BIRMINGHAM CITY COMMISSION AGENDA
DECEMBER 14, 2015
MUNICIPAL BUILDING, 151 MARTIN
7:30 P.M.

I. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Rackeline J. Hoff, Mayor

II. ROLL CALL

Laura M. Pierce, City Clerk

III. PROCLAMATIONS, CONGRATULATORY RESOLUTIONS, AWARDS, APPOINTMENTS, RESIGNATIONS AND CONFIRMATIONS, ADMINISTRATION OF OATHS, INTRODUCTION OF GUESTS AND ANNOUNCEMENTS.

Announcements:

- Commissioner Birthdays – Hoff & Boutros

Appointments:

A. Appointment to the Corridor Improvement Authority.
   1. J.C. Cataldo, Property Manager, 735 Forest

B. To concur in the Mayor's appointment of _____ to the Corridor Improvement Authority to serve a four-year term to expire December 15, 2019.

C. Interviews for appointment to the Planning Board
   1. Michael Xenos, 1116 Washington
   2. Corey Jacoby, 1433 Maryland
   3. Stuart Jeffares, 1381 Birmingham Blvd.
   4. Lisa Prasad, 622 Vinewood
   5. Elicia Katrib, 1832 E. Lincoln
   6. Kathleen Devereaux, 1019 Rivenoak

D. To appoint _____ as a regular member to serve the remainder of a three-year term on the Planning Board to expire March 28, 2018.

E. Interview for appointment to the Multi-Modal Transportation Board.
   1. Amy Folberg, 1580 Latham

F. To appoint _____ to the Multi-Modal Transportation Board, as the member at large from different geographical areas of the City, to serve the remainder of a three-year term to expire March 24, 2017.

G. Interview for appointment to the Greenwood Cemetery Advisory Board.
   1. Linda Buchanan, 1280 Suffield

H. To appoint _____ to the Greenwood Cemetery Advisory Board to serve the remainder of a three-year term to expire July 6, 2016.

I. Interviews for appointment to the Cablecasting Board.
   1. R. David Eick, 559 Greenwood

J. To appoint _____ to serve the remainder of a three-year term on the Cablecasting Board to expire March 30, 2018.

K. Administration of oath to appointed board members.

IV. CONSENT AGENDA

All items listed on the consent agenda are considered to be routine and will be enacted by one motion and approved by a roll call vote. There will be no separate discussion of the items unless a commissioner or citizen so requests, in which event the item will be removed from the general order of business and considered under the last item of new business.

A. Approval of City Commission minutes of December 7, 2015.

B. Approval of warrant list, including Automated Clearing House payments, of December 9, 2015 in the amount of $3,411,990.21.

C. Resolution extending the contract with Bob Adams Towing, Inc. until February 25, 2018; further authorizing the Mayor and the City Clerk to execute the contract extension on behalf of the city.

D. Resolution approving the inter-local agreement with Oakland County for information technology services; further authorizing the Mayor and City Clerk to sign the agreement on the behalf of the City.

V. UNFINISHED BUSINESS

A. Resolution accepting the recommendation of the Multi-Modal Transportation Board, approving the provided bumpout (curb extension) policy for the City of Birmingham for all future City street projects, or private building projects, where bumpouts may be constructed.

VI. NEW BUSINESS

A. Public Hearing to consider amendments to Zoning Ordinance, Article 03, Section 3.09, Glazing and Article 04, Section 4.83, Window Standards

1. Ordinance to amend Chapter 126, Zoning: Article 03, section 3.09, Commercial/Mixed Use Architectural Requirements, to specify that the required 70% glazing is between 1' and 8' above grade on the ground floor in the Triangle District;

-AND-

2. Ordinance to amend Chapter 126, Article 04, section 4.83 WN-01 (Window Standards) to specify that the required 70% glazing is between 1' and 8' above grade on the ground floor and to prohibit blank walls longer than 20' from facing the street in all commercial zone districts.

B. Resolution approving the request to operate an assisted living facility for senior citizens at 2400–2430 E. Lincoln Street subject to the following conditions:

1. The applicant provide a detailed analysis of the glazing provided based on area and meet the glazing standards in place at the time of building permit application;
2. All improvements in the right-of-way receive approval from the Engineering Department;
3. The applicant provide a revised photometric plan that includes the foot-candle levels 5' beyond the south property line; and
4. The applicant provide specification on signage for administrative approval.

-OR-

Resolution denying the request for an assisted living facility for senior citizens at 2400 – 2430 E. Lincoln Street.

C. Resolution accepting the recommendation of the Multi-Modal Transportation Board with respect to the Haynes St. and Torry St. intersection, in accordance with the Master Plan

and the new information provided, to install a new handicap ramp in the northeast section of the intersection (in front of 1603 Haynes St.), remove the diagonal crosswalk pavement markings, and install new markings to align with the new ramp in front of 1603 Haynes St.

-OR –

Resolution taking no action.

D. Resolution to meet in closed session to discuss an attorney/client privilege communication in accordance with Section 8(h) of the Open Meetings Act.

(A roll call vote is required and the vote must be approved by a 2/3 majority of the commission. The commission will adjourn to closed session after all other business has been addressed in open session and reconvene to open session, after the closed session, for purposes of taking formal action resulting from the closed session and for purposes of adjourning the meeting.)

VII. REMOVED FROM CONSENT AGENDA

VIII. COMMUNICATIONS

A. Communication from resident re: West Maple
B. Communication from resident re: West Maple
C. Mr. & Mrs. Herbert K. Danziger, 550 Cherry Court re: 559 West Brown

IX. OPEN TO THE PUBLIC FOR MATTERS NOT ON THE AGENDA

X. REPORTS

A. Commissioner Reports
B. Commissioner Comments
C. Advisory Boards, Committees, Commissions' Reports and Agendas
D. Legislation
E. City Staff
   1. First Quarter Financial Reports, submitted by Finance Director Gerber
   2. New Development Adjacent to Manor Park, submitted by City Engineer O'Meara
   3. Relatives Serving on Same Board/Committee, submitted by City Clerk Pierce

XI. ADJOURN

NOTICE: Individuals requiring accommodations, such as mobility, visual, hearing, interpreter or other assistance, for effective participation in this meeting should contact the City Clerk's Office at (248) 530-1880 (voice), or (248) 644-5115 (TDD) at least one day in advance to request mobility, visual, hearing or other assistance.

Las personas que requieren alojamiento, tales como servicios de interpretación, la participación efectiva en esta reunión deben ponerse en contacto con la Oficina del Secretario Municipal al (248) 530-1880 por lo menos el día antes de la reunión pública. (Title VI of the Civil Rights Act of 1964).

INFORMATION ONLY

City of Birmingham
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NOTICE OF INTENTION TO APPOINT TO
BIRMINGHAM TRIANGLE DISTRICT CORRIDOR IMPROVEMENT AUTHORITY

At the regular meeting of Monday, December 7, 2015 the Birmingham City Commission intends to appoint two members to the Birmingham Triangle District Corridor Improvement Authority to serve a four-year terms to expire December 15, 2019.

Members shall be appointed by the Mayor, subject to approval by the City Commission. Not less than a majority of the members shall be persons having an ownership or business interest in property located in the Development Area. Not less than 1 of the members shall be a resident of the Development Area, or of an area within 1/2 mile of any part of the Development Area.

The authority shall operate to correct and prevent deterioration in business districts, to redevelop the City's commercial corridors and promote economic growth, pursuant to Act 280 of the Public Acts of Michigan, 2005, as amended.

Interested parties may recommend others or themselves for these positions by submitting a form available from the city clerk's office. Applications must be submitted to the city clerk's office on or before noon on Wednesday, December 2, 2015. Applications will appear in the public agenda at which time the commission will discuss recommendations, and may make nominations and vote on appointments.

NOTE: All members of boards and commissions are subject to the provisions of City of Birmingham City Code Chapter 2, Article IX, Ethics and the filing of the Affidavit and Disclosure Statement.

Applicant(s) Presented For City Commission Consideration:

Applicant Name	**Criteria/Qualifications** Must have an ownership or business interest in property located in the Development Area
J.C. Cataldo	Part of the property management team at 735 Forest

SUGGESTED ACTION:
To concur in the Mayor's appointment of _____ to the Corridor Improvement Authority to serve a four-year term to expire December 15, 2019.

MEMORANDUM

City Clerk's Office

DATE: **December 9, 2015**

TO: **Joseph A. Valentine, City Manager**

FROM: **Laura M. Pierce, City Clerk**

SUBJECT: **Appointment to the Triangle District Corridor Improvement Authority**

At the December 7th City Commission meeting, there was a question as to whether Mr. Cataldo could be reappointed to the Triangle District Corridor Improvement Authority as he no longer owns property within the district.

The Corridor Improvement Authority requires not less than a majority of the members have an ownership or business interest in property located in the development area. Mr. Cataldo has confirmed that he is part of the property management group at 735 Forest. Therefore, he meets the criteria of having a business interest in property within the development area and is eligible for reappointment to this board.

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OFFICE USE ONLY
Meets Requirements? Yes No
Confirmed Interview Date: / /
Will Attend/Unable to Attend

APPLICATION FOR CITY BOARD OR COMMISSION

(Please print clearly)

BIRMINGHAM TRIANGLE DISTRICT C.I.A. — **Board/Commission of Interest**

MEMBER — **Position of Interest**

Name JC CATALOO

Address 271 CHESTERFIELD **Business**

Phone 248.496.0096

E-mail JCCATALOO4@GMAIL.COM

Length of Residence 30 YEARS **Occupation** BUILDER.

Reason for interest I HAVE BEEN ON THIS BOARD SINCE ITS INCEPTION AND WOULD BE AVAILABLE TO SERVE ANOTHER TERM – HOWEVER – THIS PAST SUMMER I SOLD 700 FOREST AND NO LONGER OWN ANY PROPERTY IN THIS DISTRICT.

Related Employment Experience (Please indicate dates)

A.

B.

C. Part of the property management group at 735 Forest.

Education:

Past Experience or Other Relevant Information (City Boards, Churches, Civic or Community Groups, Memberships, Associations, etc. Attach resume or additional page if necessary):

To the best of your knowledge, do you or a member of your immediate family have any direct financial or business relationships with any supplier, service provider or contractor of the City of Birmingham from which you or they derive direct compensation or financial benefit? If yes, please explain:

NO

Are you an elector (registered voter) in the City of Birmingham? YES

Signature of Applicant **Date** 11/21/2015

NOTE: All members of boards and commissions are subject to the provisions of City of Birmingham City Code Chapter 2, Article IX, Ethics and the filing of the Affidavit and Disclosure Statement. Questions regarding this may be directed to the city clerk - 248.530.1880.

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NOTICE OF INTENTION TO APPOINT TO PLANNING BOARD

At the regular meeting of Monday, December 14, 2015, the Birmingham City Commission intends to appoint one regular member to serve the remainder of a three-year term to expire March 28, 2018. Members must consist of an architect duly registered in this state, a building owner in the Central Business or Shain Park Districts, and the remaining members shall represent, insofar as possible, different occupations and professions such as, but not limited to, the legal profession, the financial or real estate professions, and the planning or design professions. Members must be residents of the City of Birmingham.

Interested citizens may submit an application available at the city clerk's office or online at www.bhamgov.org/boardopportunites. Applications must be submitted to the city clerk's office on or before noon on Wednesday, December 9, 2015. These applications will appear in the public agenda for the regular meeting at which time the City Commission will discuss recommendations, and may make nominations and vote on the appointments.

PLANNING BOARD DUTIES

The planning board consists of nine members who serve three-year terms without compensation. The board meets at 7:30 P.M. on the second and fourth Wednesdays of each month to hear design reviews, zoning ordinance text amendments and any other matters which bears relation to the physical development or growth of the city.

Specifically, the duties of the planning board are as follows:

1. Long range planning
2. Zoning ordinance amendments
3. Recommend action to the city commission regarding special land use permits.
4. Site plan/design review for non-historic properties
5. Joint site plan/design review for non-residential historic properties
6. Rezoning requests.
7. Soil filling permit requests
8. Requests for opening, closing or altering a street or alley

NOTE: All members of boards and commissions are subject to the provisions of City of Birmingham City Code Chapter 2, Article IX, Ethics and the filing of the Affidavit and Disclosure Statement.

Applicant(s) Presented For City Commission Consideration:

Applicant Name	**Criteria/Qualifications** Must be a resident of Birmingham and Must represent, insofar as possible, different occupations and professions such as, but not limited to, the legal profession, the financial or real estate professions, and the planning or design professions.
Michael Xenos	1116 Washington Architect Designer, Field Rep, Construction Document Producer
Corey Jacoby	1433 Maryland Builder
Stuart Jeffares	1381 Birmingham Blvd Realtor, currently serving as alternate on Planning Board
Lisa Prasad	622 Vinewood Real Estate Development
Elicia Katrib	1832 East Lincoln Project Management
Kathleen Devereaux	1019 Rivenoak Writer, former Attorney

SUGGESTED ACTION:
To appoint _____ as a regular member to serve the remainder of a three-year term on the Planning Board to expire March 28, 2018.

PLANNING BOARD

Chapter 82 – Section 82-26 – Nine Members
Job Requirements: An architect duly registered in this state, a building owner in the Central Business or Shain Park Districts, and remaining members, must represent, insofar as possible, different occupations and professions such as, but not limited to, the legal profession, the financial or real estate professions, and the planning or design professions.
Terms: Three Years
Appointment by City Commission
Meeting Schedule: Second and Fourth Wednesday of the month at 7:30 PM.

Last Name / Home Address	First Name	Home / Business / Fax / E-Mail	Appointed	Term Expires
Boyce 179 Catalpa	**Janelle**	(248) 321-3207 *jlwboyce@hotmail.com*	12/10/2007	3/28/2017
Boyle 840 Wimbleton	**Robin**	(248) 258-6456 (313) 577-2702 *robinboyle@ameritech.net*	4/19/2004 Planner/Professor	3/28/2016
Caspersen 6925 Windham Lane	**Scott**	(248) 540-4474 *scottcaspersen@gmail.com*	2/9/2015 Student Representative	12/31/2015
Clein 1556 Yosemite	**Scott**	(248) 203-2068 *s.clein@comcast.net*	3/22/2010	3/28/2016
Jeffares 1381 Birmingham Blvd	**Stuart**	(248) 321-2120 *stuartjeffares@gmail.com*	11/24/2014 Alternate	11/2/2017

Last Name Home Address	First Name	Home Business Fax E-Mail	Appointed	Term Expires
Koseck 2441 Dorchester	**Bert**	(248) 302-4018 *bkoseck@comcast.net*	10/12/2009 (Architect) Design Professional	3/28/2017
Laverty 445 South Cranbrook Rd	**Andrea**	(248) 310-4418 *andie41698@ail.com*	2/9/2015 Student Representative	12/31/2015
Lazar 420 Harmon	**Gillian**	(248) 613-3400 (248) 644-2500 *glazar@hallandhunter.com*	4/10/2006 Building Owner in the Central Business	3/28/2018
Share 1040 Gordon Lane	**Daniel**	(248) 642-7340 *dshare@bsdd.com*	11/24/2014 Alternate	11/2/2017
VACANT				3/28/2018
Williams 534 Graten Street	**J. Bryan**	(248) 420-3522 (248) 433-7289 *jwilliams@dickinsonwright.com*	4/16/2007 attorney	3/28/2018

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Confirmed Interview Date:
/ yes /
Will Attend/Unable to Attend

APPLICATION FOR CITY BOARD OR COMMISSION

(Please print clearly)

~~ZBA~~ Planning Board — **Board/Commission of Interest**

~~ZBA~~ — **Position of Interest**

Name MICHAEL S. XEHOS

Address 1116 WASHINGTON BLVD. BIRMINGHAM, MI

Business TMP ARCHITECTURE

Phone 248-496-8983

E-mail MXEHOS@COMCAST.NET

Length of Residence 1993-2004, 2014 to Present

Occupation CONSTRUCTION ADMIN.

Reason for interest Help this Great city!

Related Employment Experience (Please indicate dates)

A. TMP ARCHITECTURE 2003 to Present

B.

C.

Education: U OF DETROIT

Past Experience or Other Relevant Information (City Boards, Churches, Civic or Community Groups, Memberships, Associations, etc. Attach resume or additional page if necessary):

NATIONAL TRUST FOR HISTORIC PRESERVATION

To the best of your knowledge, do you or a member of your immediate family have any direct financial or business relationships with any supplier, service provider or contractor of the City of Birmingham from which you or they derive direct compensation or financial benefit? If yes, please explain:

NO

Are you an elector (registered voter) in the City of Birmingham? YES

Signature of Applicant

11-11-15
Date

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Michael S. Xenos
1116 Washington
Birmingham, Mi 48009
248-496-8983
Email: mxenos@comcast.net

Professional Experience and Employment History

1997 – Present
TMP and Associates, Bloomfield Hills, MI
Architect Designer, Field Representative and Construction Document Producer in charge of overseeing all phases of construction. Duties have included design, production of construction documents, review, and implementation of architectural design and engineering in the field, as well as builder-client coordination. Construction supervision has included projects for Birmingham, Walled Lake, Hartland, Dearborn, Ann Arbor Public Schools, Lake High School - Ohio, St. Thomas Church, and Oakland Community College.

1992 – 2013
Self Employed
Architectural Designer and Developer of private homes for renovation and resale. Responsibilities have included conduction of residential real estate market studies, design development, general contracting including collaboration with city inspection officials (Zoning Boards of Appeals, Historic Committees, etc).

1995-1997
Edmund London & Associates, Southfield, MI
Designer/Project Captain responsible for coordinating design development and construction for various licensed care facilities, office buildings, and occupational and physical therapy clinics including Evergreen Health and Living Center and Woodward Hills Nursing Center.

1993-1995
Fusco, Schaffer, & Pappas Architects and Planners, Southfield, MI
Architectural designer and project captain for a firm concentrating on elderly housing apartments, Alzheimer's care units, HUD projects as well as residential and light commercial jobs.

1988-1992
Finnicum Brownlie Architects, Franklin, MI
Designer and team captain for high end residential architecture firm.

Key Strengths and Goals
Highly motivated, extremely dedicated, and ultimate team player – with a positive attitude.
Thrives in a vibrant work environment with focus on fine quality and detail.
Consistently meets deadlines and comfortable working on numerous projects simultaneously.
Interested in exploring related fields.

Education / Computer Skills
BA – Architecture and Urban Development – University of Detroit, Detroit, MI
Computer Skills – AutoCAD, Microsoft Office Outlook, Word
Training in process – Building Information Modeling

Letters of recommendation available upon request.

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Will Attend/Unable to Attend

APPLICATION FOR CITY BOARD OR COMMISSION

(Please print clearly)

Planning — **Board/Commission of Interest**

Member — **Position of Interest**

Name Corey Jacoby

Address 1433 Maryland
Birmingham MI 48009

Business Jacoby Development Corp
25400 W 11 Mile suite 250
Southfield MI 48034

Phone 248 420-7600

E-mail Corey@JacobyDEV.com

Length of Residence 17

Occupation Builder

Reason for interest

Related Employment Experience (Please indicate dates)

A. Jacoby Development Corp (Builder/Developer) 1994-present

B.

C.

Education: B.S. in Finance Investments, Entr studies, Econ

Past Experience or Other Relevant Information (City Boards, Churches, Civic or Community Groups, Memberships, Associations, etc. Attach resume or additional page if necessary):

To the best of your knowledge, do you or a member of your immediate family have any direct financial or business relationships with any supplier, service provider or contractor of the City of Birmingham from which you or they derive direct compensation or financial benefit? If yes, please explain:

NO

Are you an elector (registered voter) in the City of Birmingham? yes

Signature of Applicant

Date 11/13/15

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Confirmed Interview Date: 1/25/
Will Attend/Unable to Attend

APPLICATION FOR CITY BOARD OR COMMISSION

(Please print clearly)

Planning Board
Board/Commission of Interest

Regular Member
Position of Interest

Name Stuart Jeffares

Address 1381 Birmingham Blvd
Birmingham, MI 48009

Business 275 S. Old Woodward
Birmingham, MI 48009

Phone 248-321-2120

248-644-6700

E-mail StuartJeffares@gmail.com

Length of Residence approx. 13 years

Occupation Realtor

Reason for interest As an Alternate Member of the Planning Board I have been seated for 73% of the Meetings since I was appointed. Before being nominated I followed/attended the Planning Board meetings for several years. Besides this involvement, I feel I add an unique voice to the discussions/decisions.

Related Employment Experience (Please indicate dates)

A. Realtor, Max Broock Birmingham, 2013 - Present

B. Strategy & Finance Executive, 1987-2008

C. Licensed Residential Builder, 25+ years

Education: BA, Marketing - MSU. MBA, Finance - Indiana University. Associated Degree (50%) complete Construction Management, OCC.

Past Experience or Other Relevant Information (City Boards, Churches, Civic or Community Groups, Memberships, Associations, etc. Attach resume or additional page if necessary):
Planning Board Alternate, Birmingham Crestview Neighborhood President, Birmingham Education Foundation (Past Board Member), Broad College of Management, MSU - Past President & Board Member, Certified Master Gardner

To the best of your knowledge, do you or a member of your immediate family have any direct financial or business relationships with any supplier, service provider or contractor of the City of Birmingham from which you or they derive direct compensation or financial benefit? If yes, please explain: NO

Are you an elector (registered voter) in the City of Birmingham? Yes

Signature of Applicant

11-30-2015
Date

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Confirmed Interview Date: / /
Will Attend/Unable to Attend

APPLICATION FOR CITY BOARD OR COMMISSION

(Please print clearly)

Planning Board — **Board/Commission of Interest**

Regular Member — **Position of Interest**

Name LISA PRASAD

Address 622 Vinewood
Birmingham, MI 48009

Business

Phone (313) 241-6092

E-mail Lprasad@fullcircleadvisory.com

Length of Residence 2 1/2 yrs.

Occupation Management Strategy for planning, development, and urban growth

Reason for interest As a member of the community, I want to apply my background in Real estate to help Birmingham's vibrant residential, commercial + retail landscape.

Related Employment Experience (Please indicate dates)

A. Real estate planning and development - U3 Ventures (2006-2013)

B. Real estate management and development - Univ. of PA (See resume)

C. Retail development + leasing - Univ of PA

Education: Masters of Gov't Administration & MA - Univ. of PA, B.A. - Univ of Michigan-Ann Arbor, Detroit Country Day school

Past Experience or Other Relevant Information (City Boards, Churches, Civic or Community Groups, Memberships, Associations, etc. Attach resume or additional page if necessary):
Urban Land Institute, International Council for Shopping Centers (ICSC) - See resumé

To the best of your knowledge, do you or a member of your immediate family have any direct financial or business relationships with any supplier, service provider or contractor of the City of Birmingham from which you or they derive direct compensation or financial benefit? If yes, please explain: No

Are you an elector (registered voter) in the City of Birmingham? yes

Lisa Prasad — **Signature of Applicant**

12/7/15 — **Date**

NOTE: All members of boards and commissions are subject to the provisions of City of Birmingham City Code Chapter 2, Article IX, Ethics and the filing of the Affidavit and Disclosure Statement. Questions regarding this may be directed to the

LISA PRASAD
622 Vinewood Avenue
Birmingham, MI 48009
Phone: (313) 241-6092 (Cell)
Lprasad@fullcircleadvisory.com

WORK EXPERIENCE

FULL CIRCLE ADVISORY **Birmingham, MI**

FOUNDER & CEO (April 2013 to present)
Provide strategic and operational support to institutional clients to identify, screen, nurture, develop, commercialize and grow high impact businesses with technology roots in the nation's leading academic and medical centers. Full Circle Advisory also has an economic development mission to create and **foster knowledge economies in urban areas**.

U^3 VENTURES, LLC **Philadelphia, PA**

CO-FOUNDER AND PRESIDENT (October 2006 to March 2013)
Oversaw all aspects of start-up business dedicated to using **real estate development as a tool** to create vibrancy and growth around colleges and universities. Defined and implemented the firm's business strategy, oversaw all corporate operations, led advisory client interactions and project delivery, and guided the **development of real estate assets**. Firm's development line of business invested in real estate around urban universities to create new **mixed-use products designed to serve the needs of the campus and their communities**. Raised venture fund, identified sites with high investment potential, oversaw **acquisitions/dispositions**, and guided the **predevelopment** of assets. Highlights include:

- Served as an architect of the Mid-town Detroit Anchor Strategy, a signature program which serves as the model for attracting residents and businesses to locate in Detroit. The Anchor strategy today serves as a national model for how universities and hospitals can attract capital and drive **economic growth and vibrancy** in their communities;
- Defined real estate and economic development strategy of major institutions including University of Chicago, Temple University, Ohio Board of Regents, and the University of Maryland;
- Raised investment fund of over $13 million;
- Owned or controlled real estate assets of over $20 million.

UNIVERSITY OF PENNSYLVANIA **Philadelphia, PA**

ASSOCIATE VICE PRESIDENT, FACILITIES AND REAL ESTATE SERVICES (July 2003 to October 2006)

Responsible for planning and overseeing the $170 million consolidated operating budget for the Division, as well as monitoring all expenditures to ensure consistency with the **University's long term master plan** and strategic goals. Specific responsibilities included:

- Oversaw budget planning and accounting for the division's $170 million annual operating expenditures for operations and maintenance, utilities, and real estate (operations, development, acquisition/disposition);
- Oversaw the capital planning and approval process as well as annual capital project expenditures of about $200 million;
- Oversaw real estate transactions with private sector, including **development agreements, long term ground leases, and equity partnerships**.

*DIRECTOR OF **RETAIL DEVELOPMENT**, FACILITIES & REAL ESTATE (March 2003 to April 2004)*

Responsible for maximizing the annual cash flow and long term value of the University's 350,000 square foot retail portfolio that generated $75 million in annual revenue. Specific responsibilities included:

- Developed and implement business plan for portfolio and individual assets;
- Led the development of University's **retail master plan** to guide leasing of 350,000 sf portfolio;
- **Managed the leasing team** and ensured quality tenants in accordance with leasing guidelines.

ASSOCIATE VICE PRESIDENT, BUSINESS DEVELOPMENT (2000 to March 2003)

Responsible for financial and operational oversight of $25 million in University lines of business. Specific responsibilities included:

- Directly managed a number of business units including the Penn Bookstore, Creative Communications and Ice Rink with total operating budget of over $25 million;
- Created the Business Development Office to promote the University's business and cultural venues through marketing and communication strategies.

EXECUTIVE DIRECTOR, OFFICE OF THE EXECUTIVE VICE PRESIDENT (1997 – 2000)

Served as Chief of Staff to University's Chief Operating Officer. Experience highlights included:

- Managed the design and implementation of PenNetWorks, the University affiliated e-business accelerator. Coordinated development of business model, negotiated management services agreement with an outside firm, and helped secure corporate sponsorships.
- Coordinated the landmark outsourcing of the University's facilities management and real estate divisions to a private company, the first initiative of its kind in higher education.

COOPERS & LYBRAND, L.L.P. **New York, NY**
HIGHER EDUCATION CONSULTING PRACTICE
SENIOR ASSOCIATE (1996 - 1997)
ASSOCIATE (1995 - 1996)

Led consulting projects aimed at improved financial management, process efficiency, cost containment, and organizational restructuring at major public and private universities nationally. Conducted institution-wide reviews as well as projects in functional areas including purchasing, facilities management, research administration, student services, and information technology. Relevant experiences included:

- Worked with clients to identify scope of services, formulated approach to the project, lead on-site team of consultants, and presented final findings and recommendations.
- Oversaw the successful, on-time, on-budget completion of multiple consulting engagements.
- Managed day to day client relationships.

UNIVERSITY OF PENNSYLVANIA **Philadelphia, PA**
EXECUTIVE OFFICE OF RESOURCE PLANNING AND BUDGET
ACTING DEPUTY DIRECTOR / SENIOR BUDGET ANALYST / ANALYST (1988 - 1995)

Assisted the Executive Director in analyzing issues related to planning, developing, and monitoring the University's operating budget, including revising the central allocated cost distribution algorithms. With primary responsibility in the Budget Office, also performed specific functions for the Office of Planning Analysis. Assisted the Vice President and Director of University Planning in the analysis of school strategic plans, linking of planning and budgeting processes, and coordinating other University-wide planning initiatives.

THE PEW CHARITABLE TRUSTS **Philadelphia, PA**
CONSULTANT (1987-1988)

Directed project evaluating the giving patterns of the 50 largest foundations in the country. Developed an assessment of the foundation's grants in education by analyzing giving patterns from 1984 to 1988. Assisted with computer tracking and evaluation of nearly 500 grant proposals in the fields of education, culture, and public policy. Advised prospective grantees on Trusts' grantmaking policies and procedures.

EDUCATION

UNIVERSITY OF PENNSYLVANIA (1986 - 1988) **Philadelphia, PA**
Master of Government Administration, Fels Center of Government, 1988.
Master of Arts in Political Science, 1988.

UNIVERSITY OF MICHIGAN (1982 - 1986) **Ann Arbor, MI**
Bachelor of Arts in Political Science, 1986.
Bachelor of Arts in English, 1986.

LONDON SCHOOL OF ECONOMICS (Summer 1983) **London, England**
Completed courses in economics and international business.

DETROIT COUNTRY DAY SCHOOL (1978 – 1982) **Beverly Hills, MI**

REPRESENTATIVE SPEAKING ENGAGEMENTS

Urban Land Institute
International Economic Development Council
International Council for Shopping Centers (ICSC)
Forward Cities Detroit
Transforming Healthcare with Information Technology

CURRENT VOLUNTEER ACTIVITIES

Grace Centers of Hope, Pontiac, MI
Derby Middle School Choir, Birmingham, MI

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CITY CLERK'S OFFICE
CITY OF BIRMINGHAM

City of Birmingham
A Walkable Community

OFFICE USE ONLY
Meets Requirements? Yes No
Confirmed Interview Date:
/ /
Will Attend/Unable to Attend

APPLICATION FOR CITY BOARD OR COMMISSION

(Please print clearly)

Planning Board — **Board/Commission of Interest**

Member — **Position of Interest**

Name ELICIA KATRIB

Address 1832 E Lincoln st.
Birmingham, MI 48009

Business

Phone 248/379/3577

E-mail E.katrib@gmail.com

Length of Residence 7 years

Occupation Project Management

Reason for interest Supporting my community by keeping our city moving forward to incorporate lessons learned and maintain a balance between its residential and business interests.

Related Employment Experience (Please indicate dates)

A. Leader of crossfunctional teams to develop solutions to complex problems (2011-present)

B. Mediator for civil matters in legal disputes (2010-present)

C. Developed and executed plans to improve processes and programs (2009-present)

Education: Bachelor's degree from Wayne State University, Master's degree from Walsh College, Law degree from UDM

Past Experience or Other Relevant Information (City Boards, Churches, Civic or Community Groups, Memberships, Associations, etc. Attach resume or additional page if necessary):
Oakland County Bar Association, St. George Church, Walsh College Alumni Association, HAVEN, MI Humane Society

To the best of your knowledge, do you or a member of your immediate family have any direct financial or business relationships with any supplier, service provider or contractor of the City of Birmingham from which you or they derive direct compensation or financial benefit? If yes, please explain: No

Are you an elector (registered voter) in the City of Birmingham? Yes

E. Katrib
Signature of Applicant

12/7/2015
Date

NOTE: All members of boards and commissions are subject to the provisions of City of Birmingham City Code Chapter 2, Article IX, Ethics and the filing of the Affidavit and Disclosure Statement. Questions regarding this may be directed to the city clerk - 248.530.1880.

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Meets Requirements? Yes No
Confirmed Interview Date: / /
Will Attend/Unable to Attend

APPLICATION FOR CITY BOARD OR COMMISSION

(Please print clearly)

Planning Board — **Board/Commission of Interest**

Regular Member — **Position of Interest**

Name Kathleen Devereaux

Address 1019 Rivenoak

Business

Phone 248-840-5310

E-mail kddevereaux@wowway.com

Length of Residence 36 years

Occupation writer

Reason for interest I would like to bring a longtime resident's perspective to the issues presented to the Planning Board. My qualifications as a former attorney and communicator would enable me, I believe, to help facilitate the Planning Board's interactions with residents and petitioners.

Related Employment Experience (Please indicate dates)

A. Defense attorney, State Appellate Defender Office 1974-1979

B. Instructor, Clinical Law, University of Detroit School of Law 1980-1983

C. Supervising Attorney, UAW-GM Legal Services Plan 1983-1990

Education: B.A. Mundelein College, Chicago ILL English/French
J.D. University of Detroit School of Law

Past Experience or Other Relevant Information (City Boards, Churches, Civic or Community Groups, Memberships, Associations, etc. Attach resume or additional page if necessary):
See attached sheet

To the best of your knowledge, do you or a member of your immediate family have any direct financial or business relationships with any supplier, service provider or contractor of the City of Birmingham from which you or they derive direct compensation or financial benefit? If yes, please explain:

NO

Are you an elector (registered voter) in the City of Birmingham? Yes

Kathleen Devereaux
Signature of Applicant

December 8, 2015
Date

NOTE: All members of boards and commissions are subject to the provisions of City of Birmingham City Code Chapter 2, Article IX, Ethics and the filing of the Affidavit and Disclosure Statement. Questions regarding this may be directed to the

ADDENDUM TO APPLICATION

Memberships and Associations: I am an avid participant in arts and music classes at the Birmingham Community House (TCH). I am also a supporter of TCH, WTVS (Detroit Public TV) and WRCJ 90.9 F.M. I am also a member of Birmingham Village Players.

As a 36 year resident I have voted in virtually all city elections, and take an active interest in issues concerning my neighborhood. I attend public hearings and contribute my opinion, and keep up with issues before the planning board and Commission by attending meetings, watching meetings on Public Access TV and also reviewing the complete meeting agendas that are available on line. My legal experience has prepared me for the significant document review and analysis this position would require.

My intention in applying for Planning Board membership:

Although the vacancy notice states that a realtor, attorney, designer or finance professional is sought, I think that in order to be truly representative of the community it serves, the Planning Board should include at least one person who is not in any profession that might stand to benefit, however remotely, from the Board's recommendations. I would strive to represent the point of view of residents who, like myself, primarily seek to live here and experience a decent quality of life.

Kathleen Deveraux

NOTICE OF INTENTION TO APPOINT TO THE MULTI-MODAL TRANSPORTATION BOARD

At the regular meeting of Monday, December 14, 2015 the Birmingham City Commission intends to appoint one member to the Multi-modal Transportation Board to serve the remainder of a three-year term to expire March 24, 2017.

Interested citizens may submit an application available at the city clerk's office or online at www.bhamgov.org/boardopportunities. Applications must be submitted to the city clerk's office on or before noon on Wednesday, December 9, 2015. These documents will appear in the public agenda for the regular meeting at which time the City Commission will discuss recommendations, and may make nominations and vote on appointments.

In so far as possible, the seven member committee shall be composed of the following: one pedestrian advocate member; one member with a mobility or vision impairment; one member with traffic-focused education and/or experience; one bicycle advocate member; one member with urban planning, architecture or design education and/or experience; and two members at large from different geographical areas of the city. Applicants must be electors or property owners in the City of Birmingham.

Duties of the Multi-modal Transportation Board

The purpose of the Multi-Modal Transportation Board shall be to assist in maintaining the safe and efficient movement of motorized and non-motorized vehicles and pedestrians on the streets and walkways of the city and to advise the city commission on the implementation of the Multi-Modal Transportation Plan, including reviewing project phasing and budgeting.

NOTE: All members of boards and commissions are subject to the provisions of City of Birmingham City Code Chapter 2, Article IX, Ethics and the filing of the Affidavit and Disclosure Statement.

Applicant(s) Presented For City Commission Consideration:

Applicant Name	**Criteria/Qualifications** Must be elector or property owner in Birmingham and In so far as possible, member at large from different geographical area of the city.
Amy Folberg	1580 Latham

SUGGESTED ACTION:
To appoint _____ to the Multi-modal Transportation Board, as the member at large from different geographical areas of the City, to serve the remainder of a three-year term to expire March 24, 2017.

MULTI-MODAL TRANSPORTATION BOARD

Resolution No. 02-31-14

In so far as possible, the seven member committee shall be composed of the following: one pedestrian advocate member; one member with a mobility or vision impairment; one member with traffic-focused education and/or experience; one bicycle advocate member; one member with urban planning, architecture or design education and/or experience; and two members at large from different geographical areas of the city. Board members shall be electors or property owners in the city.

Term: Three years.

The purpose of the Multi-Modal Transportation Board shall be to assist in maintaining the safe and efficient movement of motorized and non-motorized vehicles and pedestrians on the streets and walkways of the city and to advise the city commission on the implementation of the Multi-Modal Transportation Plan, including reviewing project phasing and budgeting.

Last Name Home Address	First Name	Home Business Fax E-Mail	Appointed	Term Expires
Adams 2109 Dorchester Birmingham 48009	**Vionna**	(202) 423-7445 *vionnajones@gmail.com*	12/15/2014 Member at large from different geographical areas of the city.	3/24/2018
Edwards 1636 Bowers Birmingham 48009	**Lara**	(734) 717-8914 *lmedwards08@gmail.com*	4/28/2014 Member at large from different geographical areas of the city.	3/24/2017
Evans 1028 Suffield Ave Birmingham 48009	**Daniel**	(248) 224-4699 *djevans97@hotmail.com*	2/9/2015 Student Representative	12/31/2015

Last Name	First Name	Home Business Fax E-Mail	Appointed	Term Expires
Lawson	**Andy**	(586) 944-6701	4/28/2014	3/24/2018
1351 E. Maple Birmingham 48009		*andlawson@deloitte.com*	Pedestrian Advocate Member	
Mendel	**Rebecca**	(248) 701-5801	2/9/2015	12/31/2015
440 Madison Birmingham 48009		*beccamendel28@gmail.com*	Student Representative	
Slanga	**Johanna**	248-761-9567	5/5/2014	3/24/2016
1875 Winthrop Lane Birmingham 48009		*jopardee@gmail.com*	Traffic-Focus Education/Experience Member	
Surnow	**Michael**	(248) 865-3000	4/13/2015	3/24/2016
320 Martin St. #100 Birmingham 48009		*michael@surnow.com*	Bicycle Advocate Member	
VACANT				3/24/2017
			Member at large from different geographical areas of the city.	
Warner	**Amanda**	248-719-0084	5/5/2014	3/24/2017
671 E. Lincoln Birmingham 48009		*awarner@aol.com*	Urban Planning/Architecture/Design Member	

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Meets Requirements? Yes No
Confirmed Interview Date: / /
Will Attend/Unable to Attend

APPLICATION FOR CITY BOARD OR COMMISSION

(Please print clearly)

Multi-Modal Transportation Board — **Board/Commission of Interest**

Regular Member — **Position of Interest**

Name Amy Folberg

Address 1580 Latham St.
Birmingham, MI 48009

Business

Phone (248) 890-9965

E-mail amy.folberg@gmail.com

Length of Residence 7 years

Occupation retired (former IT analyst)

Reason for interest Birmingham will be enhanced if all transportation modes can co-exist amicably together. I would like to assist in creating/implementing plans that will make that happen.

Related Employment Experience (Please indicate dates)

A.

B.

C.

Education: Ph. D., Mathematics, University of California, Berkeley; B.S., University of Iowa; B.A., Mathematics, University of Wisconsin, Madison

Past Experience or Other Relevant Information (City Boards, Churches, Civic or Community Groups, Memberships, Associations, etc. Attach resume or additional page if necessary):

To the best of your knowledge, do you or a member of your immediate family have any direct financial or business relationships with any supplier, service provider or contractor of the City of Birmingham from which you or they derive direct compensation or financial benefit? If yes, please explain:

Are you an elector (registered voter) in the City of Birmingham? yes

Amy Folberg — **Signature of Applicant**

12/8/2015 — **Date**

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NOTICE OF INTENTION TO APPOINT TO THE GREENWOOD CEMETERY ADVISORY BOARD

At the regular meeting of Monday, December 14, 2015 the Birmingham City Commission intends to appoint one member to the Greenwood Cemetery Advisory Board to serve the remainder of a three-year term.

Members must be chosen from among the citizens of Birmingham and, insofar as possible, represent diverse interests, such as persons with family members interred in Greenwood Cemetery; owners of burial sites within Greenwood Cemetery intending to be interred in Greenwood Cemetery; persons familiar with and interested in the history of Birmingham; persons with familiarity and experience in landscape architecture, horticulture, law or cemetery or funeral professionals.

Interested citizens may submit a form available from the City Clerk's Office on or before noon on Wednesday, December 9, 2015. These applications will appear in the public agenda for the regular meeting at which time the commission will discuss recommendations, and may make nominations and vote on the appointments.

Committee Duties

In general, it shall be the duty of the Greenwood Cemetery Advisory Board to provide recommendations to the City Commission on:

1. Modifications. As to modifications of the rules and regulations governing Greenwood Cemetery.
2. Capital Improvements. As to what capital improvements should be made to the cemetery. Future Demands. As to how to respond to future demands for cemetery services.
3. Day to Day Administration. The day to day administration of the cemetery shall be under the direction and control of the City, through the City Manager or his/her designee.
4. Reports. The Greenwood Cemetery Advisory Board shall make and submit to the City Commission an annual report of the general activities, operation, and condition of the Greenwood Cemetery for the preceding 12 months. The Greenwood Cemetery Advisory Board shall, from time to time, as occasion requires, either in the annual report, or at any time deemed necessary by the Greenwood Cemetery Advisory Board, advise the City Commission in writing on all matters necessary and proper for and pertaining to the proper operation of Greenwood Cemetery and any of its activities or properties.

NOTE: All members of boards and commissions are subject to the provisions of City of Birmingham City Code Chapter 2, Article IX, Ethics and the filing of the Affidavit and Disclosure Statement.

Applicant(s) Presented For City Commission Consideration:

Applicant Name	**Criteria/Qualifications** • Must be a resident of Birmingham and • Insofar as possible, represent diverse interests, such as persons with family members interred in Greenwood Cemetery; owners of burial sites within Greenwood Cemetery intending to be interred in Greenwood Cemetery; persons familiar with and interested in the history of Birmingham; persons with familiarity and experience in landscape architecture, horticulture, law or cemetery or funeral professionals.
Linda Buchanan	1280 Suffield Owner of burial sites within the cemetery, interested in the history of Birmingham

SUGGESTED RESOLUTION:
To appoint_____ to the Greenwood Cemetery Advisory Board to serve the remainder of a three-year term to expire July 6, 2016.

GREENWOOD CEMETERY ADVISORY BOARD

Resolution No. 10-240-14 October 13, 2014.

The Greenwood Cemetery Advisory Board shall consist of seven members who shall serve without compensation. Members must be chosen from among the citizens of Birmingham and, insofar as possible, represent diverse interests, such as persons with family members interred in Greenwood Cemetery; owners of burial sites within Greenwood Cemetery intending to be interred in Greenwood Cemetery; persons familiar with and interested in the history of Birmingham; persons with familiarity and experience in landscape architecture, horticulture, law or cemetery or funeral professionals. The City Manager or his/her designee shall serve as ex official, non-voting members of the Board.

Term: Three years.

In general, it shall be the duty of the Greenwood Cemetery Advisory Board to provide recommendations to the City Commission on:

1. Modifications. As to modifications of the rules and regulations governing Greenwood Cemetery.
2. Capital Improvements. As to what capital improvements should be made to the cemetery. Future Demands. As to how to respond to future demands for cemetery services.
3. Day to Day Administration. The day to day administration of the cemetery shall be under the direction and control of the City, through the City Manager or his/her designee.
4. Reports. The Greenwood Cemetery Advisory Board shall make and submit to the City Commission an annual report of the general activities, operation, and condition of the Greenwood Cemetery for the preceding 12 months. The Greenwood Cemetery Advisory Board shall, from time to time, as occasion requires, either in the annual report, or at any time deemed necessary by the Greenwood Cemetery Advisory Board, advise the City Commission in writing on all matters necessary and proper for and pertaining to the proper operation of Greenwood Cemetery and any of its activities or properties.

Last Name	First Name	Home Business Fax E-Mail	Appointed	Term Expires
Home Address				
Desmond	**Kevin**	(248) 225-5526	11/24/2014 Cemetery or funeral professional.	7/6/2017
962 Humphrey Birmingham 48009		*kdesmond@desmondfuneralhome.com*		
DeWeese	**Pamela**	(248) 642-4256	11/24/2014 Person familiar with and interested in the history of Birmingham. - resigned 11/2015	7/6/2016
932 Purdy Birmingham 48009		*pamdeweese@comcast.net*		

Last Name / Home Address	First Name	Home / Business / Fax / E-Mail	Appointed	Term Expires
Gehringer 1108 W. Maple Birmingham 48009	**Darlene**	(248) 540-8061 *maplepro@comcast.net*	11/24/2014 Person familiar with and interested in the history of Birmingham.	7/6/2017
Peterson 1532 Melton Birmingham 48009	**Linda**	(248) 203-9010 *lpeterson02@comcast.net*	11/24/2014 Family member interred in cemetery; owner of burial site and indending to be interred in Greenwood; person familiar with and interested in the history of Birmingham.	7/6/2018
Schreiner 591 Bird Birmingham 48009	**Laura**	(248) 593-0335 *laschreiner@yahoo.com*	11/24/2014 Person familiar with and interested in the history of Birmingham; person with experience in landscape architecture, horticulture,or law.	7/6/2018
Stern 1090 Westwood Birmingham 48009	**George**	(248) 258-1924 *sterngeo@aol.com*	11/24/2014 Person familiar with and interested in the history of Birmingham; person with experience in landscape architecture, horticulture,or law.	7/6/2018
Thurber 463 Vinewood Birmingham 48009	**Barbara**	(248) 642-3339 *barbthurber663@yahoo.com*	11/24/2014 Family members interred in Greenwood, owner of burial sites and intending to be interredin Greendwood, person familiar with and interested in the history of Birmingham.	7/6/2016
VACANT				7/6/2017

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Meets Requirements? Yes No
Confirmed Interview Date: / /
Will Attend/Unable to Attend

APPLICATION FOR CITY BOARD OR COMMISSION

(Please print clearly)

CEMETERY ADVISORY BOARD — Board/Commission of Interest

MEMBER — Position of Interest

Name LINDA G. BUCHANAN

Address 1280 SUFFIELD
BIRMINGHAM, MI

Business

Phone 248-646-3297

E-mail RLB4149@YAHOO.COM

Length of Residence 50+ YEARS

Occupation RETIRED TEACHER

Reason for interest CEMETERIES THAT SPAN ALMOST 200 YEARS ARE PLACES TO FEEL CLOSE TO HISTORY. PAST CITIZENS OF BIRMINGHAM STOOD ON THE SAME GROUND IN GREENWOOD AS PRESENT → OVER

Related Employment Experience (Please indicate dates)

A. TEACHER—WARREN-FITZGERALD PUBLIC SCHOOLS; 1972-2002

B.

C.

Education: MICHIGAN STATE UNIVERSITY, B.A. IN EDUCATION
GRADUATE STUDIES IN EDUCATION AT MICHIGAN STATE UNIVERSITY

Past Experience or Other Relevant Information (City Boards, Churches, Civic or Community Groups, Memberships, Associations, etc. Attach resume or additional page if necessary):
CURRENT OR PAST MEMBER: FRIENDS OF BIRMINGHAM H.M. & P., TROY HISTORICAL SOCIETY, NORTHVILLE HISTORICAL SOCIETY

To the best of your knowledge, do you or a member of your immediate family have any direct financial or business relationships with any supplier, service provider or contractor of the City of Birmingham from which you or they derive direct compensation or financial benefit? If yes, please explain:
NO

Are you an elector (registered voter) in the City of Birmingham? YES

Linda G. Buchanan — **Signature of Applicant**

DEC. 2, 2015 — **Date**

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CITY OF [illegible]

DAY OBSERVERS. I WOULD LIKE TO PLAY A PART
IN PRESERVING THAT HISTORY,

Resubmitted from the March 16, 2015
City Commission Meeting.

City of Birmingham
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NOTICE OF INTENTION TO APPOINT TO THE CABLECASTING BOARD

At the regular meeting of Monday, March 16, 2015 the Birmingham City Commission intends to appoint to the Cablecasting Board two members to serve the remainder of three-year terms to expire March 30, 2018; one member to serve the remainder of a three-year term to expire March 30, 2017 and one alternate member to serve the remainder of a three-year term to expire March 30, 2016. Applicants must be residents of the City of Birmingham.

Interested citizens may submit an application available at the city clerk's office or online at www.bhamgov.org/boardopportunities. Applications must be submitted to the city clerk's office on or before noon on Wednesday, March 11, 2015. These applications will appear in the public agenda for the regular meeting at which time the City Commission will discuss recommendations, and may make nominations and vote on the appointments.

Duties of the Cablecasting Board

1) Advise the municipalities on matters relating to cable communications; 2) monitor the franchisee's compliance with the franchise agreement and the cable communications ordinance; 3) conduct performance reviews as outlined in Chapter 30, Article VII of the city code; 4) act as liaison between the franchisee and the public; hear complaints from the public and seek their resolution from the franchisee; 5) advise the various municipalities on rate adjustments and services according to the procedure outlined in Chapter 30; Article VI 6) advise the municipalities on renewal, extension or termination of a franchise; 7) appropriate those moneys deposited in an account in the name of the cablecasting board by the member communities; 8) oversee the operation of the education, governmental and public access channels; 9) apprise the municipalities of new developments in cable communications technology; 10) hear and decide all matters or requests by the operator (Comcast Cablevision); 11) hear and make recommendations to the municipalities of any request of the operator for modification of the franchise requirement as to channel capacity and addressable converters or maintenance of the security fund; 12) hear and decide all matters in the franchise agreement which would require the operator to expend moneys up to fifty thousand dollars; 13) enter into contracts as authorized by resolutions of the member municipalities; 14) administer contracts entered into by the board and terminate such contracts.

NOTE: All members of boards and commissions are subject to the provisions of City of Birmingham City Code Chapter 2, Article IX, Ethics and the filing of the Affidavit and Disclosure Statement.

Applicant(s) Presented For City Commission Consideration:

Applicant Name	**Criteria/Qualifications** Must be a resident of Birmingham
R. David Eick	559 Greenwood

SUGGESTED ACTION:
To appoint _____to serve the remainder of a three-year term on the Cablecasting Board to expire March 30, 2018.

To appoint _____to serve the remainder of a three-year term on the Cablecasting Board to expire March 30, 2018.

To appoint _____to serve the remainder of a three-year term on the Cablecasting Board to expire March 30, 2017.

To appoint _____ as an alternate member to serve the remainder of a three-year term on the Cablecasting Board to expire March 30, 2016.

CABLECASTING BOARD

Chapter 30 - Section 30-226 - Birmingham City Code
Meeting Schedule: 3rd Wednesday of the month - 7:45 A. M

The Board shall consist of 12 members, which includes 7 members who are residents of the City of Birmingham. Each member community shall also appoint one alternative representative. (30-226)

Last Name Home Address	First Name	Home Business Fax E-Mail	Appointed	Term Expires
Heldt 1415 Lakeside	**Jeffrey**	(248) 646-4678 (248) 646-1050 *jheldt@kotzsangster.com*	3/22/2010	3/30/2016
Linsenman 1196 Holland	**Colin**	(248)205-6166 (810) 235-9000 *clinsen1@gmail.com*	7/8/2013	3/30/2017
McAlear 1742 Latham	**Matthew**	(248)420-5635 *mbmcalear@gmail.com*	2/25/2013	3/30/2018
McLain 528 Pilgrim	**Elaine**	(248) 225-9903 *ekmclain@gmail.com*	1/9/2006	3/30/2017
Vacant				3/30/2018

For Cable Inquires:
Cathy White 248-336-9445
P.O. Box 165, Birmingham, MI 48012

Last Name Home Address	First Name	Home Business Fax E-Mail	Appointed	Term Expires
Vacant				3/30/2018
Vacant				3/30/2017
Vacant			ALTERNATE	3/30/2016

For Cable Inquires:
Cathy White 248-336-9445
P.O. Box 165, Birmingham, MI 48012

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Meets Requirements? Yes No
Confirmed Interview Date: / /
Will Attend/Unable to Attend

APPLICATION FOR CITY BOARD OR COMMISSION

(Please print clearly)

CABLE BOARD — Board/Commission of Interest

MEMBER AT LARGE — Position of Interest

Name R. DAVID EICK

Address 559 GREENWOOD ST. BIRMINGHAM, MI 48009

Business PO BOX #38 BIRMINGHAM, MI 48012

Phone 248-231-8067

E-mail EICKHOUSE@COMCAST.NET

Length of Residence 50 YEARS

Occupation MARKETING/PUBLISHING/SALES

Reason for interest LIVE IN THE COMMUNITY AND WOULD LIKE TO VOLUNTEER

Related Employment Experience (Please indicate dates)

A. CAMPBELL-EWALD ADVERTISING 1974-1988

B. CAMPBELL-MITHUN-ESTY ADVERTISING 1988-1996

C. MCCANN-ERICKSON ADV. + MISC. / RDE ENTERPRISES (PUBLISHING) - PRESENT

Education: SEAHOLM HIGH SCHOOL (1968)
WESTERN MICHIGAN UNIVERSITY MA (1973) / MASTERS IN COMMUNICATION AND BUSINESS (1974)

Past Experience or Other Relevant Information (City Boards, Churches, Civic or Community Groups, Memberships, Associations, etc. Attach resume or additional page if necessary):
FORM ALLEN HOUSE BOARD (CHAIRMAN), HOLYNAME CHURCH, MILLPOND HOMEOWNERS, ADCRAFT CLUB (ADVERTISING), SAE FRATERNITY

To the best of your knowledge, do you or a member of your immediate family have any direct financial or business relationships with any supplier, service provider or contractor of the City of Birmingham from which you or they derive direct compensation or financial benefit? If yes, please explain:

NO

Are you an elector (registered voter) in the City of Birmingham? YES

R. David Eick — **Signature of Applicant**

11/30/15 — **Date**

NOTE: All members of boards and commissions are subject to the provisions of City of Birmingham City Code Chapter 2, Article IX, Ethics and the filing of the Affidavit and Disclosure Statement. Questions regarding this may be directed to the city clerk - 248.530.1880.

R. David Eick

David Eick has over 40 years of marketing, advertising, sales and publishing experience with major national companies. His broad experiences includes: national strategic brand marketing, retail advertising, automotive dealer groups, financial services, integrated marketing activities and print/on-line publishing.

David has worked with many Fortune 1000 companies including, General Motors; Chevrolet, Cadillac and GMC Truck, Daimler, Chrysler/Jeep, Philips Electronics Magnavox, along with Century 21 and Coldwell-Banker Real Estate. He has launched new brands, established new innovative programs, created and supervised major national events and published magazines.

David has both a Bachelor's Degree BBA in Business and Communications, along with his Master's Degree MA from Western Michigan University. He was a graduate assistant at Western and interned at a local advertising agency before he moved on to his career.

David is active in many community and school committees. He is on the Derby PTA Executive Board and Girls Swim Team Volunteer, Seaholm PAC and Girls Swim Team Marketing Committee Member. BBSC Girls Soccer Coach.

He is very committed to family activities, like snow skiing, boating and golf.

BIRMINGHAM CITY COMMISSION MINUTES
DECEMBER 7, 2015
MUNICIPAL BUILDING, 151 MARTIN
7:30 P.M.

I. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Rackeline J. Hoff, Mayor, called the meeting to order at 7:30 PM.

II. ROLL CALL

ROLL CALL: Present, Mayor Hoff
Commissioner Bordman
Commissioner Boutros
Commissioner DeWeese
Commissioner Harris
Mayor Pro Tem Nickita
Commissioner Sherman (arrived at 7:31 PM)
Absent, None

Administration: City Manager Valentine, City Attorney Currier, Clerk Pierce, DPS Director Wood, Finance Director Gerber, Planner Baka, City Engineer O'Meara, Library Director Koschik, Assistant Library Director Craft

III. PROCLAMATIONS, CONGRATULATORY RESOLUTIONS, AWARDS, APPOINTMENTS, RESIGNATIONS AND CONFIRMATIONS, ADMINISTRATION OF OATHS, INTRODUCTION OF GUESTS AND ANNOUNCEMENTS.

12-288-15 APPOINTMENT TO THE CORRIDOR IMPROVEMENT AUTHORITY

The Commission interviewed JC Cataldo, 271 Chesterfield, for appointment to the Corridor Improvement Authority. The Commission agreed to postpone the appointment of Mr. Cataldo until the membership criteria of the board is confirmed.

MOTION: Motion by DeWeese, seconded by Nickita:
To concur in the Mayor's appointment of Edward A. Fuller, 112 Peabody, to the Corridor Improvement Authority to serve a four-year term to expire December 15, 2019.

VOTE: Yeas, 7
Absent, None

12-289-15 APPOINTMENT TO THE BOARD OF REVIEW

MOTION: Motion by Nickita:
To appoint Cynthia Rose, 1011 Clark, to the Board of Review to serve a three-year term to expire December 31, 2018.

MOTION: Motion by Sherman:

To appoint Ruthie Clevers, 635 W. Frank, to the Board of Review to serve a three-year term to expire December 31, 2018.

VOTE ON NOMINATION OF ROSE:
Yeas, 7
Absent, None

VOTE ON NOMINATION OF CLEVERS:
Yeas, 7
Absent, None

12-290-15 APPOINTMENT TO THE PARKS AND RECREATION BOARD

The Commission interviewed the following applicants for appointment to the Parks and Recreation Board:

1. Tina M. Krizanic, 2450 Northlawn Blvd.
2. Lilly Epstein Stotland, 698 Hanna
3. Amy Pohlod, 912 S. Old Woodward, 1360 Edgewood

MOTION: Motion by Bordman:
To appoint Lilly Epstein Stotland, 698 Hanna, to the Parks and Recreation Board to serve the remainder of a three-year term to expire March 13, 2016.

VOTE: Yeas, 7
Absent, None

The Clerk administered the oath to the appointed board members.

IV. CONSENT AGENDA

All items listed on the consent agenda are considered to be routine and will be enacted by one motion and approved by a roll call vote. There will be no separate discussion of the items unless a commissioner or citizen so requests, in which event the item will be removed from the general order of business and considered under the last item of new business.

12-291-15 APPROVAL OF CONSENT AGENDA

The following item was removed from the consent agenda:

- Item D (Shain Park Electrical Project) by Mayor Hoff

MOTION: Motion by Sherman, seconded by DeWeese:
To approve the consent agenda as follows:

A. Approval of City Commission minutes of November 23, 2015.
B. Approval of warrant list, including Automated Clearing House payments, of November 25, 2015 in the amount of $816,050.45.
C. Approval of warrant list, including Automated Clearing House payments, of December 2, 2015 in the amount of $402,302.70.
E. Resolution waiving the formal bidding requirements and approving the emergency purchase repairs to the 2002 Volvo VHD tandem axle dump truck #19 in the amount of $10,677.26 from the sole source vendor Wolverine Truck to be paid from the Auto Equipment Fund account #641-441.006-933.0200.

ROLL CALL VOTE:	Yeas,	Commissioner Bordman
		Commissioner Boutros
		Commissioner DeWeese
		Commissioner Harris
		Mayor Pro Tem Nickita
		Commissioner Sherman
		Mayor Hoff
	Nays,	None
	Absent,	None
	Abstention,	None

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

12-292-15 PUBLIC HEARING – SPECIAL LAND USE PERMIT ROJO AND SIDECAR, 250-280 EAST MERRILL

Mayor Hoff opened the Public Hearing to consider a Special Land Use Permit Amendment and Final Site Plan for ROJO and Sidecar, 250-280 E. Merrill at 7:57 PM.

City Planner Baka explained the proposed request from ROJO to expand the operation to a second concept that is 1800 square feet, connected on the interior and sharing a kitchen. There will be a direct connect exception on their liquor license so ROJO and Sidecar would be operating under the same liquor license. He noted that this is not a bistro license, which means that they are not obligated to the same restrictions as a bistro under the ordinance. He noted that the restaurant is proposed to have 75 seats on the inside, 17 of which would be located at a bar, and 16 seats outdoors during the outdoor dining season.

Mr. Baka proposed for Commissioner Bordman that there would be an access point for the servers and patrons to use between ROJO and the new concept.

Mayor Pro Tem Nickita commented on the orientation of food versus bar seats. Dan Lennan, owner of ROJO, explained that the space is long and narrow. When trying to accommodate seating, the long bar worked best. He stated that this will not be a nightclub dancing facility. He stated that he is anticipating a 70% food to 30% beverage ratio. Mr. Lennan noted that the size of the space does not allow for room to stand and drink at the bar.

Commissioner Sherman expressed concern with the plans as it is difficult to read the dimensions of the bar in relation to the seats. Mr. Lennan noted that there are 41 inches from the bar stool to the front of the booth. He noted that they will probably use two-seated fixed barstools to maintain aisles for the servers.

Stuart Jeffares expressed support of this concept.

In response to a question from DeAngello Espree, Mr. Baka confirmed that construction cannot start on the site until the approvals are done. He noted that a demolition permit does not require approval.

David Bloom commented that this looks like a fairly good idea and suggested a restriction be placed on the SLUP to demonstrate the food to liquor percentage.

The Mayor closed the Public Hearing at 8:35 PM.

MOTION: Motion by DeWeese, seconded by Nickita:
To accept the recommendation of the Planning Board and approving the application for a Special Land Use Permit Amendment and Final Site Plan for ROJO and Sidecar at 250 - 280 E. Merrill, under common ownership, operating under one Class C Liquor License, owned by Rojo Five, LLC. provided that they meet the requirements of the Historic District Commission:

WHEREAS, ROJO and Sidecar have together filed an application pursuant to Article 7, section 7.34 of Chapter 126, Zoning, of the City Code to operate two food and drink establishments under common ownership, both serving alcoholic liquors, as required in Article 6, section 6.02(5) of Chapter 126, Zoning, of the City Code;

WHEREAS, The land for which the Special Land Use Permit is sought is located on the south side of E. Merrill between Pierce and S. Old Woodward;

WHEREAS, The land is zoned B-4, and is located within the Downtown Birmingham Overlay District, which permits food and drink establishments serving alcoholic liquors with a Special Land Use Permit;

WHEREAS, Article 7, section 7.34 of Chapter 126, Zoning requires a Special Land Use Permit to be considered and acted upon by the Birmingham City Commission, after receiving recommendations on the site plan and design from the Planning Board for the proposed Special Land Use;

WHEREAS, The Planning Board on October 28, 2015 reviewed the application for Final Site Plan and Special Land Use Permit Amendment and recommended approval of the expansion of the SLUP for 250 E. Merrill, ROJO, to include the vacant space at 280 E. Merrill for use as Sidecar Slider Bar with the following conditions:

1. The applicant obtains an Outdoor Dining Permit from the City of Birmingham;
2. The applicant provides a trash receptacle in the outdoor dining area; and
3. The applicant provides dimensions of the proposed sign to verify Sign Ordinance compliance.

WHEREAS, The applicant has agreed to comply with all conditions for approval as recommended by the Planning Board on October 28, 2015;

WHEREAS, The applicant will appear before the Historic District Commission for review and approval of the exterior change proposed in the Central Business District historic district;

WHEREAS, The Birmingham City Commission has reviewed ROJO and Sidecar's Special Land Use Permit Amendment application and the standards for such review as set forth in Article 7, section 7.36 of Chapter 126, Zoning, of the City Code;

NOW, THEREFORE, BE IT RESOLVED,The Birmingham City Commission finds the standards imposed under the City Code have been met, subject to the conditions below, and that the ROJO and Sidecar application for a Special Land Use Permit Amendment authorizing the operation of two food and drink establishments, under common ownership, serving alcoholic liquors with a Class C liquor license with a Direct

Connect Endorsement at 250 – 280 E. Merrill in accordance with Chapter 10, Alcoholic Liquors, is hereby approved;

BE IT FURTHER RESOLVED, That the City Commission determines that to assure continued compliance with Code standards and to protect public health, safety, and welfare, this Special Land Use Permit Amendment is granted to expand the SLUP for 250 E. Merrill, ROJO, to include the vacant space at 280 E. Merrill for use as Sidecar Slider Bar with the following conditions:

1. The applicant obtains an Outdoor Dining Permit from the City of Birmingham;
2. The applicant provides a trash receptacle in the outdoor dining area;
3. The applicant provides dimensions of the proposed sign to verify Sign Ordinance compliance;
4. ROJO and Sidecar shall abide by all provisions of the Birmingham City Code;
5. The Special Land Use Permit may be canceled by the City Commission upon finding that the continued use is not in the public interest;
6. The hours of operation for all outdoor dining shall cease at 2:00 a.m.;
7. ROJO and Sidecar shall provide for the removal of disposable materials resulting from the operations and maintain the area in a clean and orderly condition by providing the necessary employees to guarantee this condition, and by the placement of a trash receptacle in the outdoor seating area;
8. ROJO and Sidecar shall enter into a contract with the City outlining the details of the operation of the proposed restaurants; and
9. The applicant shall appear before the Historic District Commission for review and approval of the exterior changes.

BE IT FURTHER RESOLVED, That failure to comply with any of the above conditions shall result in termination of the Special Land Use Permit.

BE IT FURTHER RESOLVED, Except as herein specifically provided, ROJO and Sidecar and its heirs, successors, and assigns shall be bound by all ordinances of the City of Birmingham in effect at the time of the issuance of this permit, and as they may be subsequently amended. Failure of ROJO and Sidecar to comply with all the ordinances of the city may result in the Commission revoking this Special Land Use Permit.

MAY IT BE FURTHER RESOLVED that ROJO and Sidecar, which will do business at 250 – 280 E. Merrill, Birmingham, Michigan, 48009, are located in the Principal Shopping District which was designated as a Redevelopment Project Area, pursuant to Section 521a (1)(b) of the Michigan Liquor Control Code of 1988, being MCL 36.1521a(1)(b), by Birmingham City Commission Resolution adopted September 24, 2007; and

MAY IT BE FURTHER RESOLVED that ROJO and Sidecar are recommended for operation of two restaurants, under common ownership, serving alcoholic liquors, with a Class C Liquor License with a Direct Connect Endorsement, at 250 – 280 E. Merrill, Birmingham, Michigan, 48009, above all others, pursuant to Chapter 10, Alcoholic Liquors, of the Birmingham City Code, subject to final inspection.

VOTE: Yeas, 7
Nays, None
Absent, None

12-293-15 PUBLIC HEARING TO CONSIDER THE ALLOCATION OF THE 2016 COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS

Mayor Hoff opened the Public Hearing to consider the allocation of 2016 Community Development Block Grant Funds at 8:42 PM.

Hearing no public comment, the Mayor closed the Public Hearing at 8:42 PM.

MOTION: Motion by Sherman, seconded by Nickita:
To authorize the Finance Director to complete the 2016 Program Year Community Development Block Grant application, sub-recipient agreement and conflict of interest certification and authorizing the mayor to sign the application, sub-recipient agreement and conflict of interest certification and other documents resulting from this application on behalf of the City and submit them to Oakland County. The project(s) to be included in the application and the respective allocations of Community Development Block Grant Funds are as follows:

APPROVED 2016

1. Public Services – Yard Services	$6,100
2. Public Services – Senior Services	3,300
3. Minor Home Repair	8,500
4. Remove Architectural Barriers – Retrofit police entrance and doors to comply with ADA standards	13,436
TOTAL	$31,336

ROLL CALL VOTE:	Yeas,	Commissioner Boutros
		Commissioner DeWeese
		Commissioner Harris
		Mayor Pro Tem Nickita
		Commissioner Sherman
		Commissioner Bordman
		Mayor Hoff
	Nays,	None
	Absent,	None
	Abstention,	None

12-294-15 BALDWIN PUBLIC LIBRARY REQUEST FOR PROPOSAL (RFP) ADULT SERVICES SECTION

City Manager Valentine explained that the City and Library worked together to develop the RFP to solicit bids to finalize the construction documents necessary to advance the project.

MOTION: Motion by Sherman, seconded by DeWeese:
To authorize the issuance of the Request for Proposals provided on December 7, 2015 for the renovation of the Adult Services section of the Baldwin Public Library, with the necessary funds to be paid by the Library.

Commissioner Sherman pointed out that just because this is moving forward does not mean that it will be funded this year. He noted that the City is looking for the overall plan, including Phases 2 & 3 to get an idea on the total cost of the project and budget accordingly. He stated that he would like to see this move forward.

Library Director Koschik confirmed for Mayor Hoff that the RFP is specific to the adult services section of the Library which is Phase 1 of the proposal.

In response to a question from Commissioner Harris, Mr. Koschik explained that Phase 2 & 3 would be presented to the City Commission at the Long Range Planning Session. He noted that the phases would be highly conceptual with cost estimates.

Mayor Pro Tem Nickita expressed that he is cautiously supportive in moving this ahead. Mr. Koschik confirmed that it is design development and construction drawings, but would not go beyond that. Mayor Pro Tem Nickita expressed concern of designing Phase 1 without understanding Phases 2 & 3.

Mayor Hoff expressed strong support of moving forward with the RFP and getting the construction drawings as Phase 1 is a positive step in moving forward. She reiterated her previous statement that if Phase 1 is implemented, the public will see the results which may generate support for future improvements.

Commissioner DeWeese expressed support because with concrete drawings, the City will have concrete costs and a future direction. He expressed his preference to an incremental approach.

Commissioner Harris expressed support and noted that the Library is doing the right thing by taking this one phase at a time.

Commissioner Bordman expressed support of Phase 1 as the Library is in need of renovation.

Commissioner Boutros expressed support of Phase 1. He stated that he would like to see the maximum cost on the three phases in general so the public is aware of the cost.

Frank Pisano, Library Board, stated that the first phase will be a big benefit to the community and enhance what is currently there. He noted that the Library has a millage not to exceed 1.47 and is currently running at a 1.1. There is money that has not been allocated over the past few years that could have gone toward this project.

David Bloom suggested that one area that could use improved communication is to have more involvement from City staff or City Commission attend the Library Building Committee meetings.

VOTE: Yeas, 7
Nays, None
Absent, None

12-295-15 RESTORATION OF SEWER SERVICE 2479 RADNOR DRIVE

City Engineer O'Meara explained that when the developer abandoned the sewer at the credit union project, the house to the east of the project became plugged up. It was determined that that house was tied to the abandoned sewer. He stated that the plan is to lay out a new sewer to wrap around the front of the house to the county sewer. He stated that there will be very little damage to the street and lawn. He stated that it is anticipated that the work will be completed on Wednesday.

MOTION: Motion by Sherman, seconded by Nickita:

To concur with the City Manager's authorization of an emergency expenditure in the amount of $8,950 to restore sewer service to 2479 Radnor Dr., charged to account number 591-536.001-981.0100.

Mr. O'Meara confirmed for Mayor Pro Tem Nickita that only one house was affected.

VOTE: Yeas, 7
Nays, None
Absent, None

12-296-15 CITY COMMISSION GOAL SETTING WORKSHOP JANUARY 9, 2016

MOTION: Motion by DeWeese, seconded by Bordman:
To set a special meeting date of the City Commission for January 9, 2016 from 8:00 a.m. to noon for the purpose of conducting a goal setting workshop.

City Manager Valentine confirmed that the workshop will be held at the DPS Facility.

VOTE: Yeas, 7
Nays, None
Absent, None

VII. REMOVED FROM CONSENT AGENDA

12-297-15 SHAIN PARK ELECTRICAL PROJECT EMERGENCY PURCHASE

In response to a question from Mayor Hoff regarding the timing of the project, DPS Director Wood explained the current status of the project and noted that it is anticipated that this project will be completed by the end of the year.

MOTION: Motion by Nickita, seconded by Sherman:
To confirm the City Manager's authorization for the emergency expenditure to install a 2" electrical conduit beneath Martin Street for the purpose of an electrical upgrade to Shain Park by DVM Utilities in the amount of $9,800.00 to be paid from the Capital Projects Fund account #401-751.001-981.0100, pursuant to Sec. 2-286 of the City Code.

VOTE: Yeas, 7
Nays, None
Absent, None

VIII. COMMUNICATIONS

12-298-15 COMMUNICATIONS

The Commission received a communication from the Oakland County Board of Commissioners regarding the City of Birmingham Corridor Improvement Authority tax capture.

City Manager Valentine explained how Oakland County handles the tax increment financing plans. He noted that it is expected to be implemented July 1, 2016.

IX. OPEN TO THE PUBLIC FOR MATTERS NOT ON THE AGENDA

X. REPORTS

12-299-15 COMMISSIONER REPORTS

The Commission intends to appoint members to the Public Arts Board on January 11, 2016.

12-300-15 COMMISSIONER COMMENTS

Mayor Hoff noted that Jim Harkins from the 48th District Court has offered to arrange a tour of the court for the Commissioners. Mr. Valentine

12-301-15 CITY STAFF REPORTS

The Commission received the First Quarter Financial Reports submitted by Finance Director Gerber.

City Manager Valentine stated that this will be resubmitted at the next meeting due to a formatting error.

In response to a question from Mayor Hoff, Mr. Gerber explained the capture of taxes under the Brownfield Redevelopment Authority.

XI. ADJOURN

The Mayor adjourned the meeting at 9:21 PM.

