max. Lot Coverage:	Required:	N/A
	Proposed:	N/A
Front Setback:	Required:	0 ft.
	Proposed:	3 ft. (on Woodward)
Side Setbacks	Required:	0 ft.
	Proposed:	0 ft.
Rear Setback:	Required:	A minimum of 10 ft. rear yard setback shall be provided from the midpoint of the alley. In the absence of an alley, the rear setback shall be equal to that of an adjacent, preexisting building
	Proposed:	0 ft., equal to the Greenleaf Trust building
Min. Front+Rear Setback	Required:	N/A
	Proposed:	N/A
Max. Bldg. Height:	Permitted:	80 ft., 5 stories
	Proposed:	80 ft., 5 stories
Max Eave Height:	Required:	58 ft.
	Proposed:	56.3 ft.
Floor-Ceiling Height:	Required:	10 ft. minimum
	Proposed:	15.3'
Principal Ped. Entry:	Required:	On a frontage line
	Proposed:	Four entries on Park Street (1 residential lobby, 1 office lobby, 2 retail, 1 service) and 3 principal pedestrian entries and 2 egress exits on Woodward and 1 egress exit on Hamilton

Absence of Bldg. Façade:	Required: Proposed:	N/A N/A
Opening Width:	Required: Proposed:	25 ft. maximum 25 ft. on Park, 15 ft. on Hamilton, 23' on Woodward
Parking:	Required: Proposed:	17 – 2 or less room units = 21 spaces 25 – 3 or more room units = 38 spaces Total Required: 59 94 spaces (82 below grade, 12 surface level)
Min. Parking Space Size:	Required: Proposed:	180 sq. ft. 180 sq. ft.
Parking in Frontage:	Required: Proposed:	Off-street parking contained in the first story shall not be permitted within 20 feet of any building façade on a frontage line or between the building facade and the frontage line. Parking spaces contained in the first story within 20 feet of building façade on Woodward frontage and along Park Street.
		The applicant must remove all surface parking in the first story within 20 feet of the building façade on a frontage line, or obtain a variance from the Board of Zoning Appeals.
Loading Area:	Required: Proposed:	3 off-street loading spaces (40' x 12' and 14' in height) 2 off-street loading spaces (39' x 10' by 14' in height).
		The applicant must submit plans showing 3 off-street loading spaces with the required dimensions, or obtain a variance from the Board of Zoning Appeals.
Required Retail Depth:	Required: Proposed:	20 ft. minimum (on Maple only) Retail use along the entirety of the Maple frontage at the required depths
Screening:		
	<u>Parking:</u> Required: Proposed:	32 in. capped masonry screen wall Underground parking is fully screened by the building Surface parking is only partially screened by 1' high masonry knee wall along Park and Woodward

The applicant must provide the required

screening, or obtain a variance from the Board of Zoning Appeals.

<u>Loading:</u>	Required:	Fully screened from public view
	Proposed:	Loading area is inside the building, behind glass overhead door
<u>Rooftop Mechanical:</u>	Required:	Fully screened from public view
	Proposed:	Rooftop screening is 10.75 ft. in height, spec sheets on mechanical required at Final Site Plan Review.
<u>Elect. Transformer:</u>	Required:	Fully screened from public view
	Proposed:	5 ft. Junipers and 6 ft. Arborvitae
<u>Dumpster:</u>	Required:	6 ft. capped masonry screen wall
	Proposed:	All refuse areas are proposed within the building envelope and are screened by solid walls.

RE: 35001 Woodward - Hunter House site

1 message

Julie M. Kroll <jkroll@fveng.com>
To: Jana Ecker <Jecker@bhamgov.org>

Wed, Sep 16, 2020 at 5:52 PM

Jana,

My comments on the revisions are summarized below:

In regards to operations, the updated site plan has minimal impact on operations (Level of Service) of the site.

However, the previous iteration of the site plan (Submitted Jan 2020) provided better access management and was safer for pedestrians and vehicles by eliminating all of the vehicle access and conflict points on Woodward Ave.

Please let me know if you need anything further in regards to the updated site plan and TIA addendum.

Thanks,

Julie M. Kroll, PE, PTOE

Traffic Engineering Services Manager | Associate

FLEIS & VANDENBRINK

27725 Stansbury Blvd., Suite 195 | Farmington Hills | MI | 48334

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www.fveng.com

 Please consider the environment before printing this email.

From: Jana Ecker <Jecker@bhamgov.org>
Sent: Wednesday, September 16, 2020 11:04 AM
To: Julie M. Kroll <jkroll@fveng.com>
Subject: 35001 Woodward - Hunter House site

CAUTION: **EXTERNAL EMAIL DO NOT click links or open attachments unless you recognize the sender and know the content is safe.**

Hi Julie,

Attached is the update to the TIS for the above site based on the changes proposed to the first floor plan. I am also sending the revised plans so you can see the area and access points we discussed this morning.

Thank you!!

Jana L. Ecker

Planning Director

City of Birmingham

248-530-1841

Important Note to Residents

Let's connect! Join the Citywide Email System to receive important City updates and critical information specific to your neighborhood at www.bhamgov.org/citywideemail.

Cybercrime attempts have increased during the COVID-19 Pandemic. This includes "spoofing" the origination of email addresses. If you receive an unexpected message with links or attachments, consider first verifying with the sender before opening.

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320 Martin Street Suite 10
Birmingham, Michigan 48009
t:248.554.9500
Contact Person: Kevin Biddison
e.mail: kb@biddison-ad.com

PROPOSED BUILDING FOR:

The Maple

PROJECT LOCATION:

35001 AND 35075 WOODWARD AVE.
BIRMINGHAM, MI 48009
ZONED: B-4 BUSINESS-RESIDENTIAL
OVERLAY ZONING DISTRICT: D-4

APPLICANT INFORMATION

HESHAM GAYAR
8469 WARWICK GROVE COURT,
GRAND BLANC, MI 48439

T. 810.338.3923
E. HESHAM.GAYER@GMAIL.COM

SHEET INDEX:

T.101	TITLE SHEET
SP-1	BOUNDARY/TOPOGRAPHIC TREE SURVEY
SP-2	PRELIMINARY SITE PLAN
L-1	LANDSCAPE PLAN
LL.100	LOWER LEVEL 1 PARKING PLAN
LL.101	LOWER LEVEL 2 PARKING PLAN
A.101	FIRST FLOOR PLAN
A.102	SECOND FLOOR PLAN
A.103	THIRD FLOOR PLAN
A.104	FOURTH FLOOR PLAN
A.105	FIFTH FLOOR PLAN
A.106	ROOF PLAN
A.201	EXTERIOR ELEVATION
A.202	EXTERIOR ELEVATION
A.203	EXTERIOR ELEVATION
A.301	EXTERIOR PERSPECTIVE IMAGES
A.302	EXTERIOR PERSPECTIVE IMAGES

FIRE SUPPRESSION NOTE:
THE BUILDING WILL BE PROVIDED WITH A FULLY AUTOMATIC FIRE PROTECTION SPRINKLER SYSTEM INSTALLED (FIRE SUPPRESSION SYSTEM) - WORK WILL BE DESIGNED TO MEET M.B.C. REQUIREMENTS AND CITY OF BIRMINGHAM INSPECTION & PERMIT APPROVAL. FACTORY MUTUAL STANDARDS AND SPECIFICATIONS SHALL ALSO BE USED WHERE NOT OTHERWISE IN CONFLICT WITH LOCAL STANDARDS. SPRINKLER CONTRACTOR SHALL BE FULLY LICENSED AND BE RESPONSIBLE FOR PREPARATION OF ENGINEERED DRAWINGS. SUBMISSION OF DRAWINGS TO ALL LOCAL AND STATE AGENCIES FOR APPROVAL AND FOR COORDINATION OF REQUIREMENTS WITH OWNERS AND TENANTS INSURANCE CARRIER.

NOTE:
FIRE PROTECTION SYSTEM FOR THE BUILDING EQUAL TO: GROUND FLOOR - ORDINARY HAZARD AND FLOORS 2-5 LITE HAZARD (OFFICE AND RESIDENTIAL). F.P.A. NO. 13 CRITERIA AND SECTION 903.3.1.1 WITH ONE (1) 4" D.I. BUILDING SERVICE PROVIDED. TYPE 2A FIRE EXTINGUISHERS SHALL BE PROVIDED AND SPACED A MAX. OF 75' APART PER SECTION 906.1 OF THE 2012 INTERNATIONAL FIRE CODE AND / OR BY THE DIRECTION OF THE FIRE MARSHAL.



LOCATION MAP
SCALE: NOT TO SCALE



Consultants

Project data

GOVERNING CODES: 2015 MICHIGAN BUILDING CODE
2015 MICHIGAN PLUMBING CODE
2015 MICHIGAN MECHANICAL CODE
2015 MICHIGAN REHABILITATION CODE
2015 INTERNATIONAL FUEL GAS CODE
MICHIGAN ELECTRICAL CODE, 2014 N.E.C.
W/ PART 8 STATE AMENDMENTS
ICC/ANSI A117.1-2015 AND MICHIGAN
BARRIER FREE DESIGN LAW OF PUBLIC
ACT 1 OF 1966 AS AMENDED.
MICHIGAN UNIFORM ENERGY CODE RULES
PART 10 WITH ANSI/ASHRAE/IESNA
STANDARD 90.1-2015
2015 INTERNATIONAL FIRE CODE
NFPA 13 - 2010
NFPA 72 - 2010

BUILDING AREA: 101,970 SQFT
PARKING AREA: 48,732 SQFT
TOTAL BUILDING & PARKING AREA: 150,702 SQFT
BUILDING USE: M: MERCANTILE
B: BUSINESS OFFICE
R-2: RESIDENTIAL APARTMENT

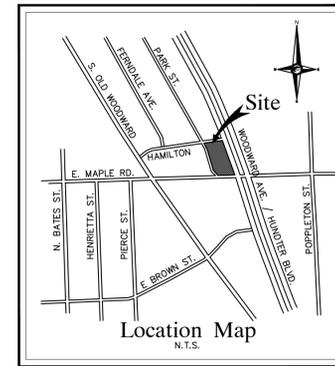
TYPE OF CONSTRUCTION:
2015 MBC: TYPE IIA (PROTECTED)
NFPA 220: TYPE II-000

SITE PLAN REVIEW	03.29.18
SITE PLAN REVIEW	11.26.18
SITE PLAN REVISION	01.02.19
SITE PLAN REVISION	02.20.19
SITE PLAN REVIEW	05.13.19
SITE PLAN REVIEW	11.22.19
SITE PLAN REVIEW	01.02.20
SITE PLAN REVIEW	02.14.20
SITE PLAN REVIEW	05.04.20
SITE PLAN REVIEW	08.26.20

Project no.

THE MAPLE 1971.16

Sheet no.



Master Tree List

Tree #	Botanical Name	Common Name	Dia.	Type	Other Dia.	Condition	Comments
1	Gleditsia triacanthos	Honeylocust	14			Good	Minor crown dieback
2	Gleditsia triacanthos	Honeylocust	6			Good	
3	Gleditsia triacanthos	Honeylocust	8			Good	
4	Gleditsia triacanthos	Honeylocust	17			Good	Root damage fm curb construction, may have impact soon
5	Gleditsia triacanthos	Honeylocust	18			Good	Root damage fm curb construction, may have impact soon
6	Gleditsia triacanthos	Honeylocust	20			Good	
7	Gleditsia triacanthos	Honeylocust	13			Good	Root damage fm curb construction, may have impact soon
8	Gleditsia triacanthos	Honeylocust	15			Good	Root damage fm curb construction, may have impact soon
9	Gleditsia triacanthos	Honeylocust	14			Good	Root damage fm curb construction, may have impact soon
10	Gleditsia triacanthos	Honeylocust	18			Good	
11	Gleditsia triacanthos	Honeylocust	18			Good	

CERTIFICATE OF SURVEY
WE HEREBY CERTIFY THAT WE HAVE SURVEYED THE PROPERTY HEREIN DESCRIBED AND THAT WE HAVE PLACED MARKER IRONS AT THE CORNERS OF THE PARCEL OR AS INDICATED IN THE ABOVE SKETCH.

Kevin Navaroli
KEVIN NAVAROLI, PLS DATE: 09-30-2016
NO.: 53503



LEGAL DESCRIPTION
35001 WOODWARD AVE
19-25-456-037
LOTS 1, 2 & 3, PART OF LOTS 4 & 5, AND ALSO PART OF A VACATED ALLEY OF ASSESSOR'S PLAT NO. 21, LOCATED IN TOWN 2 NORTH, RANGE 10 EAST OF SECTION 25 IN BIRMINGHAM, OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 54 OF PLATS ON PAGE 19 OF THE OAKLAND COUNTY RECORDS. ALL DESCRIBED AS BEGINNING AT A POINT DISTANT NORTH 18 DEGREES 50 MINUTES 30 SECONDS WEST, 231.3 FEET FROM THE SOUTHWEST CORNER OF LOT 1; THENCE SOUTH 34 DEGREES 32 MINUTES 10 SECONDS WEST, 238.8 FEET; THENCE SOUTH 87 DEGREES 54 MINUTES 50 SECONDS WEST, 47.66 FEET; THENCE ALONG A CURVE TO THE LEFT 54.91 FEET, SAID CURVE HAVING A RADIUS OF 57 FEET, A LONG CHORD BEARING OF NORTH 54 DEGREES 29 MINUTES 25 SECONDS WEST, 52.81 FEET; THENCE NORTH 01 DEGREES 48 MINUTES 50 SECONDS WEST, 135.76 FEET; THENCE 88 DEGREES 16 MINUTES 35 SECONDS EAST, 34.77 FEET; THENCE NORTH 88 DEGREES 17 MINUTES 00 SECONDS EAST, 31 FEET; THENCE SOUTH 19 DEGREES 40 MINUTES 40 SECONDS EAST, 30.80 FEET; THENCE SOUTH 18 DEGREES 50 MINUTES 30 SECONDS EAST, 116.06 FEET TO THE POINT OF BEGINNING.

35075 WOODWARD AVE
19-25-456-014
LOT 40 OF ASSESSOR'S PLAT NO. 21 LOCATED IN TOWN 2 NORTH, RANGE 10 EAST OF SECTION 25 IN BIRMINGHAM, OAKLAND COUNTY, MICHIGAN, EXCEPTING THE WEST 34 FEET AS RECORDED IN LIBER 54 OF PLATS ON PAGE 19 OF THE OAKLAND COUNTY RECORDS.

PO BOX 3001 BIRMINGHAM, MI 48012
19-25-456-043
PART OF LOTS 39 & 40 OF ASSESSOR'S PLAT NO. 21 LOCATED IN TOWN 2 NORTH, RANGE 10 EAST OF SECTION 25 IN BIRMINGHAM, OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 54 OF PLATS ON PAGE 19 OF THE OAKLAND COUNTY RECORDS. BEGINNING AT A POINT DISTANT SOUTH 82 DEGREES 23 MINUTES 50 SECONDS WEST, 39.80 FEET FROM THE NORTHEAST CORNER OF SAID LOT 40; THENCE SOUTH 04 DEGREES 11 MINUTES 54 SECONDS EST, 86.88 FEET; THENCE SOUTH 88 DEGREES 37 MINUTES 29 SECONDS WEST, 26.62 FEET ALONG THE SOUTH LINE OF SAID LOT 40; THENCE ALONG THE EAST LINE OF PARK STREET ALONG A CURVE TO THE LEFT, 71.86 FEET, SAID CURVE HAVING A RADIUS OF 356 FEET, A LONG CHORD BEARING OF NORTH 22 DEGREES 04 MINUTES 01 SECONDS WEST, 71.74 FEET; THENCE NORTH 26 DEGREES 19 MINUTES 07 SECONDS EAST, 17.35 FEET; THENCE NORTH 82 DEGREES 23 MINUTES 50 SECONDS EAST, 38.66 FEET TO THE POINT OF BEGINNING.

TOPOGRAPHIC SURVEY NOTES
ALL ELEVATIONS ARE EXISTING ELEVATIONS, UNLESS OTHERWISE NOTED.
UTILITY LOCATIONS WERE OBTAINED FROM MUNICIPAL OFFICIALS AND RECORDS OF UTILITY COMPANIES, AND NO GUARANTEE CAN BE MADE TO THE COMPLETENESS, OR EXACTNESS OF LOCATION.
THIS SURVEY MAY NOT SHOW ALL EASEMENTS OF RECORD UNLESS AN UPDATED TITLE POLICY IS FURNISHED TO THE SURVEYOR BY THE OWNER.

LEGEND

	MANHOLE		EXISTING SANITARY SEWER
	HYDRANT		EXISTING SAN. CLEAN OUT
	MANHOLE		EXISTING WATER MAIN
	MANHOLE		EXISTING STORM SEWER
	MANHOLE		EX. R.Y. CATCH BASIN
	UTILITY POLE		EXISTING BURIED CABLES
	GUY WIRE		OVERHEAD LINES
	LIGHT POLE		SIGN
	EXISTING GAS MAIN		

SEAL

PROJECT
35001 & 35075 Woodward

CLIENT
Biddison Architecture
320 Martin, Suite 10
Birmingham, MI 48009

Contact: Kevin Biddison
Ph: (248) 554-9500

PROJECT LOCATION
Part of Section 25
T. 2 North, R. 10 East
City of Birmingham,
Oakland County, Michigan

SHEET
Boundary / Topographic /
Tree Survey



REVISIONS
11-26-2018 Revised Per Client
12-31-2018 Revised Per Client
04-11-2019 Revised Per Client
05-10-2019 Revised Per Client

DRAWN BY:
P. Williams
DESIGNED BY:

APPROVED BY:
K. Navaroli
DATE:
March 28, 2018

SCALE: 1" = 30'
30 15 0 15 30 45

NFE JOB NO. SHEET NO.
J398-01 SP-1

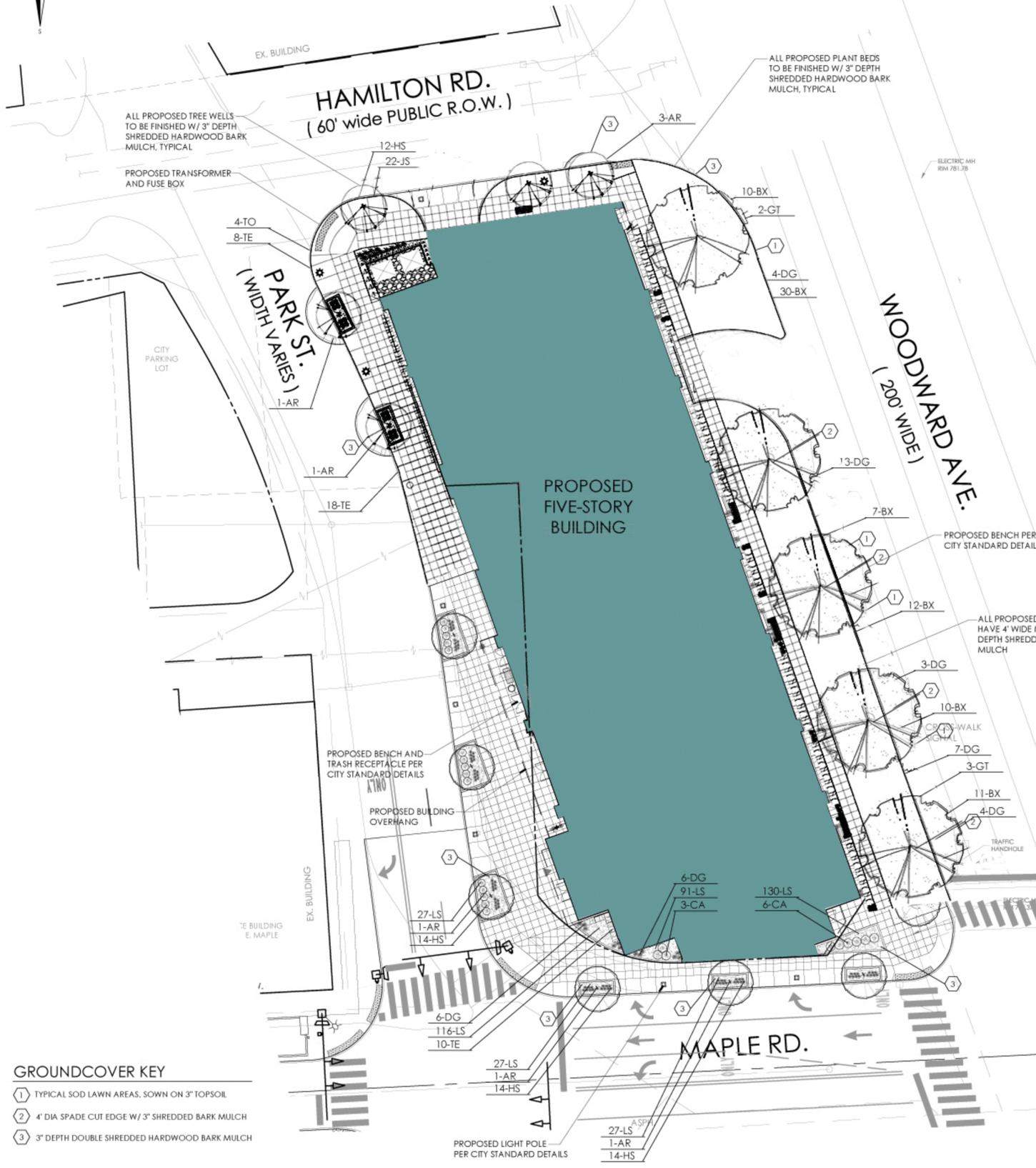


PLANT SCHEDULE

KEY	QTY	BOTANICAL/COMMON NAME	SIZE	SPACING	ROOT	COMMENT
TREES						
AR	10	Acer rubrum 'Bowhall' Bowhall Red Maple	3" CAL	40' OC	B&B	FULLY BRANCHED HEADS
GT	5	Gleditsia triacanthos 'Skyline' Skyline Honey Locust	3" CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS
SHRUBS						
BX	80	Buxus 'Winter Gem' Winter Gem Boxwood	30" HT	30" OC	B&B	MAINTAIN AS HEDGE
DG	69	Deutzia gracilis 'Nikko' Dwarf Slender Deutzia	2 GAL	18" OC	CONT	
JS	12	Juniperus scopulorum 'Grey Gleam' Grey Gleam Juniper	5' HT	2' OC	B&B	
TE	36	Taxus x m. 'Everlow' Everlow Yew	18" HT	24" OC	B&B	MAINTAIN AS HEDGE
TO	4	Thuja occidentalis 'Smaragd' Emerald Green Arborvitae	6' HT	42" OC	B&B	
GROUNDCOVERS/PERENNIALS						
CA	9	Colomatoglossis a. 'Karl Foerster' Karl Foerster Feather Reed Grass	3 GAL	30" OC	CONT	
HS	29	Hemerocallis 'Stella D'Oro' Stella D'Oro Daylily	2 GAL	24" OC	CONT	
LS	656	Lilium spicata Cresping Lilyturf	1 GAL	12" OC	CONT	TRIANGULAR SPACING



