



ARCHITECTURE REVIEW COMMITTEE
CITY HALL CONFERENCE ROOM 202
151 MARTIN ST, Birmingham, MI

FRIDAY – February 8, 2019
8:30 a.m.

NOTICE OF MEETING

PLEASE TAKE NOTICE that a Regular Meeting of the Architectural Review Committee will take place on Friday, February 8, 2019 in City Hall Conference Room 202, at 151 Martin St., Birmingham, MI 48009. The meeting will begin at 8:30 a.m.

MEETING AGENDA

1. Roll Call
2. Approve minutes from the Nov. 9, 2018, ARC meeting.
3. Review updated designs of river access, and southern island Lot 6
4. Develop concept design for the northwest corner of Park Street and Hamilton Ave.
5. Adjournment

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

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

Posted: Feb. 4, 2019

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).



Architectural Review Committee - DRAFT

Conference Room 203
151 Martin St., Birmingham, MI 248.530.1807
Friday, November 9, 2018

Meeting called to order at 9:07 a.m.

Present: Larry Bertollini, Chris Longe

1 vacancy:

City Staff: Joe Valentine, City Manager
Lauren Wood, Director of DPS
Mike Jurek, Assistant Foreman, Parks and Forestry
Paul O'Meara, City Engineer
Austin Fletcher, Assistant City Engineer
Joellen Haines, Assistant to the City Manager

There was discussion on approving of the May 18, 2018 ARC meeting minutes. Larry Bertollini made a motion to approve the minutes, seconded by Chris Longe. All were in favor.

Joe Valentine advised that because there are plans to increase the parking in Lot 6, there is an opportunity to make some enhancements to the east corner access to the water. Austin Fletcher advised that the plans labelled "Concept A and Concept B" were designed by the HRC for the Engineering Department and provide a starting point for discussion by the ARC.

Bertollini suggested the possibility of a guard rail, and said he does not like to see a lot of concrete where the access is, and hopes the design follows the contour of the river. Longe said he agrees with Larry and likes a more natural, green area instead of a paved area, and suggested looking into tiered rock with a wide face, and use irregular shaped shelf rock or flagstone as paving. Longe said there should be more canopy-type trees, and less evergreen, so you can walk underneath. He likes the benches to offer a less formal environment.

Mike Jurek and Lauren Wood said DPS has recycled benches, both with and without backs available for use. Everyone agreed that two benches are sufficient.

Bertollini agreed with Longe that more natural elements should be added, and talked about ADA accessibility. Longe suggested a smaller entrance area which widens at the river and creates a more gradual decline rather than a drop off.

Action Items based on ARC comments:

1. Follow the contour of the river with the design
2. Consider placement of a guard rail along the water, if needed
3. Consider pervious material rather than concrete
4. Consider tiering the edge with limestone rather than rocks
5. Consider a smaller entrance which widens at the river