Laura M. Pierce
City Clerk

City of Birmingham
Warrant List Dated 12/09/2015

Check Number	Early Release	Vendor #	Vendor	Amount
238848	*	000855	48TH DISTRICT COURT	100.00
238849	*	000855	48TH DISTRICT COURT	100.00
238850	*	000855	48TH DISTRICT COURT	321.00
238851	*	000855	48TH DISTRICT COURT	100.00
238852	*	000855	48TH DISTRICT COURT	100.00
238853	*	000855	48TH DISTRICT COURT	100.00
238854	*	000855	48TH DISTRICT COURT	100.00
238855	*	007888	70TH DISTRICT COURT	50.00
238856		002284	ABEL ELECTRONICS INC	270.00
238857		001082	ABSOLUTE SALES INTERNATIONAL	120.00
238858		000157	BOB ADAMS TOWING INC.	250.00
238859		005686	ADVANCED MARKETING PARTNERS INC	1,186.30
238861		000394	AERO FILTER INC	139.87
238864		007696	AMERICAN CLEANING COMPANY LLC.	1,350.00
238866		MISC	ANNE HONHART	148.40
238868		000500	ARTECH PRINTING INC	585.50
238869	*	006759	AT&T	198.66
238870		000517	BEIER HOWLETT P.C.	42,540.00
238871		000524	BIRMINGHAM LOCKSMITH	6.70
238872		007624	BIRMINGHAM OIL CHANGE CENTER, LLC	39.96
238878	*	001664	CHRIS BUSEN	76.58
238880		003907	CADILLAC ASPHALT, LLC	337.59
238882	*	007744	MOHAMED F. CHAMMAA	152.95
238883		000603	CHEMCO PRODUCTS INC	442.00
238884	*	005221	CHICAGO DELI, INC	559.17
238885		000605	CINTAS CORPORATION	32.41
238888		004188	COFFEE BREAK SERVICE, INC.	41.85
238889	*	007625	COMCAST	198.04
238890		006172	CONSTANT CONTACT, INC.	546.00
238891	*	000627	CONSUMERS ENERGY	371.48
238892		001367	CONTRACTORS CONNECTION	194.00
238893		000956	DELTA TEMP INC	2,803.16
238894	*	000177	DELWOOD SUPPLY	52.90
238895		007359	DETROIT CHEMICAL & PAPER SUPPLY	39.12
238897		000565	DORNBOS SIGN & SAFETY INC	29.89
238898	*	007891	GEORGE A. DROSIS	4,500.00
238899	*	000179	DTE ENERGY	792.66
238900	*	000180	DTE ENERGY	42,094.36
238902		004671	ELDER FORD	269.43
238903		004615	ENGLISH GARDENS	4,861.69
238904		001495	ETNA SUPPLY	1,402.85
238905		MISC	FAMILY HEATING CO INC	120.00
238907		007314	FLEIS AND VANDENBRINK ENG. INC	342.00

City of Birmingham
Warrant List Dated 12/09/2015

Meeting of 12/14/2015

Check Number	Early Release	Vendor #	Vendor	Amount
238910		007807	G2 CONSULTING GROUP LLC	12,261.90
238911		004604	GORDON FOOD	354.58
238912		006868	GOVERNMENT FINANCE OFFICERS ASSN.	505.00
238913		000243	GRAINGER	77.58
238914	*	007473	DONALD GRIER	86.83
238915		000249	GUARDIAN ALARM	2,660.99
238919		006346	HARRELL'S LLC	7,993.57
238920		000261	J.H. HART URBAN FORESTRY	23,584.15
238921		001672	HAYES GRINDING	30.50
238922	*	001956	HOME DEPOT CREDIT SERVICES	3,257.03
238925		005827	THOMAS HUGHES	630.00
238926		000948	HYDROCORP	1,060.00
238927		005990	ICC INC	135.00
238929		007035	INNOVATIVE OFFICE TECHNOLOGY GROUP	8.26
238930		003458	JOE'S AUTO PARTS, INC.	150.27
238932	*	007892	KICKHAM HANLEY PLLC	2,850,000.00
238933		MISC	KING KURB	2,750.00
238934		004085	KONE INC	9,300.00
238937	*	004855	MAMC	120.00
238939	*	MISC	MARTIN BELKIN	2,843.46
238941	*	MISC	MESP	50.00
238943		005252	MIAM	75.00
238944	*	MISC	MICHAEL GRAY	100.00
238945	*	MISC	MICHELLE CHAKLOS	22,000.00
238948		001456	MICHIGAN ASSESSORS ASSOCIATION	75.00
238949	*	007386	STATE OF MICHIGAN	400.00
238950		001228	STATE OF MICHIGAN-BOILERS	240.00
238952	*	007856	NEXT	1,300.00
238954		006359	NYE UNIFORM COMPANY	1,911.00
238955	*	004755	OAKLAND CO FISCAL SVCS.41W	6,226.00
238956	*	000477	OAKLAND COUNTY	4,529.56
238958		004370	OCCUPATIONAL HEALTH CENTERS	465.75
238959		000481	OFFICE DEPOT INC	234.69
238962	*	006625	PACIFIC TELEMANAGEMENT SERVICES	78.00
238963	*	001753	PEPSI COLA	299.27
238964	*	000801	POSTMASTER	635.00
238965		007658	PRIORITY DISPACH	544.00
238967		006497	R.N.A. JANITORIAL, INC	2,660.00
238969	*	005344	RESERVE ACCOUNT	8,000.00
238970		000286	RESIDEX LLC	167.50
238971		000478	ROAD COMM FOR OAKLAND CO	20,632.64
238972	*	MISC	ROBERT BECKETT	753.06
238973		001181	ROSE PEST SOLUTIONS	70.00

Meeting of 12/14/2015

City of Birmingham
Warrant List Dated 12/09/2015

Check Number	Early Release	Vendor #	Vendor	Amount
238974		000221	RUSSELL HARDWARE COMPANY	6.44
238975	*	002806	SAM'S CLUB/SYNCHRONY BANK	1,502.31
238976	*	007817	SANDS SALES COMPANY LLC	2,964.84
238977		007881	SIDOCK GROUP INC	15,460.00
238979	*	000254	SOCRRA	59,075.00
238980	*	001097	SOCWA	123,325.14
238981		000265	STEEL EQUIPMENT CO.	525.00
238982		000275	TIRE WHOLESALERS CO INC	56.00
238985	*	002037	TOTAL ARMORED CAR SERVICE, INC.	694.01
238988	*	MISC	U.S FIGURE SKATING	916.22
238989		007309	UNITED RESOURCE LLC	20,748.00
238992	*	000158	VERIZON WIRELESS	398.78
238993	*	000158	VERIZON WIRELESS	152.04
238994	*	000158	VERIZON WIRELESS	241.04
238995	*	000158	VERIZON WIRELESS	50.26
238997		000828	WALL STREET JOURNAL, THE	448.40
238998		007278	WHITLOCK BUSINESS SYSTEMS, INC.	1,870.81
239000	*	003890	LAUREN WOOD	525.00
239002		007083	XEROX CORPORATION	9,306.36
			Sub Total Checks:	$3,335,587.76
			Sub Total ACH:	$76,402.45
			Grand Total:	$3,411,990.21

All bills, invoices and other evidences of claim have been audited and approved for payment.

Mark Gerber
Finance Director/ Treasurer

*-Indicates checks released in advance and prior to commission approval in order to avoid penalty or to meet contractual agreement/obligation.

12/14/2015

City of Birmingham
ACH Warrant List Dated 12/9/2015

Vendor Name	Transfer Date	Transfer Amount
Automated Benefit Services, Inc.	12/9/2015	76,402.45
	TOTAL	76,402.45

MEMORANDUM

DATE: **December 8, 2015**

TO: **Joseph A. Valentine, City Manager**

FROM: **Donald A. Studt, Chief of Police**

SUBJECT: **Bob Adams Towing Contract – 2 Year Extension**

In 2013 the police department accepted sealed bids for the towing and storage of impounded, abandoned, accident and other motor vehicles. Invitations to bid were solicited via the Michigan Intergovernmental Trade Network (MITN). Bids were publicly opened on February 11, 2013, in the office of the city clerk.

One bid was received for this agreement. That bid was submitted by Bob Adams Towing, Inc. The current contract with Bob Adams Towing is a three year agreement dated February 25, 2013. Similar to the contract that was signed in 2011, the 2013 three year term contract includes an option to extend for up to two years by mutual agreement. Terrence J. Adams, President of Bob Adams Towing, Inc. has agreed to extend the current agreement for two additional years. The revised towing contract will expire on February 25, 2018.

Suggested Resolution:

To extend the contract with Bob Adams Towing, Inc. until February 25, 2018; further to authorize the mayor and the city clerk to execute the contract extension on behalf of the city.

AMENDMENT TO THE
BOB ADAMS' TOWING AGREEMENT

THIS AMENDMENT to the Bob Adams' Towing Agreement, made this _____ day of _____, 2015, by and between the **CITY OF BIRMINGHAM,** a Michigan Municipal Corporation, located at 151 Martin Street, Birmingham, Michigan, (hereinafter referred to as "CITY") and **BOB ADAMS TOWING, INC.,** located at 2499 Cole Street, Birmingham, Michigan (hereinafter referred to as "CONTRACTOR"), is and shall be amended as follows:

WITNESSETH:

WHEREAS, the CITY, desires to have the Bob Adams Towing, Inc. Agreement extended.

NOW, THEREFORE, THE PARTIES AGREE AS FOLLOWS:

All provisions as set forth in the February 25, 2013 Agreement shall remain in full force and effect with the exception of the following amendment to paragraph 2, which shall read as follows:

> "2. This Agreement shall be for a term of two (2) years commencing on February 25, 2016 and terminating on February 25, 2018. This Agreement may be extended for an additional two (2) years by the mutual agreement of the parties."

IN WITNESS WHEREOF, this Amendment is hereby executed on the day first written above.

In the Presence of:

Jenifer Bacon

BOB ADAMS TOWING, INC.

By: _____

Its: President

CITY OF BIRMINGHAM, a Michigan Municipal Corporation

By: _____
Rackeline Hoff
Its: Mayor

By: _____
Laura M. Pierce
Its: Clerk

Approved:

Donald A. Studt, Police Chief
As to Substance

Joseph A. Valentine., City Manager
As to Substance

Mark Gerber, Director of Finance
As to Financial Obligation

Timothy J. Currier, City Attorney
As to Form

City of Birmingham
A Walkable Community

MEMORANDUM

Police Department

DATE: **December 3, 2015**

TO: **Joseph A. Valentine, City Manager**

FROM: **Donald Studt, Chief of Police**

SUBJECT: **Oakland County CLEMIS Agreement for I.T. Services**

Changes to the Federal Bureau of Investigations Criminal Justice Information Services (CJIS) security policy and the State of Michigan LEIN policy now mandates that a written agreement be in place when agencies share or have access to personal Criminal Justice Information (CJI) of another agency.

The attached agreement meets the mandates of CJIS and LEIN policies and provides for the continued use of CLEMIS applications. The agreement has been approved by City Attorney Tim Currier. This agreement is non-expiring and severable by either party and does not change our current arrangement for services.

The City's police and fire departments receive numerous information technology (IT) services from Oakland County Courts and Law Enforcement Management Information Systems (CLEMIS). CLEMIS has been providing law enforcement IT services to the City for 48 years.

CLEMIS provides police and fire records management, computer aided dispatch (CAD), report writing, prisoner booking, automated fingerprinting, pawn application, evidence management, traffic citations, and crash reporting. $5.00 per crash report is dispersed back to the city via quarterly payments. CLEMIS also enables police officers and civilian staff the ability to access the Secretary of State (SOS) database and the Law Enforcement Information Network (LEIN), and mobile data computing (MDC) from police and fire vehicles.

CLEMIS line item budgets for police, dispatch, and fire total $36,480. Expenditures for CLEMIS services are reflected in those budgets. Oakland County information technology fees for services are based on full time equivalents (sworn officers). These fees are set by the CLEMIS Advisory Board which consists of chiefs of police from member organizations. We are Tier 1 CLEMIS agency, as we employ more than 16 FTES.

SUGGESTED RESOLUTION:

To approve the interlocal agreement with Oakland County for information technology services; further to authorize the mayor and city clerk to sign the agreement on the behalf of the City.

AGREEMENT FOR I.T. SERVICES BETWEEN
OAKLAND COUNTY AND
City of Birmingham

This Agreement (the "Agreement") is made between Oakland County, a Municipal and Constitutional Corporation, 1200 North Telegraph Road, Pontiac, Michigan 48341 ("County"), and the City of Birmingham, 151 Martin, Birmingham, MI 48009 ("Public Body"). County and Public Body may also be referred to jointly as "Parties".

PURPOSE OF AGREEMENT. County and Public Body enter into this Agreement for the purpose of providing Information Technology Services ("I.T. Services") for Public Body pursuant to Michigan law.

In consideration of the mutual promises, obligations, representations, and assurances in this Agreement, the Parties agree to the following:

1. **DEFINITIONS**. The following words and expressions used throughout this Agreement, whether used in the singular or plural, shall be defined, read, and interpreted as follows.

   1.1. **Agreement** means the terms and conditions of this Agreement and any other mutually agreed to written and executed modification, amendment, Exhibit and attachment.

   1.2. **Claims** mean any alleged losses, claims, complaints, demands for relief or damages, lawsuits, causes of action, proceedings, judgments, deficiencies, liabilities, penalties, litigation, costs, and expenses, including, but not limited to, reimbursement for reasonable attorney fees, witness fees, court costs, investigation expenses, litigation expenses, amounts paid in settlement, and/or other amounts or liabilities of any kind which are incurred by or asserted against County or Public Body, or for which County or Public Body may become legally and/or contractually obligated to pay or defend against, whether direct, indirect or consequential, whether based upon any alleged violation of the federal or the state constitution, any federal or state statute, rule, regulation, or any alleged violation of federal or state common law, whether any such claims are brought in law or equity, tort, contract, or otherwise, and/or whether commenced or threatened.

   1.3. **County** means Oakland County, a Municipal and Constitutional Corporation, including, but not limited to, all of its departments, divisions, the County Board of Commissioners, elected and appointed officials, directors, board members, council members, commissioners, authorities, committees, employees, agents, volunteers, and/or any such persons' successors.

   1.4. **Day** means any calendar day beginning at 12:00 a.m. and ending at 11:59 p.m.

   1.5. **Public Body** means the City of Birmingham, which is an entity created by state or local authority or which is primarily funded by or through state or local authority, including, but not limited to, its council, its Board its departments, its divisions, elected and appointed officials, directors, board members, council members, commissioners, authorities, committees, employees, agents, subcontractors, attorneys, volunteers, and/or any such persons' successors. For purposes of this Agreement, Public Body includes any Michigan court, when acting in concert with its funding unit, to obtain I.T. Services.

   1.6. **Public Body Employee** means any employees, officers, directors, members, managers, trustees, volunteers, attorneys, and representatives of Public Body, licensees,

concessionaires, contractors, subcontractors, independent contractors, agents, and/or any such persons' successors or predecessors (whether such persons act or acted in their personal, representative or official capacities), and/or any persons acting by, through, under, or in concert with any of the above who have access to the I.T. Services provided under this Agreement. "Public Body Employee" shall also include any person who was a Public Body Employee at any time during the term of this Agreement but, for any reason, is no longer employed, appointed, or elected in that capacity.

1.7. **Points of Contact** mean the individuals designated by Public Body and identified to County to act as primary and secondary contacts for communication and other purposes as described herein.

1.8. **I.T. Services** means the following individual I.T. Services provided by County's Department of Information Technology, if applicable:

1.8.1. **Online Payments** mean the ability to accept payment of monies owed to Public Body initiated via a website maintained by County using a credit card, a debit card that functions as a credit card, or electronic debit of a checking account.

1.8.2. **Pay Local Taxes** means the ability to accept payment of local property taxes owed to Public Body initiated via a website maintained by County using a credit card, a debit card that functions as a credit card, or an electronic debit of a checking account. (Does not apply to Public Bodies outside of Oakland County).

1.8.3. **Web Publishing Suite** means the ability for Public Bodies to have and/or manage a public web presence using standard Oakland County technologies and platforms, template-based solutions, semi-custom website designs, content management, and/or support services.

1.8.4. **Internet Service** means access to the Internet from Public Body's workstations.

Access from the Internet to Public Body's applications, whether at County or at Public Body (hosting), is not included.

1.8.5. **Oaknet Connectivity** means use of communication lines and network equipment maintained by County for the transmission of digital information whether leased or owned by County.

1.8.6. **Email Service** means access to the designated application provided by County for sending and receiving electronic mail messages by Public Body.

1.8.7. **Health Portal** means a portal where registered schools, community dispensing sites, nurses, district administrators and doctors can effectively communicate with the health department regarding reportable communicable diseases.

1.8.8. **Over The Counter Payments** means the ability to accept payment of monies owed to Public Body initiated via a credit card reader attached to an on-premise computer with access to a website maintained by County using a credit card or a debit card that functions as a credit card.

1.8.9. **Data Center Use and Services** means providing space for Public Body's equipment in County's Data Center and access to electrical power and backup power.

1.8.10. **CLEMIS** means the Court and Law Enforcement Management Information System, an information management system comprised of specific software

applications (CLEMIS Applications) operated and maintained by the CLEMIS Division of County.

1.9. **Service Center** means the location of technical support and information provided by County's Department of Information Technology.

1.10. **Exhibits** mean the following descriptions of I.T. Services which are governed by this Agreement only if they are attached to this Agreement and incorporated in Section 2 or added at a later date by a formal amendment to this Agreement:

Exhibit I:	Online Payments
Exhibit II:	Pay Local Taxes
Exhibit III:	Web Publishing Suite
Exhibit IV:	Internet Service
Exhibit V:	Oaknet Connectivity
Exhibit VI:	Email Service
Exhibit VII:	Health Portal
Exhibit VIII:	Over The Counter Payments
Exhibit IX:	Data Center Use and Services
Exhibit X:	CLEMIS

2. **COUNTY RESPONSIBILITIES.**

2.1. County, through its Department of Information Technology, shall provide the I.T. Services described in V and X which are attached and incorporated into this Agreement.

2.2. County shall support the I.T. Services as follows:

2.2.1. **Access.** County will provide secure access to I.T. Services for use on hardware provided by Public Body as part of its own computer system or as otherwise provided in an Exhibit to this Agreement.

2.2.2. **Maintenance and Availability.** County will provide maintenance to its computer system to ensure that the I.T. Services are functional, operational, and work for intended purposes. Such maintenance to County's system will include "bug" fixes, patches, and upgrades, such as software, hardware, database and network upgrades. The impact of patches and/or upgrades to the applications will be thoroughly evaluated by County and communicated to Public Body through their Points of Contact prior to implementation in Public Body's production environment. County will reserve scheduled maintenance windows to perform these work activities. These maintenance windows will be outlined specifically for each application in the attached Exhibits.

2.2.2.1. If changes to scheduled maintenance windows or if additional maintenance times are required, County will give as much lead time as possible.

2.2.2.2. During maintenance windows, access to the application may be restricted by County without specific prior notification.

2.3. County may deny access to I.T. Services so that critical unscheduled maintenance (i.e. break-fixes) may be performed. County will make prompt and reasonable efforts to minimize unscheduled application downtime. County will notify the Points of Contact about such interruptions with as much lead time as possible.

2.4. **Backup and Disaster Recovery**.

2.4.1. County will perform daily backups of all I.T. Services except for the I.T. Services described in Exhibit IX Data Center Use and Services. Copies of scheduled backups will be placed offsite for disaster recovery purposes.

2.4.2. County will maintain a Disaster Recovery ("DR") Toolkit that will be used to recover applications during a disaster or failure of County's computer system. All applications will be included in County's scheduled Disaster Recovery Test. DR Toolkit updates will be made by County as necessary.

2.5. **Auditing**. County may conduct scheduled and unscheduled audits or scans to ensure the integrity of County's data and County's compliance with Federal, State and local laws and industry standards, including, but not limited to, the Health Insurance Portability and Accountability Act (HIPAA) and Payment Card Industry Data Security Standard (PCI DSS.)

2.5.1. In order to limit possibility of data theft and scope of audit requirements, County will not store credit card account numbers. County is only responsible for credit card data only during the time of transmission to payment processor.

2.6. **Training and Information Resources.** County may provide training on use of the I.T. Services on an as-needed basis or as set forth in an Exhibit to this Agreement.

2.7. **Service Center.** I.T. Service incidents requiring assistance must be reported to the Service Center, by the Points of Contact, to the phone number or e-mail provided below. The Service Center is staffed to provide support during County's normal business hours of 8:30 a.m. to 5:00 p.m., EST, Monday through Friday, excluding holidays. The Service Center can receive calls to report I.T. Service outages 24 hours a day, 7 days a week. Outages are defined as unexpected service downtime or error messages. Depending on severity, outage reports received outside of County's normal business hours may not be responded to until the resumption of County's normal business hours.

Service Center Phone Number	248-858-8812
Service Center Email Address	servicecenter@oakgov.com

2.8. County may access, use and disclose transaction information and any content to comply with the law such as a subpoena, Court Order or Freedom of Information Act request. County shall first refer all such requests for information to Public Body's Points of Contact for their response within the required time frame. County shall provide assistance for the response if requested by the Public Body's Points of Contact, and if able to access the requested information. County shall not distribute Public Body's data to other entities for reasons other than in response to legal process.

2.9. I.T. service providers require County to pass through to Public Body certain terms and conditions contained in license agreements, service agreements, acceptable use polices and similar terms of service, in order to provide I. T. Services to Public Body. Links to these terms and conditions will be provided to Public Body and will be listed on the County's website. County will provide notice when it becomes aware of changes to the terms and conditions of these agreements.

3. **PUBLIC BODY RESPONSIBILITIES.**

3.1. Public Body shall immediately notify County of any unauthorized use of the I.T. Services and any breach of security of the I.T. Services. Public Body shall cooperate with County in all investigations involving the potential misuse of County's computer system or data.

3.2. Public Body is the owner of all data provided by Public Body and is responsible to provide all initial data identified in the attached Exhibits, in a format acceptable to County, and, for the CLEMIS Exhibit, as required by applicable statute, regulation, or administrative rule. Public Body is responsible for ensuring the accuracy and currency of data contained within its applications.

3.3. Public Body shall follow County's I.T. Services requirements as described on County's website. Public Body shall comply with County's minimum standards for each Internet browser used by Public Body to access I.T. Services as set forth in an Exhibit(s) to this Agreement. Public Body shall meet any changes to these minimum standards that County may reasonably update from time to time.

3.4. Public Body shall not interfere with or disrupt the I.T. Services provided herein or networks connected with the I.T. Services.

3.5. Public Body requires that each Public Body Employee with access to I.T. Services shall:

3.5.1. Utilize an antivirus software package/system on their equipment and keep same updated in a reasonable manner.

3.5.2. Have a unique User ID and password that will be removed upon termination of Public Body Employee's employment or association with Public Body.

3.5.3. Maintain the most reasonably current operating system patches on all equipment accessing the I.T. Services.

3.6. If authorized by County, Public Body may extend I.T. Services to other entities which are created by or primarily funded by state or local authority. If County authorizes Public Body to provide access to any I.T. Services to other entities, Public Body shall require those entities to agree to utilize an antivirus software package/system on computers accessing the I.T. Services and to assign users of the I.T. Services a unique User ID and password that will be terminated when a user is no longer associated with the entity. Public Body must require an entity receiving I.T. Services under this Section, to agree in writing to comply with the terms and conditions of this Agreement and to provide County with a copy of this writing.

3.7. For each I.T. Service covered by an Exhibit to this Agreement, Public Body shall designate two representatives to act as a primary and secondary Points of Contact with County. The Points of Contact responsibilities shall include:

3.7.1. Direct coordination and interaction with County staff.

3.7.2. Communication with general public supported by Public Body.

3.7.3. Following County's procedures to report an application incident.

3.7.4. If required by County, attend training classes provided by County either online or at County's Information Technology Building in Waterford, Michigan or other suitable location determined by County.

3.7.5. Providing initial support services to Public Body users prior to logging a Service Center incident with County.

3.7.6. Requesting security changes and technical support from the Service Center.

3.7.7. Testing Applications in conjunction with County, at the times and locations mutually agreed upon by County and Public Body.

3.7.8. To report a service incident to the Service Center, one of Public Body's Points of Contact shall provide the following information:

3.7.8.1. Contact Name

3.7.8.2. Telephone Number

3.7.8.3. Email Address

3.7.8.4. Public Body Name

3.7.8.5. Application and, if possible, the specific module with which the incident is associated.

3.7.8.6. Exact nature of the problem or function including any error message that appeared on the computer screen.

3.7.8.7. Any action the Points of Contact or user has taken to resolve the matter.

3.8. Public Body may track the status of the incident by calling the Service Center and providing the Incident Number.

3.9. Public Body shall respond to Freedom of Information Act Requests relating to Public Body's data.

3.10. I.T. service providers require County to pass through to Public Body certain terms and conditions contained in license agreements, service agreements, acceptable use polices and similar terms of service, in order to provide I. T. Services to Public Body. Public Body agrees to comply with these terms and conditions. Public Body may follow the termination provisions of this Agreement if it determines that it cannot comply with any of the terms and conditions.

4. **DURATION OF INTERLOCAL AGREEMENT.**

4.1. This Agreement and any amendments shall be effective when executed by both Parties with resolutions passed by the governing bodies of each Party except as otherwise specified below. The approval and terms of this Agreement and any amendments, except as specified below, shall be entered in the official minutes of the governing bodies of each Party. An executed copy of this Agreement and any amendments shall be filed by the County Clerk with the Secretary of State. If Public Body is a Court, a signature from the Chief Judge of the Court shall evidence approval by the Public Body, providing a resolution and minutes does not apply.

4.2. Notwithstanding Section 4.1, the Chairperson of the Oakland County Board of Commissioners is authorized to sign amendments to the Agreements to add Exhibits that were previously approved by the Board of Commissioners but are requested by Public Body after the execution of the Agreement. An amendment signed by the Board Chairperson under this Section must be sent to the Election Division in the County Clerk's Office to be filed with the Agreement once it is signed by both Parties.

4.3. Unless extended by an Amendment, this Agreement shall remain in effect for five (5) years from the date the Agreement is completely executed by all Parties or until cancelled or terminated by any of the Parties pursuant to the terms of the Agreement.

5. **PAYMENTS**.

5.1. I.T. Services shall be provided to Public Body at the rates specified in the Exhibits, if applicable.

5.2. **Possible Additional Services and Costs.** If County is legally obligated for any reason, e.g. subpoena, Court Order, or Freedom of Information Request, to search for, identify, produce or testify regarding Public Body's data or information that is electronically stored by County relating to I.T. Services the Public Body receives under this Agreement, then Public Body shall reimburse County for all reasonable costs the County incurs in searching for, identifying, producing or testifying regarding such data or information. County may waive this requirement in its sole discretion.

5.3. County shall provide Public Body with a detailed invoice/explanation of County's costs for I.T. Services provided herein and/or a statement describing any amounts owed to County. Public Body shall pay the full amount shown on any such invoice within sixty (60) calendar days after the date shown on any such invoice. Payment shall be sent along with a copy of the invoice to: Oakland County Treasurers – Cash Acctg, Bldg 12 E, 1200 N. Telegraph Road, Pontiac, MI 48341.

5.4. If Public Body, for any reason, fails to pay County any monies when and as due under this Agreement, Public Body agrees that unless expressly prohibited by law, County or the Oakland County Treasurer, at their sole option, shall be entitled to set off from any other Public Body funds that are in County's possession for any reason, including but not limited to, the Oakland County Delinquent Tax Revolving Fund ("DTRF"), if applicable. Any setoff or retention of funds by County shall be deemed a voluntary assignment of the amount by Public Body to County. Public Body waives any Claims against County or its Officials for any acts related specifically to County's offsetting or retaining of such amounts. This paragraph shall not limit Public Body's legal right to dispute whether the underlying amount retained by County was actually due and owing under this Agreement.

5.5. If County chooses not to exercise its right to setoff or if any setoff is insufficient to fully pay County any amounts due and owing County under this Agreement, County shall have the right to charge up to the then-maximum legal interest on any unpaid amount. Interest charges shall be in addition to any other amounts due to County under this Agreement. Interest charges shall be calculated using the daily unpaid balance method and accumulate until all outstanding amounts and accumulated interest are fully paid.

5.6. Nothing in this Section shall operate to limit County's right to pursue or exercise any other legal rights or remedies under this Agreement or at law against Public Body to secure payment of amounts due County under this Agreement. The remedies in this Section shall be available to County on an ongoing and successive basis if Public Body at any time becomes delinquent in its payment. Notwithstanding any other term and condition in this Agreement, if County pursues any legal action in any court to secure its payment under this Agreement, Public Body agrees to pay all costs and expenses, including attorney fees and court costs, incurred by County in the collection of any amount owed by Public Body.

6. **ASSURANCES**.

6.1. Each Party shall be responsible for any Claims made against that Party by a third party, and for the acts of its employees arising under or related to this Agreement.

6.2. Except as provided for in Section 5.6, in any Claim that may arise from the performance of this Agreement, each Party shall seek its own legal representation and bear the costs associated with such representation, including judgments and attorney fees.

6.3. Except as otherwise provided for in this Agreement, neither Party shall have any right under this Agreement or under any other legal principle to be indemnified or reimbursed by the other Party or any of its agents in connection with any Claim.

6.4. Public Body shall be solely responsible for all costs, fines and fees associated with any misuse by its Public Body Employees of the I.T. Services provided herein.

6.5. This Agreement does not, and is not intended to, impair, divest, delegate or contravene any constitutional, statutory, and/or other legal right, privilege, power, obligation, duty, or immunity of the Parties. Nothing in this Agreement shall be construed as a waiver of governmental immunity for either Party.

6.6. The Parties have taken all actions and secured all approvals necessary to authorize and complete this Agreement. The persons signing this Agreement on behalf of each Party have legal authority to sign this Agreement and bind the Parties to the terms and conditions contained herein.

6.7. Each Party shall comply with all federal, state, and local ordinances, regulations, administrative rules, and requirements applicable to its activities performed under this Agreement.

7. **DISCLAIMER OR WARRANTIES**.

7.1. The I.T. Services are provided on an "as is" and "as available" basis. County expressly disclaims all warranties of any kind, whether express or implied, including, but not limited to, the implied warranties of merchantability, fitness for a particular purpose and non-infringement.

7.2. County makes no warranty that (i) the I.T. Services will meet Public Body's requirements; (ii) the I.T. Services will be uninterrupted, timely, secure or error-free; nor (iii) the results that may be obtained by the I.T. Services will be accurate or reliable.

7.3. Any material or data downloaded or otherwise obtained through the use of the I.T. Services is accessed at Public Body's discretion and risk. Public Body will be solely responsible for any damage to its computer system or loss of data that results from downloading of any material.

8. **LIMITATION OF LIABILITY**. In no event shall either Party be liable to the other Party or any other person, for any consequential, incidental, direct, indirect, special, and punitive or other damages arising out of this Agreement.

9. **DISPUTE RESOLUTION**. All disputes relating to the execution, interpretation, performance, or nonperformance of this Agreement involving or affecting the Parties may first be submitted to County's Director of Information Technology and Public Body's Agreement Administrator for possible resolution. County's Director of Information Technology and Public Body's Agreement Administrator may promptly meet and confer in an effort to resolve such dispute. If they cannot resolve the dispute in five (5) business days, the dispute may be submitted to the signatories of this Agreement or their successors in office. The signatories of this Agreement may meet promptly and confer in an effort to resolve such dispute.

10. **TERMINATION OR CANCELLATION OF AGREEMENT**.

10.1. Either Party may terminate or cancel this entire Agreement or any one of the I.T. Services described in the attached Exhibits, upon one hundred twenty (120) days written notice, if either Party decided, in its sole discretion, to terminate this Agreement or one of the Exhibits, for any reason including convenience.

10.2. Early termination fees may apply to Public Body if provided for in the Exhibits.

10.3. The effective date of termination and/or cancellation shall be clearly stated in the written notice. Either the County Executive or the Board of Commissioners is authorized to

terminate this Agreement for County under this provision. A termination of one or more of the Exhibits which does not constitute a termination of the entire Agreement may be accepted on behalf of County by its Director of Information Technology.

11. **SUSPENSION OF SERVICES**. County, through its Director of Information Technology, may immediately suspend I.T. Services for any of the following reasons: (i) requests by law enforcement or other governmental agencies; (ii) engagement by Public Body in fraudulent or illegal activities relating to the I.T. Services provided herein; (iii) breach of the terms and conditions of this Agreement; or (iv) unexpected technical or security issues. The right to suspend I.T. Services is in addition to the right to terminate or cancel this Agreement according to the provisions in Section 10. County shall not incur any penalty, expense or liability if I.T. Services are suspended under this Section.

12. **DELEGATION OR ASSIGNMENT**. Neither Party shall delegate or assign any obligations or rights under this Agreement without the prior written consent of the other Party.

13. **NO EMPLOYEE-EMPLOYER RELATIONSHIP**. Nothing in this Agreement shall be construed as creating an employee-employer relationship between County and Public Body.

14. **NO THIRD PARTY BENEFICIARIES**. Except as provided for the benefit of the Parties, this Agreement does not and is not intended to create any obligation, duty, promise, contractual right or benefit, right to indemnification, right to subrogation, and/or any other right in favor of any other person or entity.

15. **NO IMPLIED WAIVER**. Absent a written waiver, no act, failure, or delay by a Party to pursue or enforce any rights or remedies under this Agreement shall constitute a waiver of those rights with regard to any existing or subsequent breach of this Agreement. No waiver of any term, condition, or provision of this Agreement, whether by conduct or otherwise, in one or more instances shall be deemed or construed as a continuing waiver of any term, condition, or provision of this Agreement. No waiver by either Party shall subsequently affect its right to require strict performance of this Agreement.

16. **SEVERABILITY**. If a court of competent jurisdiction finds a term or condition of this Agreement to be illegal or invalid, then the term or condition shall be deemed severed from this Agreement. All other terms, conditions, and provisions of this Agreement shall remain in full force.

17. **PRECEDENCE OF DOCUMENTS.** In the event of a conflict between the terms of and conditions of any of the documents that comprise this Agreement, the terms in the Agreement shall prevail and take precedence over any allegedly conflicting terms in the Exhibits or other documents that comprise this Agreement.

18. **CAPTIONS**. The section and subsection numbers, captions, and any index to such sections and subsections contained in this Agreement are intended for the convenience of the reader and are not intended to have any substantive meaning. The numbers, captions, and indexes shall not be interpreted or be considered as part of this Agreement. Any use of the singular or plural, any reference to gender, and any use of the nominative, objective or possessive case in this Agreement shall be deemed the appropriate plurality, gender or possession as the context requires.

19. **FORCE MAJEURE**. Notwithstanding any other term or provision of this Agreement, neither Party shall be liable to the other for any failure of performance hereunder if such failure is due to any cause beyond the reasonable control of that Party and that Party cannot reasonably accommodate or mitigate the effects of any such cause. Such cause shall include, without limitation, acts of God, fire, explosion, vandalism, national emergencies, insurrections, riots, wars,

strikes, lockouts, work stoppages, other labor difficulties, or any law, order, regulation, direction, action, or request of the United States government or of any other government. Reasonable notice shall be given to the affected Party of any such event.

20. **NOTICES**. Notices given under this Agreement shall be in writing and shall be personally delivered, sent by express delivery service, certified mail, or first class U.S. mail postage prepaid, and addressed to the person listed below. Notice will be deemed given on the date when one of the following first occur: (i) the date of actual receipt; (ii) the next business day when notice is sent express delivery service or personal delivery; or (iii) three days after mailing first class or certified U.S. mail.

    20.1. If Notice is sent to County, it shall be addressed and sent to: Director, Oakland County Department of Information Technology, 1200 North Telegraph Road, Pontiac, Michigan, 48341, and the Chairperson of the Oakland County Board of Commissioners, 1200 North Telegraph Road, Pontiac, Michigan 48341.

    20.2. If Notice is sent to Public Body, it shall be addressed to: Joe Valentine, City of Birmingham, 151 Martin Birmingham, MI 48009.

    20.3. Either Party may change the individual to whom Notice is sent and/or the mailing address by notifying the other Party in writing of the change.

21. **GOVERNING LAW/CONSENT TO JURISDICTION AND VENUE**. This Agreement shall be governed, interpreted, and enforced by the laws of the State of Michigan. Except as otherwise required by law or court rule, any action brought to enforce, interpret, or decide any Claim arising under or related to this Agreement shall be brought in the 6th Judicial Circuit Court of the State of Michigan, the 50th District Court of the State of Michigan, or the United States District Court for the Eastern District of Michigan, Southern Division, as dictated by the applicable jurisdiction of the court. Except as otherwise required by law or court rule, venue is proper in the courts set forth above.

22. **ENTIRE AGREEMENT**.

    22.1. This Agreement represents the entire agreement and understanding between the Parties regarding the specific services described in the attached Exhibits. With regard to those services, this Agreement supersedes all other oral or written agreements between the Parties.

    22.2. The language of this Agreement shall be construed as a whole according to its fair meaning, and not construed strictly for or against any Party.

IN WITNESS WHEREOF, Rackeline J. Hoff hereby acknowledges that he/she has been authorized by a resolution of the City of Birmingham, a certified copy of which is attached, or by approval of the Chief Judge if the Public Body is a Court, to execute this Agreement on behalf of Public Body and hereby accepts and binds Public Body to the terms and conditions of this Agreement.

EXECUTED:_____ DATE:_____

Rackeline J. Hoff,
Mayor

WITNESSED:_____ DATE:_____

Laura M Pierce,
City Clerk

IN WITNESS WHEREOF, Michael J. Gingell, Chairperson, Oakland County Board of Commissioners, hereby acknowledges that he has been authorized by a resolution of the Oakland County Board of Commissioners to execute this Agreement on behalf of Oakland County, and hereby accepts and binds Oakland County to the terms and conditions of this Agreement.

EXECUTED:_____ DATE:_____

Michael J. Gingell, Chairperson
Oakland County Board of Commissioners

WITNESSED:_____ DATE:_____

Oakland County Board of Commissioners
County of Oakland

EXHIBIT V
I.T. SERVICES AGREEMENT
OakNet Connectivity

INTRODUCTION

COUNTY RESPONSIBILITIES

1. County shall provide, install, and maintain the network equipment and cable necessary to deliver the I.T. Service of OakNet Connectivity, which will allow Public Body to connect to the County's network (OakNet) at Public Body's facilities and workstations. OakNet Connectivity permits Public Body to access I.T. Services that County has made available to Public Body.
2. County shall provide Public Body with a private IP address range, subnet mask, and gateway address for use by Public Body in configuring its internal network and to enable use of this I.T. Service.
3. County shall provide a single port by which Public Body may connect its internal network to OakNet
4. County shall use reasonable means to provide the I.T. Service for the transmission of information 24 hours a day, 7 days a week.
5. County and authorized Vendors shall present identification to Public Body for physical access to the OakNet Connectivity equipment for emergency service and scheduled maintenance.
6. To the extent practicable, County shall notify Public Body sixty (60) days in advance of pending changes in its contract with its third party connection provider(s). If the County's connection provider(s) is increasing costs, County shall provide Public Body with sufficient information to determine if it wishes to continue receiving this I.T. Service.

PUBLIC BODY RESPONSIBILITIES.

1. Public Body shall provide adequate space and electrical power for the County to place equipment, an equipment cabinet, and cable.
2. Public Body shall promptly provide County staff and authorized third party with physical access to County equipment for emergency service and scheduled maintenance.
3. Public Body shall not mount any equipment in the County's equipment cabinet.
4. Public Body shall be responsible for configuring and maintaining Public Body's internal network equipment and cabling. Internal network equipment shall include cables connecting Public Body and County equipment.

5. Public Body shall configure Public Body workstations and other equipment to operate properly on the internal network, including assignment/configuration of the local IP addresses, Network Address Translation (NAT), or Domain Name Services (DNS) and as required to access this I.T. Service.
6. If Public Body terminates this I.T. Service, Public Body shall pay any charges related to early termination of third party communication services provided by County on behalf of Public Body.
7. Public Body shall be responsible for all costs associated with the relocation, reconfiguration or removal of County equipment and cable, when any of these changes are initiated by or at the request of Public Body, for any reason, including but not limited to relocation of municipal offices, construction, renovation, and discontinuance of services
8. Public Body shall not attempt to access, configure, power cycle or connect to any County equipment unless specifically directed to do so by authorized County Department of Information Technology personnel or third party authorized by County.
9. Public Body shall designate two representatives to act as a primary and secondary Points of Contact with County and shall fulfill the responsibilities provided in Section 3.7 of the Contract.

SUPPORT

The I.T. Service will be supported by County's Information Technology (I.T.) Department.

SERVICE ACCESS

Service Center. I.T. Service incidents requiring assistance must be reported to the Service Center, by the Points of Contact, to the phone number or e-mail provided below. The Service Center is staffed to provide support during County's normal business hours of 8:30 a.m. EST to 5:00 p.m. EST, Monday through Friday, excluding holidays. The Service Center can receive calls to report I.T. Service outages 24 hours a day, 7 days a week. Outages are defined as unexpected service downtime or error messages. Depending on severity, outage reports received outside of County's normal business hours may not be responded to until the resumption of County's normal business hours.

Service Center Information

Service Center Phone Number	248-858-8812
Service Center Email Address	servicecenter@oakgov.com

SERVICE SUPPORT COSTS

County will invoice Public Body monthly for the cost of the communication lines. These charges will be based upon the rates set by the County's connection provider. County may choose to waive any fees for qualified law enforcement departments and for Public Bodies located within Oakland County.

LICENSED USE AND ACCESS

County grants to Public Body a nonexclusive license to use the County developed software applications, if any, needed to receive this I.T. Service. This license cannot be provided to any other party without County's consent in writing.

INTRODUCTION.

The Courts and Law Enforcement Management Information System (known as "CLEMIS") is a multi-faceted, regional public safety information management system, operated and maintained by the Oakland County Department of Information Technology, CLEMIS Division. CLEMIS is comprised of many software applications.

CLEMIS was created in 1968 to address the inability of criminal justice/public safety agencies to electronically share data in a timely manner. The purpose of CLEMIS is to provide innovative technology and related services to criminal justice/public safety agencies to enable them to share data and to improve the delivery of criminal justice/public safety services. Public Bodies that use CLEMIS have realized lower costs and improved efficiency in providing criminal justice/public safety services. These benefits allow first responders additional time to serve and protect citizens.

The Parties agree to the following terms and conditions:

1. **DEFINITIONS**. The following words and expressions used throughout this Exhibit, whether used in the singular or plural, shall be defined and interpreted as follows.

   1.1. **CLEMIS** is the Court and Law Enforcement Management Information System, an information management system, comprised of CLEMIS Applications operated and maintained by the CLEMIS Division with recommendations and counsel from the CLEMIS Advisory Committee.

   1.2. **CLEMIS Advisory Committee (formerly known as the CLEMIS Advisory or Policy Board)** is an advisory committee that leads the CLEMIS Consortium and that provides recommendations and counsel to the CLEMIS Division regarding the operation and maintenance of CLEMIS.

   1.3. **CLEMIS Applications** are the specific software applications that comprise CLEMIS. These software applications are listed and described on the CLEMIS Website and are included in the definition of I.T. Services under this Agreement.

   1.4. **CLEMIS Consortium** is a non-legal entity comprised of all CLEMIS Members. Its purpose is to empower criminal justice/public safety agencies to maximize the use of collected data, to enhance daily operations and engage in comprehensive planning. The Consortium is led by the CLEMIS Advisory Committee.

   1.5. **CLEMIS Division** is the division in the Oakland County Department of Information Technology responsible for the operation and maintenance of CLEMIS.

   1.6. **CLEMIS Fee** is the sum of costs for use of CLEMIS, CLEMIS Applications, and services provided by the CLEMIS Division. These costs are listed and itemized on the CLEMIS Website.

   1.7. **CLEMIS Member** means the Public Body that executes this Exhibit and compiles with this Agreement.

1.8. **CLEMIS Website** is the portion of the County's website dedicated to CLEMIS located at www.oakgov.com/clemis or www.clemis.org.

1.9. **Criminal Justice Information Services ("CJIS") Security Policy** is the effective security policy approved by the CJIS Advisory Policy Board setting forth security requirements, guidelines, and agreements for protecting transmission, access, storage, use, generation of, and sources of Criminal Justice Information ("CJI") as defined in the CJIS Security Policy.

1.10. **Fire Records Management System ("FRMS")** is a CLEMIS Application that provides an integrated technology system to participating fire departments, which is further described on the CLEMIS Website.

2. **CLEMIS DIVISION RESPONSIBILITIES.**

2.1. **Provision of CLEMIS Applications.** County shall provide Public Body with access to CLEMIS and the specific CLEMIS Applications and services marked on Addendum A, which may be changed from time to time. Addendum A is fully incorporated into this Agreement. Notwithstanding any provision in this Agreement, Addendum A and any changes thereto shall be signed by the CLEMIS Division Manager on behalf of County and the Chief of Police on behalf of the City of Birmingham. The operational descriptions of the CLEMIS Applications and services are set forth on the CLEMIS Website.

2.2. **Compliance with Laws, Rules, Regulations, and Policies.** County shall comply with all applicable laws, rules, and regulations and the CJIS Security Policy in the delivery, operation, and maintenance of CLEMIS Applications and in the transmission, access, storage, and use of data through or in CLEMIS Applications.

2.3. **No Verification of Data.** County does not verify or review data entered into and stored in CLEMIS for accuracy.

3. **PUBLIC BODY RESPONSIBILITIES.**

3.1. **Execution of Exhibit V.** Unless approved in writing by the CLEMIS Division, Public Body must execute Exhibit V to this Agreement (OakNet Connectivity) to provide connectivity for the use and operation of CLEMIS Applications. If Public Body receives approval from the CLEMIS Division not to use OakNet, such approval will be marked on Addendum A.

3.2. **Execution of Management Control Agreement.** Public Body shall execute a Management Control Agreement with County as required by and consistent with the CJIS Security Policy, which may be amended from time to time. The Management Control Agreement shall be executed by the persons authorized to sign Addendum A.

3.3. **Compliance with Laws, Rules, Regulations, and Policies.** Public Body and Public Body Employees shall comply with the CJIS Security Policy and all applicable laws, rules, and regulations when using CLEMIS and when generating, entering, and using data that is stored in CLEMIS.

3.4. **Access to CLEMIS.** Only Public Body Employees authorized by Public Body may access and use CLEMIS. Public Body shall keep a list of Public Body Employees authorized to access and use CLEMIS. Public Body shall review this list at least quarterly to ensure its accuracy. Upon written request of County, Public Body shall provide this list

to County. Public Body shall not allow any individuals, who are not on this list, to access and use CLEMIS.

3.5. **Security/Background Checks.** Public Body shall provide for and pay for security/background checks for all Public Body Employees who access and use CLEMIS, as required by the CJIS Security Policy and any other applicable law, rule, and regulation.

3.6. **Data Entry.** Public Body is solely responsible for entering all data that is required by any CLEMIS Applications into CLEMIS.

3.7. **Data Ownership.** All data entered into CLEMIS by Public Body shall be and shall remain the data of Public Body.

3.8. **Data Accuracy.** Public Body is solely responsible for ensuring that all data entered into and stored in CLEMIS is accurate and complete. Accurate and complete means that the data does not contain erroneous information. Public Body shall immediately correct erroneous information upon discovery of error. To ensure accurate and complete data, Public Body shall conduct regular and systemic audits to minimize the possibility of generating, transmitting, and storing erroneous information.

3.9. **Data Update/Expungment/Redaction.** Public Body is solely responsible for updating, expunging, correcting, record locking, or redacting Public Body's data entered into or stored in CLEMIS, as required by law, rule, regulation, court order, or the CJIS Security Policy.

3.10. **Access to Public Body Facilities.** Public Body shall allow County employees access to Public Body facilities for maintenance of CLEMIS and to audit Public Body's use of CLEMIS.

3.11. **Provision of Hardware/Equipment.** The hardware/equipment needed to access and use CLEMIS shall be purchased, maintained, repaired and replaced by Public Body, unless otherwise agreed, in writing, by the Parties. The hardware/equipment shall meet the specifications and requirements set forth by the CLEMIS Division.

3.12. **Changes or Alternations to Public Body Facilities.** If Public Body is required to or decides to make changes or alternations to its facilities/buildings for any reason, then Public Body is responsible for all costs and expenses associated with moving or relocating hardware/equipment used to access CLEMIS or with moving or relocating the medium/connectivity, e.g., fiber, wireless connections, ISDN Lines, T1 Lines, etc., used to access CLEMIS.

3.13. **E-Mail Address.** Public Body shall create and monitor a generic CLEMIS email address. The CLEMIS Division will provide Public Body instructions on how to create this email address. This email address will be the main point of contact for scheduled maintenance, outages, alerts, etc.

3.14. **Cooperation.** Public Body shall fully cooperate with County concerning the performance of this Agreement.

4. PROVISION OF PUBLIC BODY DATA TO PUBLIC BODY OR THIRD PARTIES.

4.1. **Request by Public Body for Public Body Data.** Public Body may request in writing that County provide a copy of portions of Public Body's data to Public Body. County will

provide such data in a format and time period determined by County, but will use its best efforts to provide the data in the format and time period requested by Public Body.

4.2. **Freedom of Information Act Request/Court Orders to County for Public Body Data.** County is required and will respond, pursuant to applicable law and/or court order, to Freedom of Information Act ("FOIA") requests and court orders addressed to it and received by it for Public Body data possessed by County. Before responding to a FOIA request or a court order concerning Public Body's data possessed by County, County will use its best efforts to inform Public Body of the request or order and give them an opportunity to provide County with information that could impact County's response to the FOIA request or court order.

4.3. **Continuous Access to Public Body Data by Third Parties.**

4.3.1. In Addendum A, Public Body may request that County provide continuous access to Public Body's data to a third party. Addendum A shall identify the third party and shall set forth any specific instructions regarding the provision of such data to the third party. The County shall determine the manner in which to provide access to Public Body's data.

4.3.2. County shall provide and shall continue to provide access to Public Body's data to the third party identified in Addendum A, until Public Body provides written notice to the CLEMIS Manager to stop or change such access. The written notice shall contain the date on which access to Public Body's data shall stop. Upon receipt of this notice, County shall promptly stop the third party's access to Public Body's data and shall use its best efforts to stop third party access to Public Body's data on the date requested by Public Body.

4.3.3. In order to effectuate the third party's continuous access to Public Body's data, County will require the third party to execute an agreement with County to govern delivery and/or access to Public Body's data. The CLEMIS Manager is authorized to sign this agreement on behalf of County.

4.4. **Providing Public Body Data to Third Parties.** County will not provide data to a third party, unless County is the recipient of a Freedom of Information Act request or court order or is directed in Addendum A to provide data to a third party. Notwithstanding any other provision, County shall provide Public Body's data to related Mugshots, Livescan, Michigan Incident Crime Reporting, and Crash/UD-10 traffic crash reports to the Michigan State Police.

4.5. **Costs for Providing Public Body Data.** If County incurs any costs in providing Public Body's data to a third party or to Public Body, then Public Body shall be responsible for those costs and shall reimburse County for those costs. The CLEMIS Division shall invoice Public Body for such costs. Public Body shall pay the invoice at the location and within the time period stated in the Agreement. The CLEMIS Division may waive these costs in its sole discretion.

4.6. **Protected Health Information.** If the data, to be provided to a third party, is Protected Health Information" or "PHI" (defined in 45 CFR 160.103) under the Health Insurance Portability and Accountability Act of 1996 ("HIPAA") and under the changes to HIPAA

made by the Health Information Technology for Economic and Clinical Health Act ("HITECH Amendment"), then County and Public Body shall execute a Business Associate Agreement.

4.7. **County not Responsible for Third Party Use of Data.** Public Body acknowledges and agrees that if it requests County to provide access to Public Body's data to a third party, County shall not be responsible for any actions of the third party and the third party's use of Public Body's data.

5. FINANCIAL RESPONSIBILITIES—CLEMIS FEE

5.1. **Payment of CLEMIS Fee.** Public Body shall pay the CLEMIS Fee to County for the CLEMIS Applications and services, which are marked on Addendum A. The amount of the CLEMIS fee and the costs that comprise the CLEMIS Fee are listed and itemized on the CLEMIS Website. The CLEMIS Division shall invoice Public Body on a quarterly basis for the CLEMIS Fee, unless otherwise specified. Public Body shall pay the invoice at the location and within the time period stated in the Agreement.

5.2. **Establishment of CLEMIS Fee.** The CLEMIS Division upon the recommendation and counsel of the CLEMIS Advisory Committee shall establish the CLEMIS Fee. The CLEMIS Fee shall be posted on the CLEMIS website and may be obtained from the CLEMIS Division.

5.3. **Review of CLEMIS Fee.** The CLEMIS Division and the CLEMIS Advisory Committee shall annually review the CLEMIS FEE.

5.4. **CLEMIS and FRMS Funds.** County has established and shall continue to have separate enterprise funds within the County budget for revenues, expenses, and operations of CLEMIS (hereinafter "CLEMIS Fund and FRMS Fund").

5.5. **Deposit of CLEMIS Fee.** All monies paid by Public Body to County pursuant to this Exhibit shall be deposited into the CLEMIS Fund or FRMS Fund, as applicable. Only revenues and expenses stemming from CLEMIS operations and maintenance are recorded in the CLEMIS Fund and FRMS Fund; no other County revenues and expenses are recorded in these Funds. Any equity in the CLEMIS Fund and FRMS Fund at the end of the County's fiscal year shall be rolled into the CLEMIS Fund and FRMS Fund for the next fiscal year. Surplus/equity in the CLEMIS Fund and FRMS Fund can only be used for CLEMIS operations and maintenance and not for the general operations of County or Public Body. Any County general fund contributions (transfers) to the CLEMIS Fund and FRMS Fund are strictly based on availability and official appropriation by County and cannot be deemed permanent on-going contributions.

5.6. **Financial Statement for CLEMIS and FRMS Funds.** The County Fiscal Services Division shall prepare financial statements for the CLEMIS Fund and FRMS Fund on a quarterly basis. These financial statements will be posted on the CLEMIS Website on a quarterly and year-end basis. The County Director of Management and Budget or his/her designee shall report the condition of the CLEMIS Fund and FRMS Fund to the CLEMIS Advisory Committee, on a quarterly basis.

5.7. **Refund of CLEMIS Fee for Operational Problems.** Subject to Section 18 (Force Majeure) of the Agreement, if any CLEMIS Applications are not operational for more than

fourteen (14) consecutive calendar days, County shall refund the CLEMIS Fee, already paid by Public Body, for the days that the CLEMIS Applications were not operational.

6. **COUNTY/PUBLIC BODY RESPONSIBILITIES FOR CLEMIS CITATION PAYMENT APPLICATION AND CLEMIS CRASH PURCHASE APPLICATION.** If a Public Body uses the CLEMIS Citation Payment Application (hereinafter "Payment Application) and/or the CLEMIS Crash Purchase Application (hereinafter "Purchase Application"), then the following terms and conditions apply:

6.1. **Placement of URL.** Public Body shall be responsible for placing the Payment Application and the Purchase Application URLs on its website; the URLs shall be provided by County. Public Body shall include this URL in printed or electronic communications to the general public regarding the Payment Application and the Purchase Application.

6.2. **Questions Regarding Payment of Tickets/Citations/Parking Tickets and Purchase of Crash/Accident Reports.** County shall refer all questions that County receives to Public Body regarding the payment of citations/tickets/parking tickets and the purchase of crash/accident reports and regarding the amount of monies owed to Public Body.

6.3. **Security of Data.** County shall secure and protect data received through the Payment Application and Purchase Application (including credit card information) according to law, County's contractual obligations, and reasonable business standards and practices.

6.4. **No Interference with Contract.** Third-party service providers such as PayPal Inc. and Elavon, Inc. are required for the operation of the Payment Application and Purchase Application. Neither Public Body nor Public Body Employees shall act or fail to act, either directly or indirectly, in a manner to cause any purported breach in any term or condition in any agreement between County and such third party.

6.5. **Enhanced Access Fee.** Persons or entities paying citations/tickets/parking tickets through the Payment Application or purchasing crash/accident reports through the Purchase Application shall be charged an Enhanced Access Fee, in addition to the monies owed to Public Body.

6.6. **Payment Transaction for Payment Application.** When using the Payment Application, a person or entity paying a citation/ticket/parking ticket will authorize two transactions, at the time of payment: (1) one transaction for payment of monies owed to Public Body/Court and (2) one transaction for payment of the Enhanced Access Fee. The funds for the payment to Public Body/Court will be directed to the depository account designated and/or owned by Public Body/Court. The funds for the Enhanced Access Fee will be directed to a depository account designated and owned by County.

6.7. **Amount of Enhanced Access Fee for Payment Application.** The Enhanced Access Fee charged to persons/entities paying citations/tickets/parking tickets through the Payment Application shall be in an amount established by the Oakland County Board of Commissioners, Miscellaneous Resolution # 07121 and as subsequently amended by the Oakland County Board of Commissioners. Public Body shall receive one dollar ($1.00) of the Enhanced Access Fee collected for each citation/ticket paid through the Payment Application. Given the small amount of the Enhanced Access Fee for parking tickets,

Public Body shall receive no portion of the Enhanced Access Fee collected for parking tickets paid through the Payment Application.

6.8. **Amount of Enhanced Access Fee for Purchase Application.** The Enhanced Access Fee charged to persons/entities purchasing crash/accident reports through the Purchase Application shall be in an amount established by the Oakland County Board of Commissioners, Miscellaneous Resolution # 09182 and as subsequently amended by the Oakland County Board of Commissioners. Public Body shall receive one dollar ($1.00) of the Enhanced Access Fee collected for the purchase of each crash/accident report through the Payment Application.

6.9. **Amount of Fee for Crash/Accident Report.** Public Body shall set the fee for the purchase of the crash/accident report through the Purchase Application. The amount of this fee shall be listed in Addendum A.

6.10. **Distribution of Enhanced Access Fees and Fees for Crash/Accident Reports.** Public Body's portion of the Enhanced Access Fees, set forth in this Exhibit, and the fee for the crash/accident reports, set forth in Addendum A, shall be disbursed to Public Body pursuant to its written instructions. Public Body shall provide the written instructions, required by this section to CLEMIS Division.

6.11. **Obligations and Responsibilities if Public Body is a Court.**

6.11.1. **Access to Website.** If Public Body is a Court, then County shall provide access to a password protected website where Public Body/Court can issue credits or refunds and view daily, weekly, and monthly transactions processed through the Payment Application.

6.11.2. **Contract for Credit Card Processing.** If Public Body is a Court, then County shall establish, maintain, and pay for a separate contract for credit card processing services with the entities currently providing credit card processing services for County, i.e., PayPal Inc. and Elavon, Inc.

6.11.3. **Separate Depository Bank Account.** If Public Body is a Court, then it shall maintain a corresponding depository bank account, with a depository financial institution acceptable to County, for the receipt of monies owed to Public Body/Court. Public Body/Court shall provide County with all necessary bank account numbers and routing number to give effect to this requirement.

7. CLEMIS ADVISORY COMMITTEE.

7.1. **Establishment and Purpose of CLEMIS Advisory Committee.** The CLEMIS Advisory Committee was established to obtain advice and guidance from CLEMIS Members concerning policy, technical, and operational questions for CLEMIS Applications. The purpose behind the CLEMIS Advisory Committee is to allow CLEMIS Members to provide input regarding the operation and management of CLEMIS. The CLEMIS Advisory Committee leads the CLEMIS Consortium and provides recommendations and counsel to the CLEMIS Division regarding the operation, maintenance, and budget for CLEMIS (including suggested security policies, development/operation/modifications to CLEMIS Applications, and actions regarding misuse of CLEMIS).

7.2. **Composition of CLEMIS Advisory Committee.** The composition of the CLEMIS Advisory Committee is posted on the CLEMIS Website.

7.3. **CLEMIS Advisory Committee Meetings.** The CLEMIS Advisory Committee meets at least four (4) times per year. CLEMIS Members are encouraged to attend.

7.4. **CLEMIS Advisory Committee Officers.** Every July, the CLEMIS Advisory Committee shall elect a Chairperson by majority vote. The Chairperson shall select and appoint a Co-Chairperson. The CLEMIS Division Manager shall serve as Executive Secretary to the CLEMIS Advisory Committee. The Executive Secretary shall prepare the agenda for CLEMIS Advisory Committee meetings. Prior to each meeting, the Chairperson and the Executive Secretary shall review the contents of each agenda.

7.5. **CLEMIS Advisory Committee—Subcommittees.** The CLEMIS Advisory Committee may create subcommittees as it deems appropriate. The subcommittees and their composition and responsibilities shall be posted on the CLEMIS Website. The CLEMIS Advisory Committee Chairperson shall appoint the chairpersons of the subcommittees, except for the Chairperson of the Strategic Planning subcommittee, whose Chairperson is the current President of Oakland County Chiefs of Police Association and except for the Chairperson of Fire Governance whose Chairperson is elected by the Fire Governance Committee members.

8. **TRAINING.** Public Body shall require all Public Employees who use or access CLEMIS to attend training classes required by the CLEMIS Division. The format of the training classes will be at the discretion of the CLEMIS Division, e.g., train the trainer, classroom training, or on-line/remote training. If the training classes are held at County facilities or held in an on-line/remote format, then such training classes are at no cost to Public Body or Public Employees. If the training classes are held at non-County facilities, there may be a charge to Public Body based on time, materials, and location of training classes.

9. **SUPPORT AND MAINTENANCE SERVICES**. County shall maintain and support the CLEMIS Applications. The CLEMIS Fee includes the costs for support and maintenance services for the CLEMIS Applications and other services provided by the CLEMIS Division, unless otherwise indicated on Addendum A. When providing support and maintenance services for CLEMIS, County has the authority to prioritize its resources, including, but not limited to, the order in which calls for support or maintenance will be resolved and allocation of time of its employees, agents, subcontractors, and equipment.

10. **OBLIGATIONS & RESPONSIBITIES UPON TERMINATION/CANCELLATION**.

10.1. **Use of CLEMIS & CLEMIS Applications.** Upon the effective date of termination or cancellation of this Exhibit, Public Body shall stop using CLEMIS and CLEMIS Applications and it shall not have access to CLEMIS and CLEMIS Applications.

10.2. **Use and Access to Public Body's Data.** Upon the effective date of termination or cancellation of this Exhibit, Public Body's data shall not be useable by or accessible to any other CLEMIS Member.

10.3. **Transition of Data upon Termination/Cancellation.** Upon termination or cancellation of this Agreement, CLEMIS shall provide a copy of Public Body's data to Public Body in an electronic format and a time period determined by County. Upon written confirmation

from Public Body that it received its data, County will purge Public Body's data from CLEMIS and any disaster recovery sites. If County incurs any costs in copying Public Body's data, then Public Body shall be responsible for those costs and shall reimburse County for those costs. The CLEMIS Division shall invoice Public Body for such costs. Public Body shall pay the invoice at the location and within the time period stated in the Agreement. The CLEMIS Division may waive these costs in its sole discretion.

10.4. **Obligation to Pay CLEMIS Fee Upon Termination/Cancellation.** Public Body's obligation to pay the CLEMIS Fee shall stop on the effective date of termination or cancellation. If the termination or cancellation date is other than the end of a quarter, any CLEMIS Fee, paid in advance to County, shall be refunded to Public Body on a pro-rated daily basis for the time period that Public Body paid in advance.

ADDENDUM A

I. CLEMIS CATEGORIES / TIERS

Public Body shall receive the CLEMIS Applications and services associated with the category/tier selected below. The CLEMIS Website describes each category/tier listed below, describes the CLEMIS Applications that are received with a particular category/tier, and lists the cost for the below categories. As used in this Addendum "FTE" means Full-Time Equivalents (Sworn Officers).

☑ **Tier 1**

◉ 16 or more FTE's ○ 6 – 15 FTE's ○ 1 – 5 FTE's

☐ **Tier 2**

○ 16 or more FTE's ○ 6 – 15 FTE's ○ 1 – 5 FTE's

☐ **Tier 2.5**

○ 16 or more FTE's ○ 6 – 15 FTE's ○ 1 – 5 FTE's

☐ **Tier 3**

○ 16 or more FTE's ○ 6 – 15 FTE's ○ 1 – 5 FTE's

Tier 4 Rescinded

Tier 5 Rescinded

☐ **Tier 6 (eCLEMIS)**

○ 19 or more FTE's ○ 6 – 18 FTE's ○ 1 – 5 FTE's

☐ **Tier 7 Public Safety Answering Point (PSAP)/Central Dispatch Center**

☐ **Tier 8 Jail Management** (outside Oakland County)

☐ **Federal Departments, Offices or Agencies Inquiry Only in the State of Michigan** (does not contribute any data)

☐ **District Court in Oakland County** (excluding 52nd District Courts)

○ **Pays CLEMIS Fee:** receives ticket data.

☐ **OPT-OUT of CLEMIS Citation Payment Application**

○ **Does not pay CLEMIS Fee:** receives ticket data load and must exclusively use CLEMIS Citation Payment Application.

☐ **District Court outside Oakland County**

○ **Pays CLEMIS Fee:** receives ticket data.

☐ **OPT-OUT of CLEMIS Citation Payment Application**

○ **Does not pay CLEMIS Fee:** receives ticket data load and must exclusively use CLEMIS Citation Payment Application.

☐ **Circuit Court** (outside Oakland County - does not contribute any data)

☐ **Prosecutor Office** (outside Oakland County, does not contribute any data)

☐ **FRMS Participant** (Fire Records Management System)

APPROVED BY: CLEMIS Strategic Planning Committee 07-08-15
CLEMIS Advisory Committee 07-16-15
Oakland County Board of Commissioners 8-13-15

II. ADDITIONAL CLEMIS APPLICATIONS

Public Body may select and shall receive any of the CLEMIS Applications, selected below, for a separate cost. The cost for the CLEMIS Applications is set forth on the CLEMIS Website.

☑ **Mobile Data Computers ("MDC")**

- ◉ **WITH** County provided wireless
- ○ **WITHOUT** County provided wireless
- ○ **CAD Only WITHOUT** County provided wireless

☑ **Livescan**

- ◉ **WITH** printer
- ○ **WITHOUT** printer

☑ **Mugshot**

- ◉ Capture Station and Investigative
- ○ Investigative Only

☐ **Jail Management**

- ○ CLEMIS Member located in Oakland County
- ○ CLEMIS Member located outside Oakland County

☐ **OakVideo** (CLEMIS Member located outside Oakland County)

☐ **Crime Mapping Application**

☑ **Pawn Application**

☑ **Fire Records Management System In Oakland County**

- ◉ Phase I
- ○ Phase II

☐ **Fire Records Management System Outside Oakland County**

☐ **Fire Department In Oakland County Data Extract**

☐ **Fire Department Outside Oakland County Data Extract**

☑ **CRASH Report Payment Amount:** $ 5.00

☐ **Enhanced Access Fee Disbursement Instructions**

- ○ Disbursement when Requested
- ◉ Disbursement Quarterly

Make Check Payable to: CITY OF BIRMINGHAM POLICE DEPARTMENT

☐ **OPT-OUT of Exhibit V (OakNet Connectivity)** OakNet connectivity is not needed

☐ **CLEMIS Member / Public Body** requests that County provide Public Body's data to the following entity:

Vendor Name: _____

Address: _____

Contact: _____ Phone: _____

Email: _____

APPROVED BY: CLEMIS Strategic Planning Committee 07-08-15
CLEMIS Advisory Committee 07-16-15
Oakland County Board of Commissioners 8-13-15

COUNTY:_____
James Hess, CLEMIS Division Manager Date

PUBLIC BODY: CITY OF BIRMINGHAM

Title/Name: MAYOR / RACKELINE J. HOFF

Signature:_____

Date

(to be completed by Public Body)

APPROVED BY: CLEMIS Strategic Planning Committee 07-08-15
CLEMIS Advisory Committee 07-16-15
Oakland County Board of Commissioners 8-13-15

City of Birmingham
A Walkable Community

MEMORANDUM

Engineering Dept.
Planning Div.

DATE: **November 13, 2015**

TO: **Joseph Valentine, City Manager**

FROM: **Paul T. O'Meara, City Engineer**
Jana Ecker, Planning Director

SUBJECT: **Multi-Modal Transportation Board Recommendation**
Curb Bumpout Policy

In areas of high pedestrian demand, the City has constructed curb extensions (or bumpouts) at crosswalks. A full introduction to this topic can be found on the attached memorandum that was prepared for the Multi-Modal Transportation Board (MMTB).

As demand for bumpouts grows, the Engineering Dept. thought it would be appropriate to establish a policy to help guide the construction of bumpouts. The MMTB discussed the implementation of the suggested policy at their meeting of November 4. The policy was modified somewhat by the MMTB to bring it more in accordance with the national standards created by the American Association of State Highway and Transportation Officials (AASHTO).
The modification was to specify that a bumpout standard width on streets with parallel parking shall be 6 ft. wide. This is a departure from the 4 ft. that the majority of bumpouts have been built to date on streets with parallel parking, but it is in accordance with AASHTO standards prepared in 2004.

As modified by the MMTB, the attached policy is now being recommended for adoption by the City Commission. Please also find attached illustrations and photos of the different size options for bump-outs, ranging from 4' to 12' in width. As was discussed at the Board meeting, each project should still be prepared conceptually and reviewed by the MMTB, and ultimately approved by the City Commission, prior to being constructed. The policy will serve as an initial basis for the design, after which unique or extenuating circumstances will be reviewed and considered prior to finalizing the design. A suggested resolution is provided below.

SUGGESTED RESOLUTION:

To accept the recommendation of the Multi-Modal Transportation Board, approving the provided bumpout (curb extension) policy for the City of Birmingham for all future City street projects, or private building projects, where bumpouts may be constructed.

CITY OF BIRMINGHAM
BUMPOUT (CURB EXTENSION) POLICY

November 4, 2015

Curb bumpouts should be considered under the following conditions:

1. When a City street is being reconstructed.
2. When a commercial or multi-family residential building is being built.
3. When a specific crosswalk has been identified as having high pedestrian demand.
4. When a City street has been measured with the 85th percentile speed 5 mph or more above the signed speed limit.

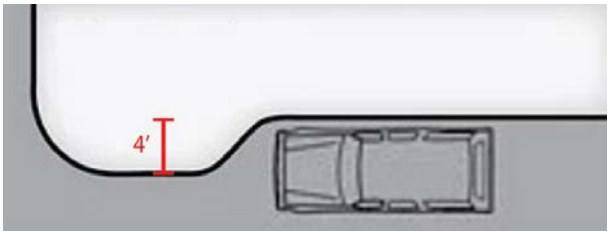
Curb bumpouts shall be designed with the following features:

1. The bumpout shall be located on streets where parking is legal and wide enough to accommodate a road narrowing.
2. Bumpouts shall be designed with the following widths:
   a. 6 ft. wide on streets with parallel parking.
   b. 12 ft. wide on streets with 45° angled on-street parking, provided the drive lane is the standard minimum of 16 ft. wide.
   c. 8 ft. wide on streets with parallel parking where a contiguous full width bike lane has been provided in addition to the full vehicle drive lanes.
3. Bumpouts shall be eliminated or reduced in width if the existing street widths, combined with frequent turns from large vehicles, will result in large vehicles conflicting with oncoming traffic or pulling over the top of curbs on a regular basis. This standard can be relaxed if the corner is identified as one that will not have vehicles above a certain size turning on a regular basis.
4. The length of the bumpout shall be as long as practical, but not so long that it would eliminate a parking place (except in areas where on-street parking is in low demand).
5. The transition from the bumpout back to the normal curb alignment shall be at a 45° angle to accommodate easier, efficient street sweeping and snow plowing.
6. When a bumpout interrupts the gutter line drainage course, a new catch basin shall be installed at the point where the normal curb line intersects with the 45° angled curb referenced above.

Size Options for Constructing Bump-outs

Birmingham has constructed 'bump-outs' with widths of 4', 6', 8', and 12'. Please see plans and photos below of each size of bump-out constructed in Birmingham. For illustration purposes, one example of a 6' wide bump-out is provided as constructed in Royal Oak.