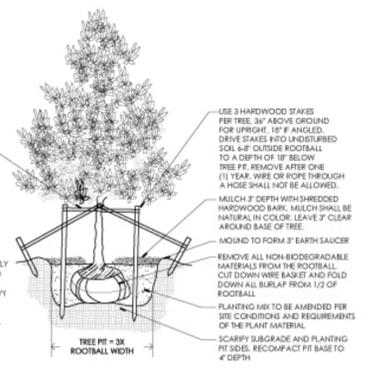
NOWAK & FRAUS ENGINEERS
4677 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257



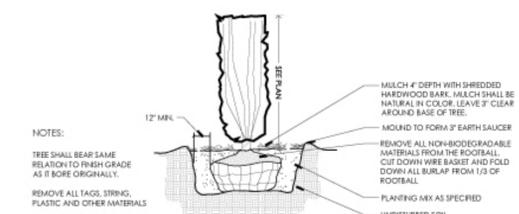
GENERAL LANDSCAPE NOTES

- LANDSCAPE CONTRACTOR SHALL VISIT SITE, INSPECT EXISTING CONDITIONS AND REVIEW PROPOSED PLANNING AND RELATED WORK. IN CASE OF DISCREPANCY BETWEEN PLAN AND PLANT LIST, THE PLAN SHALL GOVERN QUANTITIES. CONTACT THE LANDSCAPE ARCHITECT WITH ANY CONCERNS.
- THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ON-SITE UTILITIES PRIOR TO BEGINNING CONSTRUCTION ON HIS/HER PHASE OF WORK. ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTOR SHALL COORDINATE ALL RELATED ACTIVITIES WITH OTHER TRADES, AND SHALL REPORT ANY UNACCEPTABLE SITE CONDITIONS TO THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT.
- PLANTS SHALL BE FULLY BRANCHED, AND IN HEALTHY VIGOROUS GROWING CONDITION.
- PLANTS SHALL BE WATERED BEFORE AND AFTER PLANTING IS COMPLETE.
- ALL TREES MUST BE STAKED, FERTILIZED AND MULCHED AND SHALL BE GUARANTEED TO EXHIBIT A NORMAL GROWTH CYCLE FOR AT LEAST ONE (1) YEAR FOLLOWING PLANTING.
- ALL MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED IN THE MOST RECENT EDITION OF THE "AMERICAN STANDARDS FOR HURBRY STOCK".
- CONTRACTOR WILL SUPPLY FINISHED GRADE AND ENCASEMENTS AS NECESSARY TO SUPPLY PLANT MIX DEPTH IN ALL PLANTING BEDS AS INDICATED IN PLANT DETAILS AND A DEPTH OF 4" IN ALL LAWN AREAS.
- PROVIDE CLEAN BACKFILL SOIL USING MATERIAL STOCKPILED ON-SITE. SOIL SHALL BE SCREENED AND FREE OF DEBRIS, FOREIGN MATERIAL, AND STONE. SLOW-RELEASE FERTILIZER SHALL BE ADDED TO THE PLANT PITS BEFORE BEING BACKFILLED. APPLICATION SHALL BE AT THE MANUFACTURER'S RECOMMENDED RATES.
- AMENDED PLANT MIX (PREPARED TOPSOIL) SHALL CONSIST OF 1/3 SCREENED TOPSOIL, 1/3 SAND, AND 1/3 STAFFY DOG COMPOST, MIXED WELL AND SPREAD TO A DEPTH AS INDICATED IN PLANTING DETAILS.
- ALL PLANTINGS SHALL BE MULCHED WITH SHREDDED HARDWOOD BARK, SPREAD TO A DEPTH OF 3" FOR TREES AND SHRUBS, AND 2" ON ANNUALS, PERENNIALS, AND GROUNDCOVER PLANTINGS. MULCH SHALL BE FREE FROM DEBRIS AND FOREIGN MATERIAL, AND PILES ON "ECOSYSTEM" SIZE.
- NO SUBSTITUTIONS OR CHANGES OF LOCATION, OR PLANT TYPE SHALL BE MADE WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE. THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN THE PLANS AND FIELD CONDITIONS PRIOR TO INSTALLATION.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL PLANT MATERIAL IN A VERTICAL CONDITION THROUGHOUT THE GUARANTEED PERIOD.
- THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE SHALL HAVE THE RIGHT TO REJECT ANY WORK OR MATERIAL THAT DOES NOT MEET THE REQUIREMENTS OF THE PLANS AND/OR SPECIFICATIONS.
- THE LANDSCAPE CONTRACTOR SHALL SEED AND MULCH OR SOO (AS INDICATED ON PLANS) ALL AREAS DESIGNATED AS SUCH ON THE PLANS, THROUGHOUT THE CONTRACT LIMITS. FURTHER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING AREAS DISTURBED DURING CONSTRUCTION, NOT IN THE CONTRACT LIMITS, TO EQUAL OR GREATER CONDITION.
- ALL LANDSCAPE AREAS SHALL HAVE PROPER DRAINAGE THAT PREVENTS EXCESSIVE WATER FROM PONDING ON LAWN AREAS OR AROUND TREES AND SHRUBS.
- ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND SYSTEM.

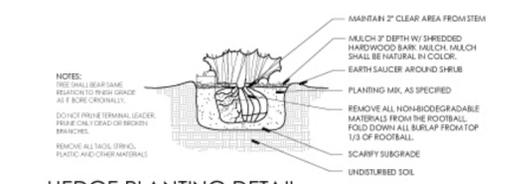
- NOTE: GUY DECIDUOUS TREES ABOVE 3" CALIPER, STAKE TREES BELOW 3" CALIPER.
- STAKE TREES JUST BELOW FIRST BRANCH USING 2" WIDE REST-A-KE NYLON OR PLASTIC STRAPS, CONNECT FROM TREE TO STAKE OPPOSITE, ALLOW FOR SOME FLEXING. REMOVE AFTER ONE (1) YEAR.
- NOTE: TREE SHALL BEAR SAME RELATION TO FINISH GRADE AS IT BORE ORIGINALLY OR SLIGHTLY HIGHER THAN FINISH GRADE UP TO 4" ABOVE GRADE, IF DIRECTED BY LANDSCAPE ARCHITECT FOR HEAVY CLAY SOILS.
- DO NOT PRUNE TERMINAL LEADER, PRUNE ONLY DEAD OR BROKEN BRANCHES.
- REMOVE ALL TAGS, STRING, PLASTIC AND OTHER MATERIALS.



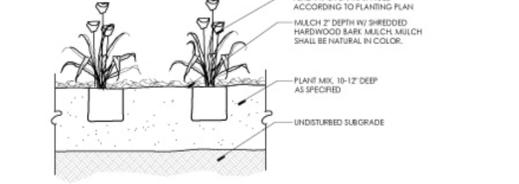
DECIDUOUS TREE PLANTING DETAIL



UPRIGHT EVERGREEN PLANTING DETAIL



HEDGE PLANTING DETAIL



PERENNIAL PLANTING DETAIL

GENERAL SOD NOTE:
ALL LAWN AREAS DESIGNATED TO BE SODDED, SHALL BE SODDED WITH A BLENDED DURABLE BLUEGRASS SOD, TYPICALLY GROWN IN THE REGION. ALL TURF SHALL BE PLACED ON A MINIMUM 3" PREPARED TOPSOIL, AND WATERED DAILY UNTIL ESTABLISHMENT. IN AREAS SUBJECT TO EROSION, SODDED LAWN SHALL BE STABILIZED WHERE NECESSARY, AND LAID PERPENDICULAR TO SLOPES. SOD INSTALLATION SHALL OCCUR ONLY:
SPRING: APRIL TO JUNE
FALL: AUGUST 15 TO OCTOBER 15

- GROUNDCOVER KEY**
- ① TYPICAL SOD LAWN AREAS, SOWN ON 3" TOPSOIL
 - ② 4" DIA SPADE CUT EDGE W/ 3" SHREDDED BARK MULCH
 - ③ 3" DEPTH DOUBLE SHREDDED HARDWOOD BARK MULCH

SEAL



PROJECT
35001 & 35075 Woodward

CLIENT
Biddison Architecture
320 Martin, Suite 10
Birmingham, MI 48009

Contact: Kevin Biddison
Ph: (248) 554-9500

PROJECT LOCATION
Part of Section 25
T. 2 North, R. 10 East
City of Birmingham,
Oakland County, Michigan

SHEET
Landscape Plan



- REVISIONS**
- 12/28/18 REVISED PER CITY REVIEW
 - 02/20/19 REVISED PER CITY
 - 04/11/19 REVISED PER ARCHITECT
 - 05/10/19 REVISED PER CITY
 - 08/26/20 REVISED PER CITY

DRAWN BY:
G. Ostrowski

DESIGNED BY:
G. Ostrowski

APPROVED BY:
G. Ostrowski

DATE:
November 26, 2018

SCALE: 1" = 20'

NFE JOB NO. SHEET NO.
J398-01 L1

PROPOSED BUILDING FOR:
The Maple

35001 and 35075 Woodward Ave.
 Birmingham, Michigan

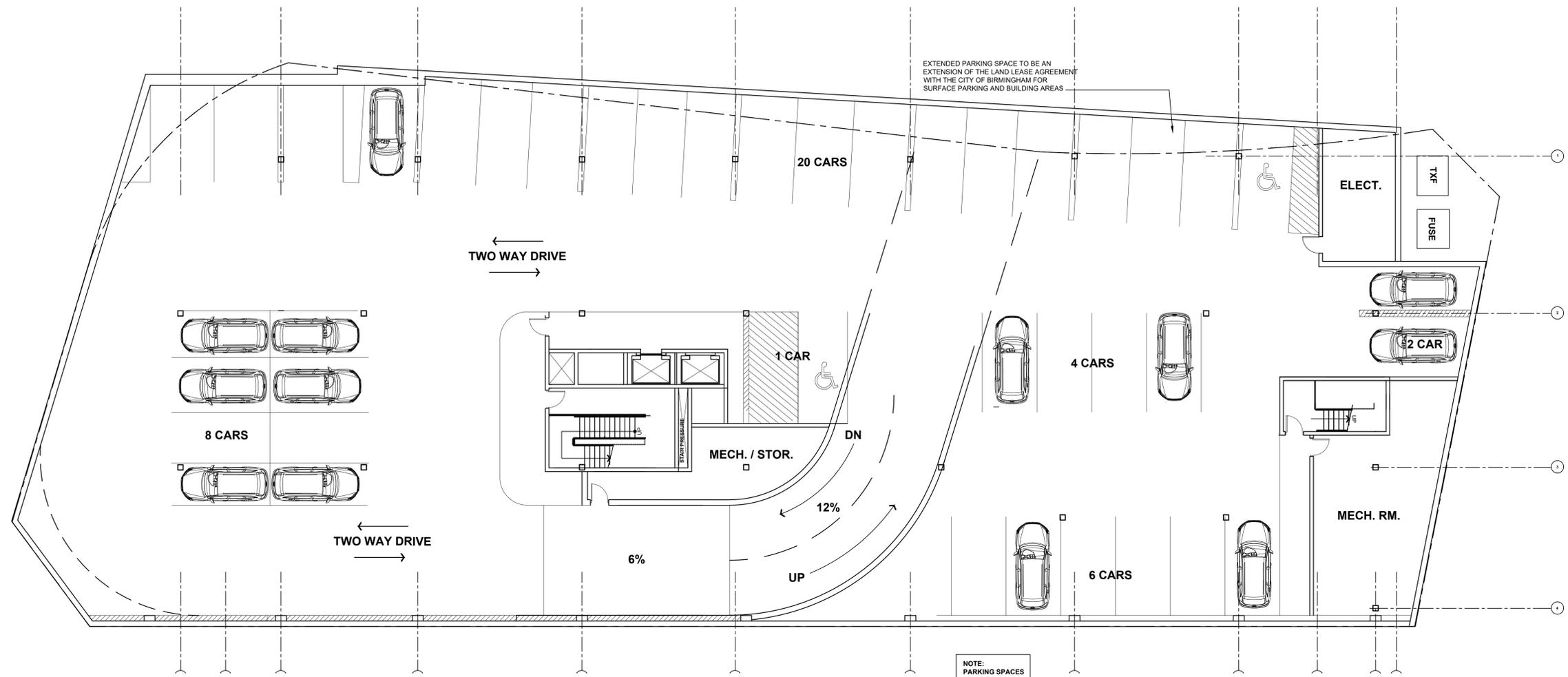
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SITE PLAN REVIEW	11.22.19
SITE PLAN REVIEW	01.02.20
SITE PLAN REVIEW	02.14.20
SITE PLAN REVIEW	05.04.20
SITE PLAN REVIEW	08.26.20

**LOWER LEVEL 2
 PARKING PLAN**



1971.16

LL.101



EXTENDED PARKING SPACE TO BE AN
 EXTENSION OF THE LAND LEASE AGREEMENT
 WITH THE CITY OF BIRMINGHAM FOR
 SURFACE PARKING AND BUILDING AREAS

LOWER LEVEL 2 PARKING PLAN
 41 PARKING SPACES



SCALE: 3/32"=1'-0"

PROPOSED BUILDING FOR:
The Maple

35001 and 35075 Woodward Ave.
 Birmingham, Michigan

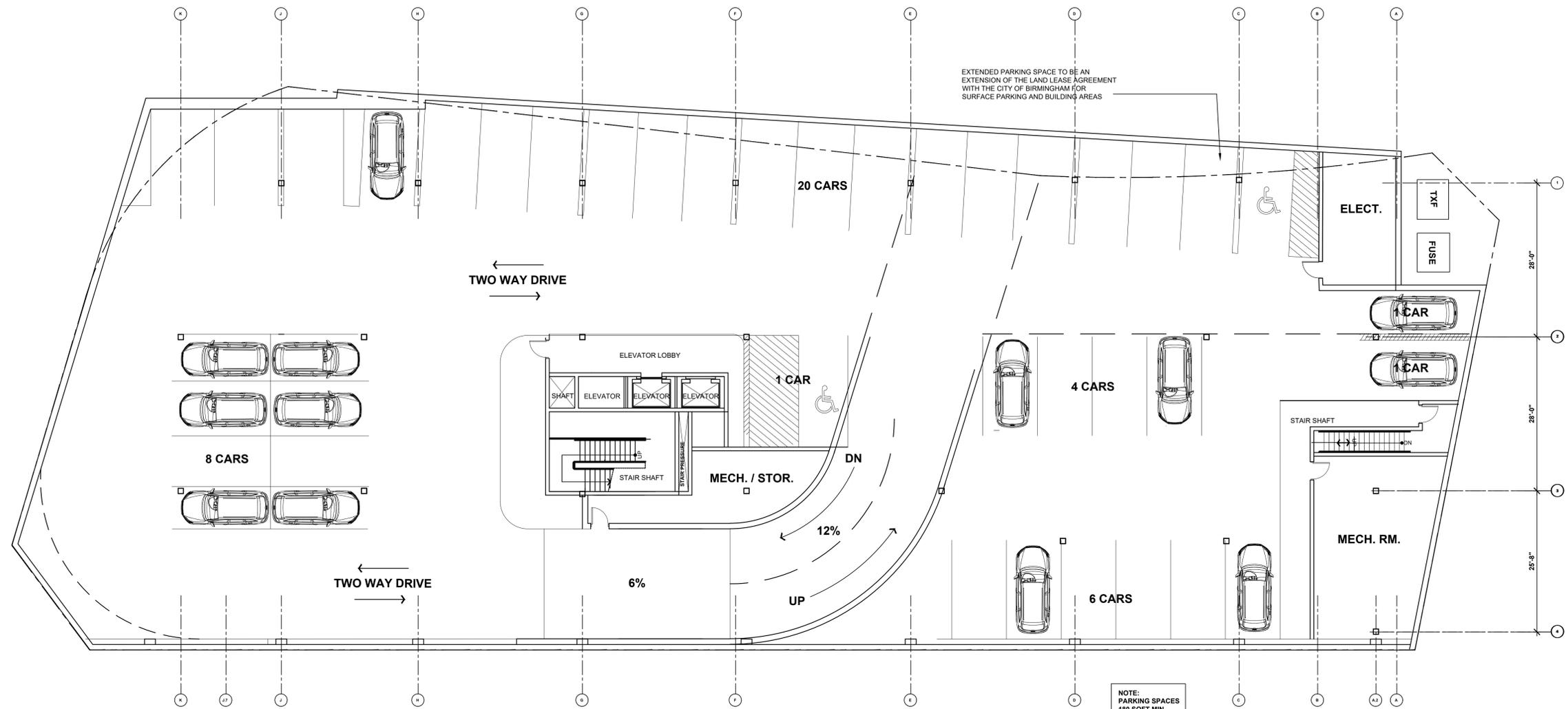
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SITE PLAN REVIEW	05.04.20
SITE PLAN REVIEW	08.26.20

**LOWER LEVEL 1
 PARKING PLAN**



1971.16

LL.100



NOTE:
 PARKING SPACES
 180 SQFT MIN

LOWER LEVEL 1 PARKING PLAN
 41 PARKING SPACES
 SCALE: 3/32"=1'-0"
 NORTH

PROPOSED BUILDING FOR:
The Maple

35001 and 35075 Woodward Ave.
 Birmingham, Michigan

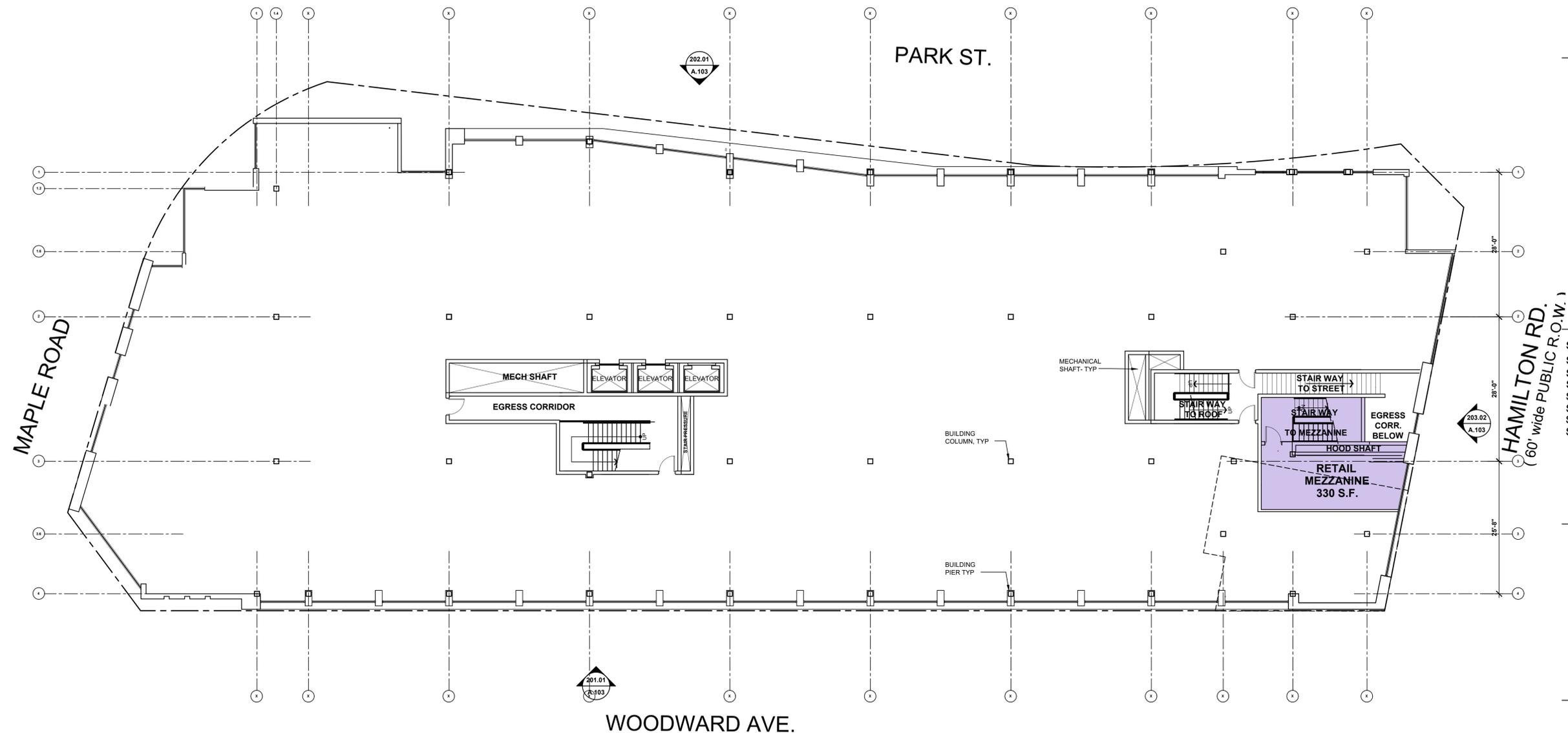
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SECOND FLOOR PLAN