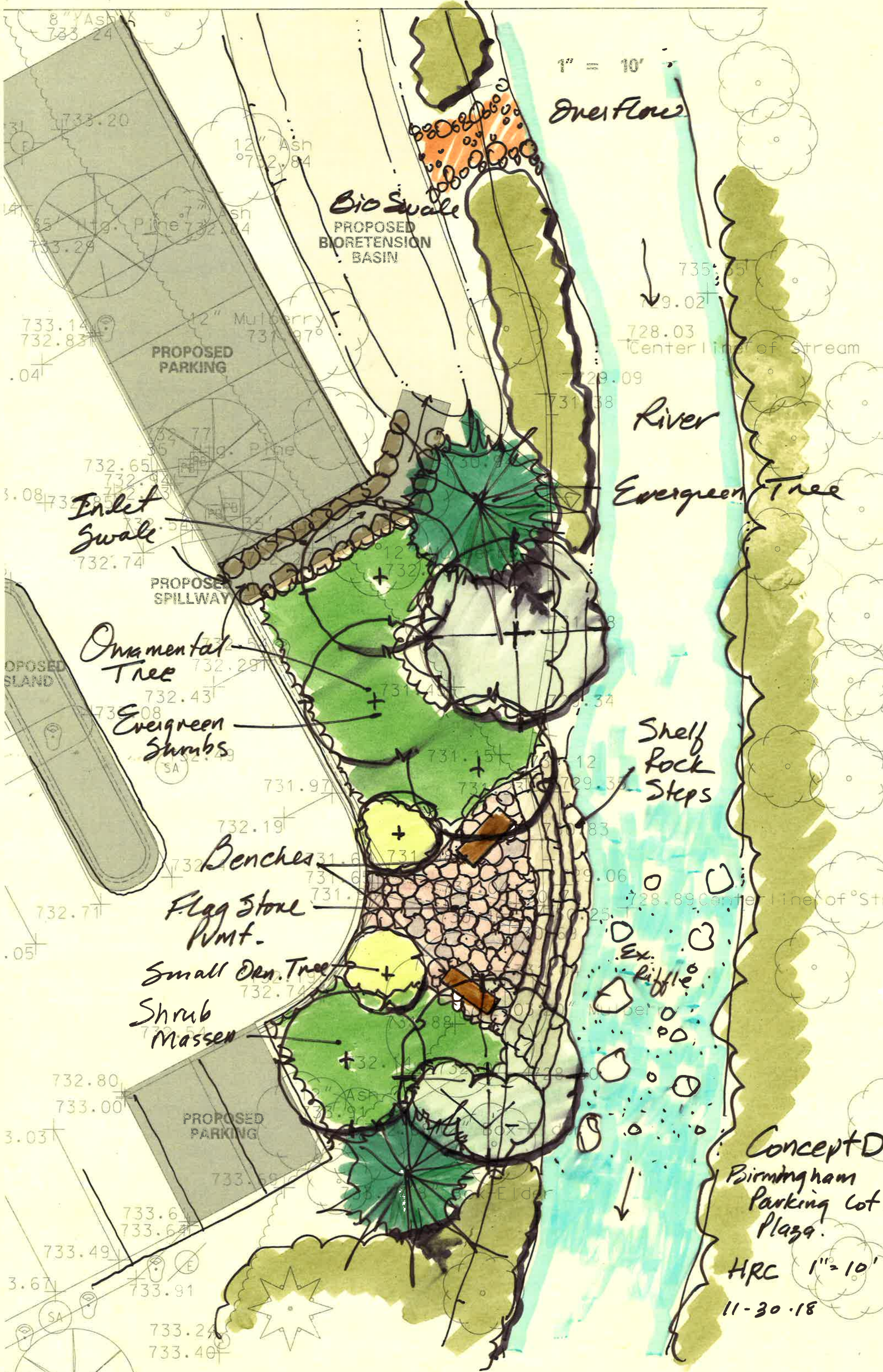
6. Consider Shelf rock for paving or flagstone
7. Consider greening along edge near lot with more trees/vegetation
8. Consider more canopy trees/less evergreens
9. Keep two benches

A motion was made by Longe to consider the ARC comments into the revised plans, seconded by Bertollini; 2 yeas, 0 nays.

The meeting was adjourned at 9:40 a.m.

Manager's Directives Resulting from the Architectural Review Committee Meeting of November 9, 2018:

1. **To incorporate the action items by the ARC into the revised plan for the Lot 6 water access.**
 - 1) Follow the contour of the river with the design
 - 2) Consider placement of a guard rail along the water, if needed
 - 3) Consider pervious material rather than concrete
 - 4) Consider tiering the edge with limestone rather than rocks
 - 5) Consider a smaller entrance which widens at the river
 - 6) Consider Shelf rock for paving or flagstone
 - 7) Consider greening along edge near lot with more trees/vegetation
 - 8) Consider more canopy trees/less evergreens
 - 9) Keep two benches



1" = 10'

Overflow

Bio Swale

PROPOSED
BIORETENTION
BASIN

PROPOSED
PARKING

Centerline of Stream

River

Evergreen Tree

Inlet
Swale

PROPOSED
SPILLWAY

Ornamental
Tree

Evergreen
Shrubs

Shelf
Rock
Steps

Benches

Flag Stone
Pvmt.