1. Four Foot 'Bump-Outs'



Birmingham Example Pierce and Martin:

Both Pierce and Martin have 1 lane in each direction

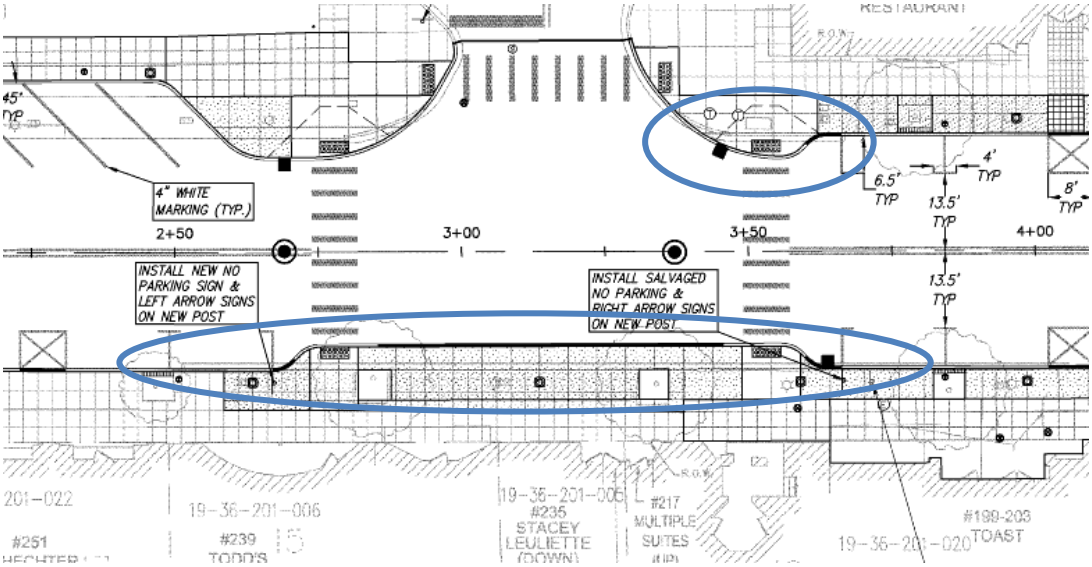
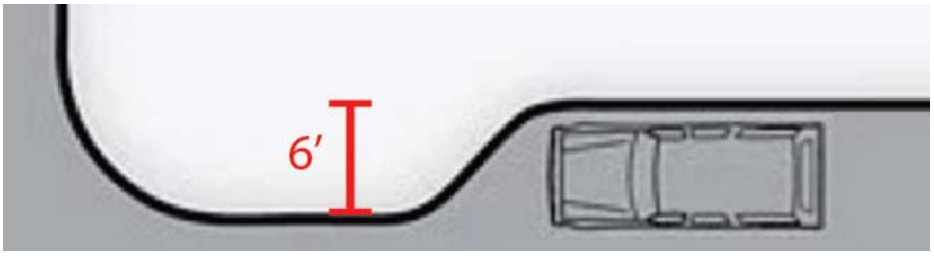


Figure 1 Engineering Drawings

Figure 2 Looking South on Pierce (bump-out on left).

Figure 3 Looking North on Pierce (bump-out on left and right) Notice vehicle idling alongside bump-out. The city engineer reports that this is common. As designed, the intersection provides an area for delivery trucks to stop and deliver packages.

2. Six Foot 'Bump-Outs'



Birmingham Example: Chester and Martin

Both Chester and Martin are have one lane of traffic in each direction. Martin has angled parking east of Chester, and Chester has parallel parking.

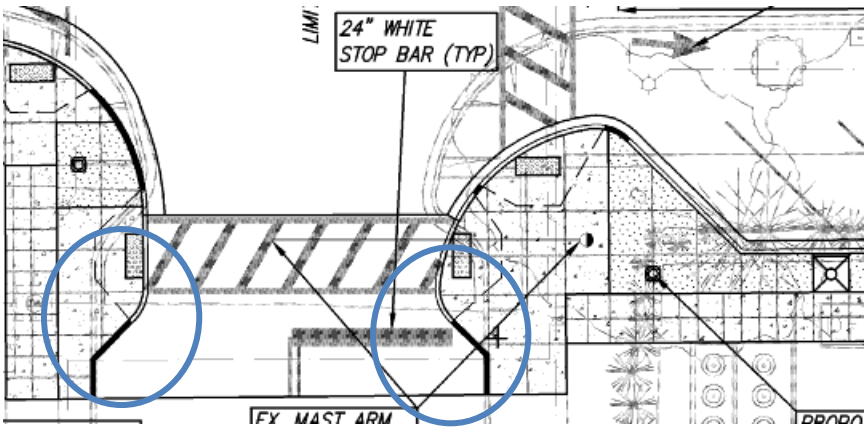


Figure 4 Engineering drawing of curb extensions

Figure 5 Looking South on Chester.

Royal Oak Example: Second and Main

Since Birmingham has limited examples of 6' 'bump-outs,' this second example is taken from Main and Second Street in Royal Oak.

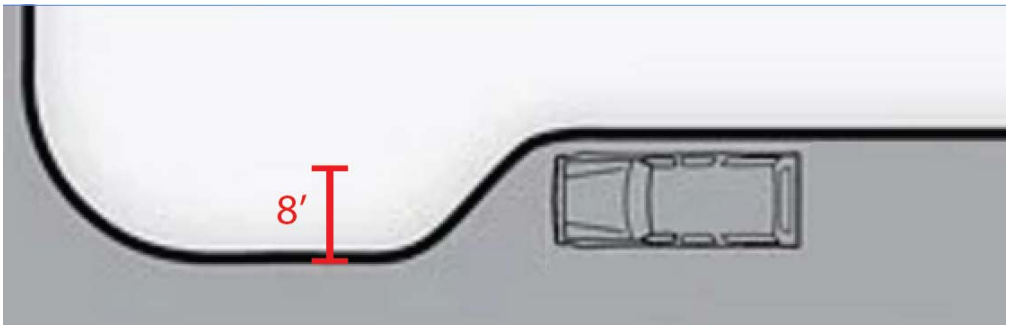
Main street has 2 lanes in each direction while Second street has 1 lane in each direction. Both Main and Second have parallel parking.

Figure 6 Looking north on Main Street.

Figure 7 Looking east across Main Street on the south side of Second Street.

Figure 8 Looking north on the east side of Main Street. Notice use of increased space for inclusion of tree planting, benches and trash receptacles.

3. <u>Eight Foot 'Bump-Outs'</u>



Birmingham Example 1: N. Eton and Derby

Both Eton and Derby have one lane of traffic in both directions. Eton contains bike lanes on both sides of the road.

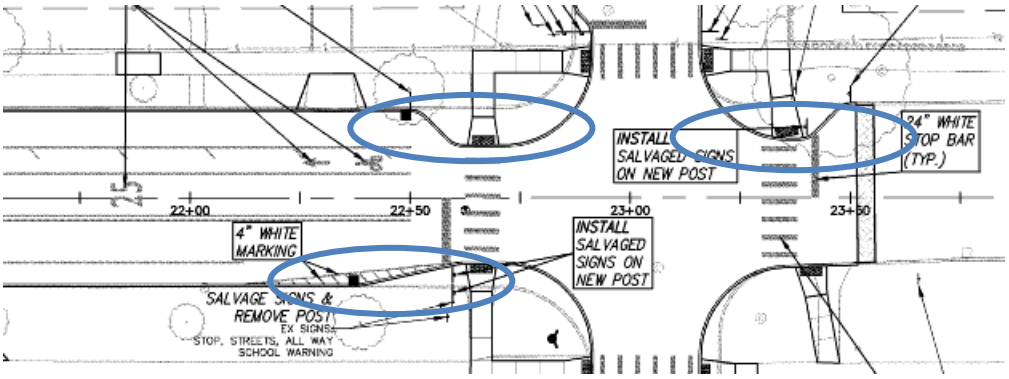


Figure 9 Engineering drawing of N. Eton and Derby

Figure 10 Looking north on the west side of N. Eton Street.

Birmingham Example 2: Lincoln and Pierce

Both Lincoln and Pierce have one lane in both directions. Lincoln has parallel parking.

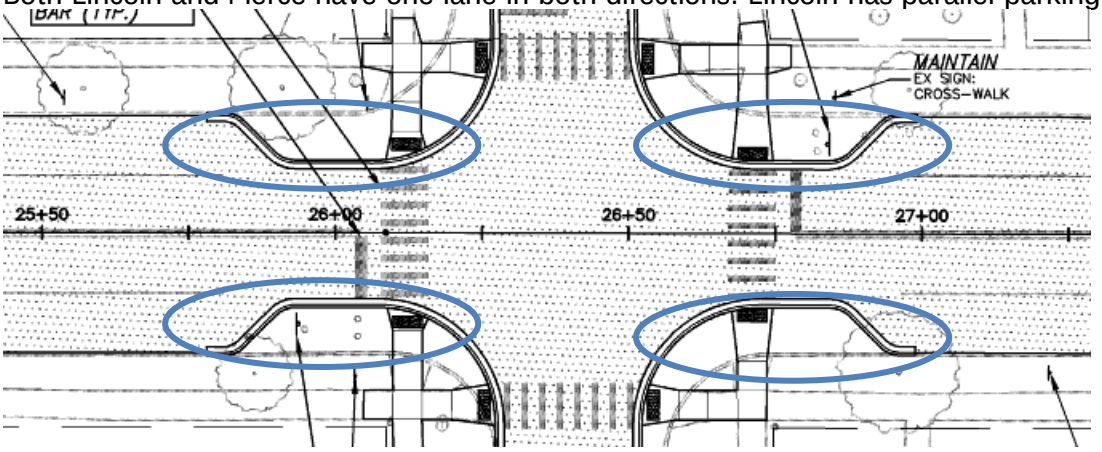


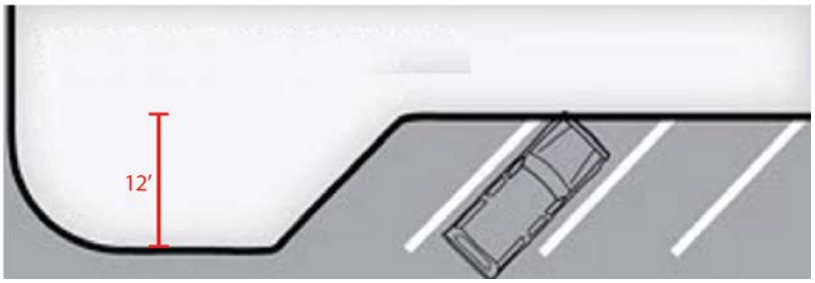
Figure 11 Engineering drawing of Lincoln and Pierce

Figure 12 Looking west on Lincoln, curb 'bump-out' on the left.

Figure 13 Looking across Lincoln on the west side of Pierce.

Figure 14 Close up of bump-out. Notice tire tracks have eroded grass and created rut as vehicles have difficulty navigating turns.

4. Twelve Foot 'Bump-Outs'



Birmingham Example: Martin and Bates

Martin and Bates both contain 1 lane in each direction. Martin contains angled parking.

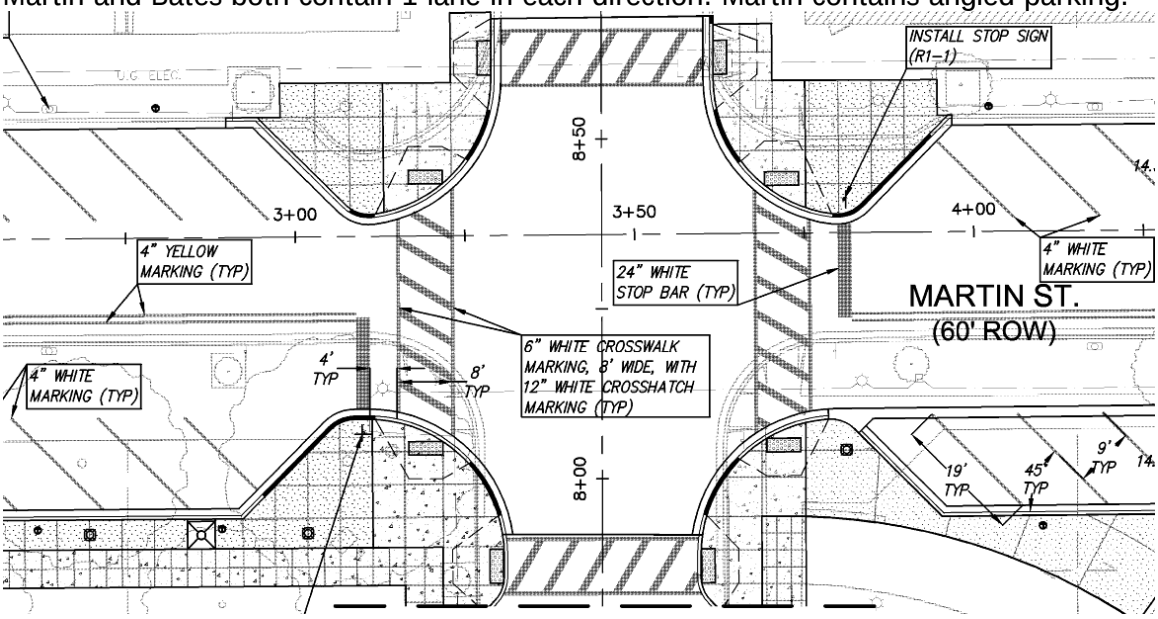


Figure 13 Engineering drawing of Martin and Bates

Figure 14 Looking west on Martin.

City of Birmingham
A Walkable Community

MEMORANDUM

Engineering Dept.

DATE: **October 29, 2015**

TO: **Multi-Modal Transportation Board**

FROM: **Paul T. O'Meara, City Engineer**

SUBJECT: **Curb Extension (Bumpout) Policy**

Curb bumpouts are typically installed in areas of high pedestrian demand to reduce the width of the street at a crosswalk. Curb bumpouts can increase pedestrian safety and reduce average vehicle traffic speeds. Bumpouts have drawbacks that include increased storm sewer costs (to accommodate more complex drainage patterns), more time consuming maintenance efforts (such as street sweeping and snow removal), and less space for turning larger vehicles.

In September, the City Commission reviewed and approved the Multi-Modal Transportation Board (MMTB) recommendation for the design of bumpouts on the Hamilton Ave. Paving project, scheduled for construction in 2016. Although the recommendations were approved, questions were raised about the reasoning for the size of some of the bumpouts. While the majority of bumpouts installed in Birmingham have been designed according to internal policy developed several years ago, it has never been formally discussed or endorsed by any board or the City Commission. Now that there is a Board focusing on multi-modal use of the public streets, it would be helpful for this matter to be reviewed so that a policy can be finalized and endorsed by both the MMTB and the City Commission.

When bumpouts were first being implemented in Birmingham, there were no standard guidelines on how to design them. Former City Engineer Dennis Dembiec and I made an internal policy that included:

1. The bumpout shall be located so that it reduces the crosswalk length, and not extended away from the intersection so far that it begins to compromise adjacent parking spaces.
2. The bumpout shall be a standard of 4 ft. in width (that is, a four foot encroachment into the street) as a fair compromise between the needs of the pedestrians, and the needs of all the others using the road, such as motorists, bicyclists, delivery trucks, and emergency vehicles. On narrow streets, the four foot width shall be reduced if it restricts the turning movement of trucks commonly used in the immediate area.
3. The bumpout shall be tapered back into the adjacent curb line at a 45° angle to simplify street sweeping, hopefully reducing or eliminating any street surfaces that cannot be reached by the mechanical sweeper.

All of the bumpouts in areas with parallel parking constructed in the downtown area have been built to this 4 ft. standard (or less where travel lanes or turning movements would be routinely obstructed). We have always felt that providing four feet of road surface beyond the minimum lane width is imperative. It provides a factor of safety for bad weather conditions, errant drivers, extra wide vehicles, times when a portion of the road has to be closed for utility or road

repairs, snow emergencies, bicyclists, etc. At "T" intersections this space also is used for standing vehicles, such as UPS trucks. Although the bumpouts adjacent to angled parking on Martin St. are larger and extend the full width of the parking lane, they too have this factor of safety in the design. Angled parking lanes actually have an additional four feet of space between the travel lane and the parked cars so that vehicles exiting parking spaces can pull out partially before entering the traffic lane. This same four feet is kept clear in the area of the bumpout as well.

More recently, the original Multi-Modal Transportation Steering Committee oversaw the designs of the first street projects built after the new Multi-Modal Transportation Plan had been prepared. Projects built in 2014 from these discussions are listed below, the first representing a deviation:

1. Lincoln Ave. – Southfield Rd. to Woodward Ave.

The bumpouts installed on Lincoln Ave. were constructed at the maximum possible width, encompassing an 8 ft. encroachment into the street width, leaving no factor of safety for vehicles that may not see the bumpout. Consideration for large vehicle turns and bicyclists was considered but not included in the design. The design was not as recommended by the Engineering Dept., but proceeded due to the stated goals of the committee to 1) ensure that speeds were reduced, and 2) bypassing of left turning vehicles would be eliminated.

2. N. Eton Rd. – Derby Rd. to Yorkshire Rd.

A parking lane was constructed on southbound N. Eton Rd., providing an opportunity for bumpouts on the west side of the street at key locations. Since a six foot wide bike lane was also installed between the driving lane and the parking lane, the space where the bike lane is located creates an area for a factor of safety. This design is endorsed by the Engineering Dept.

Beginning with the 2014 projects that included new features such as bike lanes and sharrows, our office started referring to two publications prepared by the national authority for these matters, the American Assoc. of State Highway and Transportation Officials (AASHTO). The publications are the Guide for the Planning, Design, and Operation of Pedestrian Facilities" printed in 2004, and the "Guide for the Development of Bicycle Facilities" printed in 2012. Both documents contain excellent ideas and directives that help ensure that our facilities will be standardized and follow accepted national practices wherever possible. As Birmingham implements its own official policy on the design of bumpouts, it is important that the policy does not conflict with the directives of the AASHTO guidelines.

Three pages pertaining to the design of intersections from the Pedestrian Facilities guide is attached to this report. The document helps describe the many considerations that should be factored into the design of intersections, and how they impact pedestrians. An average 6 ft. wide bumpout is recommended, although factors such as bicycles and snow removal are referenced as factors to be considered. Noting that the document was prepared in 2004, and that the design of streets with bike use being encouraged is a more recent phenomenon, the smaller 4 ft. encroachment that Birmingham has used continues to be recommended as an appropriate size that will best accommodate all users of the road.

More recently, the current Multi-Modal Transportation Board reviewed and recommended a bumpout design for the reconstruction of Hamilton Ave. between N. Old Woodward Ave. and Woodward Ave. Consistent with past practice, all bumpouts were sized with an encroachment into the road of 4 feet. As discussed previously, bumpouts were not provided at the southeast corner of N. Old Woodward Ave. (as that intersection is also scheduled to be reconstructed in the relatively near future), and on Ferndale St., due to the narrow width of the existing pavement making turns difficult for large vehicles. Since there has been interest expressed in installing bumpouts as large as 8 ft. on this project (using the full width of the marked parking lane), the new attached drawing helps depict what larger bumpouts would look like on Hamilton Ave. The larger bumpouts would eliminate the factor of safety referenced above, as well as result in more difficulty for large turning vehicles. On the attached concept plans, the larger 8 ft. wide bumpouts help depict how difficulties in turning larger vehicles would increase with the larger bumpouts (the dashed line depicts the bumpouts as they were approved).

To summarize, the attached list of criteria are suggested to finalize a bumpout policy for the City of Birmingham. Although a design policy will be in place, staff will continue to ask the Multi-Modal Transportation Board to review and recommend all future such designs, with final approval coming from the City Commission. A suggested resolution is provided below:

SUGGESTED RESOLUTION:

To approve the provided bumpout (curb extension) policy for the City of Birmingham for all future City street projects, or private building projects where bumpouts may be constructed.

CITY OF BIRMINGHAM
BUMPOUT (CURB EXTENSION) POLICY

October 30, 2015

Curb bumpouts should be considered under the following conditions:

1. When a City street is being reconstructed.
2. When a commercial or multi-family residential building is being built.
3. When a specific crosswalk has been identified as having high pedestrian demand.
4. When a City street has been measured with the 85th percentile speed 5 mph or more above the signed speed limit.

Curb bumpouts shall be designed with the following features:

1. The bumpout shall be located on streets where parking is legal and wide enough to accommodate a road narrowing.
2. Bumpouts shall be designed with the following widths:
   a. 4 ft. wide on streets with parallel parking.
   b. 12 ft. wide on streets with 45° angled on-street parking, provided the drive lane is the standard minimum of 16 ft. wide.
   c. 8 ft. wide on streets with parallel parking where a contiguous full width bike lane has been provided in addition to the full vehicle drive lanes.
3. Bumpouts shall be eliminated or reduced in width if the existing street widths, combined with frequent turns from large vehicles, will result in large vehicles conflicting with oncoming traffic or pulling over the top of curbs on a regular basis. This standard can be relaxed if the corner is identified as one that will not have vehicles above a certain size turning on a regular basis.
4. The length of the bumpout shall be as long as practical, but not so long that it would eliminate a parking place (except in areas where on-street parking is in low demand).
5. The transition from the bumpout back to the normal curb alignment shall be at a 45° angle to accommodate easier, efficient street sweeping and snow plowing.
6. When a bumpout interrupts the gutter line drainage course, a new catch basin shall be installed at the point where the normal curb line intersects with the 45° angled curb referenced above.

3.3 Intersection Design

Street crossings are an essential component of any roadway design. A street may have excellent sidewalk facilities but, if the intersection crossings are intimidating, few pedestrians will use the street. Pedestrians, therefore, should be included as "design users" for all intersections where they can be expected to cross. Intersections are often the best and most direct place for pedestrians to cross a roadway and are the most common pedestrian crossing locations. This section discusses the various design features, as well as crossing techniques that can facilitate convenient and safe pedestrian travel at intersections. Some of the attributes associated with good intersection crossing design include:

- *Clarity*—It should be obvious to motorists that there will be pedestrians present; it should be obvious to pedestrians where best to cross.
- *Predictability*—The placement of crosswalks should be predictable. Additionally, the frequency of crossings should increase where pedestrian volumes are greater.
- *Visibility*—The location and illumination of the crosswalk allows pedestrians to see and be seen by approaching traffic while crossing.
- *Short Wait*—The pedestrian does not have to wait unreasonably long for an opportunity to cross.
- *Adequate Crossing Time*—The time available for crossing accommodates users of all abilities.
- *Limited Exposure*—Conflict points with traffic are few, and the distance to cross is short or is divided into shorter segments with crossing islands.
- *Clear Crossing*—The crosswalk is free of barriers, obstacles, and hazards and is accessible to all users. Pedestrian crossing information is available in accessible formats.

Traffic signals create gaps that allow pedestrians to cross a street. However, adequate sight distance at signalized intersections is desirable to enable motorists and pedestrians to see one another during periods when there are signal malfunctions or periods when signals are placed in a flashing operation. When this occurs, the signal often defaults to a flashing red on the minor approach and has traffic operations similar to a stop-controlled intersection. However, when the major approach defaults to a flashing yellow, adequate sight lines should be provided for pedestrians attempting to cross the major street. Additional information on traffic signal warrants and design can be found in Chapter 4.

There are three types of unsignalized intersections: (1) completely uncontrolled (usually minor local roads or streets), (2) free-flow traffic conditions along the major road with stop controls on the minor legs, or (3) stop- or yield-controlled for all approaches. When one or more legs of an intersection are uncontrolled, pedestrian crossing movements become more complex. While traffic control devices may be desired at every potential pedestrian crossing, uncontrolled intersections can operate more safely for all users if street width, traffic volume, speed, and line-of-sight issues are taken into account.

This section discusses these measures, as well as other design features that can enhance the safety and functionality of both signalized and unsignalized intersections.

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3.3.1 Curb Radii

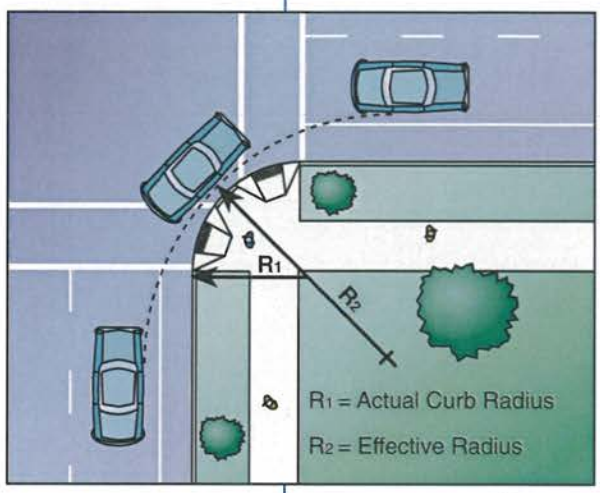

Exhibit 3-20. Effective Turning Radius (24).

The curb radii used at both signalized and unsignalized intersections should be selected considering safety, operations, and convenience for both motorists and pedestrians. Curb radii should be based on an appropriate balance of the needs of pedestrians and the needs of heavy vehicles, such as trucks and buses. Curb radii should be appropriate for the largest design vehicle which makes a specific turning maneuver with sufficient frequency to serve as an appropriate basis for design. At the same time, it should be recognized that larger intersection curb radii have disadvantages for pedestrians. A large radius can increase the crossing distance for pedestrians and the speeds of turning vehicles, creating increased exposure risks, which can be particularly challenging for pedestrians with impaired vision. Large radii also reduce the corner storage space for pedestrians, move pedestrians out of the driver's line of sight, and make it more difficult for pedestrians to see vehicles. On the other hand, smaller radii that limit the speeds of turning vehicles may reduce the operational efficiency of an arterial intersection. A curb that protrudes into the turning radius of the design vehicle could cause vehicles to drive over and damage the curb, as well as increase the potential of hitting a pedestrian standing at the curb. Where appropriate, bollards may be added to reduce the likelihood of vehicles driving over the curb.

Two distinct radii should be considered when designing street corners. The first is the radius of the street corner itself, and the second is the effective turning radius of the selected design turning vehicle. The effective turning radius is the radius needed for a turning vehicle to clear any adjacent parking lanes and/or to align itself with its new travel lane (see Exhibit 3-20). Using an effective turning radius allows a smaller curb radius than would be required for the motorist to turn from curb lane to curb lane. In particular, a shorter curb radius can be provided when parking lanes are present. Exhibit 3-21 shows how crossing length can be reduced by using a tighter curb radius. The purpose of Exhibit 3-21 is to illustrate the effect of curb return radius on crossing distance. The added crosswalk distances between curbs as compared to the curb-to-curb street widths are shown in Exhibit 3-21, assuming that (a) the sidewalk centerline at a right-angle intersection is in line with the middle of a border and (b) the same curb radius is used at all four corners of the intersection. The types of curb ramps that may be appropriate at an intersection are presented later in this chapter.

Curb Radius, *R*	Increased Crosswalk Distance*
5 m [16 ft]	1 m [3 ft]
10 m [33 ft]	7 m [23 ft]
15 m [49 ft]	12 m [39 ft]

** Measured along centerline of sidewalk/crosswalk as compared to curb-to-curb width.*

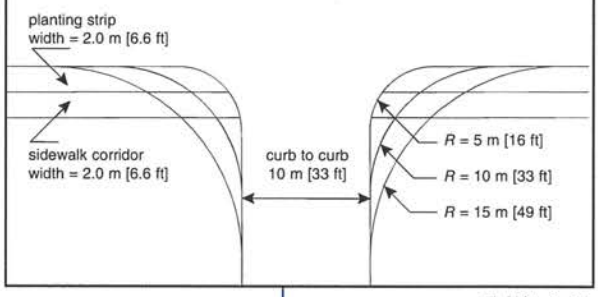

Exhibit 3-21. Advantage of Smaller Curb Radii (11).

On major arterials, the radius should be designed to allow turning vehicles to use all of the available roadway width in the direction of travel. If the receiving street is a local street, it may be preferable to allow an infrequent large vehicle to turn into an opposing travel lane instead of creating an unnaturally large street corner radius. This situation often occurs at local and collector street intersections—either signalized or unsignalized—where

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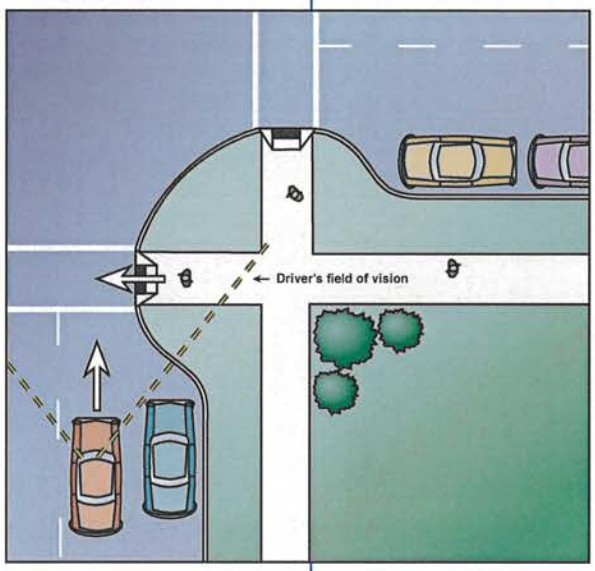

Exhibit 3-22. Example of Curb Extension Design (13).

the only large turning vehicles are an occasional school bus, moving van, fire truck, or oversized delivery truck.

Where there is little turning truck traffic, it is recommended that a 3.0 to 4.5 m [10 to 15 ft] street corner radius (R_1) be used. Where there are heavy truck volumes, the maximum street corner radius may be increased; in this case, the stop bar should be set farther back in the receiving street so that large vehicles have ample room to complete their turn. The minimum curb return radius for effective street sweeping at intersections is 1.5 m [5 ft]. (For further curb turning radii information, see *Minimum Turning Paths of Design Vehicles* in Chapter 2 of the AASHTO Green Book (3)).

3.3.2 Crossing Distance Considerations

Short crosswalks help pedestrians cross streets. Excessive crossing distances increase the pedestrian exposure time, increase the potential of vehicle–pedestrian conflict, and add to vehicle delay. Pedestrian comfort and safety when crossing wide intersections is an essential component of good pedestrian facility design. At signalized intersections, reducing the distance a pedestrian needs to cross an intersection can usually improve the signal timing of the intersection. Where the pedestrian crossing time is the controlling factor, reducing the distance needed for a pedestrian to cross a main street permits the green time for the major street traffic to be increased proportionately. Thus, under certain conditions, reducing the arterial street throat width on an intersection approach may actually increase the capacity of that street.

Curb Extension Design

On streets with curb parking, curb extensions can:

- Reduce the crossing distance of pedestrians
- Improve the sight distance and sight lines for both pedestrians and motorists
- Prevent parked cars from encroaching into the crosswalk area
- Create adequate space for curb ramps and landings where the existing sidewalk space is too narrow

In general, curb extensions should extend the width of the parking lane, approximately 1.8 m [6 ft] from the curb. Exhibit 3-22 provides an example of a typical curb extension design. Curb extensions may not be needed or desirable on every leg of an intersection if the street leg is narrow, parking is not permitted, or the curb extension would interfere with a bicycle lane or the ability of the design vehicle to negotiate a right turn. Curb extensions may also make snow plowing more difficult. Low-level landscaping, through the use of planting strips or boxes, is recommended on curb extensions to provide alignment cues for pedestrians with vision impairments and conspicuity for approaching motorists.

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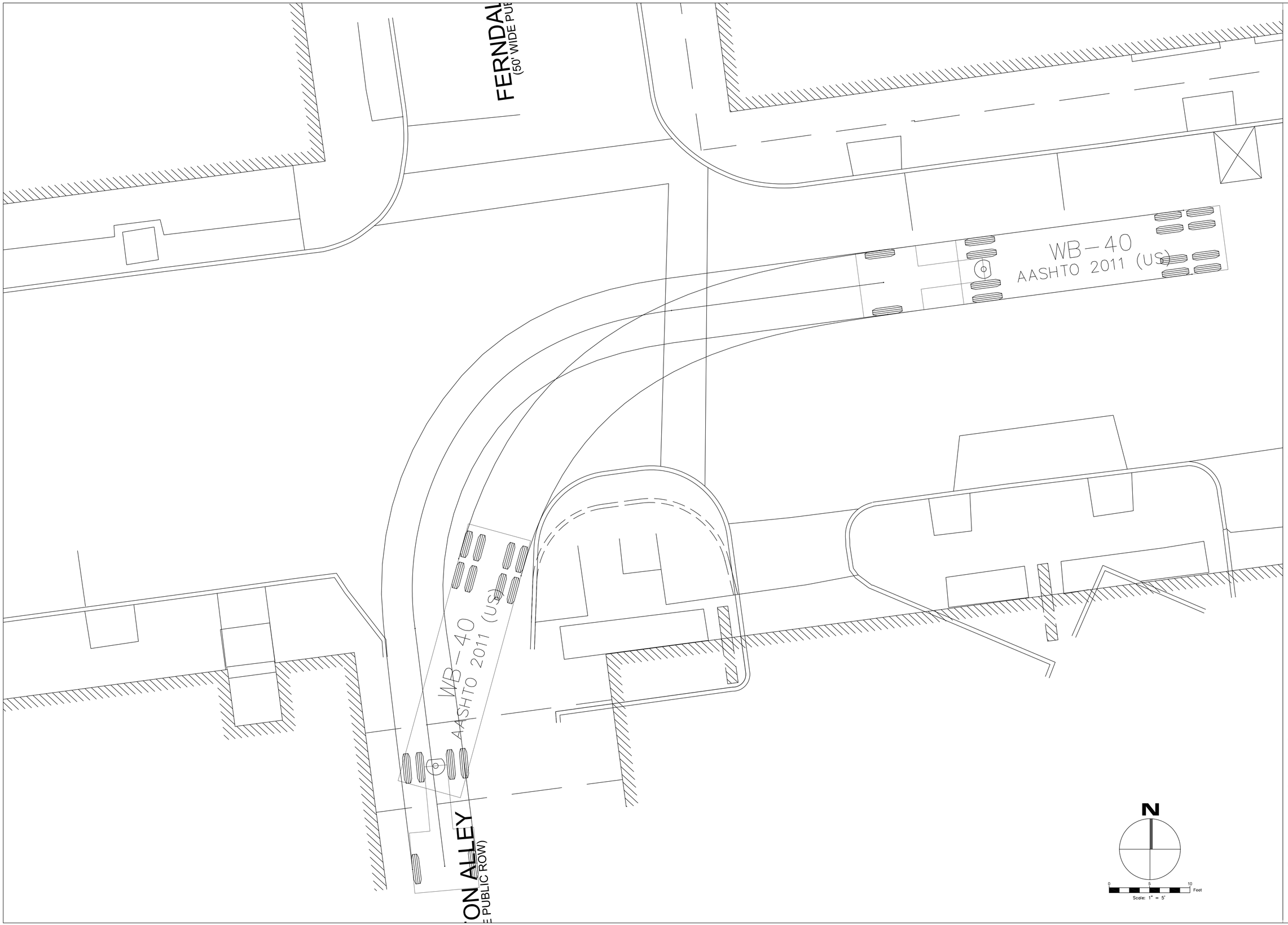

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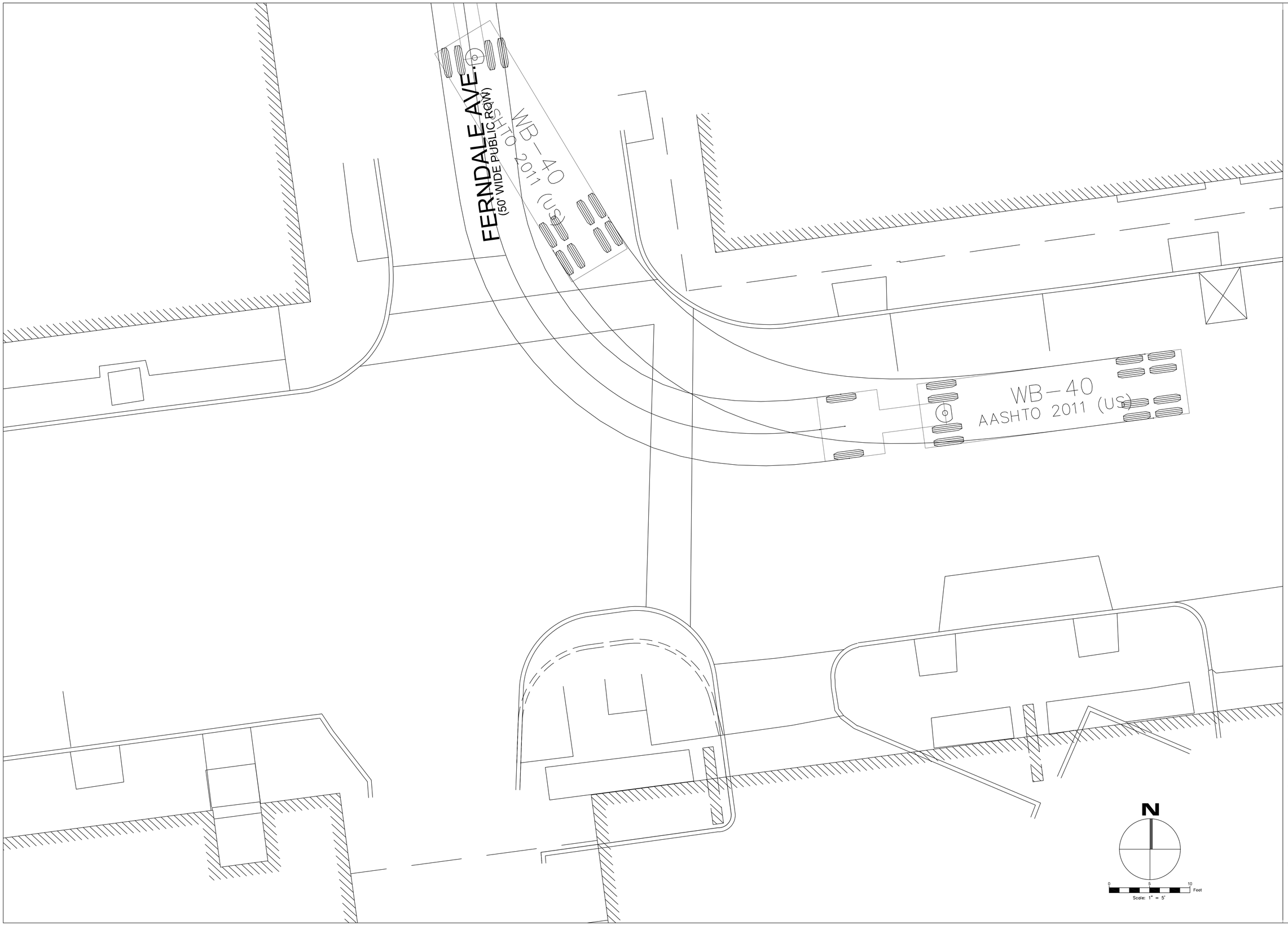

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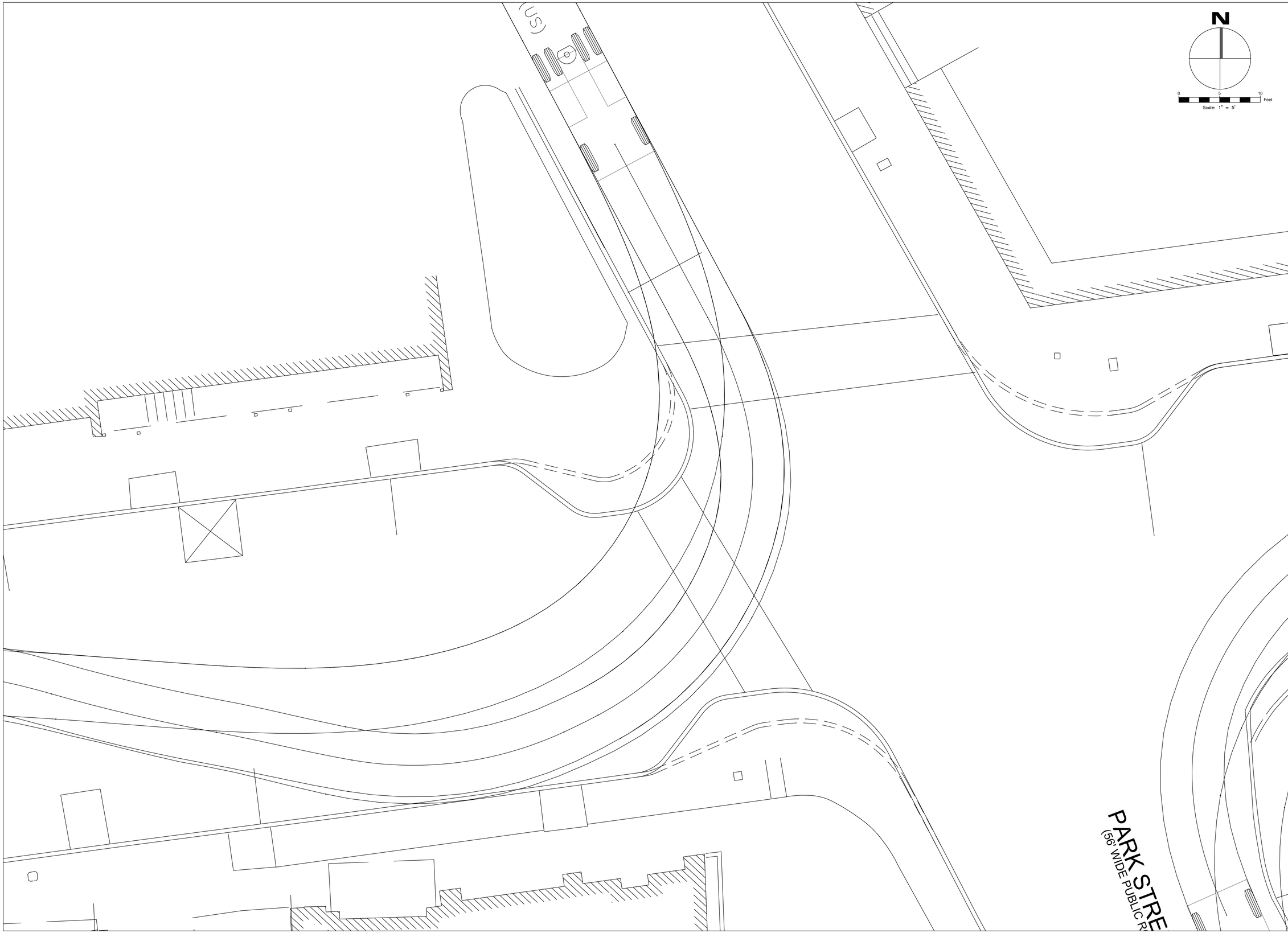

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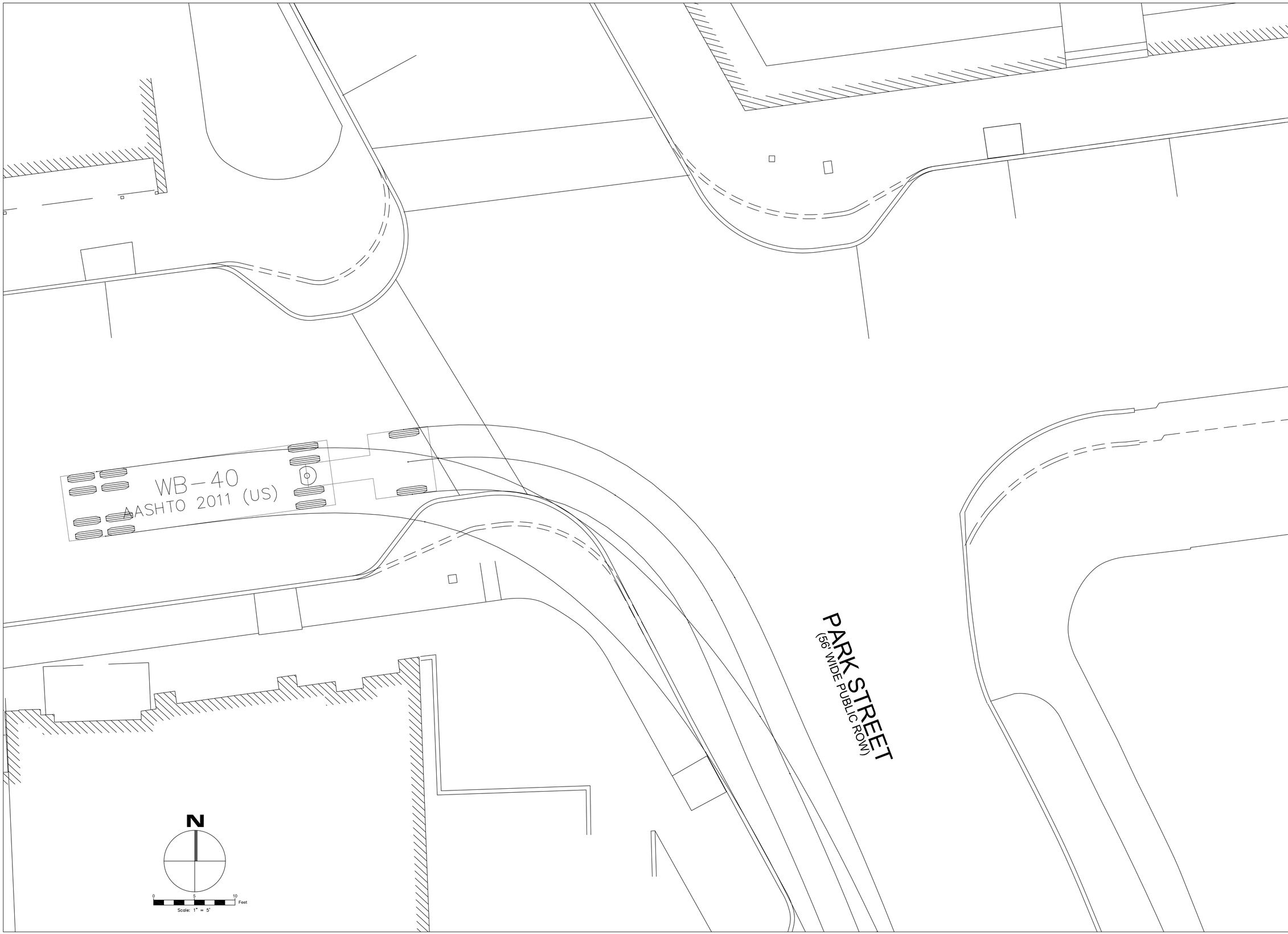

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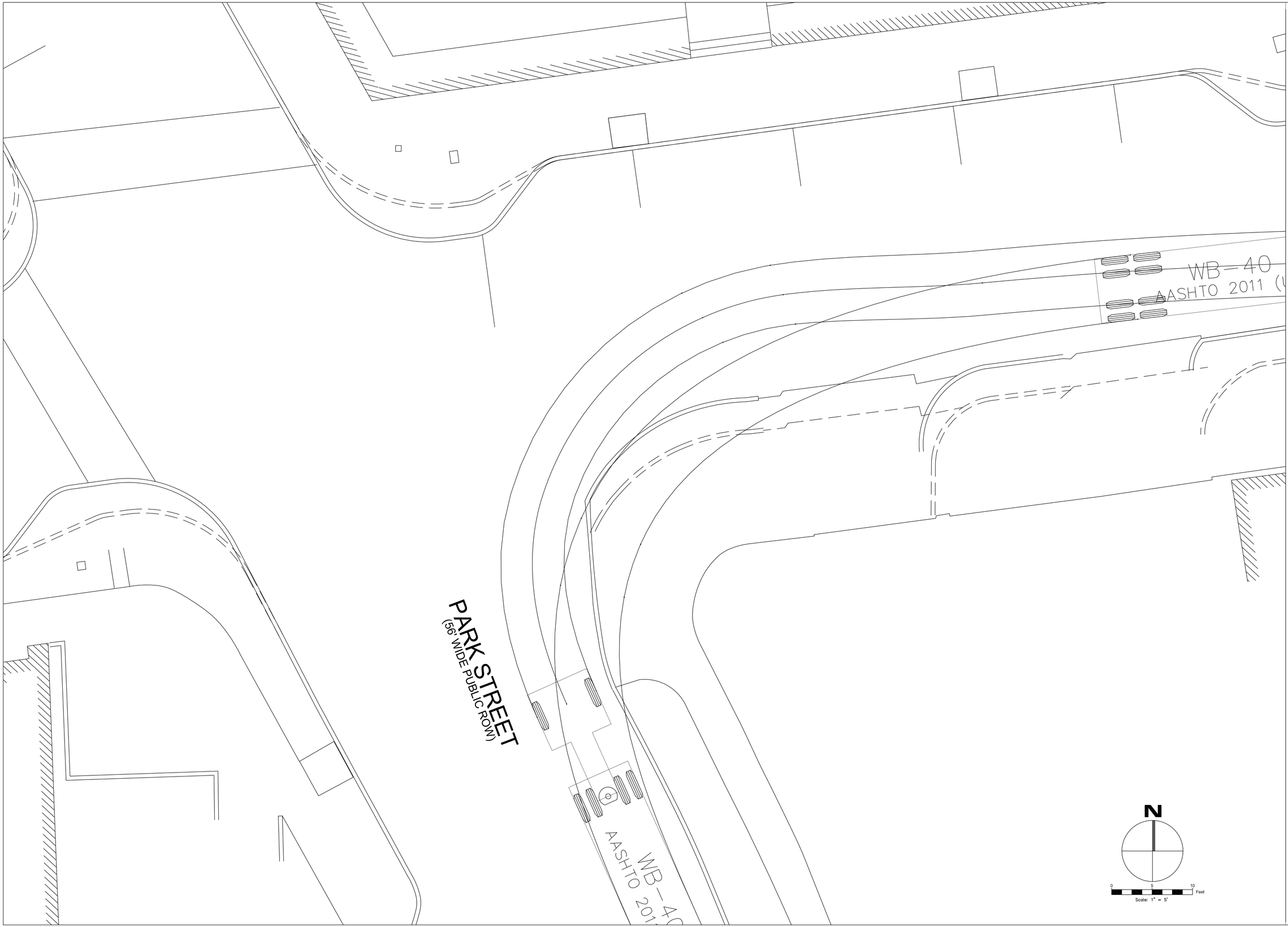

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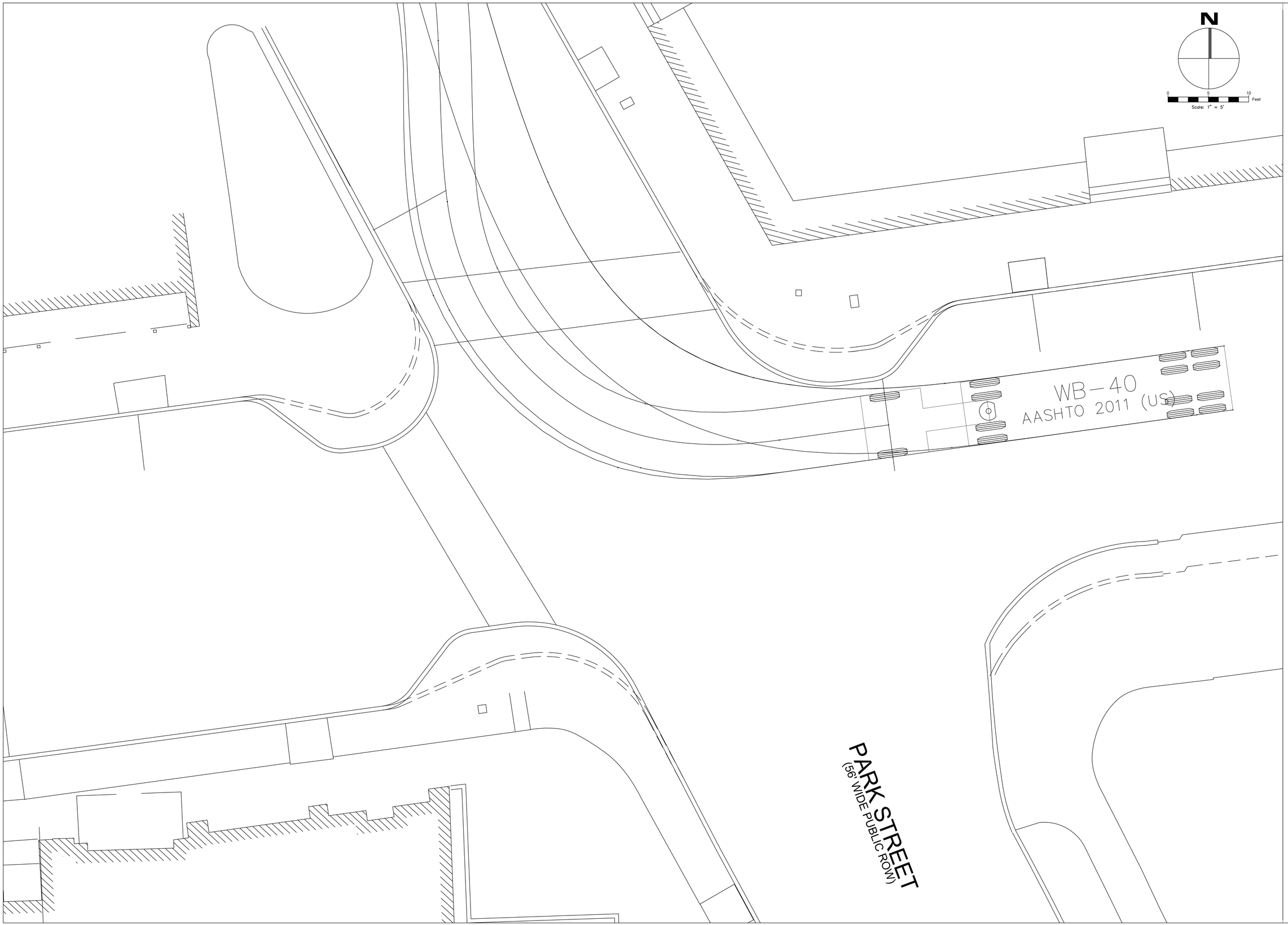


FLEIS&VANDENBRINK
DESIGN. BUILD. OPERATE.

27725 Stansbury Blvd, Suite #150
Farmington Hills, MI 48334
P: 248.536.0080
F: 248.536.0079

REVISION:

CITY OF BIRMINGHAM
BIRMINGHAM, MICHIGAN
HAMILTON STREET

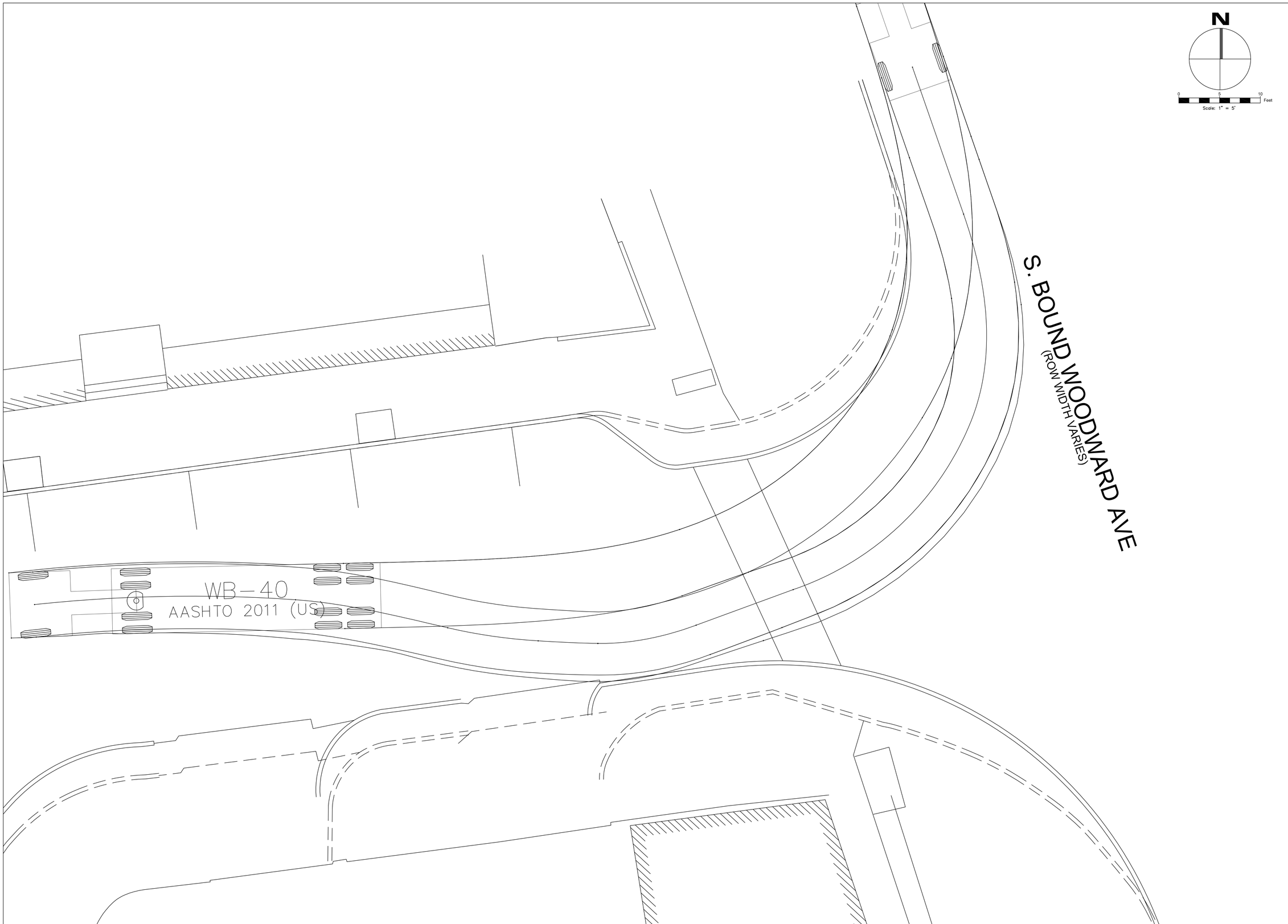
DESIGN TEAM:
CKS/SJR

CHECK BY:

DRAWING INFORMATION:

NOT FOR CONSTRUCTION

F&V PROJECT NO.



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CKS/SJR

CHECK BY:

DRAWING INFORMATION:

NOT FOR CONSTRUCTION

F&V PROJECT NO.

DRAFT

CITY OF BIRMINGHAM
MULTI-MODAL TRANSPORTATION BOARD
THURSDAY, NOVEMBER 5, 2015
City Commission Room
151 Martin Street, Birmingham, Michigan

Minutes of the regular meeting of the City of Birmingham Multi-Modal Transportation Board held Thursday, November 5, 2015.

Moved and seconded to nominate Vionna Adams as temporary chairperson.

Motion carried, 5-0.

Temporary Chairperson Vionna Adams convened the meeting at 6:03 p.m.

1. ROLL CALL

Present: Temporary Chairperson Vionna Adams; Board Members Stuart Bordman, Lara Edwards, Andy Lawson (arrived at 6:25 p.m.), Michael Surnow, Amanda Warner (left at 7:25 p.m.); Student Representative Daniel Evans

Absent: Chairperson Johanna Slanga; Student Representative Rebecca Mendel

Administration: Oren Brandvain, Asst. City Planner
Jana Ecker, Planning Director
Austin Fletcher, Asst. City Engineer
Commander Scott Grewe, Police Dept.
Paul O'Meara, City Engineer
Carole Salutes, Recording Secretary

Also Present: Mike Labadie and Julie Kroll from Fleis & Vandenbrink ("F&V"),Transportation Engineering Consultants

2. INTRODUCTIONS

Ms. Ecker introduced Oren Brandvain, new Asst. City Planner.

3. REVIEW AGENDA (no change)

permit parking. Everyone along the street was incredibly positive about signing the petition and no one was opposed.

Motion by Mr. Bordman
Seconded by Mr. Lawson to recommend to the City Commission that there be residential permit parking on Bates St. between Brown and Frank.

Motion carried, 5-0.

ROLLCALL VOTE
Yeas: Bordman, Lawson, Adams, Edwards, Surnow
Nays: None
Absent: Slanga, Warner

8. BUMPOUT (CURB EXTENSION) POLICY

Mr. O'Meara explained that bumpouts are typically installed in areas of high pedestrian demand to reduce the width of the street at a crosswalk. Curb bumpouts can increase pedestrian safety and reduce average vehicle traffic speeds. While the majority of bumpouts installed in Birmingham have been designed according to internal policy developed several years ago, it has never been formally discussed or endorsed by any board or the City Commission. Now that there is a board focusing on multi-modal use of the public streets, it would be helpful for this matter to be reviewed so that a policy can be finalized and endorsed by both the MMTB and the City Commission.

Beginning with the 2014 projects that included new features such as bike lanes and sharrows, the Engineering Dept. started referring to two publications prepared by the national authority for these matters, the American Assoc. of State Highway and Transportation Officials ("AASHTO"). Both documents contain excellent ideas and directives that help ensure that our facilities will be standardized and follow accepted national practices wherever possible. As Birmingham implements its own official policy on the design of bumpouts, it is important that the policy does not conflict with the directives of the AASHTO guidelines.

Ms. Edwards and Mr. Lawson thought bumpouts should be made as wide as possible. Mr. O'Meara noted the AASHTO guidelines recommend an average 6 ft. wide bumpout, although factors such as bicycles and snow removal are referenced as factors to be considered.

To summarize, a list of criteria was suggested to finalize a bumpout policy for the City of Birmingham.

Motion by Ms. Edwards
Seconded by Mr. Bordman to accept the City of Birmingham Bumpout (Curb Extension) Policy with the change of increasing 2 (a) from 4 to 6 ft.:

Curb bumpouts should be considered under the following conditions:
1. When a City street is being reconstructed.
2. When a commercial or multi-family residential building is being built.
3. When a specific crosswalk has been identified as having high pedestrian demand.
4. When a City street has been measured with the 85th percentile speed 5 mph or more above the signed speed limit.

Curb bumpouts shall be designed with the following features:
1. The bumpout shall be located on streets where parking is legal and wide enough to accommodate a road narrowing.
2. Bumpouts shall be designed with the following widths:
a. 6 ft. wide on streets with parallel parking.
b. 12 ft. wide on streets with 45° angled on-street parking, provided the drive lane is the standard minimum of 16 ft. wide.
c. 8 ft. wide on streets with parallel parking where a contiguous full width bike lane has been provided in addition to the full vehicle drive lanes.
3. Bumpouts shall be eliminated or reduced in width if the existing street widths, combined with frequent turns from large vehicles, will result in large vehicles conflicting with oncoming traffic or pulling over the top of curbs on a regular basis. This standard can be relaxed if the corner is identified as one that will not have vehicles above a certain size turning on a regular basis.
4. The length of the bumpout shall be as long as practical, but not so long that it would eliminate a parking place (except in areas where on-street parking is in low demand).
5. The transition from the bumpout back to the normal curb alignment shall be at a 45° angle to accommodate easier, efficient street sweeping and snow plowing.
6. When a bumpout interrupts the gutter line drainage course, a new catch basin shall be installed at the point where the normal curb line intersects with the 45° angled curb referenced above.

Public comments on the motion were taken at 8 p.m.

Mr. Larry Bertollini thought the small bumpouts for bikers makes some sense.

Motion carried, 5-0.

VOICE VOTE

Yeas: Edwards, Bordman, Adams, Lawson, Surnow
Nays: None
Absent: Warner, Slanga

9. MEETING OPEN TO THE PUBLIC FOR ITEMS NOT ON THE AGENDA

- Mr. Bordman noted the only problem he has seen on W. Maple Rd. is that east of Cranbrook people don't recognize they have to merge down from two lanes into one. Mr. O'Meara replied that was changed about two weeks ago so that the right lane officially ends and turns into the new alignment.
- Mr. Bordman asked if the bike lane on Oak could go one block east across the bridge to Lakeside. Mr. O'Meara indicated he would check on that.

G. MISCELLANEOUS COMMUNICATIONS (items in the packet)

H. ADJOURNMENT

No further business being evident, the temporary chairperson adjourned the meeting at 8:06 p.m.

_____
Jana Ecker, Planning Director

_____
Paul O'Meara, City Engineer

NOTICE OF PUBLIC HEARING

BIRMINGHAM CITY COMMISSION
AMENDMENT TO ZONING ORDINANCE

Meeting - Date, Time, Location:	Monday, December 14, 2015, 7:30 PM Municipal Building, 151 Martin Birmingham, MI 48009
Nature of Hearing:	To consider an amendment to the Zoning Ordinance, Chapter 126, to amend: • To amend Article 03, section 3.09 to specify that the required 70% glazing is between 1' and 8' above grade on the ground floor in the Triangle District; and • To amend Article 04, section 4.83 WN-01 (window standards) to specify that the required 70% glazing is between 1' and 8' above grade on the ground floor and to prohibit blank walls longer than 20' from facing the street in all commercial zone districts. A complete copy of the proposed ordinance amendment may be reviewed at the City Clerk's Office.
City Staff Contact:	Jana Ecker 248.530.1841 jecker@bhamgov.org
Notice:	Publish: November 29, 2015
Approved minutes may be reviewed at:	City Clerk's Office

Should you have any statement regarding the above, you are invited to attend the meeting or present your written statement to the City Commission, City of Birmingham, 151 Martin Street, P.O. Box 3001, Birmingham, Michigan 48012-3001 prior to the hearing.
Persons with disabilities needing accommodations for effective participation in this meeting should contact the City Clerk's Office at (248) 530-1880 (voice) or (248) 644-5115 (TDD) at least one day in advance to request mobility, visual, hearing or other assistance.

City of Birmingham
A Walkable Community

MEMORANDUM

Planning Division

DATE: December 7, 2015

TO: Joseph A. Valentine, City Manager

From: Matthew Baka, Senior Planner

CC: Jana Ecker, Planning Director

SUBJECT: Public Hearing for Amendments to Chapter 126, Zoning, Article 3, section 3.09, Triangle District Overlay and Article 4, Section 4.83 WN-01 Window Standards

---

On November 11, 2015 the Planning Board held a Public Hearing to consider ordinance amendments to specify that the required glazing in all commercial zone districts will be calculated between 1' and 8' above grade on the ground floor rather than the entire first floor facade. Currently, window glazing on the first floor is calculated between 1' and 8' above grade in the Downtown Overlay Zone but is calculated using the entire first floor façade in all other zones. Adopting this amendment will create consistency in the manner in which this requirement is calculated across all Zoning classifications and Overlay Zones. In addition, the Planning Board discussed adding language to the glazing standards to prohibit blank walls longer than 20' from facing public streets to ensure windows and other pedestrian scale architectural details are provided. The Planning Board voted unanimously to recommend approval of the suggested ordinance amendments to the City Commission.

On November 23, 2015 the City Commission set a public hearing for December 14, 2015 to consider the recommended amendments. Included with this memo are graphic illustrations of the glazing requirements for a current proposal on E. Lincoln that show the proposed changes and the effect that they would have on how window glazing is calculated.

Accordingly, please see attached ordinance language and relevant meeting minutes for your review.

Suggested Action:

To APPROVE the following amendments to Chapter 126, Zoning:

1. To amend Article 03, section 3.09, Commercial/Mixed Use Architectural Requirements, to specify that the required 70% glazing is between 1' and 8' above grade on the ground floor in the Triangle District; and
2. To amend Article 04, section 4.83 WN-01 (Window Standards) to specify that the required 70% glazing is between 1' and 8' above grade on the ground floor and to

prohibit blank walls longer than 20’ from facing the street in all commercial zone districts.

ORDINANCE NO._____
THE CITY OF BIRMINGHAM ORDAINS:

AN ORDINANCE TO AMEND CHAPTER 126, ZONING, OF THE CODE OF THE CITY OF BIRMINGHAM:

TO AMEND ARTICLE 03, TRIANGLE OVERLAY DISTRICT, SECTION 3.09, COMMERCIAL/MIXED USE ARCHITECTURAL REQUIREMENTS, TO SPECIFY THAT THE REQUIRED 70% GLAZING IS BETWEEN 1' AND 8' ABOVE GRADE ON THE GROUND FLOOR IN THE TRIANGLE DISTRICT.

Article 3, Section 3.09 B(1) shall be amended as follows:

3.09 Commercial/Mixed Use Architectural Requirements

A. Unchanged.

B. Windows and Doors:

1. Storefront/Ground Floor. Ground floors shall be designed with storefronts that have windows, doorways and signage, which are integrally designed and painted. No less than 70% of the storefront/ground floor façade **between 1 and 8 feet above grade** shall be clear glass panels and doorway. Glass areas on storefronts shall be clear, or lightly tinted. Mirrored glass is prohibited. Required window areas shall be either windows that allow views into retail space, working areas or lobbies, pedestrian entrances, or display windows set into the wall. Windows shall not be blocked with opaque materials or the back of shelving units or signs. The bottom of the window must be no more than 3 feet above the adjacent exterior grade.
2. Entranceway. The front entranceway shall be inset 3 feet from the front building wall.
3. Upper Stories. Openings above the first story shall be a maximum of 50% of the total façade area. Windows shall be vertical in proportion.

ORDAINED this _____ day of _____, 2015 to become effective 7 days after publication.

_____
Rackeline J. Hoff, Mayor

_____
Laura Pierce, City Clerk

ORDINANCE NO._____
THE CITY OF BIRMINGHAM ORDAINS:

AN ORDINANCE TO AMEND CHAPTER 126, ZONING, OF THE CODE OF THE CITY OF BIRMINGHAM:

TO AMEND ARTICLE 04 DEVELOPMENT STANDARDS, SECTION 4.83, WN-01, WINDOW STANDARDS, TO SPECIFY THAT THE REQUIRED 70% GLAZING IS BETWEEN 1' AND 8' ABOVE GRADE ON THE GROUND FLOOR AND TO PROHIBIT BLANK WALLS LONGER THAN 20' FROM FACING THE STREET IN ALL COMMERCIAL ZONE DISTRICTS.

Article 4, section 4.83 WN-01 shall be amended as follows:

4.83 WN-01

The following window standards apply on the front façade and any façade facing a street, plaza, park or parking area.

A. Storefront/Ground Floor Windows: Ground floors shall be designed with storefronts that have windows, doorways and signage, which are integrally designed. The following standards apply:

   1. No less than 70% of the storefront/ground floor façade **between 1 and 8 feet above grade** shall be clear glass panels and doorway.
   2. Glass areas on storefronts shall be clear, or lightly tinted in neutral colors. Mirrored glass is prohibited.
   3. Required window areas shall be either pedestrian entrances, windows that allow views into retail space, working areas or lobbies. Display windows set into the wall may be approved by the Planning Board.
   4. Windows shall not be blocked with opaque materials or furniture, products, signs, blank walls or the back of shelving units.
   5. The bottom of the window shall be no more than 3 feet above the adjacent exterior grade.
   6. **Blank walls of longer than 20 feet shall not face a public street.**

B. Upper Story Windows: Openings above the first story shall be a maximum of 50% of the total façade area. Windows shall be vertical in proportion.

ORDAINED this _____ day of _____, 2015 to become effective 7 days after publication.

_____
Rackeline J. Hoff, Mayor

_____
Laura Pierce, City Clerk

City of Birmingham
A Walkable Community

MEMORANDUM

Planning Division

DATE: **November 6, 2015**

TO: **Planning Board**

FROM: **Matthew Baka, Senior Planner**

SUBJECT: **Public Hearing to consider amendments to Chapter 126, Zoning, Article 3, section 3.09 Triangle District Overlay and Article 4, Section 4.83 WN-01 Window Standards**

At the October 14, 2015 Planning Board meeting the Board discussed the issues related to the current window standards and the recurring need for applicants to seek variances from the Board of Zoning Appeals. Although it was acknowledged that additional changes need to be made beyond what is currently proposed, it was determined that there needs to be further study on certain aspects of the standards before additional changes can be recommended. It was decided however, that the standard of measuring the percentage of glazing on a site should be consistently measured between 1 and 8 feet above grade. Accordingly, the Planning Board set a public hearing for November 11, 2015 to consider amendments to the window standards contained in the Zoning Ordinance.

Background

On October 24, 2012 the Planning Board approved a two story addition to the office building at 995 S. Eton. However, the applicant was forced to revise the architectural design of the addition in order to meet the window standards established in the Zoning Ordinance. At that time several members of the Planning Board expressed support for the proposed design. It was discussed whether the ordinance could be amended to permit the reviewing City Board the authority to give architects more creativity and flexibility when composing their designs by allowing variation from the window requirements.

On January 9, 2013 the Planning Board conducted a study session to discuss a draft ordinance amendment aimed at allowing the reviewing board the flexibility to modify the windows standards. At that time, there was discussion regarding limiting the amendment to the upper stories of a building. Accordingly, the Planning Board set a public hearing for February 25, 2013 to review draft ordinance language.

On May 6, 2013 the City Commission reviewed the ordinance amendment and sent it back to the Planning Department. The City Attorney asked for more specific requirements to be added to allow the Planning Board to waive the glazing requirements on the upper levels.

On September 25, 2013 the Planning Board meeting held a public hearing detailing ordinance changes to the City of Birmingham's Glazing Standards with additional objective criteria requirements for approval per the City Commissions' request.

The City Commission held another Public Hearing on January 27, 2014 to consider the revised window standards. The City Commission took no action on the proposed amendment and rather instructed staff to take the matter back to the Planning Board to consider ways to incorporate their comments into the ordinance. The City Commission suggested that the amendment be modified to allow the proposed flexibility in the MX district but to have more restrictive requirements in the downtown and Triangle District.

After reviewing the current Zoning Ordinance language and Overlay District requirements, the Planning Division has determined that the previously proposed changes would not apply in the Downtown or Triangle District because the overlay standards for each area supersede the rest of the Zoning Ordinance, including the Window Standards of section 4.83. The following glazing standards are currently required for each zone:

Downtown Overlay District (Section 3.04 E (1)):

- 70% glazing minimum on storefront facades between 1 and 8 feet above grade;
- 35% glazing maximum above the first floor.

Triangle District (Section 3.09 B (1)):

- 70% glazing minimum of the storefront/ground floor façade (all sides that abut a street);and
- Openings above the first story shall be a maximum of 50% of the total façade. Windows shall be vertical in proportion.

All other commercial zones (Including the Rail District) (Section 4.83-01):

- 70% glazing minimum of the storefront/ground floor façade (any façade that faces a street, plaza, park or parking area);and
- Openings above the first story shall be a maximum of 50% of the total façade. Windows shall be vertical in proportion. (Flexibility allowed with approval of the Planning Board).

<u>Current Recommendations</u>

The first floor glazing standards are inconsistent throughout these zones. In the Downtown Overlay the 70% requirement is only applied between 1 and 8 feet above grade. In the Triangle District and window standards of section 4.83, the 70% requirement is applied to the entire first floor. The result of this difference is that outside of the Downtown Overlay it requires a significantly larger amount of glazing to satisfy the requirement. In order to provide consistency throughout the ordinance and still achieve the pedestrian and public interaction

intended by the standards the Planning Division recommends amending the first floor standards in the Triangle District and Section 4.83 to require 70% glazing between 1 and 8 feet above grade. Staff believes that the addition of this provision to these two sections will significantly decrease the frequency of variance applications, while still achieving the intent of the standards.

