

**REGULAR MEETING OF THE PLANNING BOARD
WEDNESDAY, JULY 26, 2017
7:30 PM
CITY COMMISSION ROOM
151 MARTIN STREET, BIRMINGHAM**

- A. Roll Call
- B. Review and Approval of the Minutes of the regular meeting of **July 12, 2017**
- C. Chairpersons' Comments
- D. Review of the Agenda
- E. Old Business
 - 1. **2010 Cole Street – New mixed use building (partially demolished building)** – Request for Community Impact Study and Preliminary Site Plan review to allow the construction of a new three story mixed use building **(Postponed from June 28, 2017, Request to Postpone to August 23, 2017).**
- F. Special Land Use Permit Review
 - 1. **375 S. Eton (District Lofts)** – Request for approval of a commercial office use over 6000 sq.ft. in size.
- G. Final Site Plan & Design Review
 - 1. **375 S. Eton (District Lofts)** – Request for approval of a commercial office use over 6000 sq.ft. in size.
 - 2. **298 S. Old Woodward (former Doctors House Call Building)**– Request for approval of a new, five story hotel with commercial and residential uses.
- H. Community Impact Statement Review
 - 1. **34965 Woodward (former Peabody's Restaurant)** – Request for approval of the Community Impact Statement to allow a new five story mixed use building to be constructed.
- I. Preliminary Site Plan Review
 - 1. **34965 Woodward (former Peabody's Restaurant)** – Request for approval of the Community Impact Statement to allow a new five story mixed use building to be constructed.
- J. Miscellaneous Business and Communications:
 - a. Communications
 - b. **Administrative Approval** Correspondence –

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- c. Draft Agenda for the next Regular Planning Board Meeting (**August 9, 2017**)
 - d. Other Business

K. Planning Division Action Items

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

L. Adjournment

**CITY OF BIRMINGHAM
PLANNING BOARD ACTION ITEMS
OF WEDNESDAY, JULY 12, 2017**

Item	Page

DRAFT

**CITY OF BIRMINGHAM
REGULAR MEETING OF THE PLANNING BOARD
WEDNESDAY, JULY 12, 2017
City Commission Room
151 Martin Street, Birmingham, Michigan**

Minutes of the regular meeting of the City of Birmingham Planning Board held on July 12, 2017. Chairman Scott Clein convened the meeting at 7:30 p.m.

Present: Chairman Scott Clein; Board Members Robin Boyle, Stuart Jeffares, Vice Chairperson Gillian Lazar, Janelle Whipple-Boyce, Bryan Williams; Alternate Board Member Lisa Prasad; Student Representative Ariana Afrakhteh

Absent: Board Member Bert Koseck; Alternate Board Member Daniel Share; Student Representative Isabella Niskar

Administration: Matthew Baka, Sr. Planner
Jana Ecker, Planning Director
Carole Salutes, Recording Secretary

07-126-17

APPROVAL OF THE MINUTES OF THE REGULAR PLANNING BOARD MEETING OF JUNE 28, 2017

Mr. Jeffares:
Global correction - replace "efface" with "EFIS."

Mr. Boyle:
Global correction - replace "Cline" with "Clein."

Ms. Ecker:
Page 11 - replace "exterior insulation finish system" with "exterior finish insulation system."
Page 4 - third paragraph, first line, replace "of" with "off."

Ms. Lazar:
Page 4 - replace "Kriger" with "Krieger."
- replace "Higgins" with "Higham."

**Motion by Mr. Boyle
Seconded by Ms. Whipple-Boyce to approve the Planning Board Minutes of June 28, 2017 as corrected.**

Motion carried, 6-0.

VOICE VOTE

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

Nays: None

Abstain: Prasad

Absent: Koseck

07-127-17

CHAIRPERSON'S COMMENTS

Chairman Clein noted there will be several categories of business this evening.

07-128-17

APPROVAL OF THE AGENDA (no change)

07-129-17

OLD BUSINESS

1. 211 S. Old Woodward Ave.

Birmingham Theater

Request for approval of a Special Land Use Permit ("SLUP") and Final Site Plan Review to serve alcoholic liquors in the existing theater operating under a Class C Liquor License (postponed from the meeting of June 28, 2017)

Ms. Ecker advised the subject site is located on the east side of S. Old Woodward Ave. just south of Merrill. The parcel is zoned B-4, Business-Residential and D-4 in the Downtown Overlay District. The applicant, Birmingham Teatro, LLC, is applying for a SLUP to operate with a Class C Liquor License under the new ordinance allowing a movie theater to operate with a liquor license. Birmingham Teatro is owned equally by Daniel Shaw and Nicholas Lekas, who in addition to operating the theater, are also part owners of Birmingham Theater, LLC, which is the sub-landlord for 211 S. Old Woodward.

Ms. Ecker stated she had reviewed this application thoroughly at the last meeting. The board had a few questions for the applicant who was not present for the last meeting.

Ms. Kelly Allen, Adkison, Need, Allen & Rentrop, LLC, appeared on behalf of the applicant, Birmingham Teatro, LLC. She apologized for not being present at the last meeting.

She responded to questions from last time:

- Why they are requesting to serve liquor until 1 a.m.
The answer is they will stop serving liquor an hour before the movies are over but in any event, no later than 1 a.m.
- Can anyone come in and go upstairs to the little bar area?
Customers must purchase a ticket to enter the theater. To get upstairs they must provide a ticket.

- The concession area has not changed except for new tile and paint. There will no longer be popcorn there. There are four tables with chairs for people to sit. The idea is that patrons can carry their beverage into the movie theater.

Ms. Whipple-Boyce received confirmation that liquor will only be served upstairs.

No one from the public wished to comment on this appeal at 7:38 p.m.

Motion by Mr. Williams

Seconded by Ms. Whipple-Boyce that based on a review of the site plans submitted, the Planning Board recommends approval to the City Commission of the applicant's request for Final Site Plan and a SLUP for 211 S. Old Woodward Ave., Birmingham Theater.

Motion carried, 7-0.

No one spoke from the public at 7:39 p.m.

VOICE VOTE

Yeas: Williams, Whipple-Boyce, Boyle, Clein, Jeffares, Lazar, Prasad

Nays: None

Absent: Koseck

07-130-17

PUBLIC HEARINGS

1. An ordinance to amend Chapter 126, Zoning as follows:

ARTICLE 3, SECTION 3.04, SPECIFIC STANDARDS, TO AMEND THE DOWNTOWN BIRMINGHAM OVERLAY STANDARDS TO EXCLUDE COMMUNITY AND PERSONAL SERVICE USES AS PERMITTED USES IN THE REDLINE RETAIL DISTRICT; AND

ARTICLE 9, SECTION 9.02, DEFINITIONS, TO ADD A DEFINITION FOR PERSONAL SERVICES, TO AMEND THE DEFINITION OF COMMERCIAL USE TO EXCLUDE PERSONAL SERVICES AND TO AMEND THE DEFINITION OF RETAIL USE TO INCLUDE RETAIL BANK BRANCHES AND PERSONAL SERVICES.

Ms. Lazar recused herself due to a familial relationship with the applicant.

The Chairman opened the public hearing at 7:40 p.m.

Mr. Clein stated that based on the discussion between the City Commission and Planning Board at the June 19, 2017 joint meeting regarding the definition of retail, the City Manager has provided a memo outlining the course of action considered at that time. This discussion suggested postponing the public hearing to a date certain and holding a study session in lieu of the public hearing to consider the definition of personal services and to review the Redline Retail District as prescribed in the Downtown Birmingham 2016 plan for background and intent in regards to personal services.

Motion by Mr. Williams

Seconded by Mr. Boyle to continue the public hearing to Wednesday evening, August 9, 2017.

There was no discussion from the public on that motion.

Motion carried, 6-0.

VOICE VOTE

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

Nays: None

Recused: Lazar

Absent: Koseck

Chairman Clein closed the public hearing for tonight at 7:41 p.m.

07-131-17

STUDY SESSIONS

1. Definition of Personal Services

Ms. Lazar continued to be recused for this study session.

Motion by Mr. Williams

Seconded by Ms. Whipple-Boyce to accept and file the following communications as part of the official record:

- **E-Mails from various individuals -**
 - **Elizabeth Elkin on July 10;**
 - **Tom Booth on July 10;**
 - **Karen Mucha on July 10;**
 - **Andrea Rehm on July 5.**
- **E-Mail to Planning Board members from Christopher Longe on July 11.**

Motion carried, 6-0.

VOICE VOTE

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

Nays: None

Recused: Lazar

Absent: Koseck

Ms. Ecker advised there is a desire by the City Commission to provide clarification on the definition of personal services in the Zoning Ordinance. The current definition of retail use includes commercial use as a permitted use. Commercial use, as defined, includes the category of personal services. However, the term personal services is not defined and left to the interpretation of City Staff.

Ms. Ecker advised the City Manager has provided a letter that makes clear the direction from the City Commission to the Planning Board at the joint Planning Board/City Commission meeting held on June 19, 2017, which is as follows:

1. Postpone the public hearing set for July 12, 2017 to a date certain in the immediate future.
2. Hold a study session on July 12, 2017 to review the Redline Retail Area as prescribed by the Downtown Birmingham 2016 Report for background on the intent for retail in the downtown, then review the current draft definition of personal services as reviewed by the Planning Board on June 14th for appropriate application.
3. Conduct a future public hearing on the proposed definition for personal services following this study session and provide a recommendation to the City Commission on a proposed definition at the earliest opportunity.

The latest draft definition for personal services reviewed at the Planning Board's June 14, 2017 meeting does provide a definition for further discussion - however, the City Manager's comment was that the draft language should be modified to only include the services that are permitted and not identify excluded services. This will help further clarify the application of the proposed definition by City Staff.

Personal Services: An establishment that is engaged primarily in providing services involving the care of a person or apparel, including but not limited to: beauty and barber shops, nail care or skin salon services, other personal grooming services, laundry services, dry cleaning, shoe or clothing repair; but does not include business services, medical, dental and/or mental health services.

Further direction from the City Manager states that because Community Use is already defined and does not pose this same immediate issue, this can be further reviewed in the second stage of discussion on the definition of retail.

Consensus was that at this time, the board's direction is to focus only on the definition of Personal Services.

Mr. Williams wanted to know by the time of the public hearing how many vacancies there are in the Redline Retail District and what the current mix is, by percentage of square footage and number of units. Also, if information is available what new vacancies will come up in the immediate future.

Mr. Jeffares summarized his view that the core of personal services is from a business (B) to an individual consumer (C), rather than from a business (B) to a business (B) which deals with large corporate clients and doesn't cater to individuals.

Mr. Williams thought the current definition is way too restrictive. He doesn't like making lists. Since the Building Official is the one who must deal with the practical application issues, it would be nice to have him present to provide input. Also, he wanted to hear from the representative of the Birmingham Shopping District ("BSD"). Ms. Whipple-Boyce agreed it is very difficult to provide a list of permitted uses and keep it current. In her opinion it would be

more logical to list businesses that they don't want to see Downtown. She worries what may be left out in the present list of permitted services.

Mr. Boyle suggested they want the Downtown to operate as accessible, vibrant, colorful, safe, walkable. They have achieved that. Now he is worried that attempts to define all of the individual uses might backfire. So he thought the board might pay more attention to what they want the City to be and not try to tell people what uses they can or cannot have. Mr. Williams agreed. He feels the City needs a new Master Plan and thinks interim solutions are a mistake. He would rather have a definition that is more expansive and focused on individual services as opposed to corporate or institutional services. He also does not like lists, as they are soon outdated. He supports a broader statement of intended uses by persons in activating the street.

Several board members agreed that they don't want lists. It would be better to offer guidance. Regardless of what uses they come up with, there will always be a body of uses that will not be defined.

The board then discussed whether they concur with the definition of personal services if the list of services is taken out. Ms. Whipple-Boyce observed that the ordinance contains pages and pages of lists. That is part of what makes it work for the Building Official and for people who are looking to do certain things in certain areas. They know exactly what is permitted there. Ms. Prasad agreed it is important for the board to provide examples and direction for the types of uses they want to see.

Mr. Williams did not understand why the board cannot list excluded categories.

Chairman Clein synthesized what he has heard: An establishment that is open to the general public and is primarily engaged in providing services directly to the consumer; including but not limited to personal care, care for apparel and other personal items, and any other service directly sold to the consumer; but does not include business to business services, medical, dental, or mental health services.

At 8:58 p.m. he invited members of the public to come forward to talk about Personal Service.

Mr. Richard Huddleston appeared on behalf of Unit 1 at Birmingham Place, 401 S. Old Woodward Ave., which is approximately 110,000 sq. ft. of commercial and retail space. After walking the Redline Retail District Mr. Huddleston found 10 vacancies out of 110 total storefronts, of which about forty were not retail type uses. He offered his opinion that what is good for retail is foot traffic, and the biggest source of foot traffic in a retail area is high density office.

Ms. Jeanette Smith, VP of Marketing for Core Partners, urged that before a public hearing is held an advisory group be formed that includes people from different walks of life who can weigh in. An interim solution seems a little premature.

Mr. Richard Sherer said his family owns property on Pierce and W. Maple Rd. He stated that any attempt to legislate what can be in buildings is very nebulous. It will be extremely damaging to landlords.

Ms. Cheryl Daskas who is a resident, a retailer, and a property owner, said she does not want to see first-floor offices in her town. As Tom Markus once said, It takes three things: it's your

downtown, your neighborhoods, and your school system. If one falters, then the whole thing crumbles. She noted first-floor offices stop the foot traffic.

Ms. Ecker said what she heard from the majority of members is that Personal Services is an establishment that is open to the general public and engaged primarily in providing services directly to an individual consumer; including but not limited to personal care services, care of apparel and other personal items; and not including business to business services, medical, dental, and/or mental health services.

Mr. Boyle stated the board needs to have a serious conversation about the Downtown. Everyone knows there is a lot of change happening. His thought was that it behooves the City Commission to take the leadership and create some form of opportunity for people to weigh in on this issue of the nature of our Downtown. So he strongly recommended to the City Commission to give that serious consideration and get it moving in advance of yet more delays on the Master Plan.

07-132-17

2. Shared Parking

Ms. Lazar rejoined the board.

Ms. Ecker recalled that on June 19th, the City Commission and Planning Board discussed shared parking at their joint meeting. It seemed there was some support for shared parking. The comments that were made were:

1. There should be a shared parking agreement in writing; and
2. They wanted some idea of the success or failure of shared parking in other communities.

In the draft language the recommendation would be to add the requirement for an executed Shared Parking Agreement with a minimum term of five years. Additionally, if some of the uses change or one owner decides not to share parking anymore, a revised executed Shared Parking Agreement with a minimum term of five years must be submitted to the City.

After contacting other communities about shared parking, no firm statistics were received as none of the communities track shared parking data.

Chairman Clein spoke regarding credits for shared parking. He had a hard time with agreeing the City would allow a 50% reduction in site landscaping requirements. Ms. Whipple-Boyce commented she would expect to see less landscaping in parking lots in the MX District. In her mind the various districts are different places and they shouldn't be lumped together.

Ms. Lazar wondered what incentive there is for a building owner to provide shared parking when it basically ties their hands for a period of time. It was noted that it might allow them to have a bigger building with different uses on their property if sharing with a building next door that has different uses and peak times.

The Chairman indicated he is not ready for a public hearing because he does not agree with the examples of credits that incentivize people to enter into shared parking. He is not sure credits are even needed.

Ms. Whipple-Boyce thought it might be helpful to see other options for credits. An opportunity for rooftop uses would be a big carrot in the MX District.

There was agreement to bring this matter back for further discussion.

07-133-17

3. Parking Issues to be Included In the Master Plan

Mr. Baka advised that the Planning Board has been asked by the City Commission to provide input on potential issues that should be studied as part of the upcoming Master Plan project. The City of Birmingham has been preparing a Request for Proposals that will be issued to initiate the first comprehensive Master Plan update since the early 1980s. This process is expected to encompass all of the commercial areas of the City that are currently guided by an overlay district or a sub-area plan as well as the residential areas. In addition, these proposals are expected to include a comprehensive review of the parking standards and policies that are currently in effect in the City. This could include, but is not limited to, residential and commercial parking space requirements, shared parking agreements, and screening requirements.

Board members listed the following:

- Perceived parking issues within Downtown;
- A conscious and thorough study of the parking policies that exist Downtown as they relate to desired future land use;
- A comprehensive review of the parking standards that apply outside of the Parking Assessment District;
- Provide more public parking as part of the Master Plan;
- Assess the need for additional Parking Assessment Districts;
- Focus on the need for other public parking structures and locations along with ideas on financing strategies;
- Conduct a study of build-out capacity as it relates to parking needs.

07-134-17

4. Bistro Regulations

Mr. Baka recalled that In 2007 the City of Birmingham amended the Zoning Ordinance to create the bistro concept that allows small eclectic restaurants to obtain a liquor license if they have no more than 65 seats, including 10 at a bar, and low key entertainment only. Mr. Baka observed that as the bistro concept has evolved over the past 10 years, new applicants have sought creative ways to make their establishments distinctive from other restaurants and bistros in the City, and to increase the number of seats through the use of all season outdoor dining. The following issues have been raised:

- Use of Eisenglass – extends the time period outdoor dining areas are in operation which increases the number of seats for restaurant as a whole for a majority of the year;
- On-street Dining/Rooftop Dining – the use of on-street parking spaces and rooftops in addition to the sidewalk area allows the addition of larger outdoor dining areas;
- Parking Needs – the expansion of outdoor dining increases the number of people dining at the restaurant, which increases parking demand;

- Building Code Requirements – the enclosure of outdoor dining areas triggers Building Code regulations such as Energy Code compliance, fire suppression requirements, fire separation distances and exterior wall fire resistive ratings.

At the joint City Commission/Planning Board meeting of June 19, 2017 this issue was discussed at length. There seemed to be consensus that a review of the bistro requirements and how they relate to the various areas in which they are permitted is warranted. Accordingly, the Planning Division is now requesting that the Planning Board begin discussions on how these concerns should be addressed.

Mr. Williams indicated he never envisioned 10 years ago that some of the sites would be so disproportionately large based on outdoor dining. Ms. Whipple-Boyce said the bistros should be looked at from the standpoint of their locations in different districts throughout the City. Chairman Clein thought there is a need to study the general parking requirement in the MX District based on the number of outdoor dining seats. Mr. Boyle added that bistros might be incentivized there by allowing more seating outside. Further, also consider that the Triangle District is different.

Mr. Williams noted the single biggest thing the board never anticipated was the extent to which Eisenglass would provide for almost four season use.

Ms. Ecker added maybe the board doesn't mind having Eisenglass on a rainy day but they don't want to see it extend the season past November 1st through March 31st. There are two issues: the look of it, and whether it changes the character of use from seasonal to permanent.

There was consensus to look at including the opportunity for rooftop dining for bistros.

Ms. Lazar agreed the larger spaces, particularly in the MX District, might be increased. But, the neighbors may be upset if they feel there will be increased intrusion into the neighborhoods as a result. Maybe some type of parking requirement might have to be imposed. Chairman Clein thought that Residential Permit Parking might be needed in that case.

07-135-17

MISCELLANEOUS BUSINESS AND COMMUNICATIONS

- a. Communications (none)
- b. Administrative Approval Correspondence
 - 33477 Woodward Ave. - Renovate parking lot in accordance with previously approved plan.
 - 35975 Woodward Ave., August, LLC - Changes in response to Building Permit review comments from the Planning Dept.
 - 662 Purdy, Residential Condominiums - Existing parking lot (asphalt in poor condition) is proposed to be milled off and replaced with concrete pavement. The pavement area doesn't change; just the pavement itself.
 - 180 Pierce, Airmaster Heating and Cooling - Removing condensing unit on roof.

c. Draft Agenda for the Regular Planning Board Meeting on July 26, 2017

- 375 S. Eton, District Lofts, Phase 2 - Special Land Use and Final Site Plan to allow an office use on the first floor greater than 6,000 sq. ft.;
- 298 S. Old Woodward Ave., boutique hotel - Final Site Plan;
- Former Peabody's Restaurant Site - Community Impact Study and Preliminary Site Plan;
- 2010 Cole - Preliminary Site Plan.

d. Other Business (none)

07-136-17

PLANNING DIVISION ACTION ITEMS

- a. Staff report on previous requests (none)
- b. Additional items from tonight's meeting (none)

07-137-17

ADJOURNMENT

No further business being evident, the Chairman adjourned the meeting at 9:58 p.m.

Jana Ecker
Planning Director



MEMORANDUM

Planning Division

DATE: July 17, 2017

TO: Jana Ecker, Planning Director

FROM: Nicholas Dupuis, Planning Intern

SUBJECT: 375 S. Eton – The District Lofts
Final Site Plan & Special Land Use Permit Review – District Lofts Building B

Introduction

The subject site, 375 S. Eton is part of a larger site including the existing Big Rock Chop House, Big Rock Chop House parking deck, the Reserve banquet facility, and the District Lofts- Villa Street Building (Building A), and has a total land area of 3.54 acres. It is located on the southeast corner of S. Eton and Maple Road, and extends down to Villa Street to the south. A Special Land Use Permit was granted for the Reserve on September 22, 2003 as it exceeds 6,000 ft² in size, and has hours of operation past 11:00 pm. The applicant was also required to prepare a Community Impact Study in accordance with Article 7, section 7.27(E) of the Zoning Ordinance at the time that the entire site was originally approved (when Building A was to be constructed), and the CIS was accepted and the Preliminary Site Plan was approved by the Planning Board on January 25, 2006. As the Big Rock Chop House is also listed in the City's inventory of historic properties, the entire site was also previously reviewed and approved by the Historic District and Design Review Committee ("HDDRC").

The applicant is completing construction of the final phase of the entire development which was originally approved on August 6, 2006. This final phase includes a four story mixed use building containing 18 residential loft units, and office space on the first floor (Building B). Building B is not located in a historic district. A single office tenant (Oppenheimer Financial) is now proposing to occupy 12,348 ft² of space on the first floor of Building B. The first floor use is now proposed to change from retail/residential to office use. As the single office user wishes to occupy more than 6000 sq.ft., a Special Land Use Permit and approval from the Planning Board and City Commission is required.

1.0 Land Use and Zoning

- 1.1 Existing Land Use – The existing land uses on the site include the Big Rock restaurant, The Reserve banquet facility, a parking structure, surface parking and a two mixed use buildings.

- 1.2 Zoning - The northern portion of the parcel is zoned B-2B, General Business, and the southern portion of the site is zone MX, Mixed Use. The existing use and surrounding uses appear to conform to the permitted uses of their respective Zoning Districts.
- 1.3 Summary of Adjacent Land Use and Zoning - The following chart summarizes existing land use and zoning adjacent to and/or in the vicinity of the subject site, including the proposed 2016 Regulating Plan zones.

	North	South	East	West
Existing Land Use	Big Rock Restaurant, The Reserve	Crosswinds Development	Loft Building A, Railroad	Commercial, Multi-family Residential
Existing Zoning District	B-2B Neighborhood Business, MX – Mixed Use	MX - Mixed Use	MX – Mixed Use, PP – Public Property	B-1 – Neighborhood Business, R-6 – Multiple-Family Residential
Downtown Overlay Zoning District	N/A	N/A	N/A	N/A

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 of the bulk, height, area and placement requirements for the MX Zoning District.

Please see the attached Zoning Compliance Summary Sheet for detailed zoning compliance information.

3.0 Screening and Landscaping

3.1 Dumpster Screening – The applicant is not proposing any changes to the existing two trash compactors/ dumpsters on the site: one at the southeast corner of the site to service the residential loft units, and one on the north elevation of the parking structure to service Big Rock and The Reserve. The existing screening: 8' high brick screen wall, with a 4" limestone cap and wooden gates are sufficient. Trash rooms are also located within Building B.

3.2 Parking Lot Screening –All parking facilities must be screened in accordance with Article 4, section 4.49 of the Zoning Ordinance with a minimum 32" high masonry

screen wall. All surface parking is either adequately screened by a masonry screen wall or located to the rear or underneath the existing loft buildings and thus fully screened. The opening between loft buildings A and B contains a pedestrian walkway and staggered planting beds to effectively screen any views of the surface parking lot through the opening. All other parking is screened within parking structures above and below ground.

3.3 Mechanical Equipment Screening – Mechanical equipment is located on the parking level of loft building B and on the roof of the proposed building. The mechanical equipment is screened. **No changes are proposed at this time.**

3.4 Landscaping – The applicant has extensive landscaping throughout the site. The landscaping is clustered into different areas to accomplish various goals. **There are no changes proposed to the landscaping plan.**

3.5 Streetscape – The streetscape on Villa was designed to match the existing streetscape in front of Building A, which includes sidewalk from curb to building. The applicant has included seating, trash receptacles and bicycle racks on the Final Site Plan to enhance the streetscape along S. Eton and Villa. **No changes are proposed to the streetscape plan.**

4.0 **Parking, Loading and Circulation**

4.1 Parking – In accordance with Article 4, section 4.42 of the Zoning Ordinance, 166 parking spaces are required for the Big Rock restaurant (12,402 ft² /75), 90 spaces are required for The Reserve (540 people capacity/6), 41 spaces are required for the proposed new office space (12,348 ft² /300), 55 parking spaces are required for the proposed 44 residential units, and 4 spaces are required for the train station, pursuant to an earlier agreement with the City. Thus, a total of 356 parking spaces are required for the proposed mix of uses on this site. The applicant is providing a total of 430 parking spaces. All parking spaces meet the minimum size requirement of 180 ft².

Article 4, section 4.48 of the Zoning Ordinance provides that off-street parking contained in the first story shall not be permitted within 10' of the any building façade on a frontage line or between the building façade and the frontage line. The applicant is not proposing any parking to be contained within the first story of any building. No parking is proposed between the building facades and the frontage lines. All parking is located behind The Reserve and the loft buildings, in the parking deck and underground. A small amount of surface parking is also located behind building A. **No changes are proposed at this time.**

4.2 Loading – In accordance with Article 4, section 4.21LD-01 of the Zoning Ordinance, two loading spaces are required for the proposed development, which must be 12' by 40' in size, and must be screened from the public view with 6' high screening. Existing loading spaces are located behind the loft buildings and are fully screened

from public view by the buildings themselves. **No changes are required, nor proposed.**

4.3 Vehicular Circulation and Access – **No changes are required, nor proposed.**

4.4 Pedestrian Circulation and Access – **No changes are required, nor proposed.**

5.0 Lighting

The applicant is proposing to maintain the existing Gardco arm mounted Square Form Ten cut off fixtures that are mounted on 12' high posts to light the surface parking areas. The metal halide fixtures are 14" square and provide 175 watts of light per fixture.

Wall mounted Catania G fixtures are used for the building lighting on Building B. These fixtures are manufactured by Hess America, and are the same fixtures that were used on Building A. These fixtures provide 100 watts of LED light each, and are satin anodized aluminum with translucent acrylic lenses. **No lighting changes are required, nor proposed.**

6.0 Departmental Reports

6.1 Engineering Division – The Engineering Division has no concerns.

6.2 Department of Public Services – DPS has no concerns.

6.3 Fire Department – The Fire Marshall has provided the following comments:

- 1. Knox Box Required**
- 2. NFPA 13 Fire Suppression System required**
- 3. Fire Alarm required.**

6.4 Police Department – The Police Department has no concerns.

6.5 Building Division – Standard comments were received by the Building Division.

7.0 Conformance with the Eton Road Corridor Plan

The subject site is located within the boundaries of the Eton Road Corridor Plan. The vision of the Eton Road Corridor Plan ("ERCP") was to encourage high density, multi-family residential uses mixed with new, small scale commercial uses in a scale that is compatible with the surrounding neighborhood to create an eclectic, mixed use district. The ERCP specifically encourages development that is visually compatible with the adjacent neighborhoods, use quality architecture and provide streetscape enhancement to improve pedestrian circulation within the district and through the district.

The ERCP also provides design guidelines to ensure that this vision is realized, including the following:

- moving buildings close to the road with little or no front parking;
- moving parking to the rear of buildings and providing screening;
- providing entrance features to buildings, using high quality building materials and pedestrian-scaled building details;
- encouraging landscaping between buildings and the road and the conversion of all interior area between buildings into landscaped open space; and
- encouraging lighting to accent architecture and improve the pedestrian environment while maintaining light levels that are compatible with neighborhood ambient light levels.

The existing building includes eighteen residential loft units and first floor office space on S. Eton and is compatible in scale and height with adjacent buildings. The proposed location and footprint of the building is as recommended on the Future Land Use Plan, and parking is provided at the rear of the building only. The applicant used stone and brick for the lower level and metal paneling on portions of the upper levels. Front walks are provided from the sidewalk to front entries for commercial office space. Landscaping is proposed between the building and the right-of-way, and on either end of the building. Lighting provided will be minimal and compatible with neighborhood ambient light levels.

The single office tenant proposing to utilize 12,348 sq.ft., is larger than the size recommended in the Eton Road Corridor Plan (6,000 sq.ft.). However, the MX District regulations permit any commercial use over 6,000 sq.ft. in size to be permitted if approved under a Special Land Use Permit. The Planning Commission and City Commission may wish to approve the SLUP if:

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

The larger single use square footage, although over twice the envisioned amount in the Eton Road Corridor Plan (ERCP), does not introduce a scale that is detrimental to the pedestrian experience, nor does it introduce an incompatibility with the neighboring community. The urban form of the area is still cohesive and intact, especially with the identical completed District Lofts Building A adjacent to the in-process Building B. The area also boasts the wide range of uses that were envisioned in the ERCP.

8.0 Design Review

The proposed building design matches the contemporary style of the existing District Lofts building next door, while using some traditional style materials to blend in with the historic Big Rock Restaurant and The Reserve to create a building design that is harmonious with both the mixed use district on the east side of Eton and the single family residential district on the west side of Eton. Overall, the proposed design of Building B is compatible with the vision for the MX district contained in the Eton Road Corridor Plan, as previously approved by the Planning Board.

The only design changes that are proposed at this time with the proposed conversion from retail/residential to office use on the first floor are the proposed decommissioning of several doors along all elevations. Specifically, two previously approved double entrance doors are proposed to be removed and replaced with windows (one on the north elevation facing The Reserve and one on the west elevation facing S. Eton). Three other previously approved double entrance doors are proposed to be fixed in the closed position and all of the existing hardware is to be removed (one on the north elevation facing The Reserve, one on the north elevation facing the parking deck, and one on the south elevation facing Villa). Finally, one previously approved double entry on the west elevation along S. Eton is proposed to be removed and replaced with a single door and windows. The only office entrance open to the public is proposed at the southwest corner of the building, facing Villa Street. **The Planning Board may wish to require the doors to be replaced with windows, or to require one or more entrances along S. Eton.**

Signage: The applicant has submitted plans that now depict signage on the west and south elevations. The name letter signs are placed 12 feet above finish grade. They are 18 inches high and 9 feet long signs. The sign will feature the tenant, Oppenheimer, on painted or brushed stainless steel metal lettering. The lettering will be attached to the metal canopy over the west and south elevations. The total square footage of the signs will be 31.40 ft². The applicant is in compliance with the Birmingham Sign Ordinance that allows 1 ft² of signage for every linear foot of building frontage.

9.0 Approval Criteria

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

- (1) The location, size and height of the building, walls and fences shall be such that there is adequate landscaped open space so as to provide light, air and access to the persons occupying the structure.
 - (2) The location, size and height of the building, walls and fences shall be such that there will be no interference with adequate light, air and access to adjacent lands and buildings.
-

- (3) The location, size and height of the building, walls and fences shall be such that they will not hinder the reasonable development of adjoining property nor diminish the value thereof.
- (4) The site plan, and its relation to streets, driveways and sidewalks, shall be such as to not interfere with or be hazardous to vehicular and pedestrian traffic.
- (5) The proposed development will be compatible with other uses and buildings in the neighborhood and will not be contrary to the spirit and purpose of this chapter.
- (6) The location, shape and size of required landscaped open space is such as to provide adequate open space for the benefit of the inhabitants of the building and the surrounding neighborhood.

10.0 Recommendation

Based on a review of the site plan revisions submitted, the Planning Division finds that the proposed Final Site Plan meets the requirements of Article 7, section 7.27 of the Zoning Ordinance and recommends that the Planning Board recommend APPROVAL of the Final Site Plan and Special Land Use Permit for 375 S. Eton with the following conditions:

- 1) The applicant replace the doors to be decommissioned with windows;
- 2) The applicant add one or more entrances along S. Eton and obtain Administrative approval for same; and
- 3) Provide specifications on the proposed signage.

11.0 Sample Motion Language

Motion to recommend APPROVAL of the Final Site Plan and Special Land Use Permit for 375 S. Eton subject to the following conditions:

- 1) The applicant replace the doors to be decommissioned with windows;
- 2) The applicant add one or more entrances along S. Eton and obtain Administrative approval for same; and
- 3) Provide specifications on the proposed signage.

OR

Motion to POSTPONE the Final Site Plan and Special Land Use Permit for 375 S. Eton pending receipt of the following:

- 1) The applicant replace the doors to be decommissioned with windows;
 - 2) The applicant add one or more entrances along S. Eton and obtain Administrative approval for same; and
 - 3) Provide specifications on the proposed signage.
-

OR

Motion to recommend the DENIAL of the Final Site Plan and Special Land Use Permit for 375 S. Eton. for the following reasons:

1. _____
2. _____
3. _____

**HDDRC Minutes
January 4, 2006**

**245-375 S. Eton
Eton Street Lofts
Birmingham Grand Trunk Western Railroad Depot Landmark**

Chairman Rinschler opened the public hearing at 8:14 p.m.

Zoning: B-2B General Business

Proposal: The applicant proposes to develop two residential loft buildings and a parking structure that will house 250 cars. The development will also have an off-street surface parking area, loading areas, and landscaped areas. The new development will be located on the south end of the triangular site of the Birmingham Grand Trunk Western Railroad Depot Landmark which is bordered by S. Eton on the west, Villa Street on the south, and the railroad on the east. The Big Rock Chop house and the Reserve are also located on the site. The applicant proposes to demolish an existing office building at 375 S. Eton at the corner of S. Eton and Villa Streets.

The proposed three-story parking deck will be located on the east side of the property. It will be constructed of brick veneer with pre-cast concrete caps with metal screen grill openings.

Ms. Bashiri read from the Ordinance the boundaries of the Historic District.

Chairman Rinschler commented it is hard for him to imagine that the whole parking lot was intended to be part of the Historic District. Therefore the commission should address the issue as to what size the Historic District should be prior to final site plan approval. Ms. Rowbottom recalled that when the Historic District was designated they talked about using the original property lines of the Grand Trunk Railroad. She agreed the issue should be decided.

Mr. Victor Saroki, the architect for the project, was present along with Mr. Mark Farlow principal from his office; and Mr. J.C. Cataldo, of Mocher Dolan Cataldo & Kelly Building and Development Company. Mr. Norman LePage, the property owner, was not present this evening. Mr. Saroki noted that the site falls within two zoning districts, MX and B-2B, and perhaps the demarcation line between the two zoning districts would make sense for the delineation of the Historic District.

At this point, Mr. Saroki walked the board through his report. It is his understanding they will be before the HDDRC for preliminary historic design review, and before the Planning Board for preliminary site plan approval along with a CIS application approval. They would then go back to the Planning Board for final site plan approval and come back to the HDDRC for final historic design approval.

The site circulation pattern for both the Big Rock and the Reserve will be quite similar to what it is now. Both of these operations use a valet service. The parking deck is not meant to serve the loft buildings. The lofts will be supported by underground parking that will house 50 cars

and some surface parking. The residential traffic will all come in off of Villa Street. They hope to develop some one-car garages in addition to the 50 parking spaces underground. The proposal is for 47 loft units ranging in size from 1,000 sq. ft. up to about 2,000 sq. ft. Each building will have an opportunity for retail uses on the first level. The first-floor loft units that front on Villa Street are intended to be work/live units. The applicants believe that they meet all of the requirements of the Zoning Ordinance. Mr. Saroki presented an overview showing the massing of the buildings along Eton.

They propose warehouse-like loft buildings that would fit into the Rail District. Their material pallet favors what has been used on the Train Station. The parking structure will be located at the rear of the site so that it parallels the train tracks. All of the parking needs for the Big Rock and the Reserve are satisfied. They think their proposal is in the spirit of the MX District and that it recognizes the historical character of that whole area.

Chairman Rinschler had difficulty with the massing and intrusion of the parking structure and its close proximity to the historic structure. There needs to be some architectural way to minimize the effect of the parking deck. Mr. Hower suggested making the parking structure mixed-use. Mr. Saroki thought they may be able to create a very dense greenbelt screen as a buffer. From the standpoint of the residents and sales, they have to make sure that the deck is very pleasing. When they build the deck in brick with stone accents, add the mullion patterns, break down the amount of light through either louvers or an opaque surface, and add landscaping, it will diminish the whole deck area.

Discussion followed with respect to adding a roof on top of the deck. Mr. Saroki explained it would raise the mass of the deck and intrude into the required distance from the ITC transmission lines overhead. Mr. Farlow said that a portion of the parking deck lies within the B-2B District and that portion must abide by the lower height requirement for that District. Therefore, they have two districts to deal with, as well as the transmission lines.

Chairman Rinschler said it sounds to him that the area to work on is ways to minimize the massing and the visual impact of the parking deck. That is what the commission would like to see when the proposal comes back, because the deck is so incongruous with historic preservation. He feels they are going in the right direction with the lofts.

Ms. Weisberg thought the deck will be a nice relief from the parking lot that currently exists. Personally, she would like to see more of an industrial edge to the loft buildings.

In response to a question from Ms. Rowbottom, Mr. Saroki explained the retail will park either on Villa Street or in the structure. She suggested a tie-in to the neighborhoods with the species of trees that are planted. Mr. Saroki indicated his intention to present a landscape plan at final review.

Mr. Saroki explained that the property line angles, and that necessitates their buildings to be set back. The loft building will start to create some building edges which will help the Reserve not to look like it is set out in the street. On another subject, their proposal for lighting on the site will take on an industrial look.

Motion by Chairman Rinschler

Seconded by Mr. Hewer to approve the preliminary historic review application for 245-375 S. Eton, Eton Street Lofts, provided that the applicant comes back with proposals to soften the impact of the parking structure and the commission has a resolution of the specific bounds of the Historic District to guide it in its final approval.

No one from the public wished to comment on the motion at 9:10 p.m.

Motion carried, 5-0.

VOICE VOTE

Yeas: Rinschler, Hewer, Deyer, Rowbottom, Weisberg

Nays: None

Absent: Henke, Sadowski

**Planning Board Minutes
January 25, 2006**

**PRELIMINARY SITE PLAN REVIEW AND COMMUNITY IMPACT STUDY ("CIS")
245,325, 375 S. Eton**

The District Lofts

Construction of mixed-use development, including residential lofts, retail space and two-story parking deck on the site of the Big Rock Chop House and the Reserve

CIS

Ms. Ecker offered background information. The subject parcels are located on the site of the existing Big Rock Chop House, the Reserve banquet facility, and an office building. The site has a total land area of 3.54 acres. It is located on the southeast corner of S. Eton and Maple Road, and extends down to Villa Street to the south. The applicant is proposing to demolish the existing office building and surface parking lot to construct a mixed-use development that would include the Big Rock Chop House, the Reserve banquet facility, two new four-story buildings containing retail space, residential loft units, live/work units, as well as a three-story parking deck on the rear of the site.

Ms. Ecker advised that the applicant was required to prepare a CIS as they are proposing two new buildings containing more than 20,000 sq. ft. of gross floor area. The CIS discusses the proposed use of the site; access and circulation; sub-area plan; building and parking placement; design; land development issues; utilities, noise and air issues; environmental design and historic values; refuse, sewer and water; public safety; transportation issues; parking issues; natural features; and includes an associated soils report, an environmental report, a traffic report, and a noise study. The site is zoned B-2B General Business at the north end on the site of the existing Big Rock Chop House, and is zoned MX Mixed Use on the southern portion.

Ms. Ecker reviewed all details of the proposed development and the corresponding studies for the Planning Board. Mr. Potts asked if there is sufficient capacity in the proposed parking deck and in the adjacent surface parking area to accommodate a full max out of all of the uses contemplated in the three areas. Ms. Ecker indicated it meets the City parking requirements.

Mr. Victor Saroki, architect for the District Lofts, was present with Mr. Norman LePage, owner of the Big Rock Chop House and the Reserve banquet facility; Messrs. Mark Egott and Johannes from his office; and Mr. Rod Arroyo, Traffic Consultant from Birchler, Arroyo. Mr. Saroki assured the board that all of the items required in the CIS will be complied with prior to final site plan review. He went on to discuss the Clayton Environmental Report which was developed in 1998 for Mr. LePage when he was proposing the Reserve banquet facility. They have not prepared a new report because nothing has changed on the site except for the Reserve getting built. Erb Lumber was a lumber yard, so he does not see it as an issue needing any additional extensive environmental testing. Also, if there is a water table issue involving basements, they will deal with it at the time of construction and excavation. They always employ geotechnical engineers and soil engineers to help with the design of the buildings and footings.

Mr. Potts confirmed that Mr. Saroki is satisfied that there are no environmental concerns at this point. Mr. Saroki said that if anything does come to light during construction they will take the proper caution and hire an environmental consultant to help them. Mr. Norman LePage established that all of the storage facilities for the lumber yard actually were from Crosswinds on back. So, as far back as he can remember there was no storage of any kind taking place on his property. Also, Mr. Saroki added that their lender is satisfied with the environmental report. Further, the developers are satisfied that the environmental survey is acceptable for a residential development. They are obligated by law that if anything is found they will stop, investigate, bring in experts, and remediate.

Ms. Dorothy Conrad spoke to say that the Crosswinds property was cleaned up prior to construction beginning. Chairman Boyle cautioned that wolmanized timber may have been stored on the site.

Mr. Rod Arroyo, whose firm prepared the Traffic Impact Assessment, said there were three issues raised by TetraTech and one issue raised by the Engineering Division.

1. Birchler, Arroyo is recommending a two-way left turn lane in the area north of Yosemite. They believe it would be a safety and a capacity improvement to provide a two-way left turn lane so that southbound traffic on Eton can get into a left-turn lane to turn into the main driveway which serves the entire facility. From what they have observed, only about 75 ft. of storage is needed in the north-bound left turn lane. They are recommending that 100 ft. be a two-way left turn lane. That leaves another 175 ft. for north-bound left turns. Right now, if a car is south bound on Eton and wants to turn left and there is traffic coming north bound, there is no choice but to block through traffic south bound on Eton and wait for a gap to make the left turn. The two-way left turn lane allows cars to get out of the way so that south-bound traffic can continue. They think that is a significant improvement.
2. Regarding the one-way drive that is used by the valets, Mr. Arroyo's understanding is there will be no additional impact on that. It will still operate as it does today.
3. With respect to site obstructions on Eton Street on the east side, parking should be prohibited and there should be appropriate signage added to clarify that so that clear site distance can be maintained to the south as cars turn out.
4. The Engineering Division does not agree with their recommendation to limit parking on Villa Street to one side only, given the demand for parking to support the Amtrack train station. Birchler, Arroyo went out to re-evaluate that and found that parking on both sides would leave an 18 ft. travel way for two-way traffic. If it turns out that it becomes problematic, re-striping could fix that problem by removing parking on one side of the street. They would leave it up to the City in terms of what they believe is correct.

Further, to have three lanes at the villa approach to Eton Road would be a very tight configuration. Mr. Arroyo doesn't believe the delays are going to be enough to require that, but once again the City could make a change in striping.

Mr. Blaesing said that anything dealing with the public streets, either Villa or Eton, doesn't necessarily have to be tied as a requirement of the final site plan. It is not something that

would prohibit the Planning Board from accepting the CIS. It would be a recommendation to the City's other boards to go ahead and try it out.

Mr. Saroki provided details regarding the proposed separation and collection of recycled materials on-site. In both buildings there are trash chutes that lead down to trash rooms in the parking garage.

Motion by Mr. Potts

Seconded by Mr. Blaesing to accept the CIS for 245, 325, 375 S. Eton, the District Lofts, with the understanding that the applicant will address all of the issues as represented.

Chairman Boyle asked if members of the public wished to comment on this motion at 10:40 p.m.

Ms. Dorothy Conrad observed that currently on both sides of Maple Road the traffic is much greater than normal. That is because of the closing of the bridge at Adams Road. If these traffic volumes are being used as a measuring stick they are probably the highest that Maple Road will ever get.

Motion carried, 6-0.

ROLL CALL VOTE

Yeas: Potts, Blaesing, Boyle, Dilgard, Haberman, Nickita

Nays: None

Absent: None

Preliminary Site Plan Review

Ms. Ecker advised that a Special Land Use Permit ("SLUP") was granted on September 22, 2003 to allow construction of the Reserve banquet facility as it exceeds 7,000 sq. ft. in size, and proposed hours of operation past 11 p.m.

Ms. Ecker advised that on October 26, 2005, the applicant appeared before the Planning Board for a pre-application discussion. The Planning Board suggested that the applicant consider decreasing the size of the units and suggested that more live/work units be offered, along with more retail and/or office space.

On January 4, 2006, the HDDRC conducted a preliminary review of the development and approved the preliminary historic review application for the site, with the conditions that the applicant comes back with a proposal to soften the impact of the parking structure, and that the Planning Division provide a map of the specific boundaries of the Historic District located on the site.

The applicant meets the majority of the height, area, and placement requirements for the MX Zoning District. However, the Planning Board will have to approve the location of the principal pedestrian entrances on Villa Street as they are proposed 3 ft. back from the frontage line and

are required to be on the frontage line. **In addition, the applicant will be required to increase the first-floor ceiling heights to provide a 12 ft. clear space from finished floor to finished ceiling, or obtain a variance from the BZA.** The applicant advised that they had altered their plans to meet this requirement. This is a result of the Eton Road Corridor Plan which envisions having spaces that could be converted from residential to commercial in order to accommodate a multitude of uses over time.

Mr. Saroki passed out a colored rendering setting forth the elevations. They listened to the Planning Board's comments at the pre-application discussion. They have added additional retail space and some live/work units. They are now up to 47 loft units. The approach they took with the architectural aesthetic of their elevations is to develop exteriors that are warehouse-like with large panels of glass with mullions and windows as one would see in manufacturing and industrial buildings. The buildings relate also to the train station with the brick color and the limestone. The buildings set back 3 ft. from the street. That allows a softening green belt across the front of the residential units. The parking structure is a background building that is set back parallel to the tracks.

One parking space is allowed underground for each loft unit and a second enclosed space can be purchased. It was an intentional move on their part to isolate the commercial traffic from the residential traffic. The parking garage is being developed to support parking for the Reserve banquet facility and Big Rock Chop House. Mr. Saroki believes the 380 spaces on the site are enough to sustain all of the operations if everything is going at maximum capacity. They have been very creative in finding every parking space they can on this site.

Mr. Saroki advised that there will be screening for the mechanical units on the roof, they will meet the 12 ft. height for the first-floor retail spaces, and they are not going to request any variances. Further, they will provide 12 ft. light standards in the parking lot. They intend to be extra careful with lighting in the parking structure because it is next to residential. Louvers, metal grills and translucent panels are being contemplated and different designs are being studied.

Mr. Nickita stated that he thinks street parking is very important. It always slows traffic and it creates a better pedestrian environment. He sees Villa Street as being wider than almost all of the residential streets throughout the City. Therefore, he advocates parking on both sides of the street. It would still allow sufficient ingress and egress to the project.

Mr. Nickita went on to discuss the issue of circulation within the site. He does not think dead-end situations are best for traffic flow. Also, he noted that pedestrians will need to have a path in order to traverse the site. Mr. Saroki said they will try to designate good pedestrian movement. Addressing the traffic circulation, he said they are concerned that the heavy commercial traffic would interfere with the comfort of the residential buildings. Therefore they feel that Villa Street should just be for the residential.

Motion by Mr. Blaesing

Seconded by Mr. Dilgard to extend the meeting to 11:30 p.m.

Motion carried, 6-0.

Yeas: Blaesing, Dilgard, Boyle, Haberman, Nickita, Potts

Nays: None

Absent: None

Mr. Saroki said the units will measure from 850 sq. ft. to 2,000 sq. ft. The prices will probably range from \$400 thousand to \$800 thousand. Everything is one-level loft living with 10 ft. finished ceilings on the upper floors.

Mr. Blaesing said that as a resident he would appreciate the separation of vehicular movement because he would want some privacy from the commercial district so that people are not driving through his parking lot at 2 a.m. trying to find their way out. He thanked the applicant for listening at the pre-application discussion and he appreciates the changes that were made as a result. He is sure that when all of this gets done it will feel like a neighborhood.

Mr. Potts urged the applicant to soften the garage to improve the visual perspective as people enter the MX District off of Maple. Mr. Saroki indicated they could do that and add a significant landscape plan.

Ms. Ecker said she believes the City Manager is advocating to keep the train station on the Birmingham side rather than moving it to Troy. Ms. Dorothy Conrad said plans are moving forward for a transportation hub that is to be built in Troy. She thought the Community Development Department ought to contact the City of Troy to ask them exactly what is going on and what they have in mind.

Mr. Nickita pointed out that the front doors are not really accessible by a drop-off/pick-up situation. There is not adequate pedestrian circulation between the buildings and between the Reserve. What happens is that someone who is dropped off in the back of the units would then have to walk around to the front. Mr. Saroki explained that a car could pull into a parking space in the front, let someone get out, and then leave. He thought they could develop a striped spot that is not a parking space that would allow someone to pull in and back out. Mr. Boyle pointed out that most people would probably pull into the Reserve to pick up or drop off, short of it being a peak time.

Motion by Mr. Blaesing

Supported by Mr. Potts to approve the Preliminary Site Plan as presented for 245, 325, 375 S. Eton, the District Lofts. The approval should include:

- 1. Approval by the board to allow a 3 ft. setback of the building on Villa Street;**
- 2. That all of the first-floor units have 12 ft. ceiling heights;**
- 3. That the sidewalk constructed on Villa extend eastward to the train loading station; and**
- 4. That the applicant consider a more thorough design of the pedestrian and vehicular circulation throughout the site.**

Mr. Nickita went on record as saying he recommends that the City consider allowing parking on both sides of Villa Street.

There was no public comment on the motion at 11:25 p.m.

Motion carried, 6-0.

Yeas: Blaesing, Potts, Boyle, Dilgard, Haberman, Nickita

Nays: None

Absent: None

Planning Board Minutes
March 22, 2006
03-65-06

FINAL SITE PLAN AND DESIGN REVIEW
245, 325 and 375 S. Eton Street
Construction of new loft buildings and parking deck

Ms. Ecker advised that this project has been before the Planning Board several times. It is the site of the existing Big Rock Chop House, The Reserve banquet facility, and an office building. The site has a total land area of 3.54 acres. It is located on the southeast corner of S. Eton and Maple Road, and extends down to Villa Street to the south. The applicant is proposing to demolish the existing office building and surface parking lot to construct a mixed-use development that would include the Big Rock Chop House; The Reserve banquet facility; two new four-story buildings containing retail space, residential loft units, and live/work units; as well as a three-story parking deck on the rear of the site.

Ms. Ecker advised that 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 two new buildings containing more than 20,000 sq. ft. of gross floor area. As the Big Rock Chop House is listed in the City's inventory of historic properties, this application must also be reviewed and approved by the Historic District and Design Review Committee ("HDDRC").

A Special Land Use Permit ("SLUP") permit was granted on September 22, 2003 to allow construction of The Reserve banquet facility and to allow the proposed hours of operation past 11 p.m. An amendment to this SLUP will be required to permit construction of the proposed development, to allow the proposed 7,000 sq. ft. of commercial space, and to allow any new business on the site to operate past 11 p.m.

On October 26, 2005, the applicant appeared before the Planning Board for a pre-application discussion. Since the pre-application discussion, the applicant heeded the suggestions of the board members and increased the number of units from 45 to 47, and is proposing that five of those units be live/work units along Villa Street. Two commercial spaces are now proposed along Eton Street.

On January 4, 2006, the HDDRC conducted a preliminary review of the proposed development and approved the preliminary historic review application provided the applicant comes back with a proposal to soften the impact of the parking structure, and that the Planning Division provide a map of the specific boundaries of the Historic District located on the site. Since that time the applicant has added more landscaping based on the comments of the HDDRC to soften the view of the parking structure from Eton Street and Maple Road.

On January 25, 2006, the Planning Board conducted a preliminary review of the proposed development and a complete review of the Community Impact Study ("CIS"). The Planning Board approved the CIS with the condition that the applicant address all of the issues outlined in the staff report. The Planning Board also approved the Preliminary Site Plan with several conditions.

Ms. Ecker advised that since the Preliminary Site Plan was approved, the applicant has shifted the buildings to be 2 ft. rather than 3 ft. back off the property line along Villa St. which was previously approved by the Planning Board. The applicant has modified the plans to extend the sidewalk on Villa eastward to the train station, and has added a pedestrian connection from the proposed loft buildings across the site to the big Rock Chop House restaurant. The applicant indicated at the preliminary site plan review that they would increase the ceiling heights for all first-floor units to be 12 ft. clear from finished floor to finished ceiling. A new section has been provided that clearly shows a full 12 ft. The applicant has not altered the vehicular circulation pattern on the site.

The Planning Board will have to approve the new location of the principal pedestrian entrances on Villa Street as they are now proposed 2 ft. back from the frontage line. *In addition, the applicant will be required to decrease the height of that portion of the parking structure located in the B-2B Zone District, or obtain a variance from the Board of Zoning Appeals ("BZA").*

Motion by Mr. Dilgard

Seconded by Mr. Blaesing to extend the meeting to 11:30 p.m.

Motion carried, 5-0.