Small Orn. Tree

Shrub
Masses

Ex.
Riffle

PROPOSED
PARKING

Concept D

Birmingham
Parking Lot
Plaza

HRC 1" = 10'

11-30-18

CITY OF BIRMINGHAM
MUNICIPAL PARKING
LOT No. 6



Dense Yew Shrubs



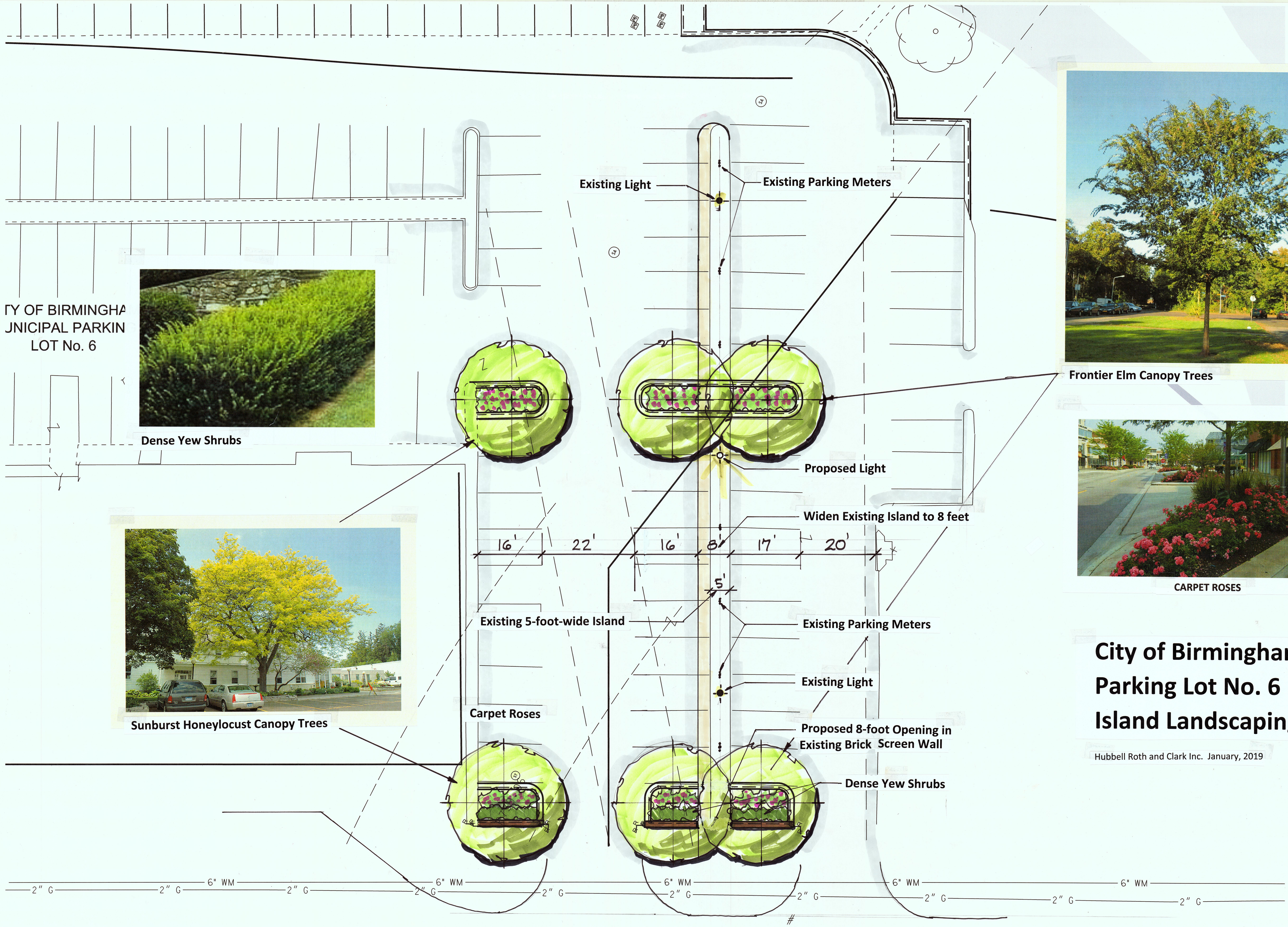
Sunburst Honeylocust Canopy Trees



Frontier Elm Canopy Trees



CARPET ROSES



City of Birmingham Parking Lot No. 6 Island Landscaping Plan

Hubbell Roth and Clark Inc. January, 2019

Engineering Dept.

DATE: February 5, 2019

TO: Architectural Review Committee

FROM: Paul T. O'Meara, City Engineer

SUBJECT: Park St. & Hamilton Ave. – Northwest Corner

The Engineering Dept. is currently preparing plans to replace the pavement on Park St. from Oakland Blvd. to Hamilton Ave. during the 2019 construction season. At this time, it appears that the sidewalks will be removed on the majority of the block, then replaced to match the streetscape theme that was constructed recently both in front of the Park St. Parking Structure, and on Hamilton Ave. The downtown streetscape theme will include a small sawcut joint patterned regular concrete sidewalk, accented by an exposed aggregate section between the main sidewalk and the curb of the new street.

At the northwest corner of Park St. and Hamilton Ave., the right-of-way is larger than the rest of the block. The area currently features a mature locust tree, surrounded by wood chips. Pictures of the area, as well as a topographic survey, are attached for your reference. It is our intention to hire the planning and urban design firm MKSK to help develop a concept plan to create an updated landscape feature at this location. Before