Suggested Action

The Planning Department recommends that the Planning Board recommend approval to the City Commission the following Zoning Ordinance amendment:

TO AMEND ARTICLE 03, SECTION 3.09 TO REQUIRE GLAZING IN THE TRIANGLE DISTRICT BETWEEN 1' AND 8' ABOVE GRADE ON THE GROUND FLOOR.

AND

TO AMEND ARTICLE 04, SECTION 4.83 WN-01(WINDOW STANDARDS) TO REQUIRE 70% GLAZING BETWEEN 1 AND 8 FEET ABOVE GRADE ON THE GROUND FLOOR AND TO PROHIBIT BLANK WALLS LONGER THAN 20' FROM FACING THE STREET IN ALL ZONE DISTRICTS.

PLANNING BOARD MINUTES
OCTOBER 24, 2012

FINAL SITE PLAN REVIEW
995 S. ETON (postponed from the meeting of October 10, 2012)
Saretsky, Hart, Michaels & Gould Law Firm
Two-story addition to building in existing outdoor courtyard

Ms. Ecker highlighted the proposal. The site located at 995 S. Eton is a one-story building that currently houses a law office. The petitioner intends to build a two-story addition at the southeast corner of the building (facing Cole Ave.) at the location of an existing outdoor courtyard. The addition will add 1,043 sq. ft. for a total of 5,423 sq. ft. The existing parking lot will remain, though new plantings are proposed to buffer the addition from the parking lot. The applicant proposes an aluminum and glass façade with swinging window treatments for the addition. The applicant is also proposing the installation of a new rooftop mechanical unit on the existing roof with mechanical screening to match existing screens. The existing site is zoned MX, Mixed Use. The law office is a permitted use within this district.

The increase in square footage increases the applicant's parking requirement by three spaces. The applicant intends to convert one barrier-free parking spot to an unrestricted parking spot, and seeks to utilize two on-street parking spaces on Eton St. toward their parking requirement in exchange for making improvements in the right-of-way. ***In order to count these spaces, the applicant will be required to obtain approval from the City Commission. If approval is not granted, the applicant will be required to obtain a variance from the Board of Zoning Appeals ("BZA") or enter into a shared parking agreement that must be approved by the Planning Board.***

The second level of the south elevation on Cole St. does not meet the glazing requirements of the MX District. The applicant has agreed to reduce the amount of glazing on the second floor of the addition to comply with the maximum 50 percent glazing requirement. ***If the glazing requirement is not met, a variance will be required from the BZA***.

All exterior design changes to the existing building will also be reviewed by the Design Review Board.

Mr. Roman Bonaslowski from Ron & Roman Architects was present for the applicant. With regards to the parking along Eton, if the Engineering Dept. believes there is a problem with the tightness of Cole as it resolves itself on Eton, he suggested the opportunity exists to make modifications on the south side of Eton if they believe it is too tight of a condition. Secondly, if there is opportunity to find 50 percent glazing going up from the top of the existing parapet they would prefer to have the glass up there or have it continue behind the louvers. It seems reasonable to add an additional tree on Cole. He requested that lighting not be a street improvement along Eton until there is a determination of what is happening along the entire Eton Corridor, and an understanding on how that street lighting can work.

Mr. Miles Hart from the law firm said their employee base is not growing. They need more space to spread out and into offices in order to have better working conditions. They don't have an issue with parking.

Mr. Williams thought the glazing on the second floor adds interest to the building. Mr. DeWeese agreed. To him it looks better if the top and bottom windows are the same size and the second floor is defined as starting at the top of the existing building.

There were no comments from the public at 8:55 p.m.

Motion by Ms. Whipple-Boyce
Seconded by Mr. DeWeese to approve the Final Site Plan and Design Review for 995 S. Eton, Saretsky, Hart, Michaels & Gould Law Firm, with the following conditions:

1. **Applicant obtain approval of the City Commission for the use of two parking spaces on S. Eton or obtain a parking variance from the BZA;**
2. **Applicant submit details for administrative approval for all landscaping, plant material, the location of the Knox box, and a recalculated glazing requirement on the south and east elevations that incorporates calculating the second floor glazing from the line of the existing building's roofline. A tree will be added on Cole.**
3. **Applicant replace non cut-off light fixtures with cut-off fixtures to bring the site into compliance with the current ordinance;**
4. **Applicant obtain approval from the Design Review Board for the proposed addition.**

Members of the public had no final comments at 9 p.m.

Motion carried, 7-0.

VOICE VOTE
Yeas: Whipple-Boyce, DeWeese, Boyle, Clein, Koseck, Lazar, Williams
Nays: None
Absent: None

10-183-12

MISCELLANEOUS BUSINESS AND COMMUNICATIONS

a. Communications (none)

b. Administrative Approvals

- 335 E. Maple Rd. – To slightly re-design the proposed storefront at grade level to include an additional entrance door for the office component of the building.

- 953 S. Eton – Install five ton condenser on roof/"Lamsl" painted to match building. Height of unit: 33 in.; height of screening: 41 in.

c. Draft Agenda for the Regular Planning Board Meeting on November 14, 2012

- Park St. re-zoning application;
- Max and Erma's space for Stoney Creek Steakhouse; and
- 550 W. Merrill, School Administration Building, for office use.

d. Other Business

- 2013 Bistro Update – The City Commission has sent three bistros for the Planning Board to look at: What Crepe?, Birmingham Sushi, and Crush.

- Mr. Baka thought it might be useful in the future to give this board the flexibility to vary from the glazing requirement. Board members also agreed that applicants should not be required to appear before two boards for their reviews.

PLANNING BOARD MINUTES
JANUARY 9, 2013

STUDY SESSION
Glazing Requirements
To consider amendments to Chapter 126, Zoning, Article 04, Section 4.83 WN-1 (WINDOW STANDARDS) to allow architectural flexibility as approved by the Planning Board, Design Review Board, or Historic District Commission

Mr. Baka recalled that on October 24, 2012 the Planning Board approved a two-story addition to the office building at 995 S. Eton. However, the applicant was forced to revise the architectural design of the addition in order to meet the window standards established in the Zoning Ordinance. At that time, several members of the Planning Board expressed support for the proposed design. It was discussed whether the ordinance could be amended to authorize the reviewing City Board to give architects more creativity and flexibility when composing their designs by allowing variation from the window requirements on the second floor. He did not see any situation that would warrant going less than 70% glazing on the first floor.

Mr. DeWeese wanted to see wording to the effect that all appropriate boards must agree to design flexibility for upper story windows. Otherwise, he was supportive.

Motion by Mr. DeWeese
Seconded by Mr. Clein to set a public hearing for February 27 to consider the Zoning Ordinance Amendment.

Motion carried, 7-0.

VOICE VOTE
Yeas: DeWeese, Clein, Boyle, Koseck, Lazar, Whipple-Boyce, Williams
Nays: None
Absent: None

PLANNING BOARD MINUTES
FEBRUARY 27, 2013

PUBLIC HEARING

1. TO AMEND CHAPTER 126, ZONING, OF THE CODE OF THE CITY OF BIRMINGHAM:

TO AMEND ARTICLE 04 DEVELOPMENT STANDARDS, SECTION 4.83, WN-01 (WINDOW STANDARDS) TO ALLOW DESIGN FLEXIBILITY AS PERMITTED BY THE PLANNING BOARD, DESIGN REVIEW BOARD OR HISTORIC DISTRICT COMMISSION.

Chairman Boyle opened the public hearing at 7:38 p.m.

Mr. Baka recalled that on October 24, 2012 the Planning Board approved a two-story addition to the office building at 995 S. Eton. However, the applicant was forced to revise the architectural design of the addition in order to meet the window standards established in the Zoning ordinance. At that time, it was discussed whether the Ordinance could be amended to give the reviewing City board the authority to allow architects more creativity and flexibility when composing their designs by allowing variation from the window requirements.

On January 9, 2013 the Planning Board conducted a study session to discuss a draft ordinance amendment aimed at allowing the reviewing board the flexibility to modify the window standards. At that time, there was discussion regarding limiting the amendment to the upper stories of a building. Accordingly, the Planning Board set a public hearing for February 27, 2013 to review the draft ordinance.

Mr. Baka said that consideration of window standards normally would only go to one or two relevant boards. Mr. Koseck thought that requiring an applicant to appear before two boards adds confusion. The board's consensus was that either board could make the call.

No one from the public wished to speak on this matter at 7:45 p.m.

Motion by Mr. DeWeese
Seconded by Mr. Clein to recommend approval to the City Commission to amend Article 04, Section 4.83 Wn-01(Window Standards) to encourage flexibility in design. These standards may be waived by a majority vote of the Planning Board or Design Review Board and the Historic District Commission, when required, for architectural design considerations.

Motion carried, 7-0.
VOICE VOTE
Yeas: DeWeese, Clein, Boyle, Koseck, Lazar, Whipple-Boyce, Williams
Nays: None
Absent: None

The chairman closed the public hearing at 7:48 p.m.

CITY COMMISSION MINUTES
MAY 6, 2013

05-148-13 PUBLIC HEARING – ZONING ORDINANCE AMENDMENT WINDOW STANDARDS

The Mayor opened the Public Hearing at 7:40 PM to consider an amendment to the Zoning Ordinance, Chapter 126, Article 04 Development Standards, Section 4.83, WN-01 (Window Standards).

Mr. Baka explained that the Planning Board requested a modification to the ordinance to allow some flexibility regarding window standards due to a recent site plan review. Mr. Currier recommended the Planning Board develop effective standards for when the second floor window requirements could be waived.

The Mayor closed the Public Hearing at 7:42 PM. The Commission took no action.

PLANNING BOARD MINUTES
AUGUST 14, 2013

STUDY SESSION
Glazing Standards

Ms. Ecker noted that on October 24, 2012 the Planning Board approved a two-story addition to the office building at 995 S. Eton. However, the applicant was forced to revise the architectural design of the addition in order to meet the window standards established in the Zoning Ordinance. At that time, several members of the Planning Board expressed support for the proposed design. It was discussed whether the Ordinance could be amended to authorize the reviewing City Board to give architects more creativity and flexibility when composing their designs by allowing variation from the window requirements.

On January 9, 2013 the Planning Board conducted a study session to discuss a draft ordinance amendment aimed at allowing the reviewing Board the flexibility to modify the window standards. At that time, there was discussion regarding limiting the amendment to the upper stories of a building. Accordingly, the Planning Board set a public hearing for February 27, 2013 to review the draft ordinance amendment.

On February 27, 2013 the Planning Board recommended approval to the City Commission.

On May 6, 2013 the City Commission reviewed the ordinance amendment and sent it back to the Planning Dept. The City Attorney asked for more specific requirements to be added that would allow the Planning Board to waive the glazing requirements on the upper levels.

The Planning Board reviewed the revised ordinance and changed the wording as follows:

" . . .To encourage flexibility in design these standards may be waived by a majority vote of the Planning Board and/or Historic District Commission for architectural design considerations. . . "

b. The scale, color, design and quality of materials of upper stories must be consistent with the building and site; and

c. The proposed development must not adversely affect other uses and buildings in the neighborhood.

Motion by Ms. Whipple-Boyce
Seconded by Mr. Clein to schedule a public hearing on Glazing Standards for September 11, 1913.

Motion carried, 5-0.

VOICE VOTE
Yeas: Whipple-Boyce, Clein, Boyle, DeWeese, Williams
Nays: None
Absent: Koseck, Lazar

PLANNING BOARD MINUTES
SEPTEMBER 25, 2013

PUBLIC HEARING
Glazing Standards (rescheduled from September 11, 2013)
TO CONSIDER AN AMENDMENT TO CHAPTER 126, ZONING, ARTICLE 04, SECTION 4.83 WN-01 (WINDOW STANDARDS) TO ALLOW DESIGN FLEXIBILITY AS APPROVED BY THE PLANNING BOARD, DESIGN REVIEW BOARD AND/OR HISTORIC DISTRICT COMMISSION

Chairman Boyle opened the public hearing at 7:37 p.m.

Mr. Baka advised that the Planning Board has been discussing whether the ordinance could be amended to give the reviewing City Board the authority to give architects more creativity and flexibility when composing their designs by allowing variation from the window requirements.

After several meetings on this topic, the Planning Board, at their August 14, 2013 meeting, held a study session detailing ordinance changes to the Glazing Standards and requested staff to set a public hearing date to consider amendments to Chapter 126, Article 04, section 24.83 B.

Mr. Williams received confirmation that the City Attorney is happy with the suggested ordinance amendments. Ms. Ecker verified that if a proposal goes before two different City boards, the Planning Board and the Historic District Commission ("HDC"), the HDC determination would take priority.

Chairman Boyle observed this is an example of the City listening to applicants and developers.

At 7:43 p.m. there were no comments from members of the audience.

Motion by Mr. Williams
Seconded by Mr. DeWeese to recommend approval by the City Commission to amend Article 04, Section 4.83 WN-01 (Window Standards) to allow design flexibility as permitted by the Planning Board, Design Review Board, and/or Historic District Commission.

There were no final comments from the audience at 7:44 p.m.

Motion carried, 7-0.

ROLLCALL VOTE
Yeas: Williams, DeWeese, Boyle, Clein, Koseck, Lazar, Whipple-Boyce
Nays: None
Absent: None

The chairman formally closed the public hearing at 7:45 p.m.

CITY COMMISSION MINUTES
JANUARY 27, 2014

01-15-14 PUBLIC HEARING TO CONSIDER AN ORDINANCE AMENDMENT TO CHAPTER 126, ARTICLE 04, SECTION 4.83 WN-01

Mayor Pro Tem Sherman opened the Public Hearing to consider an ordinance amendment to Chapter 126, Article 04, Section 4.83 WN-01 at 8:44 PM.

Planner Ecker explained that the proposed ordinance amendment was the subject of a public hearing on September 25, 2013, after a request from the City Commission to add more specific criteria in order to waive the current 50% glazing requirement on upper level windows.

Planner Ecker explained that the Planning Board does not want to change the glazing standards for the first floor windows, which is 70% in the downtown area as well as in the triangle district; the change would apply to the upper levels only. There are no window glazing guidelines in the Rail District.

In response to Commission discussion regarding the amount of flexibility in the proposed ordinance, Planner Ecker noted that the Planning Board wanted to be able to respond to design changes in the marketplace and to prevent the glazing requirements from getting in the way of a good development.

Commissioner Nickita suggested the ordinance be more flexible in the rail district, less so in the triangle district, and more restrictive in the downtown district. Commissioner Dilgard suggested changing “to encourage flexibility”, to “to allow flexibility”.

Mayor Pro Tem Sherman closed the Public Hearing at 8:57 PM.

The commissioners took no action on the proposed ordinance amendment, and directed staff to review the discussion with the Planning Board.

PLANNING BOARD MINUTES
APRIL 22, 2015

STUDY SESSION
Glazing Standards

Mr. Baka explained that as a result of applicants having to revise their architectural designs in order to meet the window standards established in the Zoning Ordinance,
members of the Planning Board have discussed whether the ordinance could be amended to give the reviewing City Board the authority to allow architects more creativity and flexibility when composing their designs by allowing variation from the window requirements.

After many prior meetings and review by the City Commission, the Planning Board at their March 11, 2015 meeting conducted a study session to continue discussion on
improving the window standards. There was consensus that the 70% glazing requirement should be limited to between 1 and 8 ft. above grade in all zones and districts. It was also agreed that the current requirements of section 4.83 WN are problematic as they have required excessive glazing on several recent projects which has resulted in multiple variance requests to the Board of Zoning Appeals.

Although no specific modification standards were recommended over others, the Planning Board clearly indicated that the intent of the ordinance was to engage pedestrians in commercial zones. The board directed the Planning Dept. to review the various ways of accomplishing that intent. Accordingly, revised draft ordinance language is presented for the consideration of the Planning Board.

In order to provide consistency throughout the ordinance, the Planning Staff recommends amending the first floor standards in the Triangle District and Section 4.83 to require 70% glazing between 1 and 8 ft. above grade.

Mr. Baka advised that the window standards apply on the front façade and any façade that includes the primary entrance where the façade faces a street, plaza, park or parking area. Blank walls are not permitted on elevations with public entrances.

It was concluded that a definition of “blank wall” is needed. Ms. Whipple-Boyce thought that some flexibility should be written into the ordinance. Say that blank walls are not permitted on elevations, period. Mr. Koseck thought this matter needs another layer of study so they don’t end up with a bunch of windowless buildings or uninterrupted walls that don’t make for good architecture. Mr. Baka clarified that what is being discussed does not apply in the Downtown or the Triangle. It only applies in areas that are more likely to have a stand-alone building. Ms. Lazar thought the board needs definite parameters to work with.

PLANNING BOARD MINUTES
OCTOBER 14, 2015

1. Window Glazing Standards

Mr. Baka recalled that on October 24, 2012 several members of the Planning Board discussed whether the ordinance could be amended to permit the reviewing City board the authority to give architects more creativity and flexibility when composing their designs by allowing variation from the window requirements. Since that time several study sessions and public hearings have been held to examine this topic.

At their meeting on January 27, 2014 the City Commission suggested that the ordinance amendment recommended by the Planning Board be modified to allow the proposed flexibility in the MX District but to have more restrictive requirements in the Downtown and Triangle District.

The first-floor glazing standards are inconsistent throughout the zones. The result of this difference is that outside of the Downtown Overlay a significantly larger amount of glazing is needed to satisfy the requirement. Therefore, the Planning Division recommends as a starting point amending the first-floor window standards in all districts in section 4.83, the General Standards, to require 70% glazing between 1 and 8 ft. above grade on any facade facing a street, plaza, park, or parking area. Blank walls of longer than 20 ft. shall not face a public street. It is believed that the addition of these provisions to these two areas of the City will significantly decrease the frequency of variance applications while still achieving the intent of the standards. Also, the Planning Division recommends amendments to Article 3, section 3.09(b)(1) to make the glazing standards consistent in the Triangle Overlay District.

The board discussed that unique circumstances might allow flexibility in design to modify the standards. They decided to come back to that later after a little more thought.

Board members concluded that consideration of the Downtown Overlay would be a separate issue.

The consensus was to amend Article 04, section 4.83 WN-01 A and B and strike C. Further, amend Article 03, Section 3.09 b (1) Commercial/Mixed Use Architectural Requirements in the MX District as presented.

Motion by Mr. Boyle
Seconded by Mr. DeWeese to send this matter to a public hearing on November 11, 2015.

Motion carried, 7-0.

VOICE VOTE
Yeas: Boyle, DeWeese, Clein, Jeffares, Koseck, Lazar, Whipple-Boyce
Nays: None
Absent: Williams

DRAFT PLANNING BOARD MINUTES
NOVEMBER 11, 2015

PUBLIC HEARINGS

1. TO AMEND ARTICLE 03 SECTION 3.09 (B) (1) TO REQUIRE GLAZING IN THE TRIANGLE DISTRICT BETWEEN 1 FT. AND 8 FT. ABOVE GRADE ON THE GROUND FLOOR;

AND

TO AMEND ARTICLE 04, SECTION 4,83 WN-01 (WINDOW STANDARDS) TO SPECIFY THAT THE REQUIRED 70% GLAZING IS BETWEEN 1 AND 9 FT. ABOVE GRADE ON THE GROUND FLOOR IN ALL ZONE DISTRICTS

Chairman Clein opened the public hearing at 7:34 p.m.

Mr. Baka recalled that at the October 14, 2015 Planning Board meeting the board discussed the issues related to the current window standards and the recurring need for applicants to seek variances from the Board of Zoning Appeals ("BZA"). Although it was acknowledged that additional changes need to be made beyond what is currently proposed, it was determined that there should to be further study on certain aspects of the standards before additional changes can be recommended. It was decided however, that the standard of measuring the percentage of glazing on a site should be consistently measured between 1 and 8 ft. above grade. Accordingly, the Planning Board set a public hearing for November 11, 2015 to consider amendments to the window standards contained in the Zoning Ordinance.

The first floor glazing standards are inconsistent throughout the zones. In the Downtown Overlay the 70% requirement is only applied between 1 and 8 ft. above grade. In the Triangle District and window standards of section 4.83, the 70% requirement is applied to the entire first floor. The result of this difference is that outside of the Downtown Overlay it requires a significantly larger amount of glazing to satisfy the requirement. A lot of developments are having a hard time meeting this standard. In order to provide consistency throughout the ordinance and still achieve the pedestrian and public interaction intended by the standards, the Planning Division recommends amending the first floor standards in the Triangle District and Section 4.83 to require 70% glazing between 1 and 8 ft. above grade. Staff believes that the addition of this provision to these two sections will significantly decrease the frequency of variance applications, while still achieving the intent of the standards.

The other proposed standard to be added to section 4.83 is that blank walls of longer than 20 ft. shall not face a public street.

There were no comments from the public at 7:36 p.m.

Motion by Mr. Boyle
Seconded by Mr. Williams to accept the amendments to the Zoning Ordinance as follows:

Article 04, section 4.83 WN-01

A. Storefront/Ground Floor Windows: Ground floors shall be designed with storefronts that have windows, doorways and signage, which are integrally designed. The following standards apply:

1. No less than 70% of the storefront/ground floor facade <u>between 1 and 8 ft. above grade</u> shall be clear glass panels and doorway.

6. <u>Blank walls of longer than 20 ft. shall not face a public street</u>.

Article 03, section 3.09 (b) (1)

B. Windows and Doors

1, Storefront/Ground Floor, Ground floors shall be designed with storefronts that have windows, doorways and signage, which are integrally designed and painted. No less than 70% of the storefront/ground floor facade <u>between 1 and 8 ft. above grade</u> shall be clear glass panels and doorway.

No one from the audience wished to comment at 7:37 p.m.

Motion carried, 7-0.

VOICE VOTE

Yeas: Boyle, Williams, Clein, Jeffares, Koseck, Share, Whipple-Boyce
Nays: None
Absent: Lazar

The chairman closed the public hearing at 7:38 p.m.

GLAZING CALCULATIONS

GLAZING CALCULATIONS FOR NORTH ELEVATION A **OPTION 1**		
TRANSPARENT AREAS	LEVEL 1	LEVEL 2 - 4
Transparent Area	1086	1848
Wall Area	321	1989
Total Area	1407	3837
Percentage	77%	48%

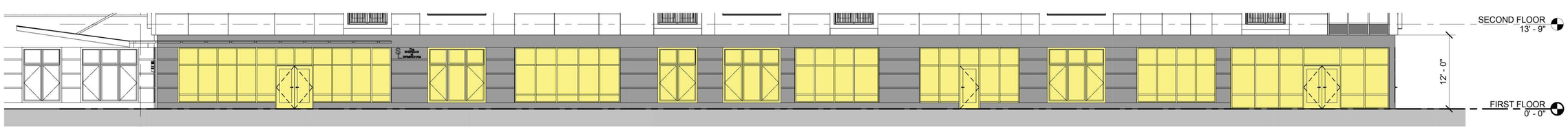
GLAZING CALCULATIONS FOR NORTH ELEVATION A **OPTION 2**		
TRANSPARENT AREAS	LEVEL 1	LEVEL 2 - 4
Transparent Area	1432	1974
Wall Area	980	3165
Total Area	2412	5139
Percentage	60%	38%

TRANSPARENT AREA
WALL AREA
ADDITIONAL TRANSPARENT AREA (NOT CALCULATED)

COMPOSITE NORTH ELEVATION

1 NORTH ELEVATION A
SCALE: 1/8" = 1'-0"

GLAZING CALCULATION NORTH A - OPTION 1



GLAZING CALCULATION NORTH A - OPTION 2

SENIOR LIVING PROPERTY OWNER, LLC, a Delaware limited liability company

BIRMINGHAM SENIOR LIVING COMMUNITY

2400 E LINCOLN ST
BIRMINGHAM, MI 48009

DATE	ISSUE
07/20/15	PRELIM SITE PLAN REVIEW
07/22/15	PRICING PACKAGE
11/11/15	REVISED PRELIM SITE PLAN REVIEW
11/18/15	FINAL SITE PLAN REVIEW
12/02/15	REVISED FINAL SITE PLAN REVIEW

NOT FOR CONSTRUCTION

HARLEY ELLIS DEVEREAUX
ONE EAST WACKER DRIVE
SUITE 200
CHICAGO, ILLINOIS
60601 | USA

(T) (312) 324.7410
(F) (312) 324.7499

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DO NOT SCALE DRAWINGS

PROJECT NUMBER:
2015-40035-000

TITLE:
BUILDING ELEVATIONS & GLAZING CALCULATIONS

SHEET NO:
A-009

MEMORANDUM

Planning Division

DATE: **December 4, 2015**

TO: **Joseph A. Valentine, City Manager**

FROM: **Jana L. Ecker, Planning Director**

SUBJECT: **2400 & 2430 E. Lincoln Street – Birmingham Assisted Living**

Birmingham Senior Living Property Owner, LLC has applied to the City of Birmingham for approval to construct a new assisted living center for senior citizens on the south side of E. Lincoln, at the east end of the street across from the new dental office building to the north. The subject site is currently vacant, was most recently used for manufacturing (2005) before the site was cleared and underwent an environmental cleanup. The applicant is now proposing to develop the vacant site with a 4-story senior living center, two surface parking lots, a detention basin and nearly 84,000 sq. ft. of landscaped open space. The proposed development will consist of two connected buildings. The east portion is proposed to be 1-story and the west portion is proposed to be 4-stories in height.

The property is located at 2400 & 2430 E. Lincoln and is currently zoned MX (Mixed Use). Article 2, section 2.39 of the Zoning Ordinance lists all permitted uses and special uses permitted in the MX district. Assisted living uses are listed under "Other Use Regulations" as a use requiring City Commission Approval. Thus, an application for an assisted living facility requires City Commission review and approval, in addition to the standard site plan approval required for any new development.

Article 9, section 9.02 of the Zoning Ordinance defines assisted living as follows:

> An interim or permanent residential facility which furnishes food, shelter, laundry, and other assistance in activities of daily living to five or more persons, who are not related by blood, marriage, or adoption to the owner or proprietor of the establishment. Food is prepared in a central kitchen. This use does not include:
>
> 1. Facilities that negotiate sleeping arrangements on a daily basis;
> 2. Dwelling units occupied by families (note: dwelling units occupied exclusively by families are considered to be single-family, two-family or multiple-family uses as the case may be);
> 3. Halfway houses for criminal rehabilitation;
> 4. Overnight general purpose shelters; and
> 5. Criminal rehabilitation facilities.

The development as proposed will provide 122 residential units (83 assisted living and 39 memory care units) and building amenities for residents which include a central dining facility, a community room, beauty salon, bathing, dressing and housekeeping

services for residents and a diverse activity program to assist residents in maintaining an active lifestyle. Residential units are designed for interim or permanent residents, and are not available on a daily basis. Please see attached information on Senior Lifestyle Family Owned Communities or visit www.seniorlifestyle.com for further details on the experience and amenities that will be provided for residents. The proposed facility falls within the definition of assisted living as provided in Article 9, section 9.02 of the Zoning Ordinance.

The Birmingham Senior Living project at 2400 – 2430 E. Lincoln is the first assisted living facility proposed in Birmingham since the Zoning Ordinance was amended to allow a diverse selection of senior living options, and is thus the first project of its kind to be reviewed by the City Commission in recent years (the All Seasons building now open on E. Maple is not an assisted living facility, but is an independent senior living building). Unlike a Regulated Use Permit or a Special Land Use Permit, there are no specific standards for review contained in the Zoning Ordinance. Information consistent with these types of reviews has been provided.

The Birmingham Senior Living project was reviewed in detail by the Planning Board on September 30, 2015 and on October 14, 2015. After much discussion regarding the placement of the building, parking, access and streetscape, the Planning Board voted unanimously to approve the Preliminary Site Plan on November 11, 2015. On December 9, 2015, the Planning Board again voted unanimously to approve the Final Site Plan and Design with the following conditions:

1. The applicant provide a detailed analysis of the glazing provided based on area and meet the glazing standards in place at the time of building permit application;
2. All improvements in the right-of-way receive approval from the Engineering Department;
3. The applicant provide a revised photometric plan that includes the foot-candle levels 5' beyond the south property line;
4. The applicant obtain approval from the City Commission for the use of the site as an assisted living facility; and
5. The applicant provide specification on signage for administrative approval.

The applicant has agreed to meet all of the conditions for approval. Please find attached the complete set of plans reviewed by the Planning Board, as well as the staff report that reviewed the proposed site, building and use for zoning compliance. Meeting minutes are also provided for your review.

Suggested Resolution:

To approve the request to operate an assisted living facility for senior citizens at 2400 – 2430 E. Lincoln Street subject to the following conditions:

1. The applicant provide a detailed analysis of the glazing provided based on area and meet the glazing standards in place at the time of building permit application;

2. All improvements in the right-of-way receive approval from the Engineering Department;
3. The applicant provide a revised photometric plan that includes the foot-candle levels 5' beyond the south property line; and
4. The applicant provide specification on signage for administrative approval.

OR

To deny the request for an assisted living facility for senior citizens at 2400 – 2430 E. Lincoln Street.

COMPANY OVERVIEW

October 2015

SENIOR LIFESTYLE

FAMILY-OWNED COMMUNITIES

DISCUSSION TOPICS

- Company Overview
- Operating Expertise
- Management Team

SENIOR LIFESTYLE

FAMILY-OWNED COMMUNITIES

COMPANY OVERVIEW

COMPANY OVERVIEW

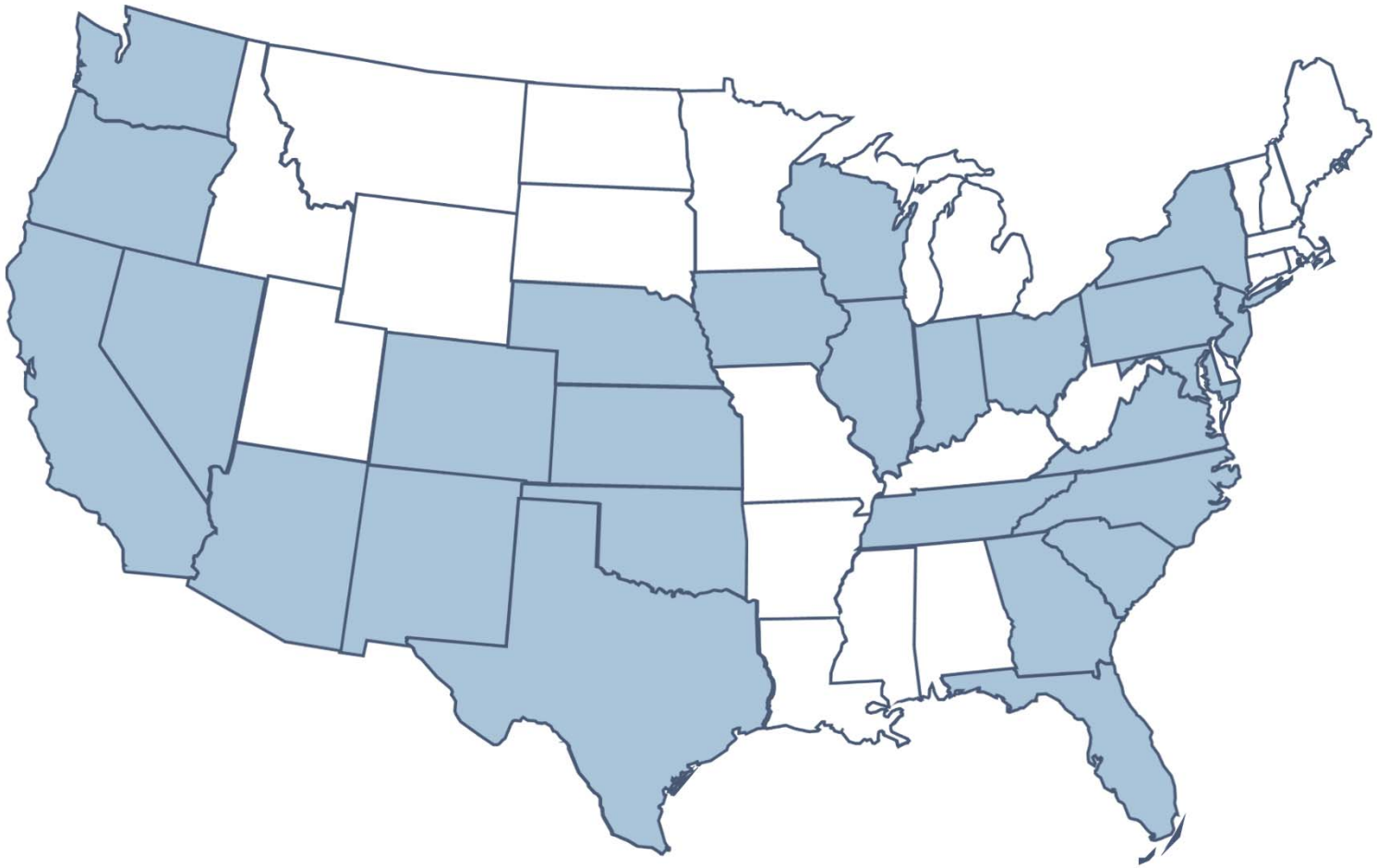
- An Experienced Privately Held Owner Operator and Developer of Seniors Housing Communities
  - Founded in 1985
  - Seventh Largest Seniors Housing Manager (ASHA Survey 2015)
  - National Platform
    - ✓ Successfully Operate Communities in 27 States Across the U.S. with Regional Expertise and Support
  - 170 Communities and approximately 17,000 Units Under Management
    - ✓ 146 Market Rate Communities
    - ✓ 24 Affordable Communities
  - Estimated Annual Revenue Under Management of approximately $625 million
  - Assets Under Management Approximately $3.5 billion
  - Successfully Developed 40 Seniors Housing Communities (Over $550 million in total Development Costs)
  - Total Workforce is Over 8,800 Employees

COMPANY OVERVIEW

- Operate and Develop Seniors Housing Communities at Different Economic Levels
  - Luxury, Mid-Market and Affordable
  - Private Pay, Medicare and Medicaid Payer Sources
- Experienced in Operating and Developing the Full Continuum of Care Within a Variety of Community Designs and Building Types
  - Independent Living, Assisted Living, Memory Care and Skilled Nursing
- Sophisticated Financial, Marketing, and Operating Systems
- Recognized by ALFA, NIC and ASHA as an Industry Leader

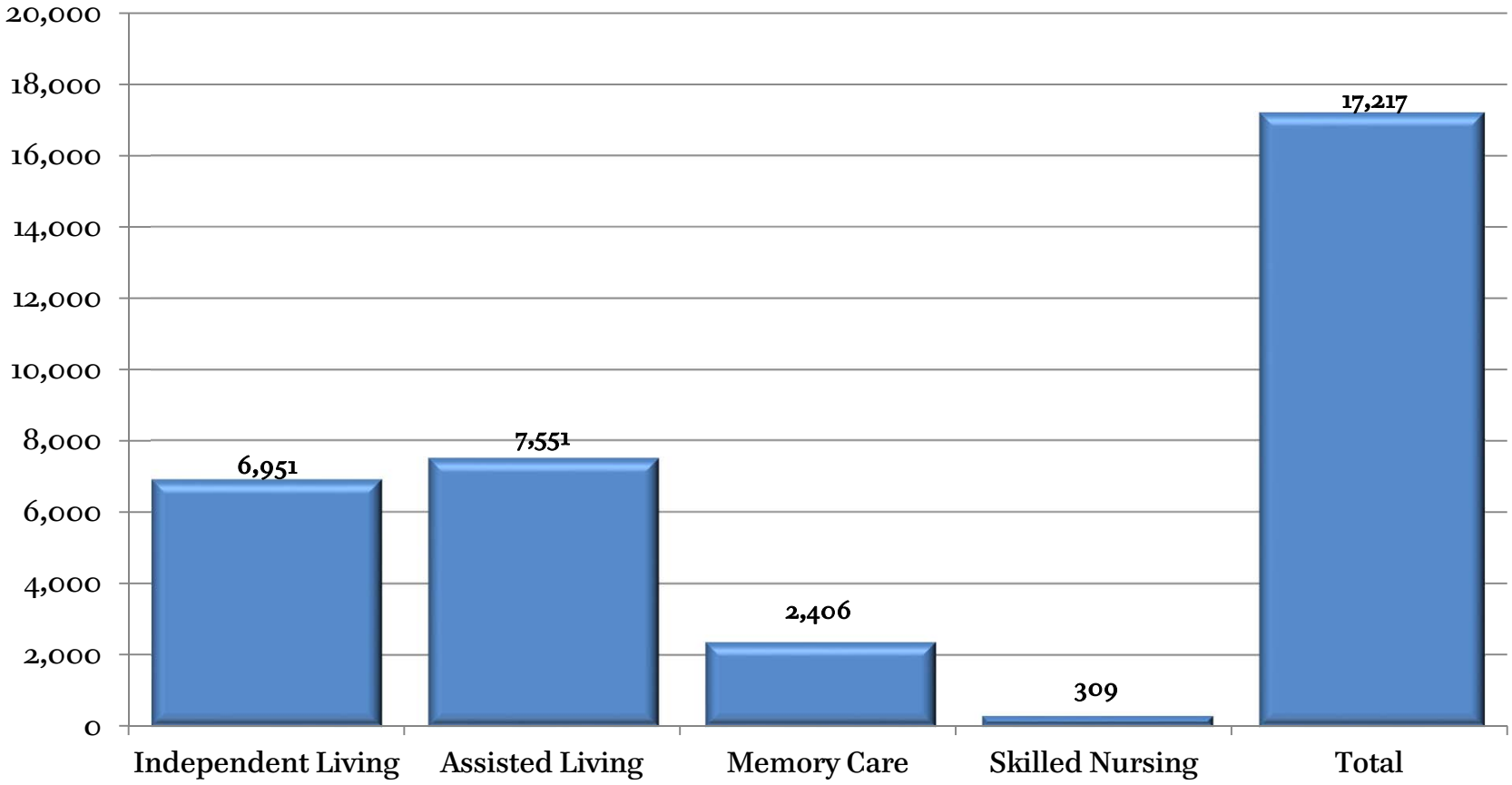
COMPANY OVERVIEW

Portfolio Locations



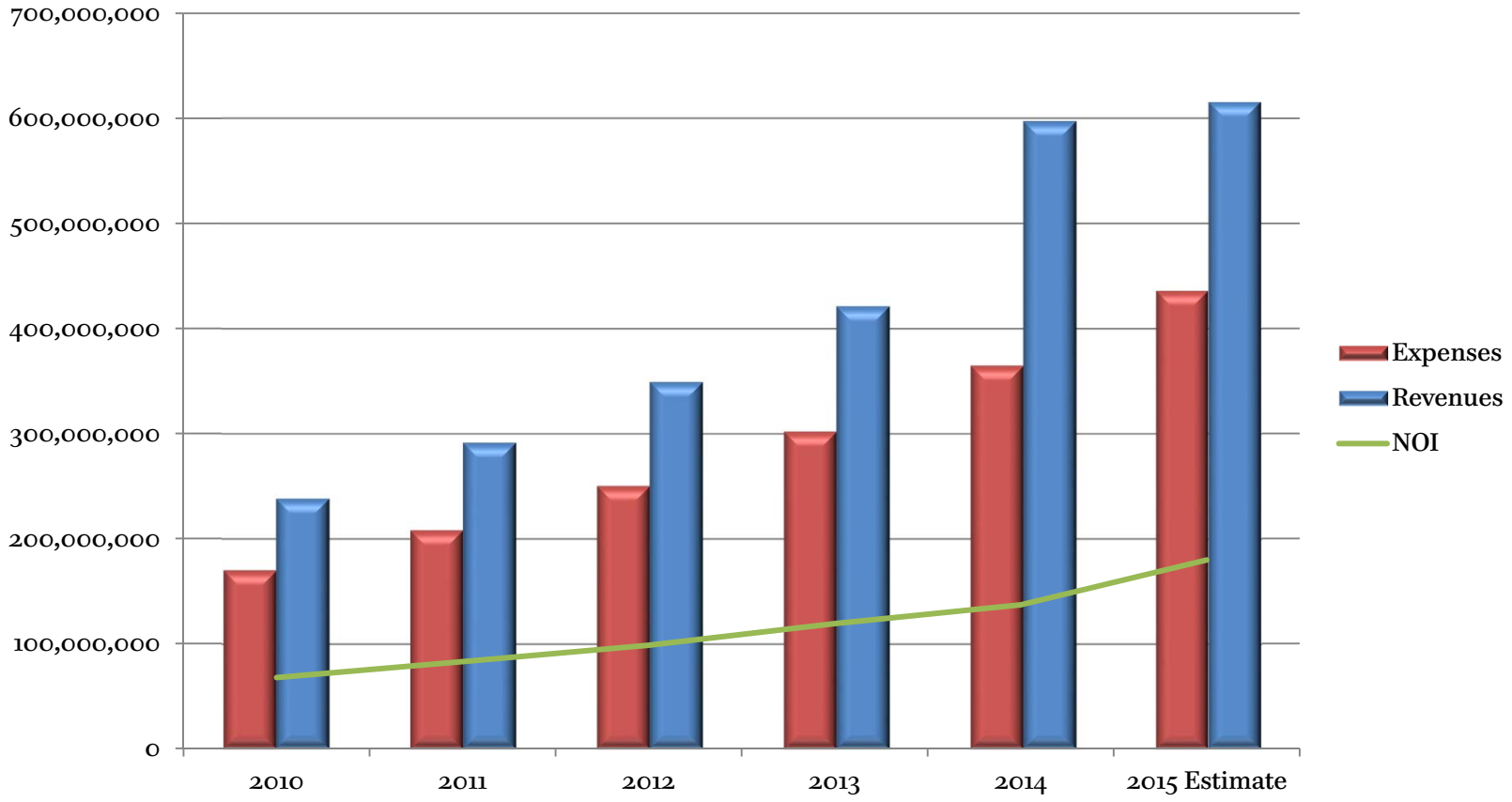
COMPANY OVERVIEW

❑ Unit Composition



COMPANY GROWTH 2010 - 2015

- Portfolio Growth and Performance



COMPANY GROWTH 2010 - 2015

- Diverse Financial Partnerships
  - Structured to Meet the Financial Objectives of Opportunistic and Core Investors

SENIOR LIFESTYLE

FAMILY-OWNED COMMUNITIES

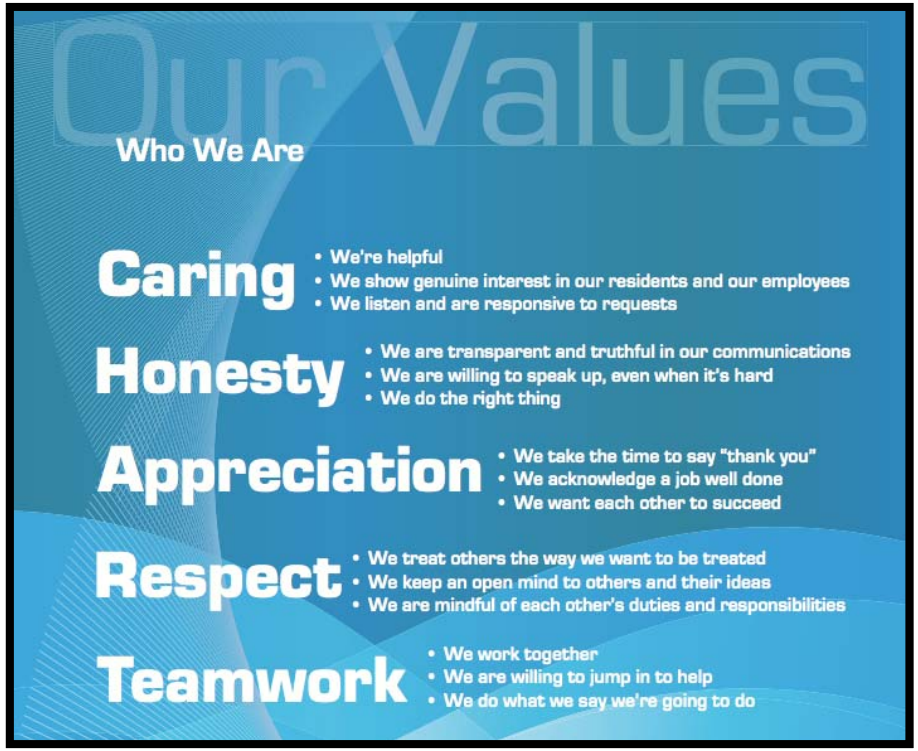
OPERATING EXPERTISE

OPERATING EXPERTISE

CHART

MISSION STATEMENT

By engaging a caring team of dedicated professionals, Senior Lifestyle will be at the forefront of creating fulfilling lifestyles that enrich seniors' lives today and tomorrow.



OPERATION EXPERTISE

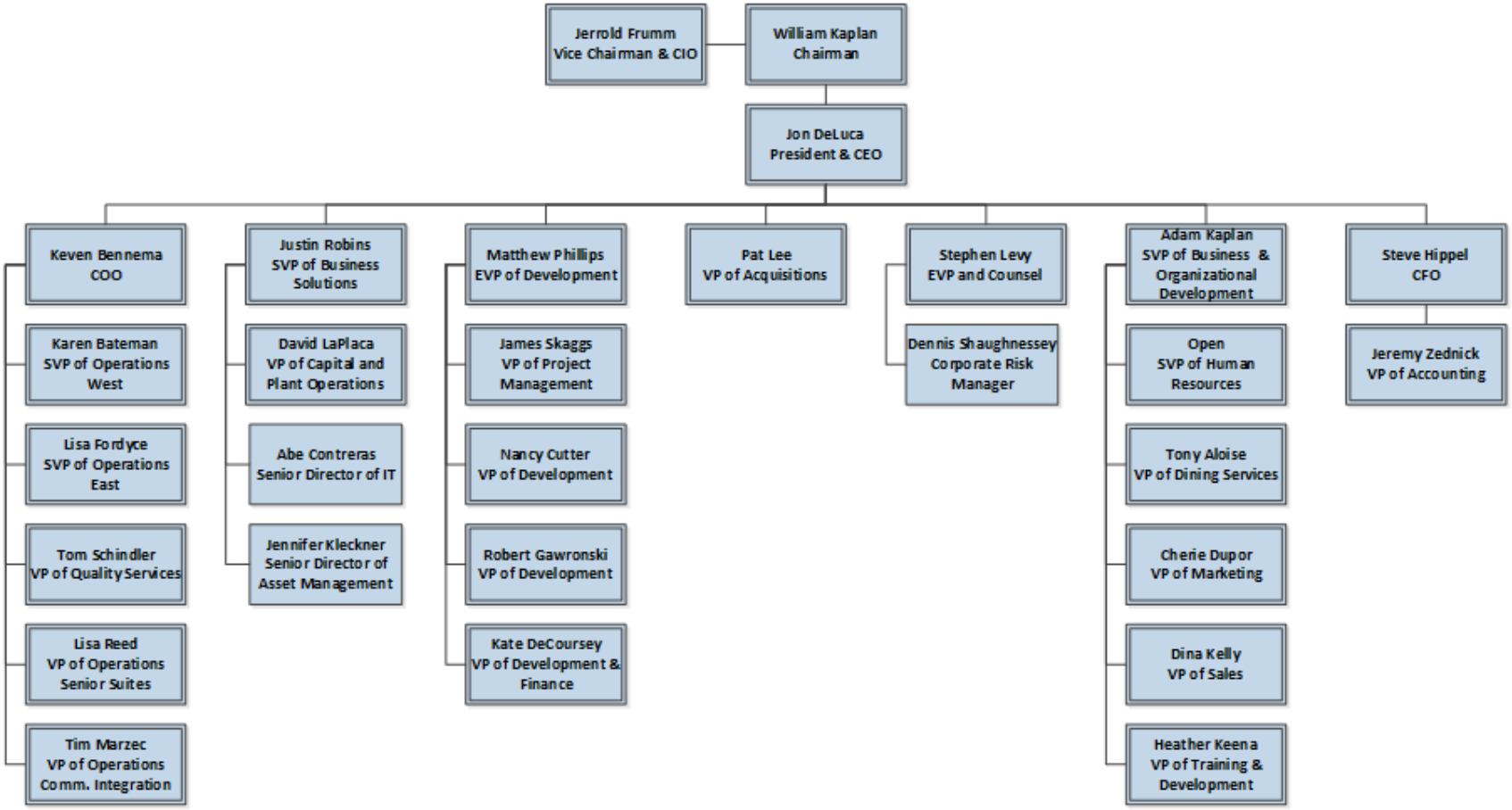
- Strong Mission Driven Culture
  - Engaged Employees are the Key to Resident Satisfaction
  - Recruit, Develop and Retain Top Talent at Both the Management and Front Line Levels
  - Annual Heart of Caring Award Recognizes and Honors Front Line Staff that Bring our Mission to Life
- Expertise and Resources of a National Operator
  - Dedicated Corporate Resources by Discipline
  - Purchasing Power
  - Sophisticated Contract Negotiations
  - Corporate Marketing Campaign with Unified Marketing Message and Materials Across all Communities Adaptable to Local Markets and Individual Communities
- Regional Leadership Team Structure
  - Localized Support for Each Community
  - Communities Receive Individualized Support to Ensure Local Culture is Driving Operations
  - Team Members at Each Community Feel A Part of and Supported by a Professional Organization

OPERATING EXPERTISE

- Leader in Delivering Premium Hospitality Services Across All Levels of Care
  - Residents Enjoy Fresh Local Cuisine Prepared Daily by Talented Culinary Professionals
  - Senior Lifestyle's Culinary Round Table Program is an Advanced Training Curriculum with the Executive Leadership Team Designed to Build on Our Chef's Hospitality and Culinary Management Skills
- Advanced Systems and Technology
  - Established Business Processes and Practices
  - Labor Management System (Kronos)
  - Care Tracking System (Real Page)
  - Equipment Life Cycle and Preventative Maintenance System (TELS)
- Innovative and Specialized Programs
  - Brain Health University
  - Dining for Wellness
  - Walk with Me Memory Care Program
  - Dedicated Plant Operations and Capital Improvement Teams

OPERATING EXPERTISE

❑ Management Team



SENIOR LIFESTYLE

FAMILY-OWNED COMMUNITIES

SENIOR MANAGEMENT TEAM

SENIOR MANAGEMENT TEAM

William B. Kaplan

Chairman of the Board

Bill Kaplan is Chairman and Co-founder of Senior Lifestyle and its affiliated companies.

Prior to founding Senior Lifestyle in 1985, Bill served as a Managing Partner of Romanek-Golub and Company where he was involved in all real estate transactions and was responsible for the Residential Marketing and Management Divisions. Before joining Romanek-Golub in 1971, Bill was Vice President/General Manager of Greyhound Food Management, Inc., responsible for its Midwest Hospitality and Food Service Program.

Bill has served on numerous boards and committees and has received numerous awards, including: President of Meal on Wheels Chicago; Chairman Emeritus 2001-2003 and member of the Executive Committee for the American Seniors Housing Association; Member of the Institute of Real Estate Management, holding their Certified Property Manager Designation; Former Member of the Board of Directors of Shelby Williams Industries, a New York Stock Exchange Company; President Emeritus and Member of the Executive Board of The Chicago Fund on Aging and Disability; Former Vice Chairman of the Board of the YMCA Lawson House, Chicago's largest single-room occupancy hotel; Recipient of the 1997 National Council on Aging's Distinguished Achievement Award; Recipient of the city of Chicago's 2001 Luminary Senior Award; Recipient of the Chicago Association of Realtors 2007 Hall of Fame Award.

Bill holds a Bachelor of Science Degree in Food Service and Management from Pratt Institute and an Associate in Applied Science Degree in Hotel Administration from New York City Technical College.

SENIOR MANAGEMENT TEAM

Jon DeLuca

President and Chief Executive Officer

Jon DeLuca is the President and Chief Executive Officer of Senior Lifestyle and its affiliated companies. Jon oversees every aspect of Senior Lifestyle's organization and mission for its portfolio of 170 seniors housing communities. Working closely with his senior management team, he leads the development and execution of company's long term strategy and growth through acquisitions and new development. Jon has over 17 years in the senior housing industry with keen insight of the competitive landscape, opportunities for expansion, customers, markets, and new industry developments and standards. This expertise establishes and guides the operations of our first-class senior living communities. He previously served as Chief Financial Officer of Senior Lifestyle from July 1998 to June 2001.

Prior to rejoining Senior Lifestyle in 2011, Jon spent nine years as the Co-President and Chief Financial Officer of Horizon Bay Retirement Living. Previously, he served as Chief Financial Officer of Allied Capital Corporation, a provider of senior debt and mezzanine finance to small and medium size companies.

Jon is a former member of the Owner/Operator Advisory Board to the National Investment Center for Seniors Housing & Care Board of Directors and is a current Director of the Board for the Assisted Living Federation of America. He is also a frequent speaker at seniors housing industry conferences.

Jon graduated from The University of Texas at Arlington with a Bachelor of Business Administration in Accounting. He is a certified public accountant in the Commonwealth of Virginia.

SENIOR MANAGEMENT TEAM

Keven Bennema

Executive Vice President and Chief Operating Officer

Keven Bennema is the Executive Vice President and Chief Operating Officer of Senior Lifestyle. He is responsible for driving the success of the operational and sales components of all 170 communities owned and operated by Senior Lifestyle. Keven manages the implementation of the company's policies and goals that cover operations, marketing and sales, personnel, financial performance, and growth of the business. He leads the day-to-day execution of strategies developed along with the other members of the senior management team.

Prior to joining Senior Lifestyle in 2007, Keven served as Vice President of Operations Development for Summerville Senior Living Services in San Ramon, California. During his career of over 22 years in seniors housing, he has overseen operations of a variety of senior living communities across the country, including assisted and independent living centers, as well as communities focusing on care for dementia and memory loss. Keven is an industry veteran with a rich network, the ability to capitalize on the market opportunity and accelerate the company's development.

Keven holds a Bachelor's Degree from Aurora University and a Masters in Business Administration in health care administration from Cleveland State University. He is a licensed Nursing Home Administrator and is an active member of the Assisted Living Federation of America and the American College of Health Care Executives.

SENIOR MANAGEMENT TEAM

Jerrold H. Frumm

Vice Chairman and Chief Investment Officer

Jerry Frumm is the Vice Chairman and Chief Investment Officer of Senior Lifestyle. In this role Jerry serves as the Chairman of the Senior Lifestyle Investment Committee which reviews all investment activities for the company. Jerry has been associated with Senior Lifestyle since its inception in 1985. During his tenure, Jerry has been involved in all phases of the development and acquisition of Senior Lifestyle communities and has closed on innumerable debt and equity transactions. Jerry is responsible for key relationships with Senior Lifestyle's diversified base of capital partners.

Jerry is an attorney who has practiced with both the state and federal governments. He is a member of the Chicago Bar Association and he also currently serves as a member of the Public Policy Committee on The American Seniors Housing Association.

Jerry holds a Bachelor of Arts Degree from The Ohio State University and a Law Degree from Washington University School of Law. He is also a licensed real estate broker.

SENIOR MANAGEMENT TEAM

Stephen J. Levy

Executive Vice President and General Counsel

As Executive Vice President and General Counsel, Steve Levy oversees all legal issues regarding Senior Lifestyle and its affiliates including matters related to corporate structure, contracts, licensing, operations, acquisition and development. Steve also supervises and coordinates the involvement of outside legal counsel in corporate, acquisition, litigation, finance and related issues and has closed on various financing, refinancing, and joint venture transactions.

Prior to joining Senior Lifestyle, Steve served as a real estate associate at the law firm of Katten Muchin Rosenman LLP in Chicago where he negotiated and drafted real estate purchase and sale agreements, leases, loan agreements and related documents while representing banks, private equity lenders and public and private companies in real estate related transactions and financing. Prior to joining KMZ, he served as a litigation and environmental associate at the law firm Montgomery, McCracken, Walker & Rhoads in Philadelphia, Pennsylvania.

Steve holds a Bachelor of Arts Degree (with high distinction) from The University of Michigan and a Law Degree from The Law School at the University of Pennsylvania. He is a member of the American Bar Association as well as the bar of the State of Illinois.

SENIOR MANAGEMENT TEAM

Matthew Phillips

Executive Vice President of Development

Matt Phillips is responsible for sourcing new development opportunities for Senior Lifestyle in Assisted Living and Alzheimer communities as well as overseeing all aspects of the development process.

Prior to joining Senior Lifestyle, Matt founded Integrated Development Group, which partnered with the National Electrical Benefit Fund to develop 850 Lake Shore Drive, Chicago, IL, a luxury multi-family rental project targeting a mature adult and empty nester population. Before founding IDG, he was the Senior Executive for a team that acquired and developed high-end, multi-million dollar senior living communities for Vi, formerly Classic Residence by Hyatt, of Chicago. Early in his Classic Residence career, Matt was the General Counsel and oversaw legal and regulatory matters in addition to negotiating transactions and financing. Prior to Classic Residence, he was a Partner at the Chicago law firm of Bell, Boyd & Lloyd (now K&L Gates). There, Matt's clients owned and developed multi-family and condominium projects, golf course communities, and office and retail projects.

Matt holds an MBA from Northwestern University's Kellogg School of Management and JD from John Marshal Law School with Highest Distinction. He is affiliated with the American Seniors Housing Association, National Investment Center for Seniors Housing & Care, and Urban Land Institute.

SENIOR MANAGEMENT TEAM

Steven T. Hippel

Chief Financial Officer

Steve Hippel manages all accounting and finance functions for Senior Lifestyle in his role as Chief Financial Officer. Steve oversees the development and analysis of the budgets, financial reports and financial trends, provides strategic financial input and leadership on the evaluation of acquisitions, optimizes banking relationships and initiates appropriate strategies. Steve evaluates and guides the structure, efficiency and effectiveness of the accounting and finance team.

Prior to joining Senior Lifestyle, Steve served in various roles at Inland Diversified Real Estate Trust, Inc., a public, non-traded real estate investment trust, beginning in 2009 as Chief Accounting Officer and Treasurer until 2012 when he assumed the role of Chief Financial Officer. In 2004, Steve served as Senior Vice President and Chief Financial Officer for ORIX Real Estate Capital, Inc., a wholly owned real estate subsidiary of ORIX USA Corporation. In 2002, Steve served as Portfolio Accounting Manager with Shorenstein Company, a privately held real estate investment firm specializing in the ownership and management of office properties. A year after joining Shorenstein, he was promoted to Vice President of Accounting and Finance. Steve began his career in public accounting in 1995 at Deloitte & Touche, LLP where he held roles of progressive responsibility before being named Manager in 2000.

Steve graduated cum laude from Williams College in Williamstown, Massachusetts with a Bachelor of Arts in Economics. Steve also holds a Master of Science in Accountancy from the Charles H. Kellstadt Graduate School of Business, DePaul University. He is a member of the American Institute of Certified Public Accountants, and the Illinois CPA Society.

SENIOR MANAGEMENT TEAM

Adam Kaplan

Senior Vice President of Business and Organizational Development

Adam Kaplan is responsible at Senior Lifestyle for leading a team of talented professionals in foodservice, human resources, marketing, sales and training. Adam is responsible for overseeing the development and execution of the strategic initiatives and programs. Adam is fortunate to work in an environment in which there is the drive to be an employer of choice by attracting, developing and engaging highly motivated and collaborative individuals. In his role Adam partners closely with the operations leaders to ensure that each of the communities within the Senior Lifestyle Family is delivering Best-In-Class services and care.

Prior to joining Senior Lifestyle, Adam was a Financial Underwriter with Merrill Lynch Capital in the Healthcare Real Estate Division.

Adam holds a Bachelor of Science from Cornell University in the School of Hotel and Restaurant Management and is actively involved with the school as a member of the Dean's Young Alumni Council. Additionally, he earned his MBA from Northwestern University's Kellogg School of Management with Marketing, Management and Entrepreneurship Majors. Adam has been involved with the Meals on Wheels Chicago Associate Board since 2004, serving 2-terms as Co-President. He delivers on his commitment to the long-term development of the senior living industry through his active participation in National Investment Center for Seniors Housing & Care and American Seniors Housing Association.

SENIOR MANAGEMENT TEAM

Justin Robins

Senior Vice President of Business Solutions

Justin Robins is responsible for the strategic management of Senior Lifestyle's Asset Management, Plant Operations, Capital Expenditures, Information Technology, Purchasing and Procurement teams. He is also directly responsible for all asset management. Justin has been employed at Senior Lifestyle for more than 15 years and during that time has played a key role in the acquisition, financing and development of many of Senior Lifestyle's communities, additionally contributing to the enhancement of the company's operational service standards.

Justin holds a Bachelor of Science in Business from Miami University. He is a member of the National Investment Center, Future Leaders Council. Justin has been involved with Meals on Wheels since 2003, serving two terms as Co-President.

THIS DOCUMENT CONTAINS INFORMATION CONCERNING BUSINESS TRADE SECRETS, COMMERCIAL INFORMATION AND FINANCIAL INFORMATION THAT IS PROPRIETARY, PRIVILEGED, AND CONFIDENTIAL AND WOULD CAUSE IRREPARABLE AND COMPETITIVE HARM TO SENIOR LIFESTYLE CORPORATION IF IT WERE RELEASED TO THE PUBLIC. ANY RELEASE OR MISUSE OF THIS INFORMATION IS STRICTLY PROHIBITED.

Disclaimer: Senior Lifestyle Corporation is providing this information for evaluation purposes and makes no representation that the information contained herein has been examined or verified by an independent audit. No assurances are made or implied as to the reliability of such estimates or projections, or future performance and the inclusion of any such estimates or projections herein should not be regarded as a representation that the estimated or projected results will be achieved. No independent accounting firm has examined or reviewed the financial estimates or projections herein.

SENIOR LIFESTYLE

FAMILY-OWNED COMMUNITIES

MEMORANDUM

Planning Division

DATE: **December 4, 2015**

TO: **Planning Board members**

FROM: **Matthew Baka, Senior Planner**

SUBJECT: **2400 & 2430 E. Lincoln Street – Birmingham Senior Living, Final Site Plan Review**

EXECUTIVE SUMMARY

The subject site, 2400 E. Lincoln St., which is currently vacant, was most recently used for manufacturing (2005), and has a total land area of 3.78 acres. It is located on the south side of E. Lincoln between S. Eton St. and the Grand Trunk Railroad right-of-way. The applicant is proposing to develop the vacant site with a 4-story senior living center, two surface parking lots, a detention basin and nearly 84,000 sq. ft. of landscaped open space. The proposed development will consist of two connected buildings. The east portion is 1-story and the west portion is 4-stories. The development will provide 122 residential units (83 assisted living and 39 memory care units) and building amenities for residents such as a community room, beauty salon, and wellness suite. The site is currently zoned MX and lies within the Eton Road Corridor Plan area.

The applicant was required to prepare a Community Impact Study in accordance with Article 7, section 7.27(E) of the Zoning Ordinance as they are proposing a new building containing more than 20,000 square feet of gross floor area. On September 30, 2015 the Planning Board voted to accept the CIS. On November 11, 2015 the Planning Board approved the preliminary site plan review after the applicant presented review changes that redesigned the front of the building and moved the drop-off area into the parking lot in the center of the building.

1.0 Land Use and Zoning

1.1. Existing Land Use – The existing site is vacant.

1.2 Zoning – The property is zoned MX Mixed Use. The proposed assisted living development is permitted with City Commission approval.

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.

	North	South	East	West
Existing Land Use	Medical office	Swim club	Railroad Right-of-Way	Public Park/ Parking
Existing Zoning District	MX Mixed Use	MX Mixed Use/ B-1 Neighborhood Business	PP Public Property	PP Public Property

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 applicant meets all bulk, area and placement requirements for the Mixed Use District.

3.0 Screening and Landscaping

3.1 Dumpster Screening – The applicant proposes a refuse area on the interior of the building.

3.2 Parking Lot Screening – The applicant proposes to screen the front parking area with two 36" curved screen walls just past the roundabout drop-off area. The parking spaces along the back of the building are also proposed to be screened with a 36" tall screen wall. The parking area at the southeast corner of the property is not visible to the general public and therefore does not require screening.

3.3 Mechanical Equipment Screening – A roof plan (sheet A-001) has been submitted which indicates six (6) separate areas where roof top mechanical units will be located with screening enclosures. The mechanical cut sheets have also been provided (sheet A-002) which indicate that the respective enclosure will be tall enough to adequately screen the RTU's.

3.4 Landscaping – A detailed landscape plan has been provided. It shows 159 new trees in total, with street trees along the northerly and easterly right-of-ways. Shrubs and perennials are provided along the street right-of-ways. Additionally, two landscaped courtyards, one enclosed by the building, are proposed. The south end of the existing hammerhead at the end of E. Lincoln Street will be vacated and restored to a landscaped area.

In accordance with Article 4, section 4.20 LA-01, required landscaping includes 1 street tree / 40' of street frontage, 1 deciduous and 1

evergreen / 2 residential units, and 5% interior landscaped area of total parking lot area, including 1 canopy tree / 150 S.F. required parking lot landscaped area. The applicant proposes 34,341 sq. ft. of parking lot interior. Accordingly, the applicant is required to provide 1,717.24 sq. ft. of interior planting area and 11 canopy trees with no planting area being less than 150 sq. ft. The applicant is proposing 1,908.21 sq. ft. of interior landscaped area and 11 canopy trees. Accordingly, the proposal meets the parking lot landscape requirements.

The applicant has 570' of street frontage, and thus 14 street trees are required. Fourteen are proposed. Specifically, six Capital Pear street trees with 4' diameter mulch rings are proposed on the north/south road, eight of the same along E. Lincoln, and one of the same at the E. Lincoln dead end, to be surrounded by grass in the right-of-way.

The Mixed Use required plantings result in 61 required deciduous and 61 required evergreen trees (122 units / 2). The required trees are provided in the front, side and rear yards and within the courtyards.

4.0 Parking, Loading and Circulation

4.1 Parking – In accordance with Article 4, section 4.43 (PK) of the Zoning Ordinance, a total of 68 parking spaces are required (0.25 / bed and 1 per employee). The applicant is proposing 68 parking spaces on-site. In addition, the applicant has now added 7 on-street parking spaces along the north property line by narrowing the side walk in that area as suggested by the Planning Board along with the 8 spaces previously proposed along the N/S road. All parking spaces must meet the minimum size requirement of 180 square feet. Three on-site parking areas are proposed, one is accessible from E. Lincoln on the north side of the site with 11 parking spaces. In the rear of the site the applicant is proposing two parking areas. There are 34 spaces proposed at the west end of the rear access drive and 23 spaces proposed in the parking lot at the east end of the rear access drive. Accordingly, the applicant is providing the required parking.

4.2 Loading – Not required.

4.3 Vehicular Circulation and Access – The proposed development includes the addition of one curb cut on E. Lincoln to access the parking lot and drop-off area in the front yard. An additional drive is located on the southwest corner of the lot on the north / south road which provides access to the rear parking areas and entrances.

4.4 Pedestrian Circulation and Access – The entire site is accessible to pedestrians via the proposed network of new sidewalks and the fire truck access drives. The main pedestrian entrance is located on the front elevation of the building adjacent to the vehicular drop-off in the front

parking area. Article 04 section 4.76 SS-08 (A) 5 states that all buildings shall have their principle pedestrian entrance on the frontage line. The applicant has added additional design features to accentuate this area. A new awning has been added to this area that wraps around the corner and connects to the canopy at the drop-off area. There is also a small sign proposed to the right of the pedestrian entrance. The Assisted Living courtyard walkway is connected to the sidewalk along the southern linear parking area; this provides direct access through the courtyard to a secondary secured entrance, for visitors and residents, in the event that they may need to park south of the building**.**

5.0 Lighting

The applicant has submitted a photometric plan as part of the Final Site Plan Review application. The photometric plan provided appears to generally conform to the lighting standards of the Zoning Ordinance. However, the plan does not indicate the foot-candle levels 5' beyond the southern property line as required by the ordinance. This is necessary to determine if the light trespass provision of the lighting standards, allowing no more than 1.5 fc at the property line, is in compliance. Accordingly, **the applicant must provide a revised photometric plan showing the foot-candle values 5' beyond the southern property line indicating that the plan is in compliance with the Zoning Ordinance.**

The applicant is proposing 16, Philips Gardco Type II mini sconce luminaires that will each house one 85.1 watt LED lamp as well 37 Type IV luminaires of the same brand; 23 of which will each house one 85.1 watt lamp, 14 of which will each house one 20.6 watt lamp. The photometric plan indicates 4, aluminum, Philips Hadco small pima LEDGINE fixtures that house 35.8 watt LED lamps. The applicant is proposing 6, aluminum, BEMA recessed light fixtures each containing one 21.84 watt LED lamp. The cut sheets provided by the applicant indicate that all of the proposed light fixtures are cut-off as required by the Zoning Ordinance. **The applicant must provide a revised photometric plan showing the color/finish and mounting height of each proposed light fixture.**

6.0 Departmental Reports

6.1 Engineering Division – The Engineering Dept. has reviewed the plans November 18, 2015. The following comments are offered:

1. Modifications have been made to the drop-off area and new parking area on the Lincoln Ave. frontage. The designer will need to confirm that the proposed traffic circle is large enough to comfortably accommodate small shuttle bus type vehicles that are expected to frequent the building.

2. The property owner will be required to dedicate a 12 ft. wide public easement centered on the new water main, for future City maintenance.

3. The site plan is indicating two separate water main tap locations. We will work with the designers to encourage a simplified approach using one water tap and one water meter for the building.

4. A cursory review of the proposed storm sewer system indicates that it appears to be in order. Further review of the actual design will be completed prior to the issuance of a Storm Water Runoff Permit.

5. A marked crosswalk is indicated on the new City street near the south edge of the building. It is not clear that this area would generate enough pedestrian traffic to warrant a painted crosswalk that then becomes a routine maintenance expense of the City. This proposal will be reviewed closer prior to issuance of a permit.

6. The survey as submitted indicates an existing DTE Energy easement in conflict with the new building. An old storm sewer built by Grand Trunk Western Railroad (now abandoned) may also have an easement on it. Previous surveys also depicted other railroad spur easements. The status of all easements will be reviewed by the Engineering Dept. Any easements that are in conflict will have to be properly abandoned prior to the issuance of a building permit.

The following permits will be required for this project:

- Right-of-way Permit (for excavations and street paving in the right-of-way)
- Soil Erosion and Sedimentation Control Permit
- Sidewalk/Drive Approach Permit
- Storm Water Runoff Permit

Please let me know if you have any questions.

6.2 Department of Public Services – No comments have been provided at this time.

6.3 Fire Department – Fire Department has the following concerns:
1. Knox Box required
2. NFPA 13 suppression system required for assisted living.
3. Minimum of a 6 inch water supply line required for the fire suppression.

6.4 Police Department – The PD has no concerns.

6.5 Building Department – No comments have been provided at this time.

7.0 Design Review

<u>Material/Design review</u>
The new building facades are composed of brick, wood lap siding, fiber cement panels, clear insulated glass and spandrel glass. The first floor of the building is composed of primarily brick and glass with several sections of wood lap siding interspersed

throughout. The upper stories of the east portion of the building are comprised of large sections of fiber cement panels framed with brick. Interior portions of the fiber cement panel areas are accented with the wood lap siding. There are also several Juliette balconies on each floor with metal railings. Several thin areas of the upper floors are composed of insulated clear glass which is interspersed with spandrel glass. The top of the building is accented with precast concrete caps in the brick areas and prefinished metal coping in the areas with fiber cement panels.

The proposed building appears to be compatible with the buildings in the immediate neighborhood. The first floor is directly accessible from the sidewalk, the upper story windows are vertically proportioned, and the main entry incorporates a canopy feature to add architectural interest on a pedestrian scale.

Glazing

Article 04, section 4.83 of the Zoning Ordinance requires that the first floor of the building provide at least 70% glazing and the upper floors provide a maximum of 50% glazing. However, the Planning Board recently made a recommendation to the City Commission that the calculation for the first floor be measure from 1' to 8' above grade. Accordingly, the applicant has provided both calculations in the event that the City Commission should decide not to adopt the recommended amendment. The following analysis will examine the proposal for compliance with the recommended change with the understanding that the applicant will be required to revise the glazing allotment or obtain a variance from the Board of Zoning Appeals should the amendment not be adopted.

North Elevation - The plans provided by the applicant divide the first floor of the north elevation into four separate calculations, north elevation A, B-1, B-2 and the east elevation of the parking lot interior. Elevation A provides 77% glazing on the first floor and 48% glazing on the upper floors. Elevation B-1, which is the single story portion of the building that fronts on the road, provides 49% glazing. Elevation B-2, which is the portion of the building at the back of the parking area, provides 70%. Sheet A-012 indicates that the east elevation of the parking lot interior provides 70% glazing on the first floor and 49% glazing on the upper floors. There are two issues with the way that these calculations have been presented that do not allow for an accurate assessment of the percentage of glazing provided on the first floor. First, the applicant has split the calculations for one elevation into four separate sections which does provide an accurate percentage for the north elevation glazing as a whole. Secondly, the calculation does not include the west facing interior wall of the parking area as required by the ordinance. **Accordingly, the applicant must provide a revised glazing calculation for the north elevation that includes the entire first floor in one calculation. This calculation must include all portions of the exterior walls that face the parking area.**

West Elevation – The plans provided by the applicant indicate that the west elevation provides 70% glazing on the first floor and 48% on the upper floors. The west elevation appears to meet the glazing requirement.