VOICE VOTE

Yeas: Dilgard, Blaesing, Boyle, Nickita, Potts

Nays: None

Absent: Haberman

Mr. Victor Saroki, from Victor Saroki & Associates, Architects, was present along with Mr. Norman LePage, the property owner; Mr. J.C. Cataldo of Mosher, Dolan, Cataldo and Kelly, the general contractors; and Mr. Michael Dul, the landscape architect. Mr. Saroki indicated they are happy to sit down with the Fire Marshal and discuss the turning radius for the Fire Department's largest vehicle to access the site from both Villa and Eton. He noted the existing loading space immediately adjacent to the Big Rock Chop House is somewhat screened by the landscaping, but it cannot accommodate a masonry screenwall because it would prohibit the trucks from turning in. Ms. Ecker said that as long as it is an existing loading space a variance will not be needed.

Mr. Saroki said to soften the parking deck they are proposing a brick veneer for the outside that matches both of the loft buildings. Only a portion of the stairwell on the deck requires a variance from the building height limitation.

Chairman Boyle commented he would like to see an occasional flash of color because this development lies within an industrial area.

Motion by Mr. Dilgard

Seconded by Mr. Nickita to extend the meeting to 11:45 p.m.

Motion carried, 5-0.

VOICE VOTE

Yeas: Dilgard, Nickita, Blaesing Boyle, Potts

Nays: None

Absent: Haberman

Chairman Boyle took discussion to the public for comments and no one spoke at 11:30 p.m.

Motion by Mr. Blaesing

Seconded by Mr. Dilgard to recommend approval to the City Commission of the SLUP Amendment and Final Site Plan, and support the staff recommendations for the approval of the lofts at 245, 325, and 375 S. Eton Street. The board supports a variance for the stairwell on the parking deck that happens to fall in the B-2B District. The staff recommendations are as follows:

1. The Planning Board provide approval for the new location of the principal pedestrian entrances on Villa Street 2 ft. back from the frontage line;
2. Decrease the height of that portion of the parking structure located in the B-2B Zone District, or obtain a variance from the BZA;
3. Increase the first-floor ceiling heights to provide a 12 ft. clear space from finished floor to finished ceiling or obtain a variance from the BZA;
4. Provide screening for the existing dumpsters and clean up the debris surrounding them immediately;
5. Provide details on the proposed rooftop mechanical equipment;
6. Replace all proposed Stella D'Oro Daylilies with Happy Returns Daylilies;
7. Replace all proposed Euonymus with another hardy groundcover;
8. Provide a photometric plan that includes all proposed lighting;
9. Provide information regarding the location of fire hydrants, Fire Department water connections, the ability of the largest emergency vehicle to access the site from both Villa and Eton, and the sufficiency of the proposed fire lanes;
10. Extend the screenwall between The Reserve and loft Eton Building to connect to The Reserve; and
11. Submit all requested changes for administrative approval by the Planning Division.
12. Provide an 8.5 ft. sidewalk along the north side of Villa Street with tree wells and no grass boulevard to match the south side of Villa Street to reduce maintenance issues. Administrative approval of the sidewalk.

Motion carried, 5-0.

ROLL CALL VOTE

Yeas: Blaesing, Dilgard, Boyle, Nickita, Potts

Nays: None

Absent: Haberman

Planning Board Minutes
March 22, 2006
01-07-15

**FINAL SITE PLAN REVIEW 245, 325 and 375 S. Eton District Lofts, Building B
Construction of a new four-story, mixed-use building to include commercial space
and residential loft units**

Ms. Ecker explained the subject site, 375 S. Eton, is part of a larger site including the existing Big Rock Chop House, Big Rock Chop House parking deck, the Reserve banquet facility, and the District Lofts - Villa Street Building (Building A), and has a total land area of 3.54 acres. It is located on the southeast corner of S. Eton and Maple Rd., and extends down to Villa St. to the south. A Special Land Use Permit ("SLUP") was granted for the Reserve on September 22, 2003 as it exceeds 6,000 sq. ft. in size, and has hours of operation past 11 p.m. The applicant was also required to prepare a Community Impact Study ("CIS") in accordance with section 7.27(E) of the Zoning Ordinance at the time that the entire site was originally approved (when Building A was to be constructed), and the CIS was accepted by the Planning Board on January 25, 2006. As the Big Rock Chop House is also listed in the City's inventory of historic properties, the entire site was also previously reviewed and approved by the Historic District and Design Review Committee ("HDDRC").

The applicant is proposing to construct the final phase of the entire development which was originally approved on August 6, 2006. This final phase includes the proposed construction of a four-story, mixed-use building containing 18 residential loft units, two live/work ground floor units and two commercial spaces on the first floor (Building B). Building B is not located in a Historic District. All of the underground parking will be under the footprint of the new loft building and accessed from the existing loft building. The units range in size from 924 sq. ft. to 2,800 sq. ft.

The applicant meets the majority of the bulk, height, area and placement requirements for the MX Zoning District. However, the applicant will be required to reduce the height of the building or obtain a variance from the Board of Zoning Appeals to allow the mechanical tower and other equipment to exceed 50 ft. in height. The applicant is proposing 58 ft. including the mechanical and four stories. They have advised that they wish to seek a variance from the BZA to allow the stair and elevator tower to provide access to the rooftop, and to seek a variance to allow a rooftop deck with a pergola and an enclosed exercise room and a restroom if the Planning Board is supportive of this use.

Design Review The proposed building design matches the contemporary style of the existing District Lofts building next door, while using some traditional style materials to blend in with the historic Big Rock Restaurant and The Reserve to create a building design that is harmonious with both the Mixed-Use District on the east side of Eton and the Single-Family Residential District on the west side of Eton. Overall, the proposed design of Building A is compatible with the vision for the MX District contained in the Eton Road Corridor Plan. All of the materials match what is on the existing loft building.

Mr. Victor Saroki, the architect for this development, was present along with Mr. Scott LePage, the developer; and Mr. John Kelly, the general contractor. The new building is exactly the same as originally proposed, except for the roof terrace. The original building has been very successful and there is a waiting list to get in. This building has some nice retail spaces that front right on Eton. The materials and aesthetic details are meant to resemble updated warehouses. The project meets all parking requirements and an additional 34 underground spaces are proposed for the new building. They are happy to work with staff to identify street furniture along Eton and the appropriate spaces for lighting along both Eton and Villa.

They see the roof terrace as a nice element to introduce into this project. Serviceability for the mechanical equipment is a practical consideration for allowing the stairs and elevator to go to the roof. In the MX District the allowable building height is 45 ft. and only 5 ft. more is permitted for mechanical. All the other zoning districts in town permit 10 ft. for mechanical. So with only 5 ft. permitted, the only way to get to the roof is to climb up a ladder and through a hatch. In summary, the rooftop terrace is a small element that is practical for service and it is good for the residents. Mr. Saroki thinks that use of the roofs should be encouraged, but it cannot be done with only 5 ft. allowed above the building height.

Ms. Whipple-Boyce thought the rooftop area is somewhat like a fifth story. She suggested they could achieve what they want by taking half of an end unit and turning it into a terrace. Mr. Saroki replied if they are not successful at the BZA, the terrace won't happen.

Mr. Koseck likes the aesthetic of the building. He was surprised at the 5 ft. limit on rooftop screening, the same with stairs and an elevator. Mr. Saroki showed the circulation through the site and explained how people can go in and out comfortably.

Mr. DeWeese said he finds it very hard to support the uses, given the way the ordinance is written; but again, it is not clear why it is that way because the 5 ft. height allowance for screening is not practical.

In response to Chairman Clein, Mr. Saroki stated there is no intention to add an enclosure to allow for all season use. This is truly a sun deck.

The Chairman called for comments from members of the public at 9:55 p.m.

Mr. J. Colman, 521 Lewis, asked where all the cars will park. Ms. Ecker verified that the applicant complies with the parking requirement. Mr. Saroki said they have 397 spaces on-site, which is an excess of 60 spaces, not including street parking. Mr. Williams noted that people always want to park on the streets.

Motion by Ms. Whipple-Boyce Seconded by Mr. Share to approve the Final Site Plan and Design Review for 375 S. Eton subject to the following conditions:

- 1) Reduce the height of the building or obtain a variance from the BZA to allow the mechanical tower and other equipment to exceed 50 ft. in height;**
 - 2) Remove all uses above 40 ft. in height (deck, exercise room and restroom) or obtain a variance from the BZA;**
-

- 3) Provide specification sheets for the proposed rooftop mechanical equipment and identify the proposed roofing material;**
- 4) Add one street tree along Villa and provide street lights every 40 ft. on S. Eton and every 80 ft. on Villa all along the north side, adjacent to Buildings A and B, with all locations to be administratively approved; and**
- 5) Add benches, trash receptacles and bike racks, with locations to be administratively approved.**

There were no comments from the audience on the motion at 10:03 p.m.

Motion carried, 7-0.

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

**Zoning Compliance Summary Sheet
Final Site Plan & Special Land Use Permit
375 S. Eton – Eton Street Lofts – Building B**

Existing Site: District Lofts – Mixed Use Buildings

Zoning: MX, Mixed Use
Land Use: Loft building: residential/ retail

Existing Land Use and Zoning of Adjacent Properties:

	North	South	East	West
Existing Land Use	Big Rock Restaurant, The Reserve	Crosswinds Development	Loft Building A, Railroad	Commercial, Multi-family Residential
Existing Zoning District	B-2B Neighborhood Business, MX – Mixed Use	MX - Mixed Use	MX – Mixed Use, PP – Public Property	B-1 – Neighborhood Business, R-6 – Multiple-Family Residential
Downtown Overlay Zoning District	NA	NA	NA	NA

Land Area: *Existing:* 0.37 acres, 41,971 ft² (Bldg. B only)
Proposed: Same as existing

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

Minimum Floor Area: *Required:* N/A
Proposed: N/A

Maximum Total Floor Area: *Required:* 100% for entire lot, 6000 ft² max per commercial space without a SLUP
Proposed: 100% for entire lot, 12,348 ft² office space

Minimum Open Space: *Required:* N/A
Proposed: N/A

Maximum Lot Coverage: *Required:* N/A
Proposed: N/A

Front Setback:	<i>Required:</i>	0 ft.
	<i>Proposed:</i>	0 ft. (existing)
Side Setbacks:	<i>Required:</i>	0 ft.
	<i>Proposed:</i>	0 ft. (existing)
Rear Setback:	<i>Required:</i>	10 ft.
	<i>Proposed:</i>	>100 ft. (existing)
Max. Bldg. Height:	<i>Permitted:</i>	45' for flat roofs, 50' including mechanical & 4 stories
	<i>Proposed:</i>	50' including mechanical & 4 stories (existing)
Minimum Eave Height:	<i>Required:</i>	18' along Eton Street
	<i>Proposed:</i>	45' on Building B along Eton Street (existing)
First Floor Ceiling:	<i>Required:</i>	12 ft. minimum clearance finished floor to finished ceiling on first floor
	<i>Proposed:</i>	12 ft. unfinished floor to unfinished ceiling (existing)
Front Entry:	<i>Required:</i>	Principal pedestrian entrance on frontage line, Planning Board may adjust.
	<i>Proposed:</i>	Office spaces have principal pedestrian entrance on the frontage line on Villa Street.
Parking:	<i>Required:</i>	356 off-street spaces
	<i>Proposed:</i>	430 off-street spaces, all 180 ft ² in area (existing)
Loading Area:	<i>Required:</i>	20,001 – 50,000 ft ² commercial – 2 Must be located in rear open space per s. 4.23 LD-03
	<i>Proposed:</i>	2, located in rear open space (existing)
Screening:		
<u>Parking:</u>	<i>Required:</i>	Minimum 32" high masonry wall with stone cap
	<i>Proposed:</i>	Screened entirely by building, staggered planting beds and landscaping (existing)
<u>AC/Mech. units:</u>	<i>Required:</i>	Screening to compliment the building
	<i>Proposed:</i>	Metal panels (existing)
<u>Elect. Transformer:</u>	<i>Required:</i>	Fully screened from public view
	<i>Proposed:</i>	Screened with 4' to 5' high Arborvitae shrubs (existing)
<u>Dumpster:</u>	<i>Required:</i>	6' high capped masonry wall with wooden gates

Proposed: 8' high brick screen wall with stone cap and wooden gates (existing).



Special Land Use Permit Application Planning Division

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

1. Applicant

Name: SAROKI ARCHITECTURE
Address: 430 N. OLD WOODWARD AVENUE 3RD FLOOR
BIRMINGHAM, MI 48009
Phone Number: 248-258-5707
Fax Number: 248-258-5515
Email Address: VSAROKI@SAROKIARCHITECTURE.COM

2. Applicant's Attorney/Contact Person

Name: SAROKI ARCHITECTURE
Address: 430 N. OLD WOODWARD AVENUE 3RD FLOOR
BIRMINGHAM, MI 48009
Phone Number: 248-258-5707
Fax Number: 248-258-5515
Email Address: VSAROKI@SAROKIARCHITECTURE.COM

Property Owner

Name: NORM LE PAGE / ETON OFFICE PROPERTIES LLC
Address: 245 ETON STREET
BIRMINGHAM, MI 48009
Phone Number: 248-647-7774
Fax Number: 248-647-2103
Email Address: _____

Project Designer/Developer

Name: KELLY BUILDING AND DEVELOPMENT COMPANY LLC
Address: 42051 VILLA, SUITE 106
BIRMINGHAM, MI 48009
Phone Number: 248-258-6663
Fax Number: 248-258-0917
Email Address: jkelly@kellybuildingcompany.com

3. Required Attachments

- Warranty Deed with legal description of property
- Required fee (see Fee Schedule for applicable amount)
- Fifteen (15) folded copies of plans including a certified land survey, color elevations showing all materials, site plan, landscape plan, photometric plan, and interior plan
- Photographs of existing site and buildings
- Samples of all materials to be used

- Catalog sheets for all proposed lighting, mechanical equipment & outdoor furniture
- An itemized list of all changes for which approval is requested
- Completed Checklist
- Digital copy of plans
- One (1) additional set of plans mounted on a foam board, including a color rendering of each elevation

4. Project Information

Address/Location of Property: 245, 325, 375 ETON STREET
BIRMINGHAM, MI 48009
Name of Development: DISTRICT LOFTS
Sidwell #: 20-31-201-002 & 20-31-203-029
Current Use: VACANT SITE
Proposed Use: RESIDENTIAL, RETAIL
Area in Acres: 0.37 ACRES CURRENT / 3.54 ACRES DEVELOPMENT
Current Zoning: MX - MIXED USE & B-2B - GENERAL BUSINESS
Zoning of Adjacent Properties: N: MS, E: MX, S: MX, W: MX
Is there a current SLUP in effect for this site?: NO
Is property located in the floodplain? NO

Name of Historic District site is in, if any: _____
Date of HDC Approval, if any: 04-19-2006
Date of Application for Preliminary Site Plan: 11-28-2005
Date of Preliminary Site Plan Approval: 01-25-2006
Date of Application for Final Site Plan: 02-22-2006
Date of Final Site Plan Approval: 03-22-2006
Date of Revised Final Site Plan Approval: 08-06-2006
Date of Final Site Plan Approval: _____
Date of DRB approval, if any: _____
Date of Last SLUP Amendment: _____
Will proposed project require the division of platted lots? NO

5. Details of the Nature of Work Proposed (Site plan & design elements)

6. Buildings and Structures

Number of Buildings on site: 5 TOTAL
Height of Building & # of stories: EXISTING

Use of Buildings: LOFT BUILDING : RESIDENTIAL / RETAIL
Height of rooftop mechanical equipment: EXISTING

7. Floor Use and Area (in square feet)

Commercial Structures:

Total basement floor area: 25,272 S.F. (PARKING)
 Number of square feet per upper floor: 7,000 (RETAIL A&B)
 Total floor area: _____
 Floor area ratio (total floor area divided by total land area): _____
 Open space: _____
 Percent of open space: 54% OF ENTIRE SITE OPEN

Office space:	12,348 S.F. (GROSS) - 10,039 S.F. (USABLE)
Retail space:	N.A.
Industrial space:	N.A.
Assembly space:	N.A.
Seating Capacity:	N.A.
Maximum Occupancy Load:	N.A.

Residential Structures:

Total number of units:	<u>N.A.</u>
Number of one bedroom units:	<u>N.A.</u>
Number of two bedroom units:	<u>N.A.</u>
Number of three bedroom units:	<u>N.A.</u>
Open space:	
Percent of open space:	54% OF ENTIRE SITE OPEN

Rental units or condominiums?: N.A.
 Size of one bedroom units: VARIABLE - SEE PLAN DRAWINGS
 Size of two bedroom units: VARIABLE - SEE PLAN DRAWINGS
 Size of three bedroom units: N.A.
 Seating Capacity: N.A.
 Maximum Occupancy Load: 35 OCCUPANTS AT 1ST FLOOR OFFICE

8. Required and Proposed Setbacks

Required front setback: 0'-0"

Required rear setback: 0'-0"

Required total side setback: 0'-0"

Side setback: 0'-0"

Proposed front setback: 0
Proposed rear setback: 0
Proposed total side setback: 0
Second side setback: 0

9. Required and Proposed Parking

Required number of parking spaces: _____
 Typical angle of parking spaces: 90 DEG.
 Typical width of maneuvering lanes: 20'-0"
 Location of parking on the site: SURFACE, DECK, UNDERGROUND
 Location of off site parking: _____
 Number of light standards in parking area: EXISTING
 Screenwall material: N.A.

Proposed number of parking spaces:	364 SPACES
Typical size of parking spaces:	180 S.F. OR MORE
Number of spaces < 180 sq. ft.:	N.A.
Number of handicap spaces:	EXISTING
Shared Parking Agreement?:	NO
Height of light standards in parking area:	EXISTING
Height of screenwall:	NA

10. Landscaping

Location of landscape areas: N.A.

Proposed landscape material: N.A.

11. Streetscape

Sidewalk width: EXISTING
Number of benches: 0
Number of planters: 0
Number of existing street trees: 0
Number of proposed street trees: N.A.
Streetscape Plan submitted?: YES

Description of benches or planters: N.A.

Species of existing street trees: N.A.
Species of proposed street trees: N.A.

12. Loading

Required number of loading spaces: N.A.
Typical angle of loading spaces: N.A.
Screenwall material: N.A.
Location of loading spaces on the site: EXISTING

Proposed number of loading spaces: N.A.
Typical size of loading spaces: N.A.
Height of screenwall: N.A.

13. Exterior Trash Receptacles

Required number of trash receptacles: EXISTING
Location of trash receptacles: EXISTING
Screenwall material: EXISTING

Proposed number of trash receptacles: EXISTING
Size of trash receptacles: EXISTING
Height of screenwall: EXISTING

14. Mechanical Equipment

Utilities & Transformers:

Number of ground mounted transformers: EXISTING
Size of transformers (LxWxH):

Location of all utilities & easements: EXISTING

Number of utility easements: N.A.
Screenwall material: N.A.

Height of screenwall: N.A.

Ground Mounted Mechanical Equipment:

Number of ground mounted units: EXISTING
Size of ground mounted units (LxWxH):

Location of all ground mounted units: EXISTING

Screenwall material: EXISTING

Height of screenwall: EXISTING

Rooftop Mechanical Equipment:

Number of rooftop units: N.A.
Type of rooftop units: N.A.

Location of all ground mounted units: N.A.
Size of rooftop units (LxWxH): N.A.

Screenwall material: N.A.
Location of screenwalls: N.A.

Height of screenwall: N.A.
Percentage of rooftop covered by mechanical units: N.A.
Distance from units to rooftop units to screenwall: N.A.

15. Accessory Buildings

Number of accessory buildings: N.A.
Location of accessory buildings: N.A.

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

16. Building Lighting

Number of light standards on building: N.A.
Size of light fixtures (LxWxH): N.A.

Type of light standards on building: N.A.
Height from grade: N.A.

Maximum wattage per fixture: N.A.
Light level at each property line: N.A.

Proposed wattage per fixture: N.A.
Number & location of holiday tree lighting receptacles: N.A.

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

Signature of Owner: 

Date: 05-22-17

Print Name: NR LePAGE

Signature of Applicant: 

Date: 05-22-17

Print Name: VICTOR SARKIS

Signature of Architect: 

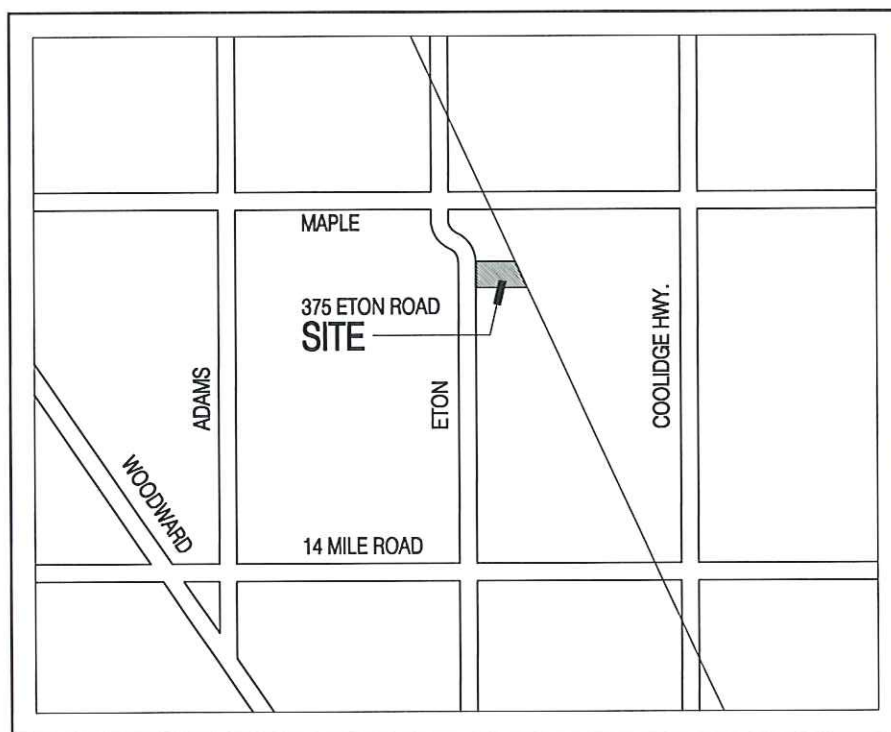
Date: 05-22-17

Print Name: VICTOR SARKIS

Office Use Only

Application #: _____ Date Received: _____ Fee: _____

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



Site Location Map:

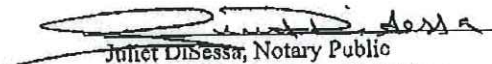
Not To Scale

[Info] 20524 559

STATE OF MICHIGAN
COUNTY OF OAKLAND

) 2nd Pg - Edgemere Enterprises, Inc., a Michigan
) ss. Corporation to Eton Office Properties, LLC a
) Michigan Limited Liability Company,
dated July 29, 1999

The foregoing instrument was acknowledged before me this 29th day of July, 1999, by Carl Craft,
the President of Edgemere Enterprises, Inc., a Michigan corporation, on behalf of such corporation.


Juliet DiSessa, Notary Public
Oakland County, State of Michigan
My commission expires: 11/16/2000

Drafted by:	Send subsequent tax bills to:	When recorded return to:
Ian M. Burnstein, Esq.	Eton Office Properties	Donald A. Pierce, Jr., Esq.
Jaffe, Raitt, Heuer & Weiss	805 Oakwood	Dean & Fulkerson, P.C.
One Woodward Avenue	Rochester, MI 48307	801 W. Big Beaver Rd., 5 th Fl.
Suite 2400	Attn: Mark Papak	Troy, MI 48084
Detroit, MI 48226		

LEGAL DESCRIPTION 1

A PART OF THE NORTHEAST 1/ 4 OF SECTION 31, TOWN 2 NORTH, RANGE 11 EAST, CITY OF BIRMINGHAM, OAKLAND COUNTY, MICHIGAN, BEING A PART OF LOTS 11 THROUGH 15, INCLUSIVE, AND LOTS 55 THROUGH 57, ALSO ALL OF LOTS 58 AND 59, ALSO PART OF VACATED ALLEY, VACATED EATON ROAD AND VACATED YOSEMITE BLVD. OF BIRMINGHAM GARDENS AS RECORDED IN LIBER 31, PAGE 38, OF PLATS, OAKLAND COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE NORTH 1/ 4 CORNER OF SAID SECTION 31; THENCE NORTH 88 DEGREES 16 MINUTES 37 SECONDS WEST 117.95 FEET; THENCE SOUTH 34 DEGREES 11 MINUTES 27 SECONDS EAST 87.17 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 34 DEGREES 11 MINUTES 27 SECONDS EAST 112.57 FEET TO A POINT ON THE NORTH-SOUTH 1/ 4 LINE OF SAID SECTION 31; THENCE ALONG SAID SECTION LINE SOUTH 01 DEGREES 59 MINUTES 10 SECONDS WEST 236.98 FEET; THENCE SOUTH 88 DEGREES 20 MINUTES 47 SECONDS EAST 245.76 FEET TO A POINT ON THE WESTERLY LINE OF THE GRAND TRUNK WESTERN RAILROAD; THENCE ALONG SAID RAILROAD LINE NORTH 33 DEGREES 44 MINUTES 54 SECONDS EAST 390.56 FEET; THENCE SOUTH 56 DEGREES 34 MINUTES 45 SECONDS WEST 16.90 FEET; THENCE NORTH 33 DEGREES 36 MINUTES 11 SECONDS WEST 57.77 FEET; THENCE NORTH 88 DEGREES 16 MINUTES 37 SECONDS WEST 22.56 FEET; THENCE SOUTH 29 DEGREES 04 MINUTES 00 SECONDS WEST 31.10 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION 2

A PART OF THE NORTHEAST 1/ 4 OF SECTION 31, TOWN 2 NORTH, RANGE 11 EAST, CITY OF BIRMINGHAM, OAKLAND COUNTY, MICHIGAN, BEING A PART OF LOT 1 OF ASSESSOR'S PLAT NO. 28 AS RECORDED IN LIBER 43, PAGE 50 OF PLATS, OAKLAND COUNTY RECORDS AND LOTS 112 THROUGH 118, INCLUSIVE, PART OF LOTS 88 THROUGH 96, INCLUSIVE, 109 THROUGH 111, INCLUSIVE 119 AND PART OF VACATED PRAIRIE AVENUE OF BIRMINGHAM GARDENS AS RECORDED IN LIBER 31, PAGE 38, OF PLATS, OAKLAND COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE NORTH 1/ 4 CORNER OF SAID SECTION 31; THENCE SOUTH 01 DEGREES 59 MINUTES 10 SECONDS WEST 701.82 FEET ALONG THE NORTH-SOUTH 1/ 4 LINE OF SAID SECTION 31; THENCE SOUTH 88 DEGREES 11 MINUTES 20 SECONDS EAST 36.00 FEET TO THE POINT OF BEGINNING AT THE NORTHWEST CORNER OF LOT 1 OF SAID ASSESSOR'S PLAT NO. 28; THENCE THE FOLLOWING THREE(3) COURSES ALONG THE EASTERLY LINE OF EATON ROAD (WIDTH VARIES): (1) NORTH 01 DEGREES 59 MINUTES 10 SECONDS EAST 30.00 FEET, AND (2) NORTH 13 DEGREES 14 MINUTES 00 SECONDS WEST 137.11 FEET, AND (3) NORTH 01 DEGREES 59 MINUTES 10 SECONDS EAST 140.91 FEET; THENCE SOUTH 88 DEGREES 26 MINUTES 57 SECONDS EAST 245.03 FEET TO A POINT ON THE WESTERLY LINE OF THE GRAND TRUNK WESTERN RAILROAD; THENCE ALONG SAID RAILROAD LINE SOUTH 33 DEGREES 11 MINUTES 31 SECONDS EAST 386.32 FEET; THENCE NORTH 88 DEGREES 00 MINUTES 50 SECONDS WEST 431.60 FEET TO A POINT ON THE EAST LINE OF SAID EATON ROAD; THENCE NORTH 01 DEGREES 59 MINUTES 10 SECONDS EAST 10.69 FEET ALONG SAID ROAD LINE TO THE POINT OF BEGINNING.

LIBR 20524 558

333888

LIBR 20524 PAGE 558
 \$13.00 DEED - COMBINED
 \$2.00 REMONUMENTATION
 09/10/1999 11:02:23 A.M. RECEIPT# 76298
 PAID RECORDED - OAKLAND COUNTY
 O. WILLIAM CADDELL, CLERK/REGISTER OF DEEDS

OAKLAND COUNTY TREASURERS CERTIFICATE
 I HEREBY CERTIFY that there are no TAX LIENS or TITLES
 held by the state or any individual against the within described
 and all TAXES on same are paid for five years previous to the
 date of this instrument as appears by the records in the office
 except as stated

C. HUGH DOHANY

033838

1.00
 8/5/99 342 C. HUGH DOHANY, County Treasurer
 Sec. 135, Act 208, 1993 as amended

WARRANTY DEED

The Grantor, EDGEMERE ENTERPRISES, INC., a Michigan corporation,
 whose address is, 44 East Long Lake Road, Bloomfield, Hills, Michigan 48304,
 Convey and Warrant to ETON OFFICE PROPERTIES, L.L.C., a Michigan limited liability company,
 whose address is 245 S. Eton Street, Birmingham, Michigan 48009,

The premises situated in the City of Birmingham, County of Oakland, and State of Michigan, described in Exhibit A
 attached hereto and incorporated herein by reference, together with all and singular tenements, hereditaments and
 appurtenances thereunto belonging or in anywise appertaining thereto, for the full consideration provided in the
 Real Estate Transfer Tax Valuation Affidavit, attached hereto, subject to the Permitted Exceptions described in
 Exhibit B attached hereto and incorporated herein by reference.

This property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural
 and management practices which may generate noise, dust, odors, and other associated conditions may be used and
 are protected by the Michigan Right to Farm Act.

Consideration \$1.00 and other Valuable Consideration

Dated as of July 29, 1999

Witnesses:

GRANTOR:

EDGEMERE ENTERPRISES, INC., a Michigan
 corporation

By:

Carl Craft

Its:

President

Mark P. Fulkerson
 MARK P. FULKERSON
Donald A. Pierce, Jr.
 DONALD A. PIERCE, JR.
 DONALD A. PIERCE, JR.

O.K. - ML

SEP 1 1999

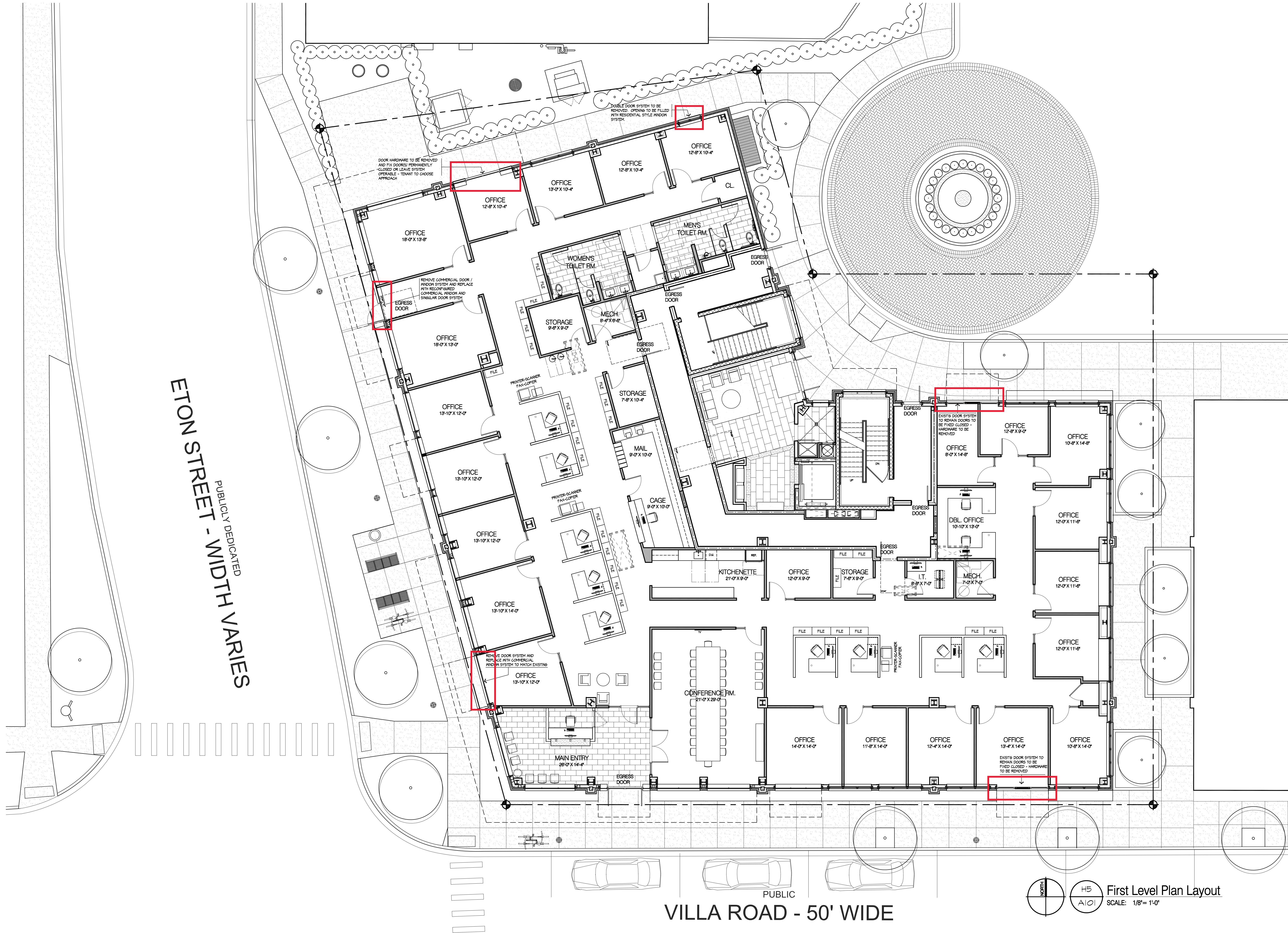
REVENUE TO BE AFFIXED AFTER RECORDING

- 15

AUG 20 1999

21563/ST

A
B
C
D
E
F
G
H



SAROKI
ARCHITECTURE

430 N. OLD WOODWARD
BIRMINGHAM, MI 48009
P. 248.258.5707
F. 248.258.5515

SarokiArchitecture.com

Project:
District Lofts -
Eton Street Building
Birmingham, Michigan

Date: Issued For:
05-08-2017 Tenant Layout Review
06-13-2017 Tenant Layout Review

Sheet No.:

A101
FIRST LEVEL PLAN
OPPENHEIMER TENANT LAYOUT

A
B
C
D
E
F
G
H

1 2 3 4 5 6 7 8 9 10



D9
A200
Existing South Building Elev.
SCALE: 3/16"= 1'-0"

SAROKI
ARCHITECTURE
430 N. OLD WOODWARD
BIRMINGHAM, MI 48009
P. 248.258.5707
F. 248.258.5515
SarokiArchitecture.com

Project:
District Lofts -
Eton Street Building
Birmingham, Michigan

Date: 05-08-2017
Issued For: Tenant Layout Review

06-13-2017 Tenant Layout Review

Sheet No.:

A200
SOUTH EXTERIOR ELEVATION

A
B
C
D
E
F
G
H



D9
A201
Existing West Building Elev.
SCALE: 3/16" = 1'-0"

SAROKI
ARCHITECTURE
430 N. OLD WOODWARD
BIRMINGHAM, MI 48009
P. 248.258.5707
F. 248.258.5515
SarokiArchitecture.com

Project:
District Lofts -
Eton Street Building
Birmingham, Michigan
Date: Issued For:
05-08-2017 Tenant Layout Review
06-13-2017 Tenant Layout Review

Sheet No.:

A201
WEST EXTERIOR ELEVATION

1 2 3 4 5 6 7 8 9 10

A

B

C

D

E

F

G

H



D9
A202 Existing North Building Elev.
SCALE: 3/16"= 1'-0"

SAROKI
ARCHITECTURE

430 N. OLD WOODWARD
BIRMINGHAM, MI 48009

P. 248.258.5707

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SarokiArchitecture.com

Project:

District Lofts -
Eton Street Building
Birmingham, Michigan

Date: **Issued For:**

05-08-2017 Tenant Layout Review

06-13-2017 Tenant Layout Review

Sheet No.:

A202

NORTH EXTERIOR ELEVATION

1

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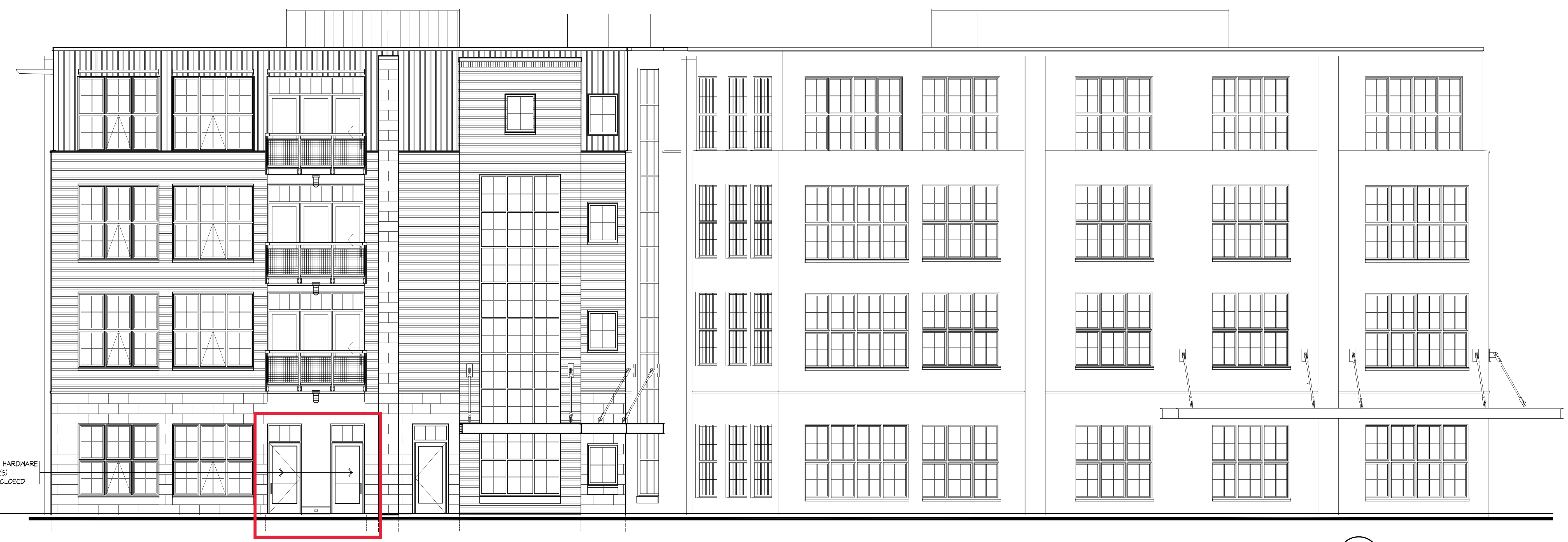
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REMOVE DOOR HARDWARE
AND FIX DOOR(S)
PERMANENTLY CLOSED

D9
A203
Existing North Building Elev.
SCALE: 3/16"= 1'-0"

1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10

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Date: 05-08-2017
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06-13-2017 Tenant Layout Review

Sheet No.:

A203
NORTH EXTERIOR ELEVATION



MEMORANDUM

Planning Division

DATE: July 11th, 2017

TO: Jana Ecker, Planning Director

FROM: Nicholas Dupuis, Planning Intern

SUBJECT: 298 S. Old Woodward – Birmingham Boutique Hotel – Final Site Plan & Design Review

Introduction

The subject site, 298 S. Old Woodward, is currently the site of two vacant office buildings, and a surface parking lot, and has a total land area of .618 acres. It is located on the northwest corner of S. Old Woodward and Brown Street in the Downtown Overlay District.

The applicant is proposing to demolish the existing buildings and surface parking lot to construct a 25,182 sq.ft., 5-story mixed use building. The building will provide ground floor retail, 3 floors of hotel guest rooms, and 17 residential units on the fifth floor. Parking for the residential units will be provided in the lower level of the building. As the building is located within the Parking Assessment District, no on-site parking is required for commercial uses.

On April 26, 2017, the Planning Board first reviewed the Preliminary Site Plan for the proposed hotel at 298 S. Old Woodward, and postponed the site plan review to May 24, 2017 pending resolution of the following issues:

1. The applicant will need to relocate the garage door for trash collection and loading away from the public street or obtain a variance from the BZA;
2. Provide details regarding the type and placement of all mechanical equipment and associated screening at Final Site Plan Review;
3. Add one street tree along S. Old Woodward Ave. or obtain a variance from the BZA;
4. Provide a detailed streetscape plan that incorporates all of the proposed design changes for the reconstruction of Old Woodward Ave., including required lighting, benches, pavement materials etc.;
5. Applicant meet the minimum size requirement for the proposed parking spaces or obtain a variance from the BZA;
6. Increase the size of the proposed loading space to meet minimum requirements or obtain a variance from the BZA;
7. Submit a photometric plan and specification sheets on all proposed lighting at Final Site Plan Review;
8. Comply with the requirements of all City departments;
9. Provide material samples and specification sheets at Final Site Plan Review; and
10. Applicant address issues concerning car movement, vehicle loading/ unloading, and

storage with a traffic management plan.

On May 24th, 2017, the Planning Board approved the CIS and Preliminary Site Plan Review for 298 S. Old Woodward on the conditions that the applicant revise the traffic and parking study to address the comments provided by Fleis & Vandenbrink regarding the trip generation and parking generation assumptions and traffic operations, and respond to the concerns and requests of all City departments and provide all necessary information.

1.0 Land Use and Zoning

- 1.1 Existing Land Use – The existing land uses on the site include the DRS Housecalls building, a vacant two story office building, and a surface parking lot. All are proposed to be demolished to allow construction of the proposed five-story mixed use building.
- 1.2 Zoning – The property is zoned B-4 Business- Residential, and D-4 in the Downtown Overlay District. The proposed commercial and residential uses and surrounding uses appear to conform to the permitted uses of the zoning district.
- 1.3 Summary of Adjacent Land Use and Zoning - The following chart summarizes existing land use and zoning adjacent to and/or in the vicinity of the subject site, including the 2016 Regulating Plan

	North	South	East	West
Existing Land Use	Retail/ Commercial	Retail/ Commercial	Office/ Commercial	Surface Parking Lot
Existing Zoning District	B-4 Business- Residential	B-2 General Business	B-4 Business- Residential	B-4 Business- Residential
Overlay Zoning District	D-4	D-3	D-4	D-4

2.0 Setback and Height Requirements

Please see the attached Zoning Compliance Summary Sheet for detailed zoning compliance information. The proposed height, scale and mass of the building meet all required development standards for the D-4 Downtown Overlay District. The proposed building will be 69 feet high at the 5th floor, with mechanical equipment reaching 78 feet. The building is proposed to be built to the property line at all elevations except the north elevation which is set back 10 feet for the inclusion of a via. The building meets

the required setback and height requirements.

3.0 Screening and Landscaping

- 3.1 Dumpster Screening – The applicant is proposing to store all trash in containers in a refuse room on the ground floor. In accordance with Article 3, section 3.04(B) (7), Downtown Birmingham Overlay District, doors for access to interior loading docks and service areas shall not face a public street. The plans submitted by the applicant indicate that the door for trash collection and loading faces west into the open air loading area. All trash will be stored within the interior of the building.
- 3.2 Parking Lot Screening – The applicant is proposing 56 on-site parking spaces, including 2 barrier-free spaces contained within the lower level of the building. All parking is fully screened by the building.
- 3.3 Mechanical Equipment Screening – No specifications have been submitted at this time on any proposed rooftop or ground-mounted mechanical equipment. The proposed roof plan does include a 10 foot coated metal panel mechanical screen enclosure housing three large mechanical units and various exhausts. The applicant has provided specifications on all of the proposed rooftop mechanical units for the Boutique Hotel. The proposed 10 ft. coated metal screening wall will adequately screen the mechanical equipment.
- 3.4 Landscaping –The landscape plan shows 9 street trees, 4 on Brown and 5 on S. Old Woodward. Based on the linear frontage along each street, 4 trees are required along Brown (141' frontage), and 5 trees are required along S. Old Woodward (218' frontage). The applicant is also proposing 4 raised planters with shrubs, perennials, and ornamental grasses along the via on the north side of the building. All landscaping requirements have been met.

4.0 Streetscape Elements

In accordance with Downtown Streetscape Standards, the following streetscape standards must be met:

- Sidewalks – The plans do provide for sidewalks along Brown and S. Old Woodward. Recently, the City Commission voted to approve 17' wide sidewalks for S. Old Woodward. The Final Site Plan proposes 16.6' wide sidewalks along S. Old Woodward, and 11.6' sidewalks along Brown Street.
- Exposed aggregate along curb with broom finish in pedestrian path – The plans indicate that all pavement materials and details will match the approved new streetscape elements for the reconstruction of Old Woodward.
- Pedestrian level street lighting along all sidewalks with hanging planters - Plans submitted indicate the required pedestrian scale street lights are in place along S. Old Woodward, and are not required along Brown Street.

The final plans now include the use of the new pedestrian scale lights as proposed in the Old Woodward reconstruction project. The City Commission voted to use current style street lights, but with a new placement pattern. Four lights are proposed along Old Woodward as required. The applicant has advised that all street lighting will be placed as required by the City to comply with the new design of Old Woodward.

- Benches and trash receptacles in park and plaza areas and along adjoining sidewalks where pedestrian activity will benefit as determined by the Planning Board - The applicant is proposing to include 6 benches and 1 trash can along S. Old Woodward, to match the design and materials of street furnishings proposed in the reconstruction project. Four bike racks are also proposed along S. Old Woodward. No street furniture is proposed along Brown Street or in the via along the north elevation of the building.

The applicant has provided a detailed streetscape plan that shows many of the elements proposed for the reconstruction of S. Old Woodward. **The revised streetscape plan does not include the angled on-street parking proposed along the west side of S. Old Woodward as a part of the reconstruction project (thus eliminating approximately 12 on street parking spaces). This change requires approval of the Advisory Parking Committee and City Commission. The Advisory Parking Committee met on July 12th, 2017 to discuss this matter. After a lengthy discussion, a decision was not made and the Committee voted to postpone the matter to their next meeting on August 2, 2017.** Please see attached minutes. After a recommendation is made by the Advisory Parking Committee, the request to eliminate the 12 parking spaces will be forwarded to the City Commission who will make the final determination as to whether these spaces may be eliminated.

5.0 Parking, Loading and Circulation

- 5.1 Parking – In accordance with Article 4, section 4.43 (PK) of the Zoning Ordinance, a total of 22 parking spaces are required for the residential level of the building (17 units x 1.25 parking spaces). No on-site parking is required for the proposed commercial hotel or retail uses as the site is located within the Parking Assessment District. The applicant is proposing 56 parking spaces on site, including 2 barrier free spaces. All spaces proposed on the revised plans meet the 180 sq.ft. minimum size requirement.

In accordance with Article 3, section 3.04(D) (5), Downtown Birmingham Overlay District, parking contained in the first story of a building shall not be permitted within 20' of any building façade on a frontage line or between the building facade and the frontage line. All parking will be contained in the lower level of the building, fully screened by the building itself.

- 5.2 Loading – In accordance with Article 4, section 4.22 of the Zoning Ordinance, one loading space is required for the proposed development. One loading space is proposed at this time. In accordance with Article 3, section 3.04(B) (7),

Downtown Birmingham Overlay District, doors for access to interior loading docks and service areas shall not face a public street. The applicant is proposing an open air loading space measuring 40' by 12' by 14' in height, and the door for trash collection and loading has been relocated so that it does not face Brown Street, but rather faces west into the loading area. The loading space is not located within the building, but is open air, with a green roof canopy above. Thus, no variance is required for a door to an interior loading space.

5.3 Vehicular Circulation and Access – The proposed development includes the relocation of one curb cut on S. Old Woodward and one curb cut on Brown. A loading space is proposed along the Brown Street elevation. Vehicles entering the lower level parking garage will do so from Brown St. via a 9' wide garage door entrance. The plans include a one way entrance ramp down to the lower parking levels off of Brown St., just east of the loading area. A 9' wide garage door is set back from the southern building façade. A one way exit ramp from the lower parking levels is proposed off of S. Old Woodward. A 9' wide garage door is set back from the eastern building façade. The proposed changes to vehicular ingress and egress to the underground parking levels will increase the efficiency of the proposed valet service. One way circulation aisles exist within the underground parking levels, the narrowest of which is 13'. The proposed drive widths within the parking level are adequate for proper maneuvering within the site.

5.4 Pedestrian Circulation and Access – The applicant has provided pedestrian entrances on both Brown and S. Old Woodward; three will be along S. Old Woodward, and a restaurant entrance will be on Brown. All entrances are accessible from a City sidewalk and a proposed 10' via will run along the north side of the building and connect to the sidewalk on S. Old Woodward.

6.0 Lighting

The applicant has submitted a photometric plan and specification sheets as part of the Final Site Plan Review application. In adherence with Article 4, Section 4.21 of the Zoning Ordinance, illuminance levels may not exceed one and one half (1.5) maintained foot-candles at any property line for any other zoned property. The photometric plan submitted appears to include light levels emitted from pedestrian street lights as well as building lights. **To verify that building lights do not exceed the maintained foot candle illumination levels, the applicant will need to submit a photometric plan with light emitted only from lights on the property.** The lighting schedule is as follows:

Type	Quantity	Dimensions	Manufacturer	Bulb	Model #	Lumens	Wattage
Bollard Light	4	W: 4.5" H: 43.3"	Louis Poulsen	LED	Flindt Bollard 3000K	538	14
In-ground Light	21	L: 1-4'	Lumenfacade	LED	LOID-24V-48- 40K-NO	811	18
Streetlight	4	H: 16'	BEGA	LED	77 210	2869	66
Canopy Light	13	W: 3"	BEGA	LED	55 822	290	6

Wall Luminaire	1	L: 8" W: 4" H: 4.5"	BEGA	LED	22 359	331	14
Wall Sconce	4	L: 16.25" W: 9" H: 4"	Lithonia Lighting	LED	WST LED P1 30K VW MVOLT	1548	12

The bollard lights are proposed in the via along with the strips of in-ground lighting. The four streetlights are present on S. Old Woodward as required. The 13 canopy lights are located on the canopy over the main entrance on S. Old Woodward, the recessed door in the via, and the recessed door entering the restaurant on Brown. The wall sconces are most notably located over the two garage doors, but are also located over the loading area and a staff access door at the end of the via. The wall luminaire is also at the rear of the via. **The wall luminaire, sconces, and the canopy lighting are all cutoff as required by the lighting standards outlined in Article 4, Section 4.21 of the Zoning ordinance. The bollard lighting and in-ground lighting will require approval from the Planning Board** based on the following conditions:

1. The distribution of upward light is controlled by means of refractors or shielding to the effect that it be used solely for the purpose of decorative enhancement of the luminaire itself and does not expel undue ambient light into the nighttime environment.
2. The luminaire is neither obtrusive nor distracting, nor will it create a traffic hazard or otherwise adversely impact public safety, with appropriate methods used to eliminate undesirable glare and/or reflections.
3. The luminaire is consistent with the intent of the Master Plan, Urban Design Plan(s), Triangle district plan, Rail District plan and/or Downtown Birmingham 2016 Report, as applicable.
4. The scale, color, design or material of the luminaire will enhance the site on which it is located, as well as be compatible with the surrounding buildings or neighborhood.
5. Lighting designed for architectural enhancement of building features (i.e. architectural enhancement lighting). Appropriate methods shall be used to minimize reflection and glare.
6. The site lighting meets all requirements set forth in this ordinance including, but not limited to, light trespass and nuisance violations.

7.0 Departmental Reports

7.1 Engineering Division – The Engineering Department has the following comments:

The Engineering Dept. has reviewed the plans and CIS dated June 12, 2017. Our comments are as follows:

1. Construction plans for the Old Woodward Ave. reconstruction project are now finalized, and it is anticipated that construction will occur in the late winter to early summer of 2018. Working together with the applicant will become critical as this project moves to construction:

1. We currently plan to replace one sewer lateral, and maintain another, on the Old Woodward Ave. frontage of the site, to ensure that the current parking lot continues to drain properly. We encourage the design team to work with this office to finalize their sewer lateral needs for the building, so they can be built as a part of the City's sewer upgrades on this corridor, and left at the property line for their use after the City's project is complete.
2. Substantial streetscape investment is planned along the Old Woodward Ave. frontage of this site, which would potentially be damaged during the construction of this building. The design team is encouraged to finalize a construction schedule, and start a dialog with the City relative to what improvements should occur along this frontage as a part of the City's project.

The sections of the CIS that raised concern in February are not included in this submittal, so it is not clear if they have been addressed. With that in mind, the comments provided at that time are repeated below:

1. Answers for Questions 17 & 20 make references that they have obtained information from the Engineering Dept. relative to soil stability and hazardous wastes contained on the site. The Engineering Dept. does not keep this level of information on private properties, and it is unlikely that such information was obtained from this office. The applicant is advised to not make any budget or design decisions based on whatever information they believe was obtained, but rather, to hire their own professionals for this expertise.
2. The answer to Question 30 indicates that the City sidewalks will be unchanged after development. The City will require a complete upgrade to current downtown City streetscape standards upon completion of the new building.
3. The CIS has provided a space for the traffic impact study, but this information is not included. The Engineering Dept. will reserve the right to review and comment on this information as it becomes available.

Permits required for this project will include:

- Sidewalk/Drive Approach Permit
- R.O.W. Permit

- 7.2 Department Public Services – No concerns were reported by the Department of Public Service.
- 7.3 Fire Department – The Fire Department has no concerns with this project.
- 7.4 Police Department – The Police Department has no concerns with servicing this project. However, they requested an operating plan to demonstrate where staff and patrons will park, as well as how valet service and deliveries will be performed. The applicant has provided a Traffic Management Plan as requested.

7.5 Building Department –As requested, the Building Department has examined the plans for the proposed project referenced above. The plans were provided to the Planning Department for site plan review purposes only and present conceptual elevations and floor plans. Although the plans lack sufficient detail to perform a code review, the following comments are offered for Planning Board and applicant consideration:

1. The total parking spaces has been increased and a total of three accessible parking spaces are now required. An additional barrier free parking space will be required.