they begin, ideas are being solicited from the ARC. Once a general direction is agreed upon, MKSK will prepare a plan view for review by the City Commission. (MKSK is the firm that the City hired to develop the conceptual plans that were used for the 2018 reconstruction of Old Woodward Ave.).

Here are a few things to consider on this design:

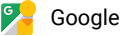
1. The majority of the block will consist of a 5 ft. wide concrete sidewalk and 4.5 ft. wide exposed aggregate section behind the back of the curb. As a part of the design, we will want to install a minimum 5 ft. wide regular concrete sidewalk up against the building to create the designated path for pedestrians on this block (similar to the existing conditions). There is no need to create a secondary path along the edge of the street.
2. Our Dept. of Public Services team has attempted to grow perennials at this location in the past. They have not had much success, due to the amount of shade that the existing tree creates.
3. The City has created several small urban park areas in the Central Business District within the last fifteen years. Other such park areas include directly across the street at the southwest corner of Park St. and Hamilton Ave. Other such areas are located on Oakland Blvd., Brown St., and Chester St. Photographs of these other areas are also attached for your reference.

We look forward to receiving input from the Committee.



Image capture: Aug 2018 © 2019 Google

Birmingham, Michigan



Street View - Aug 2018

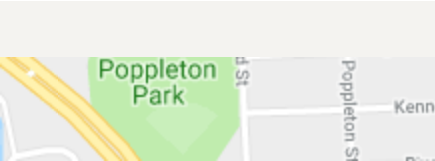
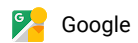


