



AGENDA
BIRMINGHAM DESIGN REVIEW BOARD
WEDNESDAY AUGUST 2, 2023
BIRMINGHAM CITY HALL, 151 MARTIN ST, COMMISSION ROOM 205, BIRMINGHAM MI *
******* 7:15 PM*******

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- 1) Roll Call
- 2) Approval of the DRB Minutes of **June 19, 2023**
- 3) Public Hearing
- 4) Design Review
 - A. **220 Park**
- 5) Sign Review
- 6) Study Session
- 7) Miscellaneous Business and Communication
 - A. Pre-Application Discussions
 - B. Draft Agenda
 1. **August 16, 2023**
 - C. Staff Reports
 1. **Administrative Sign Approvals**
 2. **Administrative Approvals**
 3. **Action List 2023**
- 8) Adjournment

*Please note that board meetings will be conducted in person once again. Members of the public can attend in person at Birmingham City Hall, 151 Martin St., or may attend virtually at:

Link to Access Virtual Meeting: <https://zoom.us/j/91282479817>
Telephone Meeting Access: 877 853 5247 US Toll-free
Meeting ID Code: 912 8247 9817

Notice: Individuals requiring accommodations, such as interpreter services for effective participation in this meeting should contact the City Clerk's Office at [\(248\) 530-1880](tel:2485301880) at least on day in advance of the public meeting.

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A PERSON DESIGNATED WITH THE AUTHORITY TO MAKE DECISIONS MUST BE PRESENT AT THE MEETING.

**Design Review Board
Minutes Of July 19, 2023**

151 Martin Street, City Commission Room 205, Birmingham, MI

Minutes of the regular meeting of the Design Review Board ("DRB") held July 19, 2023. Chair Henke called the meeting to order at 7:33 p.m.

1) Rollcall

Present: Chair John Henke; Board Members Julie Rasawehr, Michael Willoughby; Alternate Board Member Sam Lanfear

Absent: Board Members Keith Deyer, Natalia Dukas, Dustin Kolo, Patricia Lang; Alternate Board Member Samantha Cappello, Student Representative Ian Weinberg

Staff: Planning Director Dupuis; City Transcriptionist Eichenhorn

2) Approval of the DRB Minutes of June 7, 2023

07-18-23

Motion by Ms. Rasawehr

Seconded by Mr. Willoughby to approve the June 7, 2023 minutes as submitted.

Motion carried, 4-0.

VOICE VOTE

Yeas: Rasawehr, Henke, Willoughby, Lanfear

Nays: None

3) Public Hearing

4) Design Review

A. 33202 Woodward – Piety Hill Shopping Center

PD Dupuis presented the item.

07-19-23

Motion by Mr. Willoughby

Seconded by Ms. Rasawehr to approve the plans for 33202 Woodward – Piety Hill Shopping Center as submitted.

Motion carried, 4-0.

VOICE VOTE

Yeas: Rasawehr, Henke, Willoughby, Lanfear

Nays: None

B. 220 Park

PD Dupuis presented the item and answered informational questions from the DRB.

John Hindo of the Boji Group and Jeff Klatt, architect, spoke on behalf of the project.

DRB members' comments were:

- The steps should be removed, the mullions should be made to look like windows, and the planter should be extended; and,
- It would be appropriate for the applicant to return with drawings and renderings of the recommended changes.

07-20-23

Motion by Mr. Willoughby

Seconded by Ms. Rasawehr to postpone the design review for 220 Park to August 2, 2023.

Motion carried, 4-0.

VOICE VOTE

Yeas: Rasawehr, Henke, Willoughby, Lanfear

Nays: None

5) Sign Review

6) Study Session

7) Miscellaneous Business And Communications

A. Pre-Application Discussions

B. Draft Agenda

C. Staff Reports

1. Administrative Sign Approvals

2. Administrative Approvals

3. Action List 2023

8) Adjournment

No further business being evident, the Board motioned to adjourn at 7:51 p.m.



Nick Dupuis, Planning Director



Laura Eichenhorn, City Transcriptionist



MEMORANDUM

Planning Division

DATE: August 2, 2023
TO: Design Review Board
FROM: Nicholas Dupuis, Planning Director
SUBJECT: 220 Park St. – Design Review

Zoning: B4 (Business-Residential) & D4 (Downtown Overlay)
Existing Use: Commercial

Introduction

The applicant has submitted a Design Review application for modifications to an existing 3-story commercial building in Downtown Birmingham. The subject site is located on the east side of Park, north of Hamilton Row.