1971.16

A.102



SECOND FLOOR PLAN
 SCALE: 3/32"=1'-0"
 NORTH

PROPOSED BUILDING FOR:
The Maple

35001 and 35075 Woodward Ave.
Birmingham, Michigan

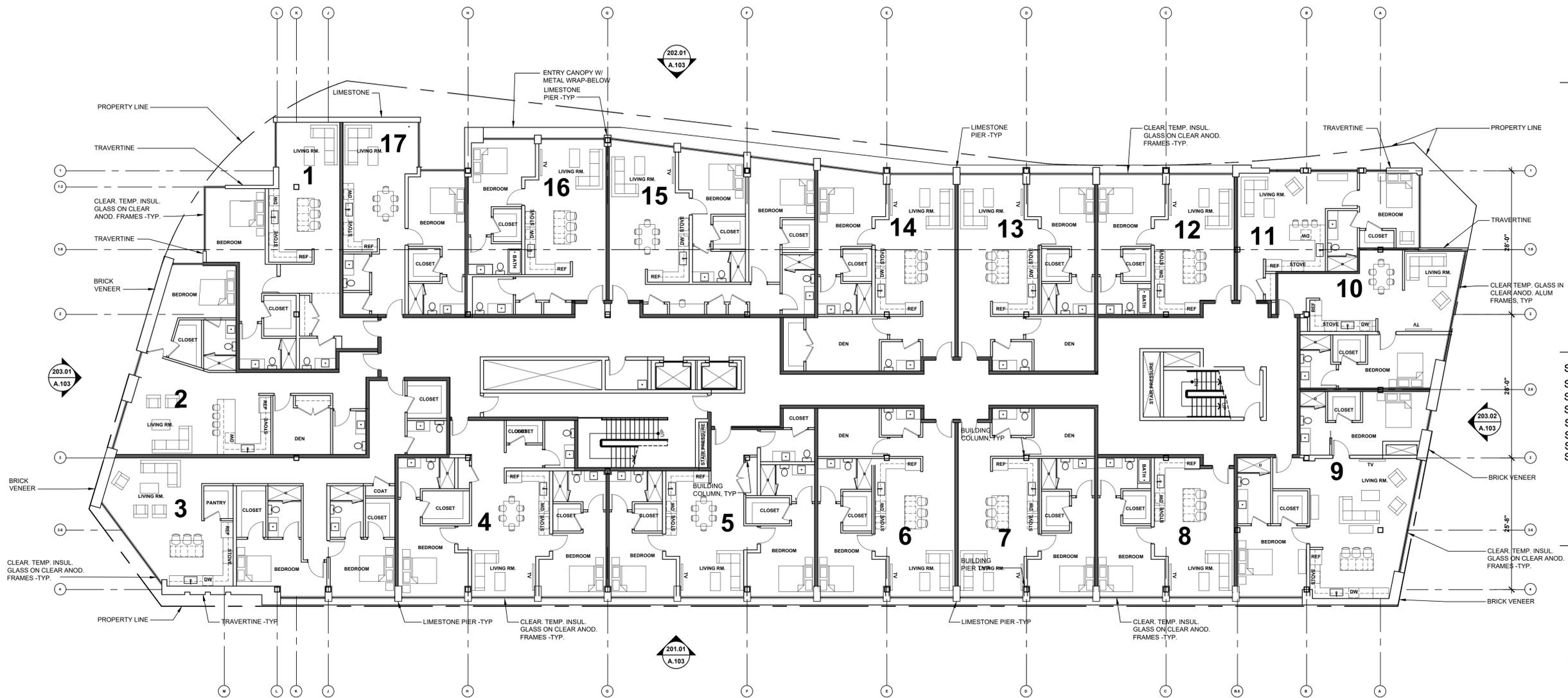
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SITE PLAN REVIEW	01.02.20
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SITE PLAN REVIEW	08.26.20

**THIRD
FLOOR PLAN**



1971.16

A.103



**RESIDENTIAL USE
THIRD FLOOR PLAN**
SCALE: 3/32"=1'-0"

PROPOSED BUILDING FOR:
The Maple

35001 and 35075 Woodward Ave.
Birmingham, Michigan

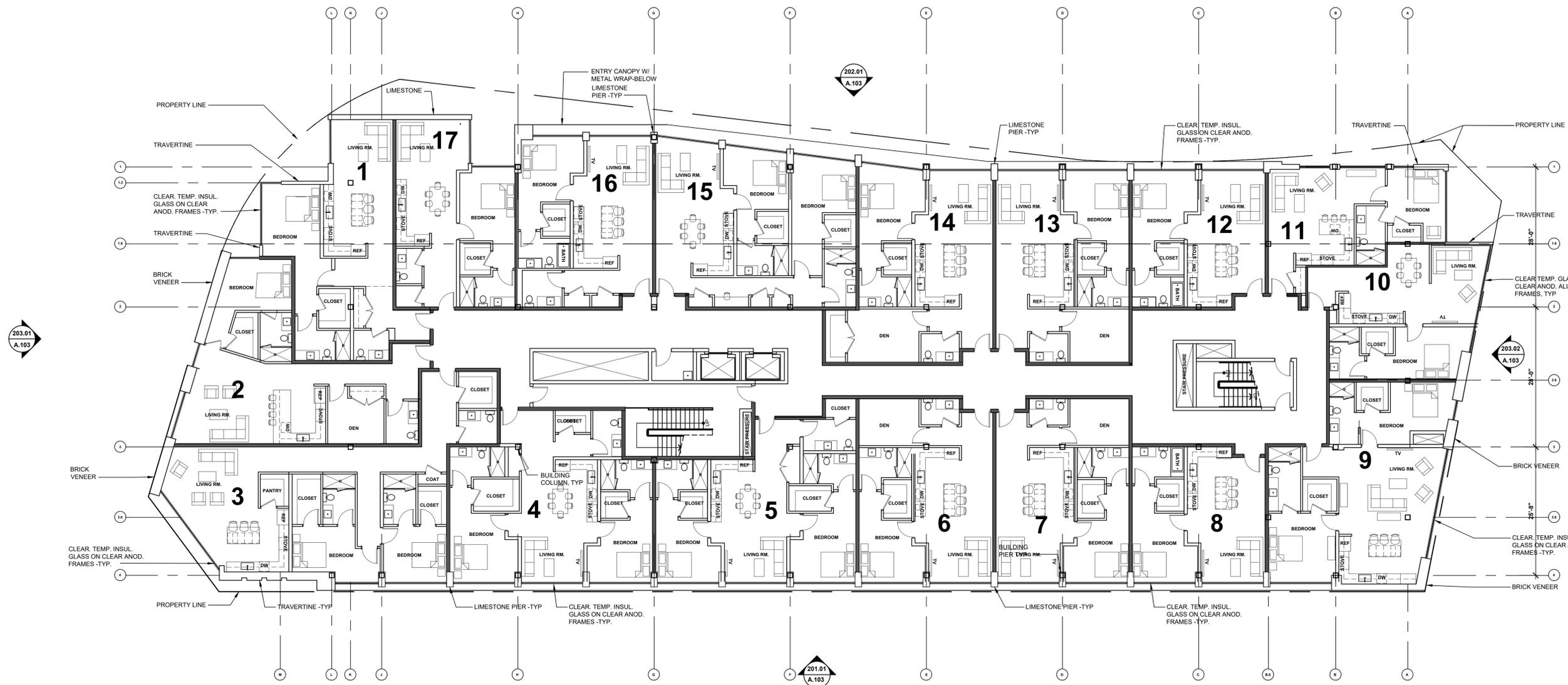
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SITE PLAN REVIEW	01.02.20
SITE PLAN REVIEW	02.14.20
SITE PLAN REVIEW	05.04.20
SITE PLAN REVIEW	08.26.20

**FOURTH
FLOOR PLAN**



1971.16

A.104



**RESIDENTIAL USE
FOURTH FLOOR PLAN**
SCALE: 3/32"=1'-0"



PROPOSED BUILDING FOR:
The Maple

35001 and 35075 Woodward Ave.
Birmingham, Michigan

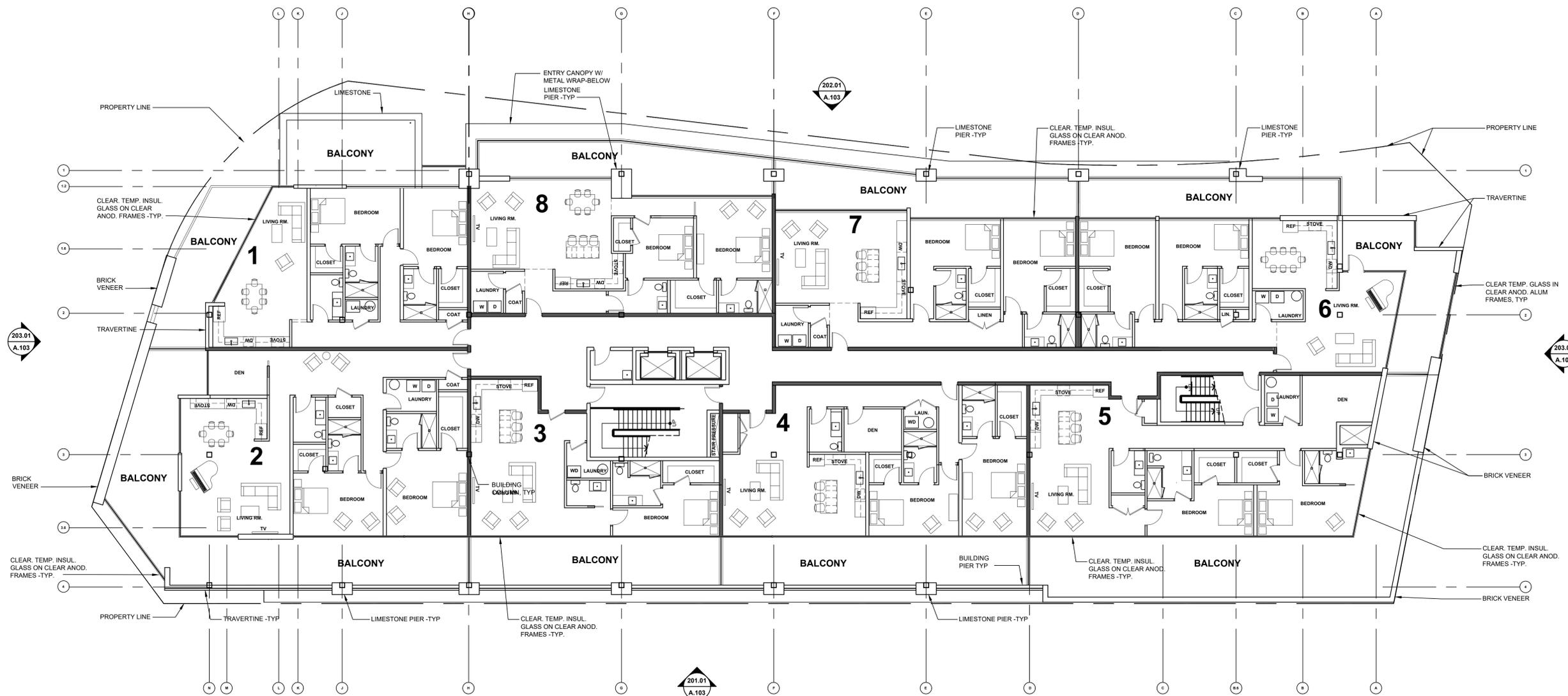
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SITE PLAN REVIEW	08.26.20

FIFTH FLOOR PLAN



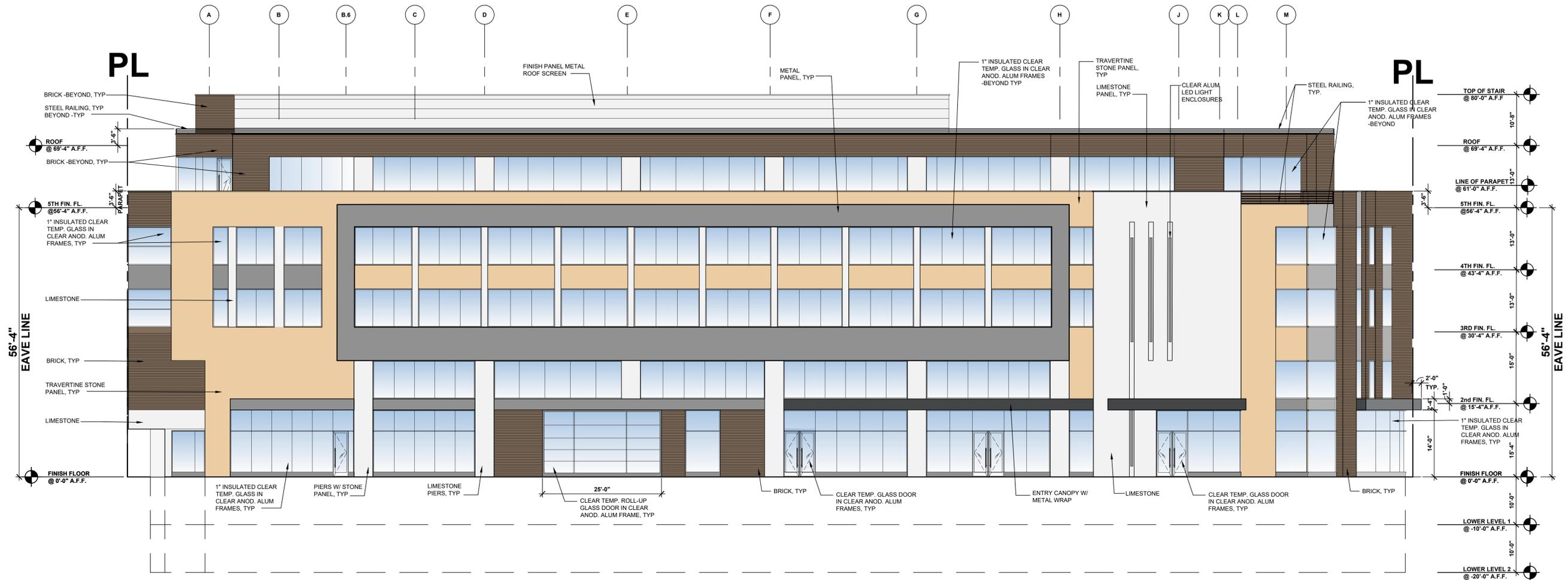
1971.16

A.105



**RESIDENTIAL USE
FIFTH FLOOR PLAN**
SCALE: 3/32"=1'-0"
NORTH

SITE PLAN REVIEW	03.29.18
SITE PLAN REVIEW	11.26.18
SITE PLAN REVIEW	05.13.19
SITE PLAN REVIEW	11.22.19
SITE PLAN REVIEW	01.02.20
SITE PLAN REVIEW	02.14.20
SITE PLAN REVIEW	05.04.20
SITE PLAN REVIEW	08.26.20



ELEVATION	MATERIAL AREA (SQ. FT.)	
	SOLID	GLASS
EAST (1'-0" TO 8'-0")	525	1,318
% OF TOTAL	29.6%	70.4%
REQUIRED %	30% MAX	70% MIN

ELEVATION	MATERIAL AREA (SQ. FT.)	
	SOLID	GLASS
EAST (2ND FLOOR TO ROOF)	10,629	5,418
% OF TOTAL	66.3%	33.7%
REQUIRED %	65% MIN	35% MAX

202.01 WEST ELEVATION
A.102 SCALE: 3/32"=1'-0"





SOUTHEAST PERSPECTIVE IMAGE



NORTHEAST PERSPECTIVE IMAGE



EAST PERSPECTIVE IMAGE



SOUTHWEST PERSPECTIVE IMAGE

PROPOSED BUILDING FOR:

The Maple

35001 and 35075 Woodward Ave.
Birmingham, Michigan

SITE PLAN REVIEW	11.26.18
SITE PLAN REVIEW	05.13.19
SITE PLAN REVIEW	11.22.19
SITE PLAN REVIEW	01.02.20
SITE PLAN REVIEW	02.14.20
SITE PLAN REVIEW	05.04.20
SITE PLAN REVIEW	08.26.20

**PERSPECTIVE
IMAGES**



1971.16

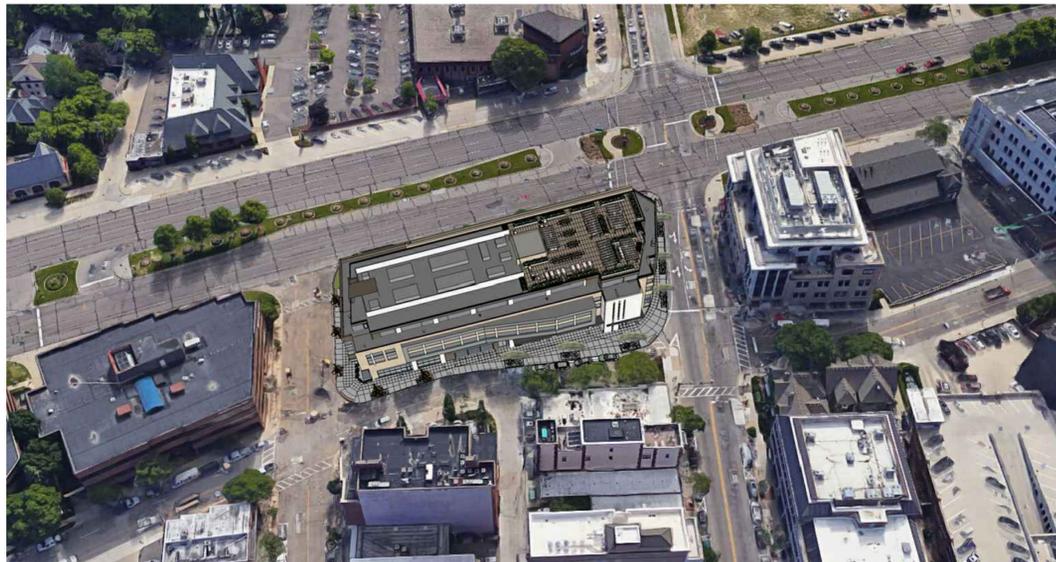
A.301



SOUTH AERIAL IMAGE



EAST AERIAL IMAGE



WEST AERIAL IMAGE



NORTH AERIAL IMAGE

PROPOSED BUILDING FOR:
The Maple

35001 and 35075 Woodward Ave.
Birmingham, Michigan

SITE PLAN REVIEW	01.02.19
SITE PLAN REVIEW	05.13.19
SITE PLAN REVIEW	11.22.19
SITE PLAN REVIEW	01.02.20
SITE PLAN REVIEW	02.14.20
SITE PLAN REVIEW	05.04.20
SITE PLAN REVIEW	08.26.20

**PERSPECTIVE
IMAGES**



1971.16

A.302



Preliminary Site Plan Review Application Planning Division

Form will not be processed until it is completely filled out.

1. Applicant

Name: Hesham Gayar
Address: 8469 Warwick Grove Court, Grand Blanc, MI 48439

Phone Number: 810.338.3926
Fax Number: _____
Email address: hesham.gayar@gmail.com

2. Property Owner

Name: Hesham Gayar
Address: 8469 Warwick Grove Court, Grand Blanc, MI 48439

Phone Number: 810.338.3926
Fax Number: _____
Email address: hesham.gayar@gmail.com

3. Applicant's Attorney/Contact Person

Name: Emily C. Palacios
Address: 101 North Main Street, 7th Floor, Ann Arbor, MI 48104

Phone Number: 734.668.7784
Fax Number: _____
Email address: palacios@millercanfield.com

4. Project Designer/Developer

Name: Kevin Biddison
Address: 320 Martin Street, LL10, Birmingham, MI 48009

Phone Number: 248.554.9500
Fax Number: _____
Email address: kb@biddison-ad.com

5. Required Attachments

- I. Two (2) paper copies and one (1) digital copy of all project plans including:
 - i. A detailed Existing Conditions Plan including the subject site in its entirety, including all property lines, buildings, structures, curb cuts, sidewalks, drives, ramps and all parking on site and on the street(s) adjacent to the site, and must show the same detail for all adjacent properties within 200 ft. of the subject sites property lines;
 - ii. A detailed and scaled Site Plan depicting accurately and in detail the proposed construction, alteration or repair;
 - iii. A certified Land Survey;
 - iv. Interior floor plans;
 - v. A Landscape Plan;
 - vi. A Photometric Plan;
 - vii. Colored elevation drawings for each building elevation;
- II. Specification sheets for all proposed materials, light fixtures and mechanical equipment;
- III. Samples of all proposed materials;
- IV. Photographs of existing conditions on the site including all structures, parking areas, landscaping and adjacent structures;
- V. Current aerial photographs of the site and surrounding properties;
- VI. Warranty Deed, or Consent of Property Owner if applicant is not the owner;
- VII. Any other data requested by the Planning Board, Planning Department, or other City Departments.

6. Project Information

Address/Location of the property: 35001 and 35075 Woodward Avenue, Birmingham, MI 48009
Name of development: The Maple
Sidwell #: 19-25-456-037, 19-25-456-014, 19-25-456-043
Current Use: A-2 Restaurant, Parking
Proposed Use: A-2, M, B, R-2
Area of Site in Acres: .5
Current zoning: B-4, D-4 Overlay
Is the property located in the floodplain? No

Name of Historic District site is located in: N/A
Date of Historic District Commission Approval: N/A
Date of Design Review Board Approval: N/A
Will proposed project require the division of platted lots? No
Will proposed project require the combination of platted lots? No

7. Details of the Proposed Development (attach separate sheet if necessary)

MIXED USE DEVELOPMENT

2 LEVELS OF PARKING

1ST FLOOR RETAIL AND RESTAURANT

2ND FLOOR OFFICE

3RD, 4TH, AND 5TH FLOOR RESIDENTIAL

8. Buildings and Structures

Number of Buildings on Site: 1

Height of Buildings & # of Stories: 5

Use of Buildings: A-2, M. B. R-2

Height of Rooftop Mechanical Equipment: 80'

9. Floor Use and Area (in Square Feet)

Proposed Commercial Structures:

Total basement floor area: 48,346 SQFT (underground parking + mech.)

Number of square feet per upper floor: 91,858 SQFT (parking not incl.)