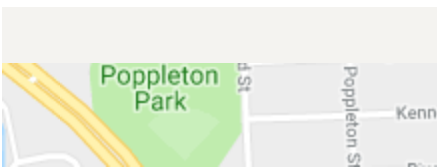


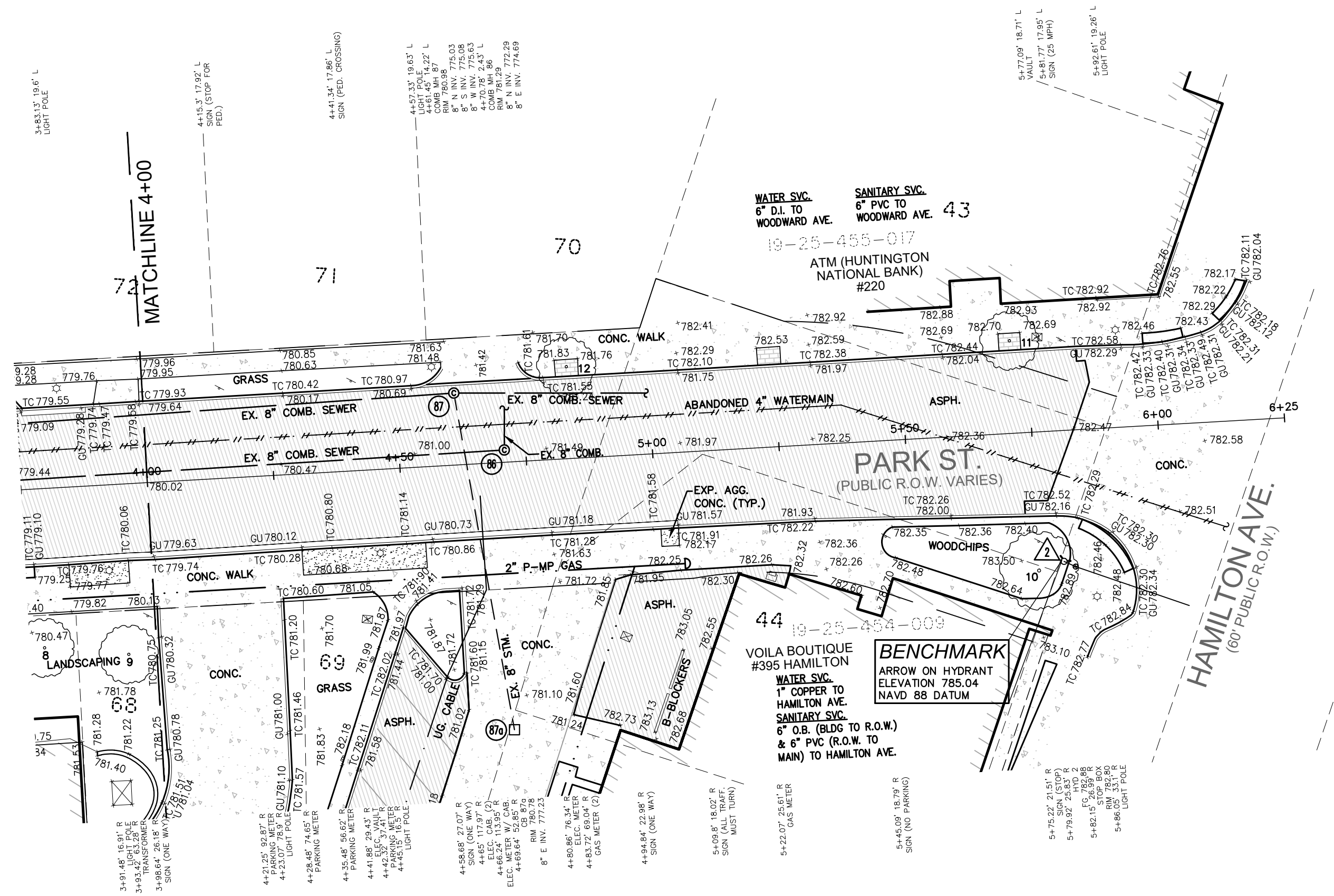
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