8.0 Design Review

The applicant is proposing to utilize the following materials for the construction of the five-story, mixed use building:

- Dark grey granite for the base of the building (Wisp granite from Quarrastone);
- Limestone cladding for the façade of the first – fourth floor facades (Grey, “Madison Café” from Quarrastone);
- Various varieties of vegetation for the green roof on the mezzanine, second level, and fifth level terraces;
- Aluminum window systems along all elevations (Low E glass with slight grey tint);
- Dark bronze coated metal to surround the windows and coping along top of the fourth and the fifth floor (Lintec, “Ascher Bronze”); ;
- A dark bronze coated metal canopy at the main entrance on S. Old Woodward;
- Corrugated metal panels to screen the rooftop mechanical units (Lintec, “Ascher Bronze”); and
- Aluminum and glass skylights on the S. Old Woodward elevation.

Material samples have been provided for review by the Planning Board. **However, the applicant has not indicated what material will be used for the garage doors.**

Article 3, section 3.04(E), Downtown Overlay District, of the Zoning Ordinance contains architectural and design standards that apply to this building, including specific requirements for the design and relief of front façades, glazing requirements, window and door standards and proportions, roof design, building materials, awnings and other pedestrian scaled architectural features.

The proposed building appears to meet most of the architectural standards set out in Article 3, Downtown Birmingham Overlay District, of the Zoning Ordinance as the first floor storefronts are directly accessible from the sidewalk, the storefront windows are vertically proportioned, no blank walls face a public street, and the main entry has a canopy to add architectural interest on a pedestrian scale.

The applicant has submitted calculations showing 90% of the exterior façade consists of high quality building materials (91.7% on the east façade and 90.6% on the south

façade). Calculations have also been submitted for the glazing requirements outlined in Article 3, Section 3.04 of the Zoning 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 submitted, the Planning Division recommends that the Planning Board APPROVE the Final Site Plan & Design Review for 298 S. Old Woodward, with the following conditions:

- (1) Advisory Parking Committee approval of removal of 12 parking spaces or applicant must apply for revised Final Site Plan.
- (2) Submit a revised photometric plan providing measurements for lights proposed on the property only for administrative approval;
- (3) Planning Board approves the use of non-cut off bollard and in-ground lighting;
- (4) Comply with the requirements of all City departments;
- (5) Provide garage door material samples for administrative approval; and

10.0 Sample Motion Language

Motion to APPROVE the Final Site Plan & Design Review for 298 S. Old Woodward, with the following conditions:

- (1) Advisory Parking Committee approval of removal of 12 parking spaces or applicant must apply for revised Final Site Plan.
- (2) Submit a revised photometric plan providing measurements for lights proposed on the property only for administrative approval;
- (3) Planning Board approves the use of non-cut off bollard and in-ground lighting;
- (4) Comply with the requirements of all City departments;
- (5) Provide garage door material samples for administrative approval; and

OR

Motion to POSTPONE the Final Site Plan & Design Review for 298 S. Old Woodward pending resolution of the following:

- (1) Advisory Parking Committee approval of removal of 12 parking spaces or applicant must apply for revised Final Site Plan.
- (2) Submit a revised photometric plan providing measurements for lights proposed on the property only for administrative approval;
- (3) Planning Board approves the use of non-cut off bollard and in-ground lighting;
- (4) Comply with the requirements of all City departments;
- (5) Provide garage door material samples for administrative approval; and

OR

Motion to DENY the Final Site Plan & Design Review for 298 S. Old Woodward for the following reasons:

1. _____
2. _____
3. _____

Planning Board Meeting Minutes
April 26th, 2017

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

- 1. 298 S. Old Woodward Ave.**
New boutique hotel (currently vacant Drs. House Call Building)

Request for CIS and Preliminary Site Plan Review to allow the construction of a new five-story boutique hotel with first-floor retail and fifth floor residential uses

Ms. Lazar indicated she is recusing herself based on a familial relationship with the applicant. Chairman Clein said he is recusing himself on this matter as well because his firm, Giffels Webster, is involved in the development.

Motion by Mr. Share

Seconded by Ms. Lazar to nominate Ms. Whipple-Boyce as Chairperson to take over on this matter.

Motion carried, 7-0,

VOICE VOTE

Yeas: Share, Lazar, Clein, Jeffares, Koseck, Prasad, Whipple-Boyce

Nays: None

Absent: Boyle, Williams

CIS

Ms. Ecker described the site. It currently contains two vacant office buildings and a surface parking lot, and has a total land area of .618 acres. It is located on the northwest corner of S. Old Woodward Ave. and Brown St. The site is zoned B-4, Business Residential, and D-4 in the Downtown Overlay District.

The applicant is proposing to demolish the existing buildings and surface parking lot to construct a 25,182 sq. ft., five-story mixed use building. The building will provide ground floor retail, three floors of hotel guest rooms, and the fifth floor will contain 17 residential units. Parking for the residential units will be provided in the lower level of the building. As the building is located within the Parking Assessment District, no on-site parking is required for the commercial uses.

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

Ms. Ecker highlighted the CIS and reported the following issues remain outstanding with regard to the CIS:

- (1) Submit a drainage plan for review and approval;

- (2) Provide the volume of excavated soils to be removed from the site and/ or delivered to the site, and a map of the proposed haul routes;
- (3) Confirm that all new utility lines will run underground;
- (4) Provide information on the details of on-site recycling separation and collection;
- (5) Provide details of the proposed water connections for approval by the Engineering Dept.;
- (6) Provide details of the proposed security system for the building for approval by the Police Dept.;
- (7) Revise the traffic and parking study to address the comments provided by F & V regarding the trip generation and parking generation assumptions; and
- (8) Respond to the concerns and requests of all City departments and provide all necessary information.

Ms. Ecker confirmed the applicant meets the parking requirements of the City Code.

Mr. Mike Darga with Giffels Webster said they intend to work with the City on the new streetscape for S. Old Woodward Ave.

Mr. Labadie discussed the traffic and parking study that was completed for the proposed hotel development. Below are several of his comments:

- The proposed trip generation analysis should be compared with the typical trip generation analysis that is consistent with accepted engineering practice.
- The trip generation forecast assumes the meeting rooms and banquet rooms would not be used concurrently; however, there is no basis for this assumption. The applicant needs to figure out a traffic management plan for events.
- The projected queue lengths on southbound Old Woodward Ave/ are expected to block the proposed valet area during peak periods.

Ms. Ecker noted a letter has been received from Robert Carson, Carson Fischer, PLC that emphasizes particular concerns with regards to traffic. Also there is a letter from Midwestern Consulting that critiques the traffic study and indicates the scope should be expanded.

Motion by Mr. Share

Seconded by Mr. Jeffares to accept the letters into the record with the request that Mr. Carson indicate who his client is.

Motion carried, 7-0,

VOICE VOTE

Yeas: Share, Jeffares, Klein, Koseck, Lazar, Prasad, Whipple-Boyce

Nays: None

Absent: Boyle, Williams

Mr. Robert Carson indicated that he represents Sillman Enterprises at 380 N. Old Woodward Ave.

Mr. Rick Rattner, Attorney, said this is one of the most exciting projects he has seen. He listed ten people from all disciplines who were present to answer questions.

Mr. Koseck thought most issues with the CIS are simple to resolve. The last matter can be left to the traffic engineers to determine.

In response to a question from Mr. Share about the proposed plan for the 17 residential units with kitchenettes on the fifth floor, Mr. Charlie Stetson, from Booth Hanson Architects said they would be residential and not hotel units that are leased to executives for extended periods.

Motion by Mr. Koseck

Seconded by Mr. Jeffares to postpone to May 24, 2017 the CIS as provided by the applicant for the proposed development at 298 S. Old Woodward Ave., pending resolution of the outstanding issues 1 - 8.

Motion carried, 7-0.

VOICE VOTE

Yeas: Share, Jeffares, Clein, Koseck, Lazar, Prasad, Whipple-Boyce

Nays: None

Absent: Boyle, Williams

Preliminary Site Plan

Ms. Ecker stated the parking spaces do not meet the minimum size requirement of 180 sq. ft., as some are shown at 139 and 144 sq. ft. ***The applicant will need to meet the minimum size requirement for the proposed parking spaces or obtain a variance from the Board of Zoning Appeals ("BZA").***

The applicant will need to add one street tree along S. Old Woodward Ave. or obtain a variance from the BZA.

In accordance with Article 3, section 3.04 (B) (7), Downtown Birmingham Overlay District, doors for access to interior loading docks and service areas shall not face a public street. ***Thus, the applicant will be required to relocate the loading space garage door away from the public street or obtain a variance from the BZA.***

In addition, the loading space that is proposed does not meet the required dimensions. The proposed space is 41 ft. x 8 ft. x 14 ft. and the required dimensions are 40 ft. x 12 ft. x 14 ft. ***The applicant must increase the size of the proposed loading space to meet minimum requirements or obtain a variance from the BZA.***

Design Review

The applicant is proposing to utilize the following materials for the construction of the five-story mixed-use building:

- Granite for the base of the building;
- Stone cladding for the façade of the first – fourth floor facades;
- Coated metal cladding for the façade on the fifth story;
- Various varieties of vegetation for the green roof on the mezzanine, second level, and fifth level terraces;
- Aluminum window systems along all elevations;
- Coated metal to surround the windows;

- Coated metal coping along the top of the fourth and the fifth floor;
- A coated metal canopy at the main entrance on S. Old Woodward Ave.;
- Metal panels to screen the rooftop mechanical units; and
- Aluminum and glass skylights on the S. Old Woodward Ave. elevation.

It is unclear at this time as to whether at least 90% of the exterior finish of the building is cast stone, granite and glass (due to metal cladding on fifth floor) and whether the storefront windows have mullion systems with doorways and signage integrally designed and meet the glazing requirements required by Article 3 of the Zoning Ordinance. The Planning Division will reserve detailed analysis and comments regarding architectural standards and design related issues for the Final Site Plan and Design Review.

In response to an inquiry from Mr. Koseck, Mr. Labadie said the ideal drop-off spot for the hotel entry should be shifted to the north away from the intersection.

Mr. Charlie Stetson stated their team plans to go back and consider everything that has been talked about today. Mr. Koseck said he would like to see the curb cut on N. Old Woodward Ave. shifted somewhere else, and it would make room for another retail component. Mr. Stetson thought that is something they could look at.

The Chairperson asked for public comment at 9:50 p.m.

Mr. Robert Carson noted that the lack of parking availability will impact the Traffic Study. If there are no vacant spots, people will re-circulate around again. Further, Brown will shut down for a semi backing in. Also, there is the question of where deliveries for ancillary uses will park.

Mr. Jeffares noted it would be a perfect storm when both hotels have big events and need to use the decks.

Mr. Steven Ferich who operates the valet service at the Townsend Hotel stated they don't have enough parking as it is when there is an event. Ms. Ecker advised that an RFQ is out for qualified development firms to submit to expand the N. Old Woodward Parking Deck with regard to increasing parking downtown. Mr. Ferich observed that when the parking structures get backed up it could take anywhere from 10 to 20 minutes to get out. He tries to avoid them and uses a rented lot off of Brown.

Motion by Mr. Koseck

Seconded by Mr. Jeffares to postpone the Preliminary Site Plan approval for 298 S. Old Woodward Ave. to May 25, 2017 pending resolution of the following:

- (1) The applicant will need to relocate the garage door for trash collection and loading away from the public street or obtain a variance from the BZA;**
- (2) Provide details regarding the type and placement of all mechanical equipment and associated screening at Final Site Plan Review;**
- (3) Add one street tree along S. Old Woodward Ave. or obtain a variance from the BZA;**
- (4) Provide a detailed streetscape plan that incorporates all of the proposed design changes for the reconstruction of Old Woodward Ave., including required lighting, benches, pavement materials etc.;**

- (5) Applicant meet the minimum size requirement for the proposed parking spaces or obtain a variance from the BZA;**
- (6) Increase the size of the proposed loading space to meet minimum requirements or obtain a variance from the BZA;**
- (7) Submit a photometric plan and specification sheets on all proposed lighting at Final Site Plan Review;**
- (8) Comply with the requirements of all City departments;**
- (9) Provide material samples and specification sheets at Final Site Plan Review;**
- (10) Applicant address issues concerning car movement, vehicle loading/unloading, and storage with a traffic management plan.**

Motion carried, 5-0.

VOICE VOTE

Yeas: Koseck, Jeffares, Prasad, Share, Whipple-Boyce

Nays: None

Recused: Clein, Lazar

Absent: Boyle, Williams

Board members took a short recess at 10:05 p.m. and following that Chairman Clein took back the gavel.

**2. 298 S. Old Woodward Ave., New boutique hotel (currently vacant Drs. House Call Building)
Request for Community Impact Study ("CIS") and Preliminary Site Plan Review to allow the construction of a new five-story boutique hotel with first-floor retail and fifth-floor residential uses (postponed from April 26, 2017).**

Mr. Share joined the board, as Ms. Lazar was recused.

CIS

Ms. Ecker advised the subject site is currently the site of two vacant office buildings, and a surface parking lot, and has a total land area of .618 acres. It is located on the northwest corner of S. Old Woodward Ave. and Brown St. in the Downtown Overlay District.

The applicant is proposing to demolish the existing buildings and surface parking lot to construct a 25,182 sq. ft., five-story mixed-use building. The building will provide ground floor retail, three floors of hotel guest rooms, and 17 residential units on the fifth floor. Parking for the residential units will be provided in the lower level of the building. As the building is located within the Parking Assessment District, no on-site parking is required for commercial uses.

On April 26, 2017, the Planning Board reviewed the CIS, and postponed the hearing on the CIS to May 24, 2017 after requesting additional information from the applicant.

The applicant has now revised their site plan and elevations to address the requested issues. Outstanding requirements at this time include revision of the traffic and parking study to address the comments provided by F&V regarding the trip and parking generation assumptions; and response to the concerns of all City Departments. Mrs. Ecker noted the applicant meets the parking requirements. Since last time, based on the discussion they have added an additional level of underground parking. Now two levels of underground parking are proposed with a total of 56 parking spaces. The City's plans for S. Old Woodward Ave. show 12 angled parking spaces in front of the building where presently six parallel spaces exist. The proposal is not consistent with that because the applicant is proposing not to provide those and to use the space as a valet area.

Mr. Share asked what ability this board has to give away parking spaces that don't exist but are planned for.

Mr. Rick Rattner, Attorney, 380 N. Old Woodward Ave., noted their entire design team has been assembled for this meeting: Mr. Michael Kitchen, VP of Development and Acquisitions for Aperian Hotels; Mr. Charlie Stetson and Mr. Scott Seifers, Architects from Booth Hansen.

Mr. Kitchen said Aperian has ten upscale luxury hotels around the country. They aim to deliver the very top level of service. They are almost all in very dense urban environments with no on-site parking. Because parking is such a sensitive subject for Birmingham, the owner went ahead and added 56 spaces to the site. They do not rely purely on a third party valet operator. Everybody in the front of the house is called an ambassador and they are also trained to park cars if they are starting to stack. He explained the assumption made by the City's traffic consultant that the hotel needs 330 spaces is not valid.

Mr. Share was concerned about the traffic flow and the stacking and queuing and all of that on S. Old Woodward Ave. He was further concerned that the present operators may not be there a year or five or seven years from now. So there may not be all of those employees parking cars to ensure the traffic flow works on S. Old Woodward Ave. Mr. Kitchen responded they have a long-term contract to run this property for 20+ years. He explained their redesign allows short-term cars to be pulled down into the garage and then right back up and out. There are parking garages within two blocks.

In response to the Chairman, Mr. Kitchen replied their banquet facility holds 300 guests. They find the average is over two people / car. That leaves 150 people, but some are staying at the hotel for the event. Others are coming from the airport or with Uber, versus those that are local. They can staff appropriately when events are happening. There will be approximately 100 to 120 full time employees. The hotel does not provide parking for its employees. At any given time there will be about 40 employees on-site.

Motion by Mr. Williams

Seconded by Ms. Prasad to receive and file 17 letters of support for the hotel from business people in Downtown Birmingham.

Motion carried, 7-0.

VOICE VOTE

Yeas: Williams, Prasad, ~~Lazar~~, **Share**, Boyle, Jeffares, Koseck, Whipple-Boyce

Nays: None

Absent: Clein

Mr. Labadie said if their use is not the same as described by the Institute of Transportation Engineers or the Urban Land Institute or anybody like that then compare their rates with accepted practice. He knows there is a lack of parking during peak times when they assume it will take 4.7 minutes for a valet to get to a parking space. But if there isn't one, where will they go? He had asked for the comparison several times but it wasn't given.

Mr. Williams confirmed the board is talking about issues related to valet and to congestion at the intersection at peak hours, and the ability of the operator to move cars in and out in the valet process; they are not talking about parking places.

Mr. Labadie thought that even 15 seems like a lot of valets to run back and forth to places where they don't even know if there is parking. His concern was if everyone shows up during peak hours there will be a couple of hundred cars sitting there trying to get parked. Mr. Jeffares noted the hotel could purchase parking spaces from the City for a certain period of time for an event.

Mr. Labadie demonstrated that during regular use of the hotel they will end up on a regular basis blocking their own driveway. Mr. Williams observed that one way to relieve congestion at peak times would be to get rid of the left turn lane by saying no left turns onto Brown from S. Old Woodward Ave.

Chairman Boyle invited comments from the public at 9:10 p.m.

Mr. Clint Mansour, Mansour Co., said he owns 330 Hamilton, the Jeff Glover Building; and the Peabody Mansion where Adachi will open. In his opinion what better way to activate this intersection than a five star luxury boutique hotel. He gave his full support to the ownership group.

Mr. David Foster, 512 Wallace, announced he is vehemently opposed to this project. He asked the board to contemplate

- how many cars are too many;
- how many employees need parking space--too many for the existing parking structures; and
- how much congestion do you want in this city?

The project will upset the balance in this community.

Mr. Steve Ferich, 282 Derby, runs the valet in Downtown Birmingham. In his opinion there is not enough parking. During a luncheon last week he had 180 cars coming at him all at once. Even though he had 20 parkers there was still a backup. The biggest issue he has is where to put the cars. He has 100 spaces in the Townsend Garage and he uses it for queuing but it's not enough. Overnights in the hotel will eat up the 53 spots in the proposed hotel, so where will they put people that come in.

Mr. Kitchen said they are here to do the right thing for the community and to help all of the businesses in town.

Mr. David Berman with the Ownership Group said their underground parking will be purely for residents, hotel guests and to accommodate whatever flow comes through. They have built a plan where they think they can manage the traffic efficiently. There will be occasions where traffic spills out of the valet stand onto N. Old Woodward Ave. That happens currently at several of the restaurants on Old Woodward Ave. But they think their project will be amazing and make a huge difference in the City.

Mr. Share indicated he would not be in favor of accepting the CIS conditionally. Mr. Koseck agreed because he thought there seems to be a gap in communications or assumptions. It would give him a level of comfort to have further discussion.

On the other hand, Ms. Whipple-Boyce said she was prepared to accept the CIS tonight with conditions. It doesn't seem like the parties are coming together. There are times when there will be overflow and that can be accepted because it happens all over the City. Parking is the problem, and parking is not what the board is here to talk about tonight. This development is in the Parking Assessment District. The applicant has more than satisfied their parking requirements. Mr. Jeffares agreed. To him the queuing is the big issue but preparations for an event can be made ahead of time. Ms. Prasad also agreed. She did not understand why the particular data is not being provided to the City's consultant by the developer. As a courtesy to the City there is no reason for them to not do that. If the parking numbers grow it not their problem, it is the City's problem. The project seems compelling enough such that she is comfortable going forward with it.

Chairman Boyle asked if the developers are sent back to do their due diligence on this topic, what will the board hear differently in six weeks?

Mr. Williams indicated he is opposed. Mr. Labadie asked for information and it wasn't provided. So he thinks it is not appropriate to go forward at this time. There is a failure to communicate between the developer and the City's Traffic Consultant.

Ms. Afrakhteh did not think the applicant should be put on pause just because of a parking issue.

Chairman Boyle stated the challenge this board faces is the nature of the developer's way of dealing with their visitors. To what extent does their model have the potential of slowing/blocking traffic in this junction. We don't know if traffic flow will be impacted by the number of people who come to be valet parked.

Chairman Boyle asked the applicant if they feel they have provided the information that was requested by the City's Traffic Consultant. Mr. Rattner answered in the affirmative. There has been much information going back and forth between the traffic consultants. Their consultant gave information, believing that was what Mr. Labadie wanted. Since it was not satisfactory, they will get to the bottom of what is needed.

Motion by Ms. Whipple-Boyce

Seconded by Mr. Jeffares to approve the CIS as provided by the applicant for the proposed development at 298 S. Old Woodward Ave., allowing the applicant the opportunity to address the following conditions of approval prior to Final Site Plan Review:

(1) Revise the traffic and parking study to address the comments provided by Fleis & Vandenbrink regarding the trip generation and parking generation assumptions and traffic operations; and

(2) Respond to the concerns and requests of all City departments and provide all necessary information.

Motion carried, 5-2.

ROLLCALL VOTE

Yeas: Whipple-Boyce, Jeffares, Boyle, Koseck, Prasad

Nays: Williams, Share

Absent: Clein

Site Plan Review

Based on the linear frontage, five trees are required along S. Old Woodward Ave. (218 ft. frontage), and thus **the applicant is required to add one more street tree along S. Old Woodward Ave. or obtain a variance from the Board of Zoning Appeals.**

It was discussed there are presently six parallel parking spaces that are proposed to be removed to accommodate valet. This board does not have jurisdiction on that issue.

Mr. Share expressed his concern about the level of congestion in the intersection. Mr. Williams suggested adding a condition that the site plan approval is conditional on the Police Dept.'s approval of the valet parking to eliminate congestion as much as possible in the intersection.

There was no public discussion at 9:53 p.m.

Motion by Ms Whipple Boyce

Seconded by Ms. Prasad to approve the Preliminary Site Plan for 298 S. Old Woodward Ave. with the following conditions:

- (1) Provide details regarding the type and placement of all mechanical equipment and associated screening at Final Site Plan review;**
- (2) Add one street tree along S. Old Woodward Ave. or obtain a variance from the Board of Zoning Appeals or a waiver from the City Arborist;**
- (3) Submit a photometric plan and specification sheets on all proposed lighting at Final Site Plan Review;**
- (4) Comply with the requirements of all City departments;**
- (5) Provide material samples and specification sheets at Final Site Plan Review;**
- (6) Removal of public parking on S. Old Woodward Ave. is subject to approval by the Advisory Parking Committee and the City Commission; and**
- (7) Subject to Police Dept. approval of the valet.**

There was no one in the audience who wished to comment on the motion.

Motion carried, 7-0.

ROLLCALL VOTE

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

Nays: None

Absent: Clein

The Chairman asked people in the room to find a way to overcome any deep challenges. Everyone on the board wants to make this work but they don't want to create problems in doing so.

**Zoning Compliance Summary Sheet
Final Site Plan & Design Review
298 S. Old Woodward – Boutique Hotel**

Existing Site: DRS Housecalls, Medical Office

Zoning: B-4, Business-Residential, D-4 (Overlay)

Land Use: Vacant office buildings and a surface parking lot

Existing Land Use and Zoning of Adjacent Properties:

	North	South	East	West
Existing Land Use	Retail/ Commercial	Retail/ Commercial	Office/ Commercial	Surface Parking Lot
Existing Zoning District	B-4 Business- Residential	B-2 General Business	B-4 Business- Residential	B-4 Business- Residential
Overlay Zoning District	D-4	D-3	D-4	D-4

Land Area:	Existing:	0.618 acres
	Proposed:	0.618 acres
Minimum Lot Area:	Required:	N/A
	Proposed:	N/A
Min. Floor Area /Unit:	Required:	600 ft ² / 1 bedroom, 800 ft ² / 2 bedrooms, 1000 ft ² / 3 bedroom residential unit
	Proposed:	600- 818 ft ² for all 17 residential units (all 1-Bedroom units on 5th floor)
Max. Total Floor Area:	Required:	N/A
	Proposed:	N/A

Min. Open Space:	Required:	N/A
	Proposed:	N/A
Max. Lot Coverage:	Required:	N/A
	Proposed:	N/A
Front Setback:	Required:	0 ft., building facades at the first story must be located at the frontage line (on or within 3 ft. of the frontage line)
	Proposed:	0 ft.
Side Setbacks:	Required:	0 ft.
	Proposed:	0, 10 ft. (north elevation for via)
Rear Setback:	Required:	10 ft. from midpoint of alley or equal to that of adjacent building (0 ft.)
	Proposed:	0 ft.
Max. Bldg. Height:	Permitted:	D-4 – 80' overall (including mechanical), 58 ft. maximum eave height, 5 stories
	Proposed:	78 ft. overall height at tallest point including mechanical equipment and screening, 57 ft. 4 in. to the eave line, 5 stories
Min. Eave Height:	Required:	20 ft.
	Proposed:	57 ft. 4 in.
1st Floor-Ceiling Height:	Required:	10 ft.
	Proposed:	11 ft.
Front Entry:	Required:	Principal pedestrian entrances must be on frontage line
	Proposed:	The principle pedestrian entrances are located on the frontage line and recessed 3 ft. to accommodate door swing
Absence of Bldg. Façade:	Required:	Screen wall along all frontage lines where there is no building façade to provide a continuous street wall
	Proposed:	Building provides continuous building façade on S. Old Woodward and Brown
Opening Width:	Required:	Maximum 25 ft. opening

Parking:	Proposed:	Two 9 ft. wide garage doors, one on Brown and one on S. Old Woodward
	Required:	22 (1.25 spaces x 17 two room units); none required for commercial uses as property is located in the Parking Assessment District
	Proposed:	56 parking spaces in lower level of the building
Min. Parking Space Size:	Required:	180 ft ²
	Proposed:	180 ft ²
Parking in Frontage:	Required:	No parking in front open space or within 20' of building frontage on first floor
	Proposed:	All parking is proposed to be contained on the lower level within the building
Loading Area:	Required:	1 loading space (commercial space <20,000 ft ²), must be within the rear yard and doors to interior loading areas cannot face a public street. Space must be 40' by 12' by 14' in height.
	Proposed:	1 open air loading space 40' by 12' by 14' in height.
Screening:		
Parking:	Required:	Minimum 32 in. high masonry wall with stone cap
	Proposed:	All parking is proposed to be contained on the lower level, fully screened within the building
Loading:	Required:	Minimum 6 ft. screening where open to public view
	Proposed:	Loading on west side of building with ornamental metal screening gate facing Brown
Rooftop Mechanical:	Required:	Full screening to compliment the building
	Proposed:	10 ft. painted metal panels. No specification sheets for mechanical equipment submitted for screening verification.
Elect. Transformer:	Required:	Fully screened from public view
	Proposed:	N/A
Dumpster:	Required:	6 ft. high capped masonry wall with wooden gates
	Proposed:	All trash and recyclable storage is proposed within the building

Final Site Plan & Design Review Application
6-12-17

Birmingham Boutique Hotel

298 S Old Woodward Ave
Birmingham, MI 48009



Prepared by

Booth Hansen Architects
333 S Desplaines Street
Chicago, IL 60661

Owner

Lorient Capital as agent for Woodward Brown Ventures, LLC.
102 Pierce Street
Birmingham, MI

Birmingham Boutique Hotel

Birmingham, MI

Development Team

Owner

Lorient Capital as agent for Woodward
Brown Ventures, LLC
102 Pierce Street
Birmingham, MI 48009
C: 617-388-2538

Architect

Booth Hansen
333 S DesPlaines St
Chicago, IL 60661
(312) 869-5000

Hotel Operator

Aparium Hotel Group
833 West Washington Boulevard
Second Floor
Chicago, Illinois 60607
(312) 275-1077 O

Development Manager

Tynan Group, Inc.
760 N. Frontage Road, Suite 101
Willowbrook, IL 60527
630 479-0457

Structural Engineer

Goodfriend Magruder Structure, LLC.
53 W Jackson Blvd
1019 Monadnock Block
Chicago, IL 60604
(312) 607-9898 O

MEP/FP Engineers

Elara Engineering
30 N Wolf Rd, 2nd Floor
Hillsdale, IL 60162-1605
(708) 236-0300 O

Civil Engineers/Traffic Engineers

Giffels Webster

28 W. Adams Street, Suite 1200
Detroit, MI 48226
(313) 962-4442 O

Landscape Architect

Wolff Landscape Architecture, Inc.
307 N Michigan Ave, Suite 601
Chicago, IL 60601
(312) 663-5494

Accessibility

LCM Architects
819 S Wabash Ave, Suite 509
Chicago, IL 60605-2153
312.913.1717 O

Acoustics

Shiner + Associates, Inc.
225 West Washington St – Suite 1625
Chicago, IL 60606
(312) 849-3340 O

Elevator

Jenkins & Huntington, Inc.
Jenkins & Huntington Inc.
17W106 91st Street
Willowbrook, IL 60527
(630) 325-4450 O

Food Service

Clevenger, Frable, LaValle
39 Westmoreland Ave.
White Plains, NY 10606
(914) 997-9660 ext 223

Geotechnical Engineer

2 G Consulting Group
1595 Eisenhower Place
Ann Arbor, MI 48108
734 390-9330

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Section 1

Final Site Plan & Design Review Application



Final Site Plan & Design Review Application

Planning Division

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

1. Applicant

Name: Charlie Stetson AIA, LEED AP
Address: 333 S Desplaines St. Suite 100
Chicago, IL. 60661
Phone Number: (312) 869-5000
Fax Number: (312) 869-5011
Email Address: cstetson@boothhansen.com

2. Applicant's Attorney/Contact Person

Name: WWRP (Richard Rattner)
Address: 380 North Old Woodward Suite 300
Birmingham, MI 48009
Phone Number: (248) 642-0333
Fax Number: (248) 642-0856
Email Address: rdr@wwrplaw.com

Property Owner

Name: Lorient Capital as agent for Woodward Brown Ventures, LLC
Address: 102 Pierce St
Birmingham, MI 48009
Phone Number: (617) 388-2538
Fax Number: _____
Email Address: david@lorientcap.com

Project Designer/Developer

Name: Charlie Stetson AIA, LEED AP
Address: 333 S Desplaines St Suite 100
Chicago, IL. 60661
Phone Number: (312) 869-5000
Fax Number: (312) 869-5011
Email Address: cstetson@boothhansen.com

3. Required Attachments

- Warranty Deed with legal description of property
- Required fee (see Fee Schedule for applicable amount)
- Two (2) folded copies of scaled plans including a certified land survey, color elevations showing all materials, site plan, landscape plan, photometric plan, and interior plan
- Photographs of existing site and buildings
- Catalog sheets for all proposed lighting, mechanical equipment & outdoor furniture
- Application Fee
- Digital copy of plans
- Samples of materials used
- Additional information as required

4. Project Information

Address/Location of Property: 298 S Old Woodward Ave
Birmingham, MI 48009
Name of Development: Birmingham Boutique Hotel
Sidwell #: 19-36-202-009 and 19-36-202-016
Current Use: Office and surface parking lot
Proposed Use: Mixed Use - Commercial/Residential
Area in Acres: .618 acres
Current Zoning: B-4/D-4 Overlay
Zoning of Adjacent Properties: B-4 East, North and West, B-2 South
Is property located in the floodplain? No
Name of Historic District site is in, if any: Historic Business District
Date of HDC Approval, if any: TBD
Date of Application for Preliminary Site Plan: 4-26-17
Date of Preliminary Site Plan Approval: 5-24-17
Date of Application for Final Site Plan: 6-28-17
Date of Final Site Plan Approval: TBD
Date of Revised Final Site Plan Approval: _____
Date of Revised Final Site Plan Approval: _____
Date of DRB approval, if any: none
Will proposed project require the division of platted lots? No

5. Details of the Nature of Work Proposed (Attach separate sheet if necessary)

5 Story Mixed Use Commercial/Residential building with 2 level underground parking. Ground (street level) floor is proposed to be a restaurant, commercial space and hotel lobby. Mezzanine level is proposed to be meeting rooms. Levels 2-4 are proposed to be hotel rooms. Level 5 is proposed to be Residential rental units.
Exterior Material include: Grey Limestone. "Madison Cafe" from Quarrastone. Dark grey Granite base. "Wisp Granite from Quarrastone. Painted aluminum metal panels and widow frames - Color Linetec "Ascher Bronze. Painted perforated corrugated metal panel screen wall - color Linetec "Ascher Bronze".
Painted aluminum louvers. Finish to match metal panels. Metal panels to be Pac-Clad or equal. Stone cladding to be large format 2'X4' or 3'X6' modules.

6. Buildings and Structures

Number of Buildings on site: 1
Height of Building & # of stories: 70 feet/5 stories

Use of Buildings: Commercial/Residential
Height of rooftop mechanical equipment: 79.50 feet

7. Floor Use and Area (in square feet)

Commercial Structures:

Total basement floor area: 50,364 SF (two levels)
Number of square feet per upper floor: 25,182 SF
Total floor area: 159,597 SF (including basement levels)
Floor area ratio (total floor area divided by total land area): 5.92
Open space: 1,753 SF
Percent of open space: 6.5%

Office space: 1,587 SF
Retail space: 11,539 SF
Industrial space: NA
Assembly space: 7,446 SF
Seating Capacity: 497
Maximum Occupancy Load: 1,384 (includes office, retail, assembly and hotel)

Residential Structures:

Total number of units: 17 - at 5th floor only
Number of one bedroom units: 9
Number of two bedroom units: 8
Number of three bedroom units: 0
Open space: _____
Percent of open space: _____

Rental units or condominiums?: Rental
Size of one bedroom units: 600 SF to 818 SF
Size of two bedroom units: 664 SF to 823 SF
Size of three bedroom units: NA
Seating Capacity: NA
Maximum Occupancy Load: 76 (includes 5th floor residential only)

8. Required and Proposed Setbacks

Required front setback: 0'
Required rear setback: 0'
Required total side setback: 0'
Side setback: 0'

Proposed front setback: 0'
Proposed rear setback: 0'
Proposed total side setback: 10'
Second side setback: 0'

9. Required and Proposed Parking

Required number of parking spaces: 1.25X9 + 1.5X8 = 24 spaces
Typical angle of parking spaces: 90 degree/45 degree
Typical width of maneuvering lanes: varies - see plans
Location of parking on the site: basement
Location of off site parking: none
Number of light standards in parking area: _____
Screenwall material: _____

Proposed number of parking spaces: 56
Typical size of parking spaces: 10'X18' or larger
Number of spaces < 180 sq. ft.: 0
Number of handicap spaces: 2
Shared Parking Agreement?: no
Height of light standards in parking area: _____
Height of screenwall: _____

10. Landscaping

Location of landscape areas: _____
Streetscapes along Old Woodward and Brown St. Via route
North of proposed project. Second floor green roof. Fifth floor
green roof and pavers.

Proposed landscape material: _____
Decorative flowering annuals, grasses and shrubs. Stone
pavers and steel plate raised planters in via. Old Woodward
reconstruction streetscape standards along Old Woodward.

11. Streetscape

Sidewalk width: 17' at Old Woodward. 10' at via.
Number of benches: 6
Number of planters: 4 at via and 4 at Old Woodward
Number of existing street trees: 6
Number of proposed street trees: 9
Streetscape Plan submitted?: yes

Description of benches or planters: Raised planters with steel edge at via. Birmingham City standard along Old Woodward. See landscape plan.
Species of existing street trees: _____
Species of proposed street trees: 4" caliper shade trees. Regal Prince Oak and Triumph Elm.

12. Loading

Required number of loading spaces: (3) 40'X12'X14' H
Typical angle of loading spaces: 90 degree
Screenwall material: ornamental metal gate
Location of loading spaces on the site: Loading doors open toward rear yard.

Proposed number of loading spaces: 1
Typical size of loading spaces: 40'X12'X14'H
Height of screen wall: ornamental metal gate

13. Exterior Trash Receptacles

Required number of trash receptacles: located indoors
Location of trash receptacles: located in doors
Screenwall material: _____

Proposed number of trash receptacles: located indoors
Size of trash receptacles: located indoors
Height of screenwall: located indoors

14. Mechanical Equipment

Utilities & Transformers:

Number of ground mounted transformers: 0
Size of transformers (LxWxH): _____

Location of all utilities & easements: refer to Civil Utility Plan

Number of utility easements: _____
Screenwall material: underground

Height of screen wall: underground

Ground Mounted Mechanical Equipment:

Number of ground mounted units: 0
Size of ground mounted units (LxWxH): _____

Location of all ground mounted units: NA

Screenwall material: _____

Height of screenwall: _____

Rooftop Mechanical Equipment:

Number of rooftop units: (2) MAU 50 tons each
Type of rooftop units: (30) air cooled VRF condensers
(11) toilet exhaust fans
(1) kitchen exhaust fan

Location of all rooftop units: refer to roof plan
Size of rooftop units (LxWxH): MAU - 22'X11"X 8' H
VRF condensers 2.5'X5'X6'H

Screenwall material: perforated corrugated metal panel
Location of screenwalls: fifth floor rooftop

Height of screenwall: 11'-0"
Percentage of rooftop covered by mechanical units: 33%
Distance from rooftop units to all screenwalls: varies

15. Accessory Buildings

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

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

16. Building Lighting

Number of light standards on building: 18
Size of light fixtures (LxWxH): varies see plans

Type of light standards on building: varies - see cut sheets
Height from grade: refer to elevations

Maximum wattage per fixture: see fixture cuts
Light level at each property line: see photometric studies

Proposed wattage per fixture: _____
Number & location of holiday tree lighting receptacles: TBD

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

Signature of Owner:  Date: 6-12-17

Print Name: Mark Mitchell

Signature of Applicant:  Date: 6-12-17

Print Name: Charlie Stetson

Signature of Architect:  Date: 6-12-17

Print Name: Charlie Stetson

Office Use Only

Application #: _____ Date Received: _____ Fee: _____

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

Section 2

Final Site Plan & Design Review Application Checklist



FINAL SITE PLAN AND DESIGN REVIEW APPLICATION CHECKLIST – PLANNING DIVISION

Applicant: Charlie Stetson AIA, LEED AP Case #: _____ Date: 6-12-17

Address: 298 Old Woodward Ave Project: Birmingham Boutique Hotel

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

Final Site Plan

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

- X 1. Name and address of applicant and proof of ownership;
- X 2. Name of Development (if applicable);
- X 3. Address of site and legal description of the real estate;
- X 4. Name and address of the land surveyor;
- X 5. Legend and notes, including a graphic scale, north point, and date;
- X 6. A separate location map;
- X 7. A map showing the boundary lines of adjacent land and the existing zoning of the area proposed to be developed as well as the adjacent land;
- X 8. A list of all requested elements / changes to the site plan;
- X 9. Any changes requested marked in color on the site plan and on all elevations of any building(s);
- X 10. A chart indicating the dates of any previous approvals by the Planning Board, Board of Zoning Appeals, Design Review Board, or the Historic District Commission ("HDC");
- X 11. Existing and proposed layout of streets, open space and other basic elements of the plan;
- X 12. Existing and proposed utilities and easements and their purpose;
- X 13. Location of natural streams, regulated drains, 100-year flood plains, floodway, water courses, marshes, wooded areas, isolated preservable trees, wetlands, historic features, existing structures, dry wells, utility lines, fire hydrants and any other significant feature(s) that may influence the design of the development;
- X 14. General description, location, and types of structures on the site;
- X 15. Details of existing or proposed lighting, signage and other pertinent development features;
- X 16. A landscape plan showing all existing and proposed planting and screening materials, including the number, size, and type of plantings proposed and the method of irrigation; and
- X 17. Any other information requested in writing by the Planning Division, the Planning Board, or the Building Official deemed important to the development.

Elevation Drawings

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

- X 18. Color elevation drawings showing the proposed design for each façade of the building;
- X 19. List of all materials to be used for the building, marked on the elevation drawings;
- X 20. Elevation drawings of all screenwalls to be utilized in concealing any exposed mechanical or electrical equipment, trash receptacle areas and parking areas;
- X 21. Details of existing or proposed lighting, signage and other pertinent development features;
- X 22. A list of any requested design changes;
- X 23. Itemized list of all materials to be used, including exact size specifications, color, style, and the name of the manufacturer;
- X 24. Location of all exterior lighting fixtures, exact size specifications, color, style and the name of the manufacturer of all fixtures, and a photometric analysis of all exterior lighting fixtures showing light levels to all property lines; and
- X 25. Any other information requested in writing by the Planning Division, the Planning Board, or the Building Official deemed important to the development.

Section 3

Final Site Plan & Design Review-Supplemental Information

**Birmingham Boutique Hotel
298 S Old Woodward Ave
Birmingham, MI 48009**

Final Site Plan & Design Review-Supplemental Information

FINAL SITE PLAN

1. Name and address of applicant and proof of ownership;
**David Berman
Lorient Capital as Agent for Woodward Brown Ventures L.L.C.
102 Pierce Street
Birmingham, MI 48009
Phone 248-247-258.3813
david@lorientcap.com
Proof of Ownership: see attached Covenant Deed dated 1-8-16**
2. Name of Development (if applicable);
Birmingham Boutique Hotel
3. Address of site and legal description of the real estate;
**298 S Old Woodward Avenue & 325 East Brown St
Birmingham, MI 48009
See survey for legal description**
4. Name and address of the land surveyor;
**Giffels Webster
28 W Adams Street, Suite 1200
Detroit, MI 48226
(313) 962-4442**
5. Legend and notes, including a graphic scale, north point, and date;
See Site Plan
6. A separate location map;
Please refer to Appendix for Vicinity and Location map
7. A map showing the boundary lines of adjacent land and the existing zoning of the area proposed to be developed as well as the adjacent land;
Please refer to Appendix for Zoning Map
8. A list of all requested elements /Changes to the site plan.
Preliminary Site Plan Changes
 - **Show mechanical equipment details and all screening**
 - **Provide exterior wall material samples**
 - **Add (1) additional tree to the ROW for this property along Old Woodward Ave.**
 - **Add pedestrian light fixtures per the Old Woodward street reconstruction project.**

- **Add exterior lighting and photometric studies.**
- **Reach agreement on traffic study between City Consultant and Project traffic consultant.**
- **Address removal of diagonal parking along Old Woodward with City Parking Commission.**
- **Address approval of valet plan with the Birmingham Police Department.**
- **Address all comments from City engineering department.**

9. Any changes requested marked in color on the site plan and on elevations of any buildings.

- **Changes described above**

10. A chart indicating the dates of any previous approvals by the Planning Board, Board of Zoning Appeals, Design Review Board, or the Historic District Commission ("HDC").

- **Preliminary Site Plan Approval – 5-24-17**
- **Historic District Commission – Will present 6-21-17**

11. Existing and proposed layout of streets, open space and other basic elements of the plan.

Refer to proposed site plan

12. Existing and proposed utilities and easements and their purpose.

Refer to Civil Utility Plan

13. Location of natural streams, regulated drains, 100 year flood plains, floodway, water courses, marches, wooded areas, isolated preservable trees, wetlands, historic features, existing structures, dry wells, utility lines, fire hydrants and any other significant features that may influence the design of the development.

Refer to survey and site plan drawings.

14. General description, location, and types of structures on the site.

- **Existing 1 story brick and block building at the corner of Old Woodward and Brown St.**
- **Existing 2 story brick and block building at the SW corner of the site.**
- **Existing surface parking lot.**

15. Details of existing or proposed lighting, signage, and other pertinent development features.

- **Refer to Landscape Site Plans, Building Elevations, and Photometric studies for exterior lighting design.**
- **Signage package is not yet included.**

16. A landscape plan showing all existing and proposed planting and screening materials, including the number, size, and type of plantings proposed and the method of irrigation.

Refer to Landscape plans.

17. Any other information requested in writing by the Planning Division, the Planning Board, or the Building Official deemed important to the development.

See Item 8 above.

ELEVATION DRAWINGS

18. Color elevation drawings showing the proposed design for each façade of the building.

Refer to attached elevations and rendered perspective views.

19. List of all materials to be used for the building, marked on the elevations.

Refer to attached elevations and Item 5 from the Final Site Plan & Design Review Application.

20. Elevation drawings of all screen walls to be utilized in concealing any exposed mechanical or electrical equipment, trash receptacle areas and parking areas.

Refer to attached elevations and rendered perspective views.

21. Details of existing or proposed lighting, signage and other pertinent development features.

- **Refer to Landscape Site Plans, Building Elevations, and Photometric studies for exterior lighting design.**
- **Signage package is not yet included.**

22. A list of any requested design changes.

See Item 8 above.

23. Itemized list of all materials to be used, including exact size specifications, color, style, and the name of the manufacturer.

Refer to attached elevations and Item 5 from the Final Site Plan & Design Review Application.

24. Location of all exterior lighting fixtures, exact size specifications, color, style and the name of the manufacturer of all fixtures, and a photometric analysis of all exterior lighting fixtures showing light levels to all property lines.

Refer to Landscape Site Plans, Building Elevations, and Photometric studies for exterior lighting design.

25. Any other information requested in writing by the Planning Division, the Planning Board, or the Building Official deemed important to the development.

See item 8 above.

Section 4

Appendix

- 4.1 Proof of Ownership
- 4.2 Maps
- 4.3 List of Changes From Preliminary Site Plan Approval
- 4.4 Drawings

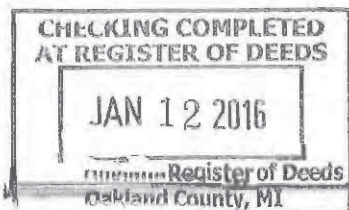
4.1 Proof of Ownership

OAKLAND COUNTY TREASURERS CERTIFICATE
This is to certify that there are no delinquent property
taxes as of this date owed to our office on this property.
No representation is made as to the status of any taxes,
tax liens or titles owed to any other entities.

JAN 12 2016

ANDREW E. MEISNER, County Treasurer
Sec. 135, Act 206, 1893 as amended

7224
LIBER 48970 PAGE 673
\$19.00 DEED - COMBINED
\$4.00 REINUMENTATION
01/13/2016 10:57:08 A.M. RECEIPT# 4719
PAID RECORDED - OAKLAND COUNTY
LISA BROWN, CLERK/REGISTER OF DEEDS



COVENANT DEED

THIS INDENTURE is made this 8th day of January, 2016, between **WMSR COMPANY, L.L.C.**, a Michigan limited liability company, whose address is 30150 Telegraph Road, Suite 373, Bingham Farms, Michigan 48025 ("Grantor") and **WOODWARD BROWN VENTURES, LLC**, a Michigan limited liability company, whose address is 102 Pierce Street, Birmingham, Michigan 48009 ("Grantee").

WITNESSETH:

That the Grantor, for and in consideration of the sum disclosed on the Real Estate Transfer Tax Valuation Affidavit filed herewith to it paid by the Grantee, the receipt of which is hereby confessed and acknowledged, has transferred, granted, sold, and conveyed, and by these presents does transfer, grant, sell and convey, unto the Grantee, and to its successors and assigns, forever, all that certain real estate located in the City of Birmingham, County of Oakland, State of Michigan, described on **Exhibit A** attached hereto and incorporated herein, to have and to hold the premises as before described unto the Grantee, its successors and assigns, forever.

And the Grantor, for itself, and its successors, does hereby covenant, promise and agree to and with the Grantee, its successors and assigns, that Grantor will warrant and defend the said premises with the hereditaments and appurtenances unto the Grantee, its successors and assigns, forever against the lawful claims of all persons claiming by, from or under Grantor, but against no other claims or persons.

Subject, however, to easements, zoning ordinances, and restrictions of record, if any and to the exceptions set forth on the attached **Exhibit B**.

The Grantor grants to the Grantee the right to make all divisions legally available to the Property under Section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967, as amended.

This property may be located within the vicinity of farm land or a farm operation. General accepted agricultural and management practices which may generate noise, dust, odors and other associated conditions may be used and are protected by the Michigan Right to Farm Act.

63-15431453-SCM

S-23

OK - LG

REVENUE TO BE AFFIXED
AFTER RECORDING

RECEIVED
OAKLAND COUNTY
REGISTER OF DEEDS
JAN 12 PM 12:49

4P
R
51

IN WITNESS WHEREOF, the Grantor has executed this instrument on the date first written above and has declared this conveyance to be binding upon it and its personal representatives, heirs, successors and assigns.

WMSR COMPANY, L.L.C., a Michigan limited liability company

By:



Mark A. Thomas, Member

By:



William P. Jamnick, Member

STATE OF MICHIGAN)
) SS.
COUNTY OF Oakland)

The foregoing instrument was acknowledged before me this 8th day of January, 2016, by Mark A. Thomas and William P. Jamnick, the Members of WMSR Company, L.L.C., a Michigan limited liability company, on behalf of said Company.





_____, Notary Public
_____, County, Michigan
Acting in the County of _____
My Commission Expires: _____

Drafted By (And When Recorded, Return To:)

Send Subsequent Tax Bills To:

Mary P. Nelson, Esq.
Abbott Nicholson, P.C.
300 River Place, Suite 3000
Detroit, Michigan 48207-4225

Grantee

Return to: Mark Mitchell, 102 Pierce Street, Birmingham, MI 48009

EXHIBIT A

LEGAL DESCRIPTION

Property located in the City of Birmingham, Oakland County, Michigan more particularly described as:

Part of Lot 21 of Assessor's Plat No. 25, being a Replat of Taber Addition and Lots 1, 2 and 3, Brown's Addition and Plat of the Northeast 1/4 of Sec. 36, Town 2 North, Range 10 East, according to the Plat thereof as Recorded in Liber 54A, Page 73 of Plats, Oakland County Records, described as beginning at the Southeast corner of said Lot 21, thence North 35 degrees 59 minutes 36 seconds West along the east line of said Lot 21 a distance of 80.47 feet, thence South 61 degrees 39 minutes 51 seconds West 34.25 feet, thence South 30 degrees 13 minutes 39 seconds East 79.76 feet to the South line of said Lot 21, thence North 61 degrees 42 minutes 50 seconds East along said South line 42.34 feet to the point of beginning.

RE: 325 E. Brown Street, Birmingham, Michigan 48009

Tax Item No. 19-36-202(09)009

LEGAL DESCRIPTION

Property located in the City of Birmingham, Oakland County, Michigan more particularly described as:

Easterly part of Lot 3 lying adjacent to Lot 24, described as: Beginning at Northwest corner of Lot 24; thence South 35 degrees 30 minutes 00 seconds East 40.51 feet; thence South 61 degrees 32 minutes 15 seconds West 23.77 feet; thence North 36 degrees 25 minutes 04 seconds West 37.09 feet; thence North 53 degrees 16 minutes 30 seconds East 24.19 feet to beginning. Also part of Lot 21, beginning at Southwest corner of Lot 23; thence North 35 degrees 49 minutes 05 seconds West 52.93 feet; thence South 31 degrees 27 minutes 05 seconds East 52.56 feet; thence North 61 degrees 41 minutes 10 seconds East 4.04 feet to beginning. Also all of Lot 22, also Lot 23, except beginning at Northwest lot corner; thence North 61 degrees 32 minutes 15 seconds East 2.35 feet; thence South 31 degrees 27 minutes 05 seconds East 30.56 feet; thence North 35 degrees 49 minutes 05 seconds West 30.78 feet to beginning, also all of Lot 24, "Assessor's Plat No. 25", as recorded in Liber 54A, Page 73 of Plats, Oakland County Records.

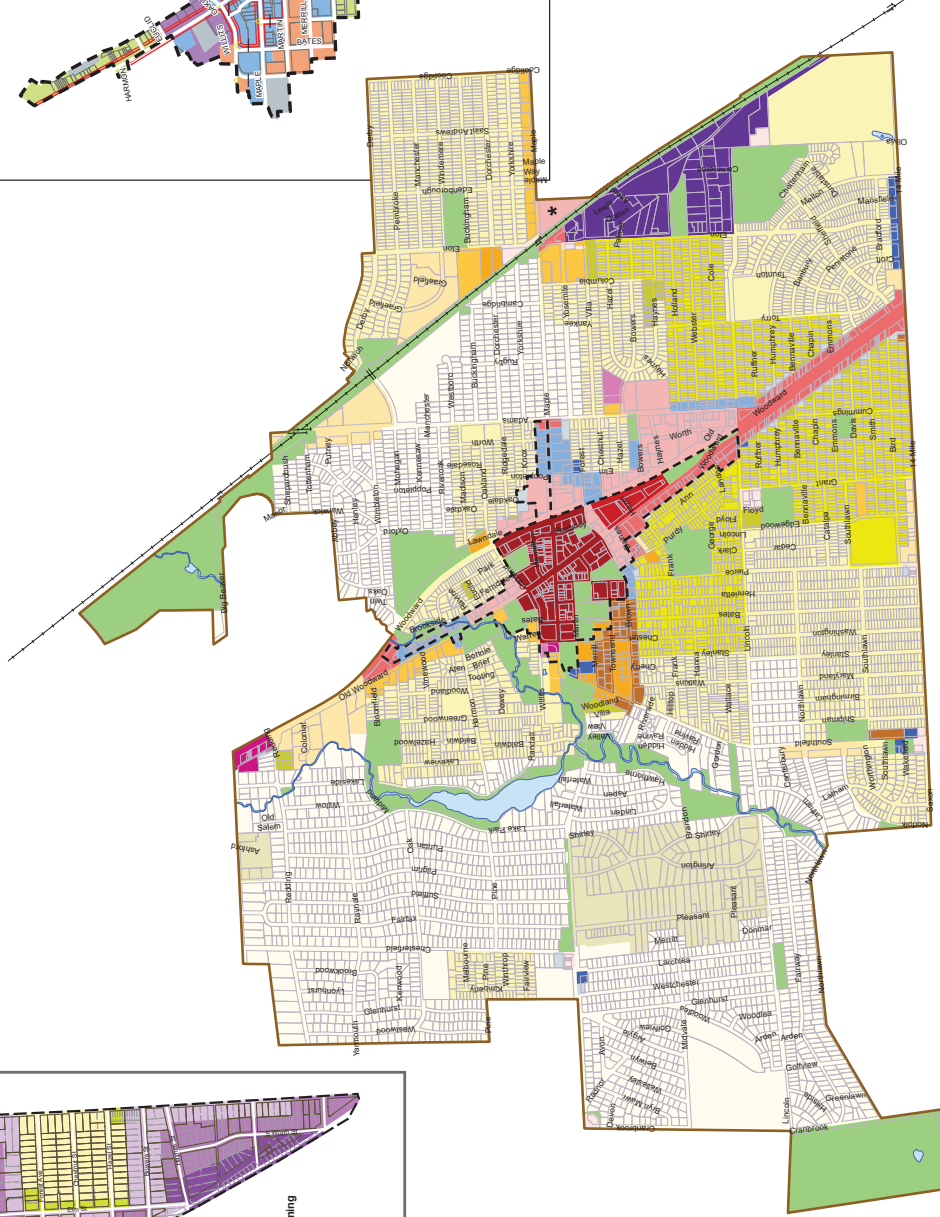
RE: 298 South Old Woodward, Birmingham, Michigan 48009

Tax Item No. 19-36-202-016

EXHIBIT B – EXCEPTIONS TO TITLE

1. Any facts, rights, interests, or claims that are not shown by the public records but that could be ascertained by an inspection of the property or by making inquiry of persons in possession of the property.
2. Easements, liens, encumbrances, existing water, mineral, oil and exploration rights, or claims thereof, not shown by the public records.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title including discrepancies, conflicts in boundary lines, shortage in area, or any other facts that would be disclosed by an accurate and complete land survey of the Land, and that are not shown in the public records.
4. Taxes and assessments not assessed, due or payable as of the date hereof.
5. Subject to the rights of the public and of any governmental agency in any part of the land thereof taken, used or deeded for street, road or highway purposes.