Total floor area: 150,702 SQFT (LL1, LL2 INCL. MECH)

Floor area ratio (total floor area ÷ total land area): 5

Open space: N/A

Percent of open space: N/A

Office Space: 21,675 SQFT

Retail Space: 11,614 SQFT

Industrial Space: 0

Assembly Space: 1,000 MIN (RESTAURANT)

Seating Capacity: TBD

Maximum Occupancy Load: TBD

Proposed Residential Structures:

Total number of units: 42

Number of one bedroom units: 23

Number of two bedroom units: 19

Number of three bedroom units: N/A

Open space: N/A

Percent of open space: N/A

Rental units or condominiums? TBD

Size of one bedroom units: 975 SQFT +/-

Size of two bedroom units: 1625 SQFT +/-

Size of three bedroom units: N/A

Seating Capacity: N/A

Maximum Occupancy Load: TBD

Proposed Additions:

Total basement floor area, if any, of addition: N/A

Number of floors to be added: N/A

Square footage added per floor: N/A

Total building floor area (including addition): N/A

Floor area ratio (total floor area ÷ total land area):

N/A

Open Space: N/A

Percent of open space: N/A

Use of addition: N/A

Height of addition: N/A

Office space in addition: N/A

Retail space in addition: N/A

Industrial space in addition: N/A

Assembly space in addition: N/A

Maximum building occupancy load (including addition):

N/A

10. Required and Proposed Setbacks

Required front setback: 0

Required rear setback: 0

Required total side setback: 0

Side setback: 0

Proposed front setback: 0

Proposed rear setback: 0-12'

Proposed total side setback: 0

Second side setback: 0

11. Required and Proposed Parking

Required number of parking spaces: 39

Typical angle of parking spaces: 90

Typical width of maneuvering lanes: 22'-0'

Location of parking on site: 1ST FLOOR, LL1, LL2

Location of parking off site: N/A

Number of light standards in parking area: 0

Screenwall material: N/A

Proposed number of parking spaces: 94

Typical size of parking spaces: 180 SQFT

Number of spaces <180 sq. ft.: 0

Number of handicap spaces: 4

Shared parking agreement? YES TBD

Height of light standards in parking area: N/A

Height of screenwall: N/A

12. Landscaping

Location of landscape areas: TO MEET CITY OF BIRMINGHAM REQUIREMENTS.
REFER TO LANDSCAPE PLAN.

Proposed landscape material: TO MEET CITY OF BIRMINGHAM REQUIREMENTS.
REFER TO LANDSCAPE PLAN.

13. Streetscape

Sidewalk width: REFER TO SITE PLAN
Number of benches: REFER TO LANDSCAPE PLAN
Number of planters: REFER TO LANDSCAPE PLAN
Number of existing street trees: 11 TO BE REMOVED
Number of proposed street trees: REFER TO LANDSCAPE PLAN
Streetscape plan submitted? YES

Description of benches or planters: REFER TO LANDSCAPE
Species of existing trees: REFER TO LANDSCAPE
Species of proposed trees: REFER TO LANDSCAPE

14. Loading

Required number of loading spaces: 1
Typical angle of loading spaces: 0
Screenwall material: N/A
Location of loading spaces on site: 1ST FLOOR SURFACE PARKING

Proposed number of loading spaces: 1
Typical size of loading spaces: 40'-0" X 10'-0"
Height of screenwall: N/A
Typical time loading spaces are used: TBD

15. Exterior Waste Receptacles

Required number of waste receptacles: 4
Location of waste receptacles: 1ST FLOOR NW CORNER
Screenwall material: STEEL ROLL UP DOOR

Proposed number of waste receptacles: 5
Size of waste receptacles: 6'-0" X 6'-0"
Height of screenwall: 10'-0" +/-

16. Mechanical Equipment

Utilities and Transformers:

Number of ground mounted transformers: TBD
Size of transformers (L•W•H): TBD
Number of utility easements: TBD
Screenwall material: N/A

Location of all utilities & easements: TBD
Height of screenwall: N/A

Ground Mounted Mechanical Equipment:

Number of ground mounted units: NONE
Size of ground mounted units (L•W•H): N/A
Screenwall material: N/A

Location of all ground mounted units: N/A
Height of screenwall: N/A

Rooftop Mechanical Equipment:

Number of rooftop units: TBD
Type of rooftop units: TBD
Screenwall material: METAL PANEL
Location of screenwall: ROOF

Location of all rooftop units: TBD
Size of rooftop units (L•W•H): TBD
Percentage of rooftop covered by mechanical units: TBD
Height of screenwall: 9'-0"
Distance from rooftop units to all screenwalls: TBD

17. Accessory Buildings

Number of accessory buildings: NONE
Location of accessory buildings: N/A

Size of accessory buildings: N/A
Height of accessory buildings: N/A

Property #6

Number of buildings on site: N/A
Zoning district: N/A
Use type: N/A
Square footage of principal building: _____
Square footage of accessory buildings: _____
Number of parking spaces: _____

Property Description: _____

North, south, east or west of property? _____

The undersigned states the above information is true and correct, and understands that it is the responsibility of the applicant to advise the Planning Division and / or Building Division of any additional changes made to an approved site plan. The undersigned further states that they have reviewed the procedures and guidelines for Site Plan Review in Birmingham, and have complied with same. The undersigned will be in attendance at the Planning Board meeting when this application will be discussed.

Signature of Owner: [Signature] Date: 8-26-2020

Print Name: Hesham E. Gayet

Signature of Applicant: Select Commercial Assets Hospitality Date: _____
SAME AS ABOVE

Print Name: SAME AS ABOVE

Signature of Architect: [Signature] Date: 8.26.20

Print Name: Kevin Biddison

Office Use Only		
Application #: _____	Date Received: _____	Fee: _____
Date of Approval: _____	Date of Denial: _____	Accepted by: _____

STONEFIELD

August 26, 2020

Jana L. Ecker
Planning Director
City of Birmingham
151 Martin, PO Box 3001
Birmingham, MI 48012

**RE: Traffic Impact Assessment Addendum
35001-35075 Woodward – The Maple
Proposed Mixed-Use Development
City of Birmingham, Oakland County, Michigan**

Dear Ms. Ecker:

Stonefield Engineering & Design (“Stonefield”) has prepared this Traffic Impact Assessment Addendum to supplement previous issuances of the Traffic Impact Assessment prepared for the above-referenced property. Under the current development program, a mixed-use building consisting of 7,750 square feet of ground-level retail space, 21,675 square feet of office space, 42 residential apartment units is proposed. The existing Hunter House Hamburgers restaurant would also remain on the subject property. Access to the site is proposed via one (1) full-movement driveway along Park Street, one (1) ingress-only driveway along Hamilton Row, and one (1) egress-only driveway along Woodward Avenue. The development would provide 82 parking spaces in a subsurface parking garage and 12 parking spaces at ground-level for a total of 94 parking spaces on-site.

The following studies were previously prepared by Stonefield for the redevelopment of the subject property:

1. Traffic Impact Assessment dated November 26, 2018
2. Traffic Impact Assessment last revised December 31, 2018
3. Traffic Impact Assessment last revised November 22, 2019
4. Traffic Impact Assessment last revised January 6, 2020

The access management plan of the proposed development was compared to the access management plans for each of the previous iterations of the proposed site redevelopment. The previous hotel development proposal (analyzed within Stonefield’s Traffic Impact Assessment last revised December 31, 2018) provided one (1) full-movement driveway along Park Street, one (1) ingress-only driveway along Hamilton Row, and one (1) egress-only driveway along Woodward Avenue. This access plan most closely aligns with the proposed mixed-use development plan.

The trip generation of the previous hotel development and the proposed mixed-use development were compared to understand the differences in daily and peak-hour traffic generated by the proposed uses. **Table I** provides the trip generation increase associated with the previous hotel development plan.

TABLE 1 – TRIP GENERATION SUMMARY – PREVIOUS HOTEL DEVELOPMENT

Development Scheme	Daily	Weekday Morning Peak Hour			Weekday Evening Peak Hour		
		Enter	Exit	Total	Enter	Exit	Total
Total Traffic Increase Previous Hotel Development <i>Excerpt from December 31, 2018 TIA</i>	1,222	32	28	60	87	83	170

Table 2 provides the trip generation increase associated with the proposed mixed-use development plan. Trip generation rates provided in Table 2 are based on corresponding data from the Institute of Transportation Engineers' (ITE) Trip Generation Manual, 10th Edition.

TABLE 2 – TRIP GENERATION SUMMARY – PROPOSED MIXED-USE DEVELOPMENT

Land Use	ITE Code	Amount	Daily	Weekday Morning Peak Hour			Weekday Evening Peak Hour		
				Enter	Exit	Total	Enter	Exit	Total
Apartments	221	42 Units	207	4	11	15	11	7	18
Office	710	21,675 SF	241	40	7	47	4	23	27
Shopping Center	820	7,750 SF	1,056	4	3	7	39	43	82
Total Traffic Increase			1,504	48	21	69	54	73	127

The traffic generated by the previous hotel development was compared to the proposed mixed-use development and is shown in Table 3.

TABLE 3 – TRIP GENERATION COMPARISON

Development Scheme	Daily	Weekday Morning Peak Hour			Weekday Evening Peak Hour		
		Enter	Exit	Total	Enter	Exit	Total
Total Traffic Increase Previous Hotel Development <i>Excerpt from December 31, 2018 TIA</i>	1,222	32	28	60	87	83	170
Total Traffic Increase Proposed Mixed-Use Development <i>As shown in Table 2</i>	1,504	48	21	69	54	73	127
Trip Difference	+282	+16	-7	+9	-33	-10	-43

As shown in Table 3, the proposed mixed-use development would generate comparable traffic volumes to the previous hotel development. During the critical weekday evening peak hour, traffic volumes associated with the proposed mixed-use development would be less than the previous hotel development.

Traffic analyses were previously prepared for the previous hotel development plan. Key finding #9 from the December 31, 2018 Traffic Impact Assessment (previous hotel development plan) states:

“Based on a Level of Service and Volume/Capacity analysis, the proposed development would not have a significant impact on the traffic operations of the roadway network during the weekday morning and weekday evening peak hours.”

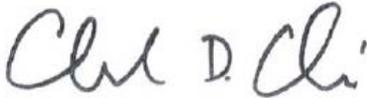
Key finding #10 from the same study states:

“No traffic infrastructure improvements are warranted by the proposed development; however the analysis does consider the proposed two-way operation of Park Street approved by the City of Birmingham.”

As the trip difference between the proposed mixed-use development and the previous hotel development are comparable or fewer, and the access management plan is consistent between the two uses, the key findings and conclusions stated above remain valid, and the proposed development would not have a significant impact on the surrounding roadway network.

If you have any comments regarding the above information, please contact our office.

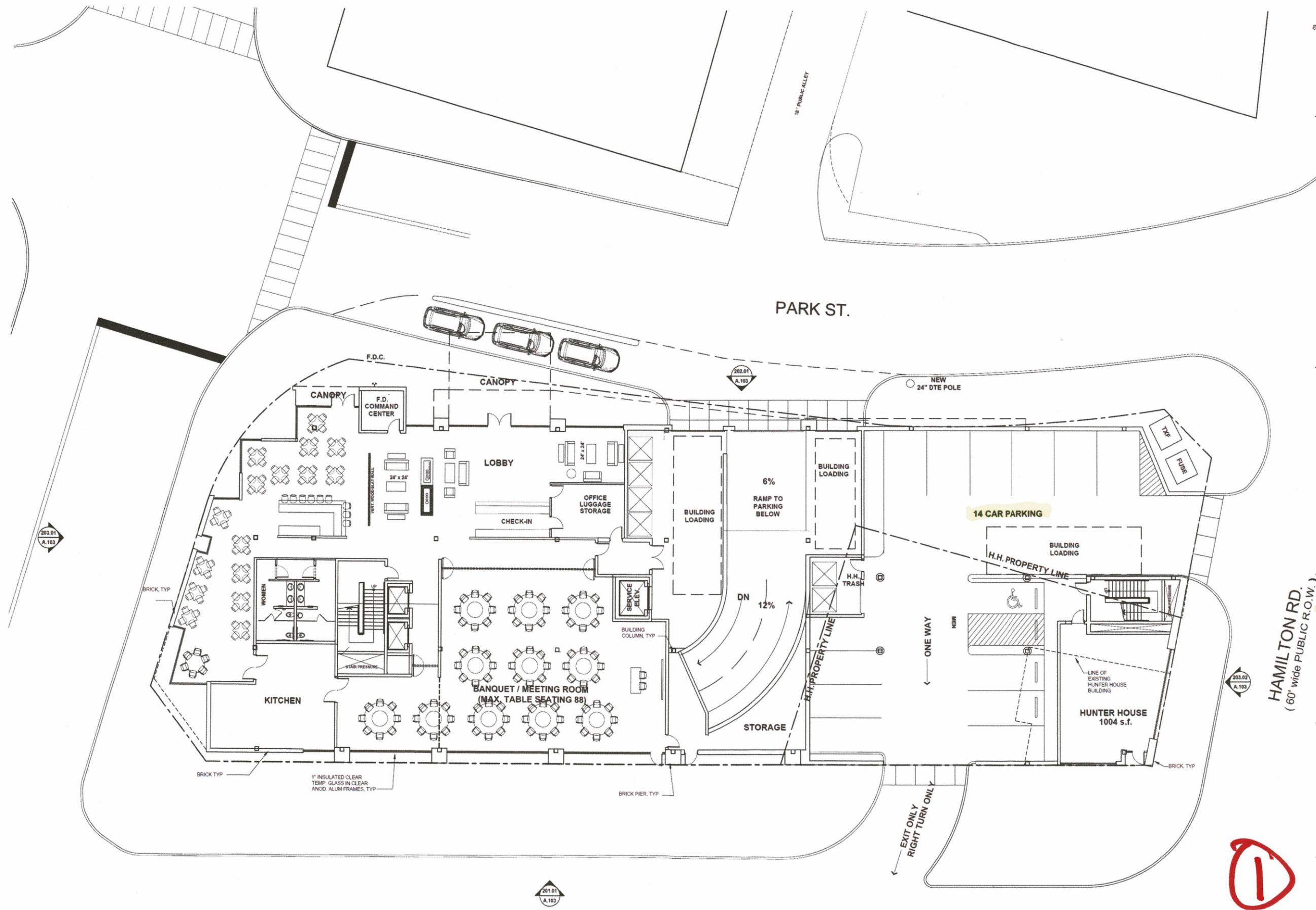
Best regards,



Charles D. Olivo, PE, PTOE
Stonefield Engineering and Design, LLC



John R. Corak
Stonefield Engineering and Design, LLC



FIRST FLOOR PLAN
SCALE: 3/32"=1'-0"
NORTH



PROPOSED BUILDING FOR:
The Maple

35001 and 35075 Woodward Ave.
 Birmingham, Michigan

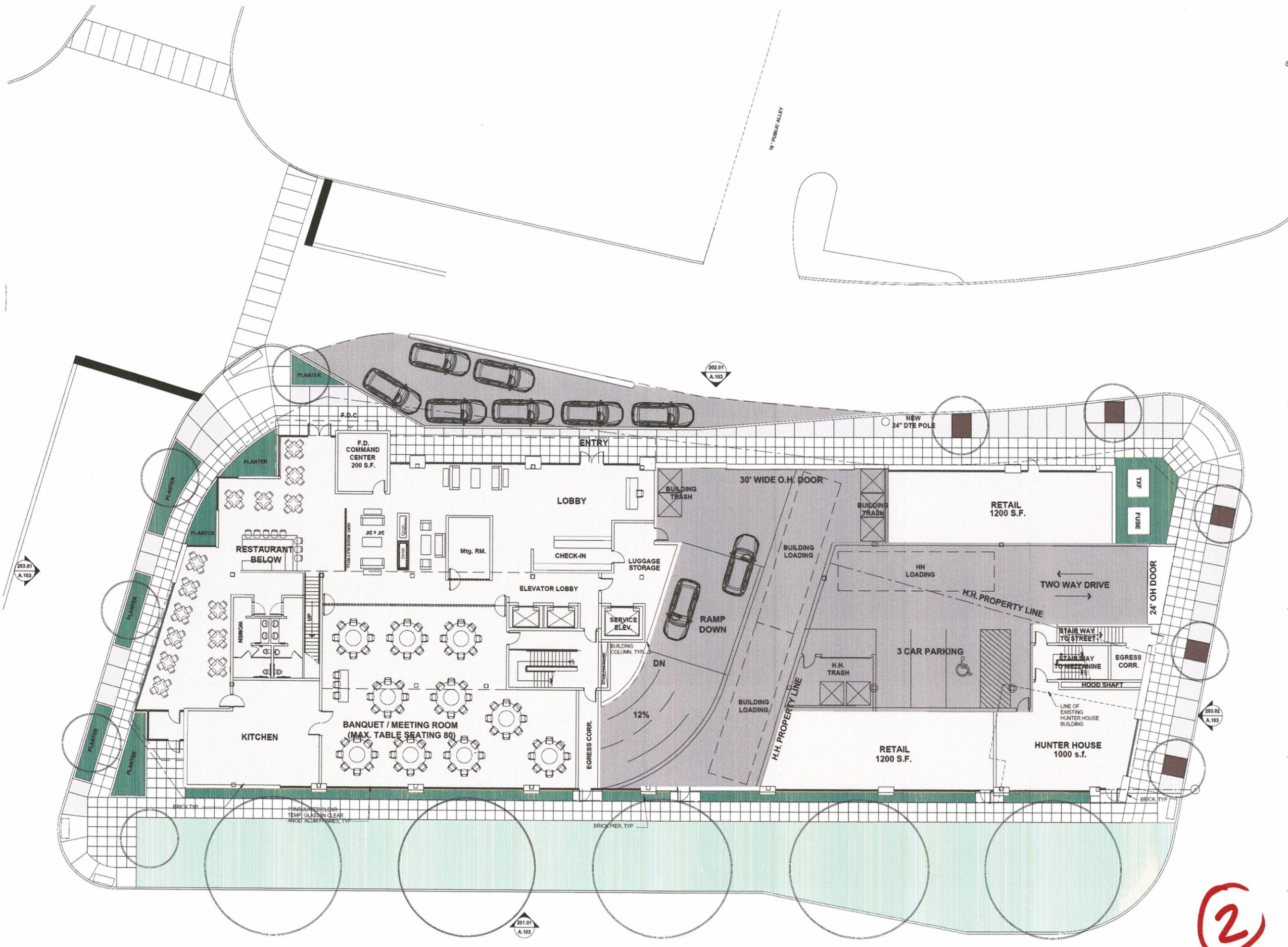
- SITE PLAN REVIEW 11.26.18
- SITE PLAN REVISION 01.02.19
- SITE PLAN REVISION 02.20.19
- SITE PLAN REVIEW 05.13.19

FIRST FLOOR PLAN



1971.16

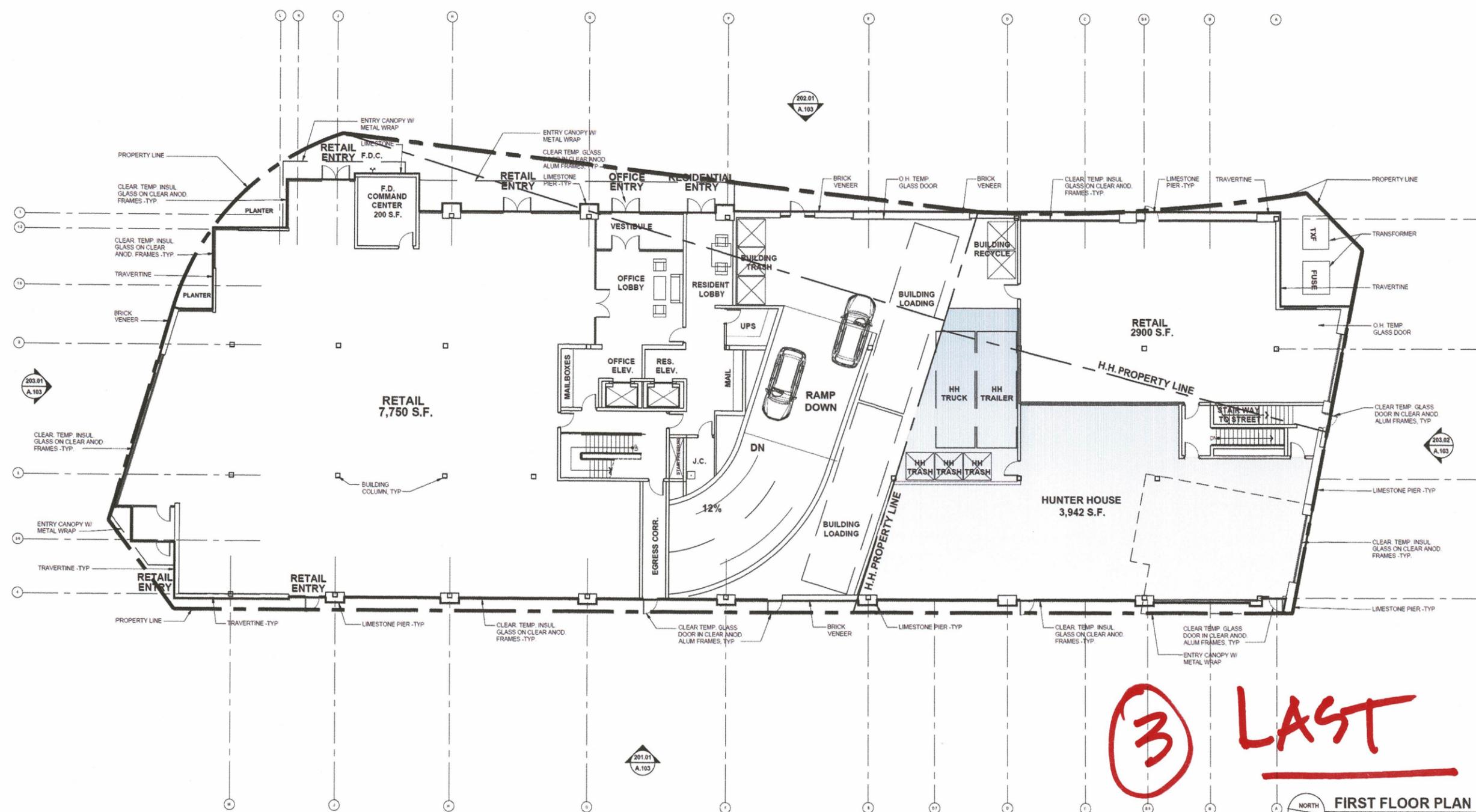
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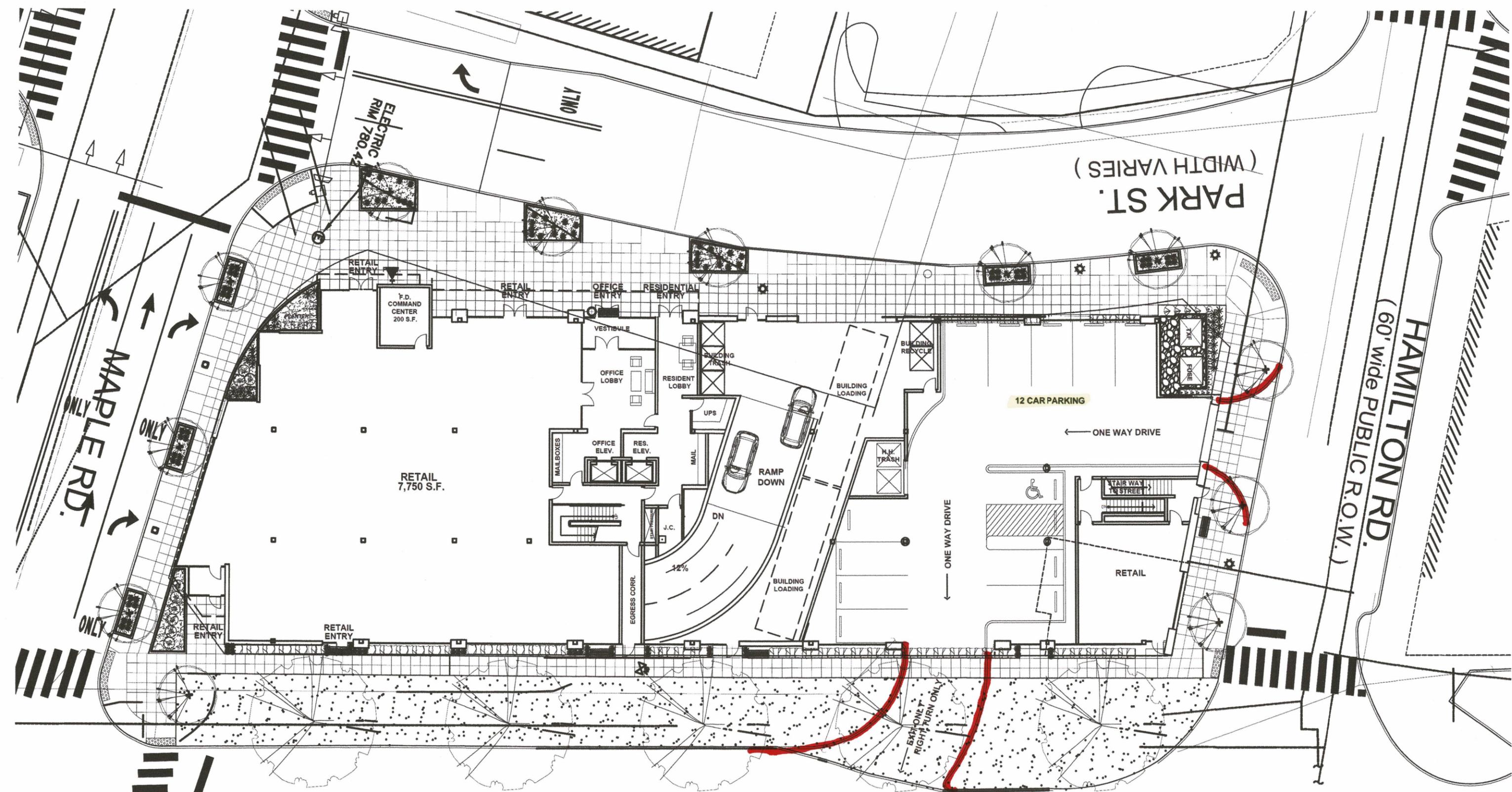
FIRST FLOOR PLAN
 SCALE: 3/32"=1'-0"
 NORTH