South Elevation - The plans provided by the applicant indicate that the south elevation

provides 73% glazing on the first floor and 12% on the upper floors. However, there are sections of the south elevation that face the parking areas that were not included in the calculation. **Accordingly, the applicant must revise the glazing calculation for the south elevation to include all areas facing a parking area as required by the ordinance.**

If the building does not meet the glazing requirements after the revised calculations have been provided then the applicant will be required to provide the additional glazing as required or obtain a variance from the Board of Zoning Appeals.

Signage

The applicant is proposing two signs on the property. One sign is located on the front elevation of the first floor directly to the west of the main pedestrian entrance which reads "The Sheridan of Birmingham". The second sign is located on the water fountain feature in the drop-off/parking area which also reads "The Sheridan of Birmingham". While both signs appear to be well within the allotted sign area for a building of this size the applicant has not provided any details height, thickness or materials proposed. **Accordingly, the applicant is required to provide additional details on the signage to verify that they meet the size and design requirement of the Sign Ordinance.**

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 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 **APPROVE** the Final Site Plan for 2400 E. Lincoln with the following conditions:

(1) The applicant must provide a detailed analysis of the glazing provided based on area at final site plan review to verify that the requirement has been met;
(2) All improvements in the right-of-way receive approval from the Engineering Department;
(3) Applicant must provide a revised photometric plan that includes the foot-candle levels 5' beyond the south property line;
(4) The applicant must obtain approval from the City Commission for the use of the site as an assisted living facility.

10.0 Sample Motion Language

Motion to APPROVE the Final Site Plan for 2400 E. Lincoln subject to the following conditions:

(1) The applicant must provide a detailed analysis of the glazing provided based on area at final site plan review to verify that the requirement has been met;
(2) All improvements in the right-of-way receive approval from the Engineering Department;
(3) Applicant must provide a revised photometric plan that includes the foot-candle levels 5' beyond the south property line as well as the color/finish of each light fixture;
(4) The applicant must obtain approval from the City Commission for the use of the site as an assisted living facility.

OR

Motion to POSTPONE the Final Site Plan for 2400 E. Lincoln

OR

Motion to DENY the Final Site Plan for 2400 E. Lincoln for the following reasons:
1._____
2._____
3._____

CITY OF BIRMINGHAM
REGULAR MEETING OF THE PLANNING BOARD
WEDNESDAY, SEPTEMBER 30, 2015
City Commission Room
151 Martin Street, Birmingham, Michigan

Minutes of the regular meeting of the City of Birmingham Planning Board held on September 30, 2015. Chairman Scott Clein convened the meeting at 7:30 p.m.

Present: Chairman Scott Clein; Board Members Robin Boyle, Bert Koseck, Gillian Lazar, Janelle Whipple-Boyce; Alternate Board Members Stuart Jeffares, Daniel Share

Absent: Board Members Carroll DeWeese, Bryan Williams; Student Representatives Scott Casperson, Andrea Laverty

Administration: Matthew Baka, Senior Planner
Jana Ecker, Planning Director
Carole Salutes, Recording Secretary

09-188-15

PRELIMINARY SITE PLAN REVIEW AND COMMUNITY IMPACT STUDY ("CIS") REVIEW
1. 2400 and 2430 E. Lincoln St.
Birmingham Senior Living

Mr. Baka advised that the subject site, 2400 E. Lincoln St., which is currently vacant, was most recently used for manufacturing (2005), and has a total land area of 3.78 acres. It is located on the south side of E. Lincoln St. between S. Eton St. and the Grand Trunk Railroad right-of-way.

The applicant is proposing to develop the vacant site with a four-story senior living center, two surface parking lots, a detention basin and nearly 84,000 sq. ft. of landscaped open space. The proposed development will consist of two connected buildings. The east portion is one story and the west portion is four stories. The development will provide 122 residential units (83 assisted living and 39 memory care units) as well as building amenities for residents such as a community room, beauty salon and wellness suite.

The site is currently zoned MX and lies within the Eton Rd. Corridor Plan area. Assisted living is a permitted use in the MX District with City Commission approval. The applicant was required to prepare a CIS in accordance with Article 7, section 7.27(E) of the Zoning Ordinance, as they are proposing a new building containing more than 20,000 sq. ft. of gross floor area.

CIS

Access and circulation: Mr. Baka advised that the main entries to the building are located along E. Lincoln St.
The front parking and drop-off area undermine the pedestrian experience by creating
excessive curb cuts and unsightly parking between the building and frontage line. Pedestrian circulation is proposed along a sidewalk in the R-O-W on both E. Lincoln St. and the proposed N/S street. However, continuous pedestrian circulation has not been
provided throughout the entire site.

Sub-Area Plan: While the proposed size and placement of the building does provide an anchor for this portion of the Rail District similar to the recommended large scale recreation building, no recreational components are being proposed. However there is some allowance for the recommended linear park.

Land development issues: A concentration of methane was detected exceeding the recommended action level for methane in soils The potential exists for known contamination to have migrated from the site to the north onto the subject property. Verification of the presence or absence of contaminants potentially associated with these Recognized Environmental Conditions ("RECs") may be determined through a Phase II investigation by the applicant.

Utilities, noise and air issues: Specification sheets for all mechanical equipment will be reviewed at Final Site Plan Review for noise output to ensure that the City's noise limits for commercial property will be met.

Public Safety: The CIS states that the owner has plans for an expandable security system. The applicant will request approval from the Police Dept. after final design is complete. The Fire Dept. has said they need better access to the east side of the building up against the railroad tracks, and propose the addition of an eastern access drive.

Transportation issues: The applicant has provided a transportation study prepared by Tetra Tech (July 15, 2015). The transportation report concluded that the vehicular traffic impacts of the proposed development will be negligible and that vehicular traffic access
to the site will be safe and efficient. The opinion of the City's traffic engineer is that the project will not have a significant impact on the adjacent road network. Minimum conflicts are expected between the existing and proposed land uses due to the low site-generated traffic volumes. He also feels that the north entrance driveway should be evaluated for turning movements and height restrictions to ensure adequate access for emergency vehicles. The applicant is proposing 11 on-street parking spaces and the width of Lincoln St. cannot support parking on both sides. So, if the applicant wants that parking it would

have to be eliminated from the other side.

Chairman Clein received clarification that the proposed development meets the ordinance density requirements. A question came up as to whether parking spaces along Lincoln St. were counted in the parking requirements for the dental office.

Mr. Sean Havera, Mr. Ron Hughes and Mr. Don Bailey were present with Hughes Properties, along with Mr. Bob Baronski with Senior Lifestyles, operator for the project; Mr. Matt Boons with CA Ventures, joint venture partner; and Ms. Chauncey Hoffman with Harley Ellis Devereaux, the architect.

With regard to the curb cut issues Mr. Havera emphasized the importance of having a covered, safe drop-off area for residents. The Engineering Dept. has no concerns with regard to the number of curb cuts. Pedestrians won't be impacted because there won't be a lot of traffic inflow into the drop-off or parking areas. They are looking at adding sidewalk flow around the building. There will be discussions with the Fire Marshal as to how to bring in a road for emergency vehicles. They will prepare information for the City's traffic consultant related to the trip generation for the drop-off and for parking requirements which it appears will be met.

Mr. Koseck wanted to understand how this site relates to the future Master Plan and the linear park that is proposed. Ms. Ecker answered that the park as envisioned in the plan would come down to a certain extent on this property. So in the future that area may be more walkable than it currently is.

In response to Mr. Share, Mr. Havera said his understanding is that contaminants on the property are all minor in nature and can be taken care of by simply covering them. Ms. Ecker assured that soil testing will have to be done when the applicant submits for a Building Permit. This site previously went through the Brownfield process and a lot of remediation was done at that time.

Mr. Boyle expressed his fears that this development prevents the connectivity of the green space which exists between Lincoln St. and Kenning Park. Thus, the CIS needs to think about how better to connect the whole neighborhood through and around the developments that are going onto this site. Mr. Havera replied they are trying to accomplish that as best they can by incorporating connections to a future park.

Chairman Clein established that some board members will need major convincing regarding anything that disrupts pedestrian flow on both sides of Lincoln St. in front of the building.

Motion by Mr. Boyle
Seconded by Mr. Koseck to approve and adopt the CIS for 2400 and 2430 E.

Lincoln as presented with the following conditions:
1) Applicant must coordinate with the City Engineer prior to removal or abandonment of any sewer leads;
2) Applicant provide information on all life safety issues and obtain Fire Dept. approval;
3) Applicant provide information on the proposed security system for approval by the Police Dept.; and
4) Applicant revise and resubmit the CIS pending any outcomes related to dealing with the three issues for staff administrative approval.

No one from the public wished to comment on the motion at 9:58 p.m.

Motion carried, 7-0.

VOICE VOTE
Yeas: Boyle, Koseck, Clein, Jeffares, Lazar, Share, Whipple-Boyce
Nays: None
Absent: DeWeese, Williams

Preliminary Site Plan Review
With regard to setback and height requirements, Mr. Baka noted the following:
• The height of the building must be reduced from 46 to 45 ft. in height;
• Number of units proposed must be reduced to meet the land area per unit requirement. ***Therefore the applicant must reduce the number of units to meet the minimum lot area or obtain a variance from the Board of Zoning Appeals ("BZA").***
• The building must be moved forward so it is at the frontage line or demonstrate that the requirements of Article 04 section 4.76 SS-08 are met to the satisfaction of the Planning Board, or the applicant must obtain a variance from the BZA.

Parking facilities are not permitted between the building facade and the frontage line. ***The applicant must remove parking from the front yard or obtain a variance from the BZA.***

The applicant has 570 ft. of street frontage, and thus 14 street trees are required. Thirteen are proposed. ***Accordingly, the applicant is required to add one additional tree, obtain a waiver from the City arborist, or obtain a variance from the BZA.***

In accordance with Article 4, section 4.43 (PK) of the Zoning Ordinance, a total of 68 parking spaces is required. The applicant is proposing 68 parking spaces, 57 on-site
and 11 on the streets abutting the property. On-street parking located along a lot's frontage may be credited towards meeting the parking requirements, provided that the applicant obtains approval from the City Commission and the

streetscape is improved as approved by the Engineering Dept. The applicant proposes many streetscape improvements, including street trees, benches, and waste receptacles***. If the on-street parking is not provided then the applicant would need to provide 11 additional spaces on site or obtain a variance from the BZA.***

Design Review
The new building facades are composed of brick, wood-look fiber cement siding, fiber
cement panels, glass, and metal trim. The plans state that the north elevation first floor
has 70% glazing to meet the requirements of section 4.83 of the Zoning Ordinance.
However, it appears that the calculation was done based on the amount of linear glazing provided, not 70% of the area of the first floor. The applicant must provide a
detailed analysis of the glazing provided based on area at Final Site Plan Review to verify that the requirement has been met. Material details have not been provided at this time, but will be required at the time of Final Site Plan Review.

Mr. Havera received confirmation that the City Commission will have ultimate jurisdiction in regards to the number of trees and street lights on the streetscape. He noted they will not count the three parking spaces along E. Lincoln St. toward their parking requirement. Rather, they propose on-street parking on the N/S street. They will address the front parking spaces with their engineer and pull them back so they conform with the ordinance. With regards to the glazing they will work with their architect to correct that.

Mr. Bob Garanski, Vice-President of Senior Lifestyles, said that for them the thing most appealing with this site is its proximity to the existing parks. The residents in assisted living need help with everyday activities. He went on to point out the highlights of the circulation plan through the site.

Ms. Hoffman said their building footprint is designed in such a way that they can provide full paved access around the site with a turning radius up against the east side.

It was noted the facility will typically have 36 employees and 122 residents in the building. Hughes Properties and CA Ventures will own the building and Senior Lifestyles will operate it. The apartment size ranges from 400, 600 and 800 sq. ft. for studio, one-bedroom, and two-bedroom units.

The chairman called for comments from the public on the proposal at 10:44 p.m.

Mr. David Bloom wondered why someone would want to live in this facility that is so close to the railroad tracks. Further, he noted there will be ambulances and

fire trucks going through the adjacent residential neighborhood and wondered if an impact study has been thought about.

Ms. Ecker noted the Fire Marshal's request for access to the building on the east side could potentially eliminate the southern terminus of a linear park. Mr. Koseck indicated he would never bless this proposal unless that fundamental matter is resolved. He felt there are ways this project could be much better. Mr. Jeffares thought more open space could be added to the entry. He noted that floors 3 and 4 will look out past the railroad tracks and onto the dump. Mr. Share said from his perspective the building should be set back a foot rather than out to the street because these occupants don't move fast. He is reluctant to dive into the site plan without understanding the parking.

Chairman Clein stated he understands the need for the porte cochere. His concern is this plan pulls the building back 14 ft. to essentially pave the entire frontage. It seems the applicant tried to get as many units as possible and they needed 15 ft. to get that in so they slammed it up in front. He believes it is a bad design solution. Also, he agrees the parking plan needs more clarity. He is concerned with 36 employees and 37 parking spaces in the rear that are for employees and potentially residents. Further, he doesn't like that they have to walk through a service entrance and a driveway and a loading zone to get into the building. When you add that to the uncertainty of the Fire Marshal's request he thinks there is tweaking that needs to be done to make it all work.

Motion by Ms. Whipple-Boyce
Seconded by Ms. Lazar to extend the meeting 15 minutes to 11:15 p.m.

Motion carried, 7-0.

Motion by Ms. Whipple-Boyce
Seconded by Mr. Koseck to postpone the Preliminary Site Plan Review for 2400 and 2430 E. Lincoln St., Birmingham Senior Living, to October 14, 2015.

There was no discussion on the motion from the public at 11:02 p.m.

Motion carried, 7-0.

VOICE VOTE
Yeas: Whipple-Boyce, Koseck, Boyle, Clein, Jeffares, Lazar, Share
Nays: None
Absent: DeWeese, Williams

CITY OF BIRMINGHAM
REGULAR MEETING OF THE PLANNING BOARD
WEDNESDAY, OCTOBER 14, 2015
City Commission Room
151 Martin Street, Birmingham, Michigan

Minutes of the regular meeting of the City of Birmingham Planning Board held on October 14, 2015. Chairman Scott Clein convened the meeting at 7:30 p.m.

Present: Chairman Scott Clein; Board Members Robin Boyle, Carroll DeWeese, Bert Koseck, Gillian Lazar, Janelle Whipple-Boyce; Alternate Board Member Stuart Jeffares

Absent: Board Member Bryan Williams; Alternate Board Member Daniel Share; Student Representatives Scott Casperson, Andrea Laverty

Administration: Matthew Baka, Senior Planner
Jana Ecker, Planning Director
Carole Salutes, Recording Secretary

10-200-15

3. Preliminary Site Plan Review
2400 and 2430 E. Lincoln St.
Birmingham Senior Living

Application for Preliminary Site Plan Review for new construction of a four-story assisted living building (postponed from September 30, 2015)

Mr. Baka advised that the subject site, 2400 E. Lincoln St., which is currently vacant, was most recently used for manufacturing (2005), and has a total land area of 3.78 acres. It is located on the south side of E. Lincoln St. between S. Eton St. and the Grand Trunk Railroad right-of-way.

The applicant is proposing to develop the vacant site with a four-story senior living center, two surface parking lots, a detention basin and nearly 84,000 sq. ft. of landscaped open space. The proposed development will consist of two connected buildings. The east portion is one story and the west portion is four stories. The development will provide 122 residential units (83 assisted living and 39 memory care units), as well as building amenities for residents such as a community room, beauty salon, and wellness suite.

The site is currently zoned MX and lies within the Eton Rd. Corridor Plan ("ERCP") area. Assisted living is a permitted use in the MX District with City Commission approval. The applicant was required to prepare a CIS in accordance with Article 7, section 7.27(E) of the Zoning Ordinance, as they are proposing a new building containing more than 20,000 sq. ft. of gross floor area.

On September 30, 2015 the Planning Board voted to accept the CIS.

Mr. Baka moved through the Preliminary Site Plan review with regard to changes since the last meeting. Three parking spaces have been removed from E. Lincoln St. and relocated to the southern parking lot. Eight spaces have been added to the southern parking lot. All required parking is now located onsite. The front yard parking lot has been shifted south, so that it is behind the plane of the front facade and no longer between the facade and frontage line.

The assisted living courtyard walkway has been connected to the sidewalk along the southern linear parking area; this provides direct access through the courtyard to a secondary secured entrance for visitors and residents in the event they may need to park south of the building. Per the fire marshal's request, a paved access road has been added to the east side of the site, providing full vehicular access around the site.

Design Review
The new building facades are composed of brick, wood-look fiber cement siding, fiber cement panels, glass, and metal trim. The plans state that the north elevation of the first floor has 70% glazing to meet the requirements of section 4.83 of the Zoning Ordinance. However, it appears that the calculation was done based on the amount of linear glazing provided, not 70% of the area of the first floor. The applicant must supply a detailed analysis of the glazing provided based on area at Final Site Plan Review to verify that the glazing requirement has been met.

The proposed building appears to be compatible with the buildings in the immediate neighborhood. The first floor is directly accessible from the sidewalk, the upper story windows are vertically proportioned, and the main entry incorporates a canopy feature to add architectural interest.

Mr. Koseck noticed the proposed building is not shown in relationship to its neighbors. He suggested the road that loops around the site might be turned into a sidewalk that could be used by a fire truck. Further, he had concerns about the placement of the drop-off.

Mr. Sean Havera, Mr. Ron Hughes and Mr. Don Bailey were present with Hughes Properties; along with Mr. Matt Boons with CA Ventures, joint venture partner; and Ms. Chauncey Hoffman with Harley Ellis Devereaux, the architect. Mr. Havera discussed aspects of the site. As opposed to a road, he was amenable to installing a wide walkway with knock-down bollards for emergency vehicles. He explained how they have made connections to accommodate the City's intent to have a future linear park.

Ms. Chauncey Hoffman talked about the flow of the building and its architectural aspects. They have worked to allow as much natural light into the units as

possible. Security and having a walkable site is very important to the residents. They have dropped the building back 14 ft. from Lincoln St. because a covered drop-off area is a necessity.

Mr. Koseck thought there are simple things the applicant can do to make the site fit more into his interpretation of the ordinance. An example is the addition of a wide sidewalk in place of the road. Further, he suggested that the drop-off area become a plaza that would anchor the building.

Ms. Whipple-Boyce did not see a good relationship between the building and the amenities of the park. Ms. Hoffman noted there is a gun range between the building and the park, resulting in a difficult connection. Mr. Havera thought they could have conversations with Engineering to help develop that area that doesn't exist right now. Mr. Boyle indicated that the City should think about what it is not doing in this area. The road is a disgrace, the gun range should be screened, and a crosswalk should be added for access to the ball park.

Chairman Clein called for public comments at 9:35 p.m.

Mr. Bryce Mulligan, Treasurer for the Forest Hills Swim Club which is along that road, had fears the project will create a lot of traffic congestion. The sidewalks are his foremost concern in and around that area. He indicated that the gun range needs to have sidewalks and the road should not be shut down during construction.

Chairman Clein stated he will not support any motion that includes the u-shaped drop-off in front of the building. His reasoning is that it is completely antithetical to the intent of the Eton Road Corridor Plan and is unlike anything else in the City. There are other opportunities that exist from a design perspective. For example, some of the parking spaces at the front could be lost and that area could serve as a covered drop-off. Mr. Koseck added the current design does nothing to tie into the design of the dental office to the north. Ms. Whipple-Boyce was uncomfortable with the parking that is in front of the building. The relationship of the site to the street is a challenge to her.

Mr. Boyle suggested simplifying the front by losing the curb and landscaping. Mr. Havera replied they are trying to meet the intent of what the Planning Board wants but Engineering will not allow it because of liability issues. Mr. Matt Boomer said putting the porte cochere at the front first considers safety of the residents who are frail and cannot walk far. That is why they cannot put it where the north parking lot is.

Motion by Ms. Whipple-Boyce
Seconded by Mr. DeWeese to postpone the Preliminary Site Plan Review for 2400 and 2430 E. Lincoln St., Birmingham Senior Living, to November 11, 2015.

Ms. Ecker indicated there has not been an internal meeting with all of the players involved. She thought there is some opportunity to look at other layout options.

No one from the public wished to comment on the motion at 10 p.m.

Motion carried, 6-1.

ROLLCALL VOTE
Yeas: Whipple-Boyce, DeWeese, Boyle, Clein, Jeffares, Koseck
Nays: Lazar
Absent: Williams

CITY OF BIRMINGHAM
REGULAR MEETING OF THE PLANNING BOARD
WEDNESDAY, NOVEMBER 11, 2015
City Commission Room
151 Martin Street, Birmingham, Michigan

Minutes of the regular meeting of the City of Birmingham Planning Board held on November 11, 2015. Chairman Scott Clein convened the meeting at 7:30 p.m.

Present: Chairman Scott Clein; Board Members Robin Boyle, Bert Koseck, Janelle Whipple-Boyce, Bryan Williams; Alternate Board Members Stuart Jeffares, Daniel Share

Absent: Board Member Gillian Lazar; Student Representatives Scott Casperson, Andrea Laverty

Administration: Matthew Baka, Senior Planner
Sean Campbell, Asst. Planner
Jana Ecker, Planning Director
Carole Salutes, Recording Secretary

11-222-15

UNFINISHED BUSINESS

1. Preliminary Site Plan Review
2400 and 2430 E. Lincoln St., vacant property
Birmingham Senior Living

Application for Preliminary Site Plan Review to allow construction of two new attached single-family homes (postponed from October 14, 2015)

Mr. Williams announced he has a conflict of interest and will recuse himself from this review.

Mr. Baka noted the subject site, 2400 E. Lincoln St., has a total land area of 3.78 acres. It is located on the south side of E. Lincoln between S. Eton St. and the Grand Trunk Railroad right-of-way.

The applicant is proposing to develop the vacant site with a four-story senior living center, two surface parking lots, a detention basin and nearly 84,000 sq. ft. of landscaped open space. The proposed development will consist of two connected buildings. The east portion is one story and the west portion is four stories. The development will provide 122 residential units (83 assisted living and 39 memory care units) along with building amenities for residents such as a community room, beauty salon, and wellness suite.

The site is currently zoned MX and lies within the Eton Road Corridor Plan area. The applicant was required to prepare a Community Impact Study ("CIS") as they are proposing a new building containing more than 20,000 square feet of gross floor area.

On September 30, 2015 the Planning Board voted to accept the CIS and on October 14, 2015 the Planning Board postponed the Preliminary Site Plan review to allow the applicant additional time to strengthen or redesign the drop-off area at the front of the building. The applicant has redesigned the front of the building and moved the drop-off area to the interior of the front parking lot. The capacity of the front parking lot has been reduced and now includes a roundabout and porte cochere that provides a covered drop-off area. The plans now indicate additional spaces along the back of the building. The project is required to have 68 parking spots and the applicant is proposing 69.

The height of the building roof deck has been reduced to 45 ft. and the building has been moved forward to 3 ft. from the frontage line. The plan now meets the Zoning Ordinance requirement based on the interpretation of the Building Official.

The newly revised plans indicate there will be a pedestrian entrance located on the front elevation adjacent to the vehicular drop-off in the front parking area. Article 04, section 4.76 SS-08 (A) (5) states that all buildings shall have their principal pedestrian entrance on the frontage line As currently designed, the entrance on the frontage line does not incorporate elements commonly associated with a "main" entrance.

The Fire Marshal has indicated that the 20 ft. access road is not required to provide full vehicular access around the building. The revised plan has been designed based on the guidelines given by the Fire Marshal. The Fire Marshal has stated he would like to see the northern road come down an additional 75 ft. in order to provide access within 150 ft. to any point on the building.

Design Review

The new building facades are composed of brick, wood-look fiber cement siding, fiber
cement panels, glass, and metal trim. The plans state that the north elevation first floor
has 70% glazing to meet the requirements of section 4.83 of the Zoning Ordinance.
However, it appears that the calculation was done based on the amount of linear glazing provided, not 70% of the area of the first floor. **The applicant must provide a**
detailed analysis of the glazing provided based on area at Final Site Plan review to verify that the requirement has been met.

Material details have not been provided at this time, but will be required at the

time of Final Site Plan Review. The proposed building appears to be compatible with the buildings in the immediate neighborhood. Architectural standards and design related issues will be discussed at the Final Site Plan and Design Review.

Mr. Sean Havera, Mr. Ron Hughes and Mr. Don Bailey were present with Hughes Properties, along with Mr. Matt Boons with CA Ventures, joint venture partner; and Ms. Chauncey Hoffman with Harley Ellis Devereaux, the architect. Mr. Havera indicated they took a hard look at the comments that were made at the last meeting and made the changes.

Ms. Chauncey Hoffman described that the pocket park to the right of the drop-off area will contain seating and plantings.

Mr. Koseck received answers from the applicant as to several requests:

- The fire lane can be scored as a sidewalk so it will not be like a street.
- The street tree spacing can be adjusted so it doesn't look like one is missing.
- Lincoln would look complete by having parking on either side as opposed to just on one side. Therefore he suggested widening the street. That would make the sidewalk more pedestrian and mirror the development to the north.
- The canopy can be extended to wrap the corner and add pedestrian scale to the entrance.

Mr. Boyle said he is looking for the way the pedestrian connects to the west. Ms. Hoffman said a crosswalk at the southwest corner of the building will be incorporated for the next iteration. Mr. Boyle thought a few tables and chairs would be a great addition to that area.

At 8:45 p.m. the chairman noted there was no one in the audience that wished to comment.

Motion by Ms. Whipple-Boyce
Seconded by Mr. Share to approve the Preliminary Site Plan for 2400 and 2430 E. Lincoln subject to the following conditions:
1) The applicant must provide a detailed analysis of the glazing provided based on area at final site plan review to verify that the requirement has been met;
2) Applicant must submit specs on all mechanical equipment and lighting;
3) All improvements in the right-of-way receive approval from the Engineering Dept;
4) Applicant must provide a detailed photometric plan at the time of Final Site Plan Review;
5) Applicant must provide screening wall details at the time of Final Site Plan
Review;

6) Applicant must provide material and color samples at Final Site Plan review;
7) Applicant add street parking on Lincoln St. subject to Engineering Dept. approval;
8) Applicant score the concrete in the fire lane at the northeast corner to look like a sidewalk;
9) Applicant provide a canopy on the Lincoln St. entrance;
10) Applicant provide a connection to the west park area; and
11) Applicant provide a seating area in the lower parking peninsula.

Amended by Chairman Clein and accepted to add that street parking is subject to Engineering Dept. approval.

There were no final comments from the public at 8:50 p.m.

Motion carried, 6-0.

VOICE VOTE
Yeas: Whipple-Boyce, Share, Boyle, Clein, Jeffares, Koseck
Nays: None
Recused: Williams
Absent: Lazar

BIRMINGHAM SENIOR LIVING COMMUNITY

2400 E LINCOLN ST BIRMINGHAM, MI 48009

FINAL SITE PLAN REVIEW

DRAWING LIST

G-000	COVER SHEET
SP1	ALTA/ACSM LAND TITLE/TOPOGRAPHIC SURVEY
SP2	ENGINEERING SITE PLAN
SP3	FIRE TRUCK ACCESS PLAN
L1	LANDSCAPE PLAN
L2	LANDSCAPE RENDERING
A-001	ROOF PLAN
A-002	MECHANICAL CUT SHEETS
A-003	PHOTOMETRIC SITE PLAN
A-004	LIGHTING CUT SHEETS
A-005A	FIRST FLOOR PLAN - AREA A
A-005B	FIRST FLOOR PLAN - AREA B
A-006	SECOND, THIRD & FOURTH FLOOR PLAN
A-007	ENLARGED UNIT PLANS & UNIT MATRIX
A-008	ENLARGED UNIT PLANS
A-009	BUILDING ELEVATIONS & GLAZING CALCULATIONS
A-010	BUILDING ELEVATIONS & GLAZING CALCULATIONS
A-011	BUILDING ELEVATIONS & GLAZING CALCULATIONS
A-012	BUILDING ELEVATIONS & GLAZING CALCULATIONS
A-013	BUILDING ELEVATIONS & GLAZING CALCULATIONS
A-014	BUILDING ELEVATIONS
A-015	BUILDING ELEVATIONS & GLAZING CALCULATIONS
A-016	SITE ANALYSIS
A-017	PHOTO BOARD
A-018	MATERIAL BOARD
A-019	RENDERINGS

SUBMITTED BY:

BIRMINGHAM SENIOR LIVING PROPERTY OWNER, LLC
c/o CA VENTURES
161 N CLARK STREET
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CHICAGO, IL 60601
PHONE: (312) 239-1896

ARCHITECT:

HARLEY ELLIS DEVEREAUX
1 EAST WACKER DRIVE
SUITE 200
CHICAGO, IL 60601
PHONE: (312) 324-7410
FAX: (312) 324-7499

CIVIL ENGINEERING, SURVEYOR LANDSCAPE ARCHITECT:

NOWAK & FRAUS
1310 N. STEPHENSON HIGHWAY
ROYAL OAK, MI 48067-1508
PHONE: (248) 399-0886
FAX: (248) 399-0805

SENIOR LIVING PROPERTY OWNER, LLC, a Delaware limited liability company

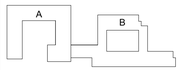
BIRMINGHAM SENIOR LIVING COMMUNITY

2400 E LINCOLN ST
BIRMINGHAM, MI 48009

DATE	ISSUE
07/20/15	PRELIM SITE PLAN REVIEW
09/18/15	REVISED PRELIM SITE PLAN REVIEW
11/11/15	REVISED PRELIM SITE PLAN REVIEW
11/18/15	FINAL SITE PLAN REVIEW
12/02/15	REVISED FINAL SITE PLAN REVIEW

NOT FOR CONSTRUCTION

KEY



HARLEY ELLIS DEVEREAUX

ONE EAST WACKER DRIVE
SUITE 200
CHICAGO, ILLINOIS
60601 | USA

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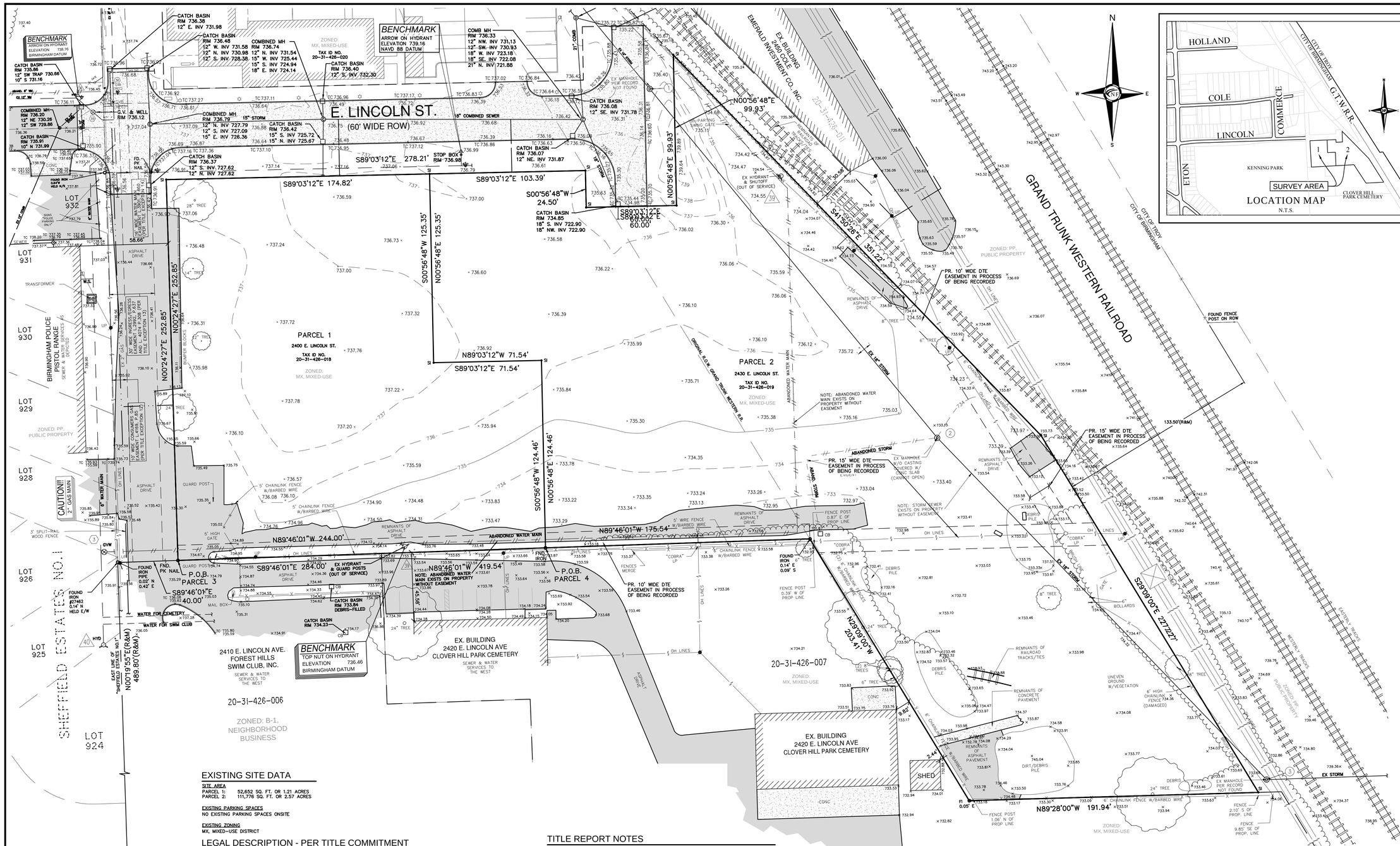
DO NOT SCALE DRAWINGS

PROJECT NUMBER:
2015-40035-000

TITLE:
COVER SHEET

SHEET NO:
G-000



EXISTING SITE DATA

SITE AREA
PARCEL 1: 52,652 SQ. FT. OR 1.21 ACRES
PARCEL 2: 111,776 SQ. FT. OR 2.57 ACRES

EXISTING PARKING SPACES
NO EXISTING PARKING SPACES ONSITE

EXISTING ZONING
MX, MIXED-USE DISTRICT

LEGAL DESCRIPTION - PER TITLE COMMITMENT

LAND IN THE CITY OF BIRMINGHAM, COUNTY OF OAKLAND, STATE OF MICHIGAN IS DESCRIBED AS FOLLOWS:

PARCEL 1:
PART OF EAST 1/2 OF SECTION 31, TOWN 2 NORTH, RANGE 11 EAST, CITY OF BIRMINGHAM, COUNTY OF OAKLAND, STATE OF MICHIGAN, BEGINNING AT POINT DISTANT SOUTH 89 DEGREES 57 MINUTES 28 SECONDS EAST 1311.85 FEET AND NORTH 00 DEGREES 19 MINUTES 55 SECONDS EAST 1728.45 FEET TO SOUTHEAST CORNER OF LOT 907 OF SHEFFIELD ESTATES NO. 1 AND NORTH 00 DEGREES 19 MINUTES 55 SECONDS EAST 489.80 FEET AND SOUTH 89 DEGREES 46 MINUTES 01 SECONDS EAST 40 FEET FROM SOUTH 1/4 CORNER, THENCE NORTH 00 DEGREES 24 MINUTES 27 SECONDS EAST 252.85 FEET; THENCE 89 DEGREES 03 MINUTES 12 SECONDS EAST 174.82 FEET; THENCE SOUTH 00 DEGREES 56 MINUTES 48 SECONDS WEST 125.35 FEET; THENCE SOUTH 89 DEGREES 03 MINUTES 12 SECONDS EAST 71.54 FEET; THENCE SOUTH 00 DEGREES 56 MINUTES 48 SECONDS WEST 124.46 FEET; THENCE NORTH 89 DEGREES 46 MINUTES 01 SECONDS WEST 244 FEET TO BEGINNING.

TAX ID NO.: 20-31-426-018

PARCEL 2:
PART OF EAST 1/2 OF SECTION 31, TOWN 2 NORTH, RANGE 11 EAST, CITY OF BIRMINGHAM, COUNTY OF OAKLAND, STATE OF MICHIGAN, BEGINNING AT POINT DISTANT SOUTH 89 DEGREES 57 MINUTES 28 SECONDS EAST 1311.85 FEET AND NORTH 00 DEGREES 19 MINUTES 55 SECONDS EAST 1728.45 FEET TO SOUTHEAST CORNER OF LOT 907 OF SHEFFIELD ESTATES NO. 1 AND NORTH 00 DEGREES 19 MINUTES 55 SECONDS EAST 489.80 FEET AND SOUTH 89 DEGREES 46 MINUTES 01 SECONDS EAST 284 FEET FROM SOUTH 1/4 CORNER; THENCE NORTH 00 DEGREES 56 MINUTES 48 SECONDS EAST 124.46 FEET; THENCE NORTH 89 DEGREES 03 MINUTES 12 SECONDS WEST 71.54 FEET; THENCE NORTH 00 DEGREES 56 MINUTES 48 SECONDS EAST 125.35 FEET; THENCE SOUTH 89 DEGREES 03 MINUTES 12 SECONDS EAST 103.39 FEET; THENCE SOUTH 00 DEGREES 56 MINUTES 48 SECONDS WEST 24.50 FEET; THENCE SOUTH 89 DEGREES 03 MINUTES 12 SECONDS EAST 60 FEET; THENCE NORTH 00 DEGREES 56 MINUTES 48 SECONDS EAST 99.93 FEET; THENCE SOUTH 41 DEGREES 50 MINUTES 26 SECONDS EAST 351.22 FEET; THENCE SOUTH 29 DEGREES 09 MINUTES 00 SECONDS EAST 277.27 FEET; THENCE NORTH 89 DEGREES 28 MINUTES 00 SECONDS WEST 191.94 FEET; THENCE NORTH 29 DEGREES 09 MINUTES 00 SECONDS WEST 203.41 FEET; THENCE NORTH 89 DEGREES 46 MINUTES 01 SECONDS WEST 175.54 FEET TO BEGINNING.

TAX ID NO.: 20-31-426-019

TITLE REPORT NOTES

REFERENCE SEAVER TITLE AGENCY (AGENT FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY) COMMITMENT NUMBER: 63-14353828-SCM, EFFECTIVE DATE: FEBRUARY 10, 2014.

SCHEDULE B-II (EXCEPTIONS)

EXCEPTIONS: 1, 2, 3, 4, 5, 6, 7, 8, 9, 16 AND 17 REFER TO THE OWNERSHIP OF THE PROPERTY AND/OR ARE NOT PLOTTABLE.

10. EASEMENT TO CONSTRUCT LINES, POLES AND OTHER EQUIPMENT FOR THE TRANSMISSION OF ELECTRICITY GRANTED TO THE DETROIT EDISON COMPANY, AS SET FORTH IN THE POLE LINE PERMIT RECORDED IN LIBER 2403, PAGE 398, OAKLAND COUNTY RECORDS. (AS SHOWN)

11. EASEMENT RESERVED BY THE CITY OF BIRMINGHAM IN THE WARRANTY DEED RECORDED IN LIBER 3019, PAGE 622, OAKLAND COUNTY RECORDS. (NOT ON OR ADJACENT TO SUBJECT PROPERTY, NOT SHOWN)

12. EASEMENT FOR GAS MAINS GRANTED TO CONSUMERS POWER COMPANY, AS SET IN THE RIGHT OF WAY RECORDED IN LIBER 4169, PAGE 85, OAKLAND COUNTY RECORDS. (AS SHOWN)

13. EASEMENT FOR INGRESS AND EGRESS OVER THE PROPERTY AS SET FORTH IN INSTRUMENT RECORDED IN LIBER 2992, PAGE 637 AND IN INSTRUMENT RECORDED IN LIBER 4074, PAGE 308, OAKLAND COUNTY RECORDS. (AS SHOWN)

14. GRANT OF EASEMENT FOR WATER MAIN VESTED IN THE CITY OF BIRMINGHAM RECORDED IN LIBER 3901, PAGE 860 (AS SHOWN) AND IN LIBER 4101, PAGE 93 (NOT ON OR ADJACENT TO SUBJECT PROPERTY, NOT SHOWN), OAKLAND COUNTY RECORDS.

15. EASEMENT TO PROVIDE ELECTRIC SERVICE GRANTED TO THE DETROIT EDISON COMPANY, AS SET FORTH IN THE RIGHT OF WAY RECORDED IN LIBER 6249, PAGE 132, OAKLAND COUNTY RECORDS. (NOT ON OR ADJACENT TO SUBJECT PROPERTY, NOT SHOWN)

FLOOD HAZARD NOTE

THIS PROPERTY IS NOT LOCATED WITHIN THE FLOOD HAZARD AREA INDICATED BY FLOOD INSURANCE RATE MAP (FIRM) NO. 26125C0541F, EFFECTIVE DATE: SEPTEMBER 29, 2006.

BOUNDARY NOTE

ALL BEARINGS ARE IN RELATION TO THE PREVIOUSLY ESTABLISHED EAST LINE OF THE PLAT FOR "SHEFFIELD ESTATES NO. 1" AS RECORDED IN LIBER 44 OF PLATS, PAGE 40, OAKLAND COUNTY RECORDS. (N.0019'55"E.)

ALTA SURVEY NOTES

THERE IS NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

THERE IS NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES AND THERE IS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIR.

THERE IS NO EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

THERE IS NO EVIDENCE OF ANY WETLAND AREAS ON SUBJECT PROPERTY.

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.

CERTIFICATE OF SURVEY

CERTIFIED TO:

ORION DEVELOPMENT GROUP, LLC
PRISTINE PROPERTIES BIRMINGHAM, LLC, A MICHIGAN LIMITED LIABILITY COMPANY
SEAVER TITLE AGENCY, LLC
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDE ITEMS 1, 2, 3, 4, 6(a), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 11(a), 14, 16, 17, 18 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 21, 2014.

6-5-2014
KEVIN NAVAROLI, P.S. NO. 53503 DATE

LEGEND

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

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
STATE OF MICHIGAN
KEVIN NAVAROLI
PROFESSIONAL SURVEYOR
NO. 53503
LICENSED PROFESSIONAL SURVEYOR

PROJECT
Birmingham Senior Living

CLIENT
Birmingham Senior Living Property Owner, LLC a Delaware limited liability company

Contact: Mr. Matt Booma
Tel. (312) 239-1896

PROJECT LOCATION
Part of the SE 1/4 of Section 31 T.2N., R.11E. City of Birmingham, Oakland County, Michigan

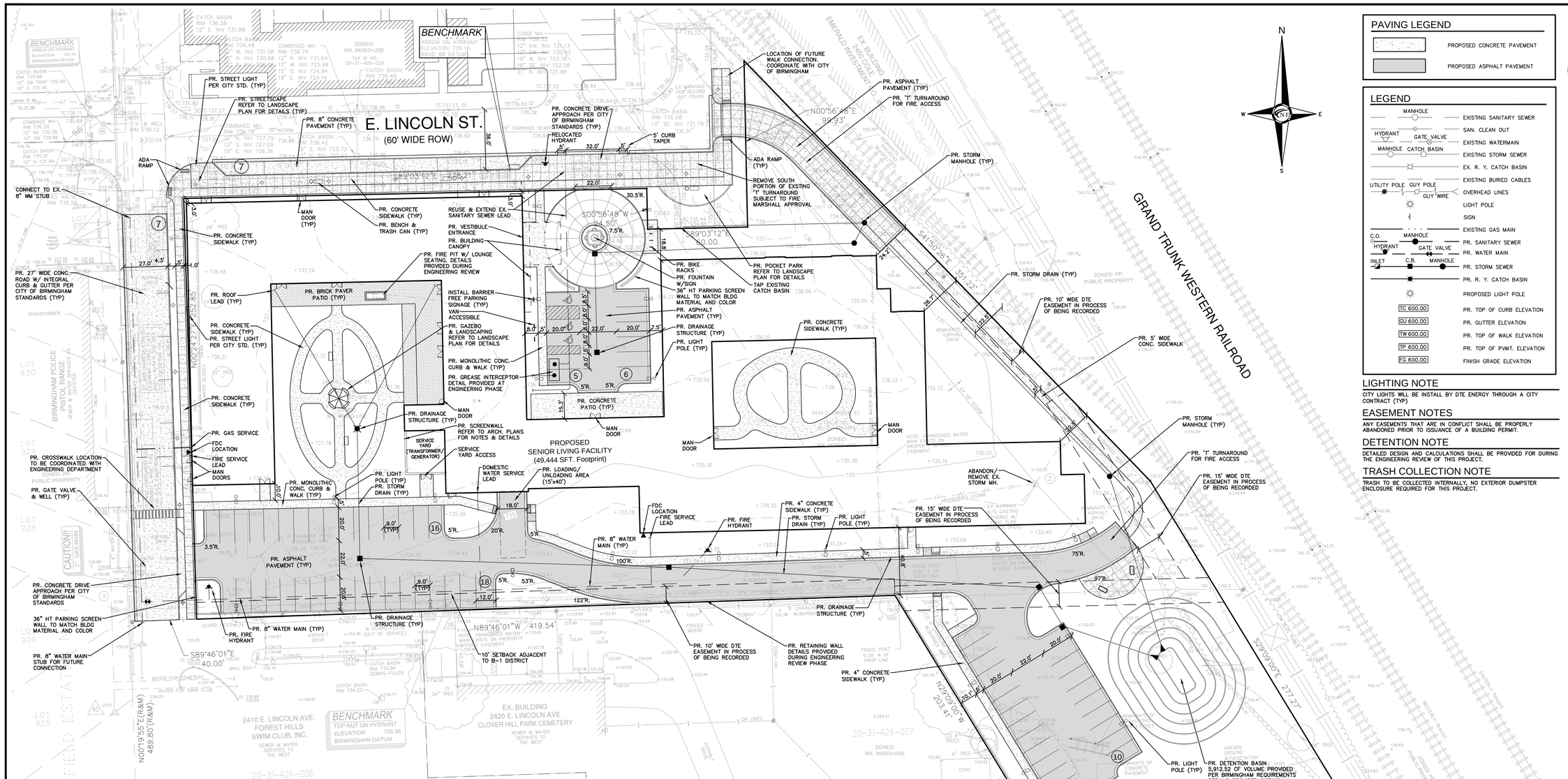
SHEET
ALTA/ACSM Land Title / Topographic Survey

811
Know what's below
Call before you dig.

REVISIONS
06-04-14 TOPO SURVEY ISSUED
06-05-14 ALTA SURVEY ISSUED
07-20-15 ISSUED FOR SITE PLAN REVIEW
09-16-15 REVISED PER CLIENT
10-08-15 REVISED PER CITY REVIEW
10-30-15 REVISED PER CITY REVIEW
11-18-15 REVISED PER CITY REVIEW
12-02-15 REVISED PER CITY REVIEW

DRAWN BY: M. Carnaghi
DESIGNED BY:
APPROVED BY: K. Navaroli
DATE: July 15, 2015
SCALE: 1" = 30'

NFE JOB NO. G486-07
sheet no. SP1



PAVING LEGEND

- PROPOSED CONCRETE PAVEMENT
- PROPOSED ASPHALT PAVEMENT

LEGEND

- EXISTING SANITARY SEWER
- SAN. CLEAN OUT
- EXISTING WATERMAIN
- EXISTING STORM SEWER
- EX. R. Y. CATCH BASIN
- EXISTING BURIED CABLES
- OVERHEAD LINES
- LIGHT POLE
- SIGN
- EXISTING GAS MAIN
- PR. SANITARY SEWER
- PR. WATER MAIN
- PR. STORM SEWER
- PR. R. Y. CATCH BASIN
- PROPOSED LIGHT POLE
- TC 600.00 — PR. TOP OF CURB ELEVATION
- GU 600.00 — PR. GUTTER ELEVATION
- TW 600.00 — PR. TOP OF WALK ELEVATION
- TP 600.00 — PR. TOP OF PVMT. ELEVATION
- FG 600.00 — FINISH GRADE ELEVATION

LIGHTING NOTE

CITY LIGHTS WILL BE INSTALL BY DTE ENERGY THROUGH A CITY CONTRACT (TYP)

EASEMENT NOTES

ANY EASEMENTS THAT ARE IN CONFLICT SHALL BE PROPERLY ABANDONED PRIOR TO ISSUANCE OF A BUILDING PERMIT.

DETENTION NOTE

DETAILED DESIGN AND CALCULATIONS SHALL BE PROVIDED FOR DURING THE ENGINEERING REVIEW OF THIS PROJECT.

TRASH COLLECTION NOTE

TRASH TO BE COLLECTED INTERNALLY, NO EXTERIOR DUMPSTER ENCLOSURE REQUIRED FOR THIS PROJECT.

GENERAL PAVING NOTES

PAVEMENT SHALL BE OF THE TYPE, THICKNESS AND CROSS SECTION AS INDICATED ON THE PLANS AND AS FOLLOWS:

CONCRETE: PORTLAND CEMENT TYPE IA (AIR-ENTRAINED) WITH A MINIMUM CEMENT CONTENT OF SIX SACKS PER CUBIC YARD, MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,500 PSI AND A SLUMP OF 1 1/2 TO 3 INCHES.

ASPHALT: BASE COURSE – MDOT BITUMINOUS MIXTURE NO. 1100L, 20AA; SURFACE COURSE – MDOT BITUMINOUS MIXTURE NO. 1100T, 20AA; ASPHALT CEMENT PENETRATION GRADE 85–100, BOND COAT – MDOT SS–1H EMULSION AT 0.10 GALLON PER SQUARE YARD; MAXIMUM 2 INCH LIFT.

PAVEMENT BASE SHALL BE COMPACTED TO 95% OF THE MAXIMUM DENSITY (MODIFIED PROCTOR) PRIOR TO PLACEMENT OF PROPOSED PAVEMENT. EXISTING SUB–BASE SHALL BE PROOF–ROLLED IN THE PRESENCE OF THE ENGINEER TO DETERMINE STABILITY.

ALL CONCRETE PAVEMENT, DRIVEWAYS, CURB & GUTTER, ETC., SHALL BE SPRAY CURED WITH WHITE MEMBRANE CURING COMPOUND IMMEDIATELY FOLLOWING FINISHING OPERATION.

ALL CONCRETE PAVEMENT JOINTS SHALL BE FILLED WITH HOT POURED RUBBERIZED ASPHALT JOINT SEALING COMPOUND IMMEDIATELY AFTER SAWCUT OPERATION. FEDERAL SPECIFICATION SS–S164.

ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE MUNICIPALITY AND THE MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION, CURRENT EDITION.

ALL TOP OF CURB ELEVATIONS, AS SHOWN ON THE PLANS, ARE CALCULATED FOR A 6" CONCRETE CURB UNLESS OTHERWISE NOTED.

ALL SIDEWALK RAMPS, CONFORMING TO PUBLIC ACT NO. 8, 1993, SHALL BE INSTALLED AS INDICATED ON THE PLANS.

CONSTRUCTION OF A NEW OR RECONSTRUCTED DRIVE APPROACH CONNECTING TO AN EXISTING STATE OR COUNTY ROADWAY SHALL BE ALLOWED ONLY AFTER AN APPROVED PERMIT HAS BEEN SECURED FROM THE AGENCY HAVING JURISDICTION OVER SAID ROADWAY.

FOR ANY WORK WITHIN THE PUBLIC RIGHT–OF–WAY, THE CONTRACTOR SHALL PAY FOR AND SECURE ALL NECESSARY PERMITS AND LIKEWISE ARRANGE FOR ALL INSPECTION.

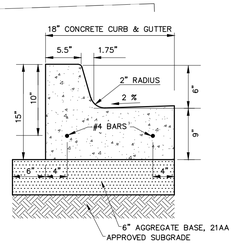
EXISTING TOPSOIL, VEGETATION AND ORGANIC MATERIALS SHALL BE STRIPPED AND REMOVED FROM PROPOSED PAVEMENT AREA PRIOR TO PLACEMENT OF BASE MATERIALS.

EXPANSION JOINTS SHOULD BE INSTALLED AT THE END OF ALL INTERSECTION RADII.

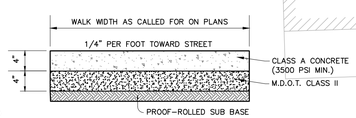
SIDEWALK RAMPS, CONFORMING TO PUBLIC ACT NO. 8, 1973, SHALL BE INSTALLED AS SHOWN AT ALL STREET INTERSECTIONS AND AT ALL BARRIER FREE PARKING AREAS AS INDICATED ON THE PLANS.

ALL PAVEMENT AREAS SHALL BE PROOF–ROLLED UNDER THE SUPERVISION OF A GEOTECHNICAL ENGINEER PRIOR TO THE PLACEMENT OF BASE MATERIALS AND PAVING MATERIALS.

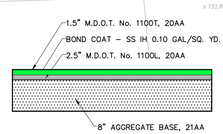
FILL AREAS SHALL BE MACHINE COMPACTED IN UNIFORM LIFTS NOT EXCEEDING 9 INCHES THICK TO 98% OF THE MAXIMUM DENSITY (MODIFIED PROCTOR) PRIOR TO PLACEMENT OF PROPOSED PAVEMENT.



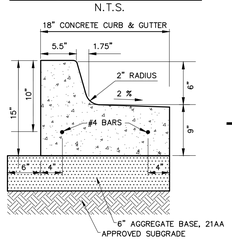
CONCRETE CURB DETAIL 'A'
N.T.S.



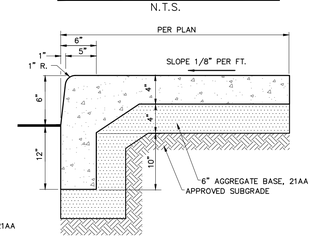
CONCRETE SIDEWALK SECTION
N.T.S.



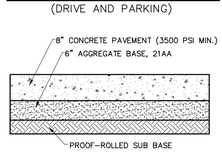
ASPHALT PAVEMENT SECTION
(DRIVE AND PARKING)



CONCRETE CURB DETAIL 'B'
N.T.S.



6" MONOLITHIC CURB AND WALK
N.T.S.



CONCRETE PAVEMENT SECTION
N.T.S.

SITE DATA

SITE AREA
GROSS/NET: 164,426.23 SQ. FT. OR 3.775 ACRES

ZONING
EXISTING: MX (MIXED USE)

SITE AREA	164,426.23 SFT.	100.0%
BUILDING FOOTPRINT	49,444.21 SFT.	30.1%
PARKING & DRIVES	51,454.58 SFT.	31.3%
OPEN SPACE	63,527.44 SFT.	38.6%

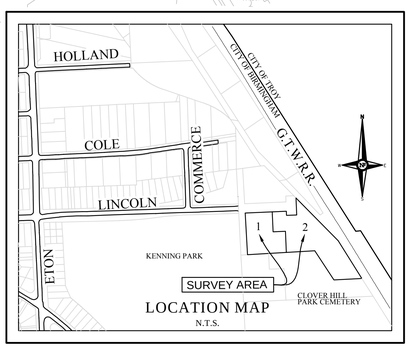
SETBACK REQ. PARCEL 1	REQUIRED	PROVIDED
FRONT:	0.0'(N.)	3.0'(N.)
SIDE:	0.0'(E. & W.)	22.5'(E.) & 0.0'(W.)
REAR:	10.0' & 0.0'(S.)	40.8'(S.)

PARKING DATA:

128 BEDS – 1 SPACE/4 BEDS — 32 SPACES
36 EMPLOYEES – 1 SPACE / EMP MAX SHIFT — 36 SPACES

TOTAL REQUIRED PARKING = 68 TOTAL SPACES REQUIRED

TOTAL PROPOSED PARKING SPACES
82 (68 ON–SITE + 14 WITHIN THE ROAD RIGHT–OF–WAY)
INCLUDING 3 BARRIER FREE SPACES



LOCATION MAP
N.T.S.

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

STATE OF MICHIGAN — BRAD W. BRICKEL — ENGINEER NO. 54071 — LICENSED PROFESSIONAL ENGINEER

PROJECT
Birmingham Senior Living

CLIENT
Birmingham Senior Living Property Owner, LLC a Delaware limited liability company

Contact: Mr. Matt Booma
Tel. (312) 239-1896

PROJECT LOCATION
Part of the SE 1/4 of Section 31 T.2N., R.11E. City of Birmingham, Oakland County, Michigan

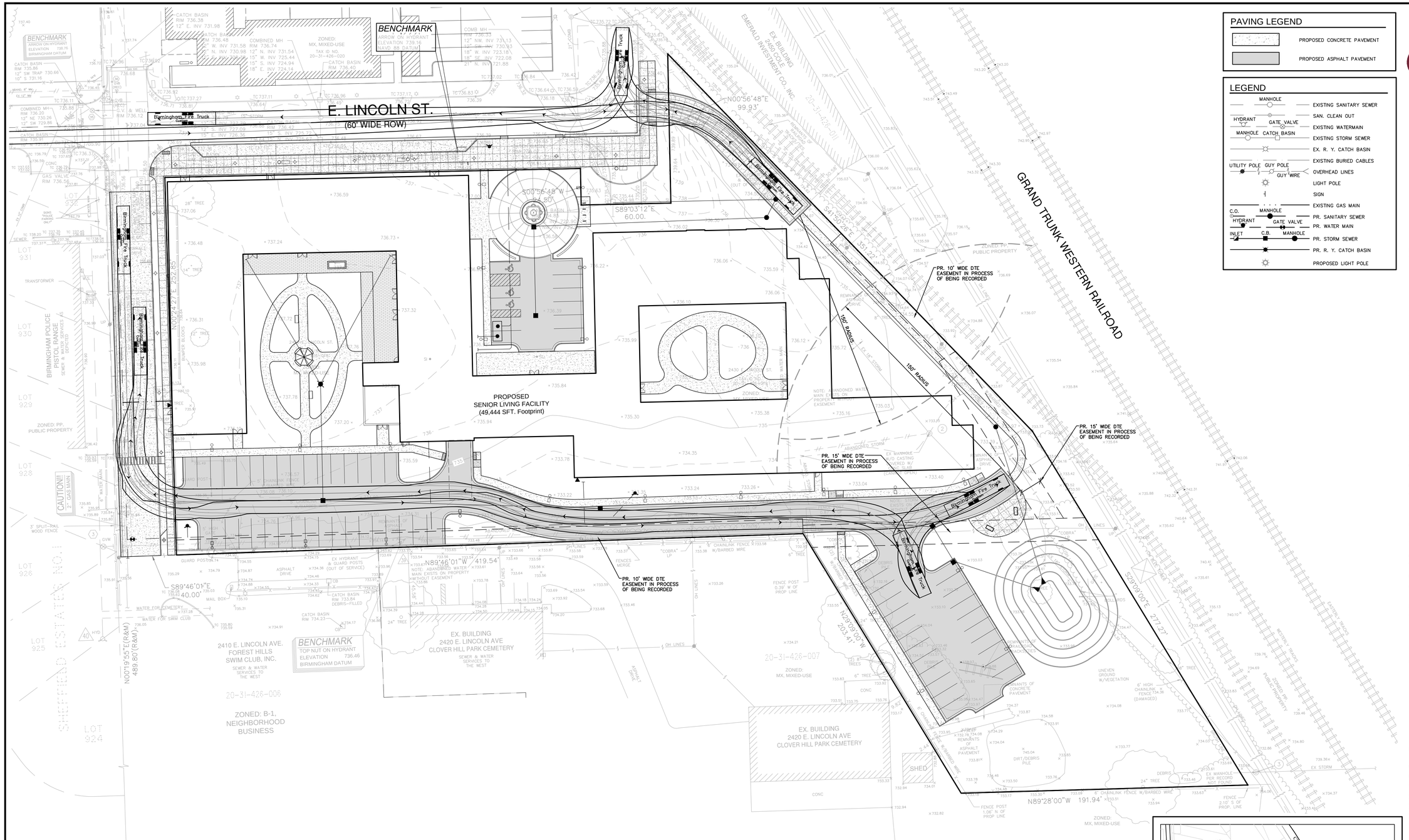
SHEET
Engineering Site Plan

Know what's below. Call before you dig.

REVISIONS
07–20–15 ISSUED FOR SITE PLAN REVIEW
09–16–15 REVISED PER CLIENT
10–08–15 REVISED PER CITY REVIEW
10–30–15 REVISED PER CITY REVIEW
11–18–15 REVISED PER CITY REVIEW
12–02–15 REVISED PER CITY REVIEW

DRAWN BY: R. Johnson
DESIGNED BY: B. Brickel
APPROVED BY: B. Brickel
DATE: July 15, 2015
SCALE: 1" = 30'

NFE JOB NO. G486-07
sheet no. SP2

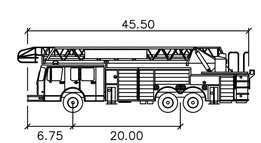


PAVING LEGEND

- PROPOSED CONCRETE PAVEMENT
- PROPOSED ASPHALT PAVEMENT

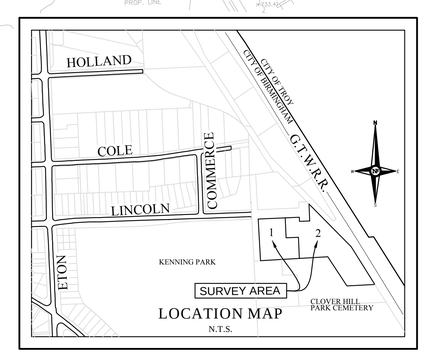
LEGEND

- EXISTING SANITARY SEWER (MANHOLE)
- SAN. CLEAN OUT
- EXISTING WATERMAIN (HYDRANT, GATE VALVE)
- EXISTING STORM SEWER (MANHOLE, CATCH BASIN)
- EX. R. Y. CATCH BASIN
- EXISTING BURIED CABLES
- OVERHEAD LINES (UTILITY POLE, GUY POLE, GUY WIRE)
- LIGHT POLE
- SIGN
- EXISTING GAS MAIN
- PR. SANITARY SEWER (C.O., MANHOLE)
- PR. WATER MAIN (HYDRANT, GATE VALVE)
- PR. STORM SEWER (INLET, C.B., MANHOLE)
- PR. R. Y. CATCH BASIN
- PROPOSED LIGHT POLE



Birmingham Engine Tower

	feet
Width	: 9'–9"
Track	: 8'–3"
Total Length	: 45'–6"



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PROJECT
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CLIENT
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PROJECT LOCATION
Part of the SE 1/4
of Section 31
T.2N., R.11E.
City of Birmingham,
Oakland County, Michigan

SHEET
Fire Truck Access Plan

811
Know what's below
Call before you dig.

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07–20–15 ISSUED FOR SITE PLAN REVIEW
09–16–15 REVISED PER CLIENT
10–08–15 REVISED PER CITY REVIEW
10–30–15 REVISED PER CITY REVIEW
11–09–15 REVISED PER FIRE MARSHALL
11–18–15 REVISED PER CITY REVIEW
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DRAWN BY: R. Johnson
DESIGNED BY: B. Brickel
APPROVED BY: B. Brickel
DATE: July 15, 2015
SCALE: 1" = 30'
30 15 0 15 30 45

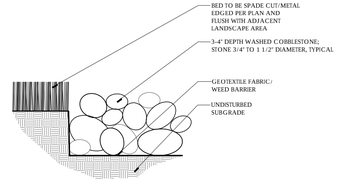
NFE JOB NO. G486-07
sheet no. SP3

SHEARED EVERGREEN PLANTING DETAIL

NTS

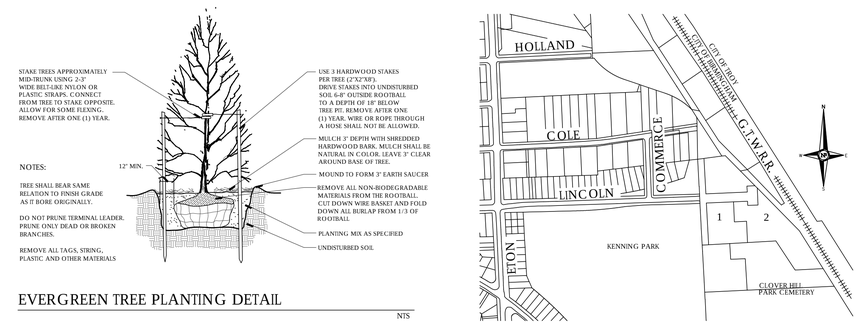
GROUNDCOVER KEY

1. TYPICAL SOD LAWN AREAS, SOWN ON 3" TOPSOIL MIN.
2. 3/4" TO 1 1/2" WASHED STONE, 3-4" DEPTH ON WEED BARRIER
3. 3" DEPTH DOUBLE SHREDDED HARDWOOD BARK MULCH
4. 1/8" X 4" METAL EDGING, STAKED AS NECESSARY
5. SPADE CUT EDGE, TYPICAL



COBBLESTONE MULCH DETAIL

NTS

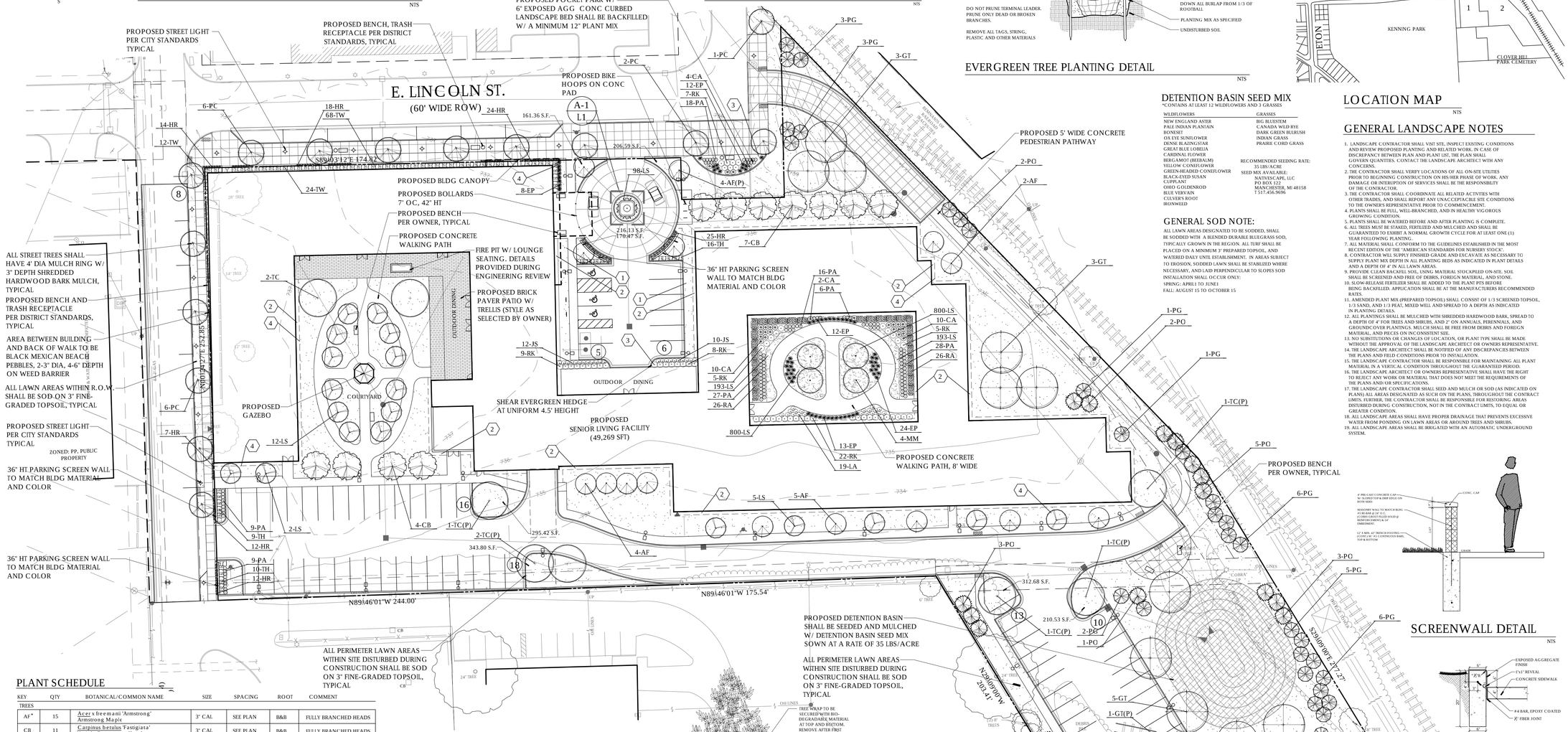


EVERGREEN TREE PLANTING DETAIL

NTS

LOCATION MAP

NTS



DETENTION BASIN SEED MIX

*CONTAINS AT LEAST 12 WILDFLOWERS AND 3 GRASSES

WILDFLOWERS	GRASSES
NEW ENGLAND ASTER	BIG BLUESTEM
PALE INDIAN PLANTAIN	CANADA WILD RYE
BONESET	DARK GREEN BULRUSH
OX EYE SUNFLOWER	INDIAN GRASS
DENSE BLAZINGSTAR	PRAIRIE CORD GRASS
GREAT BLUE LOBELIA	
CARDINAL FLOWER	
BERGAMOT (BEEBALM)	RECOMMENDED SEEDING RATE:
YELLOW CONEFLOWER	35 LBS/ACRE
GREEN-HEADED CONEFLOWER	SEED MIX AVAILABLE:
BLACK-EYED SUSAN	NATIVESCAPE, LLC
CUPPLANT	PO BOX 122
OHIO GOLDENROD	MANCHESTER, MI 48158
BLUE VERVAIN	T 517.456.9696
CULVER'S ROOT	
IRONWEED	

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: APRIL1 TO JUNE1
FALL: AUGUST 15 TO OCTOBER 15

GENERAL LANDSCAPE NOTES

1. LANDSCAPE CONTRACTOR SHALL VISIT SITE, INSPECT EXISTING CONDITIONS AND REVIEW PROPOSED PLANTING AND RELATED WORK. IN CASE OF DISCREPANCY BETWEEN PLAN AND PLANT LIST, THE PLAN SHALL GOVERN QUANTITES. CONTACT THE LANDSCAPE ARCHITECT WITH ANY CONCERNS.
2. THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ON-SITE UTILITIES PRIOR TO BEGINNING CONSTRUCTION ON HIS/HER PHASE OF WORK. ANY DAMAGE OR INTERUPTION OF SERVICES SHALL BE THE RESPONSIBLITY OF THE CONTRACTOR.
3. THE CONTRACTOR SHALL COORDINATE ALL RELATED ACTIVITIES WITH OTHER TRADES, AND SHALL REPORT ANY UNACCEPTACBLE SITE CONDITIONS TO THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT.
4. PLANTS SHALL BE FULL, WELL-BRANCHED, AND IN HEALTHY VIGOROUS GROWING CONDITION.
5. PLANTS SHALL BE WATERED BEFORE AND AFTER PLANTING IS COMPLETE.
6. 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.
7. ALL MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED IN THE MOST RECENT EDITION OF THE "AMERICAN STANDARDS FOR NURSERY STOCK".
8. CONTRACTOR WILL SUPPLY FINISHED GRADE AND EXCAVATE 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.
9. PROVIDE CLEAN BACKFILL SOIL, USING MATERIAL STOCKPILED ON-SITE. SOIL SHALL BE SCREENED AND FREE OF DEBRIS, FOREIGN MATERIAL, AND STONE.
10. SLOW-RELEASE FERTILIZER SHALL BE ADDED TO THE PLANT PITS BEFORE BEING BACKFILLED. APPLICATION SHALL BE AT THE MANUFACTURERS RECOMMENDED RATES.
11. AMENDED PLANT MIX (PREPARED TOPSOIL) SHALL CONSIST OF 1/3 SCREENED TOPSOIL, 1/3 SAND, AND 1/3 PEAT. MIXED WELL AND SPREAD TO A DEPTH AS INDICATED IN PLANTING DETAILS.
12. ALL PLANTINGS SHALL BE MULCHED WITH SHREDDED HARDWOOD BARK, SPREAD TO A DEPTH OF 4" FOR TREES AND SHRUBS, AND 2" ON ANNUALS, PERENNIALS, AND GROUNDCOVER PLANTINGS. MULCH SHALL BE FREE FROM DEBRIS AND FOREIGN MATERIAL, AND PIECES ON INCONSISTENT SIZE.
13. NO SUBSTITUTIONS OR CHANGES OF LOCATION, OR PLANT TYPE SHALL BE MADE WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE.
14. THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN THE PLANS AND FIELD CONDITIONS PRIOR TO INSTALLATION.
15. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL PLANT MATERIAL IN A VERIGAL CONDITION THROUGHOUT THE GUARANTEED PERIOD.
16. THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE SHALL HAVE THE RIGHT TO REJECT ANY WORK OR MATERIAL THAT DOES NOT MEET THE REQUIREMENTS OF THE PLANS AND/OR SPECIFICATIONS.
17. THE LANDSCAPE CONTRACTOR SHALL SEED AND MULCH OR SOD (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.
18. ALL LANDSCAPE AREAS SHALL HAVE PROPER DRAINAGE THAT PREVENTS EXCESSIVE WATER FROM PONDING ON LAWN AREAS OR AROUND TREES AND SHRUBS.
19. ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND SYSTEM.

SCREENWALL DETAIL

NTS

6" EXPOSED AGGREGATE CURB-PLANTER DETAIL

N.T.S.