The building has been the subject of numerous Design Review applications over the last year that involved renovations to the main entrance and signage. The current proposal is the removal of an existing entrance along Hamilton Row, to be replaced with non-operable glass and a masonry planter box to match the existing building.

On July 19, 2023 ([Agenda](#)), the Design Review Board moved to postpone the Design Review application for 220 Park to provide the applicant an opportunity to submit a revised set of plans that removed the stairs, and changed the glazing scheme to better match the existing building and to not create a deceiving space that resembles an entrance where there is none.

Building Exterior

As the site/design plans submitted contain proposals only for new work at the existing Hamilton Row entrance, the material palette is limited and is as follows:

Material	Location	Color
Aluminum/Glass	Storefront System	Dark Bronze
Brick/Stone	Planters	Red/Natural

The proposed renovations are minor in nature in terms of new materials. However, the building is subject to the Downtown Overlay Architectural Standards as outlined in Article 3. Section 3.04 (E) of the Zoning Ordinance. The following standards apply to the proposed renovation:

1. At least 90% of the exterior finish material on all facades that face a street shall be limited to the following: glass, brick, cut stone, cast stone, coarsely textured stucco, or wood. Dryvit or E.F.I.S is prohibited.
2. The primary colors of building exteriors shall be compatible with the colors of adjacent buildings and in character with the surrounding area, although the trim may be of a contrasting color.
3. Blank walls shall not face a public street. Walls facing a public street shall include windows and architectural features customarily found on the front facade of a building, such as awnings, cornice work, edge detailing or decorative finish materials.
4. Storefronts shall be directly accessible from public sidewalks. Each storefront must have transparent areas, equal to 70% of its portion of the facade, between one and eight feet from the ground. The wood or metal armature (structural elements to support canopies or signage) of such storefronts shall be painted, bronze, or powder-coated.
5. Storefronts shall have mullion systems, with doorways and signage integrally designed. Mullion systems shall be painted, powder-coated, or stained.
6. The glazed area of a facade above the first floor shall not exceed 35% of the total area, with each facade being calculated independently.
7. Clear glazing is required on the first floor. Lightly tinted glazing is permitted on upper floors only. Windows shall not be blocked with opaque materials or the back of shelving units or signs.
8. Facade openings, including porches, windows, and colonnades, shall be vertical in proportion.
9. Facades may be supplemented by awnings, which shall be straight sheds without side flaps, not cubed or curved. Awnings shall be between 8 and 12 feet above sidewalk grade at the lower drip edge.

At this time, the applicant appears to meet the above standards with one possible exception, which will be discussed in the Planning and Zoning section below.

Signage

There are no new signs proposed as a part of the Design Review application submitted.

Lighting

There are no new light fixtures proposed as a part of the Design Review application submitted.

Planning and Zoning

As the building/site is not changing its use or size, there are no bulk, height or area requirements that must be reviewed at this time. However, there are some planning and zoning issues that require review as a part of the Design Review application submitted:

- Glazing – The applicant has indicated that the existing storefront glazing system at the entrance will be replaced. As noted above, the applicant is required to maintain 70% transparency on the storefront façade and no more than 35% transparency on the upper stories. Although the applicant has not submitted glazing calculations for the storefront facades or the upper story facades, it is clear that the applicant does not meet the storefront glazing requirements. The current condition at the storefront is considered legal non-conforming and may be allowed to continue, as the applicant is not proposing to expand the non-conformity.

The issue at hand, in the opinion of the Planning Division, is that the proposed infill of an existing entrance removes the only ingress/egress point on the entire roughly 110 ft. Hamilton Row frontage line. Although the applicant is proposing to keep the exterior stairs, which will mimic the existing conditions, users of the building will be forced to walk around the block to the Park St. entrance to access the building and its tenants. The Planning Division cites Article 3, Section 3.04 (E)(4) which states that "Storefronts shall be directly accessible from public sidewalks."