2

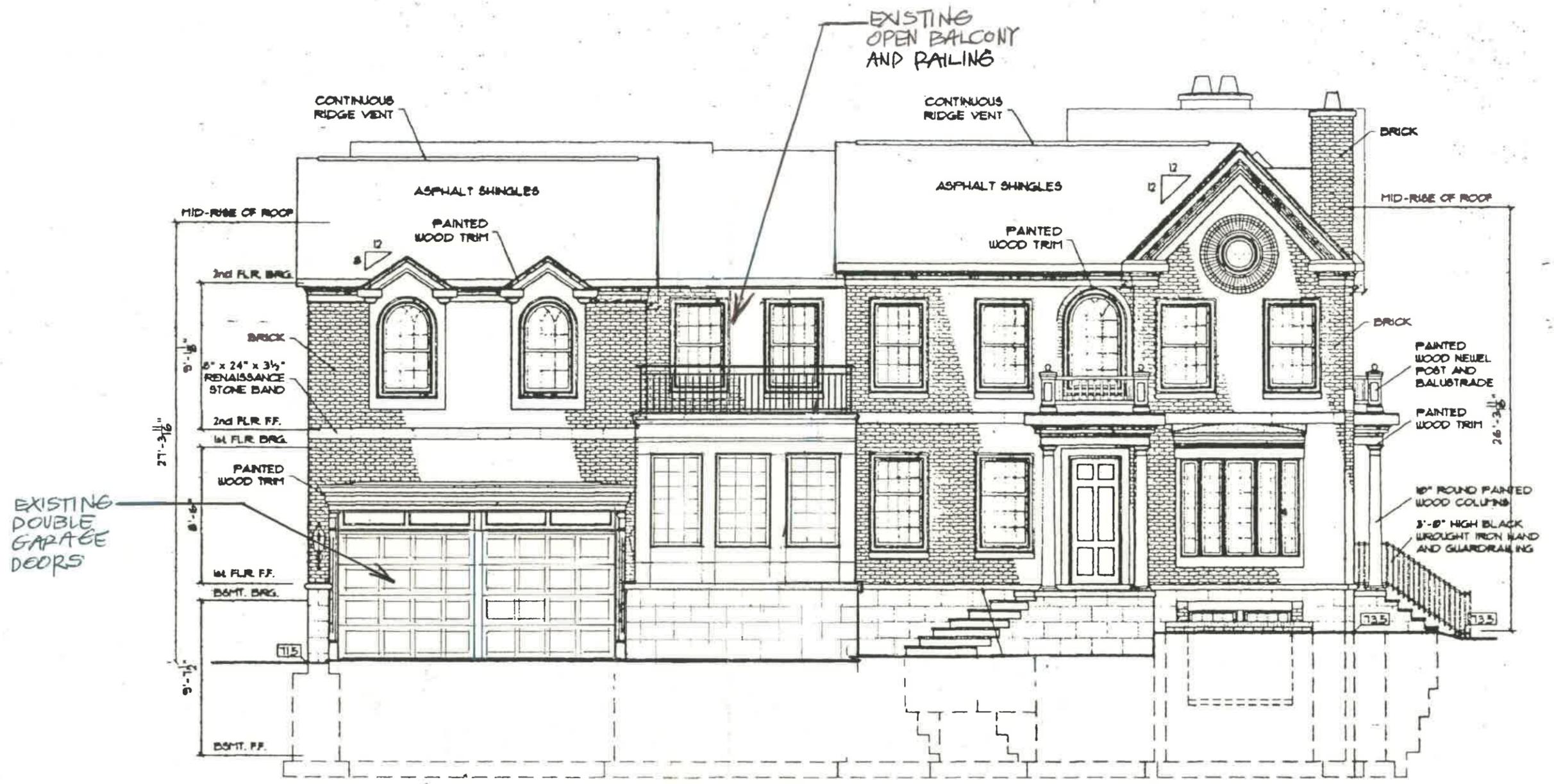
SITE PLAN REVIEW	11.26.18
SITE PLAN REVISION	01.02.19
SITE PLAN REVIEW	02.20.19
SITE PLAN REVIEW	05.13.19
SITE PLAN REVIEW	10.18.19
SITE PLAN REVIEW	11.22.19
SITE PLAN REVIEW	01.02.20
SITE PLAN REVIEW	02.14.20
SITE PLAN REVIEW	04.03.20



3 **LAST**



④ NEW.



Glenda Meads Architects
 114 S. Old Woodward, Suite 5
 Birmingham, MI 48009
ROBY RESIDENCE
 526 Henrietta
 Birmingham, Mi
EAST ELEVATION

EXISTING
EAST ELEVATION
 3/16" = 1'-0"



LOT 87
ZONING = R-3

PRIVATE RESIDENCE

GARAGE

LOT 47

LOT 46

ZONING = R-8

ZONING = R-8

ZONING = R-8

LOT 48

PROPOSED TWO STORY FRAME AND BRICK ATTACHED RESIDENCE WITH TWO-CAR ATTACHED GARAGE
FF. = 76.42

PROPOSED TWO STORY FRAME AND BRICK ATTACHED RESIDENCE WITH TWO-CAR ATTACHED GARAGE
FF. = 76.42

APARTMENT BLDG.

HENRIETTA AVE. 50 WD.

BROWN RD. 60 WD.

ITEM 1:
REPLACE EXIST. DOUBLE GARAGE DOORS WITH NEW SINGLE DOOR - CLASSIC COLONIAL RAISED PANEL DOOR STAINED TO MATCH FRONT DOOR - UNDER EXISTING OVERHANG

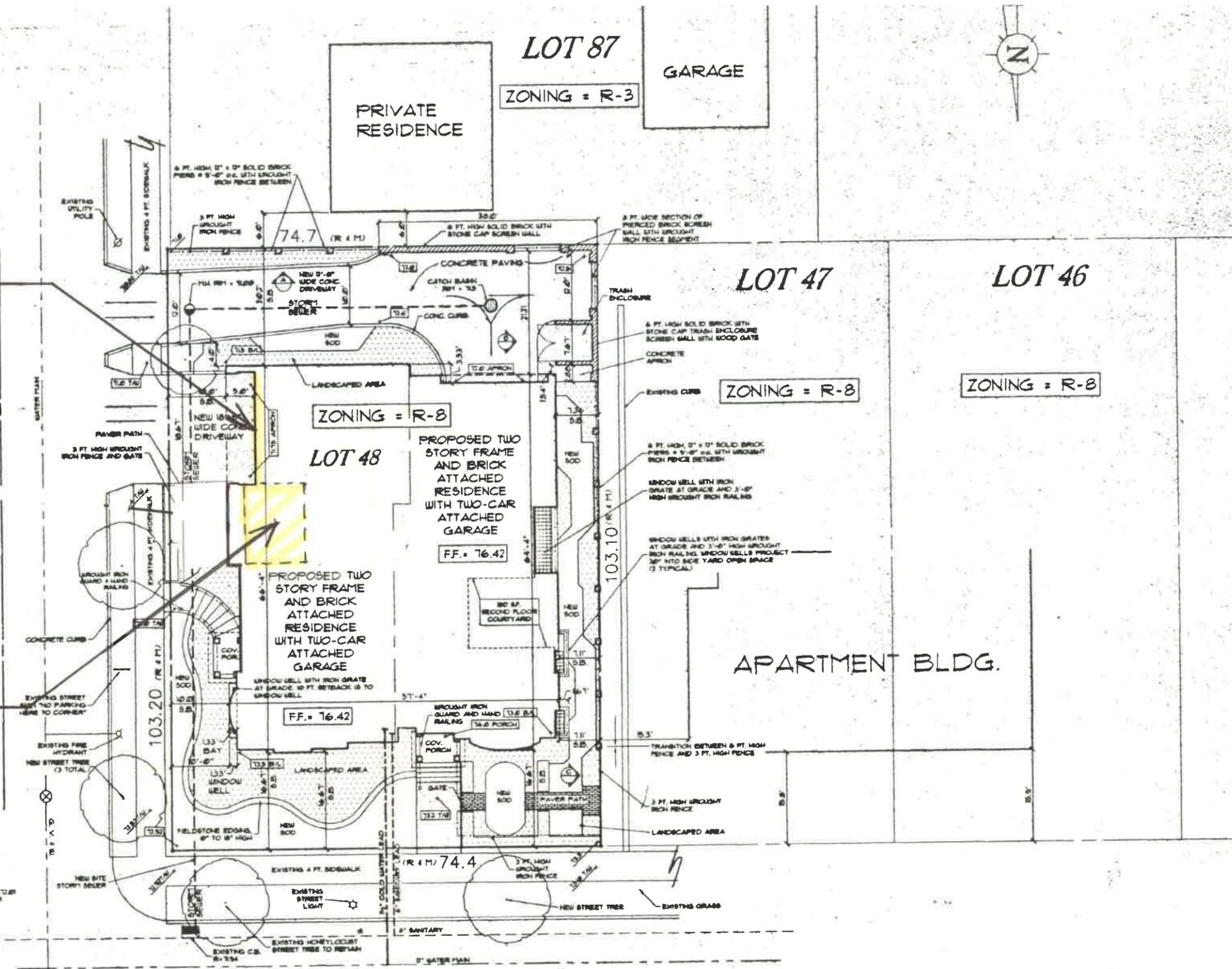
ITEM 2:
NEW 3-SEASON GLASS SUNROOM AT SECOND FLOOR BALCONY

PROPOSED SITE PLAN

Glenda Meads Architects
114 S. Old Woodward, Suite 5
Birmingham, MI 48009
ROBY RESIDENCE
526 Henrietta
Birmingham, Mi
SITE PLAN

M.H.
R = 772.81
IN = 76.421
1W = 76.425
1E = 76.544

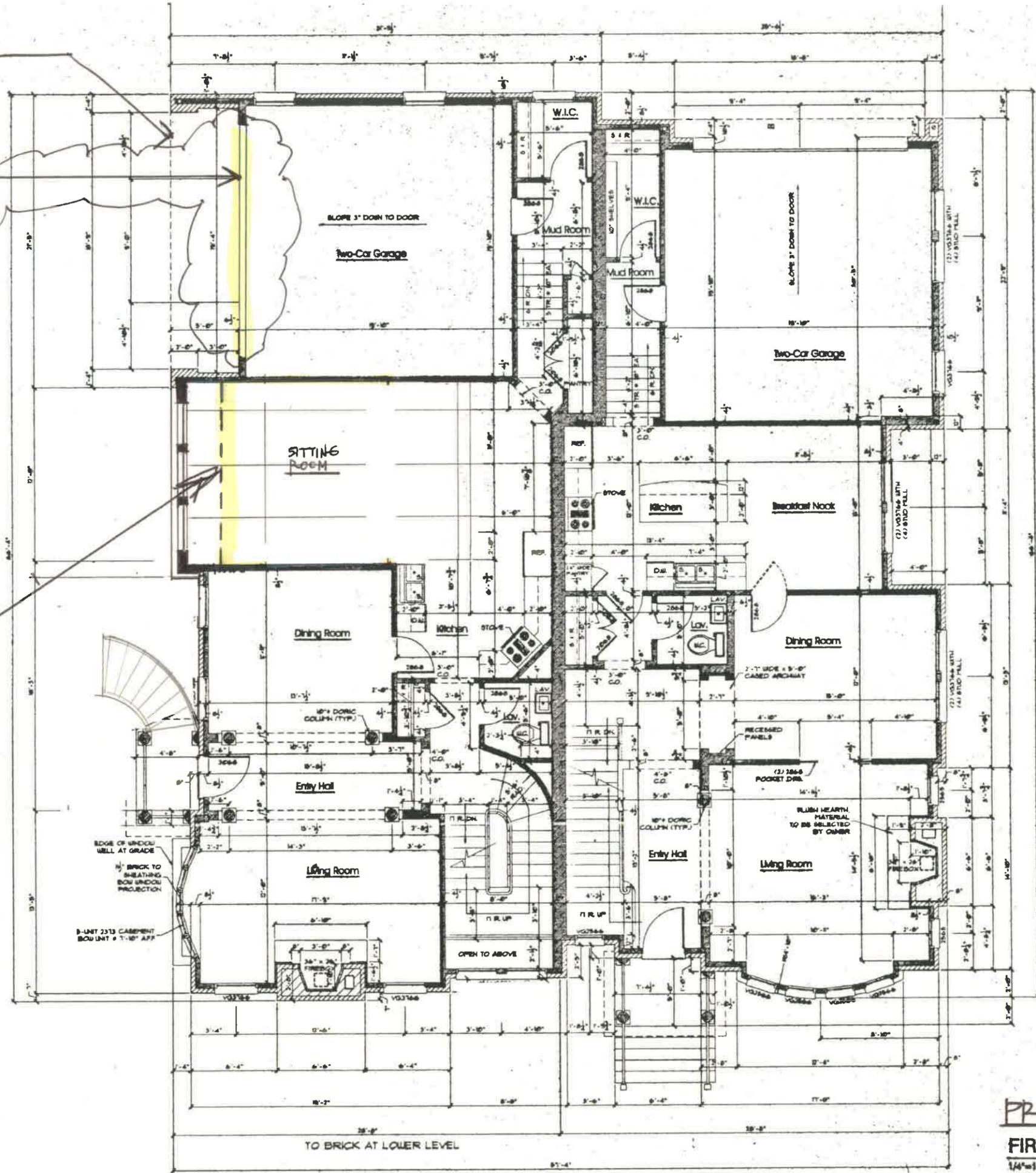
M.H.
R = 773.81
IN = 76.425
1W = 76.471



LINE OF OVERHANG

ITEM 1:
REPLACE EXIST. DOUBLE GARAGE DOORS WITH NEW SINGLE DOOR - CLASSIC COLONIAL RAISED PANEL DOOR STAINED TO MATCH FRONT DOOR - UNDER EXISTING OVERHANG

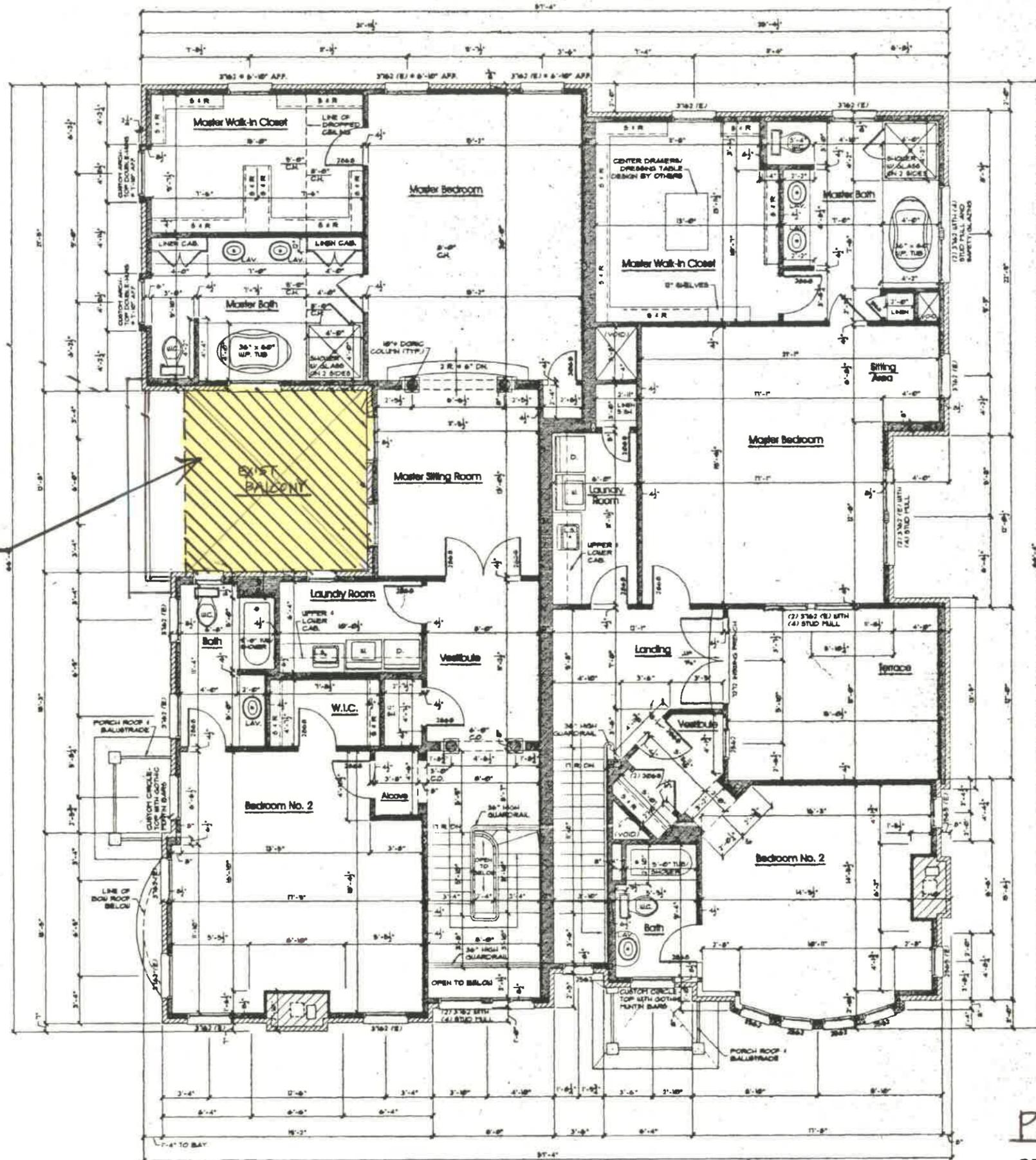
ITEM 2:
NEW 3-SEASON GLASS SUN ROOM AT SECOND FLOOR BALCONY (ABOVE)



Glenda Meads Architects
114 S. Old Woodward, Suite 5
Birmingham, MI 48009
ROBY RESIDENCE
526 Henrietta
Birmingham, MI
GROUND FLOOR PLAN

PROPOSED
FIRST FLOOR PLAN
1/4"=1'-0"
RICHARD A. SCHUBERT ARCHITECTS
No. 28793

ITEM 2
 NEW 3-SEASON
 GLASS SUNROOM
 AT EXIST. OPEN
 BALCONY
 ENCLOSED
 AREA
 PROPOSED: 165 SF



Glenda Meads Architects
 114 S. Old Woodward, Suite 5
 Birmingham, MI 48009
ROBY RESIDENCE
 526 Henrietta
 Birmingham, Mi
SECOND FLOOR PLAN

PROPOSED
SECOND FLOOR PLAN
 1/4" = 1'-0"