4.2 Maps



1,500 750 0 1,500 Feet

Coordinate System: State Plane Coordinate System Michigan South Zone 2113 Projection: Lambert Conformal
Data Sources: Oakland County GIS Utility, City of Birmingham
Updated: November 23, 2015

Zoning Districts

- R1 Single-Family Residential
- R1-A Single-Family Residential
- R2 Single-Family Residential
- R3 Single-Family Residential
- R4 Two-Family Residential
- R5 Multiple-Family Residential
- R6 Multiple-Family Residential
- R7 Multiple-Family Residential
- R8 Multiple-Family Residential
- RZ1 Medium-Density Single-Family Residential
- RZ2 Medium-Density Single-Family Residential
- RZ3 Medium-Density Single-Family Residential
- MX Medium-Density Commercial
- B-1 Neighborhood Business
- B-2 General Business
- B-2B Limited to Grocery Store Use
- B-2B General Business
- B-3 Office-Residential
- B-4 Business-Residential
- O-1 Office
- P Parking
- PP Public Property
- Downtown Overlay Boundary

City of Birmingham Zoning Map

4.3

List of Changes from Preliminary Site Plan Review

BOOTH HANSEN

June 12, 2017

298 S Old Woodward Ave
Birmingham Boutique Hotel

List of Changes from Preliminary Site Plan Approval Meeting on 5-24-17

1. Show mechanical equipment details and all screening
2. Provide exterior wall material samples
3. Add (1) additional tree to the ROW for this property along Old Woodward Ave.
4. Add pedestrian light fixtures per the Old Woodward street reconstruction project.
5. Add exterior lighting and photometric studies.
6. Reach agreement on traffic study between City Consultant and Project traffic consultant.
7. Address removal of diagonal parking along Old Woodward with City Parking Commission.
8. Address approval of valet plan with the Birmingham Police Department.
9. Address all comments from City engineering department.

4.4 Drawings

**BIRMINGHAM BOUTIQUE HOTEL
298 S OLD WOODWARD AVE
BIRMINGHAM, MI 48009**

**FINAL SITE PLAN &
DESIGN REVIEW APPLICATION
06-12-2017**

PROJECT INFORMATION

PROJECT NUMBER

1623.00

ADDRESS

298 S Old Woodward Ave
Birmingham, MI 48009

CONTACTS

LORIENT CAPITAL LLC

David Berman & Mark Mitchell
102 Pierce Street

Birmingham, MI 48009

david@lorientcap.com / mark@lorientcap.com

TYNANGROUP, INC.

Steve Morris & John P. Tynan
760 N. Frontage Road, Suite 101

Willowbrook, IL 60527

smorris@tynangroup.com / jytynan@tynangroup.com

APARIUM

Mario Tricoci & Michael Klitchen
833 W Washington Blvd, 2nd Floor

Chicago, IL 60607

mario@aparium.com / michael@aparium.com

TEAM

Larry Booth , BOOTH HANSEN

lbooth@boothhansen.com

Charlie Stetson, BOOTH HANSEN

cstetson@boothhansen.com

Scott Cyphers, BOOTH HANSEN

scyphers@boothhansen.com

BOOTH HANSEN



BOOTH HANSEN

FINAL SITE PLAN

Birmingham Boutique Hotel
298 S Old Woodward Ave
Birmingham, MI 48009

06-12-2017



SCALE: NTS

GROUND LEVEL SITE PLAN

Birmingham Boutique Hotel
798 S Old Woodward Ave
Birmingham, MI 48009
06-12-2017

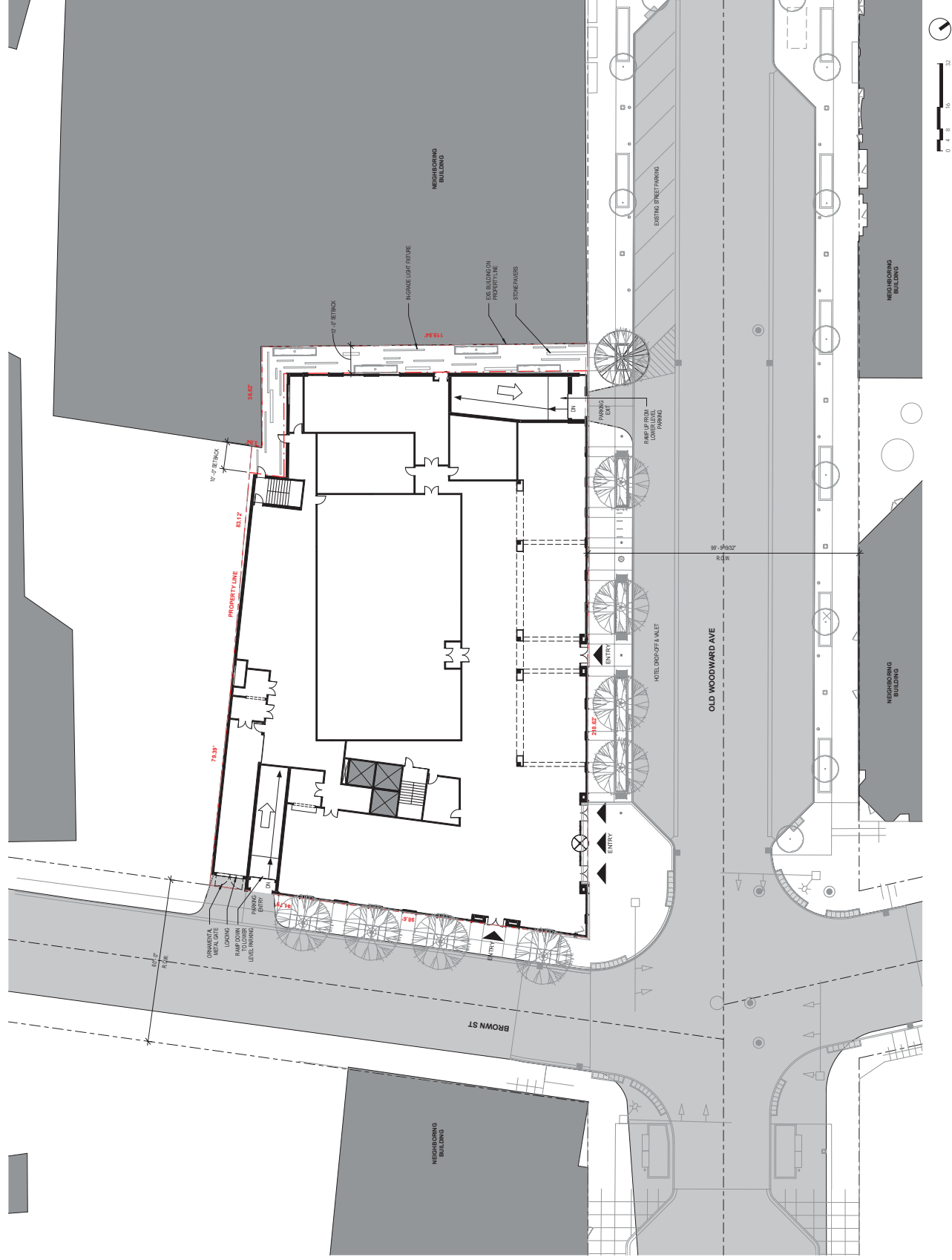
FINAL SITE PLAN

BOOTH HANSEN

Architecture Interiors Planning
333 South Des Plaines Street
Chicago, Illinois 60661

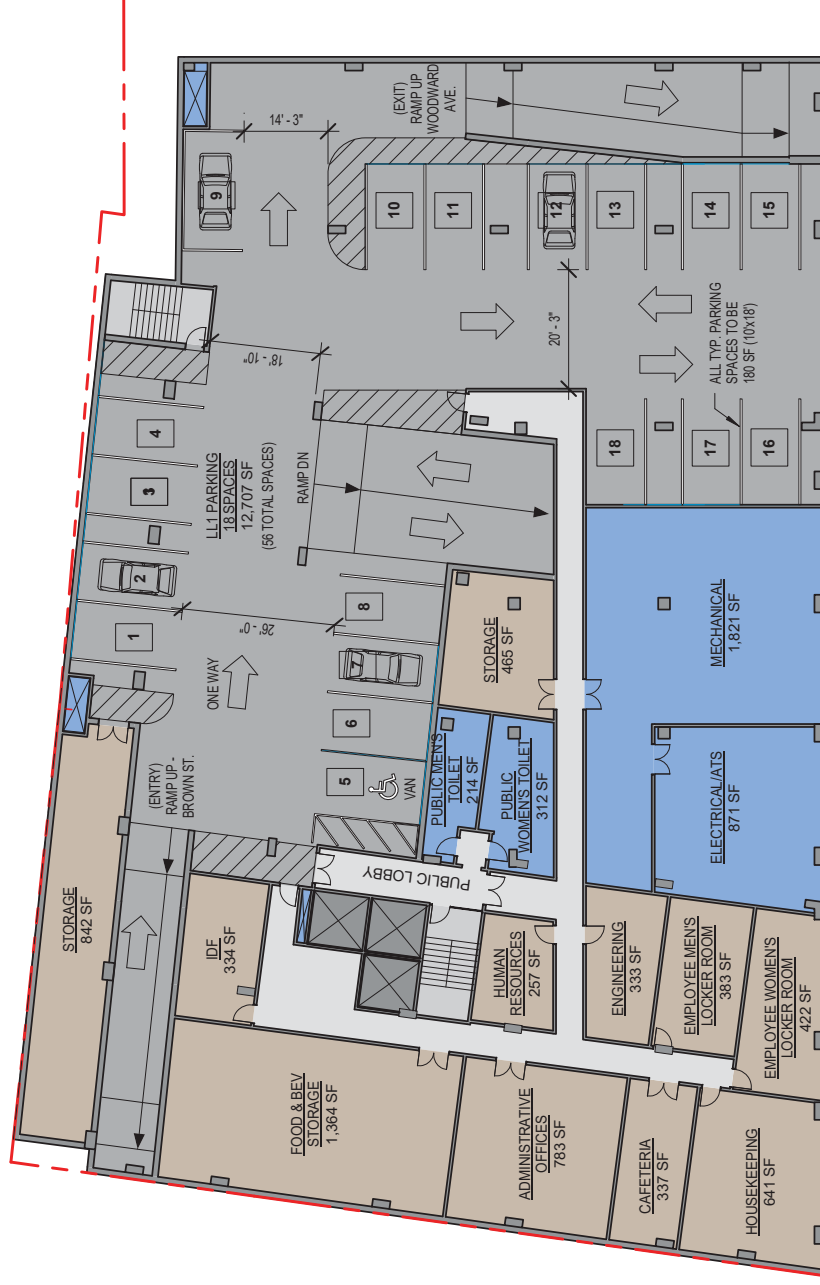
Birmingham Hotel
298 S Old Woodward Ave
Birmingham, MI 48009

100





LOWER LEVEL 2 PLAN

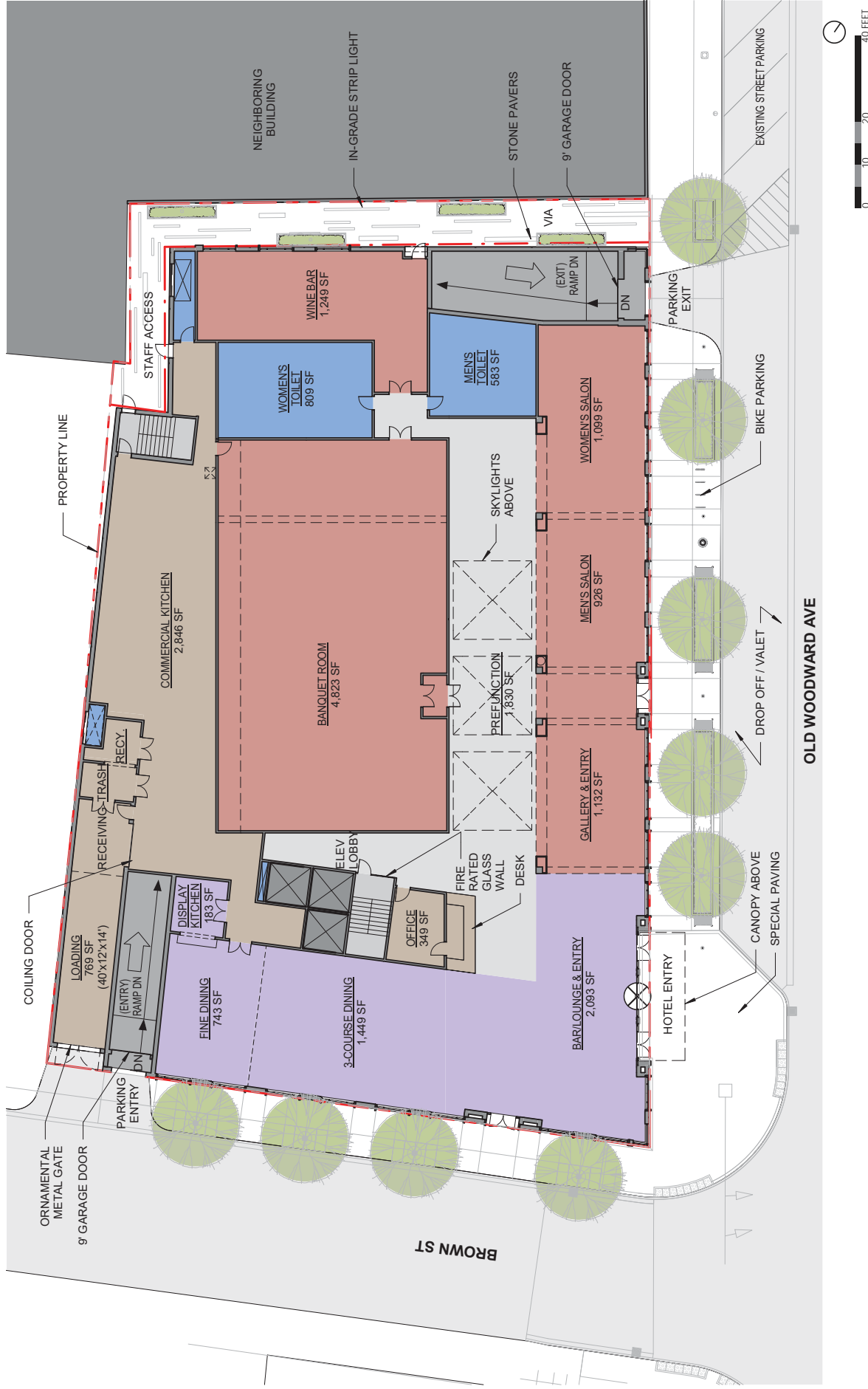


LOWER LEVEL 1 PLAN

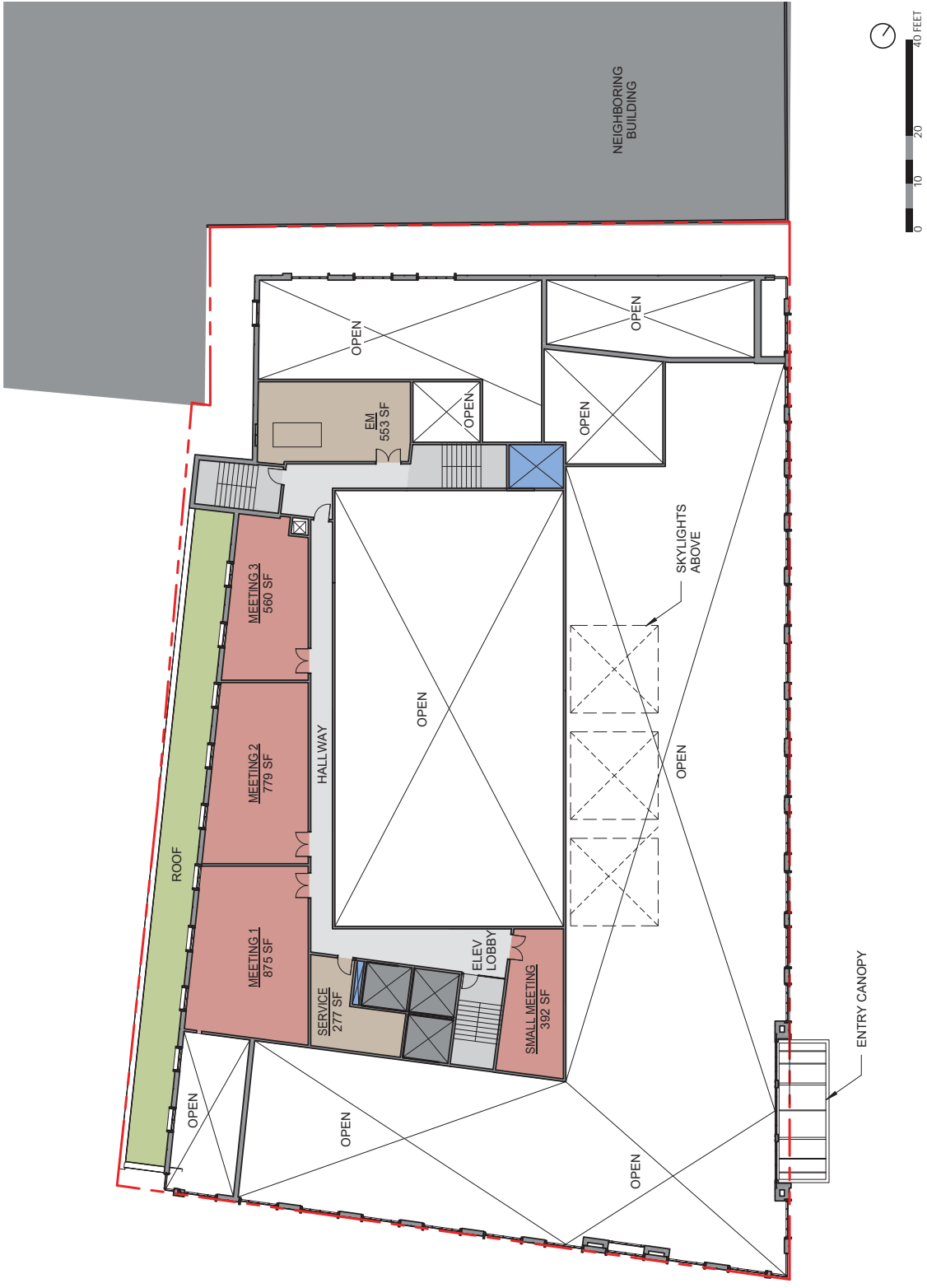
Birmingham Boutique Hotel
298 S Old Woodward Ave
Birmingham, MI 48009
06-12-2017

FINAL SITE PLAN

BOOTH HANSEN



GROUND LEVEL PLAN



MEZZANINE LEVEL PLAN

Birmingham Boutique Hotel
298 S Old Woodward Ave
Birmingham, MI 48009
06-12-2017

FINAL SITE PLAN

BOOTH HANSEN



ROOM KEY COUNT
 SECOND LEVEL: 42 KEYS
 THIRD LEVEL: 42 KEYS
 FOURTH LEVEL: 42 KEYS
 FIFTH LEVEL: 17 KEY
 TOTAL 143 KEYS



SECOND LEVEL PLAN

FINAL SITE PLAN

BOOTH HANSEN

Birmingham Boutique Hotel
 298 S Old Woodward Ave
 Birmingham, MI 48009
 06-12-2017



ROOM KEY COUNT
 SECOND LEVEL: 42 KEYS
 THIRD LEVEL: 42 KEYS
 FOURTH LEVEL: 42 KEYS
 FIFTH LEVEL: 17 KEY
 TOTAL 143 KEYS



THIRD - FOURTH LEVEL PLAN



ROOM KEY COUNT

SECOND LEVEL:	42 KEYS
THIRD LEVEL:	42 KEYS
FOURTH LEVEL:	42 KEYS
FIFTH LEVEL:	17 KEYS
TOTAL	143 KEYS

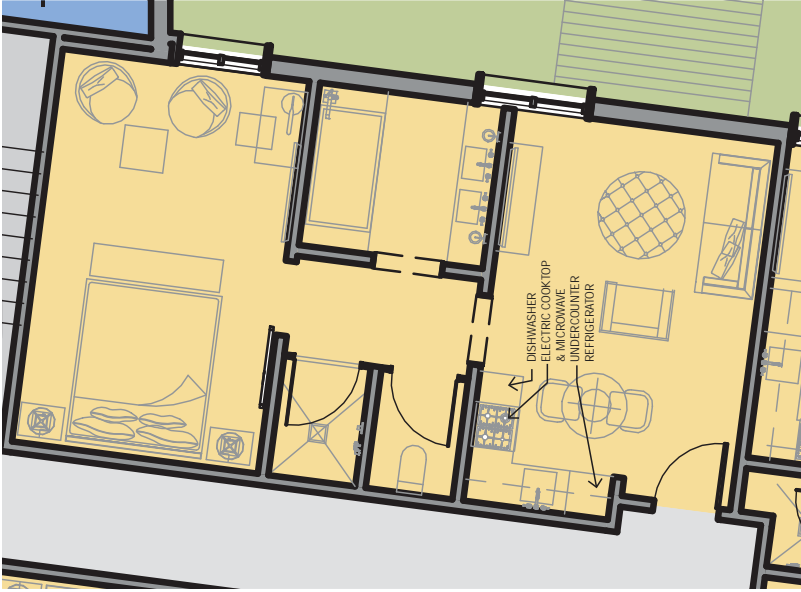


FIFTH LEVEL PLAN

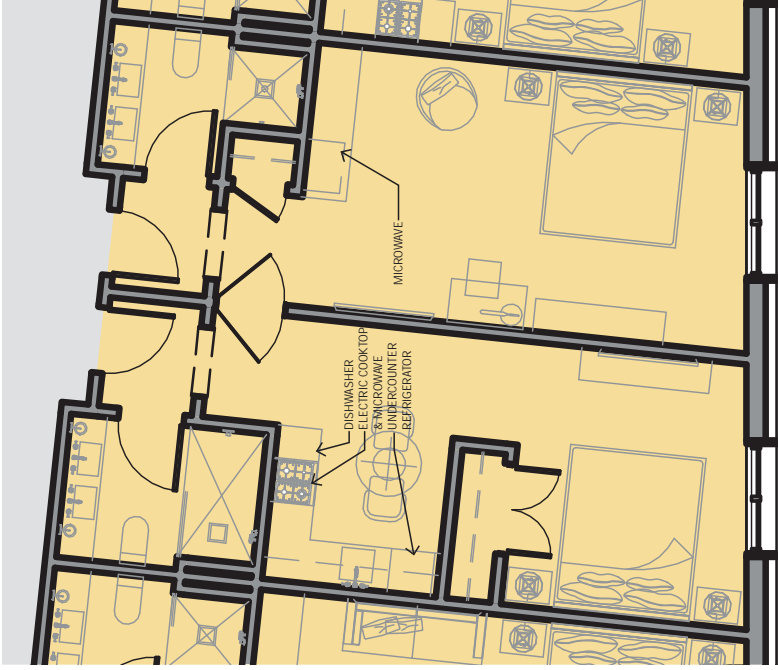
Birmingham Boutique Hotel
 298 S Old Woodward Ave
 Birmingham, MI 48009
 06-12-2017

FINAL SITE PLAN

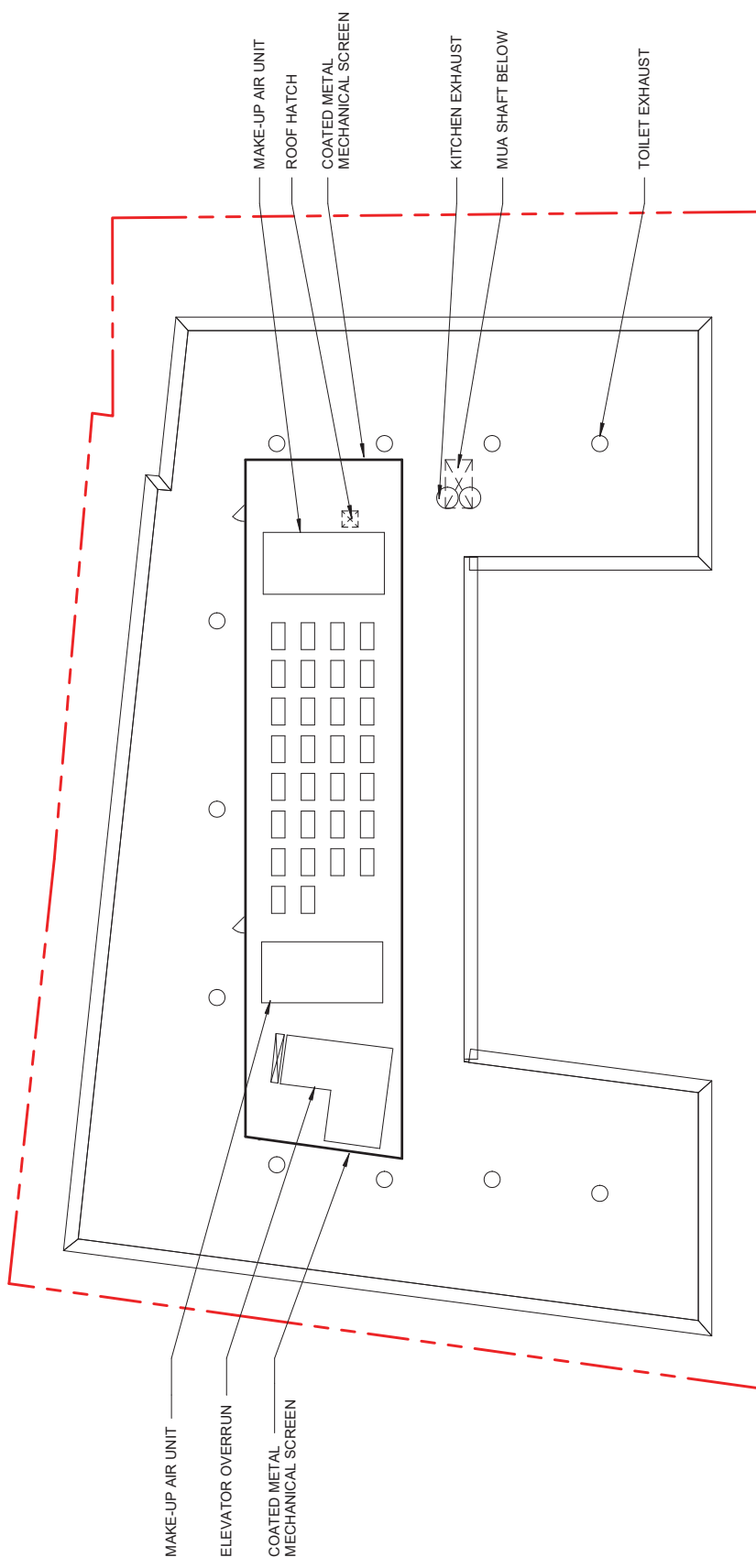
BOOTH HANSEN



UNIT TYPE 2



UNIT TYPE 1

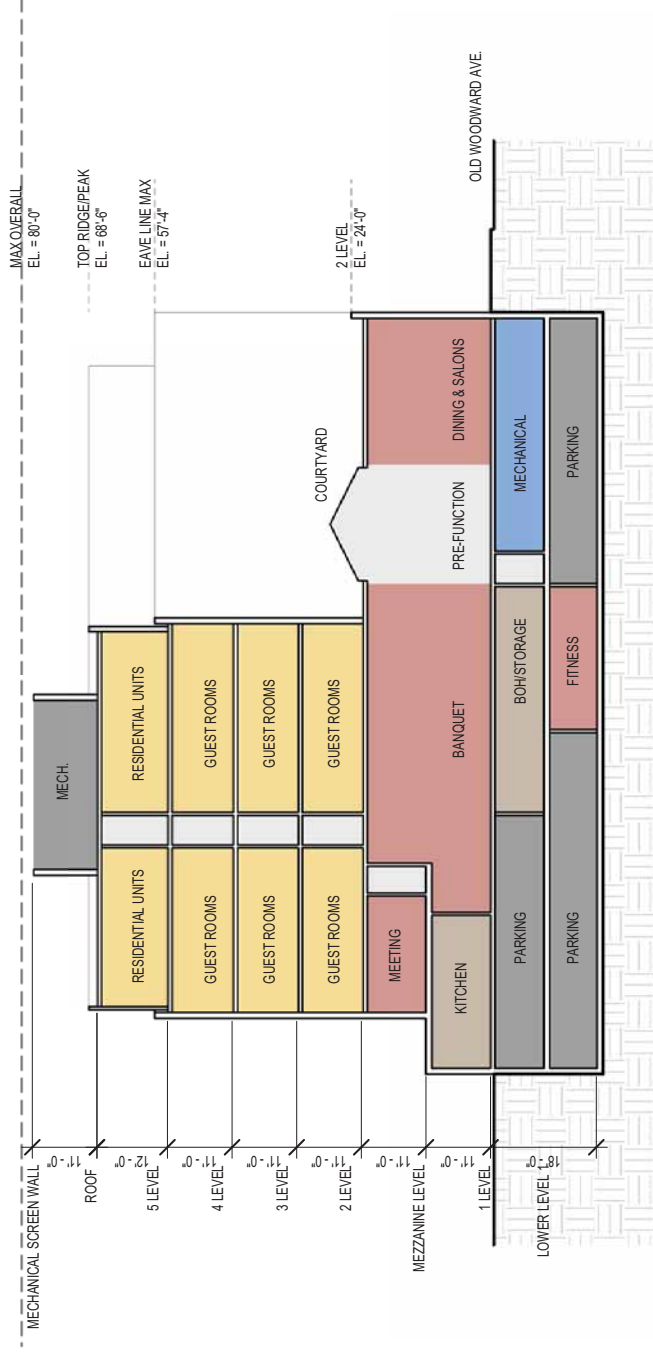


ROOF LEVEL PLAN

Birmingham Boutique Hotel
 798 S Old Woodward Ave
 Birmingham, MI 48009
 06-12-2017

FINAL SITE PLAN

BOOTH HANSEN



BUILDING SECTION

BOOTH HANSEN

FINAL SITE PLAN

Birmingham Boutique Hotel
798 S Old Woodward Ave
Birmingham, MI 48009
06-12-2017



CANOPY DOWN
LIGHTS @ 8'-6" AFF

GLAZING REQUIREMENTS:
East Elevation (Old Woodward):

GROUND LEVEL (70% MIN)
greater than 70% glazing

ABOVE 8' (35% MAX)
less than 35% glazing



EAST ELEVATION



GLAZING REQUIREMENTS:
West Elevation (Old Woodward):

	GROUND LEVEL (70% MIN)	ABOVE 8' (35% MAX)
	NA	less than 35% glazing



SOUTH ELEVATION

Birmingham Boutique Hotel
798 S Old Woodward Ave
Birmingham, MI 48009
06-12-2017

FINAL SITE PLAN

BOOTH HANSEN



NORTH ELEVATION



BOOTH HANSEN

FINAL SITE PLAN

Birmingham Boutique Hotel
298 S Old Woodward Ave
Birmingham, MI 48009

06-12-2017





BUILDING MATERIALS

Birmingham Boutique Hotel
798 S Old Woodward Ave
Birmingham, MI 48009
06-12-2017

FINAL SITE PLAN

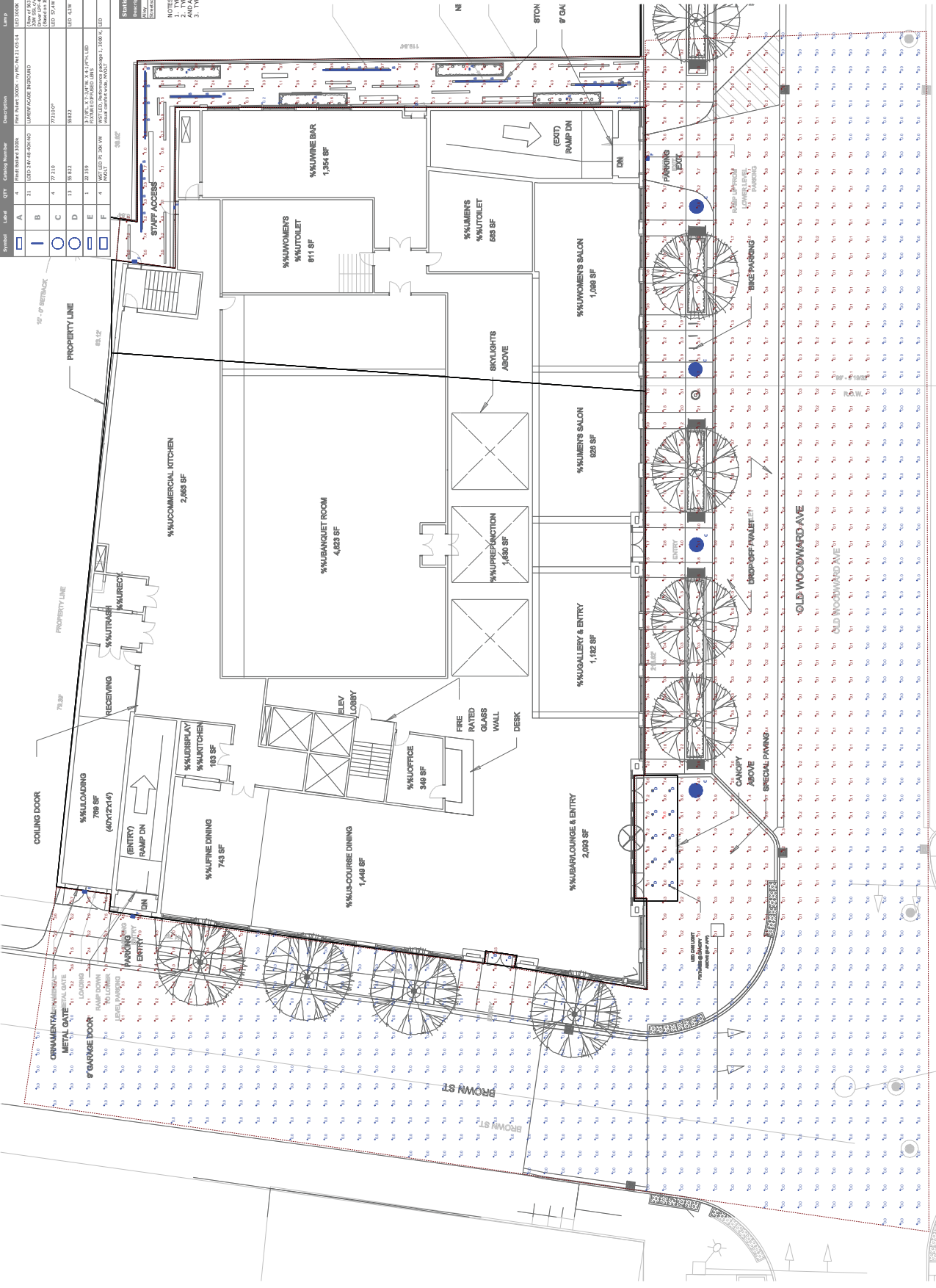
BOOTH HANSEN



Schedule		Qty	Costing Number	Description	Unit	Number	Location	U/L	Watermark
A	1	1	1000	1000	1000	1	1000	1000	1000
	2	2	2000	2000	2000	2	2000	2000	2000
	3	3	3000	3000	3000	3	3000	3000	3000
	4	4	4000	4000	4000	4	4000	4000	4000
	5	5	5000	5000	5000	5	5000	5000	5000
	6	6	6000	6000	6000	6	6000	6000	6000
B	1	1	1000	1000	1000	1	1000	1000	1000
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	4	4	4000	4000	4000	4	4000	4000	4000
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	6	6	6000	6000	6000	6	6000	6000	6000
C	1	1	1000	1000	1000	1	1000	1000	1000
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	5	5	5000	5000	5000	5	5000	5000	5000
	6	6	6000	6000	6000	6	6000	6000	6000

Statistics		Area	Perim	Vol	Area	Perim	Vol
1	1	1000	1000	1000	1000	1000	1000
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3	3	3000	3000	3000	3000	3000	3000
4	4	4000	4000	4000	4000	4000	4000
5	5	5000	5000	5000	5000	5000	5000
6	6	6000	6000	6000	6000	6000	6000

NOTES:
1. TYPE ON 12' POLES.
2. TYPE ON 12' POLES.
3. TYPE AND T MOUNTED AT 10' AF.

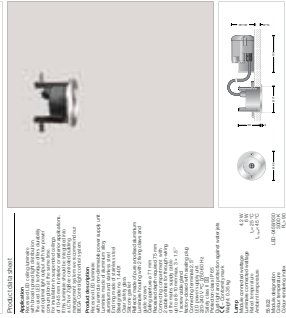


FIXTURE TYPE E



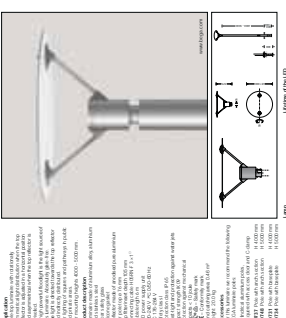


Product Data Sheet	Product Name	Product Code	Product Image
BECA	BECA	54822	
Product Name	BECA	54822	
Product Code	BECA	54822	
Product Image	BECA	54822	



Product Data Sheet	Product Name	Product Code	Product Image
BECA	BECA	54822	
Product Name	BECA	54822	
Product Code	BECA	54822	
Product Image	BECA	54822	

Product Data Sheet	Product Name	Product Code	Product Image
BECA	BECA	72120	
Product Name	BECA	72120	
Product Code	BECA	72120	
Product Image	BECA	72120	



Product Data Sheet	Product Name	Product Code	Product Image
BECA	BECA	72120	
Product Name	BECA	72120	
Product Code	BECA	72120	
Product Image	BECA	72120	

Schedule	Symbol	Qty	Unit	Description	Manufacturer	Part Number	Length	Width	Height	Weight
C		4	EA	72120 DP	BECA	72120 DP	17.20	17.20	17.20	68
D		13	EA	54822	BECA	54822	15.62	15.62	15.62	6

Statistics	Symbol	Qty	Unit	Description	Manufacturer	Part Number	Length	Width	Height	Weight
C		4	EA	72120 DP	BECA	72120 DP	17.20	17.20	17.20	68
D		13	EA	54822	BECA	54822	15.62	15.62	15.62	6

NOTES:
1. TYPE C ON 12' PROJES.
2. TYPE D MOUNTED AT 9'-0" AFF.

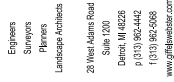


Floor View

SCHEDULE OF STRUCTURES

STRUCTURE	TYPE	SIZE OF PIPE	MM	DNOP	INVERT	DIRECTION	COMMENTS
39	ELECTRIC MANHOLE	8" BOTTOM	77142	-350	77142	WEST EAST ONLY	
49	ELECTRIC MANHOLE	8" BOTTOM	77147	-345	77147	WEST EAST ONLY	
59	ELECTRIC MANHOLE	CL 1/2" PVC CHANNEL	77157	-245	77157	NORTHWEST & SOUTHWEST TO SOUTHEAST	PARALLEL TO ROAD
18	SEWAGE CATCH BASIN	12" WASTEWATER	77017	-450	77027	NORTHWEST & SOUTHWEST	FULL OF WATER, FILL OF SEWAGE
212	POURER CATCH BASIN	12" VERTICAL PIPE	77116	-500	77066		
26	POURER CATCH BASIN	8" CL 1/2" PVC	77124	-320	77123	EAST ONLY	INVERT FLUSH OR MINOR, FILL REGULAR TO OLD WOODWARD, FILL OF WATER, FILL OF SEWAGE
28	ELECTRIC MANHOLE	8" BOTTOM	77022	-320	77022	WEST EAST ONLY	
300	ELECTRIC MANHOLE	8" CL 1/2" PVC	77038	-315	77033	WEST EAST ONLY	
400	COMBINE MANHOLE	CL 1/2" CHANNEL	77058	-360	77053	EASTERN & WESTERN	UNABLE TO OPEN, DISCOVERED PIPE W/ PARALLEL
401	COMBINE MANHOLE	CL 1/2" CHANNEL	77059	-375	77054	CATCH BASIN & WESTERN	PARALLEL TO BROWN, PARALLEL TO CATCH BASIN, FILL OF SEWAGE
402	ELECTRIC MANHOLE	8" BOTTOM	77060	-360	77060	WESTERN	PARALLEL TO BROWN
403	ELECTRIC MANHOLE	8" BOTTOM	77061	-360	77061	WESTERN	PARALLEL TO BROWN
404	ELECTRIC MANHOLE	8" BOTTOM	77062	-360	77062	EAST ONLY	INVERT FLUSH OR MINOR, TO OLD WOODWARD, FILL OF SEWAGE
405	ELECTRIC MANHOLE	8" BOTTOM	77063	-360	77063	WESTERN	TO OLD WOODWARD, FILL OF SEWAGE
406	ELECTRIC MANHOLE	8" BOTTOM	77064	-360	77064	WESTERN	PARALLEL TO BROWN
407	ELECTRIC MANHOLE	8" BOTTOM	77065	-360	77065	WESTERN	PARALLEL TO BROWN
408	ELECTRIC MANHOLE	8" BOTTOM	77066	-360	77066	WESTERN	PARALLEL TO BROWN
409	ELECTRIC MANHOLE	8" BOTTOM	77067	-360	77067	WESTERN	PARALLEL TO BROWN
410	ELECTRIC MANHOLE	CL 1/2" PVC CHANNEL	77068	-345	77078	NORTHWEST & SOUTHWEST TO SOUTHWEST	TO OLD WOODWARD
411	ELECTRIC MANHOLE	8" BOTTOM	77069	-360	77069	NORTHWEST	TO OLD WOODWARD
412	ELECTRIC MANHOLE	CL 1/2" CHANNEL	77065	-260	77165	NORTHWEST & SOUTHWEST	PARALLEL TO OLD WOODWARD
413	ELECTRIC MANHOLE	CL 1/2" CHANNEL	77066	-260	77166	NORTHWEST & SOUTHWEST	PARALLEL TO OLD WOODWARD
414	ELECTRIC MANHOLE	CL 1/2" CHANNEL	77067	-260	77167	NORTHWEST & SOUTHWEST	PARALLEL TO OLD WOODWARD
415	ELECTRIC MANHOLE	CL 1/2" CHANNEL	77068	-260	77168	NORTHWEST & SOUTHWEST	PARALLEL TO OLD WOODWARD
416	ELECTRIC MANHOLE	CL 1/2" CHANNEL	77069	-260	77169	NORTHWEST & SOUTHWEST	PARALLEL TO OLD WOODWARD
417	ELECTRIC MANHOLE	CL 1/2" CHANNEL	77070	-260	77170	NORTHWEST & SOUTHWEST	PARALLEL TO OLD WOODWARD
418	ELECTRIC MANHOLE	CL 1/2" CHANNEL	77071	-260	77171	NORTHWEST & SOUTHWEST	PARALLEL TO OLD WOODWARD
419	ELECTRIC MANHOLE	CL 1/2" CHANNEL	77072	-260	77172	NORTHWEST & SOUTHWEST	PARALLEL TO OLD WOODWARD
420	ELECTRIC MANHOLE	CL 1/2" CHANNEL	77073	-260	77173	NORTHWEST & SOUTHWEST	PARALLEL TO OLD WOODWARD
421	ELECTRIC MANHOLE	CL 1/2" CHANNEL	77074	-260	77174	NORTHWEST & SOUTHWEST	PARALLEL TO OLD WOODWARD
422	ELECTRIC MANHOLE	CL 1/2" CHANNEL	77075	-260	77175	NORTHWEST & SOUTHWEST	PARALLEL TO OLD WOODWARD
423	ELECTRIC MANHOLE	CL 1/2" CHANNEL	77076	-260	77176	NORTHWEST & SOUTHWEST	PARALLEL TO OLD WOODWARD
424	ELECTRIC MANHOLE	CL 1/2" CHANNEL	77077	-260	77177	NORTHWEST & SOUTHWEST	PARALLEL TO OLD WOODWARD
425	ELECTRIC MANHOLE	CL 1/2" CHANNEL	77078	-260	77178	NORTHWEST & SOUTHWEST	PARALLEL TO OLD WOODWARD
426	ELECTRIC MANHOLE	CL 1/2" CHANNEL	77079	-260	77179	NORTHWEST & SOUTHWEST	PARALLEL TO OLD WOODWARD
427	ELECTRIC MANHOLE	CL 1/2" CHANNEL	77080	-260	77180	NORTHWEST & SOUTHWEST	PARALLEL TO OLD WOODWARD
428	ELECTRIC MANHOLE	CL 1/2" CHANNEL	77081	-260	77181	NORTHWEST & SOUTHWEST	PARALLEL TO OLD WOODWARD
429	ELECTRIC MANHOLE	CL 1/2" CHANNEL	77082	-260	77182	NORTHWEST & SOUTHWEST	PARALLEL TO OLD WOODWARD
430	ELECTRIC MANHOLE	CL 1/2" CHANNEL	77083	-260	77183	NORTHWEST & SOUTHWEST	PARALLEL TO OLD WOODWARD
431	ELECTRIC MANHOLE	CL 1/2" CHANNEL	77084	-260	77184	NORTHWEST & SOUTHWEST	PARALLEL TO OLD WOODWARD
432	ELECTRIC MANHOLE	CL 1/2" CHANNEL	77085	-260	77185	NORTHWEST & SOUTHWEST	PARALLEL TO OLD WOODWARD
433	ELECTRIC MANHOLE	CL 1/2" CHANNEL	77086	-260	77186	NORTHWEST & SOUTHWEST	PARALLEL TO OLD WOODWARD
434	ELECTRIC MANHOLE	CL 1/2" CHANNEL	77087	-260	77187	NORTHWEST & SOUTHWEST	PARALLEL TO OLD WOODWARD
435	ELECTRIC MANHOLE	CL 1/2" CHANNEL	77088	-260	77188	NORTHWEST & SOUTHWEST	PARALLEL TO OLD WOODWARD
436	ELECTRIC MANHOLE	CL 1/2" CHANNEL	77089	-260	77189	NORTHWEST & SOUTHWEST	PARALLEL TO OLD WOODWARD
437	ELECTRIC MANHOLE	CL 1/2" CHANNEL	77090	-260	77190	NORTHWEST & SOUTHWEST	PARALLEL TO OLD WOODWARD
438	ELECTRIC MANHOLE	CL 1/2" CHANNEL	77091	-260	77191	NORTHWEST & SOUTHWEST	PARALLEL TO OLD WOODWARD
439	ELECTRIC MANHOLE	CL 1/2" CHANNEL	77092	-260	77192	NORTHWEST & SOUTHWEST	PARALLEL TO OLD WOODWARD
440	ELECTRIC MANHOLE	CL 1/2" CHANNEL	77093	-260	77193	NORTHWEST & SOUTHWEST	PARALLEL TO OLD WOODWARD
441	ELECTRIC MANHOLE	CL 1/2" CHANNEL	77094	-260	77194	NORTHWEST & SOUTHWEST	PARALLEL TO OLD WOODWARD
442	ELECTRIC MANHOLE	CL 1/2" CHANNEL	77095	-260	77195	NORTHWEST & SOUTHWEST	PARALLEL TO OLD WOODWARD
443	ELECTRIC MANHOLE	CL 1/2" CHANNEL	77096	-260	77196	NORTHWEST & SOUTHWEST	PARALLEL TO OLD WOODWARD
444	ELECTRIC MANHOLE	CL 1/2" CHANNEL	77097	-260	77197	NORTHWEST & SOUTHWEST	PARALLEL TO OLD WOODWARD
445	ELECTRIC MANHOLE	CL 1/2" CHANNEL	77098	-260	77198	NORTHWEST & SOUTHWEST	PARALLEL TO OLD WOODWARD
446	ELECTRIC MANHOLE	CL 1/2" CHANNEL	77099	-260	77199	NORTHWEST & SOUTHWEST	PARALLEL TO OLD WOODWARD
447	ELECTRIC MANHOLE	CL 1/2" CHANNEL	77100	-260	77200	NORTHWEST & SOUTHWEST	PARALLEL TO OLD WOODWARD
448	ELECTRIC MANHOLE	CL 1/2" CHANNEL	77101	-260	77201	NORTHWEST & SOUTHWEST	PARALLEL TO OLD WOODWARD
449	ELECTRIC MANHOLE	CL 1/2" CHANNEL	77102	-260	77202	NORTHWEST & SOUTHWEST	PARALLEL TO OLD WOODWARD
450	ELECTRIC MANHOLE	CL 1/2" CHANNEL	77103	-260	77203	NORTHWEST & SOUTHWEST	PARALLEL TO OLD WOODWARD
451	ELECTRIC MANHOLE	CL 1/2" CHANNEL	77104	-260	77204	NORTHWEST & SOUTHWEST	PARALLEL TO OLD WOODWARD
452	ELECTRIC MANHOLE	CL 1/2" CHANNEL	77105	-260	77205	NORTHWEST & SOUTHWEST	PARALLEL TO OLD WOODWARD
453	ELECTRIC MANHOLE	CL 1/2" CHANNEL	77106	-260	77206	NORTHWEST & SOUTHWEST	PARALLEL TO OLD WOODWARD
454	ELECTRIC MANHOLE	CL 1/2" CHANNEL	77107	-260	77207	NORTHWEST & SOUTHWEST	PARALLEL TO OLD WOODWARD
455	ELECTRIC MANHOLE	CL 1/2" CHANNEL	77108	-260	77208	NORTHWEST & SOUTHWEST	PARALLEL TO OLD WOODWARD
456	ELECTRIC MANHOLE	CL 1/2" CHANNEL	77109	-260	77209	NORTHWEST & SOUTHWEST	PARALLEL TO OLD WOODWARD
457	ELECTRIC MANHOLE	CL 1/2" CHANNEL	77110	-260	77210	NORTHWEST & SOUTHWEST	PARALLEL TO OLD WOODWARD
458	ELECTRIC MANHOLE	CL 1/2" CHANNEL	77111	-260	77211	NORTHWEST & SOUTHWEST	PARALLEL TO OLD WOODWARD
459	ELECTRIC MANHOLE	CL 1/2" CHANNEL	77112	-260	77212	NORTHWEST & SOUTHWEST	PARALLEL TO OLD WOODWARD
460	ELECTRIC MANHOLE	CL 1/2" CHANNEL	77113	-260	77213	NORTHWEST & SOUTHWEST	PARALLEL TO OLD WOODWARD
461	ELECTRIC MANHOLE	CL 1/2" CHANNEL	77114	-260	77214	NORTHWEST & SOUTHWEST	PARALLEL TO OLD WOODWARD
462	ELECTRIC MANHOLE	CL 1/2" CHANNEL	77115	-260	77215	NORTHWEST & SOUTHWEST	PARALLEL TO OLD WOODWARD
463	ELECTRIC MANHOLE	CL 1/2" CHANNEL	77116	-260	77216	NORTHWEST & SOUTHWEST	PARALLEL TO OLD WOODWARD
464	ELECTRIC MANHOLE	CL 1/2" CHANNEL	77117	-260	77217	NORTHWEST & SOUTHWEST	PARALLEL TO OLD WOODWARD
465	ELECTRIC MANHOLE	CL 1/2" CHANNEL	77118	-260	77218	NORTHWEST & SOUTHWEST	PARALLEL TO OLD WOODWARD
466	ELECTRIC MANHOLE	CL 1/2" CHANNEL	77119	-260	77219	NORTHWEST & SOUTHWEST	PARALLEL TO OLD WOODWARD
467	ELECTRIC MANHOLE	CL 1/2" CHANNEL	77120	-260	77220	NORTHWEST & SOUTHWEST	PARALLEL TO OLD WOODWARD
468	ELECTRIC MANHOLE	CL 1/2" CHANNEL	77121	-260	77221	NORTHWEST & SOUTHWEST	PARALLEL TO OLD WOODWARD
469	ELECTRIC MANHOLE	CL 1/2" CHANNEL	77122	-260	77222	NORTHWEST & SOUTHWEST	PARALLEL TO OLD WOODWARD
470	ELECTRIC MANHOLE	CL 1/2" CHANNEL	77123	-260	77223	NORTHWEST & SOUTHWEST	PARALLEL TO OLD WOODWARD
471	ELECTRIC MANHOLE	CL 1/2" CHANNEL	77124	-260	77224	NORTHWEST & SOUTHWEST	PARALLEL TO OLD WOODWARD
472	ELECTRIC MANHOLE	CL 1/2" CHANNEL	77125	-260	77225	NORTHWEST & SOUTHWEST	PARALLEL TO OLD WOODWARD
473	ELECTRIC MANHOLE	CL 1/2" CHANNEL	77126	-260	77226	NORTHWEST & SOUTHWEST	PARALLEL TO OLD WOODWARD
474	ELECTRIC MANHOLE	CL 1/2" CHANNEL	77127	-260	77227	NORTHWEST & SOUTHWEST	PARALLEL TO OLD WOODWARD
475	ELECTRIC MANHOLE	CL 1/2" CHANNEL	77128	-260	77228	NORTHWEST & SOUTHWEST	PARALLEL TO OLD WOODWARD
476	ELECTRIC MANHOLE	CL 1/2" CHANNEL	77129	-260	77229	NORTHWEST & SOUTHWEST	PARALLEL TO OLD WOODWARD
477	ELECTRIC MANHOLE	CL 1/2" CHANNEL	77130	-260	77230	NORTHWEST & SOUTHWEST	PARALLEL TO OLD WOODWARD
478	ELECTRIC MANHOLE	CL 1/2" CHANNEL	77131	-260	77231	NORTHWEST & SOUTHWEST	PARALLEL TO OLD WOODWARD
479	ELECTRIC MANHOLE	CL 1/2" CHANNEL	77132	-260	77232	NORTHWEST & SOUTHWEST	PARALLEL TO OLD WOODWARD
480	ELECTRIC MANHOLE	CL 1/2" CHANNEL	77133	-260	77233	NORTHWEST & SOUTHWEST	PARALLEL TO OLD WOODWARD
481	ELECTRIC MANHOLE	CL 1/2" CHANNEL	77134	-260	77234	NORTHWEST & SOUTHWEST	PARALLEL TO OLD WOODWARD
482	ELECTRIC MANHOLE	CL 1/2" CHANNEL	77135	-260	77235	NORTHWEST & SOUTHWEST	PARALLEL TO OLD WOODWARD
483	ELECTRIC MANHOLE	CL 1/2" CHANNEL	77136	-260	77236	NORTHWEST & SOUTHWEST	PARALLEL TO OLD WOODWARD
484	ELECTRIC MANHOLE	CL 1/2" CHANNEL	77137	-260	77237	NORTHWEST & SOUTHWEST	PARALLEL TO OLD WOODWARD
485	ELECTRIC MANHOLE	CL 1/2" CHANNEL	77138	-260	77238	NORTHWEST & SOUTHWEST	PARALLEL TO OLD WOODWARD
486	ELECTRIC MANHOLE	CL 1/2" CHANNEL	77139	-260	77239	NORTHWEST & SOUTHWEST	PARALLEL TO OLD WOODWARD
487	ELECTRIC MANHOLE	CL 1/2" CHANNEL	77140	-260	77240	NORTHWEST & SOUTHWEST	PARALLEL TO OLD WOODWARD
488	ELECTRIC MANHOLE	CL 1/2" CHANNEL	77141	-260	77241	NORTHWEST & SOUTHWEST	PARALLEL TO OLD WOODWARD
489	ELECTRIC MANHOLE	CL 1/2" CHANNEL	77142	-260	77242	NORTHWEST & SOUTHWEST	PARALLEL TO OLD WOODWARD
490	ELECTRIC MANHOLE	CL 1/2" CHANNEL	77143	-260	77243	NORTHWEST & SOUTHWEST	PARALLEL TO OLD WOODWARD
491	ELECTRIC MANHOLE	CL 1/2" CHANNEL	77144	-260	77244	NORTHWEST & SOUTHWEST	PARALLEL TO OLD WOODWARD
492	ELECTRIC MANHOLE	CL 1/2" CHANNEL	77145	-260	77245	NORTHWEST & SOUTHWEST	PARALLEL TO OLD WOODWARD
493	ELECTRIC MANHOLE	CL 1/2" CHANNEL	77146	-260	77246	NORTHWEST & SOUTHWEST	PARALLEL TO OLD WOODWARD
494	ELECTRIC MANHOLE	CL 1/2" CHANNEL	77147	-260	77247	NORTHWEST & SOUTHWEST	PARALLEL TO OLD WOODWARD
495	ELECTRIC MANHOLE	CL 1/2" CHANNEL	77148	-260	77248	NORTHWEST & SOUTHWEST	PARALLEL TO OLD WOODWARD
496	ELECTRIC MANHOLE	CL 1/2" CHANNEL	77149	-260	77249	NORTHWEST & SOUTHWEST	PARALLEL TO OLD WOODWARD
497	ELECTRIC MANHOLE	CL 1/2" CHANNEL	77150	-260	77250	NORTHWEST & SOUTHWEST	PARALLEL TO OLD WOODWARD
498	ELECTRIC MANHOLE	CL 1/2" CHANNEL	77151	-260	77251	NORTHWEST & SOUTHWEST	PARALLEL TO OLD WOODWARD
499	ELECTRIC MANHOLE	CL 1/2" CHANNEL	77152	-260	77252	NORTHWEST & SOUTHWEST	PARALLEL TO OLD WOODWARD
500	ELECTRIC MANHOLE	CL 1/2" CHANNEL	77153	-260	77253	NORTHWEST & SOUTHWEST	PARALLEL TO OLD WOODWARD

Architecture Interiors - Planning
333 South Des Plaines Street
Chicago, Illinois 60661



C200



AT TELEPHONE, ELECTRICAL, CABLE, TV, UTILITY MAPS WERE NOT AVAILABLE AT TIME OF SURVEY.