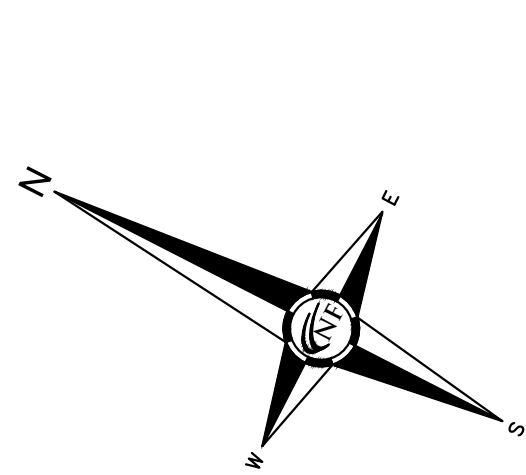
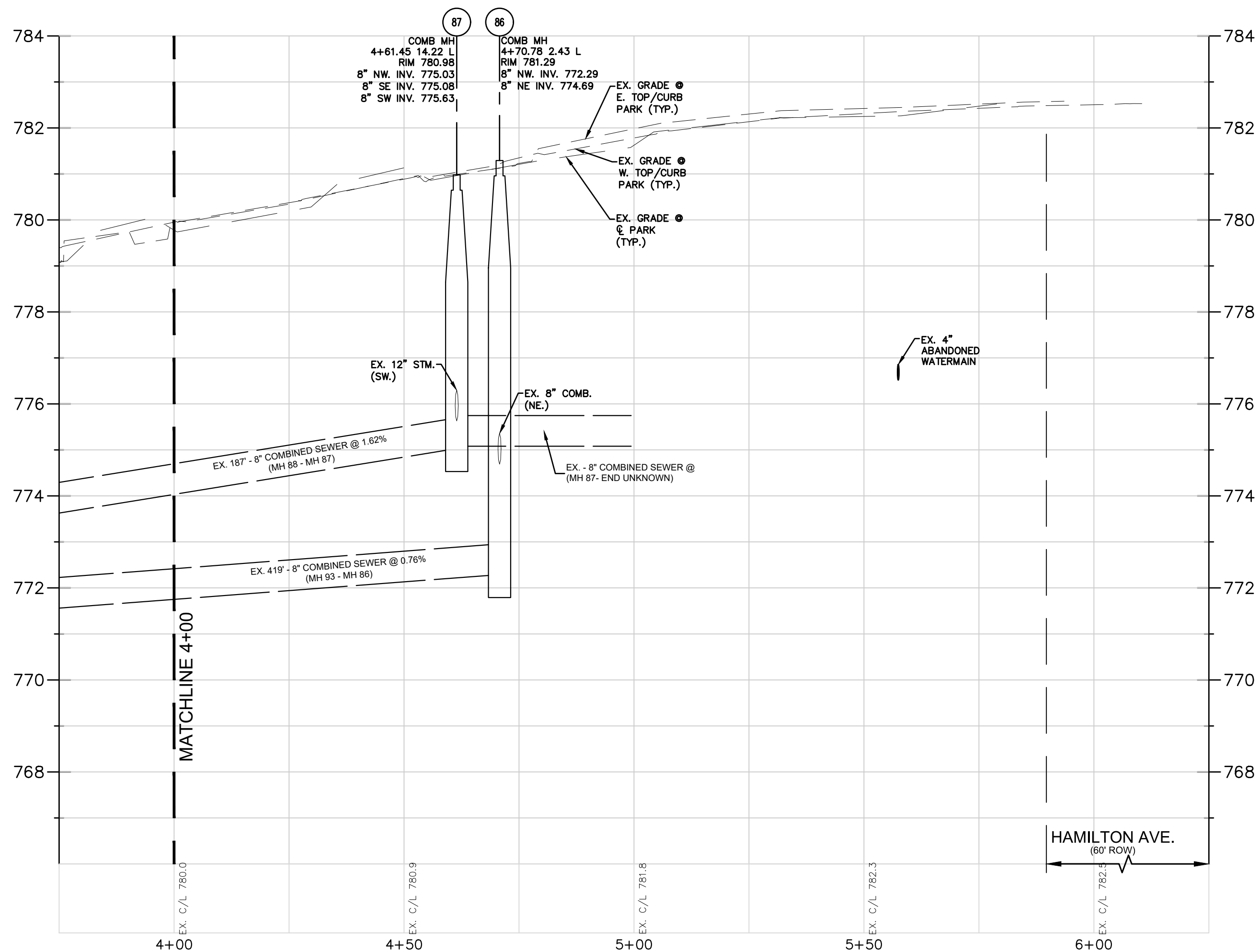
Street View - Aug 2018