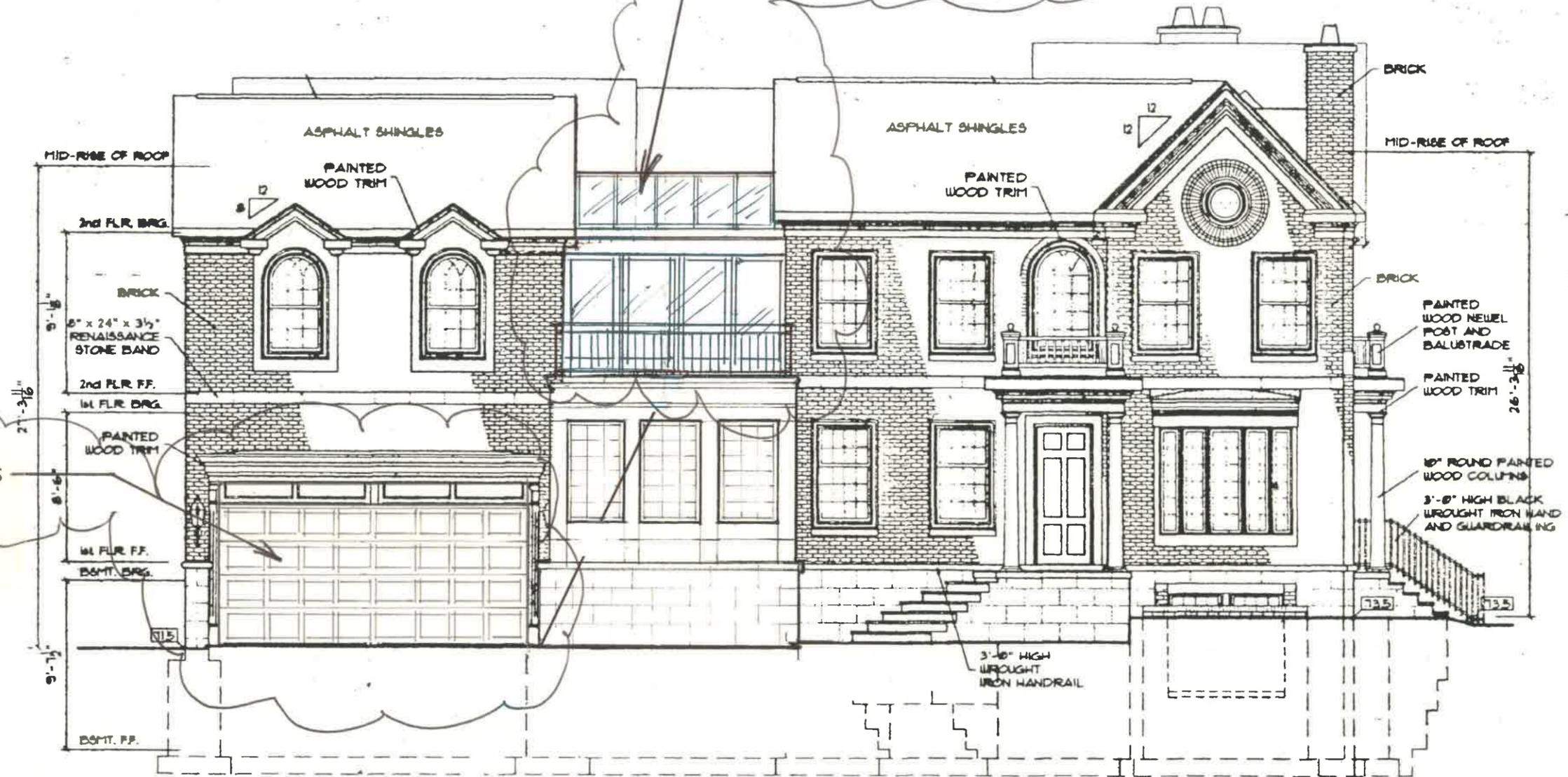

NOTES:

- 1) SUNROOM FRAMING TO BE PRE-FINISHED METAL, COLOR TO MATCH EXIST. TRIM COLOR
- 2) GLAZING TO BE INSULATED UN-TINTED

ITEM 2:

NEW 3-SEASON GLASS SUNROOM & GLASS ROOF AT EXIST. SECOND FLOOR BALCONY WITH NEW RAILING TO MATCH EXISTING FRONT PORCH

ITEM 1:
REPLACE EXIST. DOUBLE GARAGE DOORS WITH NEW SINGLE DOOR - CLASSIC COLONIAL RAISED PANEL DOOR STAINED TO MATCH FRONT DOOR - UNDER EXISTING OVERHANG



Glenda Meads Architects
 114 S. Old Woodward, Suite 5
 Birmingham, MI 48009
ROBY RESIDENCE
 526 Henrietta
 Birmingham, Mi
EAST ELEVATION

PROPOSED
EAST ELEVATION
 3/16" = 1'-0"



EXISTING
526 HENRIETTA

Glenda Meads **Architects**
114 S. Old Woodward, Suite 5
Birmingham, MI 48009

NOTES:

- 1) DOUBLE DOOR WIDTH DIFFICULT FOR ENTERING OFF OF BUSY STREET AND DRIVEWAY SLOPE
- 2) TIGHT DRIVEWAY WIDTH DUE TO SIDEWALLS CREATING THE OVERHANG
- 3) DOOR IS SETBACK FROM STREET & VIEW DUE TO OVERHANG
- 4) SINGLE WIDTH DOORS NOT REQUIRED IN R-8 ZONE DISTRICT



ITEM 1:

NEW SINGLE WIDE GARAGE TO REPLACE EXISTING DOUBLE DOORS
(REMOVE CENTER POST & INSTALL NEW STAINED WOOD SINGLE PANEL DOOR TO MATCH EXISTING)

Glenda Meads **Architects**

114 S. Old Woodward, Suite 5
Birmingham, MI 48009

ROBY RESIDENCE
526 Henrietta
Birmingham, Mi

526 Henrietta
Single Garage Door Replacement of Double Doors



CLASSIC COLONIAL RAISED PANEL DOOR -
STAINED TO MATCH ENTRY DOOR



ITEM 2:

NEW 3-SEASON
GLASS SUN
ROOM WITH
GLASS ROOF
AND RAILING
TO MATCH
FRONT PORCH

ITEM 1:

NEW SINGLE GARAGE
DOOR IN EXISTING
DOUBLE OPENING

PROPOSED
526 HENRIETTA

Glenda Meads **Architects**
114 S. Old Woodward, Suite 5
Birmingham, MI 48009

526 Henrietta
3-Season Room



SUNROOM CONCEPT PHOTOS



Administrative Approval Application
Planning Division

APPROVED

Form will not be processed until it is completely filled out

1. Applicant

Name: JOHN MARUSICH - MARUSICH ARCHITECTURE
Address: 368800 WOODWARD AVENUE
BLOOMFIELD HILLS - 48304
Phone Number: 313-482 0645
Fax Number: NA
Email Address: JOHNM@MARUSICHARCHITECTURE.COM

2. Property Owner

Name: STEPHANIE FAKIH
Address: 1132 WEBSTER ST , BIRMINGHAM,
MI. 48009
Phone Number: 248-207-4376
Fax Number: NA
Email Address: STEPHANIE.FAKIH@GMAIL.COM

3. Applicant's Attorney/Contact Person

Name: JOHN MARUSICH
Address: 368800 WOODWARD AVENUE
BLOOMFIELD HILLS - 48304
Phone Number: 313-482-0645
Fax Number: NA
Email Address: JOHNM@MARUSICHARCHITECTURE.COM

4. Project Designer/Developer

Name: MARUSICH ARCHITECTURE
Address: 368800 WOODWARD AVENUE
BLOOMFIELD HILLS, MI, 48304
Phone Number: 248-792-2949
Fax Number: NA
Email Address: JOHNM@MARUSICHARCHITECTURE.COM

5. Project Information

Address/Location of Property: 925 SOUTH ADAMS RD
BIRMINGHAM, MI, 48009
Name of Development: ADAMS STREET BAKE SHOP
Parcel ID#: _____
Current Use: VACCANT EXISTING STRUCTURE
Area in Acres: 0.22 AC
Current Zoning: O2

Name of Historic District if any: NA
Date of HDC Approval, if any: NA
Date of Application for Preliminary Site Plan: NA
Date of Preliminary Site Plan Approval: NA
Date of Application for Final Site Plan: NA
Date of Final Site Plan Approval: NA
Date of Revised Final Site Plan Approval: NA

6. Required Attachments

- Warranty Deed with legal description of property
- Authorization from Owner(s) (if applicant is not owner)
- Completed Checklist
- Material Samples
- Specification sheets for all proposed materials, fixtures, and/or mechanical equipment
- One (1) digital copy of plans
- Two (2) folded copies of plans including an itemized list of all changes for which administrative approval is requested, with the changes marked in color on all elevations
- Photographs of existing conditions on the site where changes are proposed

7. Details of the Request for Administrative Approval

TO APPROVE SITE PLAN AS SUBMITTED

The undersigned states the above information is true and correct, and understands that it is the responsibility of the applicant to advise the Planning Division and/or Building Division of any additional changes to the approved site plan.

Signature of Applicant: JOHN MARUSICH Date: 07-20-2020

Application #: <u>20-0084-PB</u>	Office Use Only Date Received: <u>9/15/20</u>	Fee: <u>\$ 100.00</u>
Date of Approval: <u>8/15/20</u>	Date of Denial: _____	Reviewed By: <u>[Signature]</u>



CONSENT OF PROPERTY OWNER

I, STEPHANIE FAKIH, OF THE STATE OF MICHIGAN AND
(Name of Property Owner)

COUNTY OF OAKLAND COUNTY STATE THE FOLLOWING:

1. That I am the owner of real estate located at 925 SOUTH ADAMS RD, BIRMINGHAM, MI, 48009;
(Address of Affected Property)

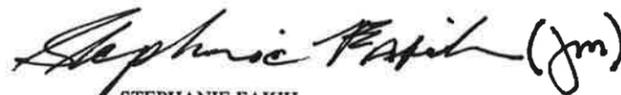
2. That I have read and examined the Application for Administrative Approval made to the City of

Birmingham by: JOHN MARUSICH;
(Name of Applicant)

3. That I have no objections to, and consent to the request(s) described in the Application made to the City of
Birmingham.

By providing your e-mail to the City, you agree to receive news notifications from the City. If you do not wish to receive these messages, you may unsubscribe at any time.

Name of Owner (Printed): STEPHANIE FAKIH

Signature of Owner:  Date: 07-20-2020
STEPHANIE FAKIH

PARKING CALCULATION

PARKING SPACE SIZE: 8'X22.5' = 180 S.F.
 PARKING REQUIREMENT PER ZONING ORDINANCE
 COMMERCIAL USES PARKING REQUIREMENT:
 OFFICE - 1 PER 300 S.F. - 900 S.F. = 3 PARKING SPACES REQUIRED
 BAKERY SHOP - 1 PER 75 S.F. - 675 S.F. = 9 PARKING SPACES REQUIRED
TOTAL PARKING REQUIRED 12 PARKING SPACES REQUIRED
TOTAL PARKING PROVIDED 12 PARKING SPACES PROVIDED

MA
MARUSICH
ARCHITECTURE

36880 WOODWARD AVENUE
 BLOOMFIELD HILLS, MI 48304
 SUITE 100

PHONE: (248) 782-2948
 PHONE: (313) 482-0645

john@marusicharchitecture.com

APPROVED
 9/15/20
[Signature]
 20-0084RB

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OWNER

MICHAEL FAKIH

1132 WEBSTER ST
 BIRMINGHAM, MI, 48009

PROJECT NAME

ADAMS STREET BAKE SHOP

825 SOUTH ADAMS RD
 BIRMINGHAM, MI, 48009

PROJECT # 20-08
ISSUE DATE # 01/26/2020

REVISION HISTORY

REVISION	DATE
OWNER REVIEW	03/05/2020
REVISION	03/09/2020
PERMIT SET	07/23/2020
PERMIT SET REVISION	08/27/2020

DRAWN BY: NM
CHECKED BY: JM

SHEET CONTENTS

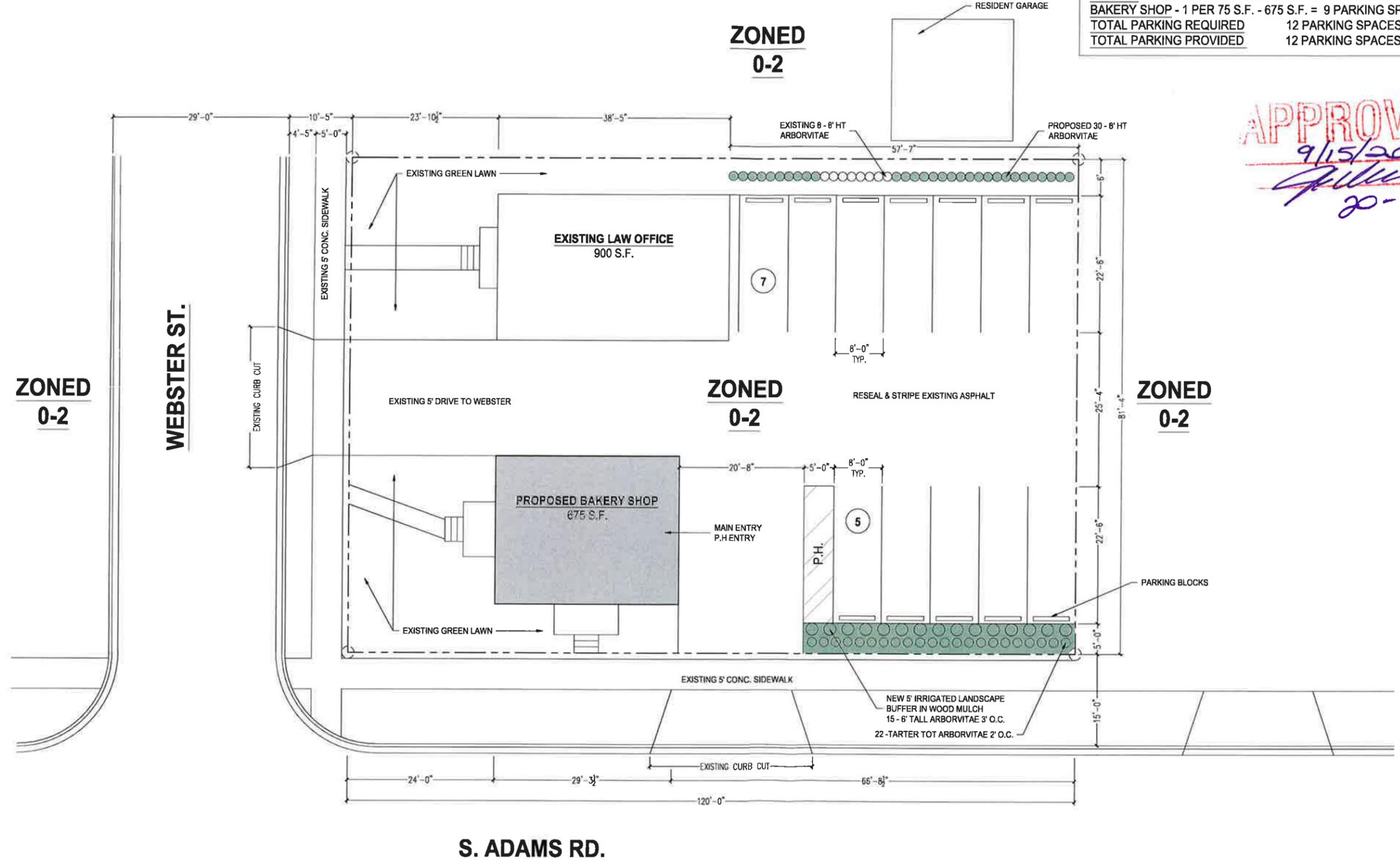
PROPOSED BAKERY SITE PLAN W/ LANDSCAPE SCREENING AND BUFFER



OWNER / OWNER'S AGENT APPROVED & ACCEPTED

DATE: / / 2020

SHEET # ST-1



**NOTE: NO BAKING ON SITE
 RETAIL SALES OF BAKE GOODS ONLY**

PROPOSED SITE PLAN
 SCALE: 1/8" = 1'-0"
 NORTH

Administrative Approval Application

Planning Division

Form will not be processed until it is completely filled out

APPROVED

9/11/2020

PAA20-0094

1. Applicant

Name: Concrete Services, Inc
 Address: 1221 BOWERS ST #1965
BIRMINGHAM, AL 35202
 Phone Number: 248-420-2281
 Fax Number: 248-648-0084
 Email: dan@onecontractor4trades.com

Property Owner

Name: Stephen W Chudik
 Address: 2049 E. MAPLE RD.
BIRMINGHAM, AL 35209
 Phone Number: 248-505-8556
 Fax Number: _____
 Email: STEPH25412@AOL.COM

2. Applicant's Attorney/Contact Person

Name: Daniel Howell
 Address: 1085 Hazel Birmingham
 Phone Number: 248-420-2281
 Fax Number: 248-648-0084
 Email: dan@onecontractor4trades.com

Project Designer

Name: N/A
 Address: _____
 Phone Number: _____
 Fax Number: _____
 Email: _____

3. Project Information

Address/Location of Property: 2001 E. Maple -
2049 E. MAPLE
 Name of Development: ETNA TOWNHOUSES
 Parcel ID #: 786098
 Current Use: MULTI COND
 Area in Acres: (1) one
 Current Zoning: 405 CONDO IMPROVED

Name of Historic District site is in, if any: N/A
 Date of HDC Approval, if any: _____
 Date of Application for Preliminary Site Plan: _____
 Date of Preliminary Site Plan Approval: _____
 Date of Application for Final Site Plan: _____
 Date of Final Site Plan Approval: _____
 Date of Revised Final Site Plan Approval: _____

Corp

RECEIVED
 SEP 08 2020
 CITY OF BIRMINGHAM
 PLANNING DIVISION
 COMMUNITY DEVELOPMENT DEPT.

4. Attachments

- Warranty Deed with legal description of property
- Authorization from Owner(s) (if applicant is not owner)
- Completed Checklist
- Six (6) folded copies of plans including an itemized list of all changes for which administrative approval is requested, with the changes marked in color on all elevations

5. Details of the Request for Administrative Approval

Miss Concrete Repair only including some steps. no changes.
Add 6'x25" connecting walk to patio at 2099 (see attached
diagram)

The undersigned states the above information is true and correct, and understands that it is the responsibility of the applicant to advise the Planning Division and / or Building Division of any additional changes to the approved site plan.

Signature of Applicant: Daniel Howell Date: 8-26-20

Office Use Only		
Application #: <u>PAA20-0094</u>	Date Received: <u>9/8/2020</u>	Fee: <u>\$100.00</u>
Date of Approval: <u>9/11/2020</u>	Date of Denial: <u>N/A</u>	Reviewed by: 

CONSENT OF PROPERTY OWNER

I, Stephen W. Chudak, OF THE STATE OF Michigan AND COUNTY OF Oakland
(Name of property owner) PRESIDENT BHTA

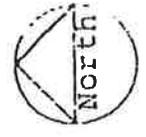
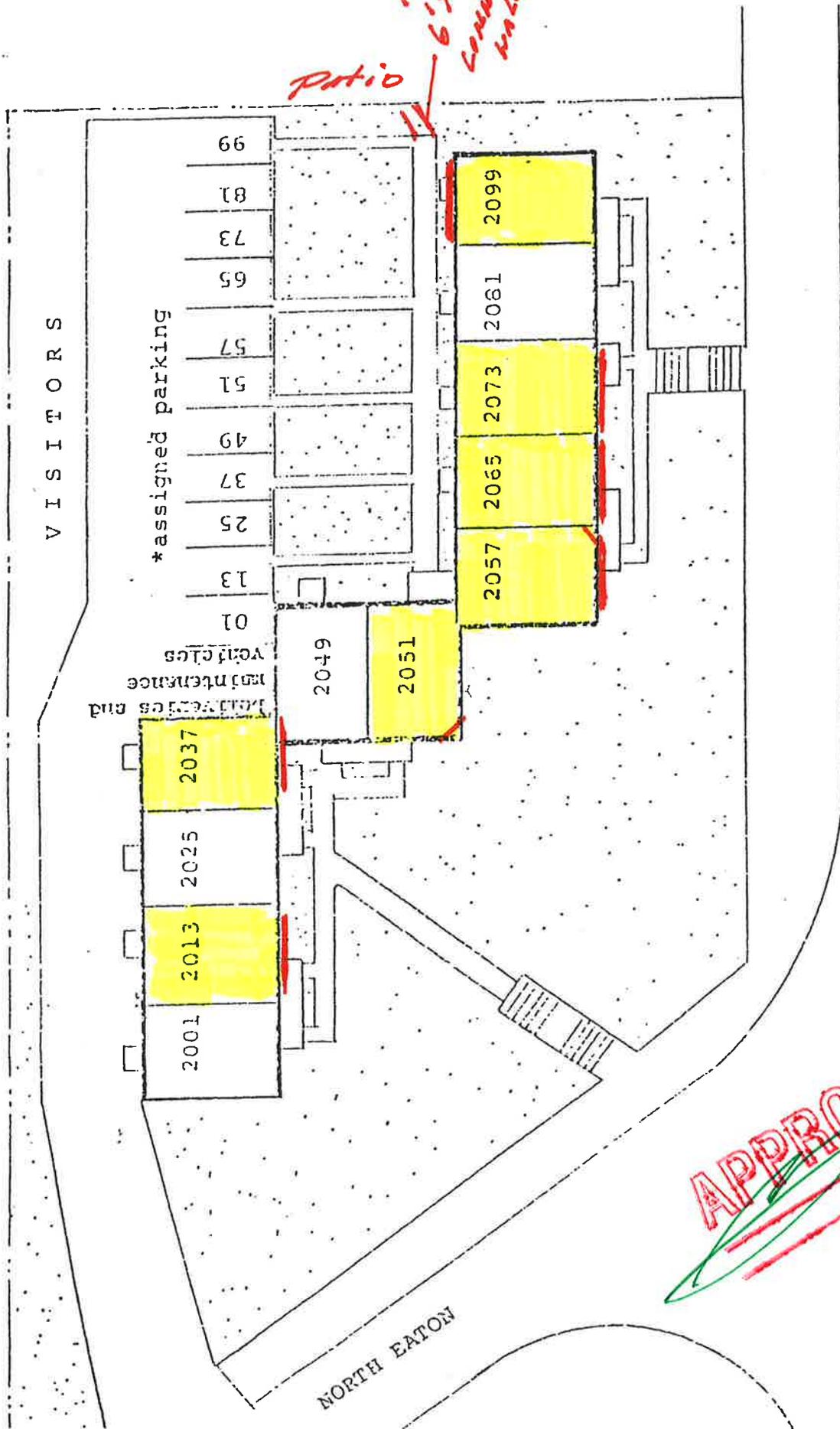
STATE THE FOLLOWING:

1. That I am the owner of real estate located at 2049 E. Maple Birmingham
(Address of affected property)
2. That I have read and examined the Application for Administrative Approval made to the City of Birmingham by:
David Howell;
(Name of applicant)
3. That I have no objections to, and consent to the request(s) described in the Application made to the City of Birmingham.