Required Attachments

	Submitted	Not Submitted	Not Required
Detailed and Scaled Site Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Interior Floor Plans	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 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"/>

Design Standards

Article 7, Section 7.09 states that the Design Review Board shall review all documents submitted pursuant to this section and shall determine the following:

1. All of the materials required by this section have been submitted for review.
2. All provisions of this Zoning Ordinance have been complied with.

3. The appearance, color, texture and materials being used will preserve property values in the immediate neighborhood and will not adversely affect any property values.
4. The appearance of the building exterior will not detract from the general harmony of and is compatible with other buildings already existing in the immediate neighborhood.
5. The appearance of the building exterior will not be garish or otherwise offensive to the sense of sight.
6. The appearance of the building exterior will tend to minimize or prevent discordant and unsightly properties in the City.
7. The total design, including but not limited to colors and materials of all walls, screens, towers, openings, windows, lighting and signs, as well as treatment to be utilized in concealing any exposed mechanical and electrical equipment, is compatible with the intent of the urban design plan or such future modifications of that plan as may be approved by the City Commission.

Planning Division Analysis

Based on the requirements of Article 7, Section 7.09, the Planning Division recommends that the Design Review Board **DENY** the Design Review application for 220 Park. The application does not meet the standards for Design Review and will create a poor urban condition along Hamilton Row.

Sample Motion Language

Motion to **DENY** the Design Review application for 220 Park. The application does not meet the standards for Design Review and will create a poor urban condition along Hamilton Row.

OR

Motion to **APPROVE** the Design Review application for 220 Park.

OR

Motion to **POSTPONE** the Design Review application for 220 Park pending receipt of the following:

1. _____
2. _____
3. _____

Boji Group

220 Park Street-Phase 5
Birmingham, MI 48009

[illegible]

Do not scale drawings. Use
calculated dimensions only.
Verify existing conditions in
field.

Enlarged Plans

22-014

As indicated

Λ 30

A.301.A

1. DESIGN INTENT IS TO EXTEND EXISTING PLANTERS AND EXISTING GLAZING SYSTEM, EXISTING FOUNDATION TO REMAIN, NEW PLANTER STRUCTURAL WALLS TO THE INTO EXISTING FOUNDATION, LINE OF NEW WALLS TO FOLLOW EXISTING WALL LINE (TYP.)
2. CONTRACTOR TO VISIT PREMISES TO BECOME FAMILIAR WITH EXISTING CONDITIONS, VERIFY THE SCOPE OF WORK AND EVALUATE POTENTIAL PROBLEMS ATTENDANT TO ITS EXECUTION
3. THE SUBMISSION OF PRICING SHALL BE EVIDENCE THAT THE CONTRACTOR HAS FULLY EVALUATED POTENTIAL PROBLEMS AND LATER ADDITIONAL COST CLAIMS FOR LABOR, EQUIPMENT, MATERIAL OR HARSHNESS WILL NOT BE CONSIDERED.
4. THE DOCUMENTS, DRAWINGS, AND CONSULTANT DOCUMENTS ARE COMPLEMENTARY IN NATURE, WHAT IS CALLED FOR BY ONE IS BINDING BY ALL, INFORM KRIEGER KLATT ARCHITECTS (KKA) OF ANY DISCREPANCIES SHOULD THEY OCCUR.
5. INFORMATION SHOWN ON THESE DRAWINGS IS BASED ON INFORMATION PROVIDED TO OR OBTAINED BY KKA INDICATING EXISTING CONDITIONS, CONTRACTOR IS TO VERIFY DIMENSIONS IN FIELD & NOTIFY ARCHITECT OF ANY DISCREPANCIES, ACTUAL FIELD CONDITIONS MAY VARY FROM THOSE INDICATED HEREIN, SHOULD ACTUAL CONDITIONS DIFFER SUBSTANTIALLY FROM THOSE INDICATED ON THE DRAWINGS OR FROM THOSE ORDINARILY ENCOUNTERED IN RENOVATION WORK OF THIS TYPE, PROMPTLY NOTIFY KKA BEFORE ANY OF THESE CONDITIONS ARE DISTURBED, FAILURE TO DO SO MAY WAIVE THE CONTRACTOR'S RIGHT TO ADDITIONAL TIME OR OTHER CONSIDERATIONS DUE TO SUCH CONDITIONS.
6. WORK PERFORMED SHALL BE DONE IN ACCORDANCE WITH APPLICABLE CODES AND REGULATIONS, NOTHING IN THE DRAWINGS OR RELATED DOCUMENTS IS TO BE CONSTRUED AS REQUIRING OR PERMITTING WORK THAT IS CONTRARY TO CODE REQUIREMENTS.
7. MANUFS RECOMMENDED INSTALLATION METHODS SHALL TAKE PRECEDENCE OVER METHODS RECOMMENDED ON THE CONSTRUCTION DOCUMENTS.
8. BASE BUILDING ELEMENTS (ACCESS COMPONENTS, EGRESS COMPONENTS, ETC.) TO COMPLY WITH ALL APPLICABLE CODES AND ADA ACCESSIBLE GUIDELINES.
9. PATCH & REPAIR ALL EXISTING WALLS TO REMAIN, MATCH EXISTING ADJACENT SURFACES, VERIFY ALL FINISH SELECTIONS WITH OWNER.
10. FIRST FLOOR ENTRANCE AND EXIT DOORS WILL HAVE BARRIER FREE ACCESSIBILITY.