- THIS PANEL WAS LOCATED WITHIN A FEDERALLY DESIGNATED HAZARDOUS AREA ZONE "X" (AREA IDENTIFIED TO BE OUTSIDE OF HAZARDOUS AREA ZONE "X" BY THE U.S. ENVIRONMENTAL PROTECTION AGENCY, MAY 1984). PANEL NUMBER 537 OF 706, MAP NUMBER 261250020037, EFFECTIVE DATE SEPTEMBER 24, 2006.

- THIS PANEL WAS THE FIRST OF SEVERAL PANELS LOCATED IN THE FIELD SURVEY. SPECIFIC QUESTIONS REGARDING THE LOCATION OF THE PANEL SHOULD BE DIRECTED TO A QUALIFIED FORESTER.

- THE BASES OF BRANDED FOR THE PROPERTY COORDINATES OVERALL.

- PANEL AS FIELD SURVEYED IS BASED ON STATE PLANE COORDINATES.

- THERE IS EVIDENCE OF CHANGES IN ROWEN STREET RIGHT-OF-WAY LINES. RECORD SHOWS 62 FEET WIDE, PLUS 60 FEET RIGHT OF WAY.

- THERE IS NO EVIDENCE OF RECENT STREET OR USUALWAY CORRECTION. REMAINS OBSERVED IN THE PROCESS OF CONSTRUCTING TELEPHONE, UNDERGROUND WIRE.

- THERE IS NO EVIDENCE OF FIELD DEMARKATION OF MEANS OBSERVED.

- THE PANEL WAS NOT OBSERVED.

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY, INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

(R) = UTILITY SHOWN FROM RECORDS OR PLANS, & FIELD LOCATED WHERE POSSIBLE.

(PER OWNER POLICY OF TITLE INSURANCE NO. OX-09961439, FILE NO. 63-15431453-SCM PREPARED BY SEAVER TITLE AGENCY COUNTERSIGNED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, DATE OF POLICY, JANUARY 13, 2016)

The land referred to in this policy is described as follows: City of Birmingham, County of Oakland, State of Michigan PARCELS Lot 21 of Assessment No. 75, being a portion of Trappe Addition and Lots 1, 2 and 3, Block 1, Addition North of Lot 26 of Assessment No. 89 of Subdivision 2, Township of Range, 10 East, 2 South, 2 West; no parcels were recorded in Law 544, Page 73 of Pithell, Oakland County Records, described as beginning at the Southeast corner of said lot 21, hence South 35 degrees 39 minutes 36 seconds West along the East line of said lot 21 a distance of 80.47 feet, thence South 61 degrees 39 minutes 51 seconds East 34.23 feet, thence South 30 degrees 13 minutes 39 seconds East 79.76 feet to the Southwest corner of said lot 21, thence North 61 degrees 42 minutes 50

[illegible]

(PER OWNER POLICY OF TITLE INSURANCE NO. OX-09981439, FILE NO. 63-15431453-SCM PREPARED BY SEAVER TITLE AGENCY COUNTERSIGNED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, DATE OF POLICY JANUARY 13, 2016)

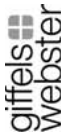
- NO PLOTTABLE EASEMENTS.

[illegible]

- [illegible]

BOOTH HANSEN

Architecture Interiors Planning
333 South Des Plaines Street
Chicago, Illinois 60661



Engineers
Surveyors
Planners
Landscape Architects

PROJECT NUMBER	1623
06-12-17	

Birmingham Hotel

298 S Old Woodward Ave.
Birmingham, MI 48009

SCHEDULE OF STRUCTURES

300

STRUCTURE	TYPE	SIZE OF PIPE	RM	CHOP	INVERT	DIRECTION	COMMENTS
30	ELECTRIC MANHOLE	12" CLAY	774.42	3.02	771.42	WEST	
40	ELECTRIC MANHOLE	12" BOTTOM	771.42	3.02	769.57	WEST EASTERN Y	
50	ELECTRIC MANHOLE	CL 12" WATER MAIN	771.42	3.02	769.57	NORTHWEST Y WESTERN Y	PARALLEL TO ROAD
110	SANITARY MANHOLE	CL 12" WATER MAIN	773.77	4.40	769.37	NORTHWEST Y SOUTHWEST Y	FULL OF RUBBER FULL OF DEBRIS
210	ROUND-CATCH BASIN	12" BOTTOM	771.06	2.00	770.06	NORTHWEST Y SOUTHWEST Y	WATER FULL OF DEBRIS
281	ROUND-CATCH BASIN	12" BOTTOM	771.42	2.00	769.56		
301	ROUND-CATCH BASIN	8" CLAY	773.42	2.25	771.22	EASTERN Y	
310	ROUND-CATCH BASIN	10" CLAY	773.42	2.25	771.22	NORTHWEST Y	
311	ROUND-CATCH BASIN	10" CLAY	773.42	2.25	771.22	NORTHWEST Y	
312	ROUND-CATCH BASIN	10" CLAY	773.42	2.25	771.22	NORTHWEST Y	
313	ROUND-CATCH BASIN	10" CLAY	773.42	2.25	771.22	NORTHWEST Y	
314	ROUND-CATCH BASIN	10" CLAY	773.42	2.25	771.22	NORTHWEST Y	
315	ROUND-CATCH BASIN	10" CLAY	773.42	2.25	771.22	NORTHWEST Y	
316	ROUND-CATCH BASIN	10" CLAY	773.42	2.25	771.22	NORTHWEST Y	
317	ROUND-CATCH BASIN	10" CLAY	773.42	2.25	771.22	NORTHWEST Y	
318	ROUND-CATCH BASIN	10" CLAY	773.42	2.25	771.22	NORTHWEST Y	
319	ROUND-CATCH BASIN	10" CLAY	773.42	2.25	771.22	NORTHWEST Y	
320	ROUND-CATCH BASIN	10" CLAY	773.42	2.25	771.22	NORTHWEST Y	
321	ROUND-CATCH BASIN	10" CLAY	773.42	2.25	771.22	NORTHWEST Y	
322	ROUND-CATCH BASIN	10" CLAY	773.42	2.25	771.22	NORTHWEST Y	
323	ROUND-CATCH BASIN	10" CLAY	773.42	2.25	771.22	NORTHWEST Y	
324	ROUND-CATCH BASIN	10" CLAY	773.42	2.25	771.22	NORTHWEST Y	
325	ROUND-CATCH BASIN	10" CLAY	773.42	2.25	771.22	NORTHWEST Y	
326	ROUND-CATCH BASIN	10" CLAY	773.42	2.25	771.22	NORTHWEST Y	
327	ROUND-CATCH BASIN	10" CLAY	773.42	2.25	771.22	NORTHWEST Y	
328	ROUND-CATCH BASIN	10" CLAY	773.42	2.25	771.22	NORTHWEST Y	
329	ROUND-CATCH BASIN	10" CLAY	773.42	2.25	771.22	NORTHWEST Y	
330	ROUND-CATCH BASIN	10" CLAY	773.42	2.25	771.22	NORTHWEST Y	
331	ROUND-CATCH BASIN	10" CLAY	773.42	2.25	771.22	NORTHWEST Y	
332	ROUND-CATCH BASIN	10" CLAY	773.42	2.25	771.22	NORTHWEST Y	
333	ROUND-CATCH BASIN	10" CLAY	773.42	2.25	771.22	NORTHWEST Y	
334	ROUND-CATCH BASIN	10" CLAY	773.42	2.25	771.22	NORTHWEST Y	
335	ROUND-CATCH BASIN	10" CLAY	773.42	2.25	771.22	NORTHWEST Y	
336	ROUND-CATCH BASIN	10" CLAY	773.42	2.25	771.22	NORTHWEST Y	
337	ROUND-CATCH BASIN	10" CLAY	773.42	2.25	771.22	NORTHWEST Y	
338	ROUND-CATCH BASIN	10" CLAY	773.42	2.25	771.22	NORTHWEST Y	
339	ROUND-CATCH BASIN	10" CLAY	773.42	2.25	771.22	NORTHWEST Y	
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PROJECT NUMBER 08-1217 1623

Birmingham Hotel

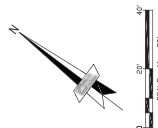
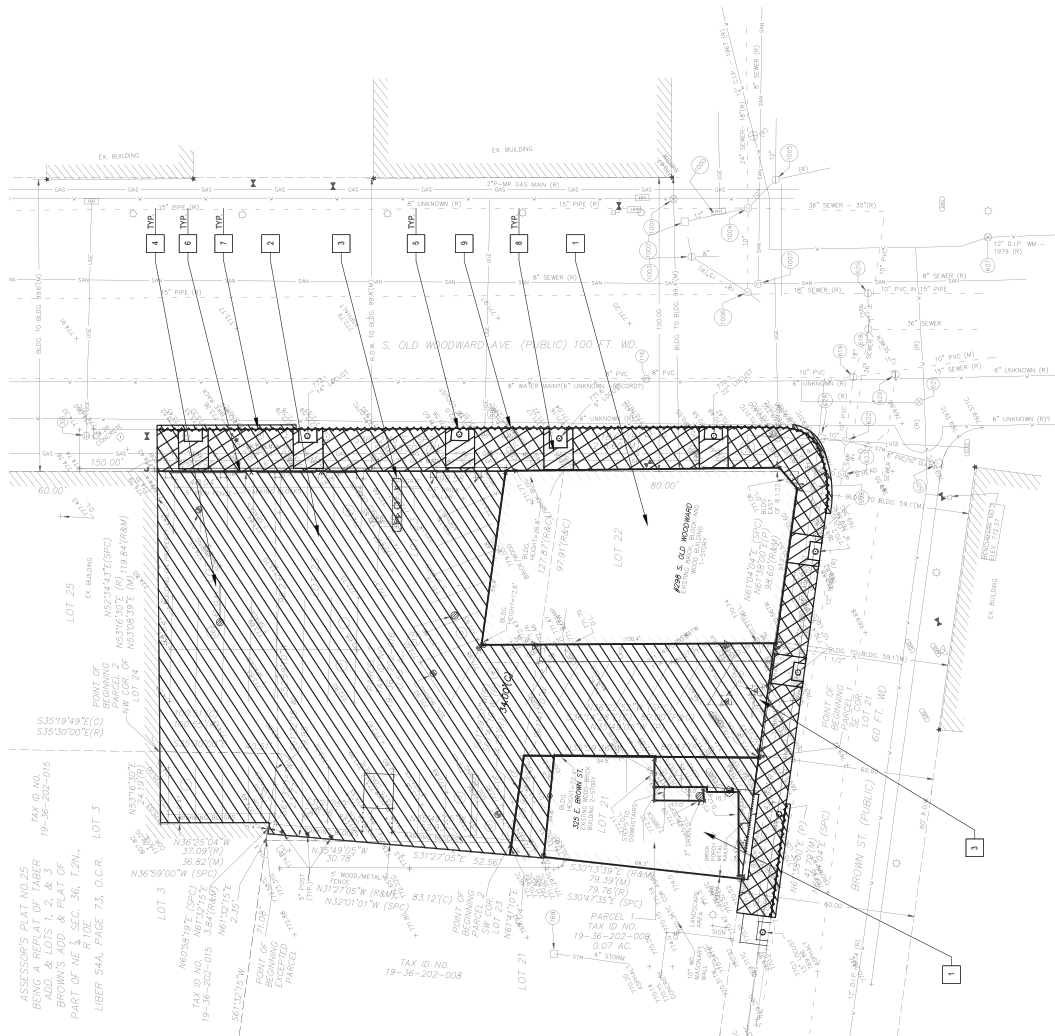
298 S Old Woodward Ave.
Birmingham, MI 48009

DEMOLITION PLAN

C400



LOCATION MAP
(NOT TO SCALE)

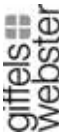


DEMOLITION KEY NOTES

- 1 DEMOLITION OF BUILDINGS BY OTHERS.
- 2 SAWCUT FULL DEPTH AND REMOVE ASPHALT PAVEMENT.
- 3 REMOVE PARKING LOT ACCESS EQUIPMENT.
- 4 REMOVE ALL SITE UTILITIES WITHIN THE PROPOSED BUILDING LIMITS AND CAP AT RIGHT OF WAY.
- 5 REMOVE TREE.
- 6 REMOVE FENCE.
- 7 REMOVE EXISTING METERS, COORDINATE REMOVAL WITH MUNICIPAL PARKING DEPARTMENT.
- 8 REMOVE DECORATIVE PAVEMENT.
- 9 REMOVE EXISTING CURB.

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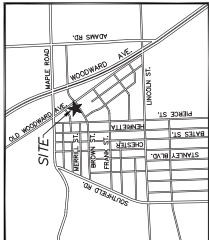
PROJECT NUMBER
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Birmingham Hotel

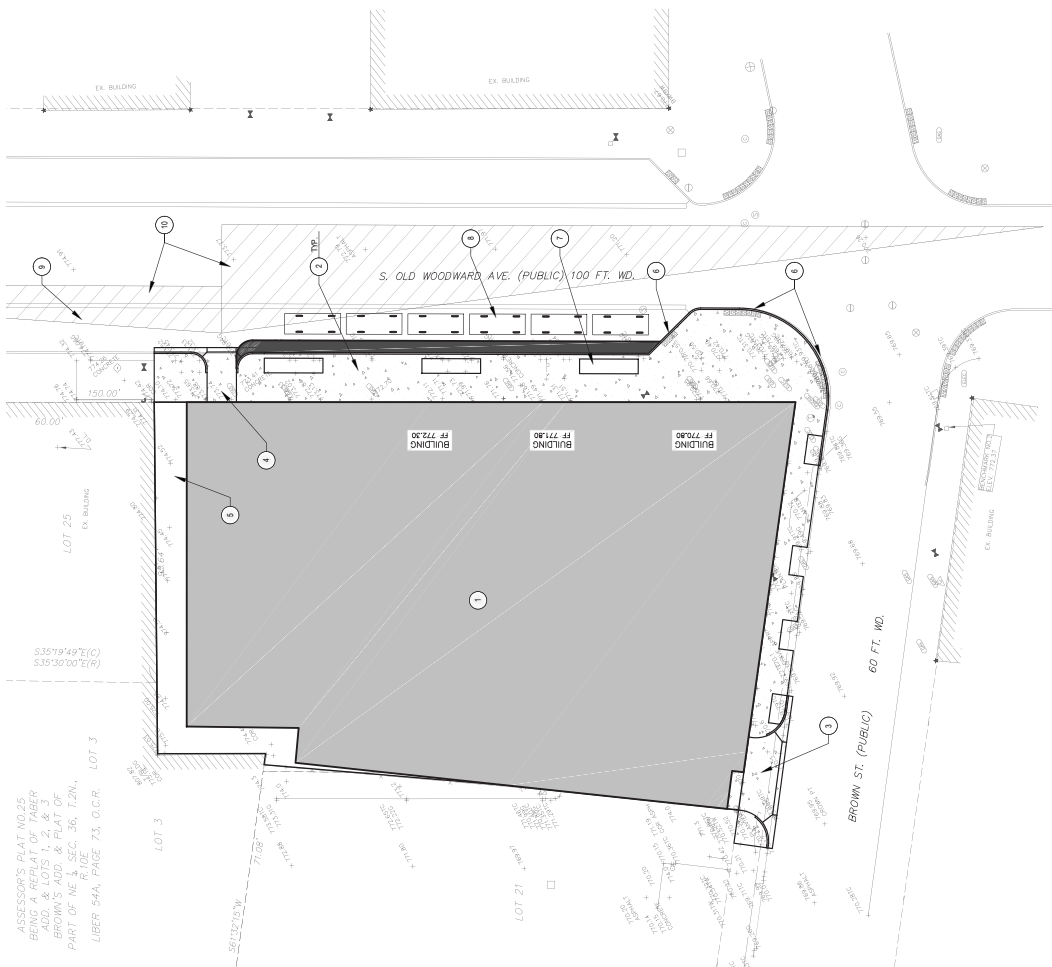
298 S Old Woodward Ave.
Birmingham, MI 48009

PRELIMINARY SITE PLAN

C500



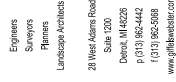
LOCATION MAP
(NOT TO SCALE)



SITE PLAN KEY NOTES

1. PROPOSED BUILDING. REFER TO ARCHITECTURAL PLANS.
2. PROPOSED CONCRETE SIDEWALK.
3. PROPOSED CONCRETE DRIVE ACCESS FOR UNDERGROUND PARKING INGRESS.
4. PROPOSED CONCRETE DRIVE ACCESS FOR UNDERGROUND PARKING EGRESS.
5. PROPOSED VIN REFER TO ARCHITECTURAL LANDSCAPE PLANS.
6. PROPOSED ADA RAMP(S) WITH DETECTABLE WARNING TILE.
7. PROPOSED LANDSCAPING. REFER TO LANDSCAPE PLANS.
8. PROPOSED MALET.
9. EXISTING PARKING AS SHOWN ON AN UNRECORDED RECONSTRUCTION PROJECT (CONTRACT 04-179).
10. SHIRT TANKS FOR RIGHT AND LEFT TURN EGRESS FROM SITE.

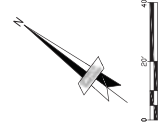
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Birmingham Hotel
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C700



1

- | | |
|---|---|
| 1 | PROPOSED 12" STORM WATERS SERVICE. |
| 2 | PROPOSED MANHOLE FOR 12" STORM WATERS SERVICE WITHIN SOUTH OLD WOODWARD FOR STORM WATERS SERVICE CONNECTION PER CITY OF BIRMINGHAM STANDARDS. |
| 3 | PROPOSED 12" FIRE SUPPRESSION SERVICE CONNECTION WITH VALVE AND STOP BOX TO BE PROVIDED BY WATER MAIN WITHIN SOUTH OLD WOODWARD PER CITY OF BIRMINGHAM STANDARDS. |
| 4 | PROPOSED 7" DOMESTIC WATER SERVICE WITH VALVE AND STOP BOX WITHIN THE PUBLIC RIGHT-OF-WAY. |
| 5 | PROPOSED 34" COMBINED SEWER TO BE INSTALLED AS PART OF OLD WOODWARD RECONSTRUCTION PROJECT (CONTRACT #A-1791). |
| 6 | PROPOSED 7" WATER MAIN TO BE INSTALLED AS PART OF OLD WOODWARD RECONSTRUCTION PROJECT (CONTRACT #A-1791). |
| 7 | PROPOSED 12" WATER MAIN TO BE INSTALLED AS PART OF OLD WOODWARD RECONSTRUCTION PROJECT (CONTRACT #A-1791). |
| 8 | PROPOSED MANHOLE NEEDED FOR 18" DRAINAGE CONNECTION TO EXISTING 18" DRAINAGE MAIN WITHIN SOUTH OLD WOODWARD. |

ALL PROPOSED UTILITIES TO BE INSTALLED UNDERGROUND.

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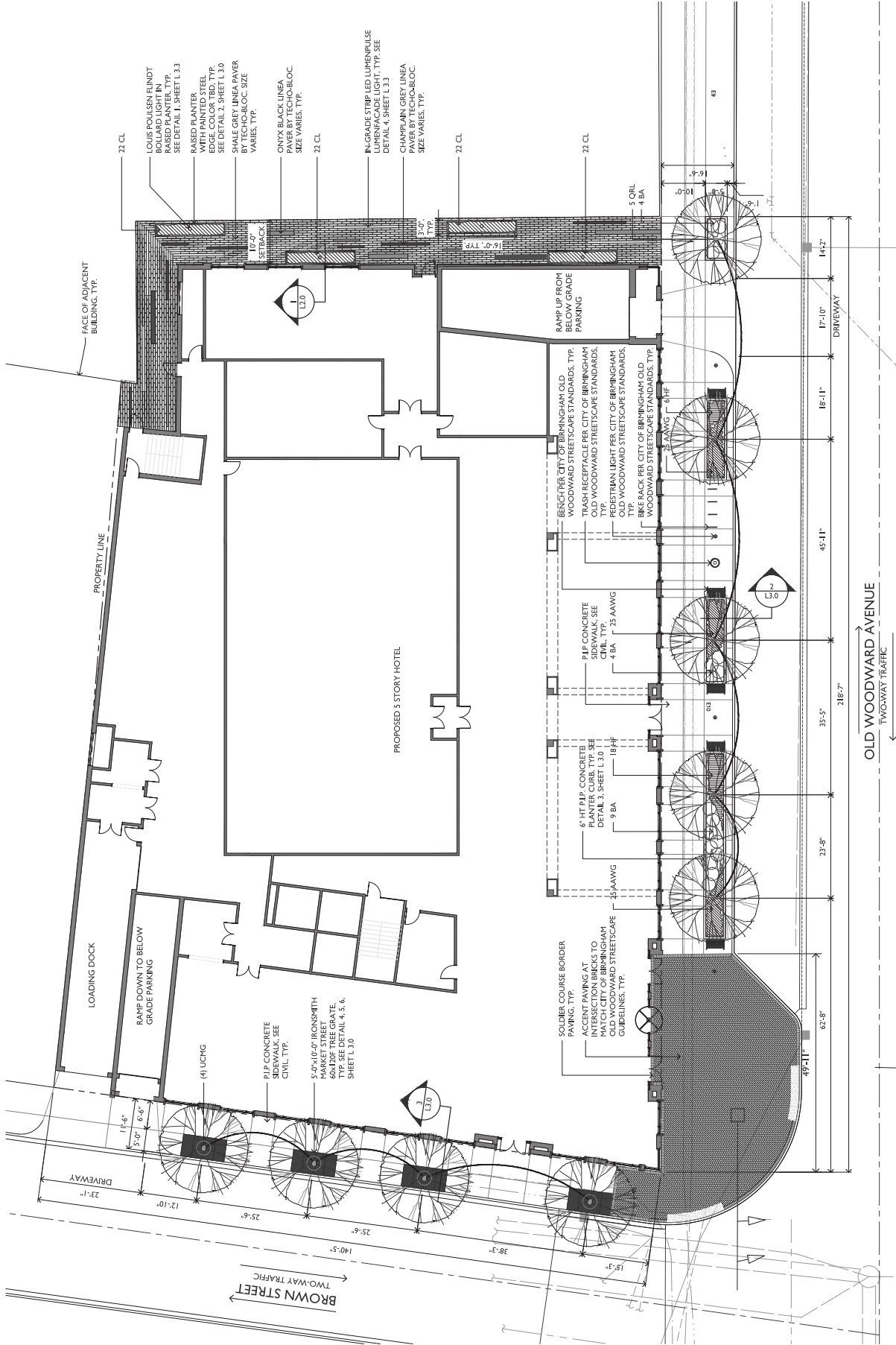
PLANNING
LANDSCAPE
ARCHITECTURE
URBAN DESIGN

WOLFF LANDSCAPE ARCHITECTURE
303 NORTH MICHIGAN AVENUE
SUITE 601 CHICAGO, ILLINOIS 60610
312.463.1497
WWW.WOLFFLANDSCAPE.COM

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GROUND LEVEL
LANDSCAPE PLAN
L1.0



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PLANNING
LANDSCAPE ARCHITECTURE
LANDSCAPE DESIGN
URBAN DESIGN

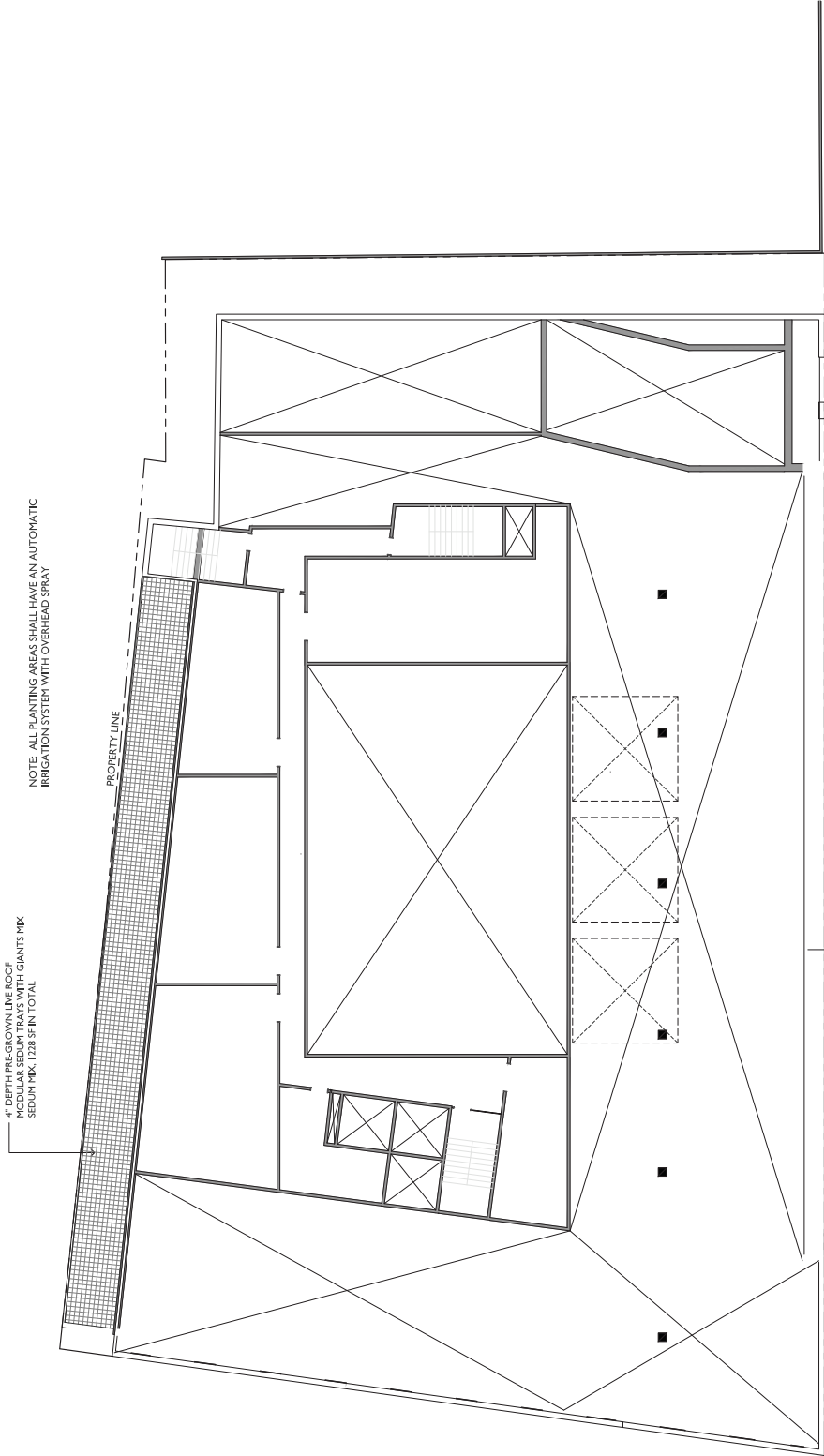
WOLFF LANDSCAPE ARCHITECTURE
307 NORTH MICHIGAN AVENUE
SUITE 607
CHICAGO, ILLINOIS 60611
312.463.5497
WOLFFLANDSCAPE.COM

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1623

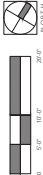
Birmingham Hotel
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MEZZANINE LEVEL
LANDSCAPE PLAN

L1.1



1 MEZZANINE LEVEL LANDSCAPE PLAN
SCALE 1" = 10'-0"



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PLANNING
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URBAN DESIGN

WOLFF LANDSCAPE ARCHITECTURE
307 NORTH MICHIGAN AVENUE
SUITE 607
CHICAGO, ILLINOIS 60611
312.463.1497 F
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06-12-17
PROJECT NUMBER
1023

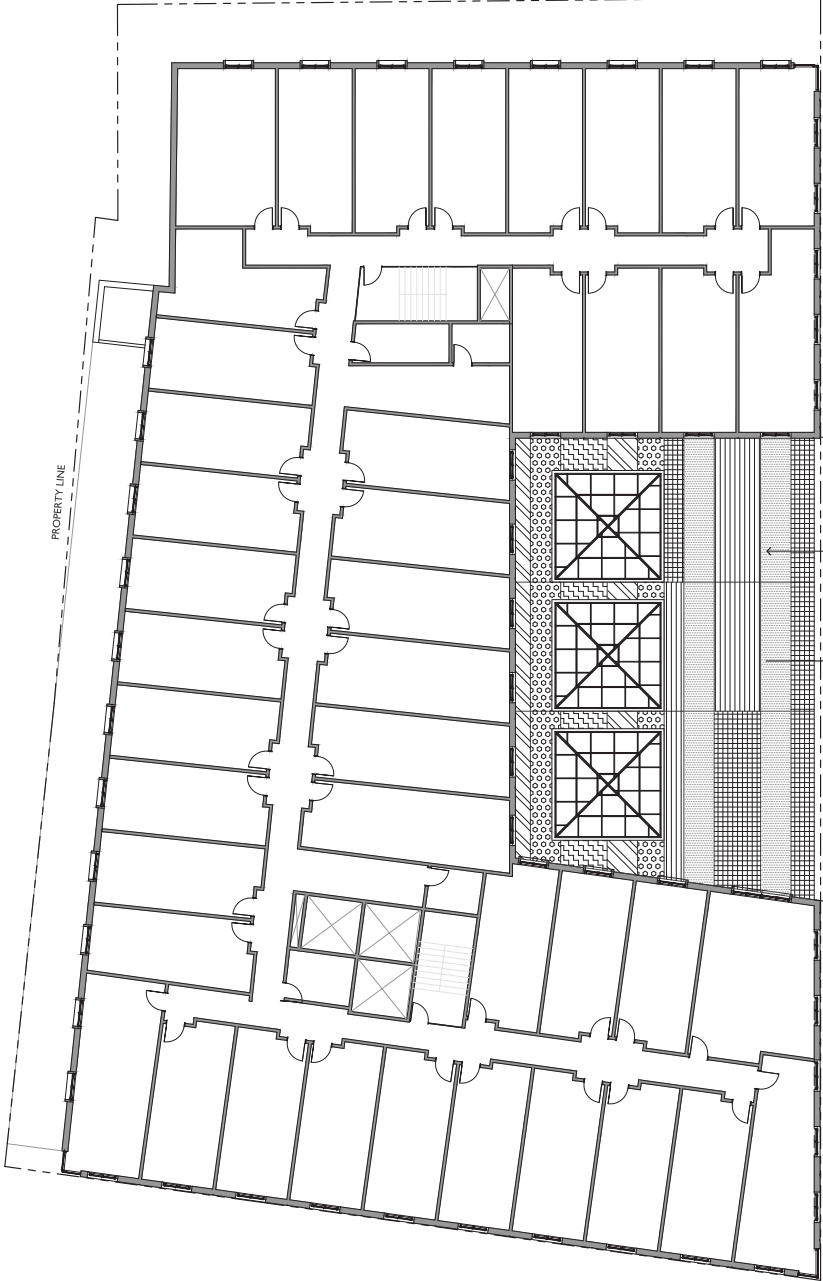
Birmingham Hotel

298 S Old Woodward Ave.
Birmingham, MI 48009

SECOND LEVEL
LANDSCAPE PLAN

L1.2

NOTE: ALL PLANTING AREAS SHALL HAVE
AN AUTOMATIC IRRIGATION SYSTEM WITH
OVERHEAD SPRAY



	DESCRIPTION	QTY
	GREEN ROOF SYSTEM WITH SHADE SERENE SEDUM MIX	270 S.F.
	GREEN ROOF SYSTEM WITH SHILACHNA TACERIOSA PLANTING TRAYS	368 S.F.
	GREEN ROOF SYSTEM WITH HELICHRYSA MILOSA VAR. ATROPURPUREA PLANTING TRAYS	128 S.F.
	GREEN ROOF SYSTEM WITH CLASSIC MIX SEDUM MIX	540 S.F.
	GREEN ROOF SYSTEM WITH RED & YELLOW SEDUM MIX	633 S.F.
	GREEN ROOF SYSTEM WITH SCHOOL PRIDE SEDUM MIX	794 S.F.

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PLANNING
LANDSCAPE ARCHITECTURE
URBAN DESIGN

WOLFF LANDSCAPE ARCHITECTURE
307 NORTH MICHIGAN AVENUE
SUITE 205
CHICAGO, ILLINOIS 60610
312.463.5497
WWW.WOLFFLANDSCAPE.COM

PROJECT NUMBER
06-12-17
1623

Birmingham Hotel

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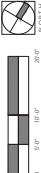
FIFTH LEVEL
LANDSCAPE PLAN
L1.3



NOTE: ALL PLANTING AREAS SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM OVERHEAD SPRAY

1 FIFTH LEVEL LANDSCAPE PLAN

SCALE: 1" = 10'-0"



BOOTH HANSEN

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PLANNING
LANDSCAPE ARCHITECTURE
INTERIORS DESIGN

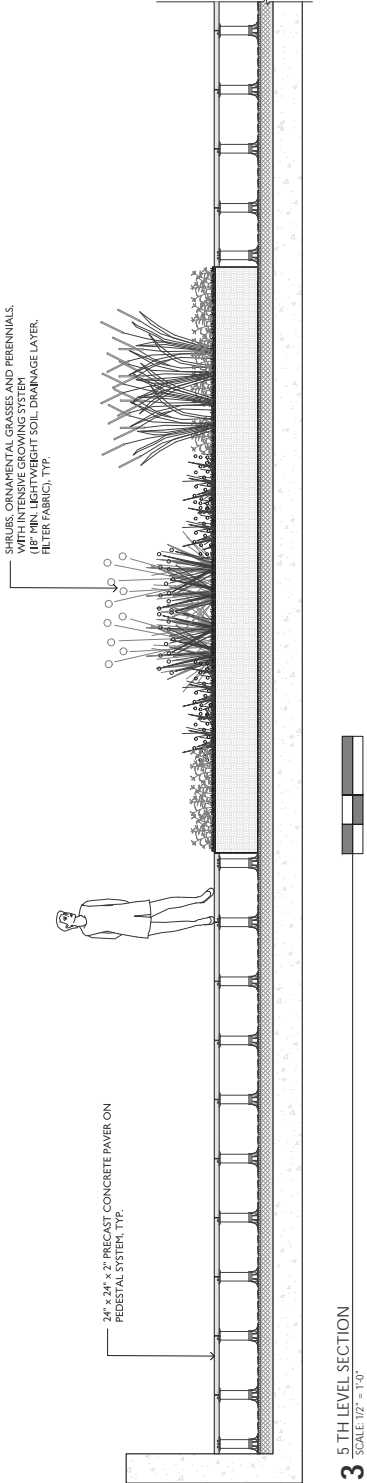
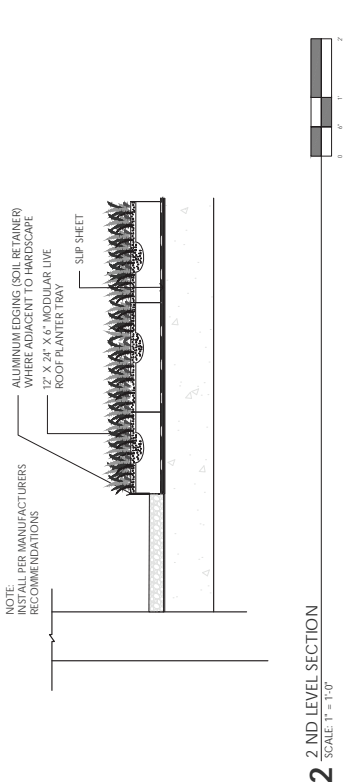
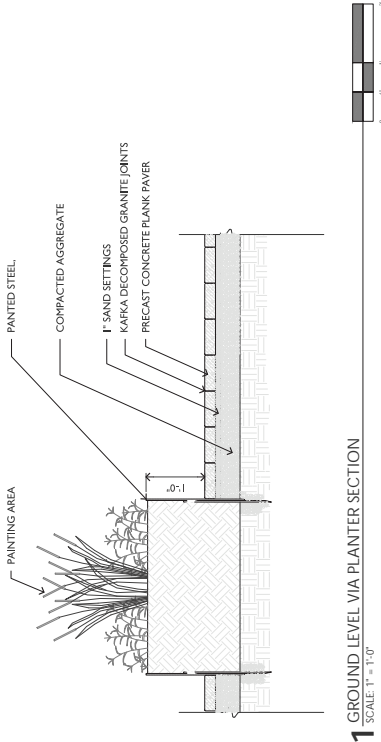
WOLFF LANDSCAPE ARCHITECTURE
307 NORTH MICHIGAN AVENUE
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CHICAGO, ILLINOIS 60601
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SECTIONS

L2.0



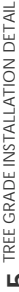
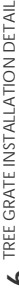
Architecture Interiors Planning
333 South Des Plaines Street
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WOLFF LANDSCAPE ARCHITECTURE
303 NORTH MICHIGAN AVENUE
SUITE 601
CHICAGO, ILLINOIS 60601
312.663.5494 T
312.663.5491 F
WWW.LANDSCAPE.COM

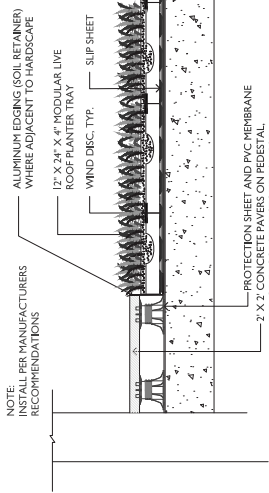
Birmingham Hotel
298 S Old Woodward Ave.
Birmingham, MI 48009

3.0

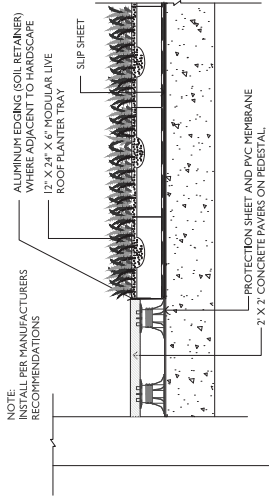
NOTE: QUANTITIES ON THE PLANT PALETTE ARE PROVIDED FOR INFORMATION ONLY. PLANT QUANTITIES UNDER THE CONTRACT ARE INDICATED ON THE PLANS. IN THE EVENT OF ANY DISCREPANCIES, THE CONTRACT SHALL BE BASED ON THE QUANTITIES SHOWN ON THE PLANS.



C SCALE: 1" = 1'-0"



1 4" LIVE ROOF TRAY
SCALE: 1" = 1'-0"



2 6" LIVE ROOF TRAY
SCALE: 1" = 1'-0"

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WOLFF LANDSCAPE ARCHITECTURE

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SUITE 607 CHICAGO, ILLINOIS 60611
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PROJECT NUMBER 1623

Birmingham Hotel

298 S Old Woodward Ave.
Birmingham, MI 48009

GREEN ROOF DETAILS

L3.1



1 EXISTING OLD WOODWARD PEDESTRIAN LIGHT
SCALE: NTS



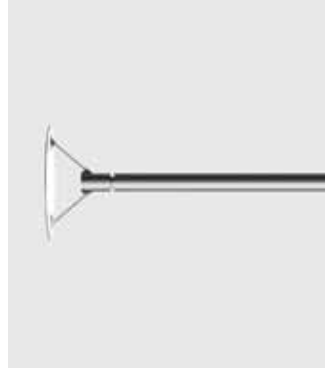
2 EXISTING OLD WOODWARD BENCH
SCALE: NTS



3 EXISTING OLD WOODWARD TRASH RECEPTACLE
SCALE: NTS



4 EXISTING OLD WOODWARD BIKE RACK
SCALE: NTS



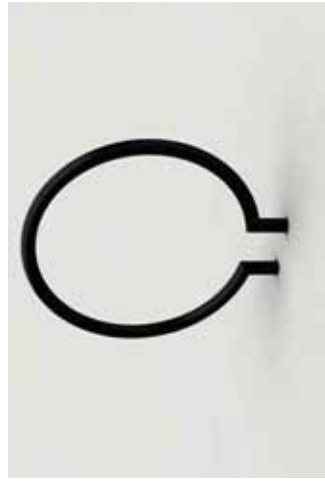
5 ALTERNATIVE BEGA PEDESTRIAN LIGHT LED
LUMINAIRE 77210
SCALE: NTS



6 ALTERNATIVE LANDSCAPE FORMS
SCARBOROUGH BENCH (BLACK)
SCALE: NTS



7 ALTERNATIVE LANDSCAPE FORMS
SCARBOROUGH TRASH RECEPTACLE (BLACK)
SCALE: NTS



8 ALTERNATIVE LANDSCAPE FORMS RING BIKE RACK
(BLACK)
SCALE: NTS

NOTE: SITE FURNISHINGS ALTERNATIVES PER OLD
WOODWARD AVE STREETSCAPE DESIGN COMPENDIUM BY
PARSONS & MISK

Birmingham Hotel
298 S Old Woodward Ave.
Birmingham, MI 48009

SITE FURNISHING DETAILS

L3.2

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Chicago, Illinois 60661

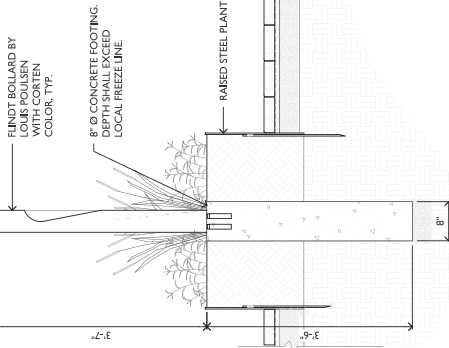
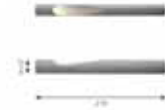
PLANNING ARCHITECTURE
LANDSCAPE ARCHITECTURE
URBAN DESIGN

WOLFF LANDSCAPE ARCHITECTURE
307 NORTH MICHIGAN AVENUE
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PROJECT NUMBER
1623

**louis
poulsen**

FLINDT BOLLARD



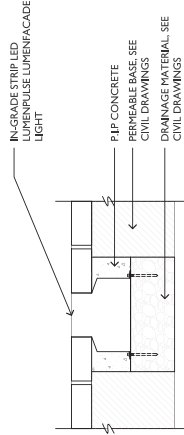
1 RAISED BOLLARD IN STEEL PLANTER DETAIL
SCALE: 1"=1'-0"

2 RAISED BOLLARD CUT SHEET
SCALE: NTS



4 IN-GRADE STRIP LED LIGHT CUT SHEET
SCALE: NTS

3 IN-GRADE STRIP LED LIGHT DETAIL
SCALE: 1"=1'-0"



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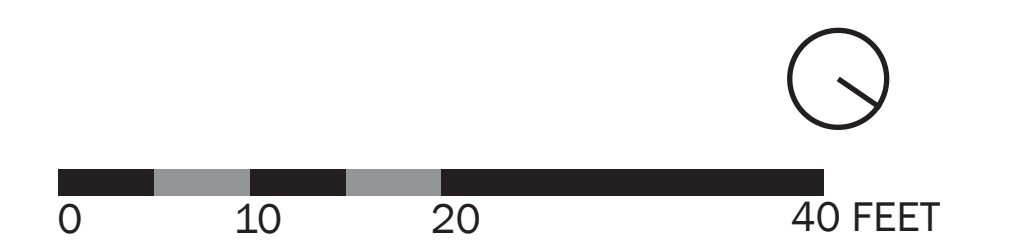
1023

Birmingham Hotel

298 S Old Woodward Ave.
Birmingham, MI 48009

LIGHTING DETAILS

L3.3



EAST ELEVATION



GLAZING REQUIREMENTS:
West Elevation (Old Woodward):

GROUND LEVEL (70% MIN)
NA

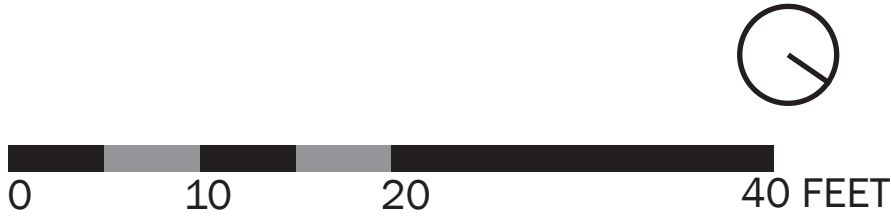
ABOVE 8' (35% MAX)
less than 35% glazing

WEST ELEVATION



GLAZING REQUIREMENTS:
South Elevation (Old Woodward):

GROUND LEVEL (70% MIN) greater than 70% glazing	ABOVE 8' (35% MAX) less than 35% glazing
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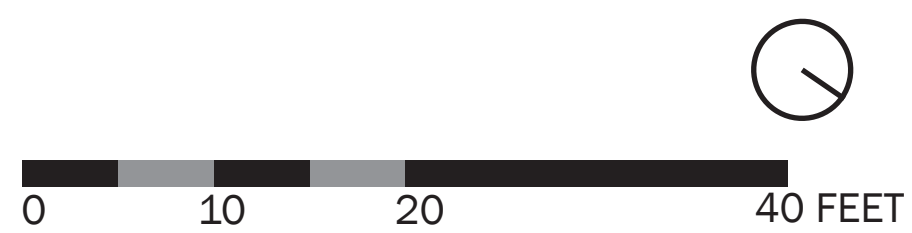


SOUTH ELEVATION



GLAZING REQUIREMENTS:
North Elevation (Old Woodward):

GROUND LEVEL (70% MIN)	ABOVE 8' (35% MAX)
NA	less than 35% glazing



NORTH ELEVATION

MAJOR EVENT TRAFFIC PLAN 298 S. OLD WOODWARD HOTEL

<p>TRIGGER EVENT:</p> <p>Any event where the attendance in the banquet room plus the meeting rooms is expected to equal or exceed the (building code) capacity of the banquet room of 321 persons.</p>	<p>Description of Event:</p>
<p>Important Fact to Consider During a Major Event at the hotel:</p>	<p>The hotel will have two levels of underground parking which will be used during a Major Event. This parking provides the hotel and community with a great advantage as immediate queuing of cars will be under the hotel and <i>not</i> on S. Old Woodward, S. Old Woodward will not be congested and traffic should not be adversely impacted.</p>
<p>Description of Valet set-up and layout including points of ingress and egress.</p>	<p>Staging of Vehicles:</p> <ul style="list-style-type: none"> • 1st point of arrival is front of hotel. • 2nd a valet moves car underground by turning right onto Brown Street and entering the hotel underground parking garage at the Brown Street entrance and queues cars for valet movement from garage. • 3rd a valet moves cars to offsite parking structures from underground garage staging area by exiting garage with a right turn onto S. Old Woodward and disburses vehicles from that point.
<p>Notice will be given to stakeholders of any Major Event at the hotel.</p>	<p>Notice to Stakeholders:</p> <ul style="list-style-type: none"> • Meeting with Valet and all Hotel personnel. • Alert Birmingham Police Department <p>Transmittal List:</p> <ul style="list-style-type: none"> • City of Birmingham Police Department



June 20, 2017

Ms. Jana L. Ecker
Planning Director
City of Birmingham
151 Martin Street
Birmingham, MI 48012
Via Electronic Mail

Re: Traffic Management Plan For Birmingham Boutique Hotel at Brown and Old Woodward (the "Hotel")

Dear Ms. Ecker,

As previously shared, Aparium Hotel Group ("Aparium"), as manager of the Hotel, has extensive experience operating valet and parking in like hotel properties in urban and suburban environments with heavy densities and significant traffic flow.

Our entire Front of House staff is expertly trained to handle back flow of guest arrivals. In delivering the very best, luxury service, the first and last guest experience is imperative to our overall success and much stress is put on providing seamless arrival and departure experiences. Our Standard Operating Procedures or "SOPs" are attached as it relates to the Valet component.

In addition, it is very important to us that we are in regular communication with the applicable City channels when we expect large events and increased traffic patterns. As such, we are more than happy, as is the case with our other hotels, to put into practice the following.

- 1.) City parking deck utilization data and reports will be reviewed considering the day, time and month to determine the most suitable parking structure(s) for major events and prioritize their use.
 - a. The Pierce Street deck will be the default parking structure for daily operations of the Hotel.
 - b. Should the Pierce Street structure be fully occupied, the Peabody and Chester parking structures may be used, particularly if there is an event that will require these alternative structures.



- c. To accommodate the longer turnaround times at the Chester and/or Peabody structures, we will consider the use of shuttles to shorten the car retrieval times.
- 2.) The City Police Department will be given advanced notice for major events that would cause for significantly greater traffic patterns.
- 3.) Guests to the Hotel, for any purpose, will be instructed to the greatest extent possible to arrive from the north on Old Woodward for valet drop off.
- 4.) If Old Woodward traffic is expected to be impeded for a meaningful period of time, operations will commit to hiring suitable traffic control persons (i.e. off-duty police) to assist and enforce proper traffic flow.
- 5.) Rather than queuing cars extensively on Old Woodward, the garage would be used for short term arrivals/departures to keep Old Woodward free of congestion.
- 6.) All of the Front of House ("Ambassador") staff will be cross-trained to park and retrieve vehicles and will act quickly to fill any voids in valet staff should in unexpected influx of traffic arrive to the Hotel.