Ex. Tree Information

Tree #	Botanical Name	Common Name	Dia.	Condition	Comments
10	Gleditsia triacanthos	Honeylocust	13	Good	
11	Gleditsia triacanthos	Honeylocust	4	Fair	Epicormic branching
12	Gleditsia triacanthos	Honeylocust	8	Fair	Epicormic branching, girdling roots



NF
ENGINEERS
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257

SEAL

PROJECT
2019 Collector Streets
Project #2-19(P)

CLIENT

Engineering Department
151 Martin Street
Birmingham, MI 48012

PROJECT LOCATION
Part of the NE 1/4 & SE 1/4
of Sections 36 &
Town 2 North,
Range 10 East
City of Birmingham,
Oakland County, Michigan

SHEET
Topographic / Tree Survey
Park Street
Sta. 4+00 to P.O.E.



DATE ISSUED/REVISED

DRAWN BY:
C. Daniels

DESIGNED BY:

APPROVED BY:
B. Buchholz

DATE:
1-4-2019

SCALE: 1" = 20'

NFE JOB NO.
K720

SHEET NO.
T3

UTILITY NOTE
THE LOCATIONS AND ELEVATIONS OF SOME OF THE
EXISTING UNDERGROUND UTILITIES AS SHOWN ON THE
SURVEY DRAWING WERE OBTAINED FROM MUNICIPAL
AND UTILITY COMPANY RECORDS AND MAPS.
THEREFORE, NO GUARANTEE IS EITHER EXPRESSED OR
IMPLIED AS TO THE COMPLETENESS OR ACCURACY
THEREOF. THE CONTRACTOR SHALL BE RESPONSIBLE
FOR DETERMINING THE EXACT UTILITY LOCATIONS AND
ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

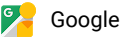
LEGEND

CLEAN-OUT	MANHOLE	EXISTING SAN/COMB SEWER
RYCE	CB	EXISTING WATER MAIN
ELEC. METER	CB END SECTION	EXISTING STORM SEWER
GAS METER	TURNING MANHOLE	EXISTING BURIED CABLES
GAS MARKER	GAS VALVE	EXISTING GAS MAIN
UTILITY POLE	LIGHT POLE	OVERHEAD LINES
STRAIN POLE	GOV WIRE	
RECORD, CURB, STOP	LANDSCAPE BED	PAVERS
EX. SOIL BORING	PUBLIC PHONE	ASPHALT
PUMP	WELL	CONCRETE
SIGN	POST/BOLLARD	EXP. AGG. CONCRETE
PARKING METER	MAIL BOX	SAWCUT CONCRETE
ROCK/BOULDER	SPRINKLER VALVE BOX	
SPRINKLER HEAD	SPRINKLER HEAD	
FOUND PROPERTY MARKER	DOWNSPOUT	
GROUND ELEVATION		



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Birmingham, Michigan



Street View - Aug 2018

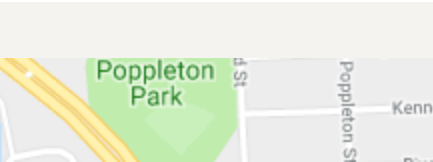
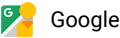




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Street View - Aug 2018

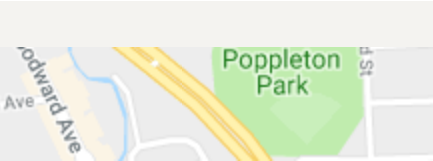
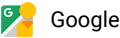




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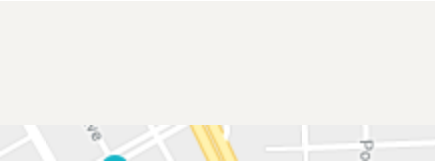




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