1. NEW 4,000 PSI CONCRETE SLAB WITH #6 REINFORCEMENT @ 5 MIL VAPOR BARRIER TO MATCH EXISTING CONCRETE SLOPE TO EXISTING DRAINAGE. CONTROL JOINTS @ 10'-0" MAX SPACING (TYP) WITH PLANTING MEDIA ABOVE.
2. LINE OF EXISTING FOUNDATION EDGE TO REMAIN. VERIFY EXACT LOCATION IN FIELD (TYP.)
3. CAST LIMESTONE CAP REFER TO PLAN FOR SLOPE DIRECTION (TYP.)
4. EXISTING SIDEWALK TO REMAIN. REPLACE/REPAIR AT AREAS OF NEW WORK (TYP.)
5. EXISTING BRICK VENEER TO BE TUCKPOINTED AND REPAIRED AS REQUIRED DUE TO DEMOLITION (TYP.)
6. PATCH SURROUNDING CONCRETE IN WORK AREAS.
7. SLAB ELEVATION TO MATCH EXIST. PLANTING SLAB BASE ELEVATION.
8. EXIST. STAIR AND LANDING TO REMAIN REPAIR AND RESURFACE AS NEEDED. SUBMIT SHOP DRAWING FOR REVIEW & APPROVAL. (TYP.)
9. EXISTING LIMESTONE CAP PATCH AND REPAIR WHERE DEMO HAS OCCURRED

1.	NOT USED
2.	NOT USED
3.	EXISTING DOOR, GLAZING, RAILING AND KNEE WALL TO BE REMOVED COMPLETE. PREP FOR NEW PLANTER CONFIGURATION, PORTION OF EXTERIOR BRICK GLAZING TO BE REMOVED SAVE AND STACK BRICKS FOR NEW PLANTER WALL. PATCH AND REPAIR WHERE EXISTING WALL DEMO HAS OCCURRED
4.	EXISTING CONCRETE STAIRS TO REMAIN
5.	NOT USED
6.	PATCH AND REPAIR FLOORING WITH LIKE MATERIALS WHERE EXISTING WALL DEMO HAS OCCURRED.
7.	REMOVE EXISTING EXTERIOR SOFFIT SYSTEM. LIGHTING FIXTURES ABOVE AS REQUIRED. COORDINATE WITH NEW CONFIGURATION REPLACE WITH INTERIOR CEILING FINISH TO MATCH
8.	PATCH AND REPAIR ALL DRYWALL. PREP FOR NEW FINISHES


$$1/2'' = 1'-0''$$


A.101.1 $1/2'' = 1'-0''$



A 200

$$1/2^* = 1^* - 0^*$$


G 000 A $1/2'' = 1'-0''$

Boji Group

220 Park Street-Phase 5
Birmingham, MI 48009

[illegible]

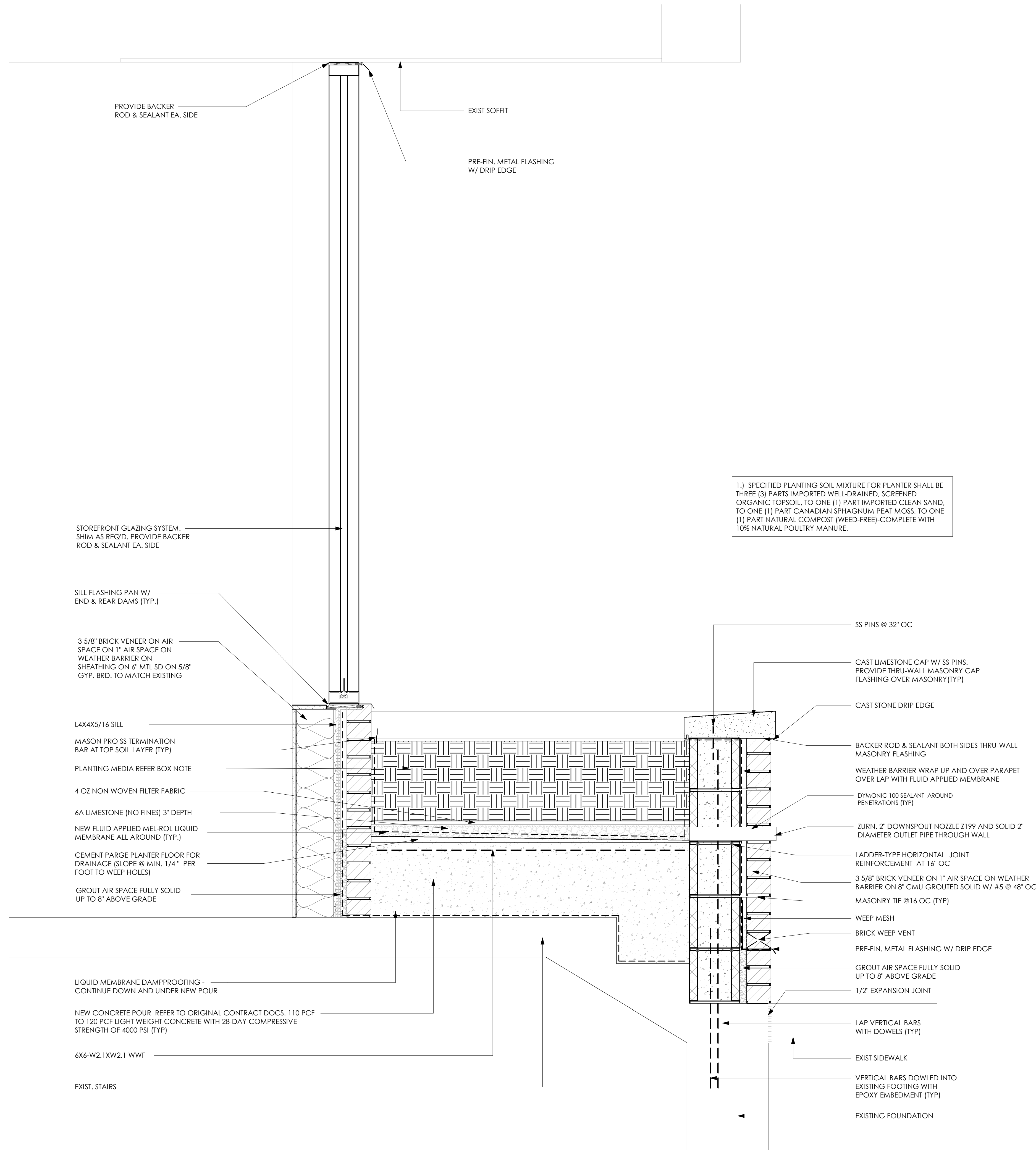
Do not scale drawings. Use
calculated dimensions only.
Verify existing conditions in
field.

Section Details

22-014

 $1\ 1/2'' = 1'-0''$

A.302.A



1 Section at Planter
A.301/A 1 1/2" = 1'-0"



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 - B. Draft Agenda
 1. **September 6, 2023**
 - C. Staff Reports
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Design Review Board Action List – 2023

Design Review Board	Quarter	In Progress	Complete
Signs vs. Designs	1 st (January-March)	<input type="checkbox"/>	<input type="checkbox"/>
Update Sign Ordinance	2 nd (April-June)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Create New Informational Artwork for Sign Ordinance	3 rd (July-September)	<input type="checkbox"/>	<input type="checkbox"/>
Sign Ordinance Enforcement	4 th (October-December)	<input checked="" type="checkbox"/>	<input type="checkbox"/>