We are, of course, open to further recommendations and suggestions from the City. We remain very confident in our ability to operate the arrival/departure experiences at a world-class hospitality level, without causing burden to the City as a result of the Hotel.

Sincerely,

A handwritten signature in black ink, appearing to read "Mario Tricoci".

Mario Tricoci
CEO
Aparium Hotel Group

Attachment:

Aparium Hotel Group Employee Resource Guide (Arrival / Departure Related Contents)

GUEST SERVICES SEQUENCE OF SERVICE

The Sequence of Service is the recommended order that service will be given to every guest or tasks that will need to be done during, before, or after the interaction. Each sequence is created to consistently meet the standards and to ensure efficient and effective service or completion of tasks.

VALET

Guest Automobile Security

- Always be aware of strangers loitering on the hotel driveway or in the garage
- The valet areas should be off-limits to those who are not associates of the hotel
- If you spot anyone who is without a specific purpose in the valet's area or is loitering, notify your supervisor or security immediately

The following services should be made available through a local garage or auto service:

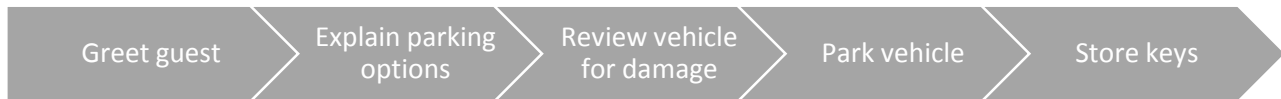
- Jump starting (based on valet company liability coverage)
- Fixing a flat tire or adding air
- Window washing
- Car wash/auto detailing
- Gas and oil
- Maintenance
- Lock out assistance
- Associates should not change tires on behalf of guests because of liability issues. It must be done by qualified mechanics through a garage or auto service

Handling a challenging guest request

- We will attempt to accommodate any reasonable request that a guest makes
- When a guest asks for something we do not have or is difficult to provide, follow the problem resolution standards:
 - Listen carefully to what the guest is saying
 - Begin with a positive attitude, empathize
 - Ask questions when appropriate
 - Offer options; let guest select solution
 - Follow-up and ensure the solution was given
 - Tell and involve your manager

Parking Vehicles

Sequence of Service



1. Greet the guest
 - a. Approach the guest, acknowledge them within 10 seconds of arriving, “Good morning, welcome to the hotel, will you be valet parking with us today?” if the guest indicates yes, “May I have your name please?”
 - b. Next, radio the Front Desk with the name of the guest to start the check in process.
2. Explain parking options
 - a. For valet parking inform guest of valet charge for overnight guests only
 - b. Generally tickets are marked to indicated whether a guest is parking for an event and will need to pay at the cashier station in the event space or guest is staying in the hotel and charges to be added to the guest room folio
3. Review vehicle for damages. Vehicles should be checked for:
 - a. Pre-existing damage. If applicable, a notation should be made on the reverse of the ticket or where available. The guest should be notified of damage on the vehicle while the guest is there, whenever practical, if damage is of concern advise your manager to ensure the guest is informed
 - c. Any items of value left in the vehicle should be reported to a manager or supervisor, with notation on ticket
4. Park Vehicle
 - a. If you must move the seat of a guest’s automobile to safely operate it, return the seat to its original position when you exit the car
 - b. Do not smoke, eat, or drink in any guest’s car
 - c. Do not listen to or change stations on the radio
 - d. Do not drive a guest’s automobile to any location outside the designated delivery points, unless instructed to do so by the garage manager
 - e. Ensure door locks, lights and windows are properly secured
 - f. Do not spin wheels
 - g. Do not slam door or trunk
 - h. Check side view mirror before opening door
 - i. Do not rev the car engine

- j. While driving in the garage, on the motor concourse, or on the street, you should obey all traffic, directional and stop signs
- k. Leave the appropriate portion of the ticket on the dashboard to identify and match numbers when the car is retrieved.
- l. For security reasons, do not write the guest's name and room number on the portion of the ticket that remains visible in the vehicle

5. Store Keys

- a. Tag the car keys
- b. Place keys in locked valet cabinet
- c. Retain the valet ticket portion containing vehicle condition and place in filing system
- d. Do not hold a set of keys for any length of time

Retrieving Vehicles

Sequence of Service



1. Retrieve ticket from valet printer or other device
 - a. Upon receiving ticket from printer or other device, locate the valet ticket number for retrieving keys
 - b. Retrieve keys from locked cabinet
 - c. Open cabinet and match the guest ticket number to the valet ticket
2. Locate vehicle
 - a. Review valet ticket attached to keys to identify parked location of vehicle
 - b. Upon locating vehicle cross reference valet ticket attached to keys to the valet ticket placed in the vehicle
3. Drive vehicle to the front drive
 - a. If you must move the seat of a guest's automobile to safely operate it, return the seat to its original position when you exit the car
 - b. Do not smoke, eat, or drink in any guest's car
 - c. Do not listen to or change stations on the radio
 - d. Do not drive a guest's automobile to any location outside the designated delivery points, unless instructed to do so by the garage manager
 - e. Ensure door locks, lights and windows are properly secured
 - f. Do not spin wheels
 - g. Do not slam door or trunk
 - h. Check side view mirror before opening door
 - i. Do not rev the car engine
4. Wait for the guest
5. Greet the guest
 - a. Inquire if the guest would like a bottle of water
 - b. Retrieve bottled water from the refrigerator underneath the valet counter
6. Obtain claim ticket
 - a. Verify the valet claim ticket to the ticket in the vehicle
7. Inquire if the guest enjoyed their visit

8. Assist the guest with any items
 - a. Inquire where the guest would like the items placed in the vehicle
 - b. Items are to be handled with the utmost of care. Do not toss carelessly or stack improperly in vehicle
9. Offer directions
 - a. Inquire if the guest is in need of directions, if the guest says yes, maps and printed directions for popular destinations should be readily available at the door post
10. Bid the guest farewell

Door Post

General Responsibilities

Sequence of Service



1. Parking strategy

- a. The traffic lane closest to the hotel must be kept clear for the convenience of arriving and departing guests
- b. Established hand signals should be used by door posts with a professional and directive motion while moving traffic through the hotel drive
- c. Arriving guest automobiles should be removed from the hotel entrance immediately to the parking garage
- d. Automobiles should not remain on the drive, this causes congestion and detracts from the welcoming environment of the hotel entrance
- e. Door posts should ensure consistent posting of valet hikers on the drive. Valet hikers must be immediately available to handle all automobiles
- f. Temperature permitting, parked automobiles should have their engines turned off

2. Driveway cleanliness

- a. Cleanliness is imperative to the hotel's image
- b. Litter on the drive and entrance way, ash-urns and trash cans are to be the responsibility of the door attendant to monitor and maintain

3. Storage and work area cleanliness

- a. Umbrellas are freely available at the front door and a stock is kept to ensure they are always available to resident guests of the hotel
- b. Water bottles for guests should be available at all times, a cooling facility fridge or large ice bin should be available within close access to the drive to ensure a constant cold supply is available

4. Deliveries

- a. Large deliveries are to be made through the loading dock without exception
- b. Receiving and banquets are to be notified immediately by telephone when deliveries are referred to the loading dock

5. Handling intoxicated guests

- a. In the event you observe a guest to be unsuitable to operate their automobile due to intoxication, you are to contact the GSM and security

- b. Do not release the automobile unless approved by GSM and/or security. Look for the following conditions:
- c. Slurred speech or diction
- d. Physical coordination- stumbling or falling
- e. Impaired judgment
- f. If a guest is under the influence of alcohol, offer a taxi or the designated driver service through hotel valet to take the guest home or if necessary offer a room to stay-over
- g. The most senior person on duty will handle this tactfully and preferably out of the public view without embarrassing the guest

6. Emergency vehicles

- a. In case of emergencies, all staged or parked automobiles must be promptly moved in the anticipation of emergency automobiles
- b. Door post and valet hikers/parking attendants are to direct emergency response personnel to the proper area within the hotel, always providing clear and precise directions
- c. Contact security immediately via radio

7. Local area knowledge

- a. Door posts and valet parkers are to be well informed and knowledgeable on routes to popular destinations and approximate costs of taxis
- b. Popular roadways or transportation methods to be knowledgeable about include:
- c. Knowledge of the highways, interstates, and motorways within the hotel's vicinity
- d. Directions to and from airports, approximate costs
- e. Airport shuttle services, approximate cost
- f. Provide guest destinations to the cab driver (especially if there may be a language barrier)
- g. Popular destinations and routes to be knowledgeable include:
- h. Directions and locations of the various restaurants and cuisines, bars and night clubs of interest
- i. Directions to shopping centers, fashion malls, museums, hotels
- j. Directions to sport facilities and main tourist attractions
- k. Knowledge of hotel activities relating to arrivals and departures of guest functions
- l. Knowledge of jogging trails
- m. Knowledge of nearest ATM or bank

8. Handling a challenging guest request

- a. We will attempt to accommodate any reasonable request that a guest makes
- b. When a guest asks for something we do not have or is difficult to provide, follow the problem resolution standards:

- c. Listen carefully to what the guest is saying
- d. Begin with a positive attitude, empathize
- e. Ask questions when appropriate
- f. Offer options; let guest select solution
- g. Follow-up and ensure the solution was given
- h. Tell and involve your manager

Arriving Guest

Sequence of Service



1. Approach the vehicle

- a. Be aware of all activity in the main entrance area. When an automobile approaches, move towards the vehicle and observe occupants
- b. After you have opened the door and established eye contact, acknowledge the guest by saying “welcome to the hotel.”
- c. If the guest is a return guest, welcome them back by saying, “Welcome back, Mr. Smith. We are glad to see you.”
- d. Dialogue should be attentive and natural
- e. Door posts should remain outside the hotel positioned between drive and front doors, striving to greet all automobile doors and assist guests

2. Inquire the guest's purpose

- a. If guest is arriving via house transportation, guest purpose should be determined from the communication center agent or metro dispatch
- b. If guest is arriving in transportation other than house car, decide if the guest is checking in or just visiting the hotel
- c. Determine the reason for the guest's arrival by asking, “How may I assist you today?” or “Welcome back” The guest will provide you with the needed answer if they are checking in, returning, or attending an event or function in the hotel
- d. Ask the guest their name if unknown or check valet ticket
- e. Assist the guest based upon the reason for their visit
- f. If the guest is checking in, immediately radio front desk post of guest arrival in order for escorting ambassador to retrieve the key packet and exit to meet the guest in the courtyard

3. Offer parking options

- a. Offer the guest parking options for:
 - i. Checking in to the hotel
 - ii. Dining in the restaurant
 - iii. Visiting an in house guest
 - iv. Using the spa

- v. Attending a function
 - b. Be informed of the prices for valet
 - c. If parking options are available at your hotel, they should be offered at this time
 - d. Know how to respond to guests who request for their vehicle to remain in the driveway
 - e. Have street parking information readily available to hand out to guests
4. Assist with luggage
- a. Remove luggage from automobile promptly once doors are open and salutation is completed
 - b. Immediately look on the luggage tags for guest's name and count pieces. Confirm with the guest using guest name, "Mr. Smith, we have 3 pieces of luggage. Is this correct?"
 - c. If the guest has multiple pieces they are unable to handle, you can assume they will accept your offer of assistance. Explain to the guest, "Mr. Smith, we will have the luggage delivered to your room shortly."
 - d. Tag each piece of luggage and provide bell post with claim stubs
 - e. Guest luggage is to be handled with the utmost of care. Do not toss carelessly or stack improperly on cart or in storage areas
 - f. If luggage is damaged pre-arrival, such as a loose handle or broken zipper, offer damage repair. "Mr. Smith, I noticed your suitcase handle is loose. We can have that sent out and repaired for you" Advise your manager of the response and ensure prompt follow up of the request
5. Open door entrance
- a. The front door will always have an associate in position to assist with opening and closing of the door
 - b. All interactions with guests should be enthusiastic, upbeat, positive and immediate
 - c. When giving a guest directions, escort them towards the destination until they are comfortable they can find it (for non-check in guests)
 - d. Be informed of the daily functions and events that are happening at your property
6. Bid the guest farewell
- a. As a final contact courtesy for a guest arriving to the hotel, bid the guest an enjoyable stay by saying, "Mr. Smith, enjoy your stay with us."
 - b. If the guest has arrived at the hotel for a reason other than checking in, you can say, "Enjoy your dinner this evening in the restaurant."
 - c. Inform the guest that they may pay for valet by credit card at the front desk.

Departing Guests

Sequence of Service



1. Open door entrance
 - a. Door Post will hold doors open for all arriving and departing guests
 - b. The Door Post is in control of maintaining the flow of the driveway or front entrance. A crunch procedure is to be established when the door becomes busy. This includes greeting guests, parking cars and handling of luggage
 - c. All interactions with guests should be enthusiastic, upbeat, positive and immediate
 - d. Door Posts should remain outside the hotel positioned between drive and front doors, striving to greet all automobile doors and assist guests
2. Offer assistance. Here are some suggested phrases:
 - a. “How can we help you?”
 - b. “Let me take your luggage miss.”
 - c. “Can I assist you with directions?”
 - d. “Do you need assistance with transportation?”
3. Inquire to guest’s needs
 - a. Be aware of guests leaving the hotel and anticipate their purpose for their exit of the hotel. Guest will either be:
 - b. Checking-out of the hotel and in need of transportation
 - c. In need of transportation to another location
 - d. Walking to their next destination
 - e. Ask departing guests if they would like directions to their destination by saying, “Mr. Smith, do you need directions for the airport?” if the guest says yes, maps and printed directions for popular destinations should be readily available at the Door Post

If a guest is checking-out and departing from the hotel, determine:

- a. Where the guest is going and if they need transportation
- b. If the guest is going to the airport, ask what time their flight is and what airline they are flying on. Provide any useful information about the airport.

Arrange transportation via taxi

- a. Front desk is responsible for all taxi requests.
- b. If valet receives a request they radio guest services to place the call.
- c. Quote the guest the approximate arrival time of the taxi.
- d. Ensure the quality of the taxi cabs used is of our hotel standards and the expectations of our guests
- e. Maintain orderly queue of taxis if they are waiting for guest pick up
- f. Respect guest requests for air-conditioning, non-smoking, etc.
- g. Door attendants have the ability to reject taxis that are not deemed appropriate
- h. Verify interior of taxi and overall cleanliness and condition of automobile
- i. Door Attendant should ask guest of their destination and advise taxi driver
- j. Verify the driver understands the destination. Door Attendant may be expected to give the approximate cost of the taxi ride
- k. Provide guest destination to cab drivers, giving written directions to guest. It is the responsibility of the Door Post and not the guest to inform the driver of the destination

Arrange transportation busses

- a. Be aware of all planned pickups and drop offs by coach companies planned by the hotel
- b. The door attendant should ensure that the driver has detailed directions for the guest's destination to ensure against errors

Arrange transportation limousine

- a. The hotel will develop local procedures to ensure the smooth communication between the limousine car service, concierge desk and Door Attendants
- b. Door Attendant will ensure that drivers maintain decorum and composure expected of all associates
- c. Drivers will advise the Door Attendant of pick up times and information. It is important that the Door Attendant maintains good control of the location and placement of drivers while waiting for guests
- d. Door Attendant should communicate directly with concierge when drivers arrive at the hotel to ensure good communication with the guest

4. Bid the guest farewell

- a. Offer all departing guests a sincere farewell by saying, "Thank you Mr. Smith for staying with us. We look forward to your return," or "Goodbye Mr. Smith, have a safe journey."
- b. Always use the guest's name during departure. This provides a sense of caring and appreciation that the guest chose us as their hotel of choice
- c. Ensure that the door of the automobile is closed securely

Comparison of GW and F&V Trip Generation Forecasts^{1,2}

Land Use	ITE Use	Size	Weekday Trips	AM Peak-Hour Trips			PM Peak-Hour Trips		
				In	Out	Total	In	Out	Total
Giffels Webster (GW) Forecast Appearing in Its Report of 5-11-17									
Trips on Average Weekday without Special Events									
Apartments	220	17 d.u.	113	2	7	9	7	4	11
Hotel ³	310	126 rooms	755	40	27	67	39	37	76
Subtotals (min)			868	42	34	76	46	41	87
Additional Trips on a Day Experiencing Maximum Use of Banquet and Meeting Rooms									
Banquet Room	-	321 seats	Unk.	107	0	107	0	80	80
Meeting Rooms	-	174 seats	Unk.	58	0	58	0	44	44
Subtotals			Unk.	165	0	165	0	124	124
Weekdays Featuring Special Events									
Totals (max)			Unk.	207	34	241	46	165	211
Fleis & VandenBrink (F&V) Forecast Appearing in Its Letters of 5-09-17 and 5-19-17									
Apartments	220	17 d.u.	113	2	7	9	7	4	11
Hotel	310	126 rooms	1,029	40	27	67	39	37	76
Subtotals			1,142	42	34	76	46	41	87
Banquet Facility	710	321 seats	1,186	160	0	160	0	148	148
Mtg. Facilities	710	174 seats	709	95	0	95	0	103	103
Subtotals			1,894	255	0	255	0	251	251
Totals			3,036	297	34	331	46	293	339
Differences between Total Forecasts, GW(max) – F&V			Unk.	- 90	0	- 90	0	- 128	- 128

¹ GW would like to note for the record that it had not received the May 9 forecast prior to completing the analysis discussed its May 11 report.

² A trip is defined as a one-directional vehicular movement to or from the site.

BIRMINGHAM BOUTIQUE HOTEL
GW RESPONSES TO F&V COMMENTS OF 5-19-17

1. The latest trip generation forecasts of Giffels Webster and Fleis and VandenBrink are compared in the attached table, per F&V's request of 6-12-17.
2. In any future analyses, we would propose to limit the Synchro street network to Old Woodward's intersections with Brown and Merrill. As in earlier analyses, only the Brown intersection would be considered part of the study area; the Merrill intersection would be included only to reflect any influence it might have on SB traffic approaching Brown.
3. As can be seen on our attached aerial photo, the NB Old Woodward approach to Brown is wide enough to facilitate its restriping to match the directional distribution of both current and future traffic volumes. Presently, the left-turn lane is too short and the right-turn lane is unnecessarily long. Pending the City's 2022 provision of a continuous left-turn lane on this section of Old Woodward, this approach could be restriped to lengthen the existing 80-ft-long left-turn lane to as long as 200 ft, thereby substantially decreasing the potential frequency of left-turn vehicles spilling back into the through lane. In conjunction with this restriping, it would be advisable to relocate the Old Woodward crosswalk at Daines to the south side of the intersection (i.e., out of the left-turn lane entry gap and nearer the existing SB bus shelter).
4. Despite the modeling need to identify a discrete exit point from the valet service bay, assumed here to be the longitudinal midpoint, the actual exiting points will vary with stopping position and the manner in which vehicles are processed.
5. The requisite clear-vision triangles are best illustrated on the proposed site plan. These triangles are shown (but not detailed) for the garage exit on Old Woodward in Figure 19 of our revised TIS report. To minimize the loss of parking along Old Woodward north of the garage exit, consideration should be given to converting the first few angled parking spaces to parallel parking, effectively removing them the clear-vision triangle. No clear-vision triangles will be needed at the site access drive on Brown, as that drive will serve only entering traffic.
6. The existing infrastructure adjacent to the site includes varying widths of sidewalk but no pedestrian benches or bike racks (see Figure 3 in our TIS reports). The nearest bus stops in each direction are (and will remain) one block away. The site plan details proposed sidewalk and associated landscaping improvements, pedestrian benches and bike racks, and other amenities (as determined by others). As previously proposed, consideration should also be given to installing directional signing to the nearest bus stops north and south of the site.
7. Comment acknowledged. No further response on our part is required.
8. Comment acknowledged. Please note, however, that the reference to "existing public off-street parking facilities" only applies to the two City parking decks addressed in our study

(Pierce and Peabody). Other public (as well as authorized private) parking spaces, elsewhere in Birmingham, may also be used by the hotel's valet operator.

9. It is expected that the valet operator will identify and make appropriate use of alternative parking locations within a reasonable distance of the hotel (per response 8). It is not certain that there will be any displacement of current users of existing City parking facilities.
10. The quotation from our TIS report is an alternative way of stating what we have said in response 8 (above). The applicant cannot identify and commit to specific off-parking parking locations at this early stage. This is an operational decision to be made closer to the time of hotel completion and occupancy. The hotel operator has a vested interest in ensuring a successful valet operation.
11. Relative to our modeling of the valet operation:
 - The 4.7-minute average valet service time was estimated by GW, not ABM.
 - The service time sampling was done by two people significantly older and slower than typical valets. Also contributing to the estimation of conservatively high service times was GW's method of making all runs to the *top level* of the Pierce deck. Together, these two aspects of the method were considered adequate to offset the transaction times between valets and customers, which were not explicitly estimated or modeled.
 - Hotel guest traffic as a percent of total traffic would be only about 28% in the AM peak hour and 36% in the PM peak hour. It is GW's opinion that any time spent loading or unloading (the typically minimal) amount of luggage, for this small proportion of total valet traffic, would be so minor relative to the overall valet service time as to be negligible.
 - Test runs were made in the late morning of a typical weekday, verging on the onset of the lunchtime peak.
 - One must insert a ticket into the exiting machine and have it processed, regardless of the time spent in the parking deck. Any additional time needed to process a credit card (for stays exceeding 2 hours) was considered negligible relative to overall run time.
 - GW is confident that experienced valet operators are efficient at locating and retrieving vehicles parked earlier.
 - All employees will be encouraged to self-park at relatively remote locations. None will be authorized to use the hotel's valet service.

- Lastly, it should be noted that the valet queuing analyses documented in the revised TIS report also estimated the valet requirements for a hypothetical average service time 50% longer than sampled; that is, 7 minutes.
12. See comment 4 above relative to the operation of the valet service bay. As discussed in the Traffic Management section of GW's revised report, "Valet staffing levels will be adjusted as required to meet the operational requirements of the hotel and/or banquet events... In instances where southbound through traffic and hotel traffic are at unusual peak levels, traffic control personnel (private and/or public/police) will be engaged to maintain traffic flow in the area." Also, in response to the meeting discussion of 6-08-17, GW has determined that the underground garage could easily accommodate as many as 21 additional vehicles if short-term stacking is needed to avoid backups into the through lane of SB Old Woodward.
 13. During the peak special event operations, hotel ownership, management, and its valet company is committed to providing required number of valets to maintain the queue within the valet staging area and expected turnaround times. It is noted that hotel staff is cross-trained to act as valets in the event that the regular valets are not able to maintain adequate turnaround times. To assist in special event operations, the hotel parking garage can be used as a valet staging area to take some pressure off the on-street staging area. On rare occasions, the hotel and valet company will coordinate with the city's Police Department to ensure that traffic operations at the hotel do not significantly impact S. Old Woodward.

July 19, 2017

VIA EMAIL

Ms. Jana L. Ecker
Planning Director
City of Birmingham
151 Martin Street
Birmingham, Michigan 48012

**RE: Birmingham Boutique Hotel – Brown & Old Woodward
Revised Traffic Impact & Parking Study Review**

Dear Ms. Ecker:

Fleis & VandenBrink (F&V) staff has completed our review of the revised traffic and parking study completed for the proposed Hotel development located in the northwest quadrant of the Brown Street & Old Woodward intersection. The study prepared by Giffels Webster (GW) is dated May 11, 2017 and was received by F&V on May 17, 2017, and the supplemental Synchro/SimTraffic models were received by F&V on May 18, 2017. In addition, Aparium has provided a traffic management plan dated June 20, 2017. Based on this review, we have the following comments and observations:

- A typical day at the proposed hotel will include trips generated by the apartments and the hotel. The trips generated by a typical day at this facility can be accommodated by the adjacent roadway network. There may be days where the meeting rooms and/or the banquet facility will be occupied. If both of these ancillary uses are concurrently occupied, the hotel will implement their Traffic Management Plan (TMP). The implementation of this plan will help provide mitigation for delays identified in the traffic impact study.
- It should be noted that the TMP will not entirely mitigate all traffic delays associated with the peak operations of the site; however, these events will be short duration events that occur only during the peak ingress and egress of the events and not a typical day-to-day operation. If the hotel finds that the event facility and meeting rooms are frequently occupied (more than 3 days per week), then more permanent mitigation measures (such as geometric improvements) should be implemented.
- The proposed development includes the elimination of 10 on-street parking spaces to provide the egress driveway to the parking garage and the valet drop-off lane.
- The intersection sight distance shows there will be some limitation for vehicles exiting the parking garage onto Old Woodward. Approximately four additional parking spaces would need to be eliminated to meet the recommended sight distance requirements.
- There are currently no pedestrian benches in the vicinity of the site development that will be impacted; however, there is a single bike rack that will be removed. The proposed development includes the addition of landscaping improvements and six bike racks which will be provided in the pedestrian walkway between the hotel and the adjacent Plaza building to the north.
- The hotel proposes to use valet services for all hotel patrons, including the meeting rooms and banquet facility uses. The valet will use the on-site parking garage to accommodate patrons on typical days. In the event the on-site parking is full, the valets will utilize the Peabody and/or Pierce Street decks, depending on parking availability.

27725 Stansbury Boulevard, Suite 150
Farmington Hills, MI 48334

P: 248.536.0080
F: 248.536.0079
www.fveng.com

- Apartment residents will have access to reserved parking in the on-site parking garage and employees will be responsible for self-parking offsite.
- During the peak special event operations, the valet will need to provide 24-27 staff to accommodate the demand.
- Overall, the daily operations of the site are expected to have limited impact to the adjacent roadway network. The TMP should be implemented as necessary to address the peak operations. The TMP should also be reviewed by the City of Birmingham Police Department.

We hope that this review satisfies the City's current planning needs regarding this project. If you have any questions or concerns, please contact our office.

Sincerely,

FLEIS & VANDENBRINK



Michael J. Labadie, PE
Group Manager

JMK:mjl



Woodward Development

Company, LLC
A SURNOW COMPANY

July 21, 2017

Mrs. Jana Ecker
Planning Department
CITY OF BIRMINGHAM
151 Martin St
Birmingham, MI 48009

RE: Boutique Hotel Development at 298 S. Old Woodward

Dear Mrs. Ecker:

As a fellow developer and citizen of downtown Birmingham, I would like to write in support of the proposed boutique hotel at 298 S. Old Woodward.

I would like to start by saying that while parking and traffic may be affected by any major project taking place, the downtown parking situation is an issue that everyone faces in Birmingham. Therefore, I strongly believe that it would be unfair to discriminate against this particular development because of potential parking constraints. As opposed to capping economic growth and prosperity, the scarcity of parking caused by new projects is simply forcing the local business operators to find additional and creative parking solutions to accommodate their constituents. In managing roughly 90,000 sf primarily consisting of office and retail space in Birmingham, our organization has been and will continue to be successful by changing the mix of onsite and offsite accommodations as the tenant population grows. The hotel situation is no different, as the plans show the mixed use building having at least two levels of onsite parking, and it clearly meets the city parking code.

As the property is zoned as B4 with a D-4 Overlay, this retail/residential/hotel concept meets the local ordinance and is a perfect representation for what the city and community intended for that parcel of property. One of the reasons that Birmingham is so attractive for real estate is the opportunity to take old and outdated buildings, and transform them into their highest and best use. In this situation, we have an extremely credible, 5 star development team looking to make an enormous investment into a key area of our downtown. The result will be a drastically improved look and use that will continue to drive the economic growth and quality of life into our City.

Thank you for your consideration of my support for this project.

Sincerely,

Sam Surnow
President
The Surnow Company

320 MARTIN STREET, SUITE 100 * BIRMINGHAM, MI 48009
(248) 865-3000

May 18, 2017

Jana Ecker
Planning Director
City of Birmingham
151 Martin Street
Birmingham, MI 48009

Dear Jana,

I am writing to express my support of the proposed Birmingham Boutique Hotel at 298 S. Old Woodward Avenue. This development will serve as a catalyst for economic development in the City, creating more jobs and growing the local commerce benefiting both residents and business owners. It is my view that the Planning Board should approve this hotel for the following reasons:

1. Bring more visitors (local, regional and national) to the city helping local businesses
2. Stimulate the South Old Woodward corridor allowing growth as experienced by the rest of downtown Birmingham
3. Provide a community "living room", where residents and visitors can gather, socialize and collaborate
4. Allow more visitors to stay in and experience Downtown Birmingham given the shortage of available hotel rooms nearby

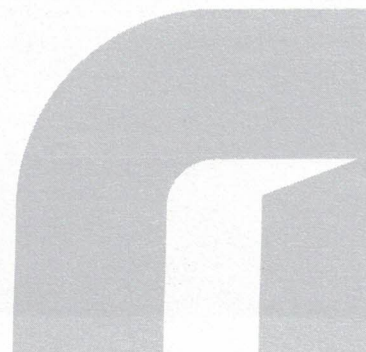
For these reasons and more, I respectfully request your and the Planning Board's favorable response to the plans for this development.

Thank you for your consideration.

Sincerely,



Brian Najor
President



May 17, 2017

Jana Ecker
Planning Director
City of Birmingham
151 Martin Street
Birmingham, MI 48012

Dear Ms. Ecker:

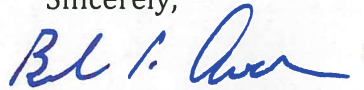
I am writing to express my strong support for the proposed new hotel at, 298 S. Old Woodward Avenue. This hotel will create additional activity in the city for business owners and residents for these reasons:

1. Bring visitors to the city, which will help local businesses tremendously.
2. Invigorate the South Old Woodward Corridor.
3. Bring more visitors to experience Downtown Birmingham.

I respectfully request your and the Planning Board's favorable response, to the plans for the new hotel.

Thank you so much for your consideration and support.

Sincerely,



Bedros P. Avedian

261 E Maple Rd
Birmingham, MI 48009



EXTERIOR MATERIALS

EAST FACADE

Total Facade Area	13,662
Area of glass and stone	12,530 sf
Percentage of glass and stone	91.7%

SOUTH FACADE

Total Facade Area	8,861 sf
Area of glass and stone	8,029 sf
Percentage of glazed area above the first floor	90.6%

ROOFTOP MECHANICAL EQUIPMENT

Make-up Air Unit (MUA)	8'-4" wide x 20'-0" long x 10'-0" high (8'-0" unit on a 2'-0" curb)
Variable Refrigerant Flow (VRF)	4'-13/16" wide x 2'-5 15/16" long x 7'-6 1/8" high (5'-6 1/8" unit mounted on a 2'-0" steel rail)
Toilet Exhaust Fan	3'-4" wide x 6'-0" tall (4'-0" tall fan mounted on a 2'-0" curb)

GLAZING REQUIREMENTS

EAST FACADE

Facade Area above the first floor	9,805 sf
Glazed Area above the first floor	2,483 sf
Percentage of glazed area above the first floor	25%

Total Facade Area between one and eight feet from the ground	1,661 sf
Total Glazing Area between one and eight feet from the ground	1,166 sf
Percentage of Glazed Area between one and eight feet from the ground	70.2%

SOUTH FACADE

Facade Area above the first floor	6,458 sf
Glazed Area above the first floor	1,618 sf
Percentage of glazed area above the first floor	25.3%

Total Facade Area between one and eight feet from the ground	1,045 sf
Total Glazing Area between one and eight feet from the ground	733 sf
Percentage of Glazed Area between one and eight feet from the ground	70.1%

WEST FACADE

Facade Area above the first floor	8,980 sf
Glazed Area above the first floor	2,282 sf
Percentage of glazed area above the first floor	25.4%

Total Facade Area between one and eight feet from the ground	N/A
Total Glazing Area between one and eight feet from the ground	N/A
Percentage of Glazed Area between one and eight feet from the ground	N/A

NOT A STOREFRONT

NORTH FACADE

Facade Area above the first floor	5,167 sf
Glazed Area above the first floor	1,342 sf
Percentage of glazed area above the first floor	25.9%

Total Facade Area between one and eight feet from the ground	N/A
Total Glazing Area between one and eight feet from the ground	N/A
Percentage of Glazed Area between one and eight feet from the ground	N/A

NOT A STOREFRONT



MEMORANDUM

Community Development

DATE: June 13th, 2017

TO: Planning Board Members

FROM: Nicholas J. Dupuis – Planning Intern

APPROVED: Jana Ecker, Planning Director

SUBJECT: 34965 Woodward Avenue – CIS & Preliminary Site Plan Review

Community Impact Study

I. INTRODUCTION

The subject site, 34965 Woodward Avenue, is currently vacant land where the former Peabody's Restaurant and the Art & Frame Station were located, and has a total land area of .597 acres. It is located on the east side of Peabody Street, on the west side of Woodward Avenue and south of Maple Road in Birmingham, Michigan.

The applicant is proposing to construct a 161,910 ft² (including basement levels), five-story mixed use building. The building will provide two levels of underground off street parking, first floor retail/office, second floor office, third floor office, fourth floor commercial/residential and fifth floor residential. Parking for the residential units will be provided below grade in a two level underground parking garage. As the building is located within the Parking Assessment District, no on-site parking is required for retail, commercial or office uses.

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.

II. COMMUNITY IMPACT STUDY

As stated above, the applicant was required to prepare a Community Impact Study given the size of the proposed development. The Zoning Ordinance recognizes that buildings of a certain size may affect community services, the environment, and neighboring properties. The CIS acts as a foundation for discussion between the Planning Board and the applicant, beyond the normal scope of information addressed in the preliminary site plan review application. The Planning Board "accepts" the CIS prior to taking action on a Preliminary Site Plan.

A. Planning & Zoning Issues:

Use

The property is currently zoned B-4 and D-4 in the Overlay District. The proposed retail, commercial, office and residential uses are permitted principal uses in the B-4 and D-4 zone districts.

Master Plan Compliance: Downtown Birmingham 2016 Plan

Article 3, section 3.01 of the Zoning Ordinance states that the purposes of the Downtown Birmingham Overlay District are to:

- (a) Encourage and direct development within the boundaries of the Overlay Zoning District and implement the 2016 Plan;
- (b) Encourage a form of development that will achieve the physical qualities necessary to maintain and enhance the economic vitality of downtown Birmingham and to maintain the desired character of the City of Birmingham as stated in the 2016 Plan;
- (c) Encourage the renovation of buildings; ensure that new buildings are compatible with their context and the desired character of the city; ensure that all uses relate to the pedestrian; and, ensure that retail be safeguarded along specific street frontages; and
- (d) Ensure that new buildings are compatible with and enhance the historic districts which reflect the city's cultural, social, economic, political, and architectural heritage.

The proposed development implements many of the recommendations contained in the Downtown Birmingham 2016 Master Plan ("2016 Plan") as the applicant is proposing a mixed use building with first floor retail space and is congruent with Article 3, section 3.04(A) which states that "All buildings containing a fifth story should be designed harmoniously with adjacent structures in terms of mass, scale and proportion, to the best extent possible." The new structure will link together the Greenleaf Trust and Balmoral buildings, filling the void of unused space, which will solidify the Maple Gateway envisioned in Specific Project 11 of the 2016 Plan.

In addition, the DB 2016 Report encourages four or five story buildings in this part of the Overlay District and states that "Traditional American cities, except the very largest, rarely exceed five stories in building height and most commonly range from two to four stories. Downtown Birmingham adheres to this rule, with the most memorable streets tending to be at least two stories and the least memorable being mostly one story". The Planning Division finds that the proposed five story building does meet the spirit and intent of the 2016 Plan as it does create a continuous and harmonious façade along Woodward Avenue and Peabody Street, creating the Maple Gateway. The proposed development also adds one floor of residential use, and provides retail on the ground floor with access from both Woodward Avenue and Peabody Street.

The proposed development and its uses relate to the pedestrian, as the building is located at the property line and is proposed with human scale detailing on the first floor, including canopies, large windows, attractive stone and masonry facades, and elegant pedestrian entrances from both adjacent streets. The 2016 Plan encourages proper building mass and scale to create an environment that is more comfortable to pedestrians creating a walkable downtown. The proposed development will help improve the visual appearance of the area, by creating a denser, more compact development with enough height to create a street wall along Peabody and Woodward. The main entry to the building is located on Peabody Street.

In addition, the 2016 Plan encourages pedestrian-scale features which should be incorporated on the first floor of buildings and at entrances to help relate buildings to the streetscape. The plan for the proposed building includes glass canopies, aluminum building components, quality stone façades, and extensive storefront glazing.

Streetscape components are an integral part of the 2016 Plan. The applicant is required to maintain the pedestrian scale street lighting and street trees along Peabody and Woodward. The Planning Board may wish to recommend the addition of benches and/or trash receptacles along Peabody and Woodward in the public right-of-way. The applicant is also proposing bike racks that will be available to residents, employees, and visitors. The applicant has not yet provided a streetscape plan. A full design review will be conducted at the time of Final Site Plan and Design Review.

B. Land Development Issues:

The applicant has noted that the building will not be increasing the impervious area of the site, as it was previously fully developed with a 2-story commercial building and asphalt parking lot. The adjacent parcels to the north and south are fully developed and impervious areas (Greenleaf Trust and Balmoral), and public thoroughfares exist to the east and west (Peabody and Woodward). City Storm sewer lines exist in the Peabody and Woodward rights-of-way. The proposed development will include a 10 or 12 inch lead for rooftop discharge into the Woodward right-of-way with no anticipated capacity issues. The applicant also notes that the removal of the parking lot will reduce the potential for pollutants from vehicles to enter into the City's storm sewer.

The applicant has submitted a Phase 1 Environmental Site Assessment dated August 5th, 2016, prepared by SME. The report indicates that there is some evidence of recognized environmental conditions ("RECs") associated with this property. SME concluded that the reported presence of contaminated soil and groundwater, the potential for additional environmental impact from unreported and/or undetected releases of hazardous substances and/or petroleum products associated with the properties historical uses (vehicle manufacturing and repair operations), and the potential for cross contamination by a northern site which

was formerly a vehicle repair and gasoline station, are all considered to be REC's.

An Abbreviated Phase 2 Environmental Site Assessment (ESA) dated August 5th, 2016 was also submitted by the applicant as a part of the CIS. Phase 2 involved the collecting and analyzing of 13 soil samples and 2 groundwater samples by SME. The results of SME's sampling were supplemented by a previous Phase 2 ESA conducted by McDowell & Associates on April 26th, 2015 where 12 soil samples were collected and analyzed.

SME collected the soil samples using 6 hydraulically driven, direct push soil borings and 2 hand auger soil borings. SME's sampling location choice and rationale was to evaluate potential environmental impacts associated fill soils and historical commercial operations that occurred on this property and the impacts associated with potential migration of contaminants from the reported UST releases on the north-adjointing site. The surface materials consisted of approximately 3 inches of asphalt in the parking area or 3 inches of concrete in the building's basement. The surface materials were underlain by sand fill containing varying amounts of silt and gravel and occasional coal, slag, glass, incinerator ash, and cinder debris. Petroleum odors, staining and/or elevated PID readings were observed in samples collected from certain soil borings.

Concentrations of benzene, ethylbenzene, 1,2,4-trimethylbenzene, arsenic, mercury, and selenium exceeded one or more Part 201 criteria in multiple soil samples collected from the property. Concentrations of Barium exceeded Part 201 criteria in the groundwater samples collected. No other target compounds were measured at concentrations exceeding the Part 201 criteria.

Finally, the applicant has submitted a brownfield plan for the proposed development site dated March 16th, 2016. The purpose of this is to seek reimbursement for the eligible remediation activities performed on the property. The necessity for a brownfield redevelopment plan arose from the results of the Phase 1 and Phase 2 ESA.

The applicant has not yet determined the volume of excavated soils to be removed from the site and/or delivered to the site, or a map of the proposed haul routes. This must be provided for your review.

The CIS states that the completed development will not cause any vibration, dust, odor, heat or glare problems either for residents or adjacent property owners. However, vibration and dust issues may be present during construction. The applicant has indicated that the developer will provide multiple means to reduce the impact of construction on the public, including temporary barriers, specialized demolition equipment designed to minimize noise/vibration, stringent cleanup procedures (including the use of water for dust control), and constant monitoring of the conditions within the work zone.

C. Utilities, Noise and Air Issues:

In accordance with the 2016 Plan, all utilities on the site should be buried to visually enhance the site. Thus, **the applicant will be required to bury all utilities on the site.** The applicant has indicated which utility companies are available to service the site: electricity from DTE, natural gas from Consumers Energy and telephone/cable from AT&T/Comcast. The public water main exists within the Peabody right-of-way along the frontage of the proposed development. The applicant has indicated that it is believed this service line will be able to adequately supply the development with no capacity issues. **The applicant must gain approval from the City Engineer prior to site plan approvals.**

As noted in the CIS, the applicant states that current ambient noise levels at the site are compatible with the proposed mixed use project. A noise study was prepared by Kolano and Saha Engineers, Inc. dated May 10th, 2017. Measurements were taken using a calibrated Bruel & Kjaer 2270 environmental noise analyzer for a continuous period for the day of May 3rd, 2017. The equipment was placed on the Peabody site, approximately 30 feet west of the east property line and centered between the adjacent buildings to the north and south. The data gathered a DNL, or day-night sound level average of 71 dB. HUD determined that a level of 65 dB is a desirable goal for residential land use. HUD considers the measured level on this site as "normally unacceptable" for residential use. Kolano and Saha Engineers recommend designing the façade of the residential units to isolate the noise from entering the indoor living spaces, particularly the bedrooms.

The Noise Impact Assessment noted that the only noise that will emanate from the proposed new development will come from building wide heating and cooling mechanical systems, exhaust fans, emergency power generator and delivery vehicles.

The noise study provides that the project site will likely comply with the City's noise limits for commercial developments. 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.

The applicant has stated in the CIS that the Peabody Redevelopment is located in the Southeast Michigan Air Quality District. Monitoring stations are located in Pontiac, Oak Park, and Rochester, and there are no air quality violations in this attainment area. The proposed development use is identical to its surrounding uses and will not establish any trend of air quality standards. Air pollution will come from the vehicles in the parking deck and HVAC units. If a restaurant locates itself in the development, the CIS states that ownership will demand scrubbers on all vent fans.

D. Environmental Design and Historic Values:

The applicant has indicated that no demonstrable destruction of natural features will take place at the site, as the property is already fully developed. Demolition

will include one small building at the southwest side of the property, formerly an art and frame shop. The proposed building will be designed to fit harmoniously with the site, surroundings and neighborhood. The CIS states that the proposed five-story structure is complementary to the existing adjacent five-story buildings. The CIS states that the new building will not partially block or degrade views from surrounding buildings. The proposed building will alter the skyline on Peabody Street, will create the Maple Gateway and will enhance the Central Business District.

The CIS states that the existing site contains 3 trees located on the property. The new development will be removing these 3 trees, as it is designed to be built to the property line. The Preliminary Site Plan indicates the placement of new trees along the street. A complete design review, including streetscape elements, will be conducted as a part of the Final Site Plan review process.

The site is not listed on the National Register of Historic Places nor is it located in a local historic district. The CIS states that there are no properties or elements within the site plan boundaries that are historic. No adjacent properties are on the Historic Register.

E. Refuse, Sewer and Water:

The CIS describes a refuse storage area on a mechanical platform located at the southwest corner of the development. All floors will be utilizing a trash chute that leads to this platform, which will lead to a trash compactor. This platform has direct access to Peabody Street out through the entry drive. Adjacent to the trash chute on each level there will be a location for recyclables. The applicant has indicated that the solid waste generated from this facility will be standard and can be handled easily by a local waste management company.

The CIS further states that there is a 12" public combined gravity sanitary sewer within the Peabody and Woodward rights of way. The development will plan to utilize the Peabody access for wastewater discharge with no capacity issues anticipated. The development proposes a six inch service lead for the building that will connect to the sanitary sewer.

F. Public Safety:

The applicant has stated that the proposed development provides direct access for police, fire and emergency vehicles and personnel from both Peabody and Woodward. Access to the building on both sides is in the center and at grade. The CIS also states that an elevator that can accommodate a stretcher is proposed, and that a fire command center will be provided and that the alarm system will be state of the art.

The applicant has not provided information on the required safety measures for the new project, such as a fire suppression system or a Knox Box. This was labeled as TBD in the CIS and will be required at

the time of Final Site Plan review. The Police and Fire Departments will require further information to ensure that all life safety issues have been addressed. The applicant has indicated in the CIS that they will be using Guardian Alarm as their security system provider. The CIS states that Guardian will install intrusion alarm systems at building perimeter and key internal operations areas, access control system for perimeter doors and other necessary access locations, a surveillance camera system, emergency/security call stations, fire alarm monitoring, and supervisory alarm systems for management/facilities. **Details of the proposed security system must be provided and approved by the Police Department.**

G. Transportation Issues:

The CIS states that on-site parking will be sufficient to support the proposed development in the form of a two level underground parking garage with 90 spaces. In addition, bus service is currently available adjacent to the site 375 feet away from the front door on Woodward, and an Amtrak station is located nearby. Given the location of the proposed development, a vast majority of retail options, restaurants, and personal services are also available within walking distance of the site. The applicant also notes that there will be bike racks available for residents, employees and visitors to the site.

The applicant has provided a transportation study prepared by Giffels Webster. The City's traffic engineer approved the use of Form A – Traffic Study Questionnaire in lieu of a full Form B – Transportation Study, given the size of the proposed building.

Conclusions in the CIS were that although the building is located within Birmingham's Parking Assessment District, which requires no additional parking, additional parking spaces are needed to service the retail options proposed on the first floor. The applicant is proposing 90 off-street parking spaces and 11 on-street parking spaces to alleviate the stress on the Parking Assessment District. The traffic impact study also notes that westbound left turns onto Peabody from Maple Road would benefit from extending the turn lane full width all the way to the near Woodward crosswalk due to the larger queue lengths imposed by the new development. Other traffic impacts of the development will be relatively minor.

The report also concluded that bicycle, pedestrian and transit connections with the neighborhoods, downtown Birmingham and the region will be excellent.

The City's transportation consultant has provided comments in the attached letter.

H. Parking Issues:

The CIS indicates that the proposed development will have a 2-level underground parking garage that will facilitate the 15 required residential

parking spaces. There is no percentage of required parking for the other uses because the proposed project is within the Parking Assessment District. A thorough discussion of the parking requirements is contained in the attached Preliminary Site Plan report.

I. Natural Features:

The applicant has indicated that there will be little impact on natural features or bodies of water as a result of the proposed development, as the site is currently 100% impervious surface. There are no ponds or streams near the project. The CIS indicates that since the projected development will be replacing an already developed site, there are no natural features that will be disturbed or isolated, and there exists no natural wildlife habitats.

J. Departmental Reports

1. Engineering Division – The Engineering Dept. has reviewed the plans dated June 5th, 2017, and the CIS dated June 5th, 2017 for the above project. The following comments are offered:

1. The traffic study acknowledges that the City's parking system is operating near capacity, and does not presently have the capacity to accommodate the additional demand that this building will create. On page 22 of the report, the writer states that "it is reasonable" to assume that the manager of the parking system will explore the possibility of adding an additional floor on the top of the Peabody St. Structure.

Further, the writer indicates that "the study assumes that possibility to be both viable and successfully completed..." The Board is cautioned that the parking structure was not designed with the intention that it could be expanded in the upward direction to create additional capacity, and that this assumption should not be figured into the study. Further, while the parking system is ready and able to operate rooftop valet assist programs to add capacity during peak hours in its other four structures, no such plan is in place at the Peabody St. Structure.

The rooftop valet system requires one to two additional staff on days it operates, and allows the system to fit 50 to 75 additional cars on the roof level by parking them closer together than what can be done when self-parked. Due to the limited land area at this site, and the present configuration of the roof, there is insufficient space available in this structure to make such a program feasible. The study should not proceed with the assumption that an additional level can or will be built at this facility.

2. The preliminary site plans show the building frontage is proposed set

back off the property line on the Peabody St. frontage of the building. The owner will be required to sign a recordable ingress/egress easement for the public to use this area as a public sidewalk, prior to the issuance of a building permit.

3. The following permits will be required from the Engineering Dept. for this project:
 1. Sidewalk/Drive Approach Permit (for all pavement installed in the right of way).
 2. Right-of-Way Permit (for excavations in the right-of-way).
 3. Street Obstruction Permit (for partial obstructions of the City sidewalk or alley).

In addition, a permit will be required from the Michigan Dept. of Transportation (MDOT) for any use and construction within the Woodward Ave. right-of-way.

2. Department of Public Services – DPS has no concerns at this time.
3. Fire Department – The Fire Department has no concerns at this time.
4. Police Department – The Police Department has no concerns at this time.
5. Building Division – The Building Division has reported no concerns at this time.

K. Summary of CIS:

The following issues remain outstanding with regards to the CIS:

- (1) Applicant submit a haul route map for demolition and excavation;
- (2) Provide mitigation strategies for control of noise vibration and dust;
- (3) Applicant will be required to bury all utilities on the site; and
- (4) Applicant provide information on all life safety issues and Fire Dept. approval, as well as details on the proposed security system provided to and approved by the Police Dept.

L. Suggested Action:

1. To ACCEPT the Community Impact Study as provided by the applicant for the proposed development at 34965 Woodward with the following conditions:
 - (1) Applicant submit a haul route map for demolition and excavation;
 - (2) Provide mitigation strategies for control of noise vibration and dust;
 - (3) Applicant will be required to bury all utilities on the site; and
 - (4) Applicant provide information on all life safety issues and Fire Dept. approval, as well as details on the proposed security system provided to and approved by the Police Dept.

Or

2. To postpone action on the Community Impact Study as provided by the applicant for the proposed development at 34965 Woodward, allowing the applicant the opportunity to address the issues raised above.

Or

3. To decline the Community Impact Study as provided by the applicant for the proposed development at 34965 Woodward.

Preliminary Site Plan Review

III. Preliminary Site Plan Review

The applicant has submitted an application for Preliminary Site Plan review to construct a five story building in the B4/D4 zoning district. The property is located on the west side of Woodward Avenue on Peabody Street at the former location of Peabody's Restaurant and the former Art & Frame Station.

1.0 Land Use and Zoning

- 1.1. Existing Land Use – The previous land uses on the site were a vacant two-story commercial building and a one story shop. The buildings were demolished in March, 2017 to allow construction of the proposed five story mixed use building.
- 1.2 Zoning – The property is zoned B-4 Business-Residential, and D-4 in the Downtown Overlay District. The proposed retail, office, commercial and residential uses, and surrounding uses appear to conform to the permitted uses of the zoning district, including the off street parking facility in the form of two levels of parking decks below the development.
- 1.3 Summary of Adjacent Land Use and Zoning - The following chart summarizes existing land use and zoning adjacent to and/or in the vicinity of the subject site, including the 2016 Regulating Plan

	North	South	East	West
Existing Land Use	Retail/ Commercial	Retail/ Commercial	Open Space/Parking	Parking/ Commercial
Existing Zoning District	B-4 Business Residential	B-4 Business Residential	B-2 General Business	B-4 Business Residential
Overlay Zoning District	D-4	D-4	MU-7	D-4

1. 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 of the bulk, area

and placement requirements for the D-4 Downtown Overlay District.

3.0 Screening and Landscaping

- 3.1 Dumpster Screening – The applicant is proposing to store all trash inside the building envelope along the north side on a mechanical platform. The applicant has submitted a CIS that indicates trash chutes on all levels that lead to a trash compactor accessible via the entry drive, but this is not demonstrated on the preliminary site plan. **The applicant must clarify that the trash will be stored on this platform, as it is unclear in the plans.**
- 3.2 Parking Lot Screening – Two levels of proposed parking will be placed underground with eleven (11) angled parking spaces on the street. No parking lot screening will be required.
- 3.3 Mechanical Equipment Screening – A rooftop plan has been submitted indicating six (6) roof top units to be located within a decorative stainless steel metal grate screen wall. **The applicant will be required to provide specification sheets on mechanical equipment and verify that the screen wall is tall enough to sufficiently screen the proposed units at Final Site Plan.**
- 3.4 Landscaping – The Downtown Overlay District requires that one street tree be provided for every 40' of street frontage. This development is required to have 5 trees along Peabody Street, and 4 trees along Woodward Avenue. The current plans depict two (2) trees on Peabody. **The applicant will be required to submit plans with 9 total trees, or get a waiver from the staff arborist.** Parking lot landscaping requirements do not apply in the Downtown Overlay District.
- 3.5 Streetscape Elements – The applicant will be expected to maintain the current condition and make any repairs that are deemed necessary once the construction is complete. The Planning Board may wish to require benches and trash/recycling receptacles to the streetscape if they deem fit.

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 15 parking spaces are required for the residential level of the building (10 units x 1.5 parking spaces). No on-site parking is required for the proposed retail or office uses as the site is located within the Parking Assessment District. The applicant is proposing 90 parking spaces on site in a two-level underground parking deck and 11 angled parking spaces on the street. The total number of parking spaces provided on the plans is 101. All parking spaces meet the minimum size

requirement of 180 square feet.

In accordance with Article 3, section 3.04(D)(5), Downtown Birmingham Overlay District, parking contained in the first story of a building shall not be permitted within 20' of any building façade on a frontage line or between the building facade and the frontage line. **The proposal meets this requirement, as all parking is below the 1st floor**

- 4.2 Loading – In accordance with Article 4, section 4.24 C (2) of the Zoning Ordinance, developments with over 50,000 ft² of office space require 2 usable off-street loading spaces, and commercial uses from 5,001 to 20,000 ft² require 1 usable off-street loading space. The plans do not display any off-street loading spaces. **The applicant will need to submit plans demonstrating the size and location of 3 usable off-street loading spaces, or obtain a variance from the Zoning Board of Appeals.**
- 4.3 Vehicular Circulation and Access – Access to the underground parking garage will be via a garage door on the southwest corner of the building, along Peabody Street. Access to the 11 on street parking spaces will be along a one way pull-off from southbound Woodward Avenue.
- 4.4 Pedestrian Circulation and Access –The applicant is proposing pedestrian entrances at three points of the building. The primary entrance to the retail space will front onto Peabody St. at the center of the façade. An additional entrance is proposed along the Woodward frontage, also centrally located. Along Peabody St. there is a proposed entrance to the elevator lobby that will provide access to the 10 residential units. All entrances are accessible from a City sidewalk.

5.0 Lighting

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

6.0 Departmental Reports

6.1 Engineering Division –The Engineering Dept. has reviewed the plans dated June 5th, 2017, and the CIS dated June 5th, 2017 for the above project. The following comments are offered:

- 4. The traffic study acknowledges that the City's parking system is operating near capacity, and does not presently have the capacity to

accommodate the additional demand that this building will create. On page 22 of the report, the writer states that "it is reasonable" to assume that the manager of the parking system will explore the possibility of adding an additional floor on the top of the Peabody St. Structure.

Further, the writer indicates that "the study assumes that possibility to be both viable and successfully completed..." The Board is cautioned that the parking structure was not designed with the intention that it could be expanded in the upward direction to create additional capacity, and that this assumption should not be figured into the study. Further, while the parking system is ready and able to operate rooftop valet assist programs to add capacity during peak hours in its other four structures, no such plan is in place at the Peabody St. Structure.

The rooftop valet system requires one to two additional staff on days it operates, and allows the system to fit 50 to 75 additional cars on the roof level by parking them closer together than what can be done when self-parked. Due to the limited land area at this site, and the present configuration of the roof, there is insufficient space available in this structure to make such a program feasible. The study should not proceed with the assumption that an additional level can or will be built at this facility.

5. The preliminary site plans show the building frontage is proposed set back off the property line on the Peabody St. frontage of the building. The owner will be required to sign a recordable ingress/egress easement for the public to use this area as a public sidewalk, prior to the issuance of a building permit.
6. The following permits will be required from the Engineering Dept. for this project:
 1. Sidewalk/Drive Approach Permit (for all pavement installed in the right of way).
 2. Right-of-Way Permit (for excavations in the right-of-way).
 3. Street Obstruction Permit (for partial obstructions of the City sidewalk or alley).

In addition, a permit will be required from the Michigan Dept. of Transportation (MDOT) for any use and construction within the Woodward Ave. right-of-way.

6.2 Department of Public Services – DPS has no concerns.

6.3 Fire Department – The Fire Department has no concerns at this time.

6.4 Police Department – The Police Department has no concerns at this time.

6.5 Building Division – The Building Division has no concerns at this time.

7.0 Design Review

The applicant is proposing to utilize the following materials for the construction of the five-story, mixed use building:

- Stone panels along the lower level of all façades;
- Masonry veneer along the upper levels of all façades;
- Stone for the base of the building;
- Steel window and door system;
- Extensive window glazing on all facades.

No material samples or colors have been provided at this time, but will be required at the time of Final Site Plan review.

Article 3, section 3.04(E), Downtown Overlay District, of the Zoning Ordinance contains architectural and design standards that will apply to this building, including specific requirements for the design and relief of front façades, glazing requirements, window and door standards and proportions, roof design, building materials, awnings and other pedestrian scaled architectural features.

The proposed building appears to meet the architectural standards set out in Article 3, Downtown Birmingham Overlay District, of the Zoning Ordinance as the first floor storefronts are directly accessible from the sidewalk, the storefront windows are vertically proportioned, no blank walls face a public street, and the main entries incorporate canopy features to add architectural interest on a pedestrian scale.

The building also appears to meet the architectural standards set out in Article 3 of the Zoning Ordinance which requires that at least 90% of the exterior finish of the building is glass, brick, cut stone, cast stone, coarsely textured stucco, or wood. In addition, the percentage of glazing for the facade and upper levels has been provided and demonstrates that the storefront minimum of 70% is met, and the maximum upper level of 35% has not been exceeded.

8.0 Approval Criteria

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

- (1) The location, size and height of the building, walls and fences shall be such

that there is adequate landscaped open space so as to provide light, air and access to the persons occupying the structure.

- (2) The location, size and height of the building, walls and fences shall be such that there will be no interference with adequate light, air and access to adjacent lands and buildings.
- (3) The location, size and height of the building, walls and fences shall be such that they will not hinder the reasonable development of adjoining property and not diminish the value thereof.
- (4) The site plan, and its relation to streets, driveways and sidewalks, shall be such as to not interfere with or be hazardous to vehicular and pedestrian traffic.
- (5) The proposed development will be compatible with other uses and buildings in the neighborhood and will not be contrary to the spirit and purpose of this chapter.
- (6) The location, shape and size of required landscaped open space is such as to provide adequate open space for the benefit of the inhabitants of the building and the surrounding neighborhood.

9.0 Recommendation

Based on a review of the site plan revisions submitted, the Planning Division recommends that the Planning Board **APPROVE** the Preliminary Site Plan for 34965 Woodward with the following conditions:

- (1) The applicant will be required to submit plans with 9 total street trees, or get a waiver from the Staff Arborist;
- (2) Applicant must provide a photometric plan and lighting specifications at the time of Final Site Plan Review;
- (3) The applicant will be required to provide a specification sheet for all mechanical units to verify that the screen wall is tall enough to sufficiently screen the proposed units;
- (4) The applicant will need to submit plans demonstrating the size and location of 3 usable off-street loading spaces, or obtain a variance from the Zoning Board of Appeals;
- (5) Applicant comply with the requests of all City Departments;and
- (6) Provide material and color samples at Final Site Plan review.

10.0 Sample Motion Language

Motion to APPROVE the Preliminary Site Plan for 34965 Woodward subject to the following conditions:

- (1) The applicant will be required to submit plans with 9 total trees, or get a

- waiver from the Staff Arborist;
- (2) Applicant must provide a photometric plan and lighting specifications at the time of Final Site Plan Review;
 - (3) The applicant will be required to provide specification sheets for all mechanical units to verify that the screen wall is tall enough to sufficiently screen the proposed units;
 - (4) The applicant will need to submit plans demonstrating the size and location of 3 usable off-street loading spaces, or obtain a variance from the Zoning Board of Appeals;
 - (5) Applicant comply with the requests of all City Departments;and
 - (6) Provide material and color samples at Final Site Plan review.

OR

Motion to DENY the Preliminary Site Plan for 34965 Woodward

OR

Motion to POSTPONE the Preliminary Site Plan for 34965 Woodward for the following reasons:

1. _____
2. _____
3. _____

Zoning Compliance Summary Sheet

Preliminary Site Plan Review

34965 Woodward

Existing Site: 34965 Woodward Avenue, vacant land formerly Peabody's Dining and Spirits and the Art & Frame Station

Zoning: B-4 Business Residential, D-4 Downtown Overlay District
Land Use: Vacant Lot

Existing Land Use and Zoning of Adjacent Properties:

	North	South	East	West
Existing Land Use	Retail/ Commercial	Retail/ Commercial	Open Space/ Parking	Parking/ Commercial
Existing Zoning District	B-4 Business Residential	B-4 Business Residential	B-2 General Business	B-4 Business Residential
Overlay Zoning District	D-4	D-4	MU-7	D-4

Land Area: existing: 21,510 ft²
proposed: Same as existing

Minimum Lot Area per unit: required: N/A
proposed: N/A

Minimum Floor Area: required: N/A
proposed: N/A

Maximum Total Floor Area: required: N/A
proposed: N/A

Minimum Open Space: required: N/A
proposed: N/A

Maximum Lot Coverage: required: N/A
proposed: N/A

Front Setback:	required:	0 ft.
	proposed:	0 ft.
Side Setbacks:	required:	0 ft.
	proposed:	0 ft.
Rear Setback:	required:	Equal to that of the adjacent building
	proposed:	Equal to that of the adjacent building
Max. Bldg. Height:	permitted:	80 ft. and 4 or 5 stories
	proposed:	80 ft. and 5 stories
Parking:	required:	15 off-street spaces
	proposed:	90 off-street spaces, 11 on-street parking spaces
Loading Area:	required:	3
	proposed:	0
Screening:		
Buffer to abutting Single-family:	required:	N/A
	proposed:	N/A
<u>AC/Mech. units:</u>	required:	Screening to compliment the building or landscaping.
	proposed:	The HVAC units located on the roof of the building are proposed to be screened by a decorative stainless steel metal grate.
Any additional mechanical units not specified on the plans must be screened in accordance with the requirements of the Zoning Ordinance.		
<u>Dumpster:</u>	required:	6 ft. masonry screen wall with gate
	proposed:	Dumpster area will in the building envelope and screened by the building

Planning Board Action List – 2017 – 2018

	TOPIC	SPECIFIC DIRECTION/ PROBLEM DEFINITION	STUDY SESSION	PUBLIC HEARING	STATUS	NOTES
1	Definition of Retail - Short Term Study	<ul style="list-style-type: none"> • Temporary relief to clarify retail & personal services definitions • City Manager's memo to PB • Evaluate whether the current application of personal services is consistent with the intent of the 2016 Plan 	5/10/17 6/14/17 7/12/17	7/12/17 PB	In Progress	<ul style="list-style-type: none"> • As directed by the City Commission on 5/8/17
2	Bistro Parameters	<ul style="list-style-type: none"> • Review the bistro regulations on the location or number of outdoor dining seats permitted • Clarify and/or provide additional regulations to regulate the operation of bistros • Consider different standards for different districts 	7/12/17		In Progress	<ul style="list-style-type: none"> • As directed by the City Commission on 7/10/17
3	Economic Development License Boundary Review	<ul style="list-style-type: none"> • Consider revising the map in Exhibit A of the Zoning Ordinance to amend the number and/or location of properties that may qualify for an Economic Development liquor license into other areas of the City 				<ul style="list-style-type: none"> • As directed by the City Commission on 7/10/17

4	Renovation of Commercial Properties	<ul style="list-style-type: none"> • Amend the review procedures for new construction and/or the renovation of existing buildings • Clarify the distinction between a renovation and new construction • Clarify the distinction between a site plan review and a design review • Consider Planning Board review for use changes 				<ul style="list-style-type: none"> • As directed by the City Commission on 7/10/17
5	Commercial Projections onto Public Property / Architectural Allowances	<ul style="list-style-type: none"> • Clarify in the Zoning Ordinance which, if any, projections are permitted into the ROW • Draft regulations to address the height, projection or permitted materials for architectural features projecting into the ROW 				<ul style="list-style-type: none"> • As directed by the City Commission on 7/10/17
6	Definition of Retail – Long Term Study		8/10/16 3/29/17 5/10/17			<ul style="list-style-type: none"> • As directed by the City Commission on 7/11/2016

7	Shared Parking	<ul style="list-style-type: none"> Evaluate the success/difficulties encountered in other communities Require a formal shared parking agreement 	8/10/16 2/8/17 3/29/17 5/10/17 7/12/17			<ul style="list-style-type: none"> As directed by the City Commission on 7/10/17
8	Consider looking at principal uses allowed and add flexibility ("and other similar uses")	<ul style="list-style-type: none"> Evaluate the current system of listing only permitted uses in each zone district Determine whether to continue this system, or switch to broad use categories that do not list all specifically permitted uses (ie. retail is permitted, instead of listing drugstore, shoe store, grocery store etc.) 				
9	Potential residential zoning changes; MF & MX garage doors	<ul style="list-style-type: none"> Consider adding garage placement standards and/or garage and garage door size or design standards for mixed use and multi-family residential developments 				
10	Rail District Boundary Review	<ul style="list-style-type: none"> Consider expanding the Rail District to include properties on the west side of S. Eton across from Big Rock and/or to include the North Eton Plaza 				<ul style="list-style-type: none"> As directed by the City Commission on 7/10/17

11	Sustainable Urbanism (Green building standards, pervious surfaces, geothermal, native plants, low impact development etc.)	<ul style="list-style-type: none"> • Incentive option in Triangle District • Guest speakers in LEED • Certification, Pervious Concrete, LED Lighting, Wind Power, Deconstruction • Sustainability website & awards • Native Plant brochure 	2/09/2005 7/11/2007 8/08/2007 9/12/2007 1/9/2008 9/10/08 1/14/09 1/28/09 2/10/09 (LRP) 5/13/09 8/12/09 11/11/09 1/23/10 (LRP) 5/12/10 6/9/10	2/25/09 (PB - Solar) 1/13/10 (PB-Wind) 2/10/10 (PB-Wind) 6/14/2010 (CC-Wind)	Solar ordinance completed. Wind ordinance completed.	
12	Additional Items to be Considered during Master Plan Process	<ul style="list-style-type: none"> • Woodward Avenue Gateway Plan (Lincoln to 14 Mile Road) • Parking • Complete Streets • Regional Planning 	7/12/17		On Hold	

Updated: July 17, 2017



Jana Ecker <jecker@bhamgov.org>

Fwd: Caruso Caruso, Birmingham MI

1 message

Joe Valentine <jvalentine@bhamgov.org>
To: Jana Ecker <Jecker@bhamgov.org>

Mon, Jul 17, 2017 at 10:08 AM

----- Forwarded message -----

From: **Lennon Caruso** <lennon@carusocaruso.com>
Date: Sat, Jul 15, 2017 at 11:55 PM
Subject: Caruso Caruso, Birmingham MI
To: jvalentine@bhamgov.org

Joe-

At the request of other retailers I am sending you this email to please push for the ground floor square footage of downtown Birmingham to remain retail, services, dining and / or entertainment only. Retail defined as goods sold such as jewelry, clothing or housewares and services such as salons, makeup application, tailoring or even pedestrian computer repair. We need to pass or redefine any city ordinance in the downtown area that allows business' such as marketing firms, advertising companies or startups to occupy "fish bowl" ground floor square footage. I strongly believe the residents of our community want to window shop on their nightly strolls, not read "to do" lists written across white boards or be able to view the new list of company leads coordinated by color on sticky notes.

I have ran the daily operations at Caruso Caruso (166 W. Maple) for the past 10 years and was born and raised in this community. Every time I walk by Shift Digital I can still smell Marty's Cookies (I know it's technically Cafe Viá but you get what I'm saying.)

Thank you for your time. I'd be happy to give you more feedback personally or lay things out for business owners, landlords and / or Bham residents in a public setting.

Thanks. Peace. Lennon Lalonde

--

Joseph A. Valentine
City Manager
City of Birmingham
151 Martin Street
Birmingham, MI 48009
(248) 530-1809 Office Direct
(248) 530-1109 Fax
jvalentine@bhamgov.org
Twitter: @JoeValentine151

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Jana Ecker <jecker@bhamgov.org>

Fwd: Commercial Office Space on First Floors/ Birmingham

1 message

Joe Valentine <jvalentine@bhamgov.org>
To: Jana Ecker <jecker@bhamgov.org>

Mon, Jul 10, 2017 at 10:35 AM

Please include with the PB materials for their July 12th meeting.

----- Forwarded message -----

From: **Karen Mucha** <karen.mucha@icloud.com>
Date: Mon, Jul 10, 2017 at 10:04 AM
Subject: Commercial Office Space on First Floors/ Birmingham
To: jvalentine@bhamgov.org

Mr. Valentine,

We have lived in Birmingham for the past 20 years. We enjoy having a vibrant retail downtown with stores and restaurants. We want this to remain as is. We do not want first floor commercial businesses in the downtown retail spaces. It will adversely effect the success and vibrancy of the downtown retail district. It will be a disincentive to new shops and restaurants to open in birmingham.

I am happy to discuss my thoughts at your convenience.

Karen Mucha

--

Joseph A. Valentine
City Manager
City of Birmingham
151 Martin Street
Birmingham, MI 48009
(248) 530-1809 Office Direct
(248) 530-1109 Fax
jvalentine@bhamgov.org
Twitter: @JoeValentine151

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Jana Ecker <jecker@bhamgov.org>

Fwd: Downtown Birmingham Tenant Mix

1 message

Joe Valentine <jvalentine@bhamgov.org>

Thu, Jul 13, 2017 at 8:05 AM

To: "Andrew M. Harris" <aharris@bhamgov.org>, Carroll DeWeese <cdeweese@bhamgov.org>, Mark Nickita <mnickita@bhamgov.org>, Patty Bordman <pbordman@bhamgov.org>, Pierre Boutros <pboutros@bhamgov.org>, Racky Hoff <rackyhoff@hotmail.com>, Stuart Sherman <ssherman@bhamgov.org>, Tim Currier <tcurrier@bhlaw.us.com>
Cc: Jana Ecker <Jecker@bhamgov.org>

fyi

----- Forwarded message -----

From: **Joe Valentine** <jvalentine@bhamgov.org>

Date: Thu, Jul 13, 2017 at 8:05 AM

Subject: Re: Downtown Birmingham Tenant Mix

To: Gillian Levy <Gannelevy@comcast.net>

Ms. Levy,

Thank you for your email and sharing your concerns for the downtown retail mix. To the contrary, the current discussions are intended to further clarify the retail uses permitted in the downtown and encourage more retail establishments as you suggest. The City Commission has directed the Planning Board to provide a definition for personal services that is inline with the City's downtown master plan and encourages a strong retail core in the center of the downtown. Without a definition for personal services, several office type uses have utilized this undefined category to occupy prime retail spaces, which is not inline with our downtown master plan. This is what is currently being corrected. Please know your concerns are shared by the City Commission and on their way to being addressed.

I will pass along your comments and thank you again for your time in sharing your concerns.

Best Regards,
Joe Valentine

On Wed, Jul 12, 2017 at 6:21 PM, Gillian Levy <Gannelevy@comcast.net> wrote:

Mr.Valentine

Please share this email with those members of the board of commissioners who are considering permitting commercial office space in store fronts. I am a transplant from New York , and many reasons have kept me here instead of returning to New York. I have been a Birmingham resident since 1987, first in a house for almost 30 years and now in an apartment in downtown. Birmingham reminds of the neighborhood where I grew up in Brooklyn. There was a main shopping thoroughfare, similar to our downtown area. I knew most of the merchants, as I do now. I enjoy walking through the downtown area, as I did in the shopping area in Brooklyn, looking in store fronts and seeing the merchandise and art work. No fun in looking at desks with people nose to nose with their computers.

It is my understanding that some of our city officials are trying to promote more office space on the first floor of buildings, rather than continuing to attract new businesses like Gazelle Sports, Back Country North, West Elm, Sundance Shoes; the Art Galleries, and other boutiques. Our downtown suffered when Somerset expanded but rebounded with fines shops that do well on city streets rather than in malls. The downtown again rebounded after the financial crisis and we have a thriving city.

Office use of storefronts will serve to drive out retailers and reduce the homey feel and vibrancy of our downtown. We cannot permit this to happen for the sake of a few landlords who seek out the quick dollar in place of being a resident within our city and bringing in tenants that will harmonize with our downtown and keep it growing. We certainly do not need another storefront realtor or a computer consultant.

Change is a part of growth but that change can be tempered to serve the needs of the residents. We must preserve a viable and vibrant downtown and not become an office space community only

Gillian A. Levy

555 S Old Woodward Avenue

Birmingham MI 48009

--

Joseph A. Valentine

City Manager

City of Birmingham

151 Martin Street

Birmingham, MI 48009

(248) 530-1809 Office Direct

(248) 530-1109 Fax

jvalentine@bhamgov.org

Twitter: @JoeValentine151

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--

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Jana Ecker <jecker@bhamgov.org>

Fwd: First Floor Retail

1 message

Joe Valentine <jvalentine@bhamgov.org>

Wed, Jul 5, 2017 at 12:19 PM

To: Jana Ecker <Jecker@bhamgov.org>, Matthew Baka <MBaka@bhamgov.org>

fyi

----- Forwarded message -----

From: **Andrea Rehm** <andirehm@yahoo.com>

Date: Wed, Jul 5, 2017 at 11:26 AM

Subject: First Floor Retail

To: jvalentine@bhamgov.org

It has recently come to my attention that the City of Birmingham is considering that offices be able to occupy the first floor in the town?

I honestly didn't believe it since it would ruin our walkable community. Making such a radical decision would seriously impact the vitality of our darling Downtown Shopping District.

I implore you do everything possible to keep such a move from happening. As someone who lives and works in Birmingham I am very concerned.

Thank you for your time.

Best,

Andrea Rehm
738 Graefield Court
Birmingham, Mi 48009

--

Joseph A. Valentine

City Manager

City of Birmingham

151 Martin Street

Birmingham, MI 48009

[\(248\) 530-1809](tel:(248)530-1809) Office Direct[\(248\) 530-1109](tel:(248)530-1109) Faxjvalentine@bhamgov.org

Twitter: @JoeValentine151

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Jana Ecker <jecker@bhamgov.org>

Fwd: Keep retail on the first floor in town

1 message

Joe Valentine <jvalentine@bhamgov.org>

Mon, Jul 10, 2017 at 10:54 AM

To: "Andrew M. Harris" <aharris@bhamgov.org>, Carroll DeWeese <cdeweese@bhamgov.org>, Mark Nickita <mnickita@bhamgov.org>, Patty Bordman <pbordman@bhamgov.org>, Pierre Boutros <pboutros@bhamgov.org>, Racky Hoff <rackyhoff@hotmail.com>, Stuart Sherman <ssherman@bhamgov.org>, Tim Currier <tcurrier@bhlaw.us.com>
Cc: Jana Ecker <Jecker@bhamgov.org>

fyi

----- Forwarded message -----

From: **Joe Valentine** <jvalentine@bhamgov.org>
Date: Mon, Jul 10, 2017 at 10:53 AM
Subject: Re: Keep retail on the first floor in town
To: Elizabeth Belkin <elizabeth.belkin@gmail.com>

Ms. Belkin,

Thank you for your email sharing your concerns for ensuring a strong retail presence on first floor properties in the downtown. I will share you comments with the Planning Board as they plan to review this matter during their meeting on July 12th. This meeting is intended to review our downtown master plan as it relates to first floor retail and develop a definition for personal services that coincides with retail uses. This meeting will begin at 7:30pm at Birmingham City Hall.

Thank you again for sharing your concern.

Best Regards,
Joe Valentine

On Sat, Jul 8, 2017 at 12:01 PM, Elizabeth Belkin <elizabeth.belkin@gmail.com> wrote:

Hello,

I am a resident of Birmingham and I am very upset to hear that offices are looking to take over first floor retail.

I am opposed to this and as a former retailer, I know the value in having a downtown filled with amazing shops and restaurants on the street level.

Thank you,
Elizabeth Belkin
411 South Old Woodward Avenue
unit 805
Birmingham, Michigan 48009

--

Joseph A. Valentine

City Manager
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151 Martin Street
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(248) 530-1809 Office Direct
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Jana Ecker <jecker@bhamgov.org>

Fwd: Planning Commission Meeting June 14, 2017

1 message

Matthew Baka <mbaka@bhamgov.org>
To: "Ecker, Jana" <Jecker@bhamgov.org>

Wed, Jun 14, 2017 at 5:02 PM

Did you get this one?

Matthew Baka
Senior Planner
The City of Birmingham
mbaka@bhamgov.org
1(248) 530-1848

----- Forwarded message -----

From: **Rick Huddleston** <rhuddleston@valstonepartners.com>
Date: Wed, Jun 14, 2017 at 4:58 PM
Subject: Planning Commission Meeting June 14, 2017
To: "mbaka@bhamgov.org" <mbaka@bhamgov.org>

I will be attending the Planning Commission meeting this evening on behalf of VS Birmingham Holdings, LLC

VS Birmingham Holdings, LLC owns approximately 108,000 square feet of office and retail space in the building generally known as Birmingham Place located at 401 South Old Woodward

VS Birmingham is OPPOSED to the proposed amendment to the definition of "retail" which is an agenda item for the

Please distribute the attached statement of opposition

I would request the opportunity to speak at tonight's meeting

Richard Huddleston

ValStone Asset Management

260 East Brown, Suite 250

Birmingham, Michigan 48009

 [\(248\) 646-9200 x25](tel:(248)646-9200)**Statement of VS Birmingham re Redline Retail District.pdf**
13K



Jana Ecker <jecker@bhamgov.org>

Fwd: Please Share Attachment at Tonight's Meeting

1 message

Joe Valentine <jvalentine@bhamgov.org>

Mon, Jun 19, 2017 at 5:55 PM

To: "Andrew M. Harris" <aharris@bhamgov.org>, Carroll DeWeese <cdeweese@bhamgov.org>, Mark Nickita <mnickita@bhamgov.org>, Patty Bordman <pbordman@bhamgov.org>, Pierre Boutros <pboutros@bhamgov.org>, Racky Hoff <rackyhoff@hotmail.com>, Stuart Sherman <ssherman@bhamgov.org>, Tim Currier <tcurrier@bhlaw.us.com>
Cc: Jana Ecker <Jecker@bhamgov.org>, Ingrid Tighe <itighe@bhamgov.org>

fyi

----- Forwarded message -----

From: **Sharon Woods LandUseUSA** <sharonwoods@landuseusa.com>

Date: Mon, Jun 19, 2017 at 2:28 PM

Subject: Please Share Attachment at Tonight's Meeting

To: jvalentine@bhamgov.org

Attn: City manager, city council, planning commission, planning staff, DDA, and other stakeholders

Please allow LandUseUSA to contribute the attachment and this email for this evening's study group session.

In LandUseUSA's professional opinion, brick-and-mortar retail is NOT dead. In fact, this is the perfect opportunity for your downtown merchants to "*Take it Back*" from Big-Box America. National chains are contracting and downsizing because they are redundant and have failed to deliver an enjoyable shopping experience for demanding and savvy shoppers. Those same shoppers are now seeking a more complete experience and they want to be entertained while they shop and dine.

Please see the attachment and kindly share it with your city and planning officials at tonight's meeting. This attachment is an updated excerpt from a study that we originally prepared for the City of Birmingham in 2013 (as part of the Woodward Avenue Corridor plan). Although big-box America is contracting, the enclosed line charts show that same-store-sales are growing (albeit modestly), and sales per square foot is actually gaining - not declining. Some fluctuations should also be expected year-to-year, and decade-to-decade.

Dear Merchants, please don't let the media hype dissuade you from this new opportunity to benefit from shifting consumer preferences. They are shifting in your favor! By focusing on convenience, unique merchandise, high-service, and Placemaking amenities, and you can collectively succeed in "*Taking it Back*".

The attached packet also identified some growth opportunities and retail niches that we identified for Birmingham in 2013.

Thank you for this opportunity to contribute.

Sharon

. . .

Sharon Woods, CRE
Counselor of Real Estate
(517) 290-5531
www.LandUseUSA.com

Target Market Analysis | Downtown Strategies | Land Use Economics

--

Joseph A. Valentine

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Birmingham Retail Market Study Update June 2017.pdf

711K



Jana Ecker <jecker@bhamgov.org>

Fwd: Principal shopping district

1 message

Joe Valentine <jvalentine@bhamgov.org>
To: Jana Ecker <Jecker@bhamgov.org>

Mon, Jun 19, 2017 at 9:07 AM

fyi

----- Forwarded message -----

From: **Joe Valentine** <jvalentine@bhamgov.org>

Date: Mon, Jun 19, 2017 at 9:07 AM

Subject: Fwd: Principal shopping district

To: "Andrew M. Harris" <aharris@bhamgov.org>, Carroll DeWeese <cdeweese@bhamgov.org>, Mark Nickita <mnickita@bhamgov.org>, Patty Bordman <pbordman@bhamgov.org>, Pierre Boutros <pboutros@bhamgov.org>, Racky Hoff <rackyhoff@hotmail.com>, Stuart Sherman <ssherman@bhamgov.org>, Tim Currier <tcurrier@bhlaw.us.com>

fyi -

----- Forwarded message -----

From: **Mark Nickita** <mnickita@bhamgov.org>

Date: Mon, Jun 19, 2017 at 8:01 AM

Subject: Principal shopping district

To: Joe Valentine <jvalentine@bhamgov.org>

Joe

Has this been shared with all of the commission?

Thx
M**Mark Nickita, FAIA, CNU, APA**
Mayor
*City of Birmingham, MI*Like me on Facebook
Mark NickitaTwitter
@MarkNickita

Begin forwarded message:

From: Barbara Ritsema <barbritsema@gmail.com>
Date: June 19, 2017 at 7:47:49 AM EDT
To: mnickita@bhamgov.org
Subject: Principal shopping district

To whom it may concern:

I would like this to be shared with all who make decisions about our downtown shopping district. As a lifelong resident of Birmingham, what has kept me here are three things: our schools, our safe neighborhoods, and our beautiful downtown shopping area. I am a true believer in supporting local businesses, and I shop here as much as I can. When I have visitors from out of state, they are amazed that a city like this exists, with shops and restaurants and has been voted numerous times as a most walkable

city.

It has come to my attention, that there are those who are trying to promote more office space on the first floor of buildings, rather than continuing to attract new businesses like Gazelle sports, back country north, West Elm and Sundance Shoes; as well as encouraging business owners to adapt to changing interests and opening stores like stem and stone.

You only have to visit major cities, like Chicago to see what happens to areas that are primarily business office space in the evening and on weekends: even major retailers don't open, in those parts of the city, and they lose the safety of a vibrant downtown area.

The people who have been invested in Birmingham forever, while agreeing that change is necessary, do not want to lose our downtown shopping area. What is attracting businesses to open offices, are the shops, retail, and the restaurants. They need to be delegated to the second floor of buildings, or the perimeter the central shopping district

Thank you,
Barb Ritsema
165 Puritan Ave., Birmingham, MI

Sent from my iPhone

--

Joseph A. Valentine

City Manager
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(248) 530-1809 Office Direct
(248) 530-1109 Fax
jvalentine@bhamgov.org
Twitter: @JoeValentine151

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Jana Ecker <jecker@bhamgov.org>

Fwd: Regarding ground floor office versus preserving the space for retail...

1 message

Joe Valentine <jvalentine@bhamgov.org>
To: Jana Ecker <Jecker@bhamgov.org>

Mon, Jun 19, 2017 at 4:40 PM

fyi

----- Forwarded message -----

From: **Joe Valentine** <jvalentine@bhamgov.org>

Date: Mon, Jun 19, 2017 at 4:39 PM

Subject: Fwd: Regarding ground floor office versus preserving the space for retail...

To: "Andrew M. Harris" <aharris@bhamgov.org>, Carroll DeWeese <cdeweese@bhamgov.org>, Mark Nickita <mnickita@bhamgov.org>, Patty Bordman <pbordman@bhamgov.org>, Pierre Boutros <pboutros@bhamgov.org>, Racky Hoff <rackyhoff@hotmail.com>, Stuart Sherman <ssherman@bhamgov.org>, Tim Currier <tcurrier@bhlaw.us.com>

fyi

----- Forwarded message -----

From: **Reed Benet** <reedmbenet@gmail.com>

Date: Mon, Jun 19, 2017 at 4:05 PM

Subject: Regarding ground floor office versus preserving the space for retail...

To: Joe Valentine <jvalentine@bhamgov.org>

Cc: cheryl@tenderbirmingham.com, Jacqueline Benet <jacquelinebenet@gmail.com>

Hello Mr. Valentine:

It is my understanding that there will be a (Planning Commission or City Council?) discussion tonight at City Hall regarding the high demand for ground floor office that might conflict with the upsides of preserving the space for retail.

I fully understand that the property owners want to get the most income from their ground floor property, and that they might be able to do so today with office uses. And I'm also cognizant of ground floor being preferred for office workers who might have trouble negotiating the stairs, or who might be endangered in an emergency if they aren't on the ground floor. Yet other than these latter and I would assume rarer circumstances, I am the strongest supporter of preserving ground floor for retail businesses since retail businesses make for walkable main streets.

It is my belief that ground floor retail, cafes (thank you for facilitating theses), and other such amenities are what make ground floor office space in Birmingham so attractive. I strongly doubt that the other way works as well, let alone at all.

I trust that you will look into all relevant issues, but I would like to strongly support preserving ground floor space for retail.

Thank you for your consideration!

--

Reed M. Benet

Founder/CEO

zeroto6t, inc. DBA herohomes.comreedmbenet@gmail.com

Cell: 415-342-3634

Goethe (1892): "Von hier und heute geht eine neue Epoche der Weltgeschichte aus und ihr koennt sagen, ihr seid dabei gewesen."



--
Joseph A. Valentine
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Jana Ecker <jecker@bhamgov.org>

Fwd: Retail space

1 message

Joe Valentine <jvalentine@bhamgov.org>

Thu, Jul 13, 2017 at 8:08 AM

To: "Andrew M. Harris" <aharris@bhamgov.org>, Carroll DeWeese <cdeweese@bhamgov.org>, Mark Nickita <mnickita@bhamgov.org>, Patty Bordman <pbordman@bhamgov.org>, Pierre Boutros <pboutros@bhamgov.org>, Racky Hoff <rackyhoff@hotmail.com>, Stuart Sherman <ssherman@bhamgov.org>, Tim Currier <tcurrier@bhlaw.us.com>
Cc: Jana Ecker <Jecker@bhamgov.org>

----- Forwarded message -----

From: **Joe Valentine** <jvalentine@bhamgov.org>

Date: Thu, Jul 13, 2017 at 8:08 AM

Subject: Re: Retail space

To: frank@carusocaruso.com

Mr. Caruso,

Thank you for your email and sharing your concerns for a strong retail mix in the downtown. I will share your comments as this issue is discussed and ordinance language is developed to address this concern. Your concerns are shared by the City Commission and I expect clarification on this issue shortly.

Best Regards,
Joe Valentine

On Wed, Jul 12, 2017 at 7:17 PM, <frank@carusocaruso.com> wrote:

I have had my business on Maple st. For 39 years, between the parking issues and landlords increasing rents it's been a challenge. Please don't allow office space on the first floor, we need more retail to succeed. Thank You.

Frank Caruso Caruso Caruso
Sent from my iPhone

--

Joseph A. Valentine

City Manager

City of Birmingham

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7/13/2017

City of Birmingham MI Mail - Fwd: Retail space

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Jana Ecker <jecker@bhamgov.org>

Re: Retail Space

1 message

Joe Valentine <jvalentine@bhamgov.org>
To: Tom Booth <tlbooth999@gmail.com>
Cc: Jana Ecker <Jecker@bhamgov.org>

Tue, Jul 11, 2017 at 8:28 AM

Mr. Booth,

Thank you for email sharing your concerns regarding first floor retail. I will share your concerns with the Planning Board as they consider this issue.

Best Regards,
Joe Valentine

On Mon, Jul 10, 2017 at 7:41 PM, Tom Booth <tlbooth999@gmail.com> wrote:

Dear Mr. Valentine,

I have read about the current issue facing the Birmingham Planning board regarding the definition of retail space.

In my opinion, I think it is important to maintain the retail space at ground level for shoppers.

The retail space attracts walkers and shoppers. Without them, Birmingham character will change.

Retail stores will wither and die without shoppers.

Please keep that in mind when discussing this issue.

Best regards,

Tom Booth

430 Aspen

Birmingham

P.S. I will not be able to attend the planning board meeting on July 12 due to a previous commitment.

Virus-free. www.avg.com

--
Joseph A. Valentine
City Manager
City of Birmingham
151 Martin Street
Birmingham, MI 48009
(248) 530-1809 Office Direct

7/11/2017

City of Birmingham MI Mail - Re: Retail Space

(248) 530-1109 Fax
jvalentine@bhamgov.org
Twitter: @JoeValentine151

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Statement of VS Birmingham Holdings, LLC
In Opposition to Proposed Definition of Retail in the Redline Retail District

VS Birmingham Holdings, LLC owns approximately 108,000 square feet of office and retail space in the building generally known as Birmingham Place located at 401 South Old Woodward. Our principal executive offices are located in downtown Birmingham at 260 East Brown Street. Furthermore, members of our management team reside in the City of Birmingham.

We have reviewed the proposed Definition of Retail in the Redline Retail District as described in the memorandum dated May 2, 2017 (“Memorandum”) from Planning Director Jana L. Ecker to City Manager Joseph A. Valentine which is an agenda item for consideration by the Planning Commission at its meeting on June 14, 2017. The suggested action advocated by the Planning Director is to “direct the Planning Board to review and present the recommendation to amend Article 3, section 3.04(C)(6), Specific Standards, to amend the Downtown Birmingham Overlay Standards to exclude community and personal service uses as permitted in the Redline Retail District and to forward a recommendation to the City Commission by June 26, 2017.”

We call your attention to the top of the third page of the Memorandum which states “both the Planning Board and the Birmingham Shopping District Board have expressed concern with the existing retail definition, and have considered alternative definition to tighten the definition of retail to include only shops which sell products, not financial, real estate or other such personal services.”

If this alternative definition were implemented, then by our count 31 out of the 103 current businesses in the District would not comply with the alternative definition. Furthermore, by our count just over 10% of the storefronts in the District are vacant or soon to be vacant (businesses with “going out of business” displayed in the window). These statistics are shown by street and in the aggregate in the table below

<u>Street</u>	<u>Compliant</u>	<u>Non-Compliant</u>	<u>Non-Compliant %</u>	<u>Vacant</u>
Maple	46	9	20%	6
Old Woodward	36	13	36%	4
Pierce	8	5	63%	0
Martin	2	1	50%	0
Merrill	<u>11</u>	<u>3</u>	<u>27%</u>	<u>1</u>
Total	103	31	30%	11

We note that Birmingham Place is outside of the Redline Retail District and the proposed restriction of uses within the Redline Retail District may have a collateral benefit to Birmingham Place if tenants were to be displaced by the proposed tightening of the definition of retail, creating demand for properties immediately outside the Redline Retail District. Nonetheless, VS Birmingham is OPPOSED to the proposed amendment of Article 3, section 3.04(C)(6).

We believe that the proposed amendment infringes on the property rights of landlords. Furthermore, we could find no feasibility study or impact analysis in the public record that was considered by the Planning Department in formulating its recommendation.

While having the first floor storefronts within Downtown Birmingham populated exclusively with retail shops may be a laudable goal, it simply does not comport with current retailing realities. Owners of commercial real estate need more flexibility not less in order to cope with the increasing uncertainties in the retail sector brought on by the Amazon effect.

As Downtown Birmingham has evolved over the years, so has the configuration and layout of the first floor space within the District. Many of the spaces occupied by beauty salons, banks and real estate firms are not readily adaptable to small space specialty retail typically found in the District. Displacement of these tenants would, in our judgment, increase the overall amount and duration of vacancies within the District.

Beauty salons, banks and real estate firms have been a part of the Downtown Birmingham community for many years and, drawing on our experience as a landlord in Birmingham, draw shoppers to Downtown Birmingham. We view the elimination of these businesses from the District to be ill advised. Eliminating banks from the District would impose an unnecessary inconvenience for all businesses in Downtown Birmingham.

What the Planning Director is proposing in our view is likely to increase the number of vacant storefronts in Downtown Birmingham and prolong the vacancy periods to the detriment of the Downtown Birmingham experience and the City of Birmingham lifestyle. With 10% of the storefronts currently vacant or to-become vacant, the Planning Commission needs to enact policies to encourage more businesses to come to Downtown Birmingham and avoid policies which turns away prospective businesses.

VS Birmingham reiterates its OPPOSITION to the proposed amendment.



Jana Ecker <jecker@bhamgov.org>

really?

1 message

Christopher Longe <cjlonge@cjlongeai.com>

Tue, Jul 11, 2017 at 8:45 PM

To: "jlwboyce@gmail.com" <jlwboyce@gmail.com>, Robin Boyle <r.boyle@wayne.edu>, "stuartjeffares@gmail.com" <stuartjeffares@gmail.com>, Dan Share <dshare@bsdd.com>, Gill Lazar <glazar@hallandhunter.com>, "jwilliams@dickinsonwright.com" <jwilliams@dickinsonwright.com>, Scott Clein <sclein@giffelswebster.com>, "bkoseck@neumannsmith.com" <bkoseck@neumannsmith.com>

Cc: Jana Ecker <jecker@bhamgov.org>

Dear Board Members;

I know you folks are looking forward to tomorrow's Planning Board public hearing - basically trying to define retail/personal services/commercial use/etc. at the request of the City Commission.

The articles I've referenced below (light reading as it is) do nothing more than reinforce what you may already be thinking, believe to be accurate - or alternatively you may take issue with. You can certainly find, with ease, a credible source to reinforce your thinking.

The reason I chose to engage in the conversation is five fold –

1. I am a proponent - as are most building owners/architects/planners - in 1st floor retail being the highest and best use for a pedestrian friendly city.
2. Retail is not, at the moment (or for the past 20 years) a relevant or driving force filling for Birmingham commercial space.
3. Merchants pay a PSD consultant to recruit and convince retailers to locate in Birmingham. If there were a line to get in, Birmingham wouldn't need a 'salesman'.
4. Forcing a solution on an already successful 'mix' is misguided and unnecessary.
5. Birmingham, to a very large degree, has become the Banking, Creative and Restaurant capital of Michigan - AND – It could or should be embraced and marketed as such. Retail will follow and displace 'personal service/commercial' as foot traffic increases. Factually building owners prefer retail – it is something desired, creates an active environment and reinforces the 'city' vitality and viability. Traditionally retail commands a higher rent rate forcing office use to the upper floors. It is not now nor has it been the case for a very long time.

As the Architect for 'Shift Digital' and 'McCann World Wide', I am compelled to respond to what has, for no real or factual reason, become an issue.

The contention that somehow that these are not viable and contributing to the city fabric is upsetting and not accurate.

Shift replaced a large Real Estate office. McCann replaced a large failed retailer.

'Shift' (2 locations on Maple Road), as you might expect, are concerned by the suggestion that they are 'retail killers'. They along with McCann worldwide – both national industry flagships – have filled spaces that, in McCann's case (we designed for retail that we could not attract – anchors nor smaller merchants) , were vacant for long periods of time.

Shift's employees/owner (as I witness everyday/I'm a neighbor) use the services of local retailers and restaurants (Starbucks, Via, Toast, Streetside, 220 Merrill, etc.), local caterers, have 250 Powerhouse Gym memberships, activate previously dead West Maple and East Maple/Woodward Ave sidewalks & crossings. It's AMAZING to see people on the streets all times of the day as a result.

McCann and Shift along with other 'personal service' outlets support and give rise to retail uses! Ferndale and Royal Oak are working to get more office uses to support their retail/restaurants during the day, when their streets are largely vacant. Birmingham actually has daytime PEDESTRIAN TRAFFIC ! Retail will follow as the market that has been created ... additional retail will result. The balance between retail 'personal service' will change over time as the pendulum swings.

I would hope that the Commission and the Planning Board would focus on the; BOTH-AND; not the EITHER-OR and on solving the cyclical parking problem, which is a greater barrier to retail than any other factor.

Encourage what you want. Carrot—not the stick sorta thing.

Success is hard to overcome.

Sincerely,
Chris Longe

“...do not be carried away by success into demanding more than is right or prudent.” - Winston Churchill

<http://www.theridgefieldpress.com/83487/first-floor-retail-rule-finding-the-carrot-not-the-stick/>

<https://www.theatlantic.com/business/archive/2017/04/retail-meltdown-of-2017/522384/>

<http://www.zerohedge.com/news/2017-06-14/2017-will-be-worst-retail-apocalypse-us-history-over-300-retailers-have-already-file>

<http://www.spur.org/publications/urbanist-article/2014-06-03/designing-ground-level>

Christopher J. Longe AIA, Architecture & Interiors

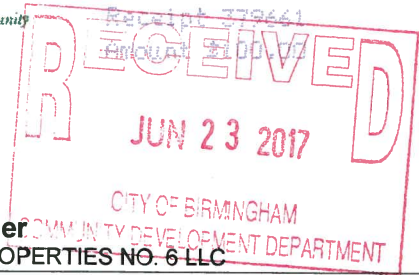
124 Peabody, Birmingham, MI 48009
P 248.258.6940 C 248.330.9595
cjlonge@cjlongeaia.com



CITY OF BIRMINGHAM
Date 07/06/2017 8:24:04 AM
Ref 00139866
Receipt 379441
Amount \$100.00

Administrative Approval Application Planning Division

Form will not be processed until it is completely filled out



1. Applicant

Name: RAYMOND MANION
Address: 1412 E. 11 MILE RD.
ROYAL OAK, MI 48067
Phone Number: (248) 414-9270
Fax Number: (248) 414-9275
Email: RMANION@KRIEGERKLATT.COM

Property Owner

Name: FLS PROPERTIES NO. 6 LLC
Address: 2950 WALNUT LAKE RD.
WEST BLOOMFIELD, MI 48323
Phone Number: (248) 680-1401
Fax Number: (248) 720-0293
Email: FSIMON@SIMONATTYS.COM (FRANK SIMON)

2. Applicant's Attorney/Contact Person

Name: KRIEGER KLATT ARCHITECTS INC.
Address: 1412 E. 11 MILE RD
ROYAL OAK, MI 48067
Phone Number: (248) 414-9270
Fax Number: (248) 414-9275
Email: RMANION@KRIEGERKLATT.COM

Project Designer

Name: KRIEGER KLATT ARCHITECTS INC.
Address: 1412 E. 11 MILE RD
ROYAL OAK, MI 48067
Phone Number: (248) 414-9270
Fax Number: (248) 414-9275
Email: RMANION@KRIEGERKLATT.COM

3. Project Information

Address/Location of Property: 856 N. OLD WOODWARD AVE.
BIRMINGHAM, MI 48009
Name of Development: THE PEARL
Parcel ID #: _____
Current Use: VACANT
Area in Acres: B2B, D-2 DOWNTOWN OVERLAY
Current Zoning: _____

Name of Historic District site is in, if any: _____
Date of HDC Approval, if any: _____
Date of Application for Preliminary Site Plan: 09/04/2015
Date of Preliminary Site Plan Approval: _____
Date of Application for Final Site Plan: 07/14/2016
Date of Final Site Plan Approval: 07/31/2016
Date of Revised Final Site Plan Approval: _____

4. Attachments

- Warranty Deed with legal description of property
- Authorization from Owner(s) (if applicant is not owner)
- Completed Checklist
- Material Samples
- Digital Copy of plans
- Two (2) folded copies of plans including an itemized list of all changes for which administrative approval is requested, with the changes marked in color on all elevations


5. Details of the Request for Administrative Approval


DETAILS FOR ADMINISTRATIVE APPROVAL REQUEST ARE IN RESPONSE TO PLANNING DEPARTMENT

COMMENTS DATED 06/01/2017 FOR PROJECT NUMBER JTBE17-00. DETAILED RESPONSES CAN BE FOUND ON
ATTACHED DOCUMENTS.

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

Signature of Applicant:  Date: 06/22/2017

Application #: <u>PB 17-0069</u>	Office Use Only Date Received: <u>6/23/2017</u>	Fee: <u>\$100</u>
Date of Approval: <u>7/19/2017</u>	Date of Denial: _____	Reviewed by: <u></u>

APPROVED
PB 17-0039
 7/19/17

CITY OF BIRMINGHAM
MICHIGAN

02272

RECEIVED OF

Krieger / Klatt

DATE

6/23/17

\$

Admin Approval

356 N Old Ww

\$100

Ch# 2934

TOTAL \$

100

Planning / M. B. A.

Dept.

This receipt not valid until stamped PAID by City Treasurer

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS: That Chai Yau Ma, a single woman, by Thomas Ma, her attorney-in-fact ("Grantor"), whose Power of Attorney is recorded in Liber 46138, Page 389, Oakland County Records,

the address of Grantor being: 8591 Allen Road, Clarkston, Michigan 48348

conveys and warrants to: FLS Properties #5 LLC, a Michigan limited liability company ("Grantee")

the address of Grantee being: 2950 Walnut Lake Rd., West Bloomfield, Michigan 48323

the following described premises situated in the City of Birmingham, County of Oakland, and State of Michigan, to-wit:

Lots 3 and 4, ASSESSOR'S PLAT NO. 29 as recorded in Liber 6, Page 45 of Plats, Oakland County Records, ALSO part of the Northwest 1/4 of Section 25, Town 2 North, Range 10 East, City of Birmingham, Oakland County, Michigan, described as beginning at a point distant South 88 degrees 16 minutes 00 seconds East 10.15 feet from the Northwest corner of said Lot 3; thence South 88 degrees 16 minutes 00 seconds East 124.70 feet; thence North 49 degrees 21 minutes 00 seconds West 46.41 feet; thence South 73 degrees 32 minutes 00 seconds West 93.28 feet to beginning.

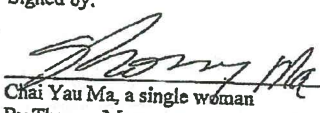
Commonly known as: 856 North Old Woodward, Birmingham, Michigan 48009
Tax Item No.: 08-19-25-328-001

together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, for the sum of Eight Hundred Fifty Thousand and 00/100 Dollars (\$850,000.00).

Subject to zoning, easements and restrictions of record.

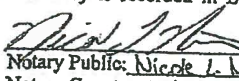
Dated this 23 day of July, 2015.

Signed by:


Chai Yau Ma, a single woman
By Thomas Ma, as attorney-in-fact whose Power of Attorney is recorded in Liber 46138, Page 389, Oakland County Records.

STATE OF MICHIGAN)
) ss.
COUNTY OF OKLAND)

The foregoing instrument was acknowledged before me this 23rd day of July, 2015, Chai Yau Ma, a single woman, by Thomas Ma, her attorney-in-fact, whose Power of Attorney is recorded in Liber 46138, Page 389, Oakland County Records.


Notary Public: Nicole L. Newton
Notary County: Oakland County State: MI
My commission expires: 06/02/2019
Acting in: Oakland County, MI

When Recorded Return To:
Grantee

Send Subsequent Tax Bills To:
Grantee

Drafted by:
Robert S. Bick, Esq.
380 N. Old Woodward, Suite 300
Birmingham, MI 48009
(248) 642-0333

Tax Parcel: 08-19-25-328-001

Recording Fee:
\$ _____

State Transfer Tax:
\$ _____

County Transfer Tax:
\$ _____



CONSENT OF PROPERTY OWNER

I, FLS Properties No. 6 LLC. / Frank Simon, OF THE STATE OF Michigan AND COUNTY OF
(Name of property owner)

Oakland STATE THE FOLLOWING:

1. That I am the owner of real estate located at 856 N. Old Woodward Ave, Birmingham, MI 48009;
(Address of affected property)
2. That I have read and examined the Application for Administrative Approval made to the City of Birmingham by:
Krieger Klatt Architects Inc. / Ray Manion;
(Name of applicant)
3. That I have no objections to, and consent to the request(s) described in the Application made to the City of Birmingham.

Dated: 06/22/2017

FLS Properties No. 6 LLC. / Frank Simon
Owner's Name (Please Print)

Frank R. Simon
Owner's Signature

06/22/2017

Sean Campbell
Assistant City Planner
151 Martin St.
Birmingham, MI 48009

Re: Project #: JTBE17-0001
The Pearl
856 N. Old Woodward Ave.
Birmingham, MI 48009

Thank you for your review of the The Pearl project dated 04/03/17. Below are responses to your 06/01/17 review. All comments are cross references to revised documents dated 06/22/17

First Floor Plan

- The submitted plans demonstrate that the retail space is 4,444 square feet. **The applicant will need to reduce the space back to the approved 4,093 sq. ft., or obtain Administrative Approval.**
Request for administrative approval to increase retail space to 4,444 square feet. Sheet A.101

Second Floor Plan

- The submitted plans show one (1) new balcony along the west elevation for a total six (6); one new exterior balcony along the north elevation; and the relocation of one balcony. **The applicant will be required to obtain Administrative Approval for these changes.**
Request for administrative approval to add one (1) balcony along West elevation, one (1) balcony along North elevation, and relocate one (1) balcony. Sheet A.102
- The second floor plan demonstrates 15,495 sq. ft. of total residential floor area, whereas Administrative Approval #16-0102 shows 14,560 sq. ft. **The applicant will need to verify that the reduction in the second story residential floor area does not affect the building envelope.**
Reduction of second story residential floor area does not affect building envelope. Sheet A.400

Third Floor Plan

- The third floor plan demonstrates 13,610 sq. ft. of total residential floor area, whereas Administrative Approval #16-0102 shows 14,060 sq. ft. **The applicant will need to verify that the reduction in the third story residential floor area does not affect the building envelope.**
Reduction of third story residential floor area does not affect building envelope. Sheet A.400

- The submitted plans show one new exterior balcony along the north elevation. **The applicant must obtain administrative approval for this change.**
Request for administrative approval to add one (1) balcony along North elevation. Sheet A.103

Fourth Floor Plan

- The amount of fourth floor residential area appears to have changed (Administrative Approval #16-0102 is missing the area of one apartment). **As such, the applicant will need to verify that the change in the fourth story residential floor area does not affect the building envelope.**
Change in fourth story residential floor area does not affect building envelope. Sheet A.400
- The fourth floor setback appears to have increased by 6.5". **The applicant must obtain administrative approval for this change.**
Request for administrative approval to decrease fourth floor setback on South wall to align with floors below. Sheet A.104

Parking

- The underground parking plans demonstrate that one of the handicap spots has been relocated and another has been enlarged to provide an 11' wide clearance for a handicap accessible van. **The applicant must obtain Administrative Approval for these changes.**
Request for administrative approval to relocate one handicap spot and to increase other to 11'. Sheet A.100
- The first parking plans show an unidentified horizontally proportioned object that could potentially obstruct the underground parking access ramp. **The applicant will need to identify this component and verify that it will not disrupt vehicle circulation.**
Horizontally positioned object is an operable parking gate and will not disrupt vehicle circulation. Sheet A.101

Elevations

West (front)

- The applicant has added three (3) new pedestrian entrances to connect the ground level facilities with the adjoining sidewalk along the frontage line. **The applicant will be required to obtain Administrative Approval for these exterior changes.**
Request for administrative approval to add three (3) new pedestrian entrances along frontage line. Sheet A.200

- As discussed during the May 10, 2017 Planning Board meeting, the applicant was seeking approval to change the west elevation material from limestone to cast concrete. **The applicant has not indicated this change in the submitted plans at this time and must obtain Administrative Approval.** Additionally, the applicant has not specified the color/finish of the stucco for the upper floor accenting features. **The applicant will be required to provide this information.**
Request for administrative approval to change material from limestone to cast concrete. All Elevation Sheets.
- The applicant did not specify the number of light fixtures for the entire building in their approved Final Site Plan or Photometric Plan and was instructed to submit this information in a subsequent Administrative Approval. At this time, the building plan shows 13 Visa exterior sconces on the first floor and 17 residential sconces (model and manufacturer not specified) on the upper floors. **As such, the applicant will be required to obtain Administrative Approval for the light fixtures and their proposed locations.**
Request for administrative approval for proposed lighting schedule and locations. Sheet A.200
- The quantity of first story windows has been reduced from 94 individual panes within 12 casements to 58 panes within 11 casements. The amount of storefront glazing appears to have been reduced. The applicant has also redesigned to be narrower, have a recessed doorway, and to be separated by two attached columns as opposed to three. **The applicant will be required to obtain administrative approval for these changes as well as demonstrate that the proper calculation methods were used and that the glazing requirements continue to be met.**
Request for administrative approval to reduce first story windows to 58 panes in 11 casements, and for the storefront glazing be narrower, have recessed doorway, and be separated by two attached columns. Window and glazing calculations meet requirements for Downtown Birmingham Overlay District, Window standards for Zone B2B, and ICC 705.8 Allowable Openings for Exterior Walls. Sheet A.200
- The quantity of second story windows has been reduced from 96 individual panes within 24 casements to 74 panes within 22 casements. **The applicant will be required to obtain administrative approval for these changes as well as demonstrate that the proper calculation methods were used and that the glazing requirements continue to be met.**
Request for administrative approval to reduce second story windows to 74 panes in 22 casements. Window and glazing calculations meet requirements for Downtown Birmingham Overlay District, Window standards for Zone B2B, and ICC 705.8 Allowable Openings for Exterior Walls. Sheet A.200
- The quantity of third story windows has been reduced from 96 individual panes within 24 casements, to 82 panes within 24 casements. **The applicant will be required to obtain administrative approval for these changes as well as demonstrate that the proper**

calculation methods were used and that the glazing requirements continue to be met.

Request for administrative approval to reduce third story windows to 82 panes in 24 casements. Window and glazing calculations meet requirements for Downtown Birmingham Overlay District, Window standards for Zone B2B, and ICC 705.8 Allowable Openings for Exterior Walls. Sheet A.200

- The quantity of fourth story windows has been reduced from 74 panes within 12 casements to 80 panes within 21 casements. **The applicant will be required to obtain administrative approval for these changes as well as demonstrate that the proper calculation methods were used and that the glazing requirements continue to be met.**
Request for administrative approval to reduce fourth story windows to 80 panes in 21 casements. Window and glazing calculations meet requirements for Downtown Birmingham Overlay District, Window standards for Zone B2B, and ICC 705.8 Allowable Openings for Exterior Walls. Sheet A.200
- A canopy has been added to the front entrance. **The applicant will be required to obtain Administrative Approval for this change.**
Request for administrative approval to add a canopy to front entrance. Sheet A.200
- Brass railings have been added along all balconies and terraces. **The applicant will be required to obtain Administrative Approval for these changes.**
Request for administrative approval to add brass railings along balconies and terraces. All Elevation Sheets.
- The approved transparent garage doors have been replaced with a solid material. **The applicant will be required to obtain Administrative Approval for this change and verify that the glazing requirements continue to be met.**
Request for administrative approval to have solid material garage doors. Window and glazing calculations meet requirements for Downtown Birmingham Overlay District, Window standards for Zone B2B, and ICC 705.8 Allowable Openings for Exterior Walls. Sheet A.200
- Accenting features on columns are missing in the submitted building plans. **The applicant will be required to obtain Administrative Approval for these changes.**
Request for administrative approval to remove accenting features on columns. All Elevation Sheets
- **All other minor design changes will be require Administrative Approval.**
Request for administrative approval for all other minor design changes.

East

- The applicant has relocated and redesigned the back entry and removed the entire metal parking fence to the right of it. The opening with bronze metal screening for the underground parking facility appears to have been eliminated. **The applicant will be required to obtain Administrative Approval for these changes.**
Request for administrative approval to redesign the back entry, remove metal parking fence, and remove bronze metal screening for underground parking. Sheet A.202
- **The east elevation shows 7 unapproved “Residential Light Sconces”**
Request for administrative approval for proposed lighting schedule and locations. Sheet A.202
- The quantity of second story windows has been reduced from 84 individual panes within 21 casements to 71 panes within 18 casements. **The applicant will be required to obtain administrative approval for these changes as well as demonstrate that the proper calculation methods were used and that the glazing requirements continue to be met.**
Request for administrative approval to reduce second story windows to 71 panes in 18 casements. Window and glazing calculations meet requirements for Downtown Birmingham Overlay District, Window standards for Zone B2B, and ICC 705.8 Allowable Openings for Exterior Walls. Sheet A.202
- The quantity of third story windows has been reduced from 84 individual panes within 21 casements to 71 panes within 18 casements. **The applicant will be required to obtain administrative approval for these changes as well as demonstrate that the proper calculation methods were used and that the glazing requirements continue to be met.**
Request for administrative approval to reduce third story windows to 71 panes in 18 casements. Window and glazing calculations meet requirements for Downtown Birmingham Overlay District, Window standards for Zone B2B, and ICC 705.8 Allowable Openings for Exterior Walls. Sheet A.202
- The quantity of fourth story windows has been increased from 60 individual panes within 10 casements to 63 panes within 20 casements. **The applicant will be required to obtain administrative approval for these changes as well as demonstrate that the proper calculation methods were used and that the glazing requirements continue to be met.**
Request for administrative approval to increase fourth story windows to 63 panes in 20 casements. Window and glazing calculations meet requirements for Downtown Birmingham Overlay District, Window standards for Zone B2B, and ICC 705.8 Allowable Openings for Exterior Walls. Sheet A.202
- Accenting features on columns are missing in the submitted building plans. **The applicant will be required to obtain Administrative Approval for these changes.**
Request for administrative approval to remove accenting features on columns. All Elevation Sheets

- **Other minor changes will require administrative approval.**
Request for administrative approval for all other minor design changes.

South

- The metal fencing enclosing the underground parking facilities appears to have been eliminated. Similarly, the metal fencing for the ground level parking facility appears to have been modified; the separating columns do not extend down the entirety of the opening. The applicant will be required to obtain Administrative Approval for these changes.
Request for administrative approval to remove metal fencing enclosing underground parking, to modify metal fencing at ground level parking, and to have columns not extend down the entirety of the opening. Sheet A.203
- The south elevation shows 8 unapproved "Residential Light Sconces." **The applicant will be required to obtain Administrative Approval for all proposed light fixtures.**
Request for administrative approval for proposed lighting schedule and locations. Sheet A.203
- The quantity of second story windows has been reduced from 76 individual panes within 19 casements to 72 panes within 19 casements. **The applicant will be required to obtain administrative approval for these changes as well as demonstrate that the proper calculation methods were used and that the glazing requirements continue to be met.**
Request for administrative approval to reduce second story windows to 72 panes in 19 casements. Window and glazing calculations meet requirements for Downtown Birmingham Overlay District, Window standards for Zone B2B, and ICC 705.8 Allowable Openings for Exterior Walls. Sheet A.203
- The quantity of third story windows has been reduced from 76 individual panes within 18 casements to 72 panes within 18 casements. **The applicant will be required to obtain administrative approval for these changes as well as demonstrate that the proper calculation methods were used and that the glazing requirements continue to be met.**
Request for administrative approval to reduce fourth story windows to 72 panes in 18 casements. Window and glazing calculations meet requirements for Downtown Birmingham Overlay District, Window standards for Zone B2B, and ICC 705.8 Allowable Openings for Exterior Walls. Sheet A.203
- The quantity of fourth story windows has been increased from 40 individual panes within 9 casements to 58 panes within 20 casements. **The applicant will be required to obtain administrative approval for these changes as well as demonstrate that the**

proper calculation methods were used and that the glazing requirements continue to be met.

- Request for administrative approval to increase fourth story windows to 60 panes in 15 casements. Window and glazing calculations meet requirements for Downtown Birmingham Overlay District, Window standards for Zone B2B, and ICC 705.8 Allowable Openings for Exterior Walls. Sheet A.203
- Railings have been added along all balconies and terraces. **The applicant will be required to obtain Administrative Approval for these changes.** Request for administrative approval to add railing along all balconies and terraces. All Elevation Sheets
- The architectural component that runs vertically on the center of the elevation as shown in the approved Final Site Plan has no architectural accenting in the building plans. **The applicant will be required to obtain Administrative Approval for these changes.** Request for administrative approval to remove architectural accenting from vertical component in center of elevation. Sheet A.203
- Accenting features on columns are missing in the submitted building plans. **The applicant will be required to obtain Administrative Approval for these changes.** Request for administrative approval to remove accenting features from columns. All Elevation Sheets
- **Other minor design changes will require Administrative Approval.** Request for administrative approval for all other minor design changes.

North

- The building plans show exterior work for the northeast elevation and north elevation at the patio. **The Planning Division cannot approve any of this work as the Final Site Plan does not demonstrate work on these portions of the North Elevation.** Request for administrative approval to allow exterior work on Northeast and North elevations at the patio. Sheet A.201
- The north elevation shows 4 unapproved "Residential Light Sconces." **The applicant will be required to obtain Administrative Approval for all proposed light fixtures.** Request for administrative approval for proposed lighting schedule and locations. Sheet A.201
- The quantity of second story windows has been reduced from 51 individual panes within 19 casements to 44 panes within 18 casements. **The applicant will be required to obtain administrative approval for these changes as well as demonstrate that the proper calculation methods were used and that the glazing requirements continue to be met.**

- Request for administrative approval to reduce second story windows to 44 panes in 18 casements. Window and glazing calculations meet requirements for Downtown Birmingham Overlay District, Window standards for Zone B2B, and ICC 705.8 Allowable Openings for Exterior Walls. Sheet A.201
- The quantity of third story windows has been reduced from 64 individual panes within 18 casements to 40 panes within 16 casements. **The applicant will be required to obtain administrative approval for these changes as well as demonstrate that the proper calculation methods were used and that the glazing requirements continue to be met.**
Request for administrative approval to reduce third story windows to 40 panes in 16 casements. Window and glazing calculations meet requirements for Downtown Birmingham Overlay District, Window standards for Zone B2B, and ICC 705.8 Allowable Openings for Exterior Walls. Sheet A.201
- The quantity of the fourth story windows has been reduced from 74 individual panes within 12 casements to 42 panes within 18 casements. **The applicant will be required to obtain administrative approval for these changes as well as demonstrate the proper calculation methods were used and that the glazing requirements continue to be met.**
Request for administrative approval to reduce fourth story windows to 42 panes in 18 casements. Window and glazing calculations meet requirements for Downtown Birmingham Overlay District, Window standards for Zone B2B, and ICC 705.8 Allowable Openings for Exterior Walls. Sheet A.201
- The right portion of the north elevation is almost completely devoid of windows and does not match the approved Final Site Plan. **The applicant must revise these drawings to demonstrate the proper calculation methods were used and that the glazing requirements continue to be met.**
Window and glazing calculations meet requirements for Downtown Birmingham Overlay District, Window standards for Zone B2B, and ICC 705.8 Allowable Openings for Exterior Walls. Sheet A.201
- Railings have been added along all balconies and terraces. **The applicant will be required to obtain Administrative Approval for these changes.**
Request for administrative approval to add railings along all balconies and terraces. All Elevation Sheets
- The architectural component that runs vertically on the center of the elevation as shown in the approved Final Site Plan is completely devoid of any architectural accenting in the building plans. **The applicant will be required to obtain Administrative Approval for these changes.**
Request for administrative approval to remove architectural accenting from vertical component in center of elevation. Sheet A.201

- Accenting features on columns are missing in the submitted building plans. **The applicant will be required to obtain Administrative Approval for these changes.**
- Request for administrative approval to remove accenting features from columns. All Elevation Sheets
- Other minor design changes will require administrative approval.
Request for administrative approval for all other minor design changes.

Building as a Whole

- The building plan shows a first floor height of 15', whereas the approved Final Site Plan shows 18'. **The applicant will be required to obtain Administrative Approval for this change.**
Request for administrative approval to change first floor height to 15'. Sheet A.400
- The building plan shows a second floor height of 13', whereas the approved Final Site Plan shows 12'. **The applicant will be required to obtain Administrative Approval for this change.**
Request for administrative approval to change second floor height to 13'. Sheet A.400
- The building plan shows a third floor height of 13', whereas the approved Final Site Plan shows 12'. **The applicant will be required to obtain Administrative Approval for this change.**
Request for administrative approval to change third floor height to 13'. Sheet A.400
- The building plan shows a fourth floor height of 15', whereas the approved Final Site Plan shows 14'. **The applicant will be required to obtain Administrative Approval for this change.**
Request for administrative approval to change fourth floor height to 15'. Sheet A.400
- The building plan shows a fourth floor setback from the west lot line of 10' 6.5", whereas the approved Final Site Plan shows 10'. **The applicant will be required to obtain Administrative Approval for this change. Additionally, the applicant will also need to indicate that all other approved setbacks have been met.**
Request for administrative approval to increase fourth floor setback to 10' 6.5". All other approved setbacks have been met. Sheet A.104
- The wall of the east elevation facing north appears to have been moved inward. **The applicant will need to explain why this wall has been repositioned and verify that the overall footprint has not been decreased relative to the approved Final Site Plan.**
The wall for the balconies on east elevation facing north has been moved in to comply with ICC 705.2 Minimum Distance of Projection From Exterior Walls. The balconies must

not come within 2' of property line. The ground floor/footprint has not been decreased relative to the approved Final Site Plan.

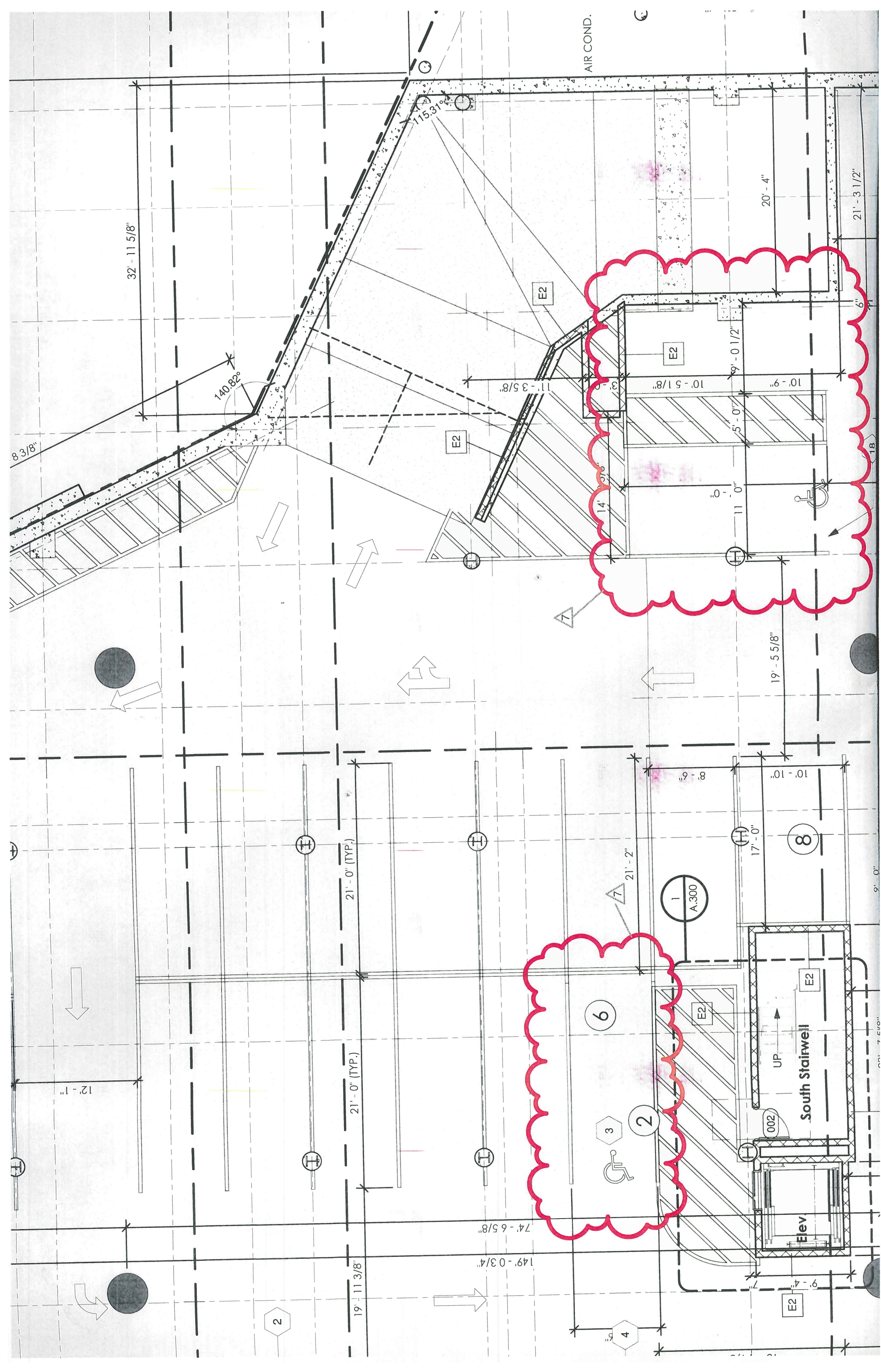
Landscaping

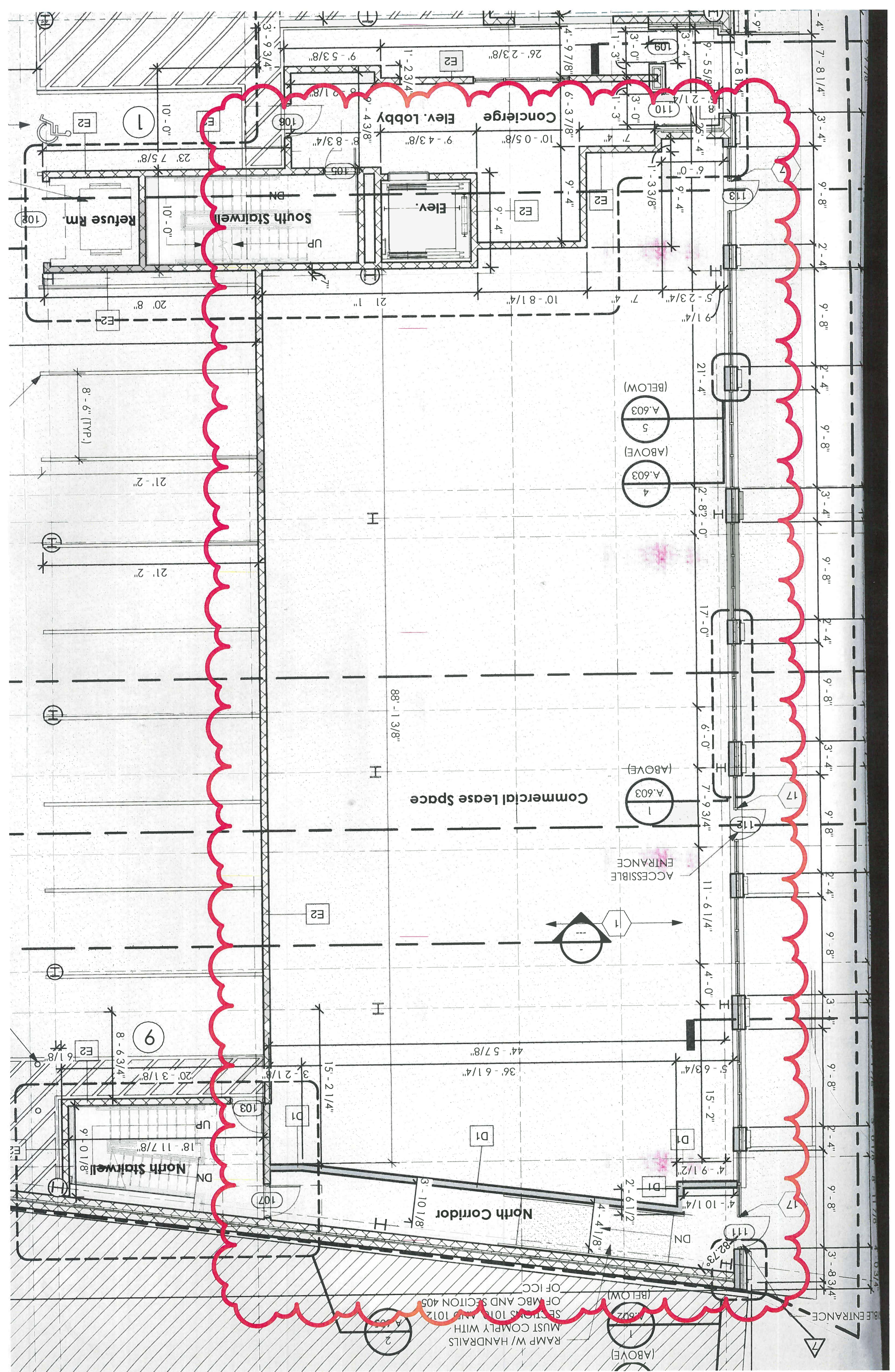
- The applicant has not submitted landscaping plans to show the required four 6" Red Maples in the island between N. Old Woodward Ave and the front street parking. In addition, the applicant has not demonstrated the approved riparian planting mix containing 19 plant species is planned in the back yard on the slope towards the Rouge River. **The Planning Division will not grant approval for any landscaping work until the applicant provides these drawings.**
Request to allow a deferred submittal for landscaping drawings

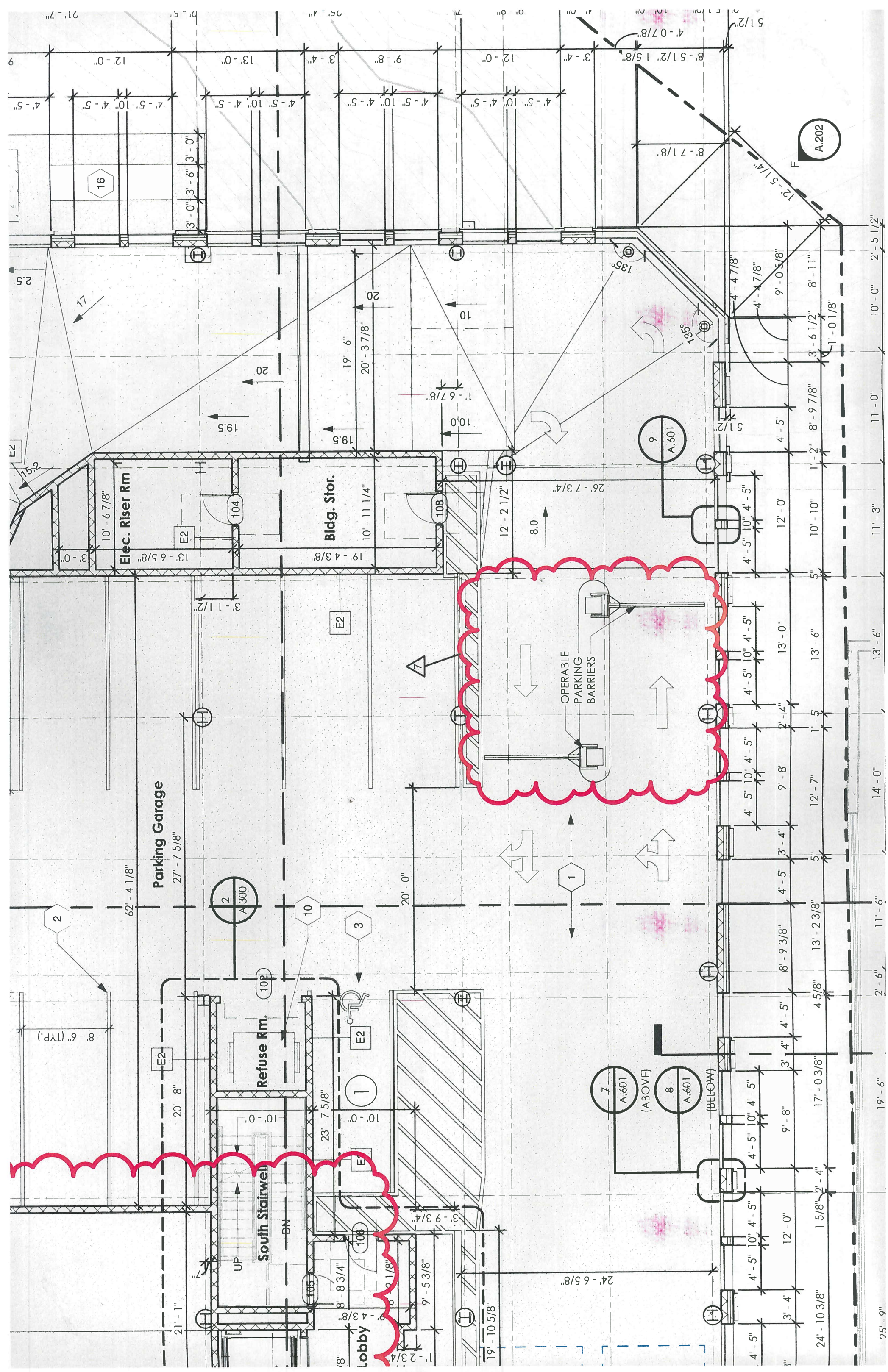
If you have any further comments, concerns, or questions; please do not hesitate to contact me.

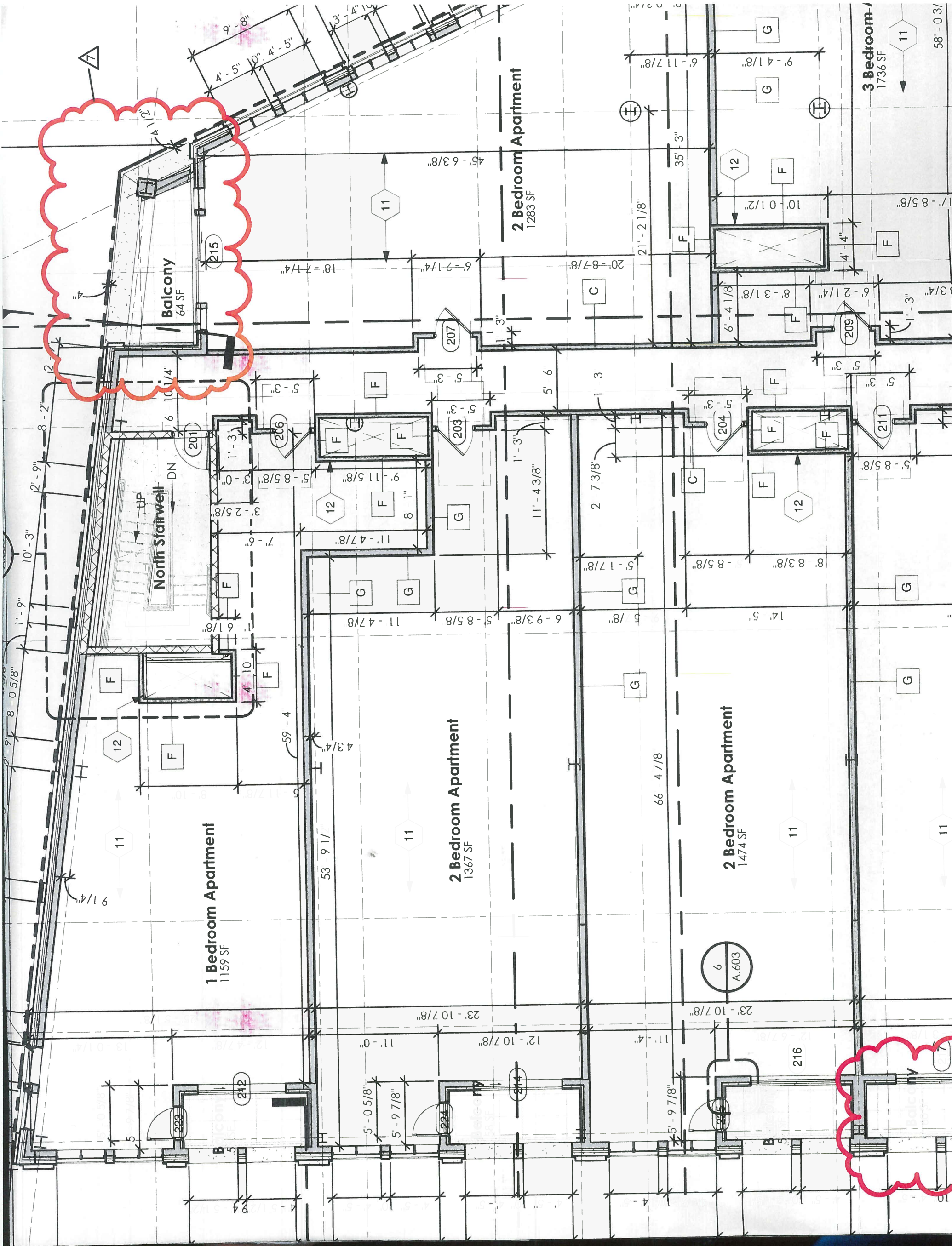
Thank you,

Raymond Manion
Krieger Klatt Architects , Inc.

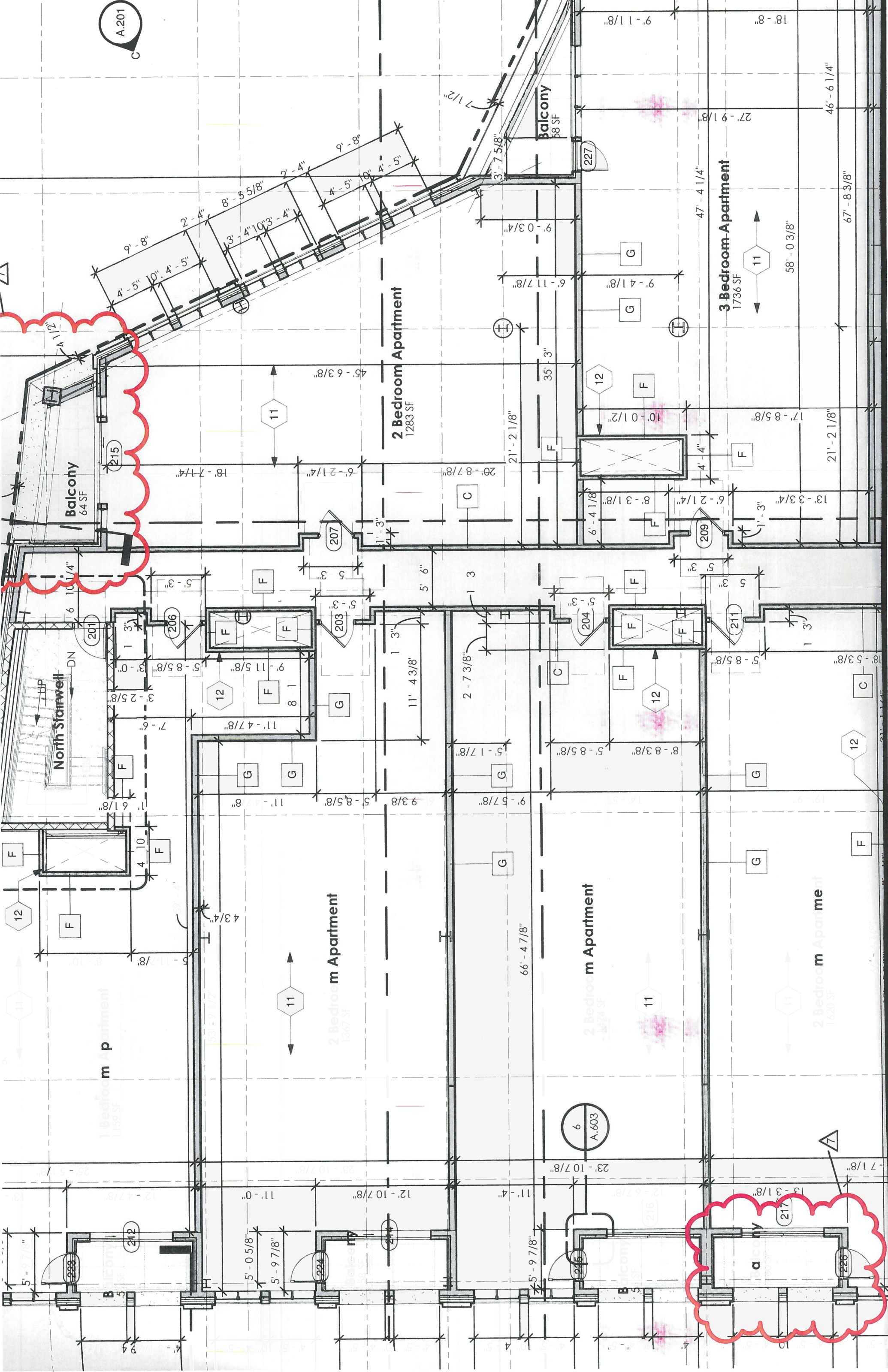


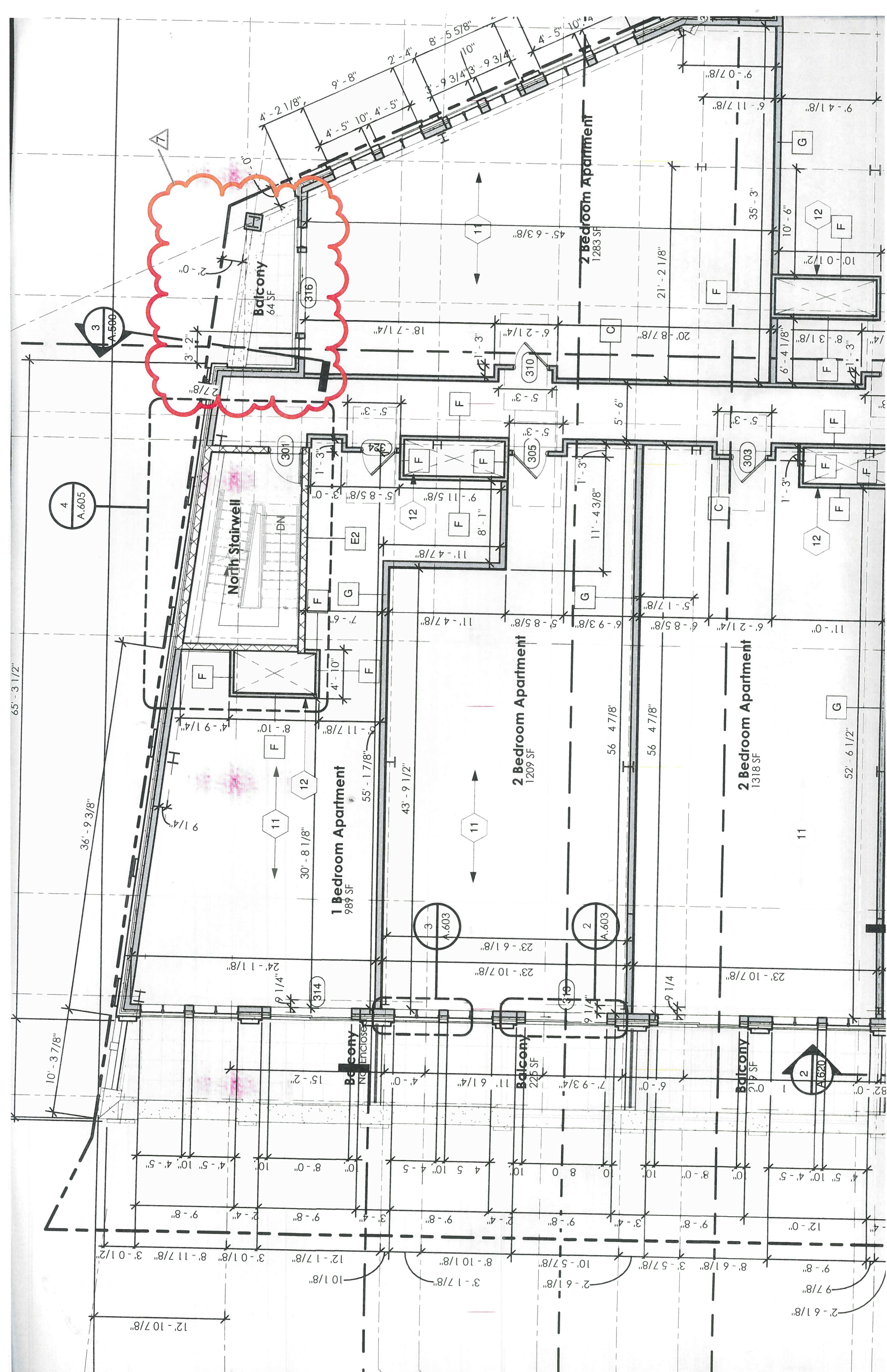


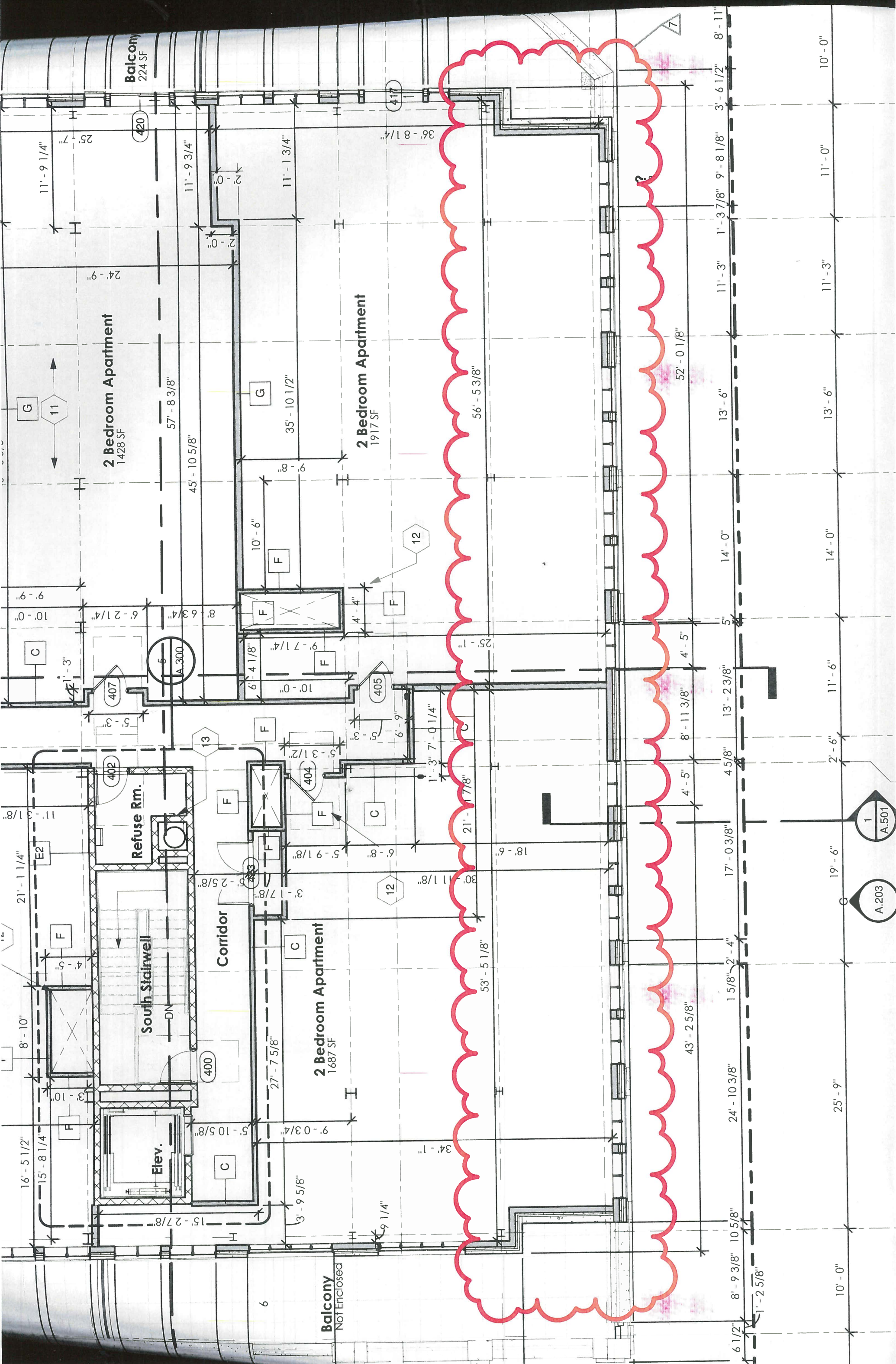


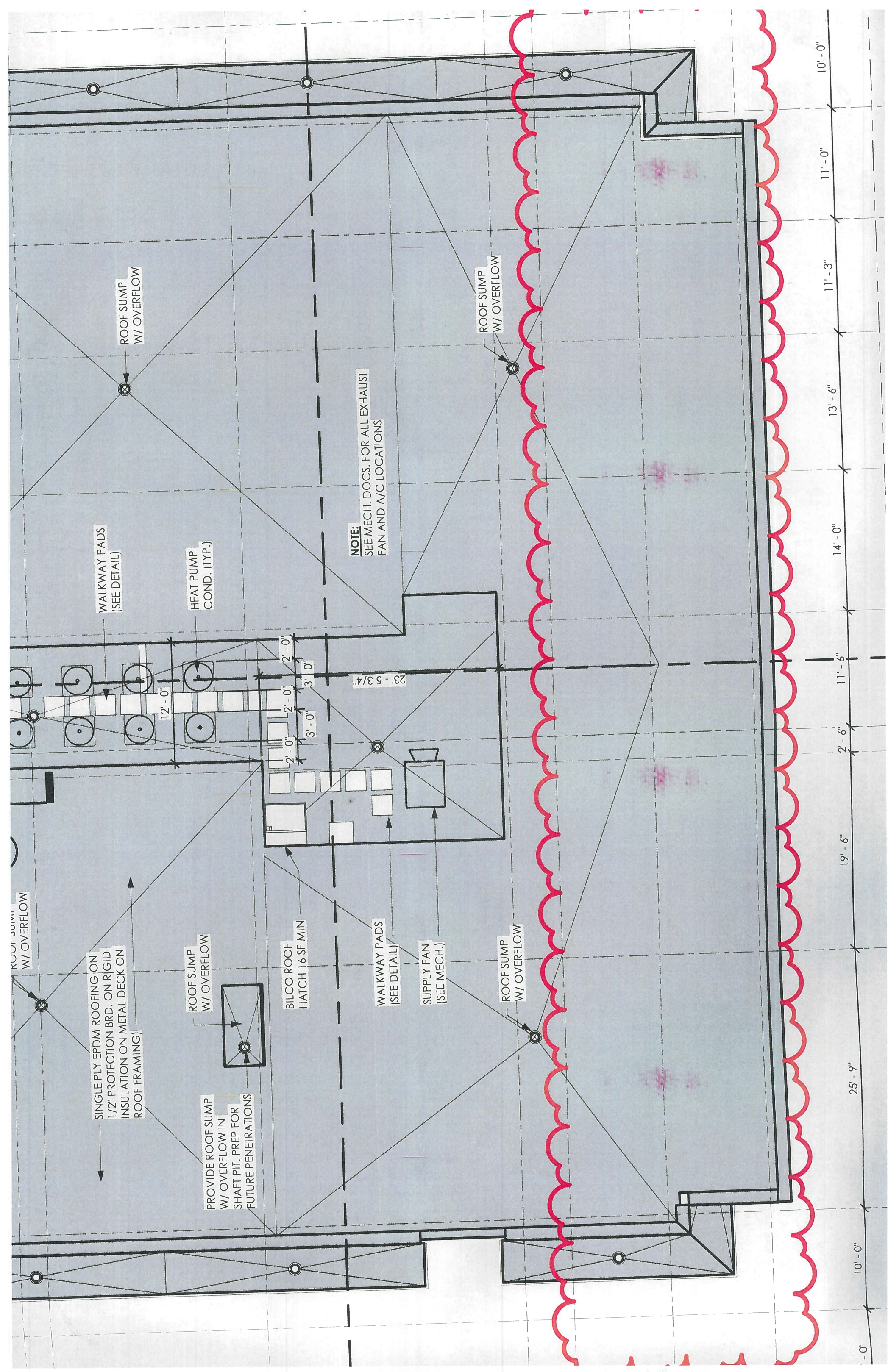


A.201
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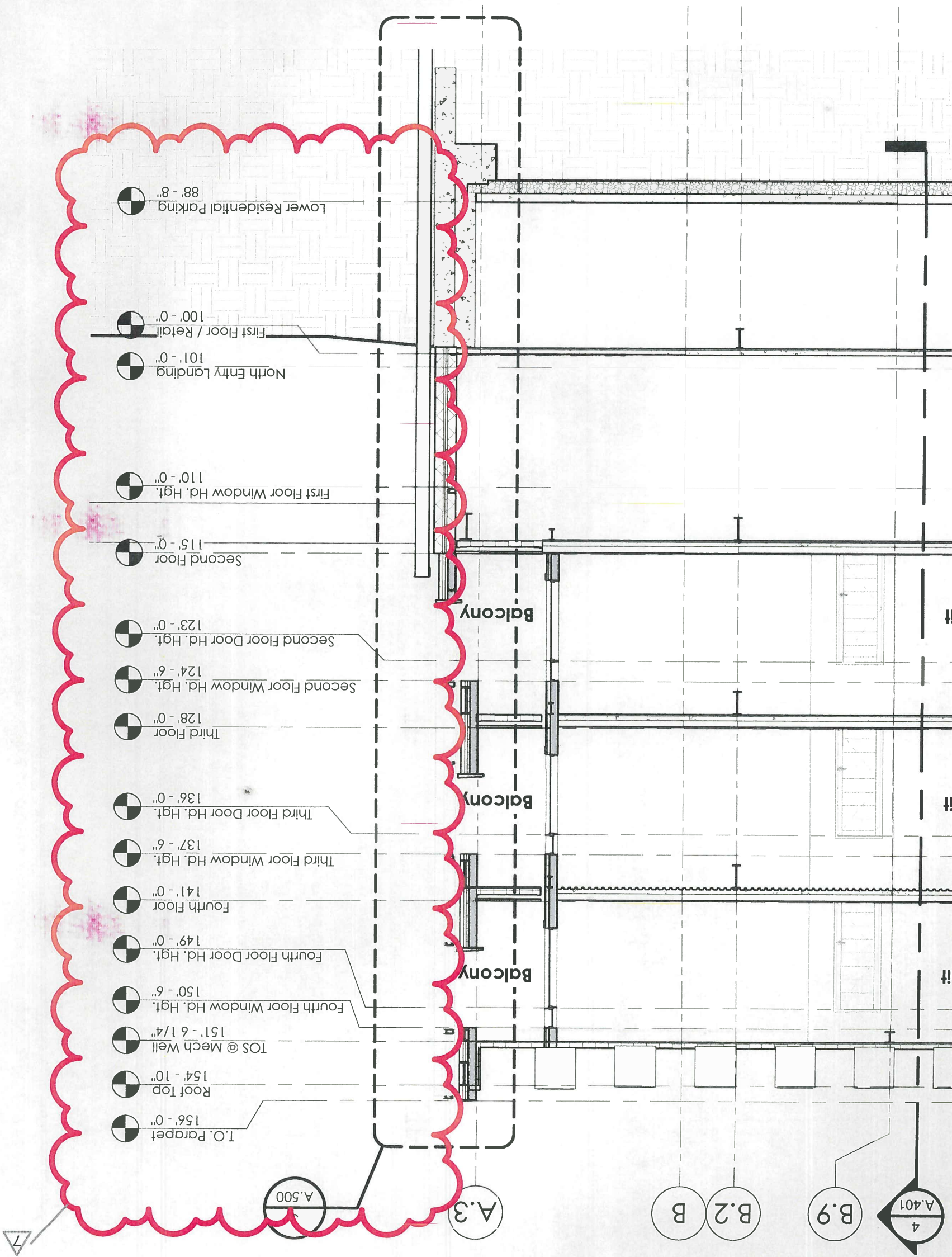




Building Section

1/8" = 1'-0"
A.100

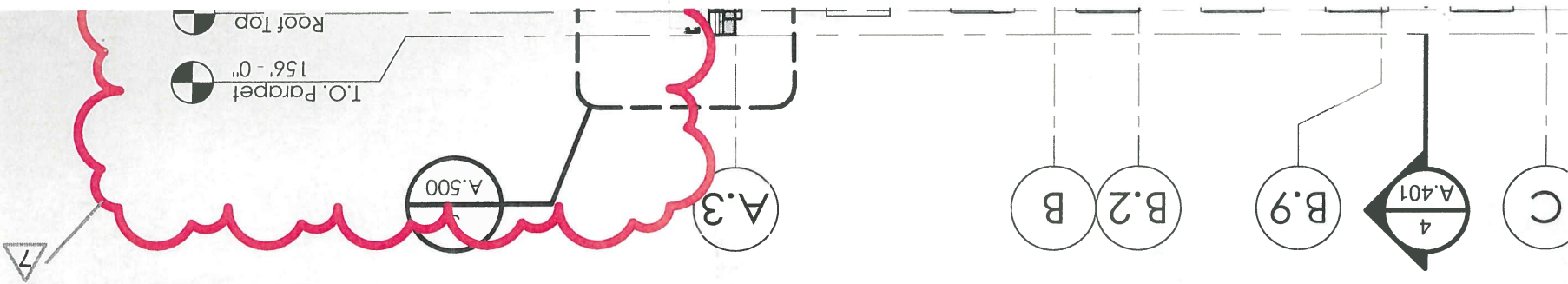
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Building Section

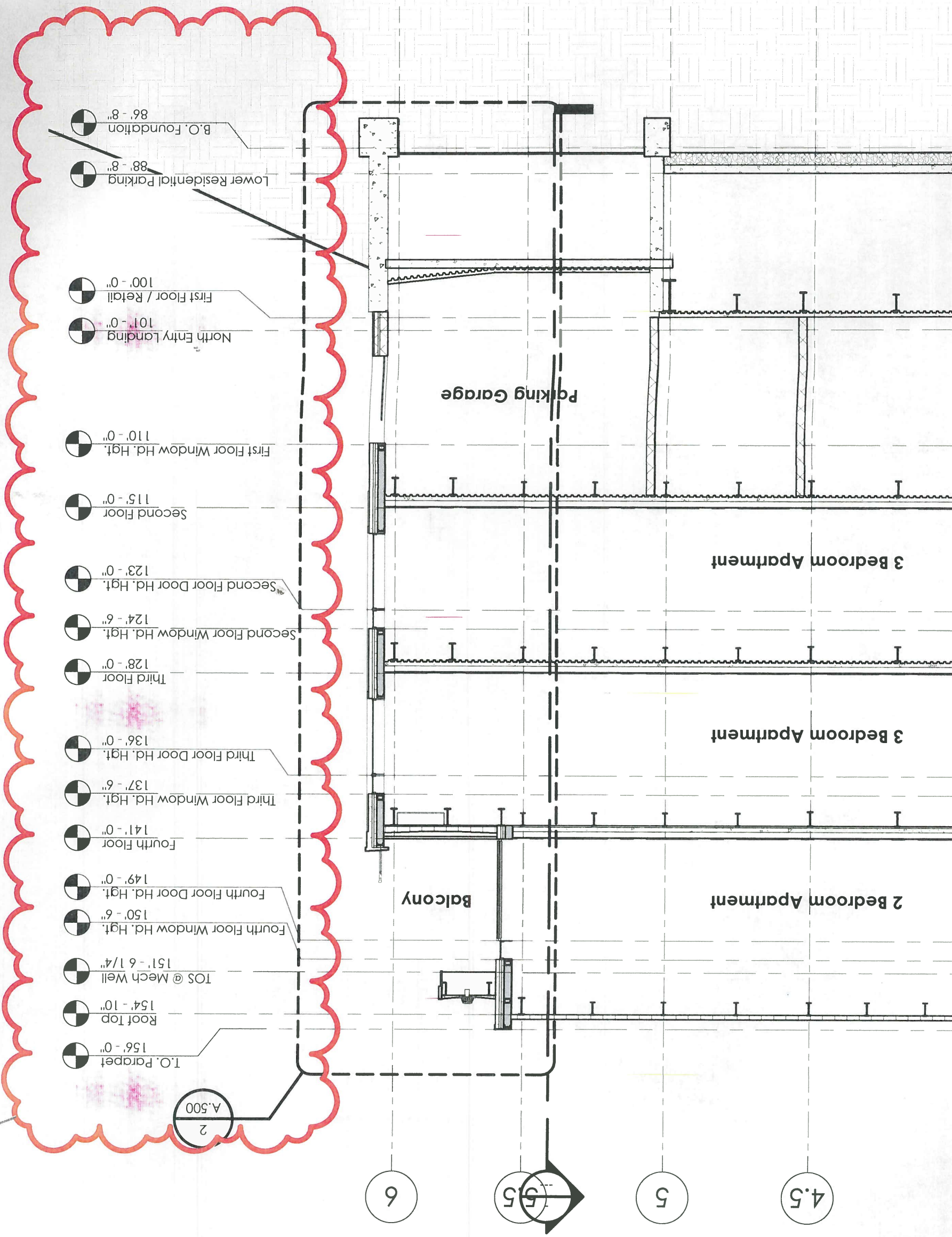
1/8" = 1'-0"
A.100

2



Building Section 1

1/8" = 1'-0"
A.100



- 86' - 8" B.O. Foundation
- 88' - 8" Lower Residential Parking
- 101' - 0" North Entry Landing
- 100' - 0" First Floor / Retail
- 110' - 0" First Floor Window Hd. Hgt.
- 115' - 0" Second Floor
- 123' - 0" Second Floor Door Hd. Hgt.
- 124' - 6" Second Floor Window Hd. Hgt.
- 128' - 0" Third Floor
- 136' - 0" Third Floor Door Hd. Hgt.
- 137' - 6" Third Floor Window Hd. Hgt.
- 141' - 0" Fourth Floor
- 149' - 0" Fourth Floor Door Hd. Hgt.
- 150' - 6" Fourth Floor Window Hd. Hgt.
- 151' - 6 1/4" TOS @ Mech Well
- 154' - 10" Roof Top
- 156' - 0" T.O. Parapet