Dated: 6/25/2020

Stephen W. Chudak
Owner's Name (Please Print) PRESIDENT BHTA

[Signature]
Owner's Signature PRESIDENT BHTA



ETON HILL TOWNHOUSES
BIRMINGHAM, MICHIGAN
2001 - 2099 Eton St.

APPROVED
 9/11/2020
 PAR 20-0014

Unit numbers appear on the curb corresponding with the last two digits of the unit number.

BLACKTOP SERVICES, INC.
CONCRETE SERVICES, INC.
1221 Bowers #1965
Birmingham, Michigan 48012

Eton Hill Townhouse Association
P. O. Box 391
Birmingham, MI 48012

August 29, 2020

248-505-8556

ATTN: Steve Chudik, President
RE: Eton Hill Townhouse

Supersedes Proposal dated July 13, 2020

We hereby submit specifications and estimates for all necessary labor, materials, and equipment needed for misc concrete repair and replacement work.

1. Apt # 2013 – Replace two precast steps at porch; also porch slab corner.
2. Apt # 2037 – Replace two precast steps.
3. Apt # 2051 – Replace corner only.
4. Apt # 2057 – Replace slab corner and two steps.
5. Apt # 2065 – Replace two steps.
6. Apt # 2073 – Replace porch cap and two steps.
7. Apt # 2099 – Reset existing steps and replace two corners; also replace 15'x25" sidewalk.
Also, Add 6'x25" Connecting Walk

Job Notes: We are not responsible for damages to the lawn or vegetation. Includes landscaping, seeding, sodding, etc. All restoration that may be needed is the owner's responsibility.

TOTAL PRICE ALL WORK: \$5,964.00

Terms: 20% scheduling deposit upon acceptance of our proposal with an additional 30% prior to commencement of work (2-3 days prior to).
Balance in full within 3 days of completion of work.

Warranty: One year as to workmanship and materials.
The attached General Terms and Conditions are hereby incorporated by reference as if said document were set forth verbatim herein.

NOTES: All work will take approximately 1-2 days. We cannot provide any warranty for slab corner replacements or for damage due to salt exposure. Permits and fees are an extra cost item to be paid directly by the owner. Contractor will apply for and obtain the permit and schedule inspections.

Submitted by: David R Howell, pres Date: 8-29-20
David R. Howell, Owner/Pres

Accepted By: Stephen W Chudik Date: 9/2/2020

Print Name: Stephen W Chudik

RECORDED
OAKLAND COUNTY MICHIGAN
REGISTER OF DEEDS RECORDS

1968 MAR 26 AM 10 23

John W. Murphy
 JOHN W. MURPHY
 REGISTER OF DEEDS

MASTER DEED

ETON HILL TOWNHOUSES
 (Act 229, Public Acts of 1963)

In the City of Birmingham, County of Oakland, and State of Michigan, on this 14th day of February, 1968; Forest Manor Associates, a co-partnership organized and existing under the laws of the State of Michigan whose office is situated at 2747 Manchester, Birmingham, Michigan, hereinafter referred to as "Developer", represented in this Master Deed by all of its partners who are fully empowered and qualified to execute this Master Deed on behalf of said co-partnership, does hereby state:

FIRST: Developer is the owner of the land described below together with the buildings and improvements thereon, all as described in the plans attached hereto as Exhibit B containing pages 1 through 7 inclusive, the project being known as Eton Hill Townhouses, Oakland County Condominium Subdivision Plan No. 3. The architectural plans for the project were approved by the City of Birmingham, State of Michigan. The project is established as a condominium in accordance with Act 229 of the Public Acts of Michigan of 1963, as amended. The Bylaws attached hereto as Exhibit A and the Plans attached as Exhibit B are hereby incorporated in and made a part of this Master Deed.

SECOND: The land referred to in Paragraph FIRST is situated in the City of Birmingham, County of Oakland, State of Michigan, and described as follows:

Lot 4, also all that part of Lot 1 and Lots 2 and 3, East Maple Gardens Subdivision of South 666 feet of Southeast 1/4 Section 30, Town 2 North, Range 11 East, Troy Township, Oakland County, Michigan, according to plat recorded in Liber 31 of Plats, Page 15, Oakland County Records, lying Northeasterly of following described lines commencing at a point in Southerly line of said East Maple Gardens Subdivision, which is also Southerly line of said Section 30, and center line of Maple Avenue distant Easterly 147.51 feet from 1/4 section corner of Section 30 and 31, thence Northwesterly parallel with and distant 66 feet measured at right angles Northeasterly from the railroad company, Northeasterly right of way line a distance of 247.54 feet to a point, thence in a Northwesterly direction a distance of 36.49 feet to a point on East line of Eton Road.

THIRD: The project consists of one (1) building containing a basement level, a ground floor and one upper floor. The building contains individual apartments, all for residential purposes and each capable of individual utilization on account of having its own exit to a common element of the project. Each co-owner of an apartment in the project will have a

CORPORATION & SECURITIES BUREAU
6546 Mercantile Way
P.O. Box 30222
Lansing, Michigan 48909

STATE OF MICHIGAN



Corporation Division
P.O. Box 30054
Lansing (517) 334-6327
Detroit (313) 256-1970

General Information
(517) 334-6206

Enforcement Division
Broker Dealer (517) 334-6215
Lansing (517) 334-6209
Detroit (313) 256-1963

Mobile Home & Land Resource Division
(517) 334-6203

Securities Division
(517) 334-6200

John Engler, Governor

DEPARTMENT OF COMMERCE

Arthur E. Ellis, Director

April 24, 1991

Records Information Unit
(517) 334-6304

Certification Unit
(517) 334-6311

Document Review Section
(517) 334-6302

Annual Report Section
(517) 334-6300

Eton Hill Townhouse Association
c/o Stephen W. Chudik
866 Henrietta
Birmingham, MI 48009

CID: 786-098

Dear Mr. Chudik :

We wish to advise that the corporate existence of the above named corporation was renewed in accordance with the provisions of Section 925, P.A. 162 of 1982, as amended on April 24, 1991.

Pursuant to the provisions of Section 925, the rights of the corporation are the same as though a dissolution had not taken place, and all contracts entered into and other rights acquired during the interval are valid and enforceable.

If you have any questions concerning this matter, please contact this office at (517) 334-6300 or by directing correspondence to P.O. Box 30057, Lansing, MI 48909.

Sincerely yours,

A handwritten signature in cursive script that reads "Jean Panessidi".

Jean Panessidi, Director
Annual Reports and Business Services
Corporation Division

APPROVED

 9-14-20

Administrative Approval Application Planning Division

Form will not be processed until it is completely filled out.

1. Applicant

Name: R. YOUNGBLOND & Co.
 Address: 512 MADISON AVENUE
ROCHESTER, MI 48307
 Phone Number: 248.650.1990
 Fax Number: 248.650.6177
 Email Address: Rye RyOUNGBLOND.COM

2. Property Owner

Name: TIMOTHY & KAUDELLE PRICE
 Address: 600 RIVERSIDE
BIRMINGHAM, MI 48009
 Phone Number: 248.388.1200
 Fax Number: _____
 Email Address: KAUDELLE B E CONCAST. NET

3. Applicant's Attorney/Contact Person

Name: RYAN YOUNGBLOND
 Address: 512 MADISON AVENUE
ROCHESTER, MI 48307
 Phone Number: 810.614.4894
 Fax Number: _____
 Email Address: Rye RyOUNGBLOND.COM

4. Project Designer/Developer

Name: R. YOUNGBLOND & Co.
 Address: 512 MADISON AVENUE
ROCHESTER, MI 48307
 Phone Number: 248.650.1990
 Fax Number: _____
 Email Address: Rye RyOUNGBLOND.COM

5. Project Information

Address/Location of Property: 600 RIVERSIDE
BIRMINGHAM, MI
 Name of Development: RIVERSIDE PLACE CONDOS
 Parcel ID#: LOT #7
 Current Use: RESIDENTIAL
 Area in Acres: _____
 Current Zoning: _____

Name of Historic District if any: _____
 Date of HDC Approval, if any: _____
 Date of Application for Preliminary Site Plan: _____
 Date of Preliminary Site Plan Approval: _____
 Date of Application for Final Site Plan: _____
 Date of Final Site Plan Approval: _____
 Date of Revised Final Site Plan Approval: _____

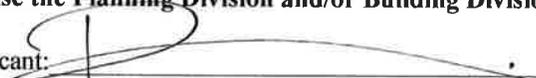
6. Required Attachments

- Warranty Deed with legal description of property
- Authorization from Owner(s) (if applicant is not owner)
- Completed Checklist
- Material Samples
- Specification sheets for all proposed materials, fixtures, and/or mechanical equipment
- One (1) digital copy of plans
- Two (2) folded copies of plans including an itemized list of all changes for which administrative approval is requested, with the changes marked in color on all elevations
- Photographs of existing conditions on the site where changes are proposed

7. Details of the Request for Administrative Approval

ADMINISTRATIVE APPROVAL FOR DECK & LANDSCAPE
PER DEVELOPED PLANS BY R. YOUNGBLOND & Co.

The undersigned states the above information is true and correct, and understands that it is the responsibility of the applicant to advise the Planning Division and/or Building Division of any additional changes to the approved site plan.

Signature of Applicant:  Date: SEPTEMBER 8, 2020

Office Use Only			
Application #: <u>PAA 20-0095</u>	Date Received: _____	Fee: _____	
Date of Approval: <u>9-14-20</u>	Date of Denial: _____	Reviewed By: 	



CONSENT OF PROPERTY OWNER

I, TIM & KANDI BRICE, OF THE STATE OF MICHIGAN AND
(Name of Property Owner)

COUNTY OF OAKLAND STATE THE FOLLOWING:

1. That I am the owner of real estate located at 600 RIVERSIDE BIRMINGHAM, MI
(Address of Affected Property)

2. That I have read and examined the Application for Administrative Approval made to the City of

Birmingham by: R. YANUSZAK & Co.;
(Name of Applicant)

3. That I have no objections to, and consent to the request(s) described in the Application made to the City of
Birmingham.

Name of Owner (Printed): Kandelle Brice

Signature of Owner: Kandelle 2 Brice Date: 9-2-2020



ADMINISTRATIVE APPROVAL APPLICATION CHECKLIST – PLANNING DIVISION

Applicant: _____ Date: _____

Address: _____ Project: _____

All site plans and elevation drawings prepared for administrative approval shall be prepared in accordance with the following specifications and other applicable requirements of the City of Birmingham. If more than one page is used, each page shall be numbered sequentially. All plans must be legible and of sufficient quality to provide for quality reproduction or recording.

Administrative Approval of Design Changes

- 1. Name and address of applicant and proof of ownership;
- 2. Name of Development (if applicable);
- 3. Address of site and legal description of the real estate;
- 4. A separate location map;
- 5. Legend and notes, including a graphic scale, north point, and date;
- 6. A list of all requested design changes;
- 7. Elevation drawings with all requested design changes marked in color;
- 8. A list of all new materials to be used, including size specifications, color and the name of the manufacturer.

Administrative Approval of Site Plan Changes

A full site plan detailing the proposed changes for which administrative approval is requested shall be drawn at a scale no smaller than 1" = 100' (unless the drawing will not fit on one 24" X 36" sheet) and shall include:

- 1. Name and address of applicant and proof of ownership;
- 2. Name of Development (if applicable);
- 3. Address of site and legal description of the real estate;
- 4. Name and address of the land surveyor;
- 5. Legend and notes, including a graphic scale, north point, and date;
- 6. A separate location map;
- 7. A map showing the boundary lines of adjacent land and the existing zoning of the area proposed to be developed as well as the adjacent land;
- 8. A list of all requested changes to the site plan;

- 9. All changes requested marked in color on the site plan and on all elevations of any building(s);
- 10. A chart indicating the dates of approval of the Preliminary Site Plan, Final Site Plan; Revised Final Site Plans, and any dates of approval by the Historic District Committee (“HDC”);
- 11. Existing and proposed layout of streets, open space and other basic elements of the plan;
- 12. Existing and proposed easements and their purpose;
- 13. Location of natural streams, regulated drains, 100-year flood plains, floodway, water courses, marshes, wooded areas, isolated preservable trees, wetlands, historic features, existing structures, dry wells, utility lines, fire hydrants and any other significant feature(s) that may influence the design of the development;
- 14. General description of, location of, and types of structures on the site;
- 15. Details of existing or proposed lighting, signage, landscaping, and other pertinent development features;
- 16. Any other information requested in writing by the Planning Division, the Planning Board, or the Building Official deemed important to the development.

PLEASE NOTE: All requests for administrative approval must comply with Article 7 of the Zoning Ordinance, which outlines the terms and conditions under which administrative approval may be granted.



COMPOSITE DECKING

Display hidden notes to specifier. (Don't know how? [Click Here](#))

PART 1 GENERAL

1.1 SECTION INCLUDES

- A. Composite decking.

1.2 RELATED SECTIONS

- A. Section 06-1100 - Wood Framing.

1.3 REFERENCES

- A. ASTM D-1413-99: Test Method for Wood Preservatives by Laboratory Soil-block Cultures, ASTM International.
- B. ASTM D-2565-99: Practice for Operating Xenon Arc-type Light-exposure Apparatus With or Without Water for Exposure of Plastics, ASTM International.
- C. ASTM D-2915-98: Practice for Evaluating Allowable Properties for Grades of Structural Lumber, ASTM International.
- D. ASTM D-2990-95: Test Method for Tensile, Compressive, and Flexural Creep and Creep-rupture of Plastics, ASTM International.
- E. ASTM D-3345-74 (1999): Test Method for Laboratory Evaluation of Wood and Other Cellulose Materials for Resistance to Termites, ASTM International.
- F. ASTM D-5456-99a: Specification for Evaluation of Structural Composite Lumber Products, ASTM International.
- G. ASTM D-6109-97: Standard Test Method for Flexural Properties of Un-reinforced and Reinforced Plastic Lumber, ASTM International.
- H. ASTM D-7031-04: Standard Guide for Evaluating Mechanical and Physical Properties of Wood-Plastic Composite Products, ASTM International.
- I. ASTM D-7032-04: Standard Specification for Establishing Performance Ratings for Wood-Plastic Composite Deck Boards and Guardrail systems (Guards or Handrails), ASTM International.
- J. ASTM E-4-99: Practices for Force Verification of Testing Machines, ASTM International.
- K. ASTM E-84-01: Test Method for Surface Burning Characteristics of Building

Materials, ASTM International.

- L. ASTM E-330-97: Standard Test Method for Structural Performance of Exterior Windows, Curtain Walls, and Doors by Uniform Static Air Pressure Difference, ASTM International.
- M. ASTM F-1679: Standard Test Method for Using a Variable Incidence Tribometer (VIT).

1.4 DESIGN / PERFORMANCE REQUIREMENTS

- A. Structural Performance:
 - 1. Deck: Uniform Load: 100 lb/sq. ft.
 - 2. Treads of Stairs: Concentrated Load: 750 lb/sq. ft., and 1/8" max. deflection with a concentrated load of 300 lb on area of 4 sq. in
- B. Fire-Test-Response Characteristics per ASTM E-84:

1.5 SUBMITTALS

- A. Product Data: Indicate sizes, profiles, surface style, and performance characteristics.
- B. Samples: For each product specified, one sample, minimum size 4 inches long, representing actual product, color, and finish.

1.6 DELIVERY, STORAGE, AND HANDLING

- A. Storage and Handling:
 - 1. Never dump TimberTech materials when unloading.
 - 2. Store on a flat surface and cover with non-translucent material.
 - 3. When carrying TimberTech planks, carry on edge for better support.
 - 4. Refer to installation instructions for additional guidelines on each product.

1.7 WARRANTY

- A. Warranty: Limited Residential Warranty against rot, decay, splitting, checking, splintering, or termite damage for a period of 25 years beginning from date of purchase under normal conditions of use and exposure.

PART 2 PRODUCTS

2.1 MANUFACTURERS

- A. Contract Documents are based on products by: TimberTech Limited, 894 Prairie Avenue, Wilmington, Ohio 45177.
- B. Substitutions: Not permitted under Division 01.

2.2 APPLICATIONS/SCOPE

- A. Wood/Plastic Composite Lumber:
 - 1. Material Description: Composite plank consisting of high density polyethylene (HDPE) and wood flour, extruded into sizes and shapes indicated with the following physical properties:
 - a. ValuPlank, Earthwood, and TwinFinish Decking Boards: 1 inch x 5-7/16 inches wide.
 - 1) Lengths-12, 16, and 20 feet.

- b. Color:
 - 1) ValuPlank- Cedar and Grey.
 - a) Surface texture-Brushed
 - b) Edges are Smooth for face fastening
 - 2) Earthwood- Tropical Rosewood, Tropical Teak, and Tropical Walnut.
 - a) Surface texture- One side serrated, one side embossed
 - b) Edges are Smooth for face fastening, or Grooved for CONCEALoc.
 - 3) TwinFinish- Grey, Cedar, and Rosewood.
 - a) Surface texture- One side brushed, one side embossed
 - b) Edges are Smooth for face fastening, or Grooved for CONCEALoc.
- c. Specific Gravity: 1.2 g/cu. cm. when tested in accordance with ASTM D-792.
- d. Flexural Properties when tested in accordance with ASTM D-6109: Solid Profiles
 - 1) Modulus of Elasticity (MOE): 542,200 psi.- Ultimate
 - 2) Modulus of Rupture (MOR): 3157 psi. - Ultimate
 Floorizon Plank
 - 1) Flexural Stiffness 426,508 lb·in²
 - 2) Moment Capacity 3157 in·lb
- e. Hardness when tested in accordance with ASTM D-143: 225 lb (101.25 kg).
- f. Water Absorption when tested in accordance with ASTM D-1037, %vol. <1.35%, %mass <1.29%.
- g. Flame Spread Index when tested in accordance with ASTM E-84: 75
- h. Direct Screw Withdrawal Force when tested in accordance with ASTM D-1761: 787 lbs/in.
- i. Slip resistance when tested in accordance with ASTM F-1679:
 - 1) Vertigrain Dry: 0.63 Wet: 0.55
 - 2) Brushed Dry: 0.77 Wet: 0.56
 - 3) Woodgrain Dry: 0.54 Wet: 0.43
- j. Smoke Development when tested in accordance with ASTM E-84, 200.
- k. Flash Ignition Temperature when tested in accordance with ASTM D-1929, 651 degrees F.
- l. Spontaneous Ignition Temperature when tested in accordance with ASTM D-1929, 788 degrees F.
- m. Coefficient of Linear Thermal Expansion when tested in accordance with ASTM D-696: length 2.0×10^{-5} in/in/°F, width 3.4×10^{-5} in/in/°F.
- n. Fungus Resistance (Brown/White Rot Fungus) when tested in accordance with ASTM D-1413: No decay.

2.3 ACCESSORIES

A. Fasteners:

- a. Concealed Fasteners: CONCEALoc hidden fasteners
- b. Screws: No. 8, 2-1/2 inch stainless steel or high quality coated composite deck screws.

PART 3 EXECUTION

3.1 EXAMINATION

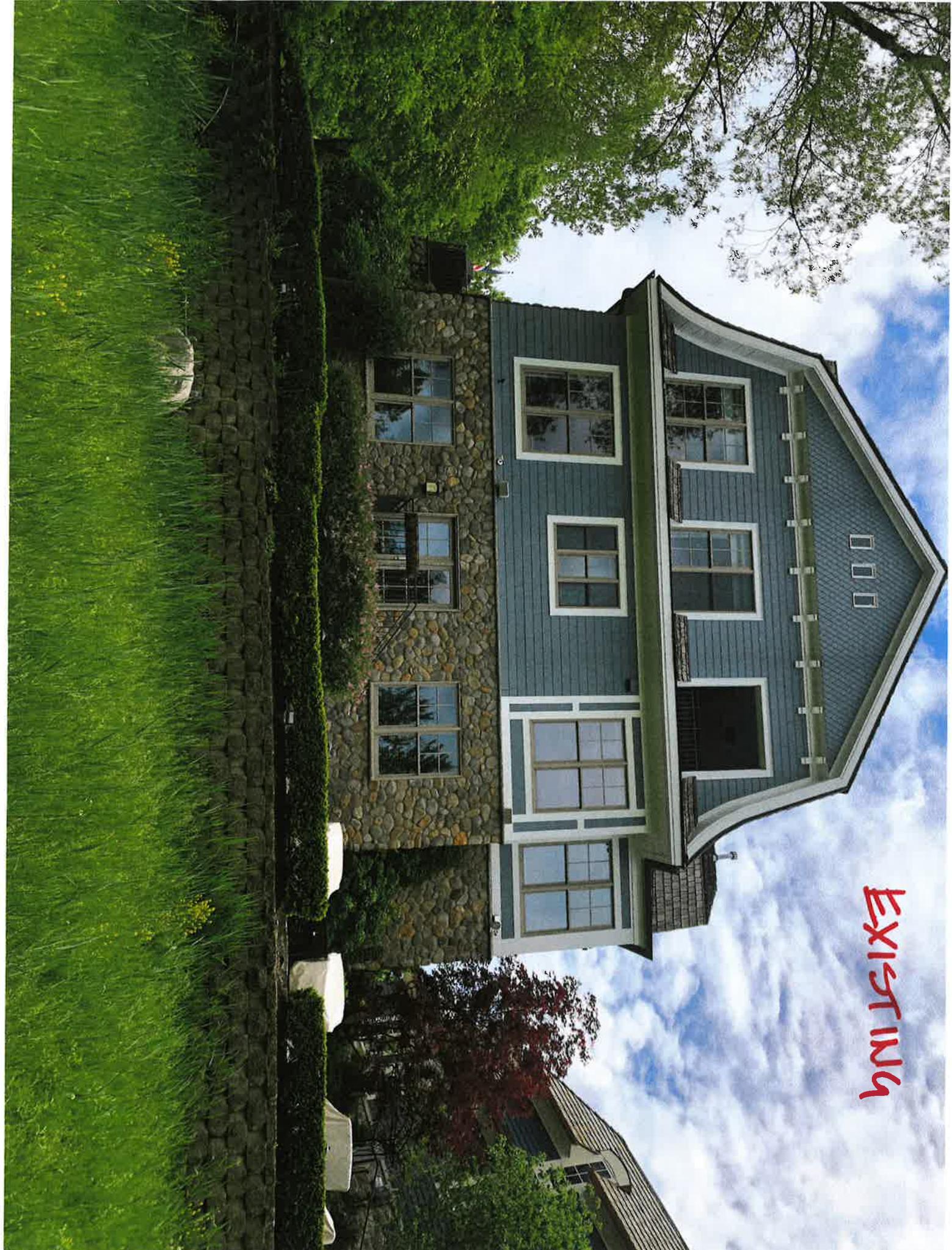
- A. Install according to manufactures instructions.
- B. Cut, drill, and rout using carbide tipped blades.
- C. Pre-drill holes located closer than 1 1/2 inches from ends of plank.
- D. Cut ends square.
- E. Do not use composite wood material for structural applications.