PLANT SCHEDULE

KEY	QTY	BOTANICAL/COMMON NAME	SIZE	SPACING	ROOT	COMMENT
TREES						
AF*	15	Acer x freemanii 'Armstrong' Armstrong Maple	3" CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS
CB	11	Carpinus betulus 'Fastigiata' Upright European Hornbeam	3" CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS
GT*	12	Gleditsia triacanthos 'Sunburst' Sunburst Honey Locust	3" CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS
LS	19	Liquidambar styraciflua 'Emerald Sentinel' Emerald Sentinel Sweet Gum	3" CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS
MM	4	Malus 'Jarmin' Marilee Fruitless Crabapple	2" CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS
PC	14	Pyrus calleryana 'Capital' Capital Pear	3" CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS
PG	34	Picea glauca 'Densata' Black Hill Spruce	6-8' HT	SEE PLAN	B&B	FULL TO GROUND
PO	27	Picea omorika Serbian Spruce	6-8' HT	SEE PLAN	B&B	FULL TO GROUND
TC*	9	Tilia cordata 'Chancellor' Chancellor Linden	3" CAL	SEE PLAN	B&B	FULL, MATCHED HEADS
SHRUBS						
JS	22	Juniperus scopulorum 'Gray Gleam' Gray Gleam Juniper	5' HT	28" OC	B&B	SHEAR AT UNIFORM 4.5' HT
RA	52	Ribes alpinum 'Green Mound' Green Mound Alpine Currant	30" HT	30" OC	B&B	MAINTAIN AS HEDGE
RK	49	Rosa 'Knockout' Knockout Shrub Rose	5 GAL	30" OC	CONT	
TH	35	Taxus x m. 'Hicksi' Hick's Yew	30" HT	30" OC	B&B	MAINTAIN AS 32" HEDGE
TW	104	Taxus x m. 'Wardi' Ward's Yew	24" HT	30" OC	B&B	MAINTAIN AS 30" HEDGE
GROUNDCOVERS/PERENNIALS						
CA	26	Calamagrostis x acutiflora 'Karl Foerster' Karl Foerster Feather Reed Grass	3 GAL	30" OC	CONT	
EP	69	Echinacea purpurea 'Pow Wow Wildberry' Pow Wow Wildberry Coneflower	2 GAL	24" OC	CONT	
HR	112	Hemerocallis 'Happy Returns' Happy Returns Daylily	2 GAL	24" OC	CONT	
LA	19	Lavandula angustifolia 'Munstead Strain' Happy Returns Daylily	1 GAL	18" OC	CONT	
LS	2,084	Liriope spicata Creeping Lily-turf	#1 POT	12" OC	CONT	
PA	113	Pennisetum alopecuroides 'Hamelin Dwarf Fountain Grass	3 GAL	30" OC	CONT	

*TREES DESIGNATED WITH P INDICATE THOSE MEETING THE PARKING LOT REQUIREMENTS

LANDSCAPE REQUIREMENTS

EXISTING SITE AREA: 164,426.23 S.F. OR 3.77 ACRES

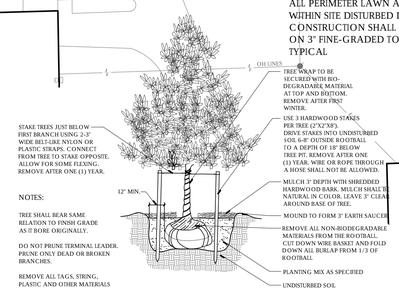
STREET FRONTAGE TREES
E. LINCOLN:
338.21 L.F. / 40 L.F. = 7.83 OR 8 TREES REQUIRED
8 PROVIDED
N/S STREET:
252.85 L.F. / 40 = 6.3 OR 6 TREES REQUIRED
6 PROVIDED

PARKING LOT LANDSCAPE REQUIREMENTS
5% OF THE TOTAL PAVED AREA SHALL BE PROVIDED AS LANDSCAPE AREAS

PAVED AREA: 34,341.65 S.F.
5% X 34,341.65 S.F. = 1,717.08 S.F. REQUIRED
1,717.08 S.F. / 150 S.F. = 11.44 OR 11 TREES REQUIRED

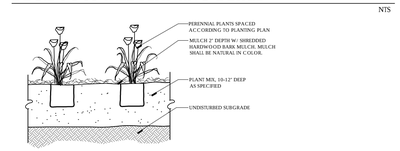
AREA PROVIDED: 1,908.21 S.F. W/ 11 TREES

RESIDENTIAL LANDSCAPE REQUIREMENTS
1 DECIDUOUS AND 1 EVERGREEN TREE FOR EVERY TWO (2) RESIDENTIAL UNITS
122 UNITS PROPOSED / 2 = 61 DECIDUOUS TREES AND 61 EVERGREEN TREES
PROVIDED: 61 EVERGREEN AND 61 DECIDUOUS TREES



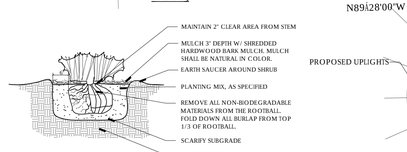
DECIDUOUS TREE PLANTING DETAIL

NTS



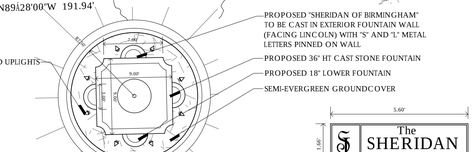
PERENNIAL PLANTING DETAIL

NTS



HEDGE PLANTING DETAIL

NTS



FOUNTAIN/SIGNAGE DETAIL

NTS

SIGN PANEL

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
Birmingham Senior Living

CLIENT
BirminghamSenior Living Holding, LLC
161 N. Clark Street
Chicago, IL 60601

Contact: Matt Booma
(T) 312-239-1896

PROJECT LOCATION
Part of the SE 1/4
of Section 31
T.2N., R.11E.
City of Birmingham,
Oakland County, Michigan

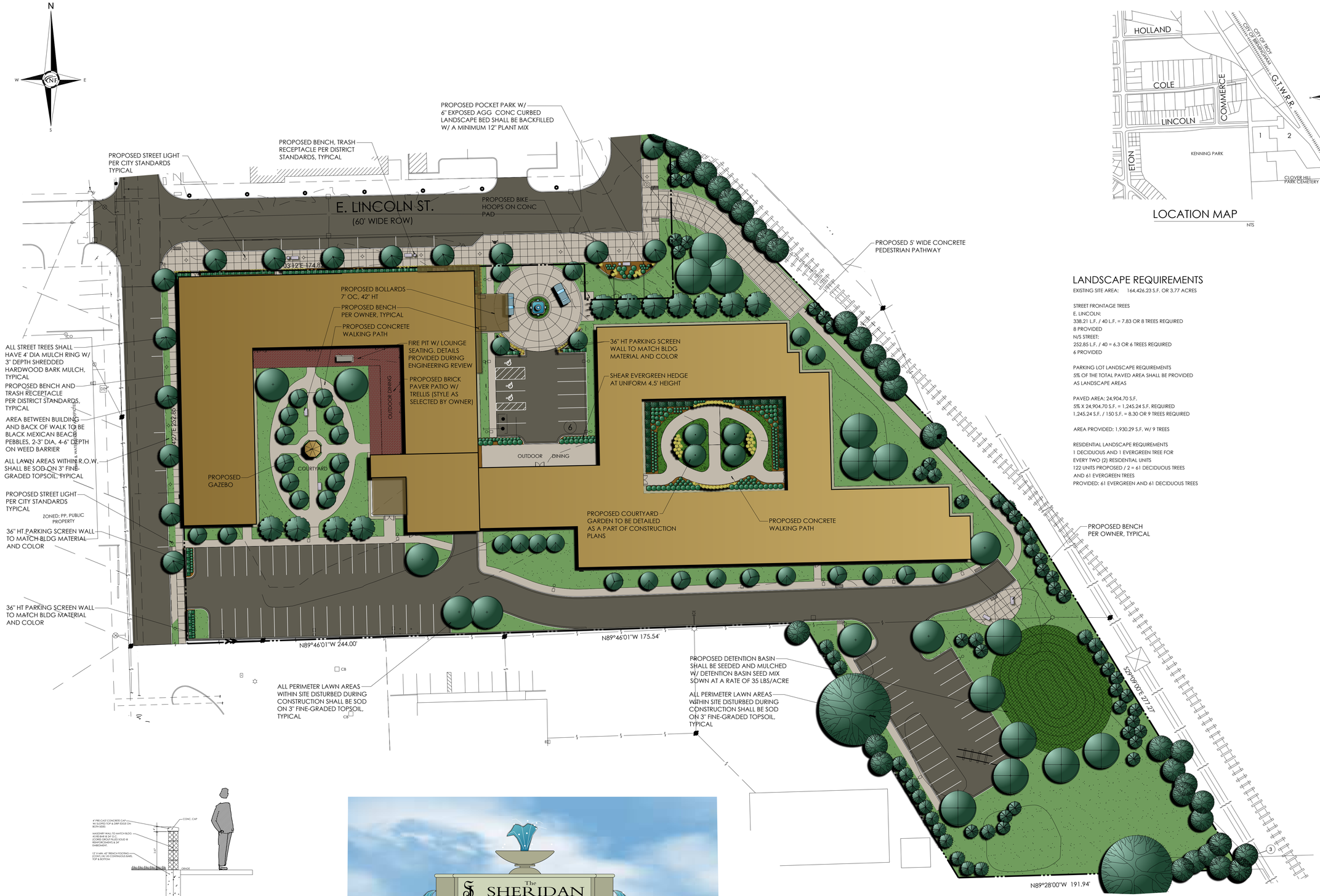
SHEET
Landscape Plan

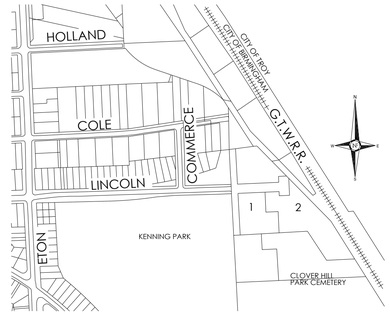
811
Know what's below
Call before you dig.

REVISIONS
09/16/15 REVISED PER CLIENT
10/08/15 REVISED PER CITY REVIEW
11/02/15 REVISED PER CITY REVIEW
11/17/15 REVISED PER CITY REVIEW
12/02/15 REVISED PER CITY REVIEW

DRAWN BY: G. Ostrowski
DESIGNED BY: G. Ostrowski
APPROVED BY: G. Ostrowski
DATE: July 1, 2015
SCALE: 1" = 30'

NFE JOB NO. G486-07
sheet no. L1





LOCATION MAP

NTS

LANDSCAPE REQUIREMENTS

EXISTING SITE AREA: 164,426.23 S.F. OR 3.77 ACRES

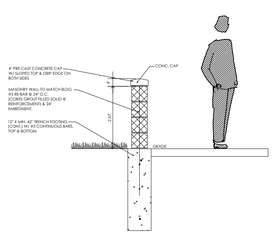
STREET FRONTAGE TREES
E. LINCOLN:
338.21 L.F. / 40 L.F. = 7.83 OR 8 TREES REQUIRED
8 PROVIDED
N/S STREET:
252.85 L.F. / 40 = 6.3 OR 6 TREES REQUIRED
6 PROVIDED

PARKING LOT LANDSCAPE REQUIREMENTS
5% OF THE TOTAL PAVED AREA SHALL BE PROVIDED AS LANDSCAPE AREAS

PAVED AREA: 24,904.70 S.F.
5% X 24,904.70 S.F. = 1,245.24 S.F. REQUIRED
1,245.24 S.F. / 150 S.F. = 8.30 OR 9 TREES REQUIRED

AREA PROVIDED: 1,930.29 S.F. W/ 9 TREES

RESIDENTIAL LANDSCAPE REQUIREMENTS
1 DECIDUOUS AND 1 EVERGREEN TREE FOR EVERY TWO (2) RESIDENTIAL UNITS
122 UNITS PROPOSED / 2 = 61 DECIDUOUS TREES AND 61 EVERGREEN TREES
PROVIDED: 61 EVERGREEN AND 61 DECIDUOUS TREES



SCREENWALL DETAIL

NTS

NF ENGINEERS
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
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Chicago, IL 60601

Contact: Matt Booma
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PROJECT LOCATION
Part of the SE 1/4 of Section 31 T.2N., R.11E. City of Birmingham, Oakland County, Michigan

SHEET
Landscape Rendering

811
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REVISIONS
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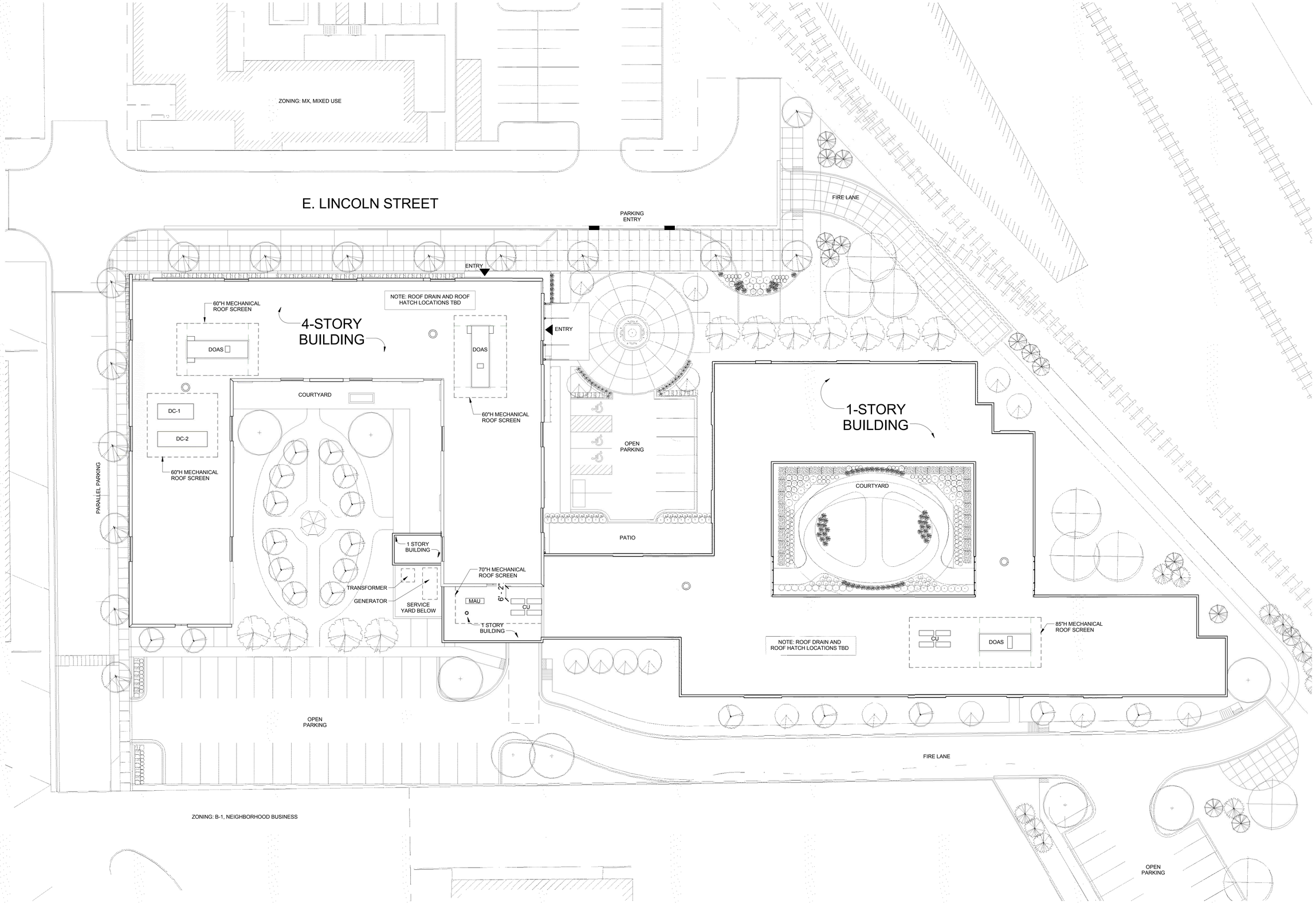
11/02/15 REVISED PER CITY REVIEW
11/18/15 REVISED PER CITY REVIEW

DRAWN BY: G. Ostrowski
DESIGNED BY: G. Ostrowski
APPROVED BY: G. Ostrowski
DATE: July 1, 2015
SCALE: 1" = 30'
30 15 0 15 30 45

NFE JOB NO. G486-07
SHEET NO. L2



1 ROOF PLAN
SCALE: 1" = 20'-0"

SEE CIVIL FOR STORM WATER & SITE STRUCTURES.
SEE LANDSCAPE FOR LANDSCAPE, FIXTURES, & LIGHT POLE FIXTURES.

SENIOR LIVING PROPERTY OWNER, LLC, a Delaware limited liability company

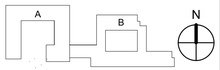
BIRMINGHAM SENIOR LIVING COMMUNITY

2400 E LINCOLN ST
BIRMINGHAM, MI 48009

DATE	ISSUE
11/18/15	FINAL SITE PLAN REVIEW
12/02/15	REVISED FINAL SITE PLAN REVIEW

NOT FOR CONSTRUCTION

KEY



HARLEY ELLIS DEVEREAUX
ONE EAST WACKER DRIVE
SUITE 200
CHICAGO, ILLINOIS
60601 | USA

(T) (312) 324.7410
(F) (312) 324.7499

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PROJECT NUMBER:
2015-40035-000

TITLE:
ROOF PLAN

SHEET NO:
A-001

DC-1

Date: 2015-11-18
Enquiry dated:
Project:
Quotation-no.:
Item:
Reference:

Drycooler GFH 090.2B/2x2-N(L)-F6/3P.M For calculation only!

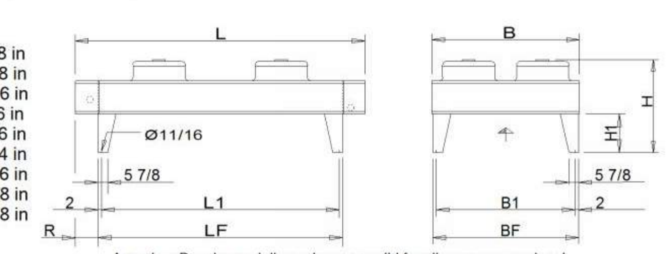
Capacity:	900000 Btu/h	**Medium:**	Propylene glycol 30 Vol. %
Surface reserve:	12.3 %	Inlet:	107.0 °F
Air flow:	70864 cfm	Outlet:	100.0 °F
Air inlet:	87.0 °F	Pressure drop:	8.33 psi
Air pressure:	14.692 psi	Volume flow (current/max):	268.65 / 278.85 gpm

Fans: 4 Piece(s) 3~460V 60HzY/(--) — Fan diameter: 35 7/16 in
Data per motor (nominal data): — Noise pressure level: 65 dB(A)
Speed: 910 rpm / (--) — at a distance of: 32.8 ft
Capacity: 4.70 kW, 4 hp mech.(1)
Current: 7.30 A

Casing:	Galv. Steel, light grey	Tubes:	Copper(2)
Surface:	13051 ft²	Fins:	Aluminum(2)
Tube volume:	5.809 ft³	Connections per unit:	
Fin spacing:	10.6 FPI	Inlet:	2 x 3 1/8 in
Dry weight:	2416 lb(3)	Outlet:	2 x 3 1/8 in

Max. operating pressure:232.1 psi
Dimensions:

L = 209 5/8 in
B = 89 1/8 in
H = 59 1/16 in
R = 13 11/16 in
L1 = 179 5/16 in
LF = 183 1/4 in
B1 = 85 3/16 in
BF = 89 1/8 in
H1 = 22 5/8 in



Attention: Drawing and dimensions not valid for all accessory options!

Attention: Medium inlet and outlet on opposite sides!
List price excl. VAT: Piece(s) Price per unit Total price
Unit price
Total (List price without VAT, incl. packaging) **Determination by calculation department**
Terms of delivery:
Payment cond.:
Delivery time:
Validity:
Our general terms of sales and delivery apply!

Important remarks / explanatory notes:
(1)
(2) The unit may not be suitable for very corrosive atmospheres (close to shores, in smoke rooms, etc.). For further information see program menu "?", "Material recommendations brochure", or ask your sales partner.
(3) Dimensions and weights are not valid for all possible options! They may differ for units with accessories or special units (S-...).

Please pay attention ...

GPC.AM Customer, 2013.52/2014-12-02, PL 1/2013 - Unnamed - Page 1 of 2

DC-2

Date: 2015-11-18
Enquiry dated:
Project:
Quotation-no.:
Item:
Reference:

Drycooler GFH 090.2B/2x3-L(U)-F6/2P.M For calculation only!

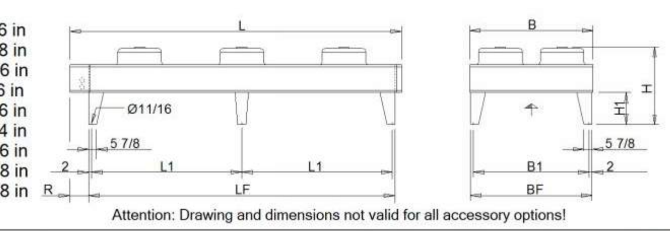
Capacity:	1040000 Btu/h	**Medium:**	Propylene glycol 30 Vol. %
Surface reserve:	10.3 %	Inlet:	107.0 °F
Air flow:	73984 cfm	Outlet:	100.0 °F
Air inlet:	87.0 °F	Pressure drop:	5.18 psi
Air pressure:	14.692 psi	Volume flow (current/max):	310.43 / 377.15 gpm

Fans: 6 Piece(s) 3~230V 60HzΔ/(--) — Fan diameter: 35 7/16 in
Data per motor (nominal data): — Noise pressure level: 58 dB(A)
Speed: 650 rpm / (--) — at a distance of: 32.8 ft
Capacity: 1.90 kW, 1 1/2 hp mech.
Current: 6.90 A

Casing:	Galv. Steel, light grey	Tubes:	Copper(1)
Surface:	19576 ft²	Fins:	Aluminum(1)
Tube volume:	8.524 ft³	Connections per unit:	
Fin spacing:	10.6 FPI	Inlet:	2 x 3 5/8 in
Dry weight:	3117 lb(2)	Outlet:	2 x 3 5/8 in

Max. operating pressure:232.1 psi
Dimensions:

L = 290 3/16 in
B = 89 1/8 in
H = 59 1/16 in
R = 13 11/16 in
L1 = 134 15/16 in
LF = 273 3/4 in
B1 = 85 3/16 in
BF = 89 1/8 in
H1 = 22 5/8 in



Attention: Drawing and dimensions not valid for all accessory options!

List price excl. VAT: Piece(s) Price per unit Total price
Unit price
Total (List price without VAT, incl. packaging) **Determination by calculation department**
Terms of delivery:
Payment cond.:
Delivery time:
Validity:
Our general terms of sales and delivery apply!

Important remarks / explanatory notes:
(1) The unit may not be suitable for very corrosive atmospheres (close to shores, in smoke rooms, etc.). For further information see program menu "?", "Material recommendations brochure", or ask your sales partner.
(2) Dimensions and weights are not valid for all possible options! They may differ for units with accessories or special units (S-...).

Please pay attention ...

The unit is only for calculation:

The prices are no longer valid.

GPC.AM Customer, 2013.52/2014-12-02, PL 1/2013 - Unnamed - Page 1 of 2

MECHANICAL EQUIPMENT LIST

Type of Rooftop Units	Number of Rooftop Units	Location of Rooftop Units	Size of Rooftop Units (L"xW"xH")	Unit Area (Sq. Ft.)	Total Area (Sq. Ft.)
Toilet Exhaust Fans	48	Roof of AL Tower, Roof of MC Area	17"x17"x24"	2.01	96.33
Kitchen Exhaust Fan	1	Low Roof of AL Area	19"x19"x24"	2.51	2.51
General Exhaust Fans	4	Roof of AL Tower, Roof of MC Area	40"x40"x48"	11.11	44.44
Dedicated Outdoor Air Unit (DOAS)	2	Roof of AL Tower	360"x102"x46"	255.00	510.00
Dry Cooler 1 (DC-1)	1	Roof of AL Tower	209"x89"x59"	129.17	129.17
Dry Cooler 2 (DC-2)	1	Roof of AL Tower	290"x89"x59"	179.24	179.24
Kitchen Makeup Air Unit (MAU)	1	Low Roof of AL Area	108"x32"x40"	24.00	24.00
VRF Condensing Units (CU)	8	Low Roof of AL Area, Roof of MC Area	86"x55"x67"	32.85	262.78
Dedicated Outdoor Air Unit (DOAS)	1	Roof of MC Area	300"x98"x85"	204.17	204.17
Total Rooftop Units:	**67**			**Total Equipment Area:**	**1452.64**
				Total Roof Area:	**49409.00**
				Percentage of Roof Covered with Equipment:	**2.94**

CU

Submittal Data Sheet
16-Ton VRV-IV Heat Recovery Unit - 460V
REYQ192TYDN

FEATURES

- Variable Refrigerant Temperature (VRT) control allows the VRV IV to deliver up to 28% of improvement in seasonal cooling efficiency compared to previous Daikin VRV heat recovery systems
- Improved efficiency with IEER values now up to 29.3
- Can provide heating down to -13°F WB as standard
- Larger capacity single modules ranging up to 14 tons and systems up to 38 tons allow for a more flexible system design, when compared to VRV III
- New configurator software designed to simplify the commissioning and maintenance of the system
- Standard Limited Warranty: 10-year warranty on compressor and all parts
- Larger capacity single modules allow for opportunity to reduce electrical connections, piping connections and outdoor unit mounting fixtures
- All inverter compressors to increase the efficiency and avoid starting current inrush
- Assembled in the US to increase flexibility and reduce lead times

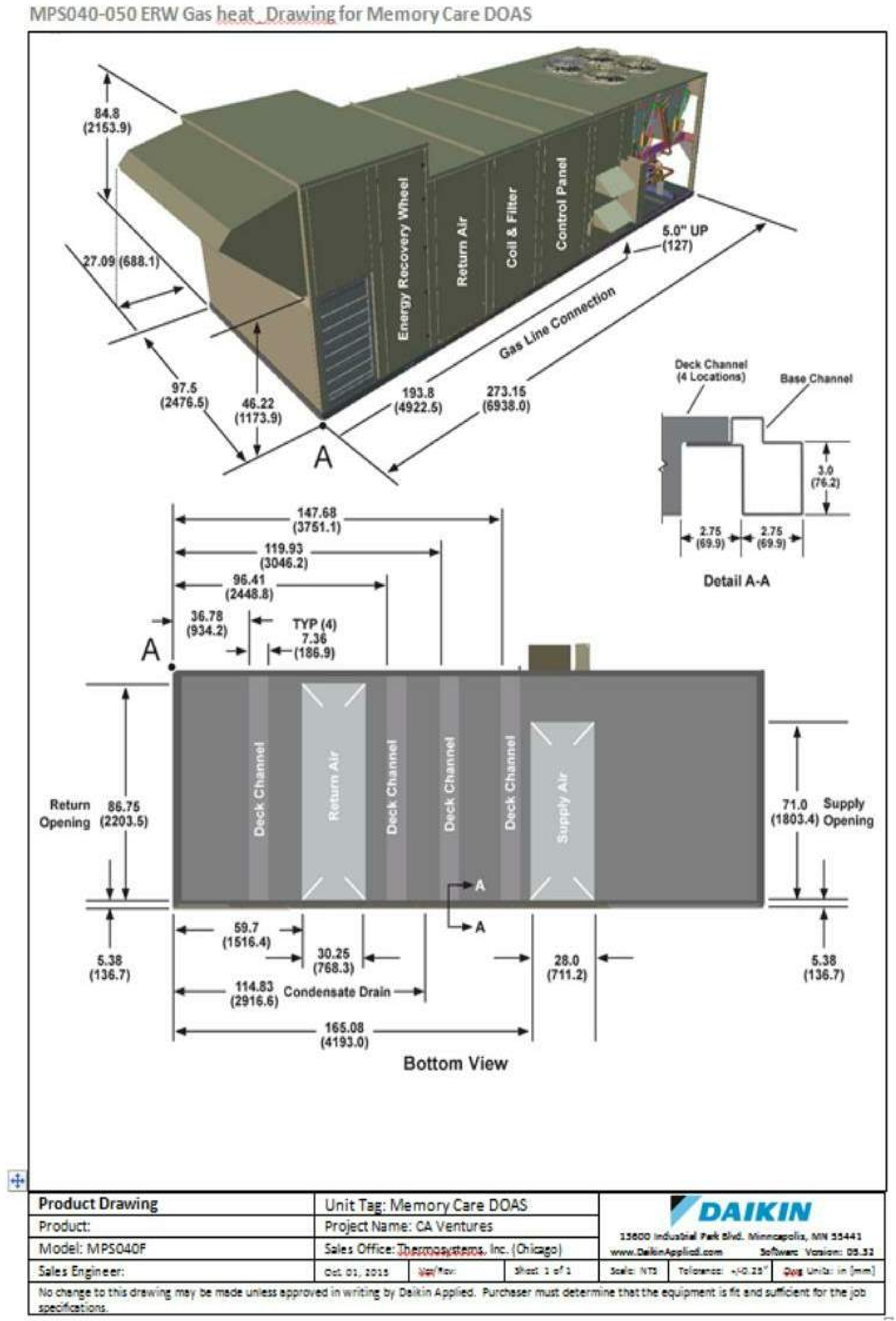
BENEFITS

- Can operate up to 64 indoor units on a single piping network
- Inverter control board cooled by refrigerant to avoid influence from ambient temperatures
- Integrated inverter technology deliver maximum efficiency during part load conditions and provide precise individual zone control
- Heat exchanger coil wraps around on all 4 sides of the unit to increase the surface area/efficiency
- Continuous heating during defrost and oil return allows constant comfort control
- Modular and lightweight - enables flexibility in system layout and installation
- Ultra gold fin coating with a salt spray test rating of 1000 hours provides superior corrosion resistance for applications near seacoasts and other corrosive environments
- Design flexibility with long piping lengths up to 3,280 ft. total and 100 ft. vertical separation between indoor units
- Designed with reduced MOP to optimize installation cost
- Digital display on the unit for improved and faster configuration, commissioning, and troubleshooting.

VRV IV · AHRI CERTIFIED · C ETL US LISTED · R-410A INVERTER

DOAS - MC

MPS040-050 ERW Gas heat_Drawing for Memory Care DOAS



DOAS - AL

AIR COOLED CONDENSING UNIT SELECTION

Tag		AHU-1/2/3
Altitude (ft)	0	COOLING DESIGN
CFM		7670
Entering Dry Bulb/Wet Bulb (°F/°F)		87/72
Enthalpy Entering (btu/lb)		35.8
Leaving Dry Bulb/Wet Bulb (°F/°F)		55/55
Enthalpy Leaving (btu/lb)		23.2
Capactiy Required (MBH)		435
Ambient temp. (°F)		90
Model		AM_30
Qty		1
Number of Compressors		2
Number of Circuit		2
		Variable speed compressors
		COOLING PERFORMANC
Condensing Temperature (°F)		120
Evaporating Temperature (°F)		48.8
Actual Cooling Capacity (MBH)		435
Compressor Consumption (WATTS)		34628
Condenser Heat of Rejection (MBH)		554
Hot Gas Reheat		yes
Maximum HGR coil capacity (MBH)		221
		GENERAL
Turndown (% of total capacity)		17.7%
Number of Circuits		2
Refrigerant Charge (lbs)		34 / 30
Voltage		460
FLA of the Largest Compressor @460		23
FLA of the Balance of Components @460		27.4

SENIOR LIVING PROPERTY OWNER, LLC, a Delaware limited liability company

BIRMINGHAM SENIOR LIVING COMMUNITY

2400 E LINCOLN ST
BIRMINGHAM, MI 48009

DATE	ISSUE
11/18/15	FINAL SITE PLAN REVIEW

NOT FOR CONSTRUCTION

HARLEY ELLIS DEVEREAUX

ONE EAST WACKER DRIVE
SUITE 200
CHICAGO, ILLINOIS
60601 | USA

(T) (312) 324.7410
(F) (312) 324.7499

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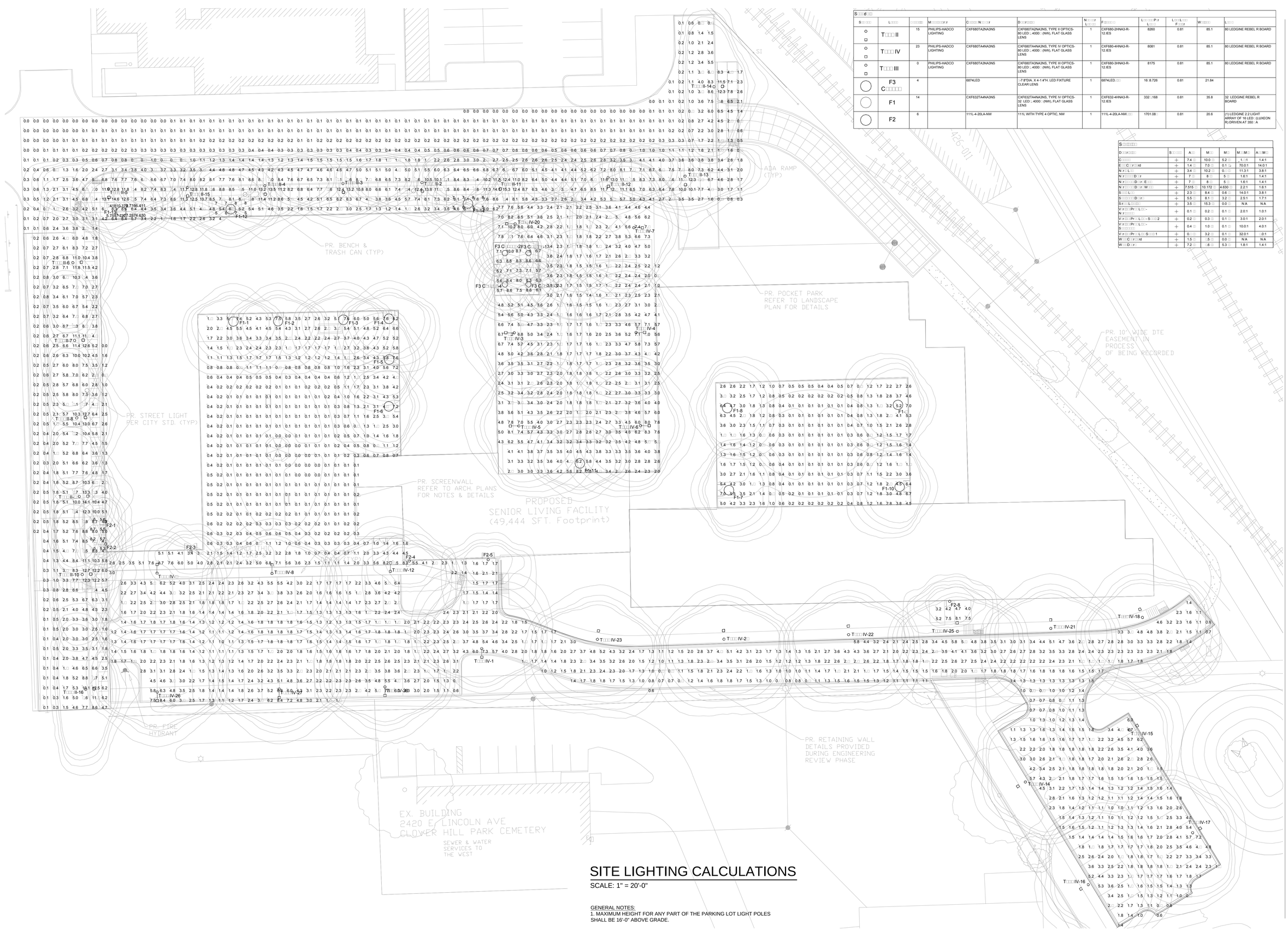
PROJECT NUMBER:
2015-40035-000

TITLE:
MECHANICAL CUT SHEETS

SHEET NO:
A-002



SITE LIGHTING CALCULATIONS

SCALE: 1" = 20'-0"

GENERAL NOTES:
1. MAXIMUM HEIGHT FOR ANY PART OF THE PARKING LOT LIGHT POLES SHALL BE 16'-0" ABOVE GRADE.

S□□□d□□										
S□□□□	L□□□□	□□□□□	M□□□□□□r	C□□□□□ N□□□r	D□□□r□□□□	N□□□r L□□□□	F□□□□□	L□□□P□r L□□□	L□□L□□□ F□□□r	W□□□□□	L□□□□
○ □	T□□□ II	15	PHILIPS-HADCO LIGHTING	CXF680TA2NA3NS	CXF680TA2NA3NS, TYPE II OPTICS-80 LED□4000□(NW), FLAT GLASS LENS	1	CXF680-2HNA3-R-12.IES	6260	0.81	85.1	80 LEDGINE REBEL R BOARD
○ □	T□□□ IV	23	PHILIPS-HADCO LIGHTING	CXF680T4ANA3NS	CXF680T4ANA3NS, TYPE IV OPTICS-80 LED□4000□(NW), FLAT GLASS LENS	1	CXF680-4HNA3-R-12.IES	8081	0.81	85.1	80 LEDGINE REBEL R BOARD
○ □	T□□□ III	0	PHILIPS-HADCO LIGHTING	CXF680TA3NA3NS	CXF680TA3NA3NS, TYPE III OPTICS-80 LED□4000□(NW), FLAT GLASS LENS	1	CXF680-3HNA3-R-12.IES	8175	0.81	85.1	80 LEDGINE REBEL R BOARD
◯	F3 C□□□□□	4		6874LED	□7.8"DIA. X 4-1.4"H. LED FIXTURE CLEAR LENS	1	6874LED□□□	16□8.726	0.81	21.84	
◯	F1	14		CXF632T4ANA3NS	CXF632T4ANA3NS, TYPE IV OPTICS-32 LED□4000□(NW), FLAT GLASS LENS	1	CXF632-4HNA3-R-12.IES	332□168	0.81	35.8	32 LEDGINE REBEL R BOARD
◯	F2	6		111L-4-20LA-NW	111L WITH TYPE 4 OPTIC, NW	1	111L-4-20LA-NW□□□	1701.08□	0.81	20.6	(1)LEDGINE 2.2 LIGHT ARRAY OF 16 LED□(LUXEON R) DRIVEN AT 350□A

S□□□□□□						
D□□r□□□	S□□□□	A□□	M□□	M□□	M□□M□□	A□□M□□
C□□□□□□	+	7.4□□	10.0□□	5.2□□	1□□1	1.4:1
E□□□C□r□□rd	+	1.4□□	7.0□□	0.1□□	70.0:1	14.0:1
N□r□□□□	+	3.4□□	10.2□□	0□□□	11.3:1	3.8:1
N□r□□□□D□□r	+	7□□	8□□	5□□	1.6:1	1.4:1
N□r□□□□D□r□E□□□	+	7□□	8□□	5□□	1.6:1	1.4:1
N□r□□□□D□r□W□□□	+	7.515□□	10.172□□	4.630□□	2.2:1	1.6:1
S□□□L□□	+	2.3□□	8.4□□	0.6□□	14.0:1	3.8:1
S□□□□□D□r□	+	5.5□□	8.1□□	3.2□□	2.5:1	1.7:1
S□r□L□□□□	+	3.5□□	15.3□□	0.0□□	N/A	N/A
V□r□□Pr□□L□□-N□r□□□	+	0.1□□	0.2□□	0.1□□	2.0:1	1.0:1
V□r□□Pr□□L□□-S□□□2	+	0.2□□	0.3□□	0.1□□	3.0:1	2.0:1
V□r□□Pr□□L□□-S□□□□	+	0.4□□	1.0□□	0.1□□	10.0:1	4.0:1
V□r□□Pr□□L□□S□□□1	+	0□□□	3.2□□	0.1□□	32.0:1	□□0:1
W□□C□r□□rd	+	1.5□□	□5□□	0.0□□	N/A	N/A
W□□D□r□	+	7.2□□	□5□□	5.3□□	1.8:1	1.4:1

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BIRMINGHAM SENIOR LIVING COMMUNITY

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BIRMINGHAM, MI 48009

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12/02/15	REVISED FINAL SITE PLAN REVIEW

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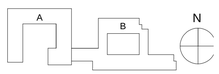

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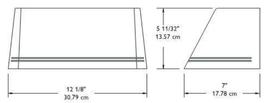
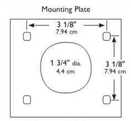
PROJECT NUMBER:
2015-40035-000

TITLE:
□□□□□M□□□□C
□□□□ □□□□

SHEET NO:

DIMENSIONS





Mounting Bolt Pattern

Note: Mounting plate center is located in the center of the luminaire width and 2.38" (6.03cm) above the luminaire bottom (lens down position). Splices must be made in the J-box (by others). Mounting plate must be secured by max. 5/16" (.79cm) diameter bolts (by others) structurally to the wall.

Job:	
Type:	"F2"
Notes:	

110 Line LED

111 Mini Sconce LED

Philips Gardco 111 LED mini sconce luminaires are compact in size, perfect for low mounting height wall mount applications. 111 LED luminaires are designed to integrate naturally to wall surfaces. 111 LED luminaires are available with three (3) different distribution patterns, providing full cutoff performance (in the normal downlight position) and featuring LED arrays. Luminaires provide performance excellence and advanced Philips Gardco LED thermal management technology. High performance Class 1 LED systems offer potential energy savings of 50 % or more compared to HID systems. 111 LED luminaires are also available with 0-10V Dimming.

PREFIX	DISTRIBUTION	LED WATTAGE	LED SELECTION	VOLTAGE	FINISH	OPTIONS
▼	▼	▼	▼	▼	▼	▼

Enter the order code into the appropriate box above. Note: Philips Gardco reserves the right to refuse a configuration. Not all combinations and configurations are valid. Refer to notes below for exclusions and limitations. For questions or concerns, please consult the factory.

PREFIX

111L	Trapezoidal Wedge LED - Constant Wattage / Full Light Output
111L-DIM	Trapezoidal Wedge LED - 0 - 10V Dimming *(Control system by others.)*

See page 3 for more detailed luminaire configuration information.

DISTRIBUTION

2	Type II	*Wide Throw Optic, featuring Maximized Lateral Throw*
3	Type III	*Preferred Wide Throw Optic, featuring Improved Forward Throw*
4	Type IV	*Maximized Forward Throw Optic*

LED WATTAGE AND LUMEN VALUES

Ordering Code	Average System Watts[1]	LED Current (mA)	LED Selection	Luminaire Initial Absolute Lumens[2]			Basis of Lumen Data
				TYPE 2	TYPE 3	TYPE 4	
20LA	18	350	NW	1,683	1,791	1,701	*Photometric tests performed in compliance with IESNA LM-79.*
30LA	28	530	NW	2,432	2,613	2,467	
40LA	38	700	NW	3,122	3,354	3,118	

1. Wattage may vary by +/- 8% due to LED manufacturer forward volt specification and ambient temperature. Wattage shown is average for 120V through 277V input. Actual wattage may vary by an additional +/- 10% due to actual input voltage.
2. Tests are in process for luminaires with the DL option. Contact Gardco.applications@philips.com if any approximate estimates are required for design purposes.

LED SELECTION

CW	Cool White - 5700°K - 75 CRI
NW	Neutral White - 4000°K - 70 CRI
WW	Warm White - 3000°K - 70 CRI

VOLTAGE

UNIV	120V through 277V, 50hz or 60hz
120	
208	
240	
277	

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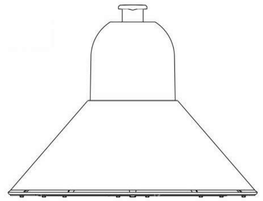
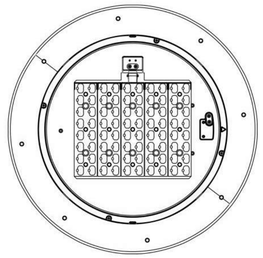
PHILIPS GARDCO

Small Pima LEDGINE (CXF6) Specification Sheet

Project Name:	Location:	MFG: Philips Hadco
Fixture Type: "F1"	Catalog No.:	Qty:





Ordering Guide

Example: CXF6 32 A A 2 N A 3 N S

Product Code	CXF6	Small Pima LEDGINE
LED BOARDS	32 48 64 80	32 LED'S *1 48 LED'S 64 LED'S 80 LED'S
Mounting	A T W	Side Arm Top Arm Wall Mount
Finish	A B G H I J	Black White Verde Bronze Gray Green
Optics	2 3 4 5	Type II Type III Type IV Type V
Color Temperature	N	4000K
Voltage	A B	120-277 VAC 347-480 VAC
Drive Current	3	350 mA
Dimming Control	N DA DB DC DD DE DF DG DH DJ DZ	None 4 Hrs 25% Reduction 4 Hrs 50% Reduction 4 Hrs 75% Reduction 6 Hrs 25% Reduction 6 Hrs 50% Reduction 6 Hrs 75% Reduction 8 Hrs 25% Reduction 8 Hrs 50% Reduction 8 Hrs 75% Reduction Custom Dimming Schedule
Surge Suppression	S A	Standard Built In ≤3kV Additional 10kV/10kA

*1 Can not use B Voltage (347-480VAC) and can not use Dimming (DA-DZ)options with the 32LED board option.

ISO 9001:2008 Registered

PHILIPS HADCO

Note: Philips reserves the right to modify the above details to reflect changes in the cost of materials and/or production and/or design without prior notice.
100 Craftway Drive, Littlestown, PA 17340 | P: +1-717-359-7131 F: +1-717-359-9289 | http://www.hadco.com | Copyright 2013 Philips
HW2

Recessed ceiling downlights
with symmetrical light distributions

Type:	"F3"
BEGA Product:	
Project:	
Voltage:	
Color:	
Options:	
Modified:	

Housing: Constructed of die-cast and extruded aluminum. Housing is supplied with mounting clamps that provide a vibration proof installation in ceilings up to 1½" total thickness. Rough-in housing constructed of galvanized steel with through wiring box. Rough-in housing included. Die castings are marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy.

Enclosure: One piece die-cast aluminum faceplate secured to the housing with two flat head, captive, tamper resistant screws threaded into stainless steel inserts in the housing. Clear glass with pure anodized aluminum reflector. Fully gasketed with a continuous, extruded silicone gasket.

Electrical: 19W LED luminaire, 23.5 total system watts, -30°C start temperature. ElabLED 0-10V dimmable driver mounted to the junction box of the ceiling pan for easy maintenance. The LED driver provides smooth and flicker free dimming down to 0.1% and is compatible with both sink and current source controllers. Optional Dali dimmable driver available, consult factory for details. Standard LED color temperature is 3000K with an 85 CRI. Available in 4000K (85 CRI); add suffix K4 to order.

Note: Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com.

Finish: All BEGA standard finishes are polyester powder coat with minimum 3 mil thickness. Available in four standard BEGA colors: Black (BLK); White (WHT); Bronze (BRZ); Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

CSA certified to U.S. and Canadian standards, suitable for wet locations. Protection class IP65.

Weight: 5.3 lbs.

Luminaire lumens: 1723
Tested in accordance with LM-79-08

Symmetrical light distribution					
	Lamp	β	A	B	C
6874 LED	19W LED	65°	9½	5	18

BEGA-US 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 FAX (805) 566-9474 www.bega-us.com
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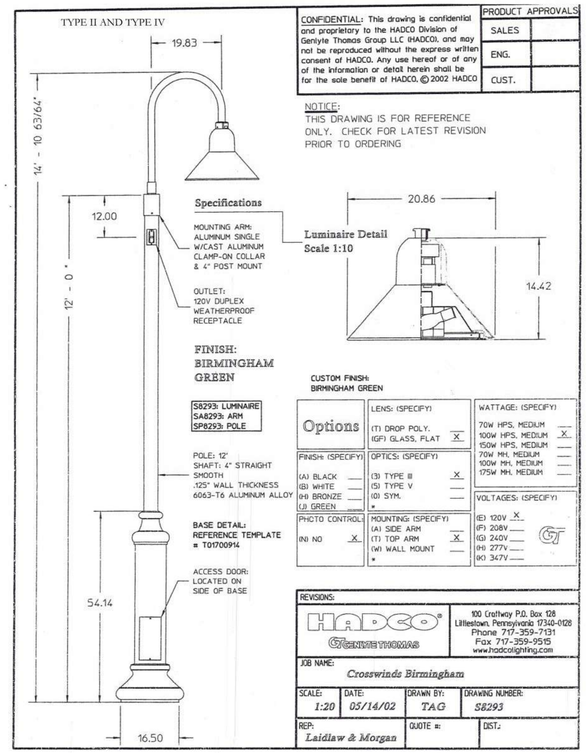

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DATE	ISSUE
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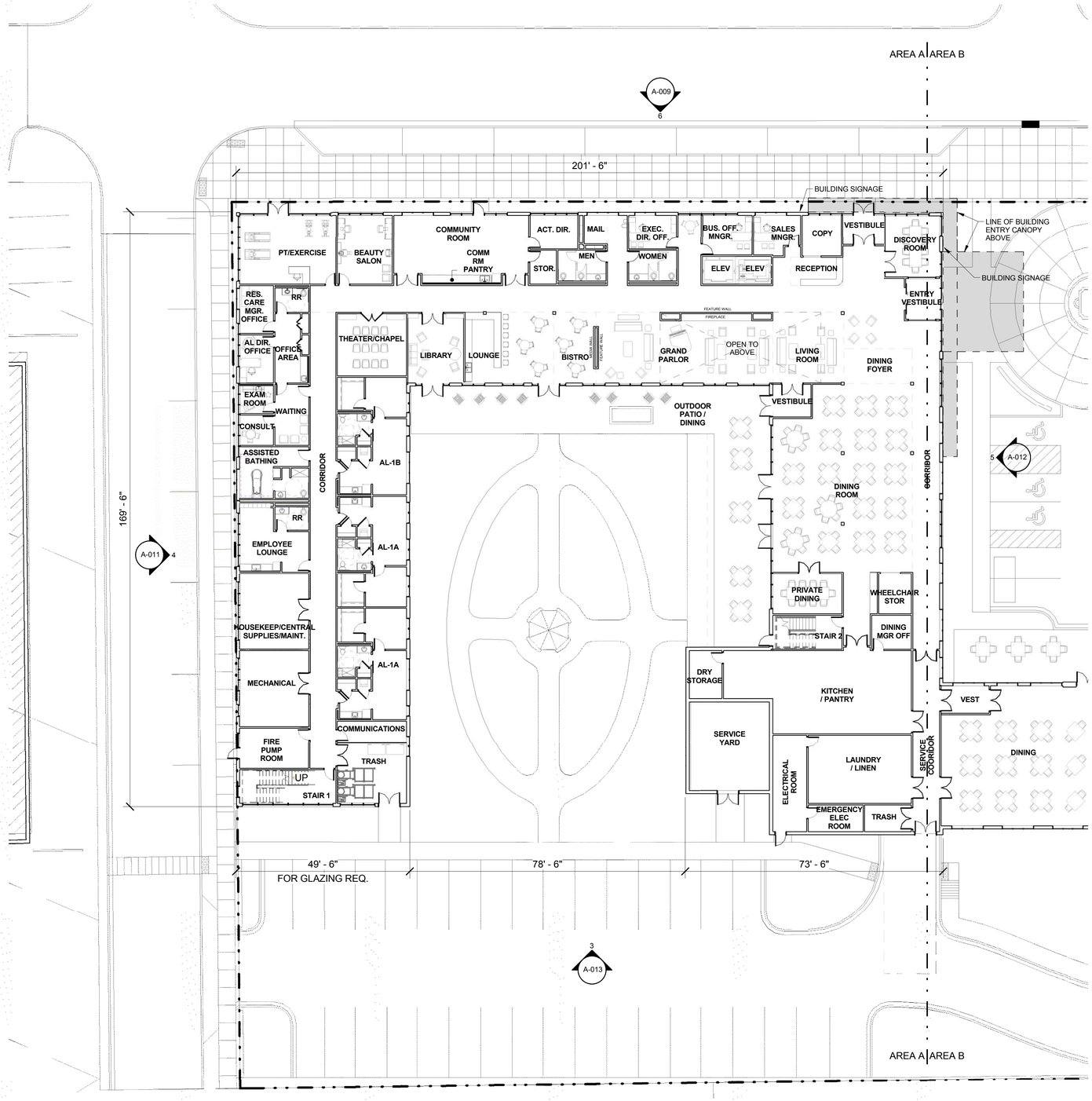
PROJECT NUMBER:
2015-40035-000

TITLE:
LIGHTING CUT SHEETS

SHEET NO:
A-004



1 FIRST FLOOR - AREA A

SCALE: 1/16" = 1'-0"

SITE SHOWN FOR REFERENCE ONLY. SEE CIVIL DOCUMENTS FOR ALL SITE WORK.

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10/08/15	REVISED PRELIM SITE PLAN REVIEW
11/11/15	REVISED PRELIM SITE PLAN REVIEW
11/18/15	FINAL SITE PLAN REVIEW
12/02/15	REVISED FINAL SITE PLAN REVIEW

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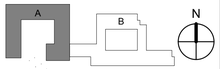
KEY



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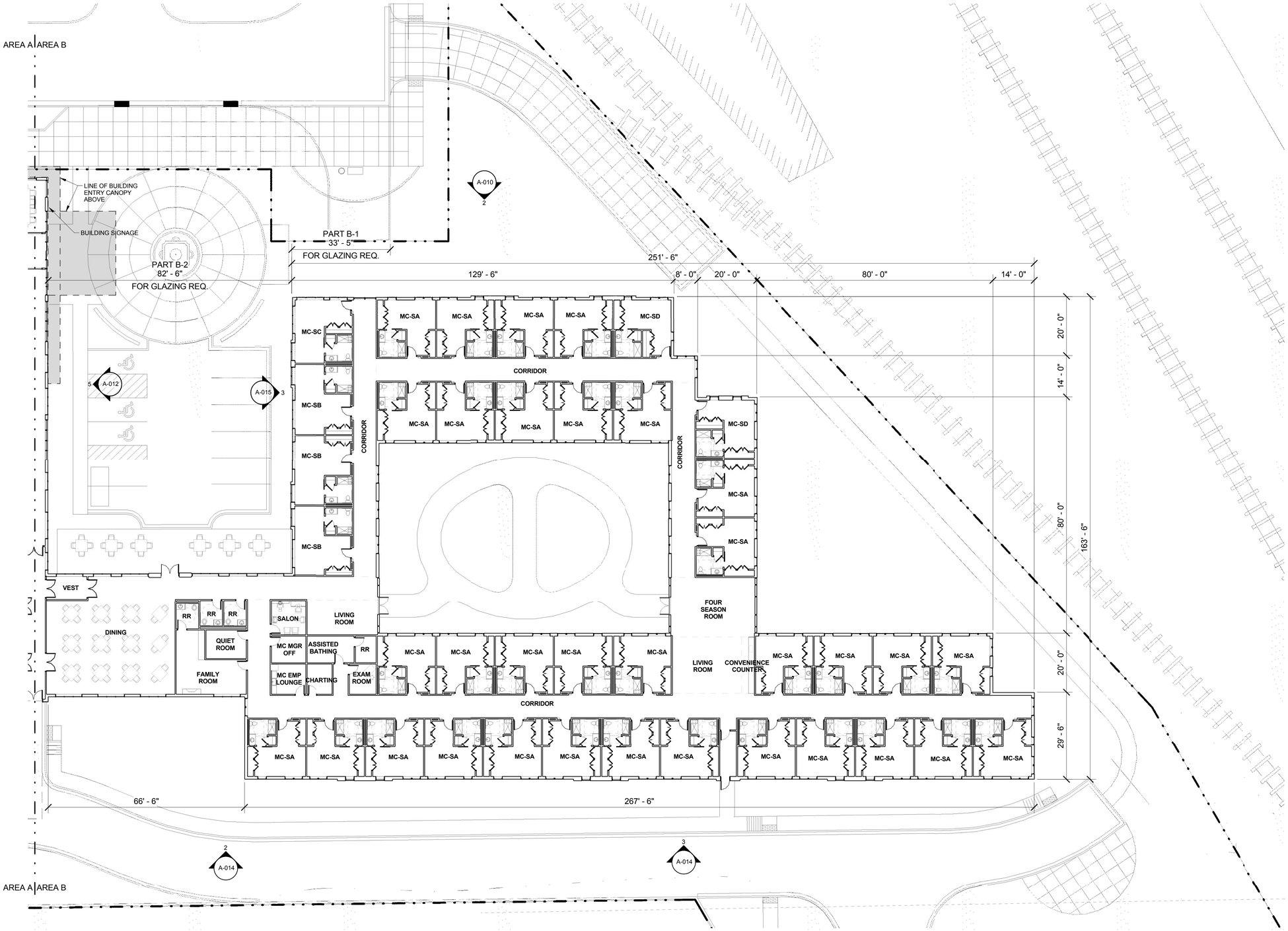
PROJECT NUMBER:
2015-40035-000

TITLE:
FIRST FLOOR PLAN - AREA A

SHEET NO:
A-005A



1 FIRST FLOOR - AREA B

SCALE: 1/16" = 1'-0"

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11/11/15	REVISED PRELIM SITE PLAN REVIEW
11/18/15	FINAL SITE PLAN REVIEW
12/02/15	REVISED FINAL SITE PLAN REVIEW

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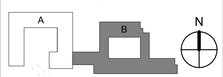
KEY



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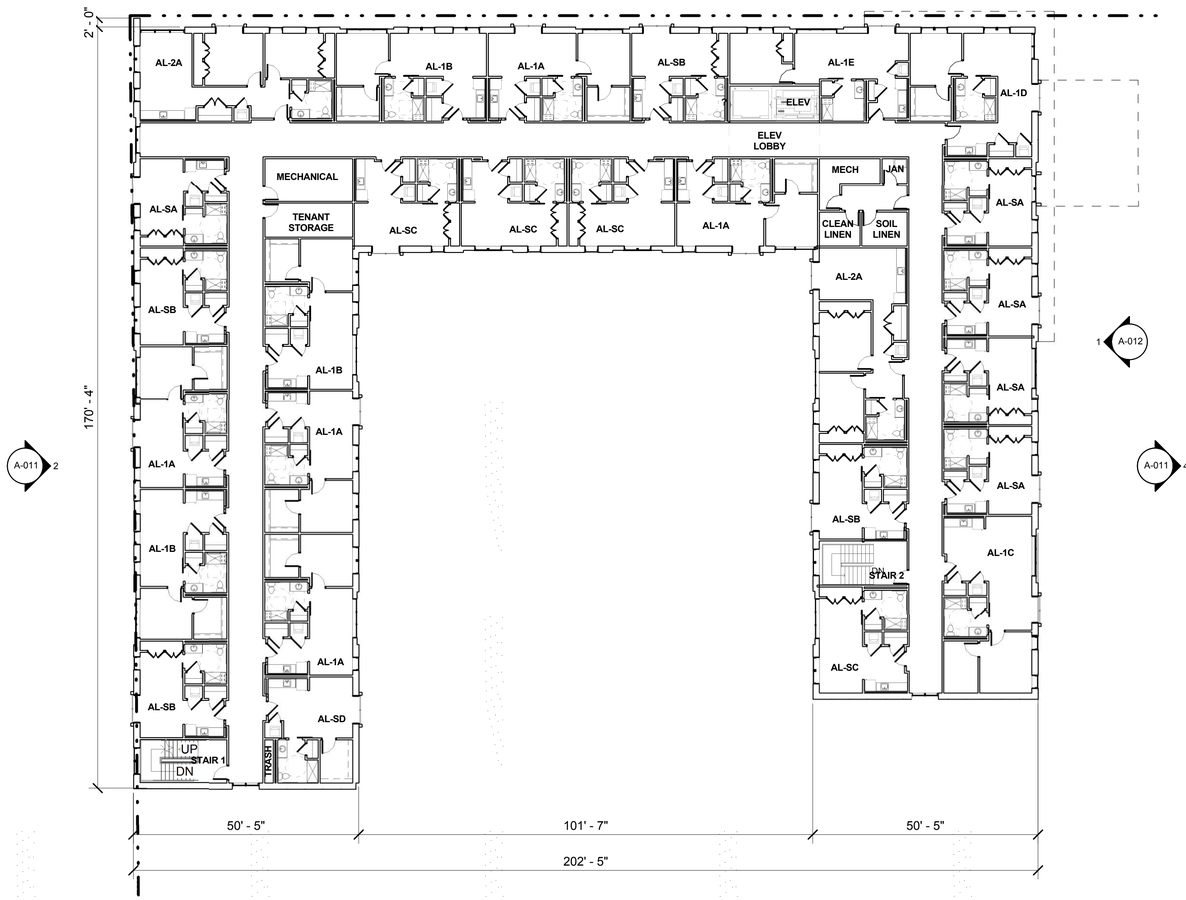
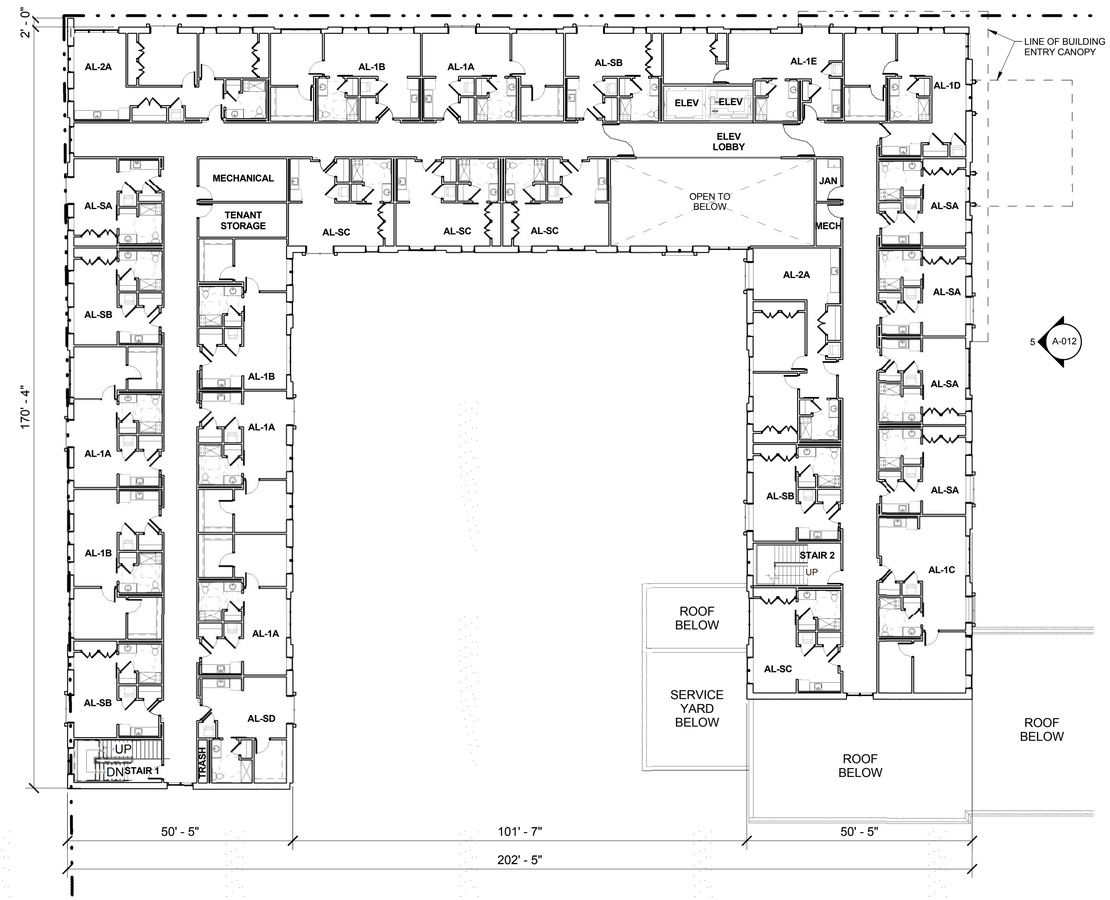
TITLE:
FIRST FLOOR PLAN - AREA B

SHEET NO:
A-005B



2 THIRD & FOURTH FLOOR PLAN
SCALE: 1/16" = 1'-0"



1 SECOND FLOOR PLAN
SCALE: 1/16" = 1'-0"

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11/18/15	FINAL SITE PLAN REVIEW

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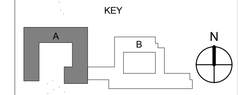

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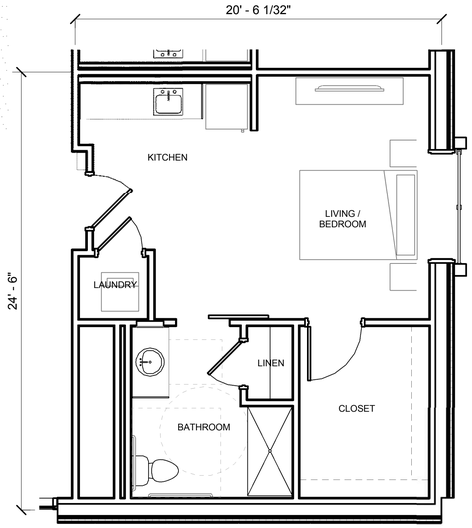
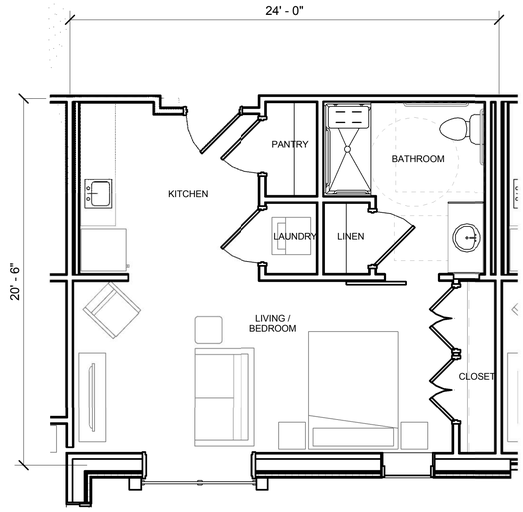
TITLE:
SECOND, THIRD, & FOURTH FLOOR PLAN

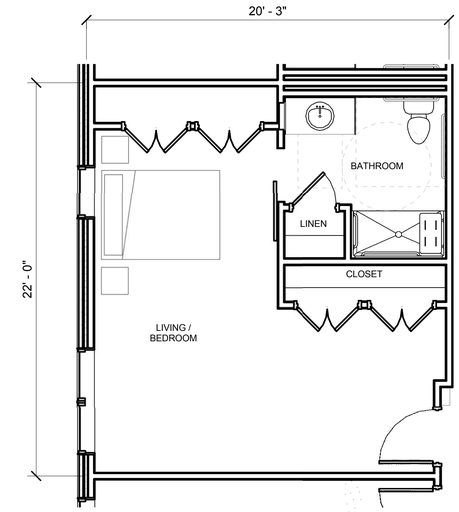
SHEET NO:
A-006



7 AL STUDIO D - UNIT PLAN - 460 SF
SCALE: 1/4" = 1'-0"



6 AL STUDIO C - UNIT PLAN - 480 SF
SCALE: 1/4" = 1'-0"



3 MC STUDIO C - UNIT PLAN - 436 SF
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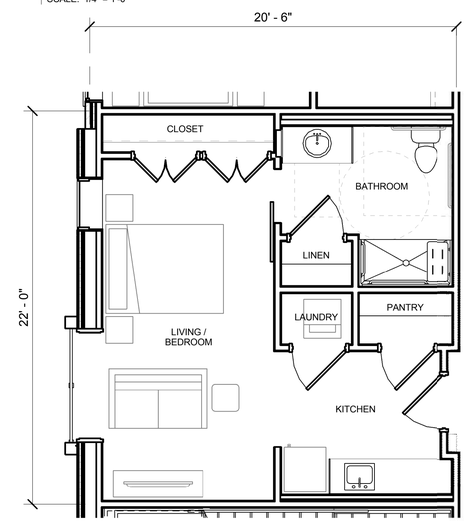
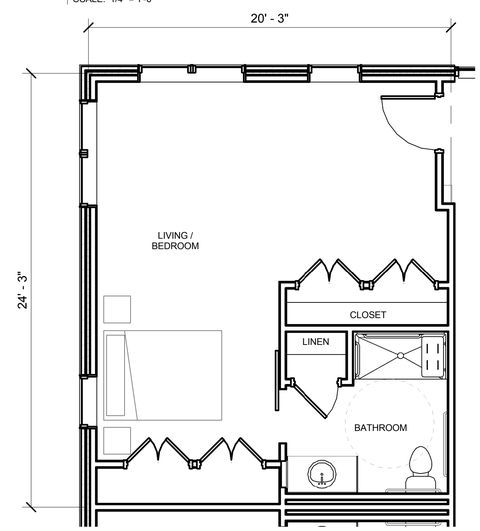
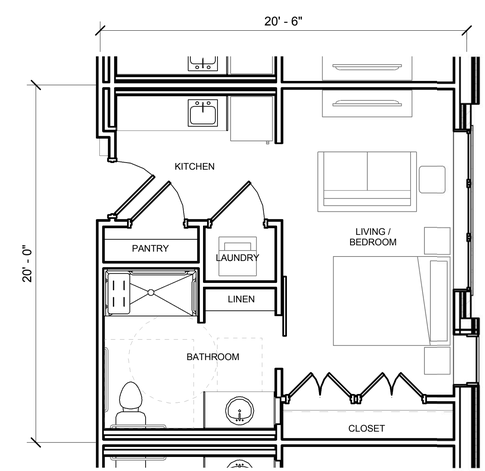


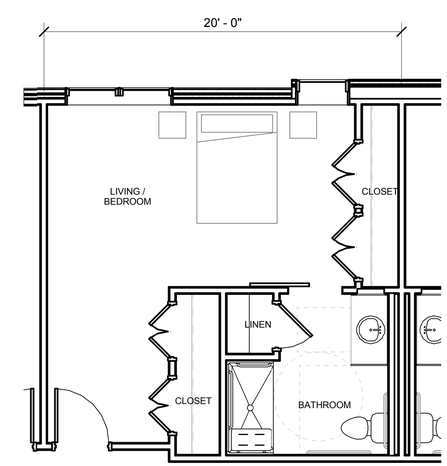
5 AL STUDIO B - UNIT PLAN - 440SF
SCALE: 1/4" = 1'-0"



2 MC STUDIO B - UNIT PLAN - 475 SF
SCALE: 1/4" = 1'-0"



4 AL STUDIO A - UNIT PLAN - 400 SF
SCALE: 1/4" = 1'-0"



1 MC STUDIO A - UNIT PLAN - 400 SF
SCALE: 1/4" = 1'-0"

MEMORY CARE UNIT COUNT	
Unit Type	Count
FIRST FLOOR	
MC STUDIO - A	35
MC STUDIO - B	3
MC STUDIO - C	1
FIRST FLOOR: 39	
Grand total: 39	

AL STUDIO UNIT COUNT	
Unit Type	Count
SECOND FLOOR	
AL STUDIO	14
SECOND FLOOR: 14	
THIRD FLOOR	
AL STUDIO	14
THIRD FLOOR: 14	
FOURTH FLOOR	
AL STUDIO	14
FOURTH FLOOR: 14	
Grand total: 42	

AL 1 BEDROOM UNIT COUNT	
Unit Type	Count
FIRST FLOOR	
AL 1 BEDROOM	3
FIRST FLOOR: 3	
SECOND FLOOR	
AL 1 BEDROOM	10
SECOND FLOOR: 10	
THIRD FLOOR	
AL 1 BEDROOM	11
THIRD FLOOR: 11	
FOURTH FLOOR	
AL 1 BEDROOM	11
FOURTH FLOOR: 11	
Grand total: 35	

AL 2 BEDROOM UNIT COUNT	
Unit Type	Count
SECOND FLOOR	
AL 2 BEDROOM	2
SECOND FLOOR: 2	
THIRD FLOOR	
AL 2 BEDROOM	2
THIRD FLOOR: 2	
FOURTH FLOOR	
AL 2 BEDROOM	2
FOURTH FLOOR: 2	
Grand total: 6	

TOTAL MEMORY CARE UNIT COUNT: 39 UNITS
TOTAL ASSISTED LIVING UNIT COUNT: 83 UNITS
TOTAL UNIT COUNT: 122 UNITS

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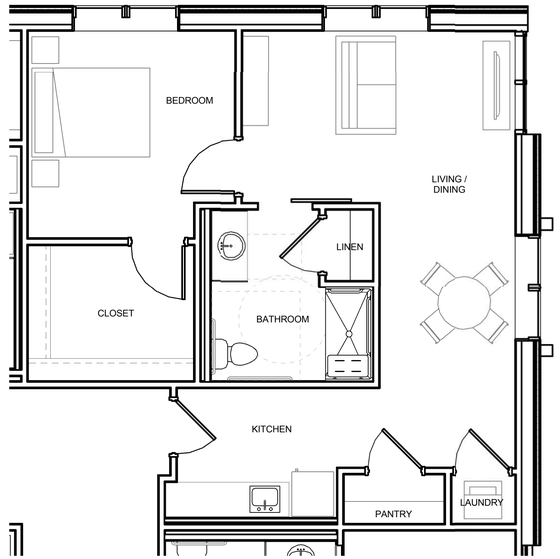
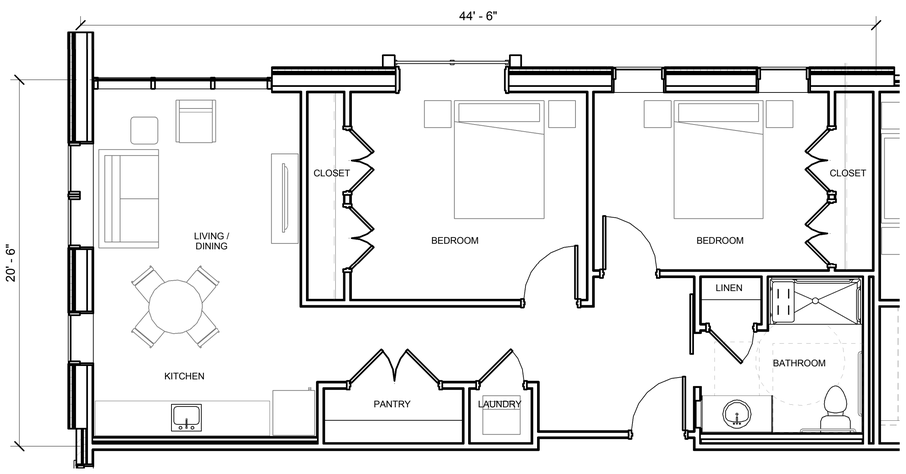
2015-40035-000

