



ARCHITECTURE REVIEW COMMITTEE

Adams Fire Station
572 S. Adams, Birmingham, MI

WEDNESDAY – MARCH 23, 2016
3:00 PM

NOTICE OF MEETING

PLEASE TAKE NOTICE that a Regular Meeting of the Architectural Review Committee will take place on Wednesday, March 23, 2016 at the Adams Fire Station, at 572 S. Adams, Birmingham, MI 48009. The meeting will begin at 3:00 p.m.

MEETING AGENDA

1. Roll Call
2. Approval of Minutes from December 17, 2015 meeting
3. Review of the plans for the Chesterfield Fire Station
 - a. Review of Needs Assessment
 - b. Site Review
 - c. Design Review
4. Adjournment

Approved minutes of this meeting will be available in the City Manager's Office or online at www.bhamgov.org.

THIS NOTICE IS GIVEN in accordance with Act 261, 1968 Public Act 267.

Posted: March 21, 2016

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

Persons with disabilities that may require assistance for effective participation in this public meeting should contact the City Clerk's Office at the number (248) 530-1880, or (248) 644-5115 (for the hearing impaired) at least one day before the meeting to request help in mobility, visual, hearing, or other assistance.

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



DRAFT – NOT APPROVED

Architectural Review Committee

City Hall Lower Level Conference Room, 151 Martin St.

248.530.1880

Thursday, December 17, 2015

Meeting called to order at 4:03 p.m.

Present: Larry Bertollini, Scott Bonney, Christopher Longe, Stacy Peterson

City Staff: Joe Valentine, City Manager
Jana Ecker, Planning Director
John Donohue, Assistant Fire Chief
Joellen Haines, Assistant to the City Manager

There was discussion by Larry Bertollini regarding approval of the minutes from the December 1, 2015 meeting. Mr. Bertollini said he didn't recall the Committee directing but rather discussing that the floor plan of the station should have the living quarters on the east side. Mr. Bonney said the merits of both plans were discussed, and the group settled on the idea that the living quarters be oriented on the east side. Bertollini wanted to strike that the Committee directed the orientation of the plan, only discussed the orientation as it was presented. Bertollini said he wanted it noted that in the site plan, the reason they recommended taking down the screen wall was because they had concerns that truck maneuvering would be tight, but it was the best that could be done with the size of the site.

Motion by Larry Bertollini to approve the minutes as amended to strike that the Committee directed the orientation of the floor plan from the December 1, 2015 meeting, seconded by Scott Bonney, 3 yeas, 0 nays. The meeting notes from December 1, 2015 were approved as amended; 3-0.

Stacy Peterson presented drawings based on the Dec. 1, meeting of the ARC regarding the Chesterfield Fire Station which addressed the comments from the Planning Board and the Architectural Review Committee. Sidock presented a different style, incorporated a lot more light into the apparatus bays, added additional-sized windows and orientation, improving the day room and the kitchen and dining areas and developed a site plan that addresses a public entry-way with screening and privatization of the patio area.

Scott Bonney noted that this new design suggests flat roofs of all varying heights, and said it suggests that one bay area would have to get taller for clearance to use the mezzanine as an exercise and storage unit. Bonney commented on how this design is quite a bit lower than the original, and said he likes that the design is discreet; with a more modern flair. Chris Longe agreed with him. Bonney said he personally liked the use of the clerestories to get light in, and the flag pole incorporated into the front gives it a classic look and makes a focal point. Bonney

noted that the design proposes incorporating some cast stone into the side brick, which he would encourage as a nice idea. Bonney said he likes idea of a canopy which provides a great place for signage; to him it's classy and feels like a lot of what is done in the downtown for retail signage, and makes it feel a little bit more urban and less suburban.

Bertollini said he thinks Peterson has listened to what the Committee has recommended and appreciates the effort that was put into it. He noted that with the clerestory, the mezzanine area can get light, which makes a real nice entry. Bertollini said with regard to the placement of the parking area, the architects may want to get their pros and cons together if the Planning Board decides to address the idea of moving the entry to the east side. Bertollini said he is more in keeping with the existing scheme, because the fire fighters have a nice corner living space, but if the public visits, visitors have to walk across the bay area in front of the building. Bonney said he doesn't think the public visits to the fire station are a common occurrence. Longe agreed. Bonney said it's not like City Hall; it's for an occasional event held at the fire station that people would be visiting.

Assistant Fire Chief John Donohue commented that when they have large groups, they are brought in through the apparatus bay area which is open, and through the side door. When asked what he thought of the design by the Committee, Donohue said he thought it was a remodel of Chesterfield Fire Station. And the glass that is proposed all the way around has maintenance concerns. The fire station is designed for functionality, housing equipment, housing personnel and has become a place of refuge. By placing glass all the way around, it makes the station not a place of refuge for citizens if they were to come to the station to take shelter. As far as the mezzanine being all glass, trucks are washed three times a day, and on a 93 degree day, the apparatus bay is already hot, not air conditioned, and for that to be a workout area with all that glass, it's going to be 110 degrees, which is unusable. And, if it is going to be glass, he doesn't want his personnel working out in the front of the station and being visible.

Joe Valentine asked for clarification from Peterson about the temperature in the mezzanine which may make the area unusable in the summer area. Peterson said that on a 100 degree day, it would be unusable, but in a normal summer day, 80-90 degrees, there will be a lot of air circulation in that area. It has been done before, but this is not an air-conditioned space.

Donohue said that once those trucks are washed, the humidity rises, and it is already hot and would be unusable space. Longe suggested that all the glass as a design scheme, that the amount of glass does not have to be as grand as it is here. Longe said the amount of glass was probably put in as a result of ARC and Planning Board comments. Longe said the size of the windows in the bay could probably be cut down.

Bertollini asked Donohue to talk about the fire station being a place a refuge. Donohue said it has become a place of refuge when there are tornadoes or power outages, and people come into the station to get information and reassurance, and having that type of glass in there is not desirable for protecting the equipment, the personnel, and citizens seeking refuge at the station.

Longe said that there needs to be more balance. Bonney said he thinks Stacy has captured the idea of the truck being highly visible, but it might not be necessary to do all of it, just focus on one section, and line up one truck with graphics on the side as a feature, as opposed to doing 30 feet or 15 or 10 feet of glass. Bonney said clerestories all the way around the mezzanine seems excessive to him, and one could still capture some of that taller space and have some of it being an opaque metal stripping.

The Committee discussed the idea of creating a nice space through lighting or color and making the ceiling height taller to the clerestory above the mezzanine, but there were some considerations about exhaust getting into the living area.

Valentine asked for solutions to address the specific issue of warm temperatures in the workout area. Paddle fans were suggested to circulate the air. Bertollini questioned why it could not be air conditioned. Peterson said it would have to be sealed off from the apparatus bay to temper it. A wall fan was suggested as well.

The Committee discussed the use of a screen wall between the sidewalk and the parking space using it functionally and as an artistic element, running the wall longer and low.

The Committee made the following recommendations based on each elevation:

South Elevation

1. Add extra height to the clerestory above the mezzanine and add a pitched roof from front to rear with an overhang to shield glass.
2. Parapet capped with metal coping over stone.
3. Extend flagpole further down the building; add additional brackets for appearance and keep the flag height the same.

West Elevation

1. Include a pitched roof with less glass above bays.
2. Remove clerestory glass and leave the corner glass element;
3. Modify the proportion of the first floor window openings into apparatus bay.

North Elevation

1. Remove glass and add metal panels or Kalwall panels above bay.
2. Eliminate glass in garage door.
3. Blend roll up door color with the same color as brick.

East Elevation

1. Include a pitched roof over the clerestory, and leave the corner glass element.
2. Increase landscaping

Landscape Plan

1. Put up a screen wall element, a minimum of 12" thick, that becomes a feature that doubles as seating along the frontage of Chesterfield Road, and wrap around the corner.
2. Enhance the landscaping with big trees on the property.
3. Use high quality barrier free signage for the area in front of the building.

The meeting was adjourned at 5:30 p.m.

**Zoning Compliance Summary Sheet
Final Site Plan Review
Chesterfield Fire Station**

Plans that were submitted are not dimensioned, therefore exact measurements regarding overall height and setbacks are estimates only.

Existing Zoning: PP, Public Property (reviewed as B1, Neighborhood Business, zoning of Mills Pharmacy plaza across the street)

Existing Land Use and Zoning of Adjacent Properties:

	North	South	East	West
Existing Land Use	Single-Family Residential	Apartments, Multiple Family	Two-Family Residential	Single Family Residential
Existing Zoning District	R-1, Single Family Residential	R-5, Multiple Family Residential	R-4 Two Family Residential	R-1, Single Family Residential

Land Area:	existing:	N/A
	proposed:	N/A
No. Dwelling Units:	existing:	0
	proposed:	0
Minimum Lot Area:	required:	N/A
	proposed:	N/A
Minimum Floor Area:	required:	N/A
	proposed:	N/A
Maximum Total Floor Area:	required:	N/A
	proposed:	approx. 10,000 sq. ft.
Front Setback:	required:	0
	proposed:	36.75 ft.
Side Setbacks:	required:	0
	proposed:	West side –approx. 40.00 ft. East side – approx.. 160 ft.
Rear Setback:	required:	20 ft.
	proposed:	approx. 25 ft.

Minimum Open Space:	required:	N/A
	proposed:	N/A
Lot Coverage:	required:	N/A
	proposed:	N/A
Max. Bldg. Height:	permitted:	30 ft. & 2 stories
	proposed:	Approx. 30 ft. & 2 stories
Parking:	required:	N/A
	proposed:	11 parking spaces

Additional items that may require redesign or variances based on B1 zoning;

Landscaping – Required street trees, trees on site and to break up large expanses of pavement in parking and drive areas, minimum size requirements for all vegetation.

Lighting – Need specs on all exterior fixtures to determine if they are cut-off, need a full photometric to determine if light trespass and variation ratio standards are met at property lines and within the parking and drive areas.

Screening – Screenwall along south and west property lines should be 32" per the ordinance, currently at 27" or 37" respectively

Window glazing – North and east elevation do not appear to meet 70% requirement, west elevation has blank sections longer than 20'.



MEMORANDUM

Planning Division

DATE: February 10, 2016

TO: Joseph A. Valentine, City Manager

FROM: Jana L. Ecker, Planning Director

SUBJECT: Chesterfield Fire Station Courtesy Review by Planning Board

Below is a list of all comments made by members of the Planning Board during the two courtesy reviews of the proposed Chesterfield Fire Station held in November 2015 and January 2016. Detailed minutes are also attached for your review.

Planning Board Comments November 11, 2015

- There is 70 ft. of blank wall along Chesterfield, and on east side there is one lone window. The City seems not to hold itself to the same high standards as it does for private developers.
- The dumpster is in a bad location. It should be less visible.
- The renderings do not show context of the project.
- The west elevation is not attractive.
- The building should be laid out as a mirror image so the blank wall would be facing the green space to the east.
- There is nothing unique about this fire station, as there should be because it is a civic building.
- The pedestrian entryway seems dwarfed.
- A drive to nowhere comes in off of Fairfax.
- A better process is needed for courtesy reviews.

- How much additional cost there would be to relocate the sewer and water lines to the east? The board would never let this placement happen with a private developer, particularly with no plans for the east portion of the property.
- Concern about the impact the generator has on the neighboring businesses and residences when it runs.
- There is too much unbroken mass on the west elevation so close to Chesterfield.
- The parking lot that butts up to Chesterfield without a screen wall and landscaping is a concern.
- Where public buildings are not held to the same high standards as private, there should be a good, well-articulated, reason.
- The building as designed is not good enough for Birmingham.
- No screen wall is called out on the site plan along the north property line.
- The sheer size of the curb cut is troubling; it must be doubled from what is existing.
- This site plan as submitted by a private developer would never be passed. There are too many things related to screening, screening adjacent to residential, placement of the building, massing, windows, connection to the street - in addition to the design elements that were discussed.
- Perhaps the City Commission should require all buildings to go through site plan review.
- Concern that there has been no public notification for a publicly funded project of this size.
- Concern as to why the Architectural Review Committee wasn't included in the design phase.

Planning Board Comments
January 27, 2016

- Increase the glazing along Chesterfield.
- Add more landscaping.
- Creating a respite area along walkways.

- Locate transformer and generator to the rear of the building.
- Surface parking lot should not extend out in front of the face of the building on Chesterfield.
- Dumpster should be inside the building or adjacent to the Fire Station, not pushed up against the screen wall next to a single-family residence.
- Planning Board wanted to see the project set in context.
- Building footprint and layout should be a mirror image.
- Sign should read "Birmingham Fire Station, Chesterfield Branch" rather than "Chesterfield Fire Station".
- There is too much building jammed into too little space on the west side of the lot. If the sewers have to be relocated to make the building fit the site, that should be done. The building is too close to Chesterfield; it should extend further east and less north/south.
- Objection to the use of translucent panels in the design of a building located on a major thoroughfare.
- Objection to the proposed bench as it is not one of the City standard benches.
- The sidewalk treatment at the rear parking area is incorrect.
- The sheer size of the drive approach onto Maple Rd. is too large.
- There is a lack of public notification for a publicly funded project.
- Public projects should be brought to the same high standards as private projects.
- Include the neighbors in a design workshop.
- ARC has not seen this latest presentation nor are they happy with the design.
- A review of the process for public facilities should be completed prior to reviewing this project.

B1 District

Article
02

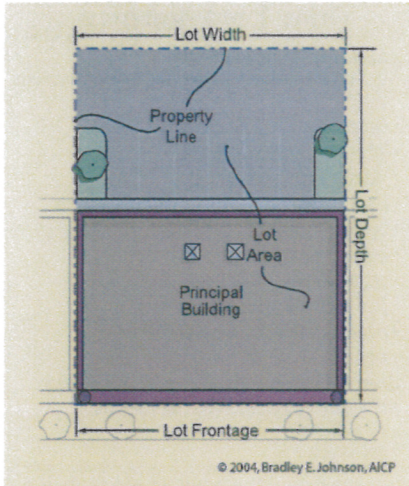
2.27 B1 (Neighborhood Business) District Intent, Permitted Uses, and Special Uses.

District Intent	Permitted Uses	Other Use Regulations
<p>The B1 (Neighborhood Business) District is established for the convenience of shopping for persons residing in adjacent residential areas to permit only such uses as are necessary to satisfy those limited basic shopping and/or service needs which by their very nature are not related to the shopping pattern of the general business district.</p>	<p>Institutional Permitted Uses</p> <ul style="list-style-type: none"> • church • community center • government <u>office</u> • government use • <u>school</u> - private, public • social club <p>Recreational Permitted Uses</p> <ul style="list-style-type: none"> • recreational club • swimming pool - public , <u>semiprivate</u> <p>Commercial Permitted Uses</p> <ul style="list-style-type: none"> • bakery • barber/beauty salon • drugstore • dry cleaning • <u>grocery store</u> • hardware store • neighborhood convenience store • office • shoe store/shoe repair • tailor <p>Other Permitted Uses</p> <ul style="list-style-type: none"> • utility substation 	<p>Accessory Permitted Uses</p> <ul style="list-style-type: none"> • alcoholic beverage sales* • kennel* • laboratory - medical/dental* • loading facility - off-street* • <u>outdoor cafe</u> • parking facility - off-street* • sign <p>Uses Requiring a Special Land Use Permit</p> <ul style="list-style-type: none"> • alcoholic beverage sales (off-premise consumption) • alcoholic beverage sales (on-premise consumption) • child care center • <u>continued care retirement community</u> • <u>independent hospice facility</u> • drive-in facility* • gasoline full service station* • <u>skilled nursing facility</u>
	*= Use Specific Standards in Section 5.09 Apply	*= Use Specific Standards in Section 5.09 Apply

B1 District

Article 02

2.28 B1 (Neighborhood Business) District Development Standards.



Minimum Lot Area Per Unit:

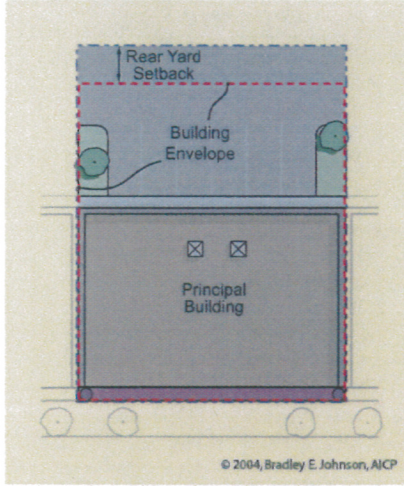
- n/a

Minimum Open Space:

- n/a

Maximum Lot Coverage:

- n/a



Minimum Front Yard Setback:

- n/a

Minimum Rear Yard Setback:

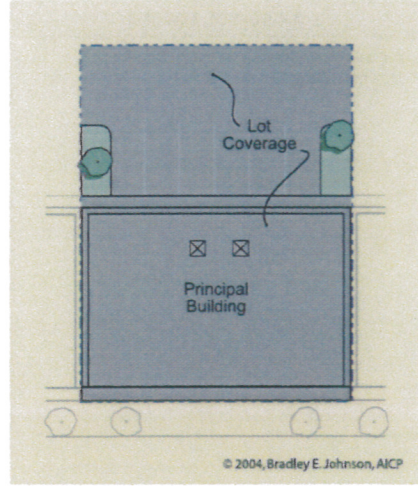
- 10 feet when the rear open space abuts a P, B1, B2, B2B, B2C, B3, B4, O1, or O2 zoning district
- 20 feet when adjacent to a residential zoning district

Minimum Combined Front and Rear Setback:

- n/a

Minimum Side Yard Setback:

- 0 feet

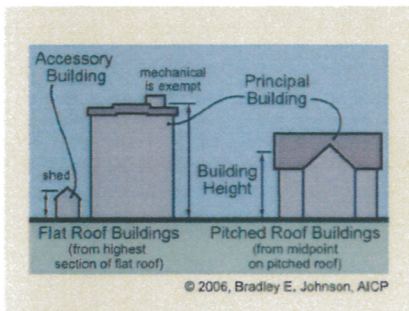


Minimum Floor Area Per Unit:

- n/a

Maximum Total Floor Area:

- n/a



Maximum Building Height:

- 30 feet
- 2 stories

Additional Development Standards that Apply

Accessory Structure (AS)

- AS-01..... Page 4-3
- AS-03..... Page 4-4
- AS-05..... Page 4-4

Essential Services (ES)

- ES-01..... Page 4-7

Fences (FN)

- FN-01..... Page 4-8

Floodplain (FP)

- FP-01..... Page 4-9

Height (HT)

- HT-01..... Page 4-12
- HT-02..... Page 4-12
- HT-03..... Page 4-12

Landscaping (LA)

- LA-01..... Page 4-14

Lighting (LT)

- LT-01..... Page 4-18
- LT-02..... Page 4-21

Loading (LD)

- LD-01..... Page 4-22

Lot (LO)

- LO-01..... Page 4-24

Open Space (OS)

- OS-01..... Page 4-25

Operation (OP)

- OP-02..... Page 4-28

- OP-03..... Page 4-28

Outdoor Dining (OD)

- OD-01..... Page 4-29

Parking (PK)

- PK-01..... Page 4-30

- PK-02..... Page 4-32

- PK-03..... Page 4-32

Screening (SC)

- SC-01..... Page 4-36

Setback (SB)

- SB-01..... Page 4-39

Storage and Display (SD)

- SD-01..... Page 4-40

- SD-05..... Page 4-41

Structure (SS)

- SS-01..... Page 4-42

- SS-03..... Page 4-42

Temporary Use (TU)

- TU-01..... Page 4-45

- TU-04..... Page 4-46

Utility (UT)

- UT-01..... Page 4-47

Vision Clearance (VC)

- VC-01..... Page 4-50



MEMORANDUM

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DATE: February 15, 2016

TO: Joseph A. Valentine, City Manager

FROM: Jana L. Ecker, Planning Director

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