3.2 CLEANING

- A. Clean surfaces regularly with a composite wood/plastic cleaner such as Corte Clean (www.corteclean.com) .
- B. Power wash with a fan tipped nozzle in the direction of the grain of the planks with a maximum of 1500 psi.

END OF SECTION

EXISTING





PROPOSED

BOUNDARY SURVEY

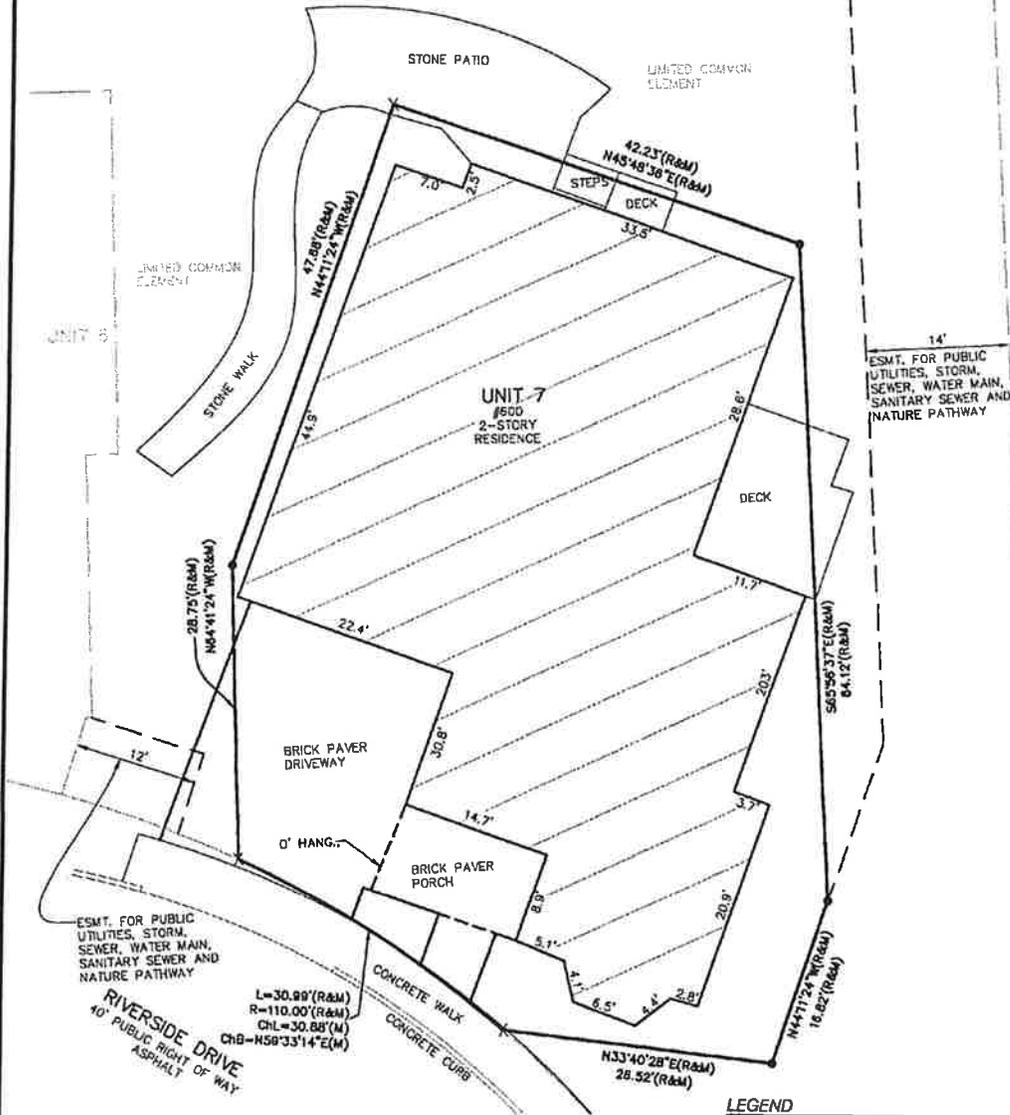
PROPERTY DESCRIPTION:

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

UNIT 7 RIVERSIDE PLACE CONDOMINIUM, ACCORDING TO THE MASTER DEED RECORDED IN LIBER 20535, PAGES 919 THROUGH 974, BOTH INCLUSIVE, AND AMENDED BY FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 21282, PAGES 15 THROUGH 20, BOTH INCLUSIVE, OAKLAND COUNTY RECORDS, AND DESIGNATED AS OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 1198, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN THE ABOVE DESCRIBED MASTER DEED AND AMENDMENTS THERETO AND AS DISCLOSED BY ACT 59 OF THE PUBLIC ACTS OF 1978, AS AMENDED.



SCALE 1"=10'

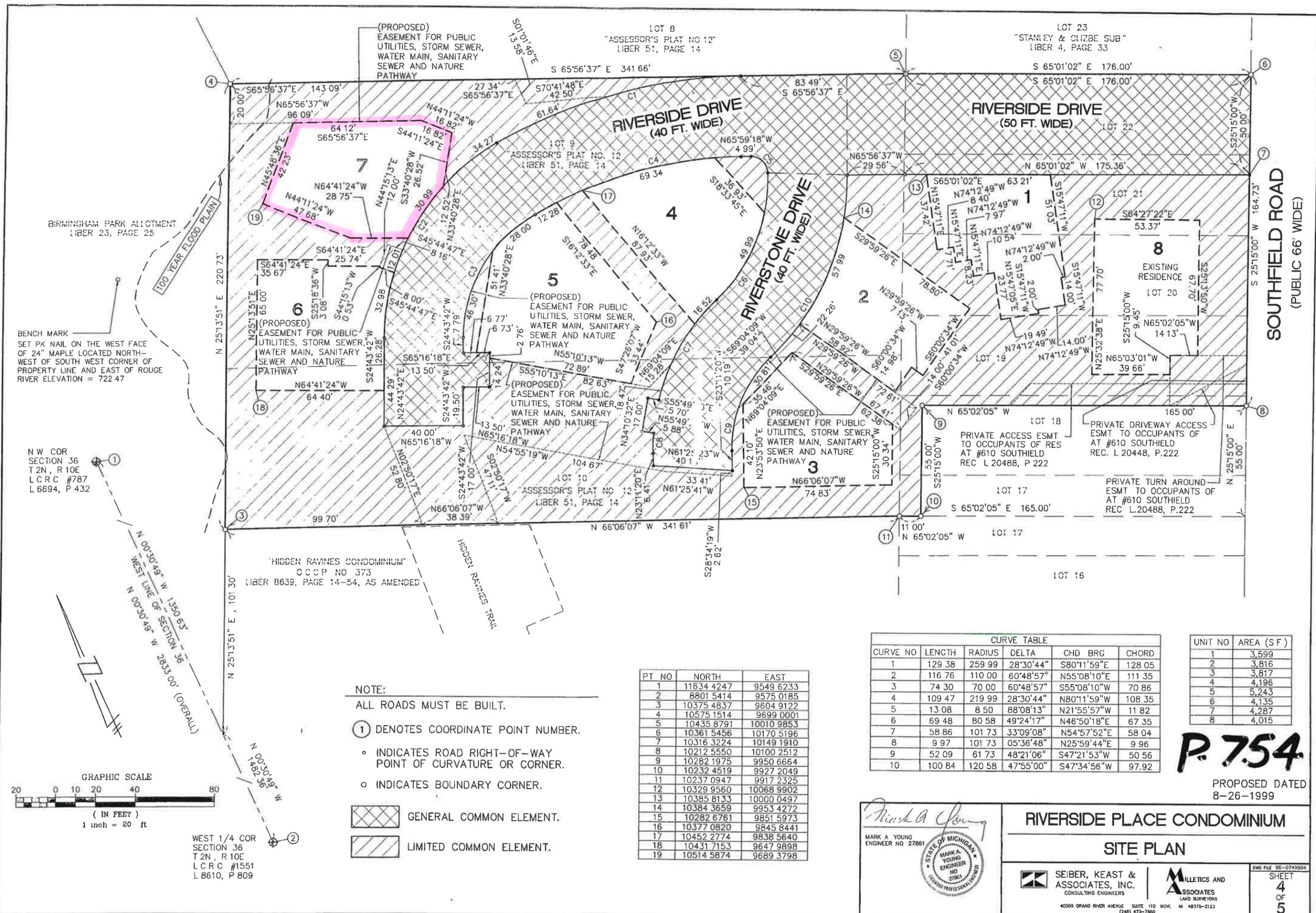


- LEGEND**
- X SET "x"
 - SET 1/2" REBAR WITH CAP, #47976
 - FOUND MONUMENT (AS NOTED)
 - (M) MEASURED DIMENSION
 - (R) RECORD DIMENSION

I HEREBY CERTIFY THAT I HAVE SURVEYED THE LAND HEREIN DESCRIBED AND THAT THIS MAP REPRESENTS THE RESULTS OF THE SURVEY.

ANTHONY T. SYCKO, JR., P.S.
PROFESSIONAL SURVEYOR
MICHIGAN LICENSE NO. 47976

KEM-TEC & ASSOCIATES	
22555 GRATIOT AVE. EASTPOINTE, MI 48021 PROFESSIONAL SURVEYORS - PROFESSIONAL ENGINEERS (586)772-2222 * FAX (586)772-4048	
CERTIFIED TO: PARKS TITLE INSURANCE COMPANY	
FIELD SURVEY: JS AW	DATE: SEPTEMBER 11, 2017
DRAWN BY: BA	SHEET: 1 OF 1
SCALE: 1" = 10'	JOB NO.: 17-03812

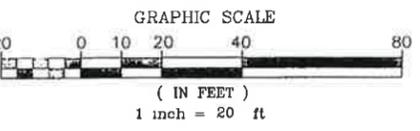


BIRMINGHAM PARK ALLOTMENT
LIBER 23, PAGE 25

BENCH MARK
SET PK NAIL ON THE WEST FACE
OF 24" MAPLE LOCATED NORTH-
WEST OF SOUTH WEST CORNER OF
PROPERTY LINE AND EAST OF ROUGE
RIVER ELEVATION = 722.47

N W COR
SECTION 36
T2N, R10E
LCRC #787
L 6694, P 432

N 00°30'49" W 1300.63'
WEST LINE OF SECTION 36
N 00°30'49" W 2833.00' (OVERALL)



WEST 1/4 COR
SECTION 36
T2N, R10E
LCRC #1551
L 8610, P 809

NOTE:
ALL ROADS MUST BE BUILT.
① DENOTES COORDINATE POINT NUMBER.
○ INDICATES ROAD RIGHT-OF-WAY
POINT OF CURVATURE OR CORNER.
○ INDICATES BOUNDARY CORNER.

▨ GENERAL COMMON ELEMENT.
▩ LIMITED COMMON ELEMENT.

PT NO	NORTH	EAST
1	11634 4247	9549 6233
2	8801 5414	9575 0185
3	10375 4837	9604 9122
4	10575 1514	9699 0001
5	10435 8791	10010 9853
6	10361 5456	10170 5196
7	10316 3224	10149 1910
8	10212 5550	10100 2512
9	10282 1975	9950 6664
10	10232 4519	9927 2049
11	10237 0947	9917 2325
12	10329 9560	10068 9902
13	10385 8133	10000 0497
14	10384 3659	9953 4272
15	10282 6761	9851 5973
16	10377 0820	9845 8441
17	10452 2774	9838 5640
18	10431 7153	9647 9898
19	10514 5874	9689 3798

CURVE TABLE					
CURVE NO	LENGTH	RADIUS	DELTA	CHD BRG	CHORD
1	129.38	259.99	28°30'44"	S80°11'59"E	128.05
2	116.76	110.00	60°48'57"	N55°08'10"E	111.35
3	74.30	70.00	60°48'57"	S55°08'10"W	70.86
4	109.47	219.99	28°30'44"	N80°11'59"W	108.35
5	13.08	8.50	88°08'13"	N21°55'57"W	11.82
6	69.48	80.58	49°24'17"	N46°50'18"E	67.35
7	58.86	101.73	33°09'08"	N54°57'52"E	58.04
8	9.97	101.73	05°36'48"	N25°59'44"E	9.96
9	52.09	61.73	48°21'06"	S47°21'53"W	50.56
10	100.84	120.58	47°55'00"	S47°34'56"W	97.92

UNIT NO	AREA (SF)
1	3,599
2	3,816
3	3,817
4	4,196
5	5,243
6	4,135
7	4,287
8	4,015

P. 754

PROPOSED DATED
8-26-1999

Mark A. Young
MARK A. YOUNG
ENGINEER NO. 27861
STATE OF MICHIGAN
LAND SURVEYOR

RIVERSIDE PLACE CONDOMINIUM

SITE PLAN

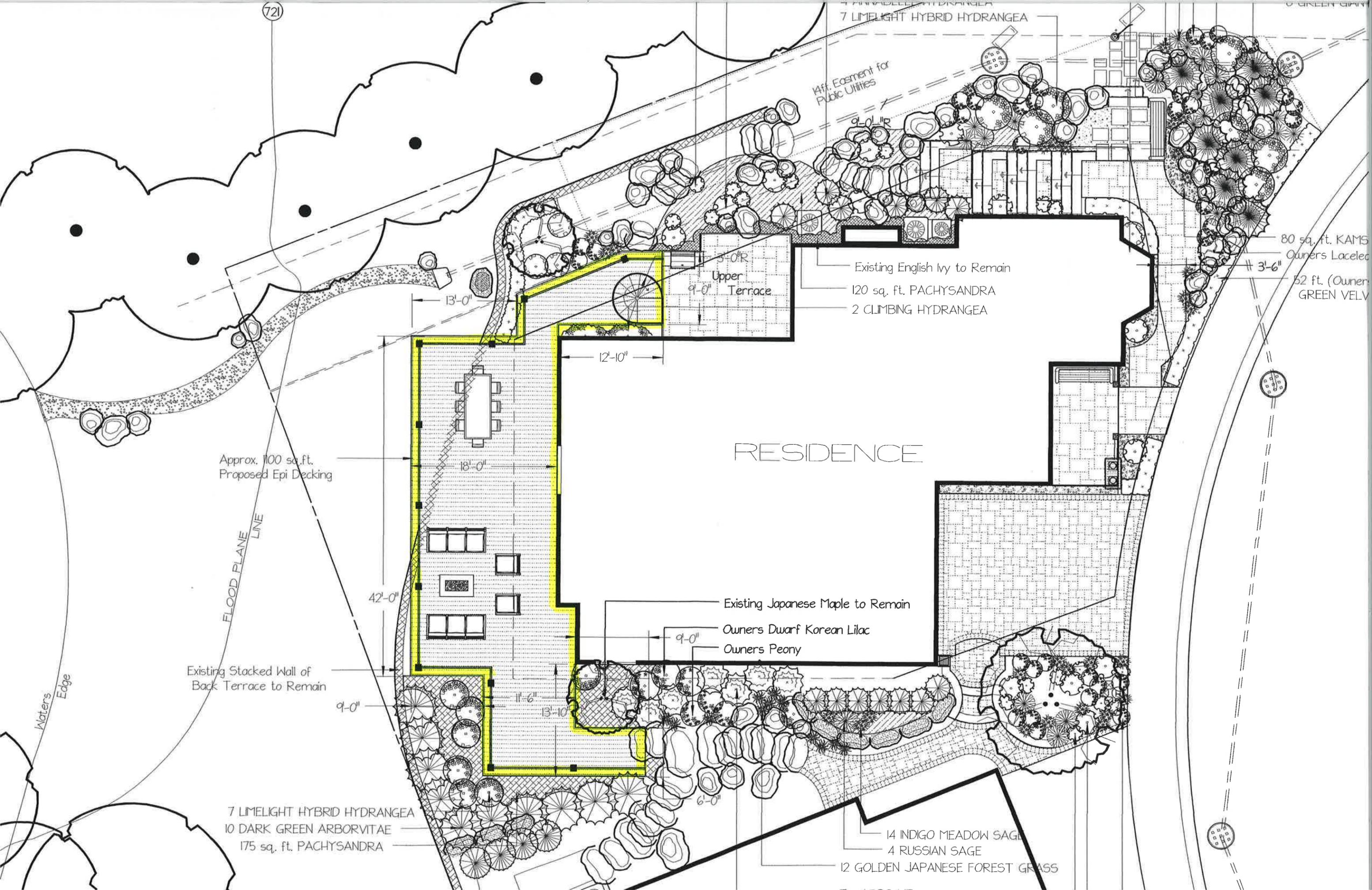
SEIBER, KEAST & ASSOCIATES, INC.
CONSULTING ENGINEERS

MILLETICS AND ASSOCIATES
LAND SURVEYORS

40389 GRAND RIVER AVENUE SUITE 110 NOV, MI 48375-2123
(248) 473-7860

DWG FILE 98-0743904
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721

7 LIMELIGHT HYBRID HYDRANGEA

14ft. Easement for Public Utilities

80 sq. ft. KAMS Owners Laceleaf
52 ft. (Owner) GREEN VELV

Existing English Ivy to Remain
120 sq. ft. PACHYSANDRA
2 CLIMBING HYDRANGEA

5'-0" R
9'-0" Terrace

RESIDENCE

Approx. 100 sq. ft. Proposed Epi Decking

FLOOD PLANE LINE

Existing Japanese Maple to Remain
9'-0" Owners Dwarf Korean Lilac
Owners Peony

Existing Stacked Wall of Back Terrace to Remain

7 LIMELIGHT HYBRID HYDRANGEA
10 DARK GREEN ARBORVITAE
175 sq. ft. PACHYSANDRA

14 INDIGO MEADOW SAGE
4 RUSSIAN SAGE
12 GOLDEN JAPANESE FOREST GRASS

Waters Edge

Birmingham Office Repurposing Background

1 message

rgibbs@gibbsplanning.com <rgibbs@gibbsplanning.com>

Fri, Sep 11, 2020 at 4:01 PM

To: "Scott Clein, PE (sclein@giffelswebster.com)" <sclein@giffelswebster.com>

Cc: Jana Ecker <jecker@bhamgov.org>, "urbanus.matt@gmail.com" <urbanus.matt@gmail.com>, "Sarah Traxler (straxler@mcka.com)" <straxler@mcka.com>, Bert Koseck <BKoseck@neumannsmith.com>

Scott, as a follow up to this week's planning board's discussion regarding office demand and their repurposing, I can offer the following observations for some background. I would have joined the discussion on Wednesday, but couldn't figure out how to unmute my Zoom screen or 'raise my hand'.

- Although many businesses are currently allowing staff to work at home and seeking to downsize their office space, many other firms have found they need to retain workers in the office. Creative, design, legal and tech companies need the personal interaction to spark new ideas, boost morale and to compete. This is not possible on Zoom meetings.*
- Many businesses are urgently seeking to expand their office space to provide greater distancing for their staff, including building private offices again.*
- The open, small desk format, with workers crowded into offices at 8 -10 per 1000 sf, is not possible any longer.*
- Many commercial brokers-developers are estimating the overall demand for office space will remain about the same as the pre-COVID demand; the downsizing will balance out with the upsizing.*
- Many downtown Detroit businesses are reconsidering their location, and may move to suburban office parks again.*
- Birmingham is considered the prime alternative to downtown Detroit for offices.*
- Technically, many office buildings can be converted to residential.*
- The parking demand for residential is about half of office. 1,000 sf of office requires 5-8 parking spaces vs. 2-3 spaces for residential.*
- In theory, every 1000 sf of downtown office repurposed into residential, will free-up 3-6 parking spaces in the structures*
- However, many office buildings cannot be converted into residential due to their foot-prints and distances from windows, vertical transportation or building/fire codes*
- An office building was recently successfully repurposed into residential in Southfield, near the city hall.*
- Downtown Birmingham has the highest office rents in Michigan, and may be the top 100 in the US. Birmingham downtown Class-A rents are \$30-\$50 sf/yr. NNN*
- Birmingham's Class-A office rates justify the private construction of parking decks (with no public assistance) as Fuller developed behind SE Woodward-Maple. This is highly unusual.*
- Birmingham also has the highest residential rental-sale rates in Michigan, at \$3.00 -\$5.00/sf/yr. and \$300-\$1,000 sf. These are Boston and NYC prices.*
- Many businesses are relocating to Michigan due to climate change, public schools, universities, moderate politics, low-crime and to avoid flooding, storms, earthquakes, hurricanes and fires. Michigan is considered the safest state in the US.*

- *Downtown Birmingham's market residential rates can compete with the office rates, and some may likely be converted, if the city removes the on-site residential parking requirement.*
- *The demand for downtown Birmingham's office will likely remain strong and office repurposing may not be widespread. .*

Thanks for your leadership on the Birmingham plan and please call anytime if you would like to discuss further.

Best Regards,

Bob

Robert Gibbs, FASLA, AICP

President

Gibbs Planning Group, Inc.

240 Martin Street Suite 200 Birmingham, Michigan 48009 248.642.4800

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