TITLE:
ENLARGED UNIT PLANS & UNIT MATRIX

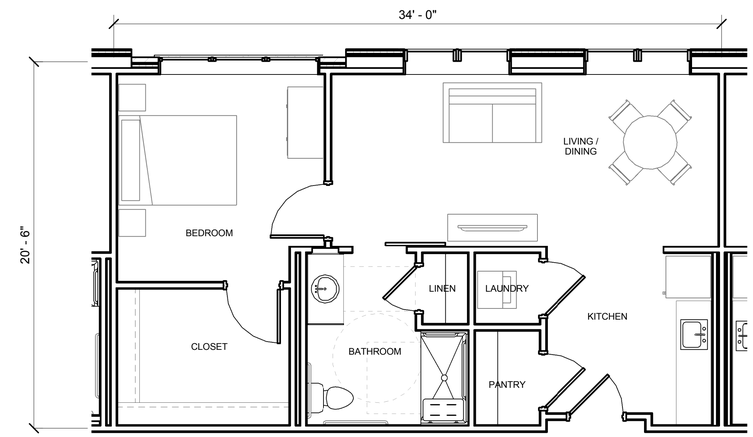
SHEET NO:
A-007



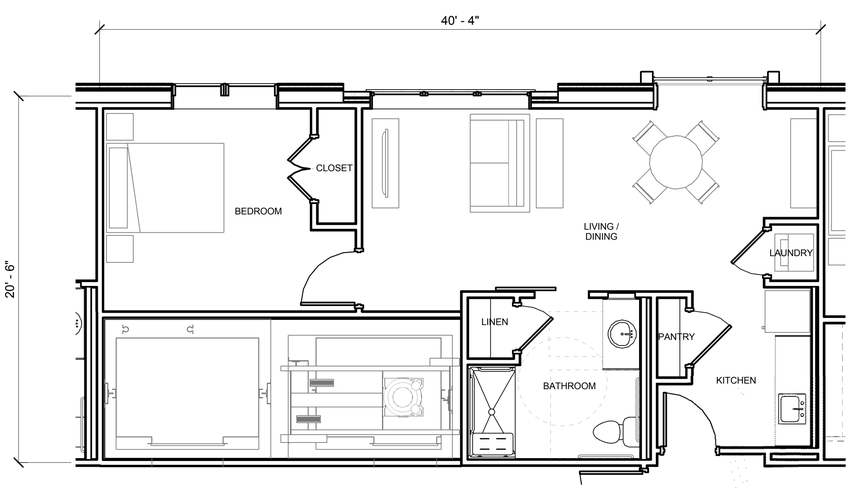
4 AL 1BD D - UNIT PLAN - 720 SF
SCALE: 1/4" = 1'-0"



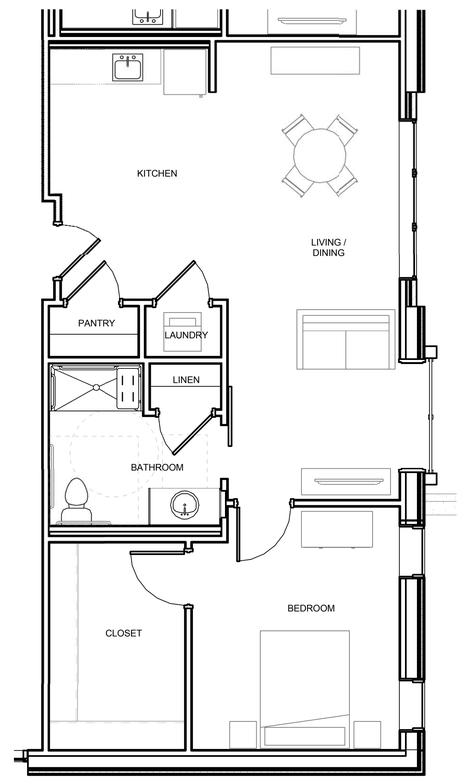
6 AL 2BD - UNIT PLAN - 880 SF
SCALE: 1/4" = 1'-0"



2 AL 1BD B - UNIT PLAN - 680 SF
SCALE: 1/4" = 1'-0"



5 AL 1BD E - UNIT PLAN - 630 SF
SCALE: 1/4" = 1'-0"



3 AL 1BD C - UNIT PLAN - 800 SF
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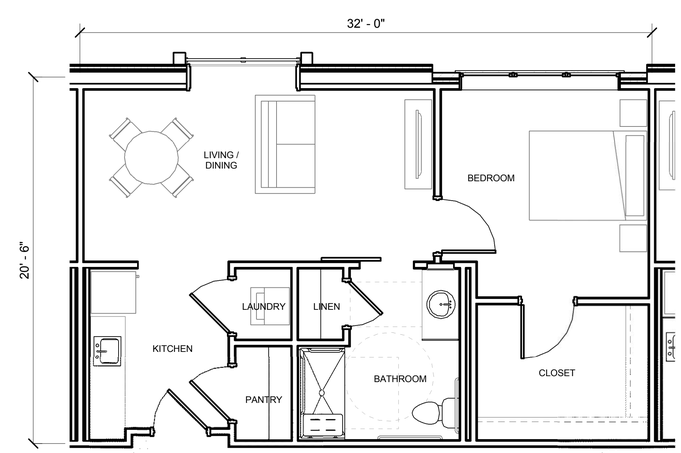

1 AL 1BD A - UNIT PLAN - 640 SF
SCALE: 1/4" = 1'-0"

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PROJECT NUMBER:
2015-40035-000

TITLE:
ENLARGED UNIT PLANS

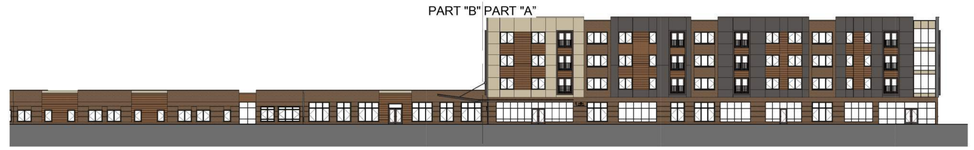
SHEET NO:
A-008

GLAZING CALCULATIONS

GLAZING CALCULATIONS FOR NORTH ELEVATION A **OPTION 1**		
TRANSPARENT AREAS	LEVEL 1	LEVEL 2 - 4
Transparent Area	1086	1848
Wall Area	321	1989
Total Area	1407	3837
Percentage	77%	48%

GLAZING CALCULATIONS FOR NORTH ELEVATION A **OPTION 2**		
TRANSPARENT AREAS	LEVEL 1	LEVEL 2 - 4
Transparent Area	1432	1974
Wall Area	980	3165
Total Area	2412	5139
Percentage	60%	38%

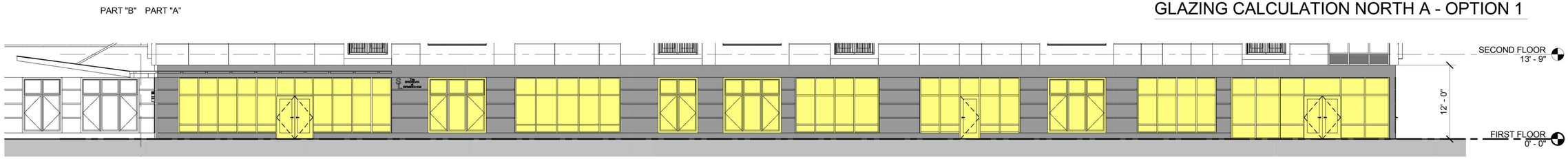
TRANSPARENT AREA
WALL AREA
ADDITIONAL TRANSPARENT AREA (NOT CALCULATED)



COMPOSITE NORTH ELEVATION

1 NORTH ELEVATION A
SCALE: 1/8" = 1'-0"

GLAZING CALCULATION NORTH A - OPTION 1



GLAZING CALCULATION NORTH A - OPTION 2

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TITLE:
BUILDING ELEVATIONS & GLAZING CALCULATIONS

SHEET NO:
A-009

GLAZING CALCULATIONS

GLAZING CALCULATIONS FOR NORTH ELEVATION B-1 **OPTION 1**		
TRANSPARENT AREAS	LEVEL 1	LEVEL 2 - 4
Transparent Area	115	N/A
Wall Area	119	N/A
Total Area	234	N/A
Percentage	49%	N/A

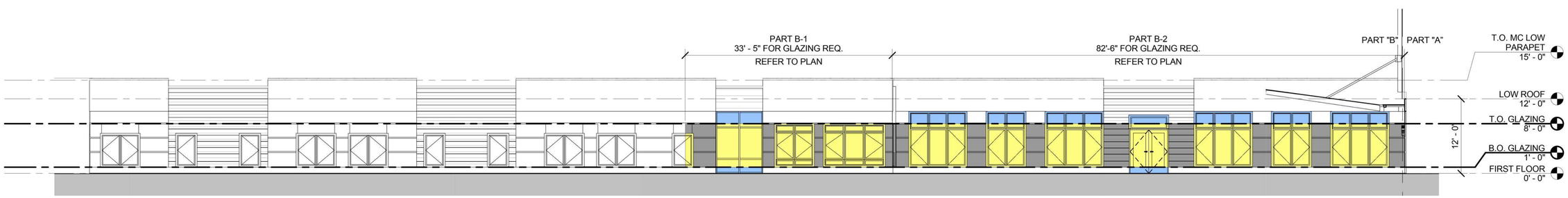
GLAZING CALCULATIONS FOR NORTH ELEVATION B-1 **OPTION 2**		
TRANSPARENT AREAS	LEVEL 1	LEVEL 2 - 4
Transparent Area	137	N/A
Wall Area	236	N/A
Total Area	373	N/A
Percentage	37%	N/A

GLAZING CALCULATIONS FOR NORTH ELEVATION B-2 **OPTION 1**		
TRANSPARENT AREAS	LEVEL 1	LEVEL 2 - 4
Transparent Area	400	N/A
Wall Area	177	N/A
Total Area	577	N/A
Percentage	70%	N/A

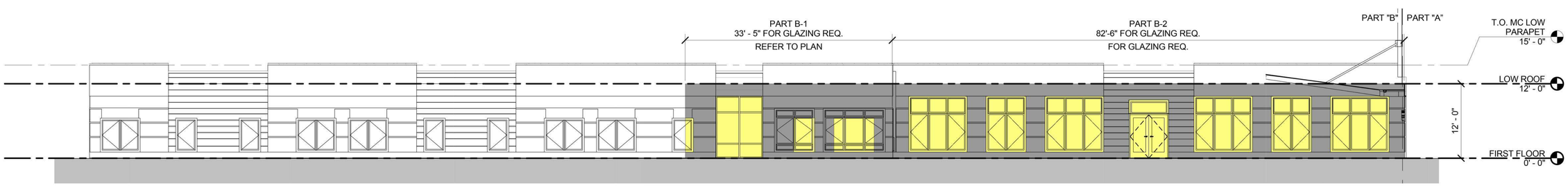
GLAZING CALCULATIONS FOR NORTH ELEVATION B-2 **OPTION 2**		
TRANSPARENT AREAS	LEVEL 1	LEVEL 2 - 4
Transparent Area	515	N/A
Wall Area	473	N/A
Total Area	988	N/A
Percentage	52%	N/A

TRANSPARENT AREA
WALL AREA
ADDITIONAL TRANSPARENT AREA (NOT CALCULATED)

1 NORTH ELEVATION B
SCALE: 1/8" = 1'-0"



GLAZING CALCULATION NORTH B - OPTION 1



GLAZING CALCULATION NORTH B - OPTION 2

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SHEET NO:
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GLAZING CALCULATIONS

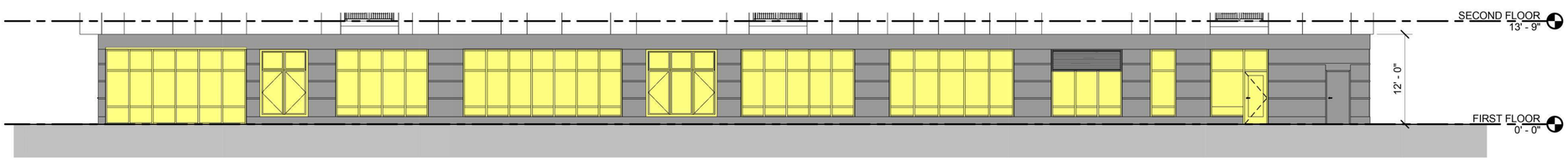
GLAZING CALCULATIONS FOR WEST ELEVATION **OPTION 1**		
TRANSPARENT AREAS	LEVEL 1	LEVEL 2 - 4
Transparent Area	836	1551
Wall Area	350	1683
Total Area	1186	3234
Percentage	70%	48%

GLAZING CALCULATIONS FOR WEST ELEVATION **OPTION 2**		
TRANSPARENT AREAS	LEVEL 1	LEVEL 2 - 4
Transparent Area	1088	1608
Wall Area	951	3306
Total Area	2039	4194
Percentage	54%	33%

TRANSPARENT AREA
WALL AREA
ADDITIONAL TRANSPARENT AREA
(NOT CALCULATED)

1 WEST ELEVATION
SCALE: 1/8" = 1'-0"

GLAZING CALCULATION WEST OPTION 1



GLAZING CALCULATION WEST OPTION 2

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BUILDING ELEVATIONS & GLAZING CALCULATIONS

SHEET NO:
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GLAZING CALCULATIONS

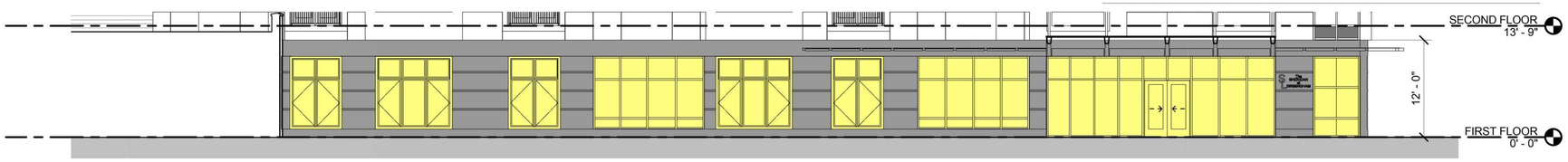
GLAZING CALCULATIONS FOR EAST ELEVATION **OPTION 1**		
TRANSPARENT AREAS	LEVEL 1	LEVEL 2 - 4
Transparent Area	718	1221
Wall Area	314	1296
Total Area	1032	2517
Percentage	70%	49%

GLAZING CALCULATIONS FOR EAST ELEVATION **OPTION 2**		
TRANSPARENT AREAS	LEVEL 1	LEVEL 2 - 4
Transparent Area	934	1428
Wall Area	675	2373
Total Area	1608	3801
Percentage	58%	38%

TRANSPARENT AREA
WALL AREA
ADDITIONAL TRANSPARENT AREA (NOT CALCULATED)

2 EAST ELEVATION
SCALE: 1/8" = 1'-0"

GLAZING CALCULATION EAST OPTION 1



GLAZING CALCULATION EAST OPTION 2

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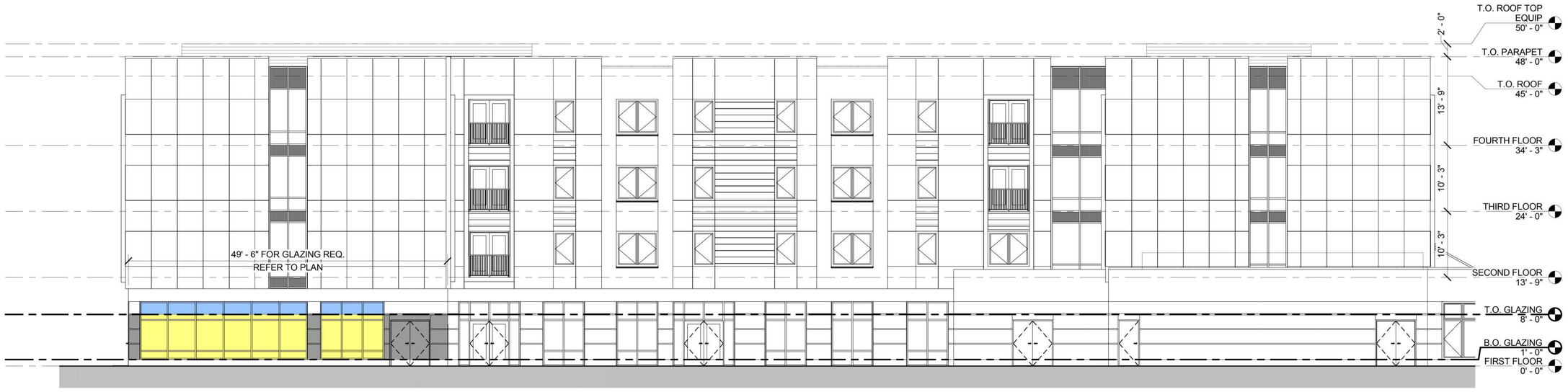
GLAZING CALCULATIONS

GLAZING CALCULATIONS FOR SOUTH ELEVATION **OPTION 1**		
TRANSPARENT AREAS	LEVEL 1	LEVEL 2 - 4
Transparent Area	252	126
Wall Area	95	924
Total Area	347	1050
Percentage	73%	12%

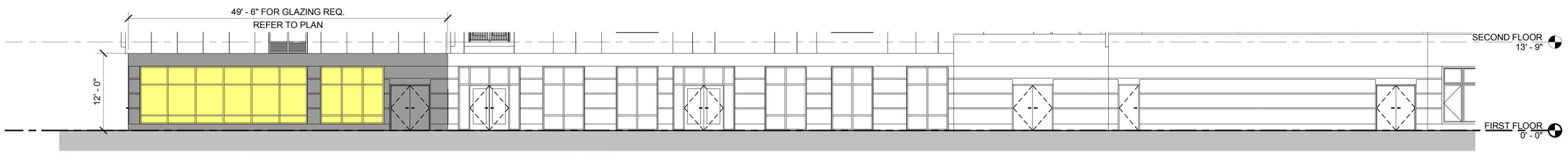
GLAZING CALCULATIONS FOR SOUTH ELEVATION **OPTION 2**		
TRANSPARENT AREAS	LEVEL 1	LEVEL 2 - 4
Transparent Area	303	153
Wall Area	291	1134
Total Area	594	1287
Percentage	51%	12%

TRANSPARENT AREA
WALL AREA
ADDITIONAL TRANSPARENT AREA (NOT CALCULATED)

1 SOUTH ELEVATION A
SCALE: 1/8" = 1'-0"



GLAZING CALCULATION SOUTH A OPTION 1



GLAZING CALCULATION SOUTH A OPTION 2

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COMPOSITE SOUTH ELEVATION

3 SOUTH ELEVATION C
SCALE: 1/8" = 1'-0"

2 SOUTH ELEVATION B
SCALE: 1/8" = 1'-0"

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BUILDING ELEVATIONS

SHEET NO:
A-014

GLAZING CALCULATIONS

GLAZING CALCULATIONS FOR MC WEST ELEVATION **OPTION 1**		
TRANSPARENT AREAS	LEVEL 1	LEVEL 2 - 4
Transparent Area	461	N/A
Wall Area	196	N/A
Total Area	657	N/A
Percentage	70%	N/A

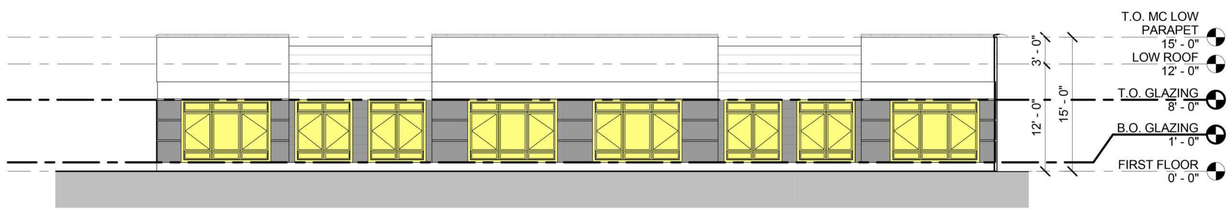
GLAZING CALCULATIONS FOR MC WEST ELEVATION **OPTION 2**		
TRANSPARENT AREAS	LEVEL 1	LEVEL 2 - 4
Transparent Area	461	N/A
Wall Area	665	N/A
Total Area	1126	N/A
Percentage	41%	N/A

TRANSPARENT AREA

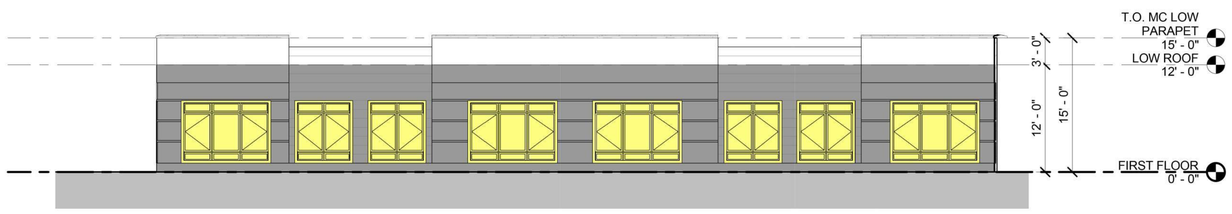
WALL AREA

ADDITIONAL TRANSPARENT AREA
(NOT CALCULATED)

1 MC WEST ELEVATION
SCALE: 1/8" = 1'-0"



MC WEST ELEVATION OPTION 1



MC WEST ELEVATION OPTION 2

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BUILDING ELEVATIONS & GLAZING CALCULATIONS

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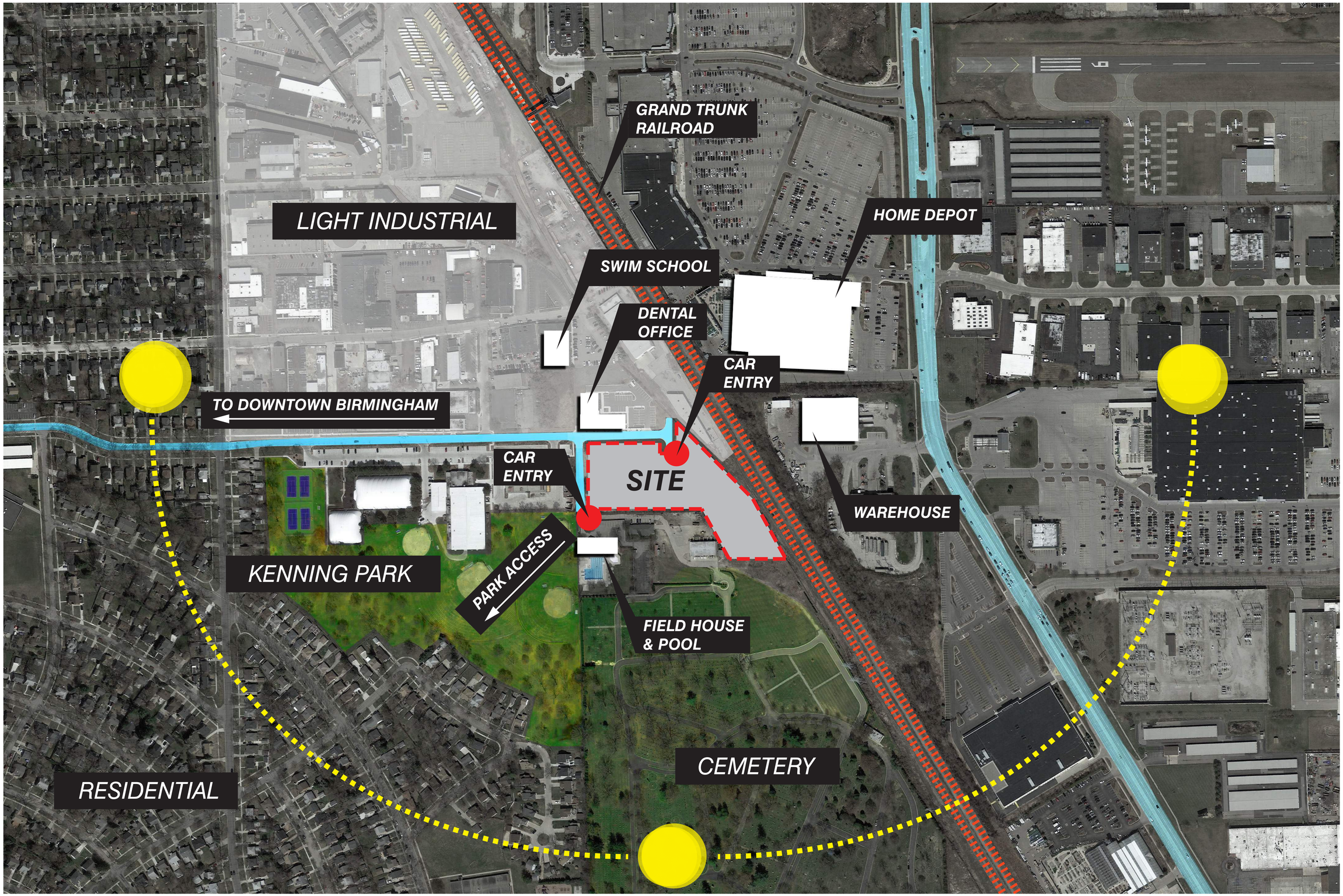

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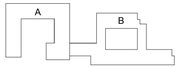

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TITLE:
SITE ANALYSIS

SHEET NO:
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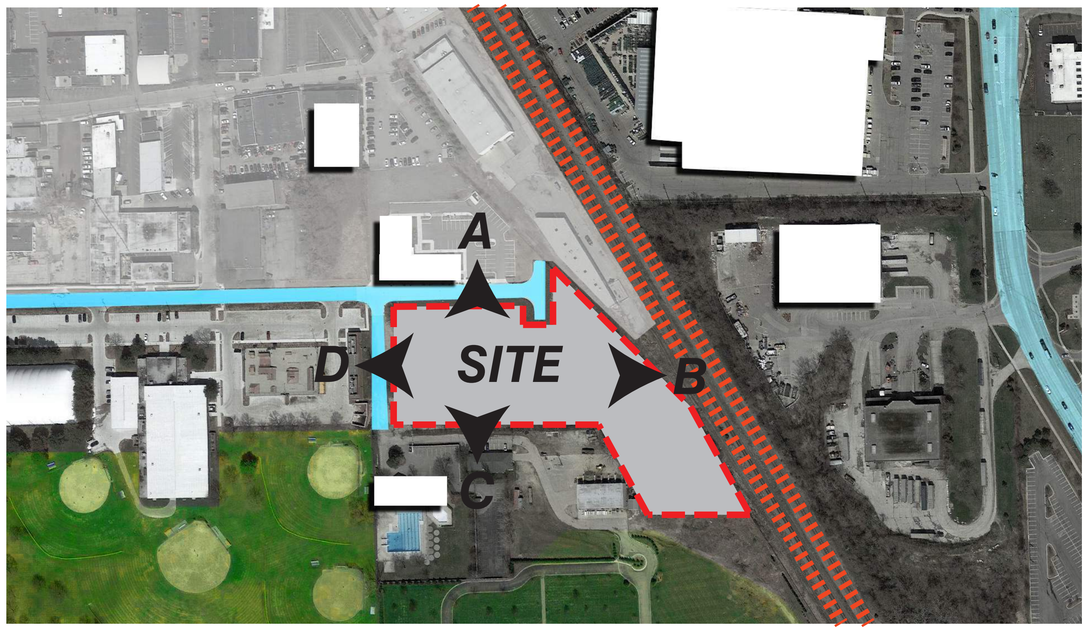
(A) DENTAL OFFICE

(D) GUN RANGE



(B) RAILROAD

(C) CEMETERY/PARK

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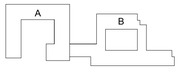

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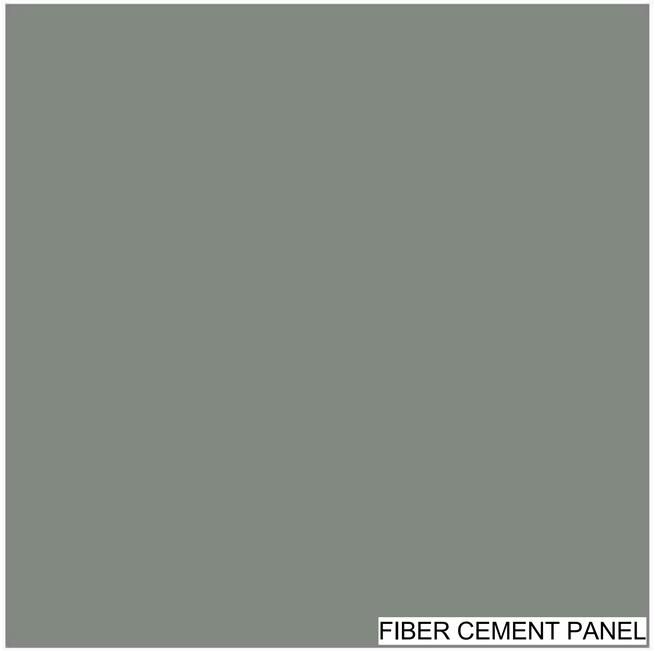

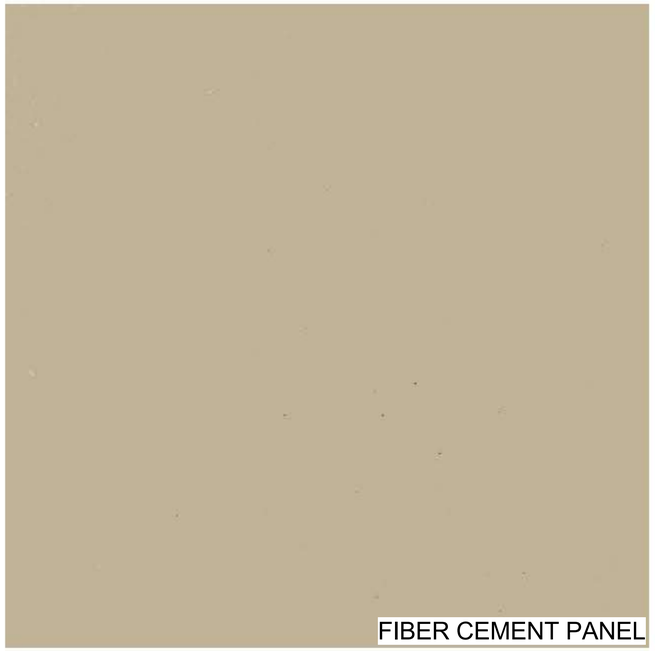

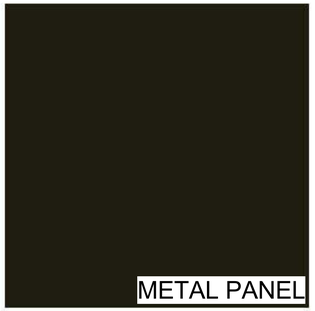

MATERIAL PALETTE

FIBER CEMENT PANEL: FIELD PANEL, SMOOTH FINISH, IRON GRAY

FIBER CEMENT PANEL: NORTHEAST CORNER PANEL, SMOOTH FINISH, NAVAJO BEIGE

BRICK: 3-5/8" WIDE BY 2-1/4" HIGH BY 11-5/8" LONG, FIELD BRICK, NORMAN.

WOOD PANEL: WOOD LAP SIDING, INSET AT WINDOW & JULIETTE BALCONY

GLASS: LOW-E COATED, INSULATED CLEAR GLASS

GLASS: LOW-E COATED, INSULATED SPANDREL GLASS

VINYL WINDOW ASSEMBLY: BASIS OF DESIGN: QUAKER, EARTHTONE VINYL FINISH

STOREFRONT WINDOW ASSEMBLY: BASIS OF DESIGN: KAWNEER, MEDIUM BRONZE ALUMINUM FINISH

METAL PANEL: ALUMINUM CLAD PICTURE FRAME, BASIS OF DESIGN: REYNOBOND, COLORWELD 500, CLASSIC BRONZE ALUMINUM FINISH

CAST STONE: 18-008, WINDOW SILL AND CAP AT BRICK EXTERIOR WALLS

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TITLE:
RENDERINGS

SHEET NO:
A-019

City of Birmingham
A Walkable Community

MEMORANDUM

Engineering Dept.

DATE: **November 5, 2015**

TO: **Joseph Valentine, City Manager**

FROM: **Paul T. O'Meara, City Engineer**

SUBJECT: **2016 City Street Projects**
Multi-Modal Transportation Board (MMTB) Review
Haynes St. and Torry St. Intersection

In conjunction with other 2016 projects reviewed by the MMTB, the City Commission reviewed a recommendation at the intersection of Haynes St. and Torry St. at their meeting of August 24, 2015 (minutes attached). Although the intersection is not being reconstructed, the south leg of the intersection (Torry St.) will be rebuilt as part of a larger local street replacement project. Since a neighborhood sideyard connector sidewalk intersects this intersection, the Multi-Modal Master Plan recommended crosswalk improvements at this location. During review of the existing conditions, it was identified that the long diagonal crosswalk does not follow American Association of State Highway and Transportation Officials (AASHTO) guidelines, and should be changed. The suggested recommendation was:

1. Install a new handicap ramp in front of 1603 Haynes St. to align straight north with the existing ramp crossing for Haynes St. at the southeast corner of the intersection (thereby shortening the crossing distance for pedestrians).
2. Remove the diagonal crosswalk markings to discourage pedestrians from crossing the street on a diagonal line.
3. Usually in this circumstance, removal of the existing handicap ramp on the north side would be in order. However, since the Master Plan identifies the sideyard pedestrian easement as a suggested route for bicyclists, and removal of the ramp would make it more difficult for bicyclists to use this connector, it was suggested that it be left in place.

After discussion by the Commission, the following resolution was passed, in part:

"Haynes St. and Torry St. intersection – A new handicap ramp shall be installed in the northeast section of the intersection (in front of 1603 Haynes St.), and the pavement markings for the crosswalk shall be removed *and* relocated to match the new *and* existing ramps at the east leg of the intersection." (Italics added by author.)

After the Commission meeting, our consultant F&V reviewed what was proposed. It was noted that installing pavement markings as directed would still encourage crossing the intersection on a diagonal line. The attached analysis was subsequently prepared. As noted therein, the MI Manual of Uniform Traffic Control Devices (MMUTCD) speaks specifically to discourage the installation of diagonal crosswalks. The purpose of recommending the second ramp on the north side was to eliminate the diagonal markings. While pedestrians may choose to go the diagonal route, the City should not officially encourage this behavior. By removing the diagonal

crosswalk markings, the City is indicating to the public that it is recommended that they cross the street using the shortest path possible.

As a result of the conflict with the MMUTCD, we felt that it was important that this matter be reviewed once again. A suggested resolution is provided below.

SUGGESTED RESOLUTION:

To accept the recommendation of the Multi-Modal Transportation Board with respect to the Haynes St. and Torry St. intersection, in accordance with the Master Plan and the new information provided, to install a new handicap ramp in the northeast section of the intersection (in front of 1603 Haynes St.), remove the diagonal crosswalk pavement markings, and install new markings to align with the new ramp in front of 1603 Haynes St.

OR –

To take no action.

FLEIS&VANDENBRINK
DESIGN. BUILD. OPERATE.

November 5, 2015

Mr. Paul O'Meara
City Engineer
City of Birmingham
151 Martin Street
Birmingham, MI 48012

VIA EMAIL

RE: Torry Street & Haynes Street Crosswalk Review

Dear Mr. O'Meara,

We have received comments from the City regarding the revised plan for the proposed crosswalk at the Torry Street & Haynes Street intersection in the City of Birmingham, Michigan. The purpose of this letter is to provide further analysis of crosswalk design in regards to proposed changes in the plan layout and evaluate an alternate crosswalk option as suggested by the City.

The recommended crosswalk configuration is to provide a new ADA ramp in the northeast quadrant of the intersection that aligns with the existing ADA ramp in the southeast quadrant of the intersection, as shown on the attached Figure 1. The existing ADA ramp on the north side of the intersection would remain for bike use.

The alternative crosswalk marking provides two crosswalks; one crossing that maintains the existing diagonal crosswalk, and one north/south crossing between the existing and proposed ADA ramp as shown in Figure 2. This alternative crosswalk striping was reviewed for compliance with the Michigan Manual of Uniform Traffic Control Devices (MMUTCD). The following guidance regarding crosswalk placement is provided in the MMUTCD:

- Crosswalk lines should extend across the full width of the pavement, to discourage diagonal walking between crosswalks. (Section 3B.17)
- Crosswalk markings should be located so that the curb ramps are within the extension of the crosswalk markings. (Section 3B.18)
- Diagonal crossing is permitted only with an exclusive pedestrian phase at signalized intersections. (Section 3B.18)

Therefore, per the MMUTCD, the alternative crosswalk markings proposed are not acceptable for this location. The recommended crosswalk pavement markings at this intersection are shown on Figure 1.

If you have any questions, please feel free to contact us.

Sincerely,

FLEIS & VANDENBRINK

Michael J. Labadie, PE
Group Manager

Attached: Figures 1 & 2

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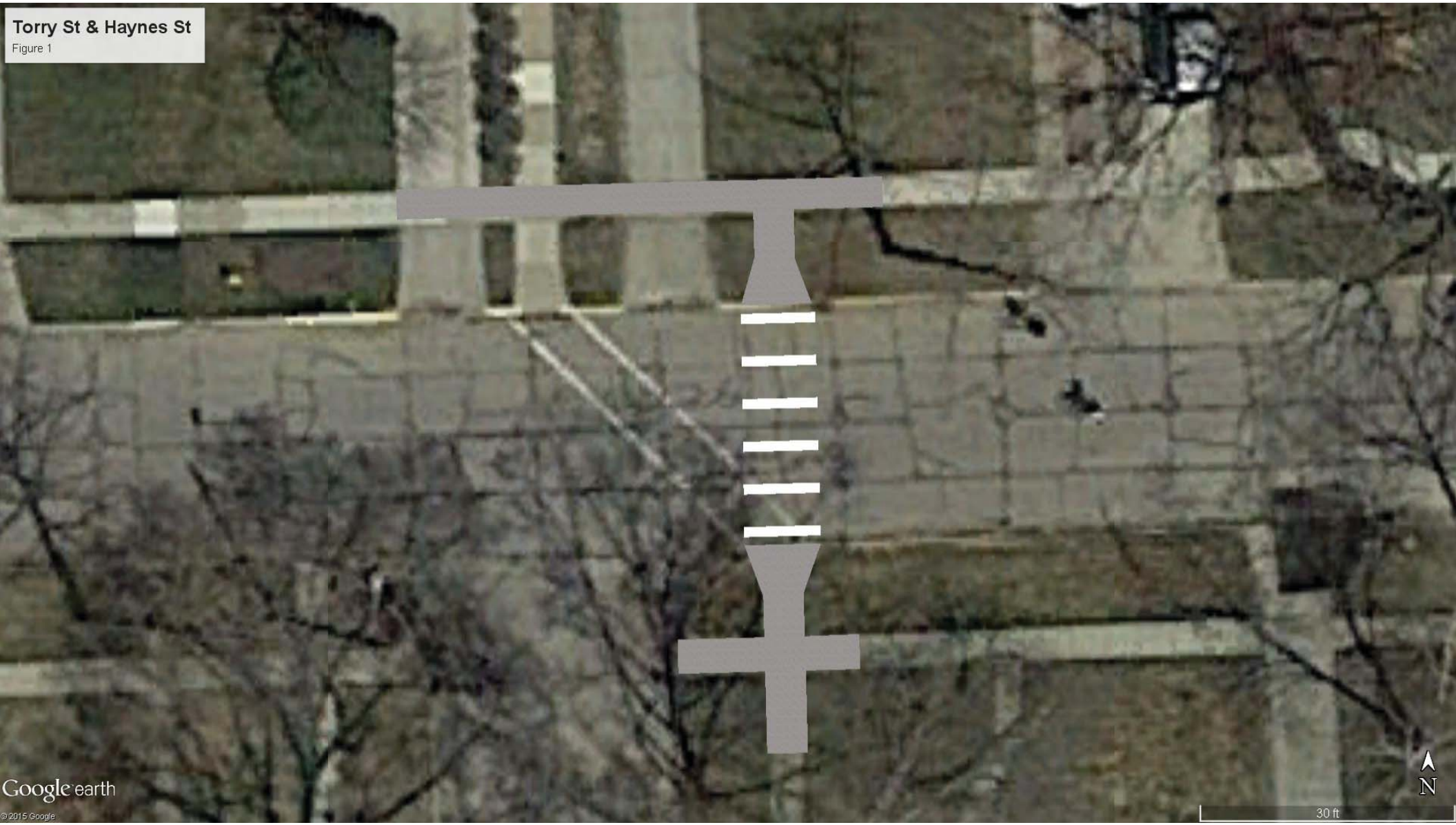
CONSULTANT RECOMMENDATION



Torry St & Haynes St

Figure 2

08-184-15 ORDINANCE AMENDMENT – CHAPTER 74 OFFENSES AGAINST PUBLIC SAFETY

Police Chief Studt explained that the proposed ordinance amendment is to be consistent with state law.

MOTION: Motion by McDaniel, seconded by Rinschler:
To adopt an ordinance amending Chapter 74, Offenses, Article VI, Offenses Against Public Safety, Division 2- Weapons.

VOTE: Yeas, 6
Nays, None
Absent, 1 (Moore)

Commissioner Moore returned at 10:43 PM.

08-185-15 MULTI-MODAL TRANSPORTATION BOARD RECOMMENDATIONS 2016 PAVING PROJECTS

City Engineer O'Meara presented the recommendations from the Multi-Modal Transportation Board. He explained that the recommendations include bump-outs on Brown at Bates, Henrietta, Pierce and South Old Woodward and would be included in the future as projects develop in those areas. The Board also recommended sharrows as part of the project next year.

He stated that the Board looked at the Hamilton and Park Street project and recommended that this improvement be postponed because the intersection of North Old Woodward would be reconstructed in 2018. He explained that Ferndale is narrow and difficult for the truck turning radius. He noted that the Board recommended rebuilding it as it is today as there is a bump out on the southside. The Board is also recommending bump outs at Park Street and Hamilton and Woodward and Hamilton. He noted that there would be three new parking places on the northside. At Torry Street, there is currently a side yard easement that extends the sidewalk north to Bowers Street and recommending that it be shortened with a new crosswalk to reduce the amount of time pedestrians are in the road.

Commissioner Nickita commented that the connection between the passageway to passageway should be direct. He suggested that other options be considered such as a wider crosswalk. Commissioner Nickita expressed concern with the size of the bump outs.

MOTION: Motion by Rinschler, seconded by McDaniel:
To accept the recommendations of the Multi-Modal Transportation Board with respect to 2016 paving projects planned by the City of Birmingham, in accordance with the Master Plan, as follows:

1. Brown St. – Sharrows shall be painted on all segments of Brown St. from Southfield Rd. to Woodward Ave. Crosswalk bumpouts shall be installed as a part of future projects at the intersections of Brown St., Henrietta St., Pierce St., and S. Old Woodward Ave.
2. Hamilton Ave./Park St. – Crosswalk bumpouts shall be installed at the intersections of N. Old Woodward Ave., Ferndale St., Park St., and Woodward Ave. Three additional metered parking spaces shall be installed on the north side

of Hamilton Ave., between Park St. and Woodward Ave. The south side sidewalk shall be widened on the block between Park St. and Woodward Ave. to enhance the streetscape.

3. Haynes St. & Torry St. intersection – A new handicap ramp shall be installed in the northeast section of the intersection (in front of 1601 Haynes St.), and the pavement markings for the crosswalk shall be removed and relocated to match the new and existing ramps at the east leg of the intersection.

VOTE: Yeas, 7
Nays, None
Absent, None

08-186-15 CLOSED SESSION REQUEST
LAND ACQUISITION

MOTION: Motion by Nick, seconded by McDaniel:
To meet in closed session to discuss land acquisition pursuant to Section 8(d) of the Open Meetings Act.

ROLL CALL VOTE:	Yeas,	Mayor Pro Tem Hoff
		Commissioner McDaniel
		Commissioner Moore
		Commissioner Nickita
		Commissioner Rinschler
		Commissioner Dilgard
		Mayor Sherman
	Nays,	None
	Absent,	None
	Abstentions,	None

VII. REMOVED FROM CONSENT AGENDA

VIII. COMMUNICATIONS

IX. OPEN TO THE PUBLIC FOR MATTERS NOT ON THE AGENDA

X. REPORTS

08-187-15 COMMISSIONER REPORTS

The Commission intends to appoint a member to the Museum Board on September 21, 2015.

08-188-15 COMMISSIONER COMMENTS

Commissioner McDaniel expressed concern with the tree trimming done by DTE on Greenwood and suggested another letter is in order. City Manager Valentine stated that the issue on Greenwood was more of a trimming, than a clear cutting issue. The challenge being that the Michigan Public Service Commission (MPSC) which oversees DTE is the one who directed them to enhance their reliability and service provided in the neighborhoods which is what they are doing. To challenge that issue would put the City at odds with the directive put forward by the MPSC. This was not part of the ground to sky program.

City of Birmingham
A Walkable Community

December 1, 2015

TO: Adjacent Property Owners

RE: Haynes St. and Torry St. Intersection

To Whom it May Concern,

In 2016, the City of Birmingham plans to reconstruct Torry St. from Haynes St. south to Webster Ave. New concrete pavement will be installed, matching the current width of the road. The intersection of Haynes St. will remain as is.

In 2014, the City hired a consultant that prepared a Multi-Modal Transportation Master Plan. The plan makes suggestions throughout the City for road improvements that will help make travel conditions better for all modes, including pedestrians and bicyclists.

Since we will be working in the area, some work is proposed that will address recommendations made for this location in the Master Plan. The recommendations are focused on improving the visibility and accessibility where the side yard easement sidewalk intersects Haynes St. The current ramp on the north side of the street does not align with either of the south side ramps. As a result, we propose to build a second ramp to the east of the driveway to 1603 Haynes St., aligned to the existing ramp on the southeast corner. A marked crosswalk encouraging pedestrians to use the shorter route across Haynes St. is also proposed.

A discussion regarding this proposal is scheduled before the City Commission at their meeting of December 7, 2016, at 7:30 PM, at City Hall, 151 Martin St.

If you have any questions regarding this proposal, feel free to contact me during the hours of Monday through Friday, 8 AM to 5 PM, at 248-530-1836.

Sincerely,

Paul T. O'Meara, P.E.
City Engineer

151 Martin Street • P.O. Box 3001 • Birmingham, MI 48012-3001
(248) 530-1800 • Fax (248) 530-1080 • http://ci.birmingham.mi.us

City of Birmingham
A Walkable Community

MEMORANDUM

Engineering Dept.

DATE: **August 14, 2015**

TO: **Joseph Valentine, City Manager**

FROM: **Paul T. O'Meara, City Engineer**

SUBJECT: **Multi-Modal Transportation Board**
2016 Paving Projects
Review and Recommendations

As you know, for several months, the Multi-Modal Transportation Board (MMTB) spent extensive time and effort on the City's largest 2016 paving project, W. Maple Rd. At the meeting of August 6, 2015, the Board reviewed the other street projects currently planned for next year. The projects that were reviewed were as follows:

W. Brown St. – Southfield Rd. to Chester St.
Hamilton Ave. – N. Old Woodward Ave. to Woodward Ave.
Park St – Hamilton Ave. to E. Maple Rd.
Webster Ave. – S. Adams Rd. to S. Eton Rd.
Torry St. – Haynes Ave. to Webster Ave.

The report as prepared by the Engineering Dept. is attached for your reference.

The MMTB agreed with the staff recommendations except for the following:

1. The southeast corner of N. Old Woodward Ave. and Hamilton Ave. was reconstructed to current Americans with Disabilities Act (ADA) standards in 2014 as part our routine sidewalk repair program. The attached preliminary plan prepared by the Engineering Dept. recommended that this corner be replaced next year to include a pedestrian bumpout toward Hamilton Ave. to match the one built previously on the northeast corner. It was noted that the N. Old Woodward Ave. intersection is planned for complete reconstruction in 2018, and that the final proposed width of the street has not yet been determined. It appears likely that this corner will have to be reconstructed in 2018 as a part of that project. The Board saw value in reducing the length of the crosswalk toward Hamilton Ave. as proposed. However, since the ramp is in good condition, and since it will need to be reconfigured again in 2018, the MMTB recommended that this ramp be left as is until it can be reconstructed in its final form in 2018.

2. The MMTB discussed the tight truck turning radii at the intersection of Hamilton Ave. and Ferndale St. Ferndale St. acts as an important route for trucks heading to loading zones in this part of downtown. Yet, the pavement is relatively narrow for a downtown street, due to its narrow 50 ft. wide right-of-way. As currently built, trucks cannot make the right turn at this corner without interfering with southbound Ferndale St. traffic.

Constructing a full bumpout at these corners would compound this problem. The suggested bumpout as designed on the conceptual plan for the northeast corner of Hamilton Ave. and Ferndale St. did not actually reduce the length of the pedestrian path in the street for either direction, although it provided some protection for those waiting to cross from eastbound traffic. The MMTB discussed the value of this design as compared to leaving it in its current conventional format. They concluded that it would be best to leave the corner as it is currently constructed.

When reviewing the attachments, it should be noted that only the west end of Brown St. (west of Chester St.) is being reconstructed in 2016. Other than Sharrows, no enhancements were recommended for this segment in the Multi-Modal Master Plan. Since lots of other pedestrian enhancements are recommended on other parts of the Brown St. corridor, our consultant F&V put together some conceptual drawings of the other locations of interest, for review. None of this work is planned now, other than installing Sharrows throughout the corridor.

Finally, the existing crosswalk at the corner of Haynes Ave. and Torry St. is excessively long. The proposal as recommended will remove this problem but still leave the City-owned sideyard corridor that acts as an extension of Torry St. to the north a good passageway for bicyclists as well as pedestrians.

SUGGESTED RESOLUTION:

To accept the recommendations of the Multi-Modal Transportation Board with respect to 2016 paving projects planned by the City of Birmingham, in accordance with the Master Plan, as follows:

1. Brown St. – Sharrows shall be painted on all segments of Brown St. from Southfield Rd. to Woodward Ave. Crosswalk bumpouts shall be installed as a part of future projects at the intersections of Brown St., Henrietta St., Pierce St., and S. Old Woodward Ave.

2. Hamilton Ave./Park St. – Crosswalk bumpouts shall be installed at the intersections of N. Old Woodward Ave., Ferndale St., Park St., and Woodward Ave. Three additional metered parking spaces shall be installed on the north side of Hamilton Ave., between Park St. and Woodward Ave. The south side sidewalk shall be widened on the block between Park St. and Woodward Ave. to enhance the streetscape.

3. Haynes St. & Torry St. intersection – A new handicap ramp shall be installed in the northeast section of the intersection (in front of 1601 Haynes St.), and the pavement markings for the crosswalk shall be removed and relocated to match the new and existing ramps at the east leg of the intersection.

DRAFT

CITY OF BIRMINGHAM
MULTI-MODAL TRANSPORTATION BOARD
THURSDAY, AUGUST 6, 2015
City Commission Room
151 Martin Street, Birmingham, Michigan

Minutes of the regular meeting of the City of Birmingham Multi-Modal Transportation Board held Thursday, August 6, 2015. Vice Chairperson Andy Lawson convened the meeting at 6:05 p.m.

A. ROLL CALL

Present: Chairperson Johanna Slanga (arrived at 6:14 p.m.); Board Members Vionna Adams, Stuart Bordman, Lara Edwards, Andy Lawson, Michael Surnow, Amanda Warner

Absent: Student Representatives Daniel Evans, Rebecca Mendel

Administration: Mark Clemence, Deputy Chief of Police
Scott Drewery, Police Dept.
Austin Fletcher, Asst. City Engineer
Paul O'Meara, City Engineer
Carole Salutes, Recording Secretary

Also Present: Mike Labadie from Fleis & Vandenbrink ("F&V"), Transportation Engineering Consultants

B. INTRODUCTIONS

Mr. Clemence introduced Commander Scott Drewery of the Police Dept. who will be taking his place on the MMTB.

C. REVIEW AGENDA

Mr. O'Meara noted that a matter involving S. Eton will be taken up towards the end of the meeting. Also Mr. Malcomb Hendy has requested time to speak regarding Northlawn.

D. APPROVAL OF MINUTES, MEETING OF MAY 7, 2015

Moved and seconded to approve the Minutes of July 9, 2015 as presented.

Motion carried, 6-0.

E. 2016 CITY STREET PROJECTS

Mr. O'Meara advised the Board needs to review the remaining City street projects that are planned, and finalize any multi-modal improvements that should be included in these projects. Following is a list of the other street reconstruction projects planned and budgeted for 2016:
W. Brown St. – Southfield Rd. to Chester St.
Hamilton Ave. – N. Old Woodward Ave. to Woodward Ave.
Park St. – Hamilton Ave. to E. Maple Rd.
Webster Ave. – S. Adams Rd. to S. Eton Rd.
Torry St. – Haynes Ave. to Webster Ave.

At this time Chairperson Slanga arrived and Vice-Chairperson Lawson handed the gavel over to her.

W. Brown St.
The segment of Brown St. between Southfield Rd. and Chester St. is the only one that still has its original pavement. A complete reconstruction of the 36 ft. wide street is planned. Since Brown St. is an important corridor that has lots of pedestrian activity, it was decided to consider the whole corridor at this time. Only the pavement west of Chester St. would actually be constructed in 2016.

The Brown St. corridor is highlighted in two respects in the Master Plan. First it is part of a Neighborhood Connector route for bikes, connecting Southfield Rd. at its west end with the Woodward Ave. and Forest St. intersection on its east end. Likely due to the high traffic and parking demand in this area, no bike lanes are suggested, but sharrows are recommended.

Second, the Master Plan suggests improved pedestrian crossings at four locations:
• Bates St.
• Henrietta St.
• Pierce St.
• Mid-block crossing at Pierce St. Parking Structure entrance.
As projects are planned in the area, bumpouts are recommended on the south corners of Bates St., Henrietta St., and Pierce St., and all four corners of S. Old Woodward Ave. Mr. Clemence added this is a huge improvement because the bumpouts will make people feel safer with the crossing distance being shortened.

Mr. O'Meara noted that a bumpout is not recommended at the Pierce St. Structure due to the high number of left turns, as that would interfere with traffic. She wondered if that may also be an issue at the intersection of Pierce St. He advised that it could be a potential issue. Since this is a Master Plan proposal, it

would make sense to look at this question closer, and perhaps conduct counts, when the City is actually ready to make these improvements.

Hamilton Ave. and Park St.
The City has decided to move forward to implement the following changes. The work will be done on two phases.
1. The majority of the Park St. block will be rebuilt in 2016; however, the Maple Rd. intersection will be left as is. As a result, during the first year it will be left as a one-way street (northbound).
2. In 2017, this segment of Maple Rd. will be completely reconstructed. At that time, the Park St. intersection can be reconfigured to allow for two-way traffic. The traffic signal will remain as-is.

Bumpouts are recommended as follows:
• East leg of N. Old Woodward Ave. (with the south side matching what has already been built on the north side).
• Ferndale St., with particular emphasis on the existing crosswalk on the east leg of the intersection. (Ferndale St. acts as an important access to truck loading zones, and turning space is already inadequate for large vehicles at this intersection, therefore, the bumpout
improvements on the north side are minimal.)
• At Park St., all four corners.
• At Woodward Ave.

Two other changes are proposed for the block of Hamilton Ave. between Park St. and Woodward Ave. On the north side, the plan will propose the installation of three new metered parking spaces. On the south side, the existing Hunter House driveway makes on-street parking on this short block impractical. As long as parking is not allowed, the street can be rebuilt narrower, which will enhance the sidewalk in this area. (Before this is finalized, discussions with the adjacent property owner should be held to confirm if they have any plans to remove this driveway when the property is redeveloped. If so, it may be appropriate to rebuild Hamilton Ave. at its current width, and allow the installation of more on-street metered parking in the future.)

As a part of the detailed design, it is also recommended that staff review the current bike parking areas that are provided, and if additional opportunities exist, to include those enhancements as a part of the final project.

Chairperson Slanga asked about the upcoming plans for N. Old Woodward Ave. in the area of Hamilton Ave. Mr. O'Meara noted that N. Old Woodward Ave. is planned for reconstruction in 2018. The work that is proposed now would not extend out into that intersection, since it is subject to change. It was also noted that the S.E.corner ramp has just been rebuilt in the last year or two, and meets current code requirements.

Chairperson Slanga suggested that since this corner would likely change again in 2018, she thought it would be best to leave it as- is for now, and rebuild it complete in 2018.

The board discussed the design of the bumpout at the northeast corner of Ferndale St. Mr. O'Meara clarified that the bumpout as designed does not shorten the walking distance, but could give pedestrians some comfort because it extends out beyond the main sidewalk line. After debating the issue further, the board decided it would be best to delete this bumpout because, as Mr. Lawson pointed out, it doesn't really narrow the distance to cross the street.
Further, Ms. Warner noted it invites the public to use the bumpout instead of the marked crosswalk.

At 6:35 p.m. discussion regarding W. Brown St., Hamilton Ave., and Park St. was opened to the public.

Ms. Cecilia Ting, 1800 Northlawn, asked about the Brown St. bumpouts. She said she has noticed trucks go over the bumpout at Lincoln St. when they make a right turn. Therefore she feels the bumpout is too big. Mr. O'Meara indicated that the Brown St. bumpouts as proposed are smaller.

Webster Ave. and Torry St.
The Master Plan identifies Torry St. as part of a much larger Neighborhood Connector route, starting at Bowers St. and extending south to Woodward Ave. via Emmons Ave. Particular emphasis is suggested at the intersection of Haynes St. and Torry St. (installing ramps and high visibility markings). No improvements are suggested for Webster Ave.

Looking closer at the Haynes St. & Torry St. intersections, the following changes are recommended:
1. The existing marked crosswalk is at an awkward angle, and encourages pedestrians to take a longer path across Haynes St. than is necessary. The existing pedestrian markings should be removed. A new handicap ramp on the northeast section of the intersection (east of the driveway in front of 1601 Haynes St.) should be installed to line up with the ramp at the southeast corner of the intersection, and then a new, shorter marked crosswalk can be installed.
2. Since the sidewalk connector to Bowers St. is also part of a designated neighborhood connector (for bikes), it is recommended that this ramp be left as-is (without a marked crosswalk). The existing ramp will remain a benefit to bike riders using this intersection while heading north or south. In the winter the residents will help with shoveling the ramp.

No other changes are recommended.

Motion by Ms. Edwards
Seconded by Ms. Adams to move forward with the suggested recommendations 1, 2, and 3 as written by the city engineer. However, in no. 1, Brown St. becomes Bates St. In no. 2, eliminate the intersections of N. Old Woodward Ave. and N. side of Ferndale St. Add that N. Old Woodward

Ave. should be addressed when that intersection is rebuilt. The rest of the language to remain as-is:
1. Brown St. – Sharrows should be painted on all segments of Brown St. from Southfield Rd. to Woodward Ave. Crosswalk bumpouts shall be installed as a part of future projects at the intersections of Bates St., Henrietta St., Pierce St., and S. Old Woodward Ave.
2. Hamilton Ave./Park St. – Crosswalk bumpouts shall be installed at the intersections of S. side of Ferndale St., Park St., and Woodward Ave. Three additional metered parking spaces shall be installed on the north side of Hamilton Ave., between Park St. and Woodward Ave.
3. Haynes St. & Torry St. intersection – A new handicap ramp shall be installed in the northeast section of the intersection (in front of 1601 Haynes St.), and the pavement markings for the crosswalk shall be removed and relocated to match the new and existing ramps at the east leg of the intersection.

Comments on the motion were opened up to members of the public but no one spoke.

Motion carried, 7-0.

VOICE VOTE
Yeas: Edwards, Adams, Bordman, Lawson, Slanga, Surnow. Warner
Nays: None
Absent: None

F. MEETING OPEN TO THE PUBLIC FOR ITEMS NOT ON THE AGENDA

Northlawn
Mr. Malcolm Hendy who lives on Northlawn said that his street is an unimproved road and it has seriously deteriorated. Traffic has increased and the residents believe it has become a dangerous road. The following traffic calming changes are suggested:

- Speed bumps;
- Stop signs;
- No left turn off Southfield Rd. and no right turn off Cranbrook at specific hours;
- No access by heavy trucks;
- Replace the stop signs on Pleasant and put one on Golfview to impede the traffic flow onto Northlawn;
- Solar fixed radar speed monitor on the west. end of Northlawn.

Mr. Clemence advised the stop signs were removed from the intersection at Pleasant and east bound and west bound on Northlawn because an 18 month

study revealed the speed actually increased and the volume of traffic didn't change after the signs were installed.

Mr. Hendy said speeding is not of great concern to the residents; it is volume of traffic. Resurfacing the street and adding curbs and gutters will cost each resident approximately $10 – $15 thousand on an 80 ft. frontage. So their proposal this evening is to reinstate the stop signs at Pleasant and at Golfview.

Chairperson Slanga said this topic needs to be brought back for a more formal discussion on the stop signs as well as any update on the unimproved road.

Mr. Clemence noted that unfortunately neither of the two intersections on Northlawn at Pleasant and at Golfview meet the criteria necessary for stop signs to be installed. They met with the neighborhood association and suggested the residents should go to an improved road and add sidewalks. Obviously there is associated cost with that. The solar fixed radar speed monitor is ready to go but the Police Dept. wants to make sure that where they put it is acceptable to the residents.

Public comments were taken at 7:16 p.m.

Ms. Sharon Goodman, 1914 Northlawn, said people cut through because there is either zero or one stop sign on Northlawn. So, stop signs are needed at Pleasant and Golfview. That will decrease the volume of traffic because people will go down Lincoln because it is a better road.

Ms. Cecilia Ting said a stop sign at Northlawn and Pleasant would increase safety for the kids. Mr. Clemence noted the street is designed to handle 2,000 vehicles/day and the most recent study shows 1,500 vehicles/day go through there.

Mr. Labadie noted that stop signs are intended for assigning right-of-way.

S. Eton

Mr. O'Meara explained he was prepared to take all of the recommendations regarding S. Eton that were talked about at the last meeting to the City Commission. At that meeting Mr. Labadie had suggested perhaps they should acknowledge the American Assoc. of State Highway and Transportation Officials ("AASHTO") determination number for residential streets when setting yellow lines to help visibility at intersections. The board agreed to that, not really understanding what it meant. So after investigating further, staff found it is a much more significant zone than the board was envisioning. Therefore he did not feel comfortable moving the recommendations to the Commission without first checking with this board.

Mr. Labadie advised the corner sight distance is based on where the driver sits, how high the driver is, the obstructions, and what the speed limit is. Mr. O'Meara said this will be a major change from removing two parking spaces/block or 40 ft. to removing six spaces/block, or 119 ft., leaving two spaces left on each block. He thought the Commission may not want to proceed in this direction. He noted they would only be doing this for two blocks but that is where the biggest parking demand is.

Board members indicated they understand and agree with what was approved last month and that Mr. O'Meara should present the information to the City Commission. Mr. Clemence stated that when parking spaces are removed speeds will go up. Mr. Labadie established that parking helps to calm traffic, but it creates hazards for the people on the side streets and driveways. Discussion turned to incorporating a bike lane, but that idea was rejected.

Mr. Clemence agreed to run accident collision data on the whole corridor. If the collisions are really low, maybe they could go with the 40 ft. recommendation and at least allow some parking places to remain. He will bring the data to the next meeting and the board can re-discuss it. It was considered that Birmingham might set its own rules regarding intersections and then follow them in each instance going forward.

G. MISCELLANEOUS COMMUNICATIONS (none)

H. ADJOURNMENT

No further business being evident, the chairperson adjourned the meeting at 8 p.m.

_____
Jana Ecker, Planning Director

_____
Paul O'Meara, City Engineer

City of Birmingham
A Walkable Community

MEMORANDUM

Engineering Dept.

DATE: **July 31, 2015**

TO: **Joseph Valentine, City Manager**

FROM: **Paul T. O'Meara, City Engineer**

SUBJECT: **2016 City Street Projects**

The Multi-Modal Transportation Board has studied and finished its review of the City's largest 2016 project, W. Maple Rd. Now that it is completed, the Board needs to review the remaining City street projects that are planned, and finalize any multi-modal improvements that should be included in these projects. Moving generally west to east, here is a list of the other street reconstruction projects planned and budgeted for 2016:

W. Brown St. – Southfield Rd. to Chester St.
Hamilton Ave. – N. Old Woodward Ave. to Woodward Ave
Park St. – Hamilton Ave. to E. Maple Rd.
Webster Ave. – S. Adams Rd. to S. Eton Rd.
Torry St. – Haynes Ave. to Webster Ave.

W. Brown St.

The segment of Brown St. between Southfield Rd. and Chester St. is the only one that still has its original pavement. A complete reconstruction of the 36 ft. wide street is planned. Since Brown St. is an important corridor that has lots of pedestrian activity, it was decided to consider the whole corridor at this time. The attached plan depicts future improvements that are suggested as projects make such opportunities practical, although only the pavement west of Chester St. would actually be constructed in 2016.

As a relatively high demand collector street, the busiest sections of Brown St. have two to three full lanes of marked traffic lanes. Where demand is slightly less, a parking lane was added in 2000 on the south side of the road (Chester St. to Pierce St.). The segment being rebuilt in 2016 has the least traffic demand. It is intended to generally remain as is, with two traffic lanes, and two lower demand parking lanes. At each end of this segment (Southfield Rd. and Chester St.), parking is reduced or eliminated to handle traffic queues.

The Brown St. corridor is highlighted in two respects in the Master Plan. First, it is part of a Neighborhood Connector route for bikes, connecting Southfield Rd. at its west end with the Woodward Ave. & Forest St. intersection on its east end (then extending easterly to S. Eton Rd.). Likely due to the high traffic and parking demand in this area, no bike lanes are recommended, but Sharrows are recommended. Since Sharrows are a relatively simple improvement, it is recommended that sharrows be added to the 2016 Brown St. project not only for the segment being rebuilt, but extending all the way to Woodward Ave. The Neighborhood Connector route will require changes to the Woodward Ave. intersection that are

not ready to be implemented at this time, therefore, signage designating this as a bike route would be premature.

The Master Plan also suggests improved pedestrian crossings at four locations:

- Bates St.
- Henrietta St.
- Pierce St.
- Mid-block crossing at Pierce St. Parking Structure entrance

Since a parking lane exists on the south side, we recommend bumpouts be installed on the south side of the three intersections, but not the mid-block crossing. At that location, significant left turn movements require that the adjacent passing lane be kept open to allow through traffic to flow freely past left turning vehicles.

In addition to what is shown on the plan, bumpouts are recommended at the S. Old Woodward Ave. intersection, which is currently planned for reconstruction in 2018. There are no opportunities for bumpouts between S. Old Woodward Ave. and Woodward Ave., as all lanes are open and needed to handle current traffic demands.

To summarize, as projects are planned in the area, bumpouts are recommended on the south corners of Bates St., Henrietta St., and Pierce St., and all four corners of S. Old Woodard Ave. The attached plan reflects these improvements as suggested.

<u>Hamilton Ave. & Park St.</u>

As part of an upcoming ambitious plan to rebuild several streets downtown in the upcoming years, the above streets will be completely reconstructed, including water and sewer systems, street lighting, and sidewalks.

Neither street segment is noted for improvements in the Master Plan. However, as an important component of downtown in a high pedestrian area, pedestrian improvements should be considered wherever possible.

When reviewing the plan, it is important to understand the long term plan for this section of Park St. When built in the early 1970's, this segment was built as one-way northbound, with three available lanes of traffic. The design was done to encourage westbound Maple Rd. vehicles to use the new Ring Road system, giving them an easy clear alternative to the more congested Maple Rd. Since creation of the 2016 Plan, the City has moved away from the Ring Road concept. A proposal to reconfigure this block has been planned for several years. It was initially going to be done as a part of the reconstruction of the vacant property adjacent to the Hunter House. However, since this project has not materialized, and the pavement on this block is in poor condition, the City has decided to move forward to implement these changes. The work will be done in two phases:

1. The majority of the block will be rebuilt in 2016, as shown on the attached drawing. To not disrupt traffic on Maple Rd., however, the Maple Rd. intersection will be left as is. As a result, during the first year, it will be left as a one-way street (northbound).

2. In 2017, this segment of Maple Rd. will be completely reconstructed. At that time, the Park St. intersection can be reconfigured to allow for two-way traffic. However, westbound Maple Rd. must remain free flowing as much as possible, therefore, the intersection will remain unique. The traffic signal will remain as is. Local vehicle traffic traveling south on Park St. will be forced to turn right on to Maple Rd. after obeying a STOP sign. Proceeding south to Peabody St., or turning left on to Maple Rd. will not be allowed. To allow these other movements, Maple Rd. traffic would have to be stopped for greater time periods, thereby queuing vehicles into Woodward Ave. to unacceptable levels (through traffic on Woodward Ave. must remain a priority for safety).

Changing Park St. to two way traffic will allow local traffic attempting to access properties or parking spaces in the area will have an option to access Maple Rd. from Hamilton Ave. without using Woodward Ave. to do so.

Referring to the plan attached, bumpouts are recommended as follows:

- East leg of N. Old Woodward Ave. (with the south side matching what has already been built on the north side).
- Ferndale St., with particular emphasis on the existing crosswalk on the east leg of the intersection. (Ferndale St. acts as an important access to truck loading zones, and large vehicles already cannot make a complete turn on to this street, therefore, the bumpout improvements on the north side are minimal.)
- At Park St., all four corners (note that Park St. itself cannot be reduced due to its three traffic lane configuration).
- At Woodward Ave.

Two other changes are proposed for the block of Hamilton Ave. between Park St. and Woodward Ave. On the north side, it is not clear why parking has never been allowed. The plan will propose the installation of three new metered parking spaces. On the south side, the existing Hunter House driveway makes on-street parking on this short block impractical. As long as parking is not allowed, the street can be rebuilt narrower, which will enhance the sidewalk in this area. (Before this is finalized, discussions with the adjacent property owner should be held to confirm if they have any plans to remove this driveway when the property is redeveloped. If so, if may be appropriate to rebuild Hamilton Ave. at its current width, and allow the installation of more on-street parking in the future.)

As a part of the detailed design, it is also recommended that staff review the current bike parking areas that are provided, and if additional opportunities exist, to include those enhancements as a part of the final project.

<u>Webster Ave. & Torry St.</u>

The Master Plan identifies Torry St. as part of a much larger Nieghborhood Connector route, starting at Bowers St. and extending south to Woodward Ave. via Emmons Ave. Particular emphasis is suggested at the intersection of Haynes St. and Torry St. (installing ramps and high visibility markings). No improvements are suggested for Webster Ave.

Looking closer at the Haynes St. & Torry St. intersections, the following changes are recommended:

1. The existing marked crosswalk is at an awkward angle, and encourages pedestrians to take a longer path across Haynes St. than is necessary. The existing pedestrian markings should be removed. A new handicap ramp on the northeast section of the intersection (east of the driveway in front of 1601 Haynes St.) should be installed to line up with the ramp at the southeast corner of the intersection, and then a new, shorter marked crosswalk can be installed.
2. Typically, the existing ramp on the north side would be removed as a part of the improvements described in #1. However, since the sidewalk connector to Bowers St. is also part of a designated neighborhood connector (for bikes), it is recommended that this ramp be left as is (without a marked crosswalk). The existing ramp will remain a benefit to bike riders using this intersection while heading north or south.

No other changes are recommended.

To summarize, the suggested Multi-Modal improvements for the 2016 street projects are as listed below:

SUGGESTED RECOMMENDATIONS:

The Multi-Modal Transportation Board has reviewed the remaining City street reconstruction projects for the 2016 construction season, and recommends to the City Commission that the following multi-modal improvements be included in accordance with the Master Plan:

1. Brown St. – Sharrows should be painted on all segments of Brown St. from Southfield Rd. to Woodward Ave. Crosswalk bumpouts shall be installed as a part of future projects at the intersections of Brown St., Henrietta St., Pierce St., and S. Old Woodward Ave.

2. Hamilton Ave./Park St. – Crosswalk bumpouts shall be installed at the intersections of N. Old Woodward Ave., Ferndale St., Park St., and Woodward Ave. Three additional metered parking spaces shall be installed on the north side of Hamilton Ave., between Park St. and Woodward Ave.

3. Haynes St. & Torry St. intersection – A new handicap ramp shall be installed in the northeast section of the intersection (in front of 1601 Haynes St.), and the pavement markings for the crosswalk shall be removed and relocated to match the new and existing ramps at the east leg of the intersection.

City of Birmingham
A Walkable Community

MEMORANDUM

Office of the City Manager

DATE: **December 7, 2015**

TO: **City Commission**

FROM: **Joseph A. Valentine, City Manager**

SUBJECT: **Request for Closed Session**
Attorney-Client Privilege

It is requested that the city commission meet in closed session pursuant to Section 8(h) of the Open Meetings Act to discuss an attorney/client privilege communication.

SUGGESTED RESOLUTION:
To meet in closed session to discuss an attorney/client privilege communication in accordance with Section 8(h) of the Open Meetings Act.

December 2, 2015

To the City Commission:

I wanted to express my support for the lane change regarding West Maple Road. Even though there are some backups in the evening, Overall, I find the change to be beneficial. The traffic moves although the speeds are lower and controlled. I also find the ability to turn

better. The roadway just seems more calm, manageable and durable.

Thank you for listening to my comments.

Noreen Rapp
Birmingham, Mi.

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DEC - 7 2015
CITY CLERK'S OFFICE
CITY OF BIRMINGHAM

RECEIVED BY
DEC - 1 2015
CITY CLERK'S OFFICE
CITY OF BIRMINGHAM

November 25, 2015

Dear Commissioners:

I wanted to express my thoughts on the Maple Road conversion. Even though I was originally against it, now after 3 months I must say I think the idea is a good one. Yes, there are backups at certain times of the day, but they are minimal. And overall the traffic moves. Also, the speeds have been greatly reduced.

I now favor the 3 lanes over 4 and hope you decide to make it permanent.

Gary Smith

Mr. & Mrs. Herbert K. Danziger
550 Cherry Court
Birmingham, MI 48009

RECEIVED BY
DEC - 7 2015
CITY CLERK'S OFFICE
CITY OF BIRMINGHAM

December 4, 2015

City of Birmingham
City Clerk
151 Martin Street
PO Box 3001
Birmingham, MI 48012-3001

Attn: City Commissioners; Planning Department Board Members;
Jana Ecker, Planning Director

Re: Final Site Plan & Design Review -559 W. Brown

Dear Planning Department Board Members,

This letter is a follow-up to our previous letters of September 1, 2015, September 8, 2015 and October 26, 2015 concerning the preliminary site plan for 559 W. Brown. Several residents of the Stanley Street and Cherry Court community are in agreement on the following 5 issues and have signed this letter. We apologize for its length but the issues concerning this project are numerous.

1. The value of our property will be diminished by these townhouses that are so close to our house. The 4 lots adjacent & immediately east, all fronting on W. Brown, are zoned "R-8 ", as is 559 W Brown. Their owners have all chosen to build a single-family home on these lots to the approval of their neighbors. The signatories below are these neighbors immediately to their south.

2. 559 W. Brown (lot 18), 545 W. Brown (lot 19) and our home, 550 Cherry Ct (lot 23), all abutting each other and are on identically shaped and sized lots. These lots are 60 ft. by 103 ft. and all are thus on 6,180 sqft lots. Lot 19 has a 3,518 sqft home on it. Lot 23 has a 2,038 sqft home on it. The applicants are asking to build a 5,486 sqft building on Lot 18. We are losing a lot of green space for our neighborhood by approving these 2 Townhouse "Bunkers" that have been so named and widely condemned at your recent Zoning Department Meetings.

3. The Engineering Department in their report for the Planning Board meeting on 10/28/15 (see. Pg. 18, #4) has stated that the building for 559 W. Brown (lot 18) is small in size and compared to the previous building on the lot that the increase in impervious surface is negligible, so the Storm Water Runoff requirements will be able to be waived. We strongly disagree and insist that the Storm Water Runoff requirements MUST be enforced. Almost half of the lot with that previous building on the lot was green space. We will be glad to provide pictures.

4. In 2010, all the neighbors on Cherry Court and Stanley joined together and convinced this Planning Board to deny the 4 Townhouses planned for the two-lot property at 503-529 West Brown which was zoned "R-8" like the above 559 W. Brown. We now have at 505 W. Brown, a lovely single-family home on that property with beautiful gardens and abundant green space which has resulted in a welcoming entry to our homes on Stanley Street and Cherry Court.

5. In 1980, the city approved variances allowing our home to be built 7 feet from our north property line and 5 feet from our west property lines. This 2½ story, 5486 square foot building will impact on our air and light virtually cutting out our last view of sky. We are concerned about air quality, specifically fireplace use. In fall and winter you can step outside on some evenings and one is hard pressed to breathe. These two townhouses will be adding four more fireplaces to our already existing pollution problems. Every spring our beige siding is covered with soot that has to be washed off.

ARTICLE 7.0 APPROVAL CRITERIA OF THE SITE PLAN REVIEW

Finally we urge the Board to give serious consideration to the intent of Article 7.0 Approval Criteria of the Site Plan Review and assess this project in terms of its (1) effect on access to current homes' light and air, (2) effect on current homes' property values, (3) compatibility to adjacent homes, and (5) amount of open space and landscaping.

OUR DISCUSSIONS WITH LIVIDINI & WATSON BUILDING LLC AS SUGGESTED BY THE PLANNING BOARD

After the October 26th Planning Board meeting we introduced ourselves to the builders. They said that they would plant at their expense on the McGough's northeast corner of their property at 543 Watkins, an arbovitae that was the same height as the McGoughs current arborvitae. The McGoughs have yet to be contacted by the builders, but they have given permission for this arbovitae to be planted. The builders also said they would extend the masonry retainer wall around the southeast corner of 559 W. Brown and along the east side of their property. Their preliminary plans said they would do this only if required. We ask that the city to require them to do this extension.

We thank the Board for their consideration on other issues discussed in the September 9th and October 28th meetings and urge the Board to support and react positively to the issues and concerns presented in this letter by voting no on the townhouse application.

Yours truly,

Camille F. Danziger
550 Cherry Court

Herbert K. Danziger
550 Cherry Court

Denise Fate
608 Stanley Street

Gary A. Fate
608 Stanley Street

Linda Wells
588 Cherry Court

Barb Eschner Cantley
536 Stanley Street

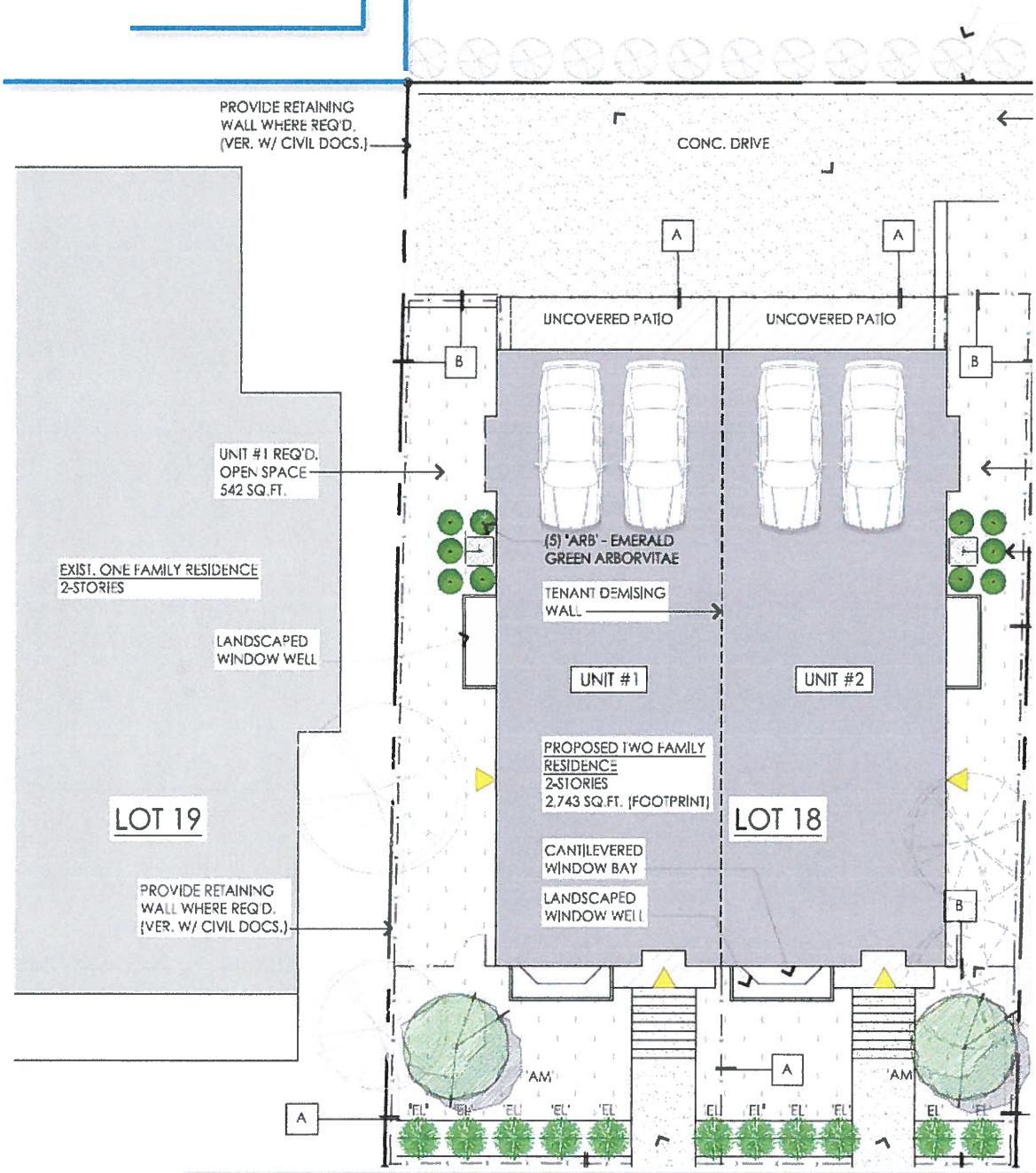
Dick Cantley
536 Stanley Street

Judith H. Solomon
588 Stanley Street

Michael Bressler
588 Stanley Street

550 Cherry Court
(Lot 23)

Approx. Corner of our House



City of Birmingham
A Walkable Community

MEMORANDUM

Finance Department

DATE: **November 13, 2015**

TO: **Joseph A. Valentine, City Manager**

FROM: **Mark Gerber, Director of Finance/Treasurer**

SUBJECT: **First Quarter Financial Reports**

Background

Chapter 7, section 3(b) of the City charter requires the Director of Finance to report on the condition of the City quarterly. Quarterly reports are prepared for the first 3 quarters of the year with the annual audit serving as the 4th quarter report. Only the following funds are reported quarterly because by state law they require a budget: General Fund, Major and Local Street Funds, Solid Waste Fund, Community Development Block Grant Fund, Law and Drug Enforcement Fund, Baldwin Public Library Fund, Principal Shopping District Fund, Brownfield Redevelopment Authority Fund, Triangle District Corridor Improvement Authority Fund, and the Debt Service Fund.

Overview

Attached is the first quarter 2015-2016 fiscal year financial reports. The reports compare budget to actual for the current fiscal year and the prior fiscal year for the same quarter. This allows comparisons between fiscal years as well as percentage of budget received/spent for the year. The budget categories used for each fund are the same ones approved by the Commission when they adopted the budget. Budget discussions that follow will focus on each fund individually.

At this point, 25% of the fiscal year has lapsed.

General Fund

Overall, the activity in the General Fund for fiscal year 2015-2016 is comparable to the prior fiscal. Revenues are approximately $600,000 higher than last year mostly as a result of higher property tax revenue and licenses and permits. Intergovernmental revenues are at 3% of budget because the first state shared revenue check for the fiscal year is not received until November. Fines and forfeiture revenue is at 4% because revenue from the 48th District Court was not received until October.

Expenditures for the General Fund are at the same level as the prior year. Transfers out are at 31% as a result of paying the 48th District Court's October – December funding amount in September.

Major Street Fund

Overall, revenue has decreased approximately $300,000 as a result of a grant from the State for reconstruction of the Chesterfield/Quarton intersection for $432,800 which was received in

August 2014. This was partially offset by an increase in transfers from the General Fund of $100,000.

Non-construction expenditures are similar to the previous fiscal year. Construction expenditures are approximately $770,000 greater this fiscal year as compared to the prior year as a result of 2014-2015 fall projects such as West Lincoln Avenue and North Eton Road starting later in the construction season.

Local Street Fund

Total revenues for the year are approximately $65,000 higher than the prior year as a result of an increase in transfers from the General Fund.

Total expenditures are approximately $270,000 less than the prior year as a result of a decrease in construction costs. Non-construction expenditures are similar to the previous fiscal year.

Solid Waste Fund

Revenues are comparable to the prior fiscal year.

Expenditures are comparable to the prior fiscal year. Capital outlay represents purchases of dumpsters.

Brownfield Redevelopment Authority Fund

Revenues are higher than the prior fiscal year as a result of higher property values being captured by the fund. At the time the budget was prepared for fiscal year 2015-2016, the amount of taxable value to be captured by the Authority was not available.

Expenditures are higher in the current fiscal year as a result of payments to developers for reimbursement of environmental remediation costs.

Principal Shopping District

Total revenues are lower in the current fiscal year by approximately $50,000 as a result of special event revenue not received until after September 30, 2015. Expenditures are comparable to prior fiscal year.

Community Development Block Grant Fund

Current year budget includes funding for new handicap lift in City Hall. The increase in revenues and expenditures represents the first phase of the handicap lift project.

Triangle District Corridor Improvement Authority

No property tax revenue from tax capture has been recorded yet. It was undetermined at September 30th which taxing authorities were going to be captured. When this situation becomes resolved later this fiscal year, the property tax revenue account will be updated.

Law and Drug Enforcement Fund

Forfeiture revenue is comparable to prior year. Expenditures have decreased as there is less purchases planned for this fiscal year. Last year's budget included an upgrade of the City's security cameras.

Baldwin Library
Revenue is down approximately $75,000. This is the result of contract service area revenue not being received until after September this year versus being received in September in the prior year.

Expenditures are comparable to the prior fiscal year.

Debt Service Fund
Revenues and expenditures are higher as a result of increased debt service costs for the year.

CITY OF BIRMINGHAM

QUARTERLY BUDGET REPORT

GENERAL FUND

QUARTER ENDED: SEPTEMBER 30, 2015 AND SEPTEMBER 30, 2014

% OF FISCAL YEAR COMPLETED: 25%

	2015-2016			2014-2015		
	AMENDED BUDGET	YEAR-TO-DATE ACTUAL	% OF BUDGET USED	AMENDED BUDGET	YEAR-TO-DATE ACTUAL	% OF BUDGET USED
REVENUES:						
USE OF FUND BALANCE	-	-	0%	430,030	-	0%
TAXES	20,281,450	20,222,402	100%	19,656,960	19,725,209	100%
LICENSES AND PERMITS	3,240,750	906,544	28%	2,725,260	673,214	25%
INTERGOVERNMENTAL	1,931,160	53,275	3%	1,887,720	48,920	3%
CHARGES FOR SERVICES	2,848,820	591,813	21%	2,825,090	638,287	23%
FINES AND FORFEITURES	1,697,650	63,236	4%	1,603,080	107,150	7%
INTEREST AND RENT	204,480	29,051	14%	231,600	27,651	12%
OTHER REVENUE	81,600	25,021	31%	110,310	75,486	68%
TOTAL REVENUES	30,285,910	21,891,342	72%	29,470,050	21,295,917	72%
EXPENDITURES:						
GENERAL GOVERNMENT	5,439,524	1,009,760	19%	5,407,274	995,445	18%
PUBLIC SAFETY	12,258,966	2,531,434	21%	12,791,913	2,558,564	20%
COMMUNITY DEVELOPMENT	2,383,400	413,704	17%	2,120,631	402,305	19%
ENGINEERING AND PUBLIC SERVICES	4,518,184	740,198	16%	4,142,172	802,440	19%
TRANSFERS OUT	5,361,230	1,648,470	31%	5,008,060	1,561,571	31%
TOTAL EXPENDITURES	29,961,304	6,343,566	21%	29,470,050	6,320,325	21%

CITY OF BIRMINGHAM
QUARTERLY BUDGET REPORT
MAJOR STREETS
QUARTER ENDED: SEPTEMBER 30, 2015 AND SEPTEMBER 30, 2014
% OF FISCAL YEAR COMPLETED: 25%

	2015-2016			2014-2015		
	AMENDED BUDGET	YEAR-TO-DATE ACTUAL	% OF BUDGET USED	AMENDED BUDGET	YEAR-TO-DATE ACTUAL	% OF BUDGET USED
REVENUES:						
USE OF FUND BALANCE	1,541,229	-	0%	2,920,279	-	0%
INTERGOVERNMENTAL	1,978,610	264,210	13%	889,760	664,190	75%
INTEREST AND RENT	25,500	1,917	8%	29,980	3,314	11%
OTHER REVENUE	2,940	1,107	38%	10,500	1,967	19%
TRANSFERS IN	1,580,000	395,000	25%	1,200,000	300,000	25%
TOTAL REVENUES	5,128,279	662,234	13%	5,050,519	969,471	19%
EXPENDITURES:						
ADMINISTRATIVE	17,920	6,283	35%	21,670	5,590	26%
TRAFFIC CONTROLS & ENGINEERING	263,577	34,115	13%	203,780	21,024	10%
CONSTRUCTION OF ROADS & BRIDGES	3,712,125	849,155	23%	3,680,479	79,289	2%
MAINTENANCE OF ROADS & BRIDGES	356,707	63,480	18%	380,650	47,873	13%
STREET CLEANING	184,920	23,098	12%	170,020	36,665	22%
STREET TREES	227,710	54,147	24%	247,150	42,962	17%
SNOW AND ICE REMOVAL	365,320	7,402	2%	346,770	9,427	3%
TOTAL EXPENDITURES	5,128,279	1,037,680	20%	5,050,519	242,830	5%

CITY OF BIRMINGHAM
QUARTERLY BUDGET REPORT
LOCAL STREETS
QUARTER ENDED: SEPTEMBER 30, 2015 AND SEPTEMBER 30, 2014
% OF FISCAL YEAR COMPLETED: 25%

	2015-2016			2014-2015		
	AMENDED BUDGET	YEAR-TO-DATE ACTUAL	% OF BUDGET USED	AMENDED BUDGET	YEAR-TO-DATE ACTUAL	% OF BUDGET USED
REVENUES:						
USE OF FUND BALANCE	1,333,904	-	0%	1,802,405	-	0%
INTERGOVERNMENTAL	376,480	95,944	25%	359,040	93,867	26%
INTEREST AND RENT	35,500	5,498	15%	35,200	7,840	22%
OTHER REVENUE	113,770	15,919	14%	96,830	12,308	13%
TRANSFERS IN	2,250,000	562,500	25%	2,000,000	500,000	25%
TOTAL REVENUES	4,109,654	679,861	17%	4,293,475	614,015	14%
EXPENDITURES:						
ADMINISTRATIVE	25,230	8,110	32%	30,970	7,915	26%
TRAFFIC CONTROLS & ENGINEERING	59,990	14,864	25%	60,020	14,580	24%
CONSTRUCTION OF ROADS & BRIDGES	2,660,737	669,422	25%	2,635,867	963,383	37%
MAINTENANCE OF ROADS & BRIDGES	408,957	106,280	26%	624,178	88,220	14%
STREET CLEANING	206,740	52,586	25%	171,670	42,538	25%
STREET TREES	523,980	106,239	20%	557,730	111,027	20%
SNOW AND ICE REMOVAL	224,020	6,495	3%	213,040	8,981	4%
TOTAL EXPENDITURES	4,109,654	963,996	23%	4,293,475	1,236,644	29%

CITY OF BIRMINGHAM
QUARTERLY BUDGET REPORT
SOLID WASTE
QUARTER ENDED: SEPTEMBER 30, 2015 AND SEPTEMBER 30, 2014
% OF FISCAL YEAR COMPLETED: 25%

	2015-2016			2014-2015		
	AMENDED BUDGET	YEAR-TO-DATE ACTUAL	% OF BUDGET USED	AMENDED BUDGET	YEAR-TO-DATE ACTUAL	% OF BUDGET USED
REVENUES:						
USE OF FUND BALANCE	-	-	0%	19,580	-	0%
TAXES	1,825,000	1,823,387	100%	1,809,000	1,808,897	100%
CHARGES FOR SERVICES	22,900	5,235	23%	22,900	5,530	24%
INTEREST AND RENT	8,500	1,181	14%	9,680	887	9%
OTHER REVENUE	-	303	0%	-	10	0%
TOTAL REVENUES	1,856,400	1,830,106	99%	1,861,160	1,815,324	98%
EXPENDITURES:						
PERSONNEL COSTS	194,740	10,399	5%	204,890	13,170	6%
REFUSE PICKUP	1,520,620	299,827	20%	1,475,940	300,648	20%
EQUIPMENT RENTAL	100,000	734	1%	135,000	1,066	1%
MISCELLANEOUS	12,440	3,138	25%	9,330	1,280	14%
CAPITAL OUTLAY	20,000	4,380	22%	36,000	-	0%
TOTAL EXPENDITURES	1,847,800	318,478	17%	1,861,160	316,164	17%

CITY OF BIRMINGHAM
QUARTERLY BUDGET REPORT
BROWNFIELD REDEVELOPMENT FUND
QUARTER ENDED: SEPTEMBER 30, 2015 AND SEPTEMBER 30, 2014
% OF FISCAL YEAR COMPLETED: 25%

	2015-2016			2014-2015		
	AMENDED BUDGET	YEAR-TO-DATE ACTUAL	% OF BUDGET USED	AMENDED BUDGET	YEAR-TO-DATE ACTUAL	% OF BUDGET USED
REVENUES:						
USE OF FUND BALANCE	-	-	0%	-	-	0%
TAXES	226,750	246,100	109%	219,700	219,700	100%
INTEREST AND RENT	1,500	91	6%	2,620	501	19%
OTHER REVENUE	20,000	(3,150)	-16%	5,000	5,260	105%
TRANSFERS IN	13,900	3,475	25%	25,000	6,250	25%
TOTAL REVENUES	262,150	246,516	94%	252,320	231,711	92%
EXPENDITURES	260,560	72,524	28%	249,750	5,746	2%

CITY OF BIRMINGHAM
QUARTERLY BUDGET REPORT
PRINCIPAL SHOPPING DISTRICT
QUARTER ENDED: SEPTEMBER 30, 2015 AND SEPTEMBER 30, 2014
% OF FISCAL YEAR COMPLETED: 25%

	2015-2016			2014-2015		
	AMENDED BUDGET	YEAR-TO-DATE ACTUAL	% OF BUDGET USED	AMENDED BUDGET	YEAR-TO-DATE ACTUAL	% OF BUDGET USED
REVENUES:						
USE OF FUND BALANCE	55,590	-	0%	72,338	-	0%
SPECIAL ASSESSMENTS	884,710	2,344	0%	889,570	6,417	1%
INTEREST AND RENT	5,400	699	13%	6,740	683	10%
OTHER REVENUE	175,000	40,366	23%	165,000	87,674	53%
TOTAL REVENUES	1,120,700	43,409	4%	1,133,648	94,774	8%
EXPENDITURES	1,120,700	273,196	24%	1,133,648	287,630	25%

CITY OF BIRMINGHAM

QUARTERLY BUDGET REPORT

COMMUNITY DEVELOPMENT BLOCK GRANT

QUARTER ENDED: SEPTEMBER 30, 2015 AND SEPTEMBER 30, 2014

% OF FISCAL YEAR COMPLETED: 25%

	2015-2016			2014-2015		
	AMENDED BUDGET	YEAR-TO-DATE ACTUAL	% OF BUDGET USED	AMENDED BUDGET	YEAR-TO-DATE ACTUAL	% OF BUDGET USED
INTERGOVERNMENTAL REVENUE	72,909	18,350	25%	33,010	971	3%
EXPENDITURES	72,909	18,350	25%	33,010	971	3%

CITY OF BIRMINGHAM

QUARTERLY BUDGET REPORT

TRIANGLE DISTRICT CORRIDOR IMPROVEMENT AUTHORITY

QUARTER ENDED: SEPTEMBER 30, 2015 AND SEPTEMBER 30, 2014

% OF FISCAL YEAR COMPLETED: 25%

	2015-2016			2014-2015		
	AMENDED BUDGET	YEAR-TO-DATE ACTUAL	% OF BUDGET USED	AMENDED BUDGET	YEAR-TO-DATE ACTUAL	% OF BUDGET USED
REVENUES:						
USE OF FUND BALANCE	-	-	0%	4,680	-	0%
PROPERTY TAXES	115,000	-	0%	-	-	0%
INTEREST AND RENT	1,000	32	3%	320	40	13%
TOTAL REVENUES	116,000	32	0%	5,000	40	1%
EXPENDITURES	20,000	750	4%	5,000	-	0%

CITY OF BIRMINGHAM

QUARTERLY BUDGET REPORT

LAW & DRUG ENFORCEMENT FUND

QUARTER ENDED: SEPTEMBER 30, 2015 AND SEPTEMBER 30, 2014

% OF FISCAL YEAR COMPLETED: 25%

	2015-2016			2014-2015		
	AMENDED BUDGET	YEAR-TO-DATE ACTUAL	% OF BUDGET USED	AMENDED BUDGET	YEAR-TO-DATE ACTUAL	% OF BUDGET USED
REVENUES:						
USE OF FUND BALANCE	-	-	0%	169,691	-	0%
FINES & FORFEITURES	37,500	-	0%	32,500	-	0%
INTEREST AND RENT	750	54	7%	2,510	158	0%
TOTAL REVENUES	38,250	54	0%	204,701	158	0%
EXPENDITURES:						
PUBLIC SAFETY	-	-	0%	10,531	1,097	10%
CAPITAL OUTLAY	8,800	-	0%	194,170	9,401	5%
TOTAL EXPENDITURES	8,800	-	0%	204,701	10,498	5%

CITY OF BIRMINGHAM
QUARTERLY BUDGET REPORT
BALDWIN LIBRARY
QUARTER ENDED: SEPTEMBER 30, 2015 AND SEPTEMBER 30, 2014
% OF FISCAL YEAR COMPLETED: 25%

	2015-2016			2014-2015		
	AMENDED BUDGET	YEAR-TO-DATE ACTUAL	% OF BUDGET USED	AMENDED BUDGET	YEAR-TO-DATE ACTUAL	% OF BUDGET USED
REVENUES:						
TAXES	2,174,180	2,187,329	101%	2,050,990	2,079,276	101%
INTERGOVERNMENTAL	930,508	-	0%	883,148	183,555	21%
CHARGES FOR SERVICES	99,740	27,290	27%	101,920	27,368	27%
INTEREST AND RENT	16,500	2,092	13%	16,850	1,642	10%
TOTAL REVENUES	3,220,928	2,216,711	69%	3,052,908	2,291,841	75%
EXPENDITURES	3,166,472	651,640	21%	3,039,555	628,881	21%

CITY OF BIRMINGHAM
QUARTERLY BUDGET REPORT
DEBT SERVICE FUND
QUARTER ENDED: SEPTEMBER 30, 2015 AND SEPTEMBER 30, 2014
% OF FISCAL YEAR COMPLETED: 25%

	2015-2016			2014-2015		
	AMENDED BUDGET	YEAR-TO-DATE ACTUAL	% OF BUDGET USED	AMENDED BUDGET	YEAR-TO-DATE ACTUAL	% OF BUDGET USED
REVENUES:						
USE OF FUND BALANCE	-	-	0%	-	-	0%
TAXES	1,575,090	1,573,735	100%	1,523,980	1,523,892	100%
INTEREST AND RENT	1,400	793	57%	2,300	627	27%
TOTAL REVENUES	1,576,490	1,574,528	100%	1,526,280	1,524,519	100%
EXPENDITURES	1,571,490	1,322,283	84%	1,508,980	1,240,889	82%

City of Birmingham
A Walkable Community

MEMORANDUM

Engineering Dept.

DATE: **December 10, 2015**

TO: **Joseph Valentine, City Manager**

FROM: **Paul T. O'Meara, City Engineer**

SUBJECT: **New Development Adjacent to Manor Park**

As you may be aware, the single family homes (2) to the west of Manor Park may be acquired by a developer for the purpose of buiding a new 8 unit site condominium in Bloomfield Township. The status of the project, and the wood chip path that serves as a pedestrian connection to Big Beaver Rd. was outlined recently in the attached memo to the Parks & Recreation Board.

As shown on the attached plan, the developer is proposing the creation of an easement on their property to allow access and maintenance of the existing wood chip path as it presently exists. Although there were references made in the past that the wood chip path would have to be moved, our most recent understanding is that the path will remain, and an easement will be created.

It is our intention to secure the easement and resolve this issue as a part of finalizing the storm sewer tap needed by the developer, and referenced in more detail in the attachments.

City of Birmingham
A Walkable Community

MEMORANDUM

Engineering Dept.

DATE: **November 23, 2015**

TO: **Parks & Recreation Board c/o**
Lauren Wood, Dept. of Public Services Director

FROM: **Paul T. O'Meara, City Engineer**

SUBJECT: **Private Condominium Development**
Immediately West of Manor Park

City records indicate that Springdale Park and Manor Park were both acquired by the City in 1938. At that time, Manor Rd. was platted to extend from its present terminus at the intersection of Warwick Rd. by curving to the northeast, and connecting to Big Beaver Rd. This portion of Manor Rd. was never built. Instead, it acted as an open drainage ditch for storm flow (and combined sewage during extreme rain events) for the Birmingham Forest Hills subdivision located to the south.

In 1959, the City constructed a large storm sewer to enclose this flow from Shepardbush Rd. north across Big Beaver Rd., and then easterly to the Rouge River. It also was designed to carry combined sewage during extreme rain events. Likely soon after, a wood chip path was constructed on the surface over the storm sewer, to create a pedestrian path north to Big Beaver Rd. In 1965, the Manor Rd. right-of-way was vacated in Oakland Co. Circuit Court. Like all such vacations, the land was split evenly down the middle, and the property owners on each side received half of the land at no cost. In this case, the land was split between two single family homes in Bloomfield Twp. on the west side, and added as Birmingham City parkland on the east side.

In 1997, after the construction of large sewers on Warwick Rd., Abbey Rd., and others, this pipe was left to act as a true storm sewer for the immediate drainage area.

As shown on the attached survey, the storm sewer and wood chip path did not consider the possibility that the right-of-way would be subdivided someday. As a result, both tend to criss-cross over the property line.

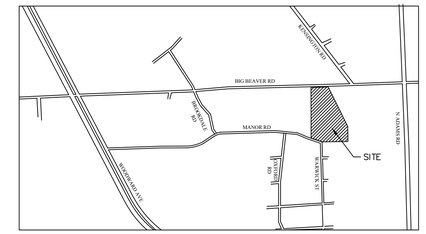
About a year ago, we were notified that the two properties to the west of Manor Park were being sold to a developer, and a new site condominium development was planned. The developer planned to relocate the path off the site where necessary to allow the parcels to be free and clear of this feature. Since Bloomfield Twp. has no storm sewer outlet in this area, the developer would like to gain permission from Birmingham to direct its flow into this sewer. Since it will be restricted on site to an agricultural rate, there is no concern that the large sewer can accommodate this additional flow. City staff urged the developer to reconsider their suggestion that the path would be relocated. After further discussions, it is our intention to allow the tap to the City storm sewer, and the developer has decided not to relocate the path.

We have also had discussions about the actual location of the property line just east of the Warwick Rd. and Manor Rd. intersection. A final disposition has not been reached.

It is our understanding that the developer is still working on finalizing plans, and working through the approval process. We have not had any formal discussions as of this date to finalize the path, storm sewer tap, or the property line. Since this is City park land, Ms. Lauren Wood will be consulted as any progress is made.

MANOR ESTATES

SINGLE FAMILY RESIDENTIAL DEVELOPMENT
BLOOMFIELD TOWNSHIP, OAKLAND COUNTY, MICHIGAN
LOT SPLIT APPLICATION
AND
PRELIMINARY ROADWAY, UTILITIES AND GRADING DESIGN



VICINITY MAP
NOT TO SCALE

APPLICANT:

GMS HOLDING CO. 3, LLC
1668 S. TELEGRAPH ROAD, SUITE 200
BLOOMFIELD, MI 48302
PHONE: 248.539.9333
ATTN: MR. BRAD BOTHAM

PROJECT ENGINEER:

ATWELL, LLC
TWO TOWNE SQUARE, SUITE 700
SOUTHFIELD, MI 48076
PHONE: 248.447.2000
FAX: 248.447.2001
ATTN: JOHN ACKERMAN

Development Summary

Entitlement Process - The applicant is proposing a lot split totaling 7.33 acres, to create eight (8) new parcels, including easements for a private roadway, utilities and stormwater detention pond. The development is proposed to contain single family residential homes.

Water Service - Township public water will be extended from Brookdale Road, approximately 1,300' west of the site entrance. The public water main will be extended north through the development to the end of the proposed cul-de-sac, to provide domestic and fire protection services for the homes. Appropriate reviews and approvals will be obtained, as required.

Sanitary Sewer - The sanitary sewer will be collected from all the homes into an existing county sewer located within the Big Beaver Road right of way. Appropriate county reviews and approvals will be obtained as required.

Roadway - A private roadway will be proposed to service the new home sites that will be located in an easement. The roadway section will be designed to meet Road Commission for Oakland County Standards.

Stormwater - A private stormwater pond is proposed to be located within an easement on lot 6. The storm water will be collected and detained for a 100-year storm event, and discharged into an existing storm sewer owned and operated by the City of Birmingham.

VICINITY MAP
SCALE: 1" = 100'

SHEET INDEX

00	COVER SHEET
01	OVERALL SURVEY PLAN - LOT SPLIT
02	TOPOGRAPHIC SURVEY - ON SITE
03	TOPOGRAPHIC SURVEY - OFF SITE
04	TOPOGRAPHIC SURVEY - TREE LIST
05	LAYOUT PLAN
06	ROADWAY, UTILITIES & GRADING PLAN
07	PRELIMINARY SANITARY SEWER PLAN & PROFILE
08	OFF-SITE UTILITY IMPROVEMENTS
09	LANDSCAPE PLAN
10	LANDSCAPE DETAILS
11	DRAINAGE AREA MAP

SITE DATA

SITE AREA:	7.33 ACRES
EXISTING ZONING	R3 RESIDENTIAL
PROPOSED ZONING	R3 RESIDENTIAL
NUMBER OF SINGLE FAMILY HOMES:	8
MINIMUM LOT SIZE:	22,000 SF
MINIMUM LOT WIDTH:	130'
SETBACKS:	
FRONT:	40'
REAR:	35'
SIDE:	16'

811
Know what's **below.**
Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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866.850.4200 www.atwell-group.com
TWO TOWNE SQUARE, SUITE 700
SOUTHFIELD, MI 48076
248.447.2000

SECTION 25
TOWN 02 NORTH, RANGE 10 EAST
BLOOMFIELD TOWNSHIP
OAKLAND COUNTY, MICHIGAN

CLIENT
GMS HOLDING CO. 3, LLC

MANOR ESTATES
PRELIMINARY SITE PLANS
COVER SHEET

DATE
APRIL 15, 2015

5/13/15 REVISED PER TWP.
6/25/15 REVISED LAYOUT
8/28/15 REVISED LAYOUT

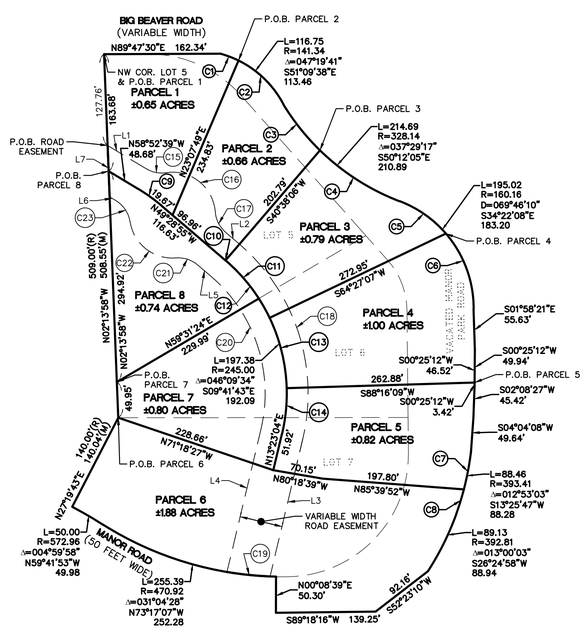
REVISIONS

SCALE 0 – –
SEE SHEET

DR. JC/JR | CH. JC
P.M. JA
BOOK – –
JOB 14002057
SHEET NO. 00

CAD FILE: 14002057C2-01-CV.DWG

Z:\14002057\DWG\PLAN SETS\SITE-PRELIMINARY\14002057C2-01-CV.DWG 8/28/2015 8:34 AM JEREMY GARNAHAN



LINE TABLE		
LINE #	BEARING	LENGTH
L1	S58°52'39"E	62.71'
L2	S49°28'55"E	24.71'
L3	S13°23'04"W	197.58'
L4	N13°23'04"E	205.48'
L5	N49°28'55"W	24.71'
L6	N58°52'39"W	10.15'
L7	N2°13'58"W	71.83'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHD. BEARING	CHORD
C1	27.26'	141.34'	11°02'57"	S69°18'00"E	27.21'
C2	89.49'	141.34'	36°16'43"	S45°38'09"E	88.01'
C3	81.92'	328.14'	14°18'16"	S38°36'34"E	81.71'
C4	132.77'	328.14'	23°11'01"	S57°21'13"E	131.87'
C5	79.77'	160.16'	28°32'10"	S54°59'08"E	78.95'
C6	115.25'	160.16'	41°14'01"	S20°06'03"E	112.79'
C7	51.95'	393.41'	7°34'00"	S10°46'15"W	51.92'
C8	36.51'	393.41'	5°19'03"	S17°12'47"W	36.50'
C9	40.18'	245.00'	9°23'44"	S54°10'47"E	40.13'
C10	0.50'	245.00'	0°07'01"	N49°25'24"W	0.50'
C11	101.84'	245.00'	23°49'01"	N37°27'23"W	101.11'
C12	71.44'	245.00'	16°42'25"	S41°07'43"E	71.19'
C13	101.84'	245.00'	23°49'01"	N13°38'22"W	101.11'
C14	64.63'	245.00'	15°06'56"	N05°49'36"E	64.45'
C15	29.09'	42.00'	39°40'57"	S78°43'07"E	28.51'
C16	98.62'	60.00'	94°10'38"	S51°28'17"E	87.89'
C17	33.06'	42.00'	45°05'57"	S26°55'56"E	32.21'
C18	301.74'	275.00'	62°51'59"	S18°02'55"E	286.83'
C19	60.56'	470.92'	7°22'05"	N84°06'47"W	60.52'
C20	235.90'	215.00'	62°51'59"	N18°02'55"W	224.25'
C21	33.06'	42.00'	45°05'57"	N72°01'53"W	32.21'
C22	89.80'	60.00'	85°44'59"	N51°42'22"W	81.65'
C23	36.69'	42.00'	50°02'46"	N33°51'16"W	35.53'

OVERALL DESCRIPTIONS:

PARCEL 1
LOT 5 AND 6, ALSO 1/2 VACATED MANOR PARK ROAD ADJACENT THERETO, BLOOMFIELD MANOR SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 12, PAGE 36 OF PLATS, OAKLAND COUNTY RECORDS.

PARCEL 2
LOT 7, ALSO 1/2 VACATED MANOR PARK ROAD ADJACENT THERETO, BLOOMFIELD MANOR SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 12, PAGE 36 OF PLATS, OAKLAND COUNTY RECORDS.

DESCRIPTIONS:

PARCEL 1
BEGINNING AT THE NORTHWEST CORNER OF LOT 5, BLOOMFIELD MANOR SUBDIVISION, AS RECORDED IN LIBER 12, PAGE 36 OF PLATS, OAKLAND COUNTY RECORDS, OAKLAND COUNTY, MICHIGAN; THENCE N89°47'30"E 162.34 FEET ALONG THE NORTH LINE OF SAID LOT 5 AND ITS EASTERLY EXTENSION THEREOF; THENCE 27.26 FEET ALONG THE ARC OF A 141.34 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S69°18'00"E 27.21 FEET; THENCE S23°07'49"W 234.83 FEET; THENCE N49°28'55"W 19.67 FEET; THENCE 40.18 FEET ALONG THE ARC OF A 245.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N54°10'47"W 40.13 FEET; THENCE N58°52'39"W 48.68 FEET; THENCE N02°13'58"W 163.68 FEET ALONG THE WEST LINE OF SAID LOT 5 TO THE PLACE OF BEGINNING, CONTAINING 0.65 ACRES OF LAND, MORE OR LESS, BEING PART OF SAID BLOOMFIELD MANOR SUBDIVISION AND THE NORTHEAST 1/4 OF SECTION 25, T2N, R10E, BLOOMFIELD TOWNSHIP, OAKLAND COUNTY, MICHIGAN, BEING SUBJECT TO THE RIGHTS OF A VARIABLE WIDTH ROAD EASEMENT, ALSO BEING SUBJECT TO EASEMENTS, CONDITIONS, RESTRICTIONS AND EXCEPTIONS OF RECORD, IF ANY.

PARCEL 2
COMMENCING AT THE NORTHWEST CORNER OF LOT 5, BLOOMFIELD MANOR SUBDIVISION, AS RECORDED IN LIBER 12, PAGE 36 OF PLATS, OAKLAND COUNTY RECORDS, OAKLAND COUNTY, MICHIGAN; THENCE N89°47'30"E 162.34 FEET ALONG THE NORTH LINE OF SAID LOT 5 AND ITS EASTERLY EXTENSION THEREOF; THENCE 27.26 FEET ALONG THE ARC OF A 141.34 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S69°18'00"E 27.21 FEET FOR A **PLACE OF BEGINNING**; THENCE 89.49 FEET ALONG THE ARC OF A 141.34 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S45°38'09"E 88.01 FEET; THENCE 81.92 FEET ALONG THE ARC OF A 328.14 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S38°36'34"E 81.71 FEET; THENCE S40°38'06"W 202.79 FEET; THENCE 0.50 FEET ALONG THE ARC OF A 245.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N49°25'24"W 0.50 FEET; THENCE N49°28'55"W 96.96 FEET; THENCE N23°07'49"E 234.83 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.66 ACRES OF LAND, MORE OR LESS, BEING PART OF SAID BLOOMFIELD MANOR SUBDIVISION AND THE NORTHEAST 1/4 OF SECTION 25, T2N, R10E, BLOOMFIELD TOWNSHIP, OAKLAND COUNTY, MICHIGAN, BEING SUBJECT TO THE RIGHTS OF A VARIABLE WIDTH ROAD EASEMENT, ALSO BEING SUBJECT TO EASEMENTS, CONDITIONS, RESTRICTIONS AND EXCEPTIONS OF RECORD, IF ANY.

PARCEL 3
COMMENCING AT THE NORTHWEST CORNER OF LOT 5, BLOOMFIELD MANOR SUBDIVISION, AS RECORDED IN LIBER 12, PAGE 36 OF PLATS, OAKLAND COUNTY RECORDS, OAKLAND COUNTY, MICHIGAN; THENCE N89°47'30"E 162.34 FEET ALONG THE NORTH LINE OF SAID LOT 5 AND ITS EASTERLY EXTENSION THEREOF; THENCE 116.75 FEET ALONG THE ARC OF A 141.34 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S51°09'38"E 113.46 FEET; THENCE 81.92 FEET ALONG THE ARC OF A 328.14 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S38°36'34"E 81.71 FEET FOR A **PLACE OF BEGINNING**; THENCE 132.77 FEET ALONG THE ARC OF A 328.14 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S57°21'13"E 131.87 FEET; THENCE 79.77 FEET ALONG THE ARC OF A 160.16 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S54°59'08"E 78.95 FEET; THENCE S64°27'07"W 272.95 FEET; THENCE 101.84 FEET ALONG THE ARC OF A 245.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N37°27'23"W 101.11 FEET; THENCE N40°38'06"E 202.79 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.79 ACRES OF LAND, MORE OR LESS, BEING PART OF SAID BLOOMFIELD MANOR SUBDIVISION AND THE NORTHEAST 1/4 OF SECTION 25, T2N, R10E, BLOOMFIELD TOWNSHIP, OAKLAND COUNTY, MICHIGAN, BEING SUBJECT TO THE RIGHTS OF A VARIABLE WIDTH ROAD EASEMENT, ALSO BEING SUBJECT TO EASEMENTS, CONDITIONS, RESTRICTIONS AND EXCEPTIONS OF RECORD, IF ANY.

PARCEL 4
COMMENCING AT THE NORTHWEST CORNER OF LOT 5, BLOOMFIELD MANOR SUBDIVISION, AS RECORDED IN LIBER 12, PAGE 36 OF PLATS, OAKLAND COUNTY RECORDS, OAKLAND COUNTY, MICHIGAN; THENCE N89°47'30"E 162.34 FEET ALONG THE NORTH LINE OF SAID LOT 5 AND ITS EASTERLY EXTENSION THEREOF; THENCE 214.69 FEET ALONG THE ARC OF A 328.14 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S50°12'05"E 210.89; THENCE 79.77 FEET ALONG THE ARC OF A 160.16 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S54°59'08"E 78.95 FEET FOR A **PLACE OF BEGINNING**; THENCE 115.25 FEET ALONG THE ARC OF A 160.16 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S20°06'03"E 112.79 FEET; THENCE S01°58'21"E 55.63 FEET; THENCE S00°25'12"W 46.52 FEET; THENCE S88°16'09"W 262.88 FEET; THENCE 101.84 FEET ALONG THE ARC OF A 245.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N13°38'22"W 101.11 FEET; THENCE N64°27'07"E 272.95 FEET TO THE PLACE OF BEGINNING, CONTAINING 1.00 ACRES OF LAND, MORE OR LESS, BEING PART SAID BLOOMFIELD MANOR SUBDIVISION AND THE NORTHEAST 1/4 OF SECTION 25, T2N, R10E, BLOOMFIELD TOWNSHIP, OAKLAND COUNTY, MICHIGAN, BEING SUBJECT TO THE RIGHTS OF A VARIABLE WIDTH ROAD EASEMENT, ALSO BEING SUBJECT TO EASEMENTS, CONDITIONS, RESTRICTIONS AND EXCEPTIONS OF RECORD, IF ANY.

PARCEL 5
COMMENCING AT THE NORTHWEST CORNER OF LOT 5, BLOOMFIELD MANOR SUBDIVISION, AS RECORDED IN LIBER 12, PAGE 36 OF PLATS, OAKLAND COUNTY RECORDS, OAKLAND COUNTY, MICHIGAN; THENCE N89°47'30"E 162.34 FEET ALONG THE NORTH LINE OF SAID LOT 5 AND ITS EASTERLY EXTENSION THEREOF; THENCE 116.75 FEET ALONG THE ARC OF A 141.34 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S51°09'38"E 113.46 FEET; THENCE 214.69 FEET ALONG THE ARC OF A 328.14 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S50°12'05"E 210.89; THENCE 195.02 FEET ALONG THE ARC OF A 160.16 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S34°22'08"E 183.20; THENCE S01°58'21"E 55.63 FEET; THENCE S00°25'12"W 46.52 FEET FOR A **PLACE OF BEGINNING**; THENCE S00°25'12"W 3.42 FEET; THENCE S02°08'27"W 45.42 FEET; THENCE S04°04'08"W 49.64 FEET; THENCE 51.95 FEET ALONG THE ARC OF A 393.41 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S10°46'15"W 51.92 FEET; THENCE N85°39'52"W 197.80 FEET; THENCE N80°18'39"W 70.15 FEET; THENCE 64.63 FEET ALONG THE ARC OF A 245.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N05°49'36"E 64.45 FEET; THENCE N88°16'09"E 262.88 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.82 ACRES OF LAND, MORE OR LESS, BEING PART SAID BLOOMFIELD MANOR SUBDIVISION AND THE NORTHEAST 1/4 OF SECTION 25, T2N, R10E, BLOOMFIELD TOWNSHIP, OAKLAND COUNTY, MICHIGAN, BEING SUBJECT TO THE RIGHTS OF A VARIABLE WIDTH ROAD EASEMENT, ALSO BEING SUBJECT TO EASEMENTS, CONDITIONS, RESTRICTIONS AND EXCEPTIONS OF RECORD, IF ANY.

PARCEL 6
COMMENCING AT THE NORTHWEST CORNER OF LOT 5, BLOOMFIELD MANOR SUBDIVISION, AS RECORDED IN LIBER 12, PAGE 36 OF PLATS, OAKLAND COUNTY RECORDS, OAKLAND COUNTY, MICHIGAN; THENCE S02°13'58"E 508.55 FEET (RECORDED AS 509.00 FEET) ALONG THE WEST LINE OF LOT 5 AND LOT 6 OF SAID BLOOMFIELD MANOR SUBDIVISION FOR A **PLACE OF BEGINNING**; THENCE S71°18'27"E 228.66 FEET; THENCE S80°18'39"E 70.15 FEET; THENCE S85°39'52"E 197.80 FEET; THENCE 36.51 FEET ALONG THE ARC OF A 393.41 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S17°12'47"W 36.50 FEET; THENCE 89.13 FEET ALONG THE ARC OF A 392.81 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S26°24'58"W 88.94 FEET; THENCE S52°23'10"W 92.16 FEET; THENCE S89°18'16"W 139.25 FEET; THENCE N00°08'39"E 50.30 FEET; THENCE THE FOLLOWING TWO COURSES ALONG THE NORTH LINE OF MANOR ROAD (50 FEET WIDE) AND THE SOUTH LINE OF LOT 7 OF SAID BLOOMFIELD MANOR SUBDIVISION: 255.39 FEET ALONG THE ARC OF A 470.92 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N73°17'07"W 252.28 FEET AND 50.00 FEET ALONG THE ARC OF A 572.96 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N59°41'53"W 49.98 FEET; THENCE N27°19'43"E 140.04 FEET (RECORDED AS 140.00 FEET) ALONG THE WEST LINE OF SAID LOT 7 TO THE PLACE OF BEGINNING, CONTAINING 1.88 ACRES OF LAND, MORE OR LESS, BEING PART OF SAID BLOOMFIELD MANOR SUBDIVISION AND THE NORTHEAST 1/4 OF SECTION 25, T2N, R10E, BLOOMFIELD TOWNSHIP, OAKLAND COUNTY, MICHIGAN, BEING SUBJECT TO THE RIGHTS OF A VARIABLE WIDTH ROAD EASEMENT, ALSO BEING SUBJECT TO EASEMENTS, CONDITIONS, RESTRICTIONS AND EXCEPTIONS OF RECORD, IF ANY.

PARCEL 7
COMMENCING AT THE NORTHWEST CORNER OF LOT 5, BLOOMFIELD MANOR SUBDIVISION, AS RECORDED IN LIBER 12, PAGE 36 OF PLATS, OAKLAND COUNTY RECORDS, OAKLAND COUNTY, MICHIGAN; THENCE S02°13'58"E 458.60 FEET ALONG THE WEST LINE OF SAID LOT 5 FOR A **PLACE OF BEGINNING**; THENCE N59°31'24"E 229.99 FEET; THENCE 197.38 FEET ALONG THE ARC OF A 245.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S09°41'43"E 192.09 FEET; THENCE S13°23'04"W 51.92 FEET; THENCE N71°18'27"W 228.66 FEET; THENCE N02°13'58"W 49.95 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.80 ACRES OF LAND, MORE OR LESS, BEING PART OF SAID BLOOMFIELD MANOR SUBDIVISION AND THE NORTHEAST 1/4 OF SECTION 25, T2N, R10E, BLOOMFIELD TOWNSHIP, OAKLAND COUNTY, MICHIGAN, BEING SUBJECT TO THE RIGHTS OF A VARIABLE WIDTH ROAD EASEMENT, ALSO BEING SUBJECT TO EASEMENTS, CONDITIONS, RESTRICTIONS AND EXCEPTIONS OF RECORD, IF ANY.

PARCEL 8
COMMENCING AT THE NORTHWEST CORNER OF LOT 5, BLOOMFIELD MANOR SUBDIVISION, AS RECORDED IN LIBER 12, PAGE 36 OF PLATS, OAKLAND COUNTY RECORDS, OAKLAND COUNTY, MICHIGAN; THENCE S02°13'58"E 163.68 FEET ALONG THE WEST LINE OF SAID LOT 5 FOR A **PLACE OF BEGINNING**; THENCE S58°52'39"E 48.68 FEET; THENCE 40.18 FEET ALONG THE ARC OF A 245.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S54°10'47"E 40.13 FEET; THENCE S49°28'55"E 116.63 FEET; THENCE 71.44 FEET ALONG THE ARC OF A 245.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S41°07'43"E 71.19 FEET; THENCE S59°31'24"W 229.99 FEET; THENCE N02°13'58"W 294.92 FEET ALONG THE WEST LINE OF SAID LOT 5 TO THE PLACE OF BEGINNING, CONTAINING 0.74 ACRES OF LAND, MORE OR LESS, BEING PART OF SAID BLOOMFIELD MANOR SUBDIVISION AND THE NORTHEAST 1/4 OF SECTION 25, T2N, R10E, BLOOMFIELD TOWNSHIP, OAKLAND COUNTY, MICHIGAN, BEING SUBJECT TO THE RIGHTS OF A VARIABLE WIDTH ROAD EASEMENT, ALSO BEING SUBJECT TO EASEMENTS, CONDITIONS, RESTRICTIONS AND EXCEPTIONS OF RECORD, IF ANY.

VARIABLE WIDTH ROAD EASEMENT
COMMENCING AT THE NORTHWEST CORNER OF LOT 5, BLOOMFIELD MANOR SUBDIVISION, AS RECORDED IN LIBER 12, PAGE 36 OF PLATS, OAKLAND COUNTY RECORDS, OAKLAND COUNTY, MICHIGAN; THENCE S02°13'58"E 127.76 FEET ALONG THE WEST LINE OF SAID LOT 5 FOR A **PLACE OF BEGINNING**; THENCE S58°52'39"E 62.71 FEET; THENCE 29.09 FEET ALONG THE ARC OF A 42.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S78°43'07"E 28.51; THENCE 98.62 FEET ALONG THE ARC OF A 60.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S51°28'17"E 87.89 FEET; THENCE 33.06 FEET ALONG THE ARC OF A 42.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S26°55'56"E 32.21 FEET; THENCE S49°28'55"E 24.71 FEET; THENCE 301.74 FEET ALONG THE ARC OF A 275.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S18°02'55"E 286.83 FEET; THENCE S13°23'04"W 197.58 FEET; THENCE 60.56 FEET ALONG THE NORTH LINE OF MANOR ROAD (50 FEET WIDE), THE SOUTH LINE OF LOT 7 OF SAID BLOOMFIELD MANOR SUBDIVISION AND ALONG THE ARC OF A 470.92 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N84°06'47"W 60.52 FEET; THENCE N13°23'04"E 205.48 FEET; THENCE 235.90 FEET ALONG THE ARC OF A 215.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N18°02'55"W 224.25 FEET; THENCE N49°28'55"W 24.71 FEET; THENCE 33.06 FEET ALONG THE ARC OF A 42.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N72°01'53"W 32.21 FEET; THENCE 89.80 FEET ALONG THE ARC OF A 60.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N51°42'22"W 81.65 FEET; THENCE 36.69 FEET ALONG THE ARC OF A 42.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N33°51'16"W 35.53 FEET; THENCE N58°52'39"W 10.15 FEET; THENCE N02°13'58"W 71.83 FEET ALONG THE WEST LINE OF SAID LOT 5 TO THE PLACE OF BEGINNING, BEING PART OF SAID BLOOMFIELD MANOR SUBDIVISION AND THE NORTHEAST 1/4 OF SECTION 25, T2N, R10E, BLOOMFIELD TOWNSHIP, OAKLAND COUNTY, MICHIGAN.

Know what's **below.**
Call before you dig.

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NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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SOUTHFIELD, MI 48076
248.447.2000

SECTION 25
TOWN 02 NORTH, RANGE 10 EAST
BLOOMFIELD TOWNSHIP
OAKLAND COUNTY, MICHIGAN

CLIENT
GMS HOLDING CO. 3, LLC

MANOR ESTATES
PRELIMINARY SITE PLANS
LOT SPLIT
BLOOMFIELD MANOR SUBDIVISION
LIBER 12, PAGE 36 OF PLATS

DATE
APRIL 15, 2015

5/13/15 REVISED PER TWP.
6/25/15 REVISED LAYOUT
8/28/15 REVISED LAYOUT

REVISIONS

SCALE 0 20 40
1" = 40'

DR.	JC/JR	CH.	JC
P.M.	JA		
BOOK	--		
JOB	14002057		
SHEET NO.	01		

CAD FILE: 14002057SP-02-LOTSPLIT.DWG

Z:\14002057\DWG\PLAN SETS\PTE-PRELIMINARY\14002057SP-02-LOTSPLIT.DWG 8/28/2015 8:13 AM JEREMY CORNMAN

LEGEND

- BENCHMARK
- FOUND IRON
- SET IRON
- CONTROL POINT
- OVERFLOW STRUCTURE
- CATCH BASIN
- STORM MANHOLE
- END SECTION
- SANITARY MANHOLE
- CLEANOUT
- WATER GATE VALVE
- HYDRANT
- WATER VALVE
- WATER SHUTOFF
- WATER WELL
- GAS SHUTOFF
- GAS VENT
- ELECTRIC MANHOLE
- HANDHOLE
- PEDESTAL
- TRANSFORMER
- LIGHTPOLE
- UTILITY POLE
- GUY ANCHOR
- TRAFFIC SIGNAL
- COMMUNICATION MANHOLE
- GENERIC MANHOLE
- TREE TAG
- SIGN
- POST/BOLLARD
- FLAGPOLE
- RAILROAD SIGNAL
- MAILBOX
- SOIL BORING
- MONITOR WELL
- AIR CONDITIONER
- DECIDUOUS TREE
- CONIFEROUS TREE
- TREE LINE
- FENCE
- SANITARY SEWER
- STORM SEWER
- WATER MAIN
- ELECTRIC CABLE
- COMMUNICATION

DESCRIPTION:

PARCEL 1
LOTS 5 AND 6, ALSO 1/2 VACATED MANOR PARK ROAD ADJACENT THERETO, BLOOMFIELD MANOR SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 12, PAGE 36 OF PLATS, OAKLAND COUNTY RECORDS.

PARCEL 2
LOT 7, ALSO 1/2 VACATED MANOR PARK ROAD ADJACENT THERETO, BLOOMFIELD MANOR SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 12, PAGE 36 OF PLATS, OAKLAND COUNTY RECORDS.

BENCHMARK:

BM#1 – SPIKE IN ROOT, SOUTH FACE OF TREE, ON NORTH SIDE OF MANOR RD., ±117' SOUTHEAST OF DRIVE TO #325.
ELEVATION 772.35 NAVD88 (GPS DERIVED)

BM#2 – BOAT SPIKE IN NORTHEAST FACE OF POWER POLE, ±123' SOUTH OF BIG BEAVER RD ALONG WEST PROPERTY LINE OF #350.
ELEVATION 773.29 NAVD88 (GPS DERIVED)

BM#3 – RAILROAD SPIKE IN EAST FACE OF POWER POLE, ±37' SOUTH OF BIG BEAVER RD ALONG WEST PROPERTY LINE OF #350.
ELEVATION 769.86 NAVD88 (GPS DERIVED)

NOTICE:

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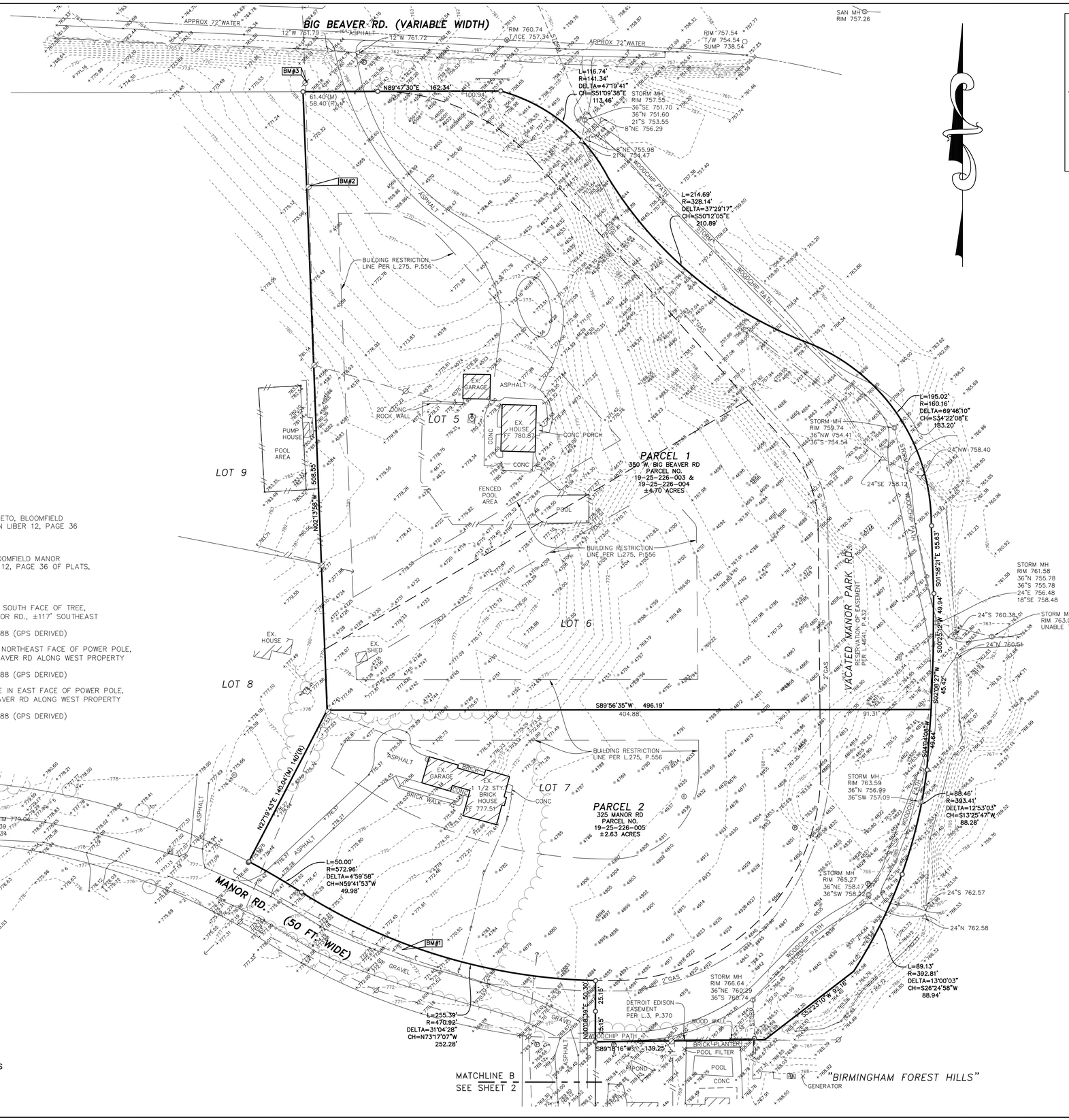
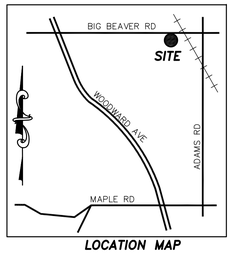
NOTE:

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AS DISCLOSED BY AVAILABLE UTILITY COMPANY RECORDS AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE COMPANY. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF A CONFLICT IS APPARENT.





LOCATION MAP
NOT TO SCAALE

COMMERCIAL
SITE PLANNING
SITE ENGINEERING
INDUSTRIAL & MULTI-UNIT
LAND SURVEYING
CONSTRUCTION LAYOUT

SURVEYING
ALTA SURVEYS
BOUNDARY SURVEYS
TOPOGRAPHIC SURVEYS
PARCEL SPLITS

RESIDENTIAL
SUBDIVISIONS
SITE CONDOMINIUM
MULTI-FAMILY
PLOT PLANS
CONSTRUCTION LAYOUT

(248) 926-3701 (BUS)
(248) 926-3765 (FAX)
WWW.ALPINE-INC.NET
46892 WEST ROAD
SUITE 109
NOVI, MICHIGAN 48377

ALPINE ENGINEERING, INC.
CIVIL ENGINEERS & LAND SURVEYORS

811
Know what's below
Call before you dig.

CLIENT: PINNACLE

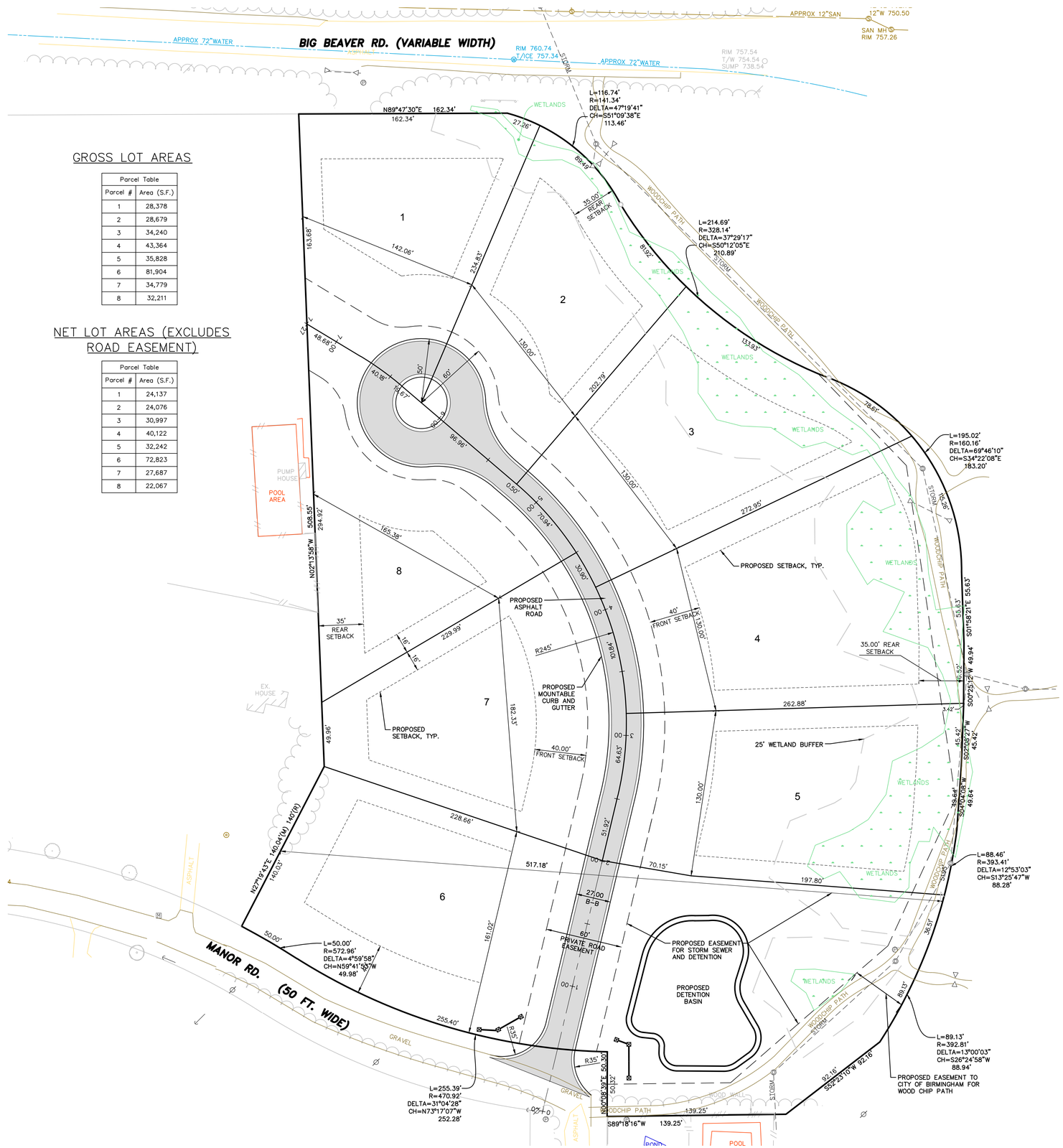
TOPOGRAPHIC SURVEY

350 W. BIG BEAVER/325 MANOR RD
SECTION: 25
TOWNSHIP:2N RANGE:10E
BLOOMFIELD TOWNSHIP
OAKLAND COUNTY
MICHIGAN

REVISED
ADD'L TOPO – 2/3/15
ADD PATH & STORM – 2/9/15
DIPS – 2/10/15
REV. R.O.W. UTILITIES – 3/31/15

DATE: 1-5-15
DRAWN BY: JRV
CHECKED BY: GLM
0 20 40
FBK: 283/285
CHF: RDF/LL
SCALE HOR 1"=40 FT. VER 1"= – FT.
2
14-421

STATE OF MICHIGAN
GINGER MICHALSKI-WALLACE
PROFESSIONAL SURVEYOR
No. 47054
LICENSED PROFESSIONAL SURVEYOR



GROSS LOT AREAS

Parcel Table	
Parcel #	Area (S.F.)
1	28,378
2	28,679
3	34,240
4	43,364
5	35,828
6	81,904
7	34,779
8	32,211

NET LOT AREAS (EXCLUDES ROAD EASEMENT)

Parcel Table	
Parcel #	Area (S.F.)
1	24,137
2	24,076
3	30,997
4	40,122
5	32,242
6	72,823
7	27,687
8	22,067

LEGEND

- PROPERTY LINE
- PROPOSED CURB AND GUTTER
- PROPOSED SETBACK LINE
- PROPOSED PAVEMENT
- EXIST. TREE OR BRUSH LIMIT

811 Know what's **below.** **Call** before you dig.

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SECTION 25
TOWN 02 NORTH, RANGE 10 EAST
BLOOMFIELD TOWNSHIP
OAKLAND COUNTY, MICHIGAN

CLIENT
GMS HOLDING CO. 3, LLC

MANOR ESTATES PRELIMINARY SITE PLANS LAYOUT PLAN

DATE
APRIL 15, 2015

5/13/15 REVISED PER TWP.
6/25/15 REVISED LAYOUT
8/28/15 REVISED LAYOUT

REVISIONS

SCALE 0 20 40
1" = 40'

DR. JC/JR	CH. JC
P.M. JA	
BOOK --	
JOB 14002057	
SHEET NO. 05	

CAD FILE: 14002057SP-05-LDWG

A:\14002057\DWG\PLAN SETS\SITE-PRELIMINARY\14002057SP-05-LDWG 8/28/2015 8:37 AM JEREMY CARNAHAN

DETENTION BASIN CALCULATION

Design Basis:

Using Oakland County requirements (100 year storm event)

Detention Area sizing

1)	On-Site Tributary Area	=	4.42
	Developed Runoff Coefficient (C) =	=	0.42
2)	Maximum Allowable Runoff, Qa. = (local req'mts) Qa = a * 0.20 cfs/acre	=	0.88 cfs
3)	Calculate Qo = Qa / (a * c) (max. outflow per acre impervious)	=	0.47 cfs/acre impervious.
4)	Max. Storage Time, T = -25+sqrt(10312.5/Qo)	=	122.57 minutes
5)	Max. Storage Required, Vs = ((16,500*T) / (T+25)) - 40QoT	=	11,383 cf / acre impervious.
6)	Total Storage Required, Vt = Vs * a * c	=	**21,247 cf**
7)	Proposed Detention Basin Storage	=	**25,250 cf**

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SECTION 25
TOWN 02 NORTH, RANGE 10 EAST
BLOOMFIELD TOWNSHIP
OAKLAND COUNTY, MICHIGAN

CLIENT
GMS HOLDING CO. 3, LLC

MANOR ESTATES
PRELIMINARY SITE PLANS
DRAINAGE AREA MAP

DATE
APRIL 15, 2015

5/13/15 REVISED PER TWP.
6/25/15 REVISED LAYOUT
8/28/15 REVISED LAYOUT

REVISIONS

SCALE 0 20 40
1" = 40'

DR. JC/JR	CH. JC
P.M. JA	
BOOK --	
JOB 14002057	
SHEET NO. 11	

CAD FILE: 14002057SP-11-DA.DWG

City of Birmingham
A Walkable Community

MEMORANDUM

City Clerk's Office

DATE: **December 9, 2015**

TO: **Joseph A. Valentine, City Manager**

FROM: **Laura M. Pierce, City Clerk**

SUBJECT: **Relatives serving on the same Board and Committee**

We received an inquiry as to whether a relative could serve on the same board as an existing member. The City does not have a formal policy addressing this issue but may be something the City may wish to consider going forward. There is a prohibition for relatives serving that are related to the City Commission and the City Manager in the City Charter (see attached).

The City has not experienced this situation before, however since the question was brought up, it is a worthwhile topic for the City Commission to discuss and determine whether a policy should be considered.

If there is consensus to explore this issue further, staff can be directed to draft a policy for City Commission consideration.

CITY CHARTER
Chapter III

Section 21. - [Nepotism.]

Relatives by blood or marriage of the mayor, any commissioner or the manager, within the second degree of consanguinity or affinity, are hereby disqualified from holding any appointive office or from being employed by the city, during the term for which such mayor or commissioner was elected, or during the tenure of